

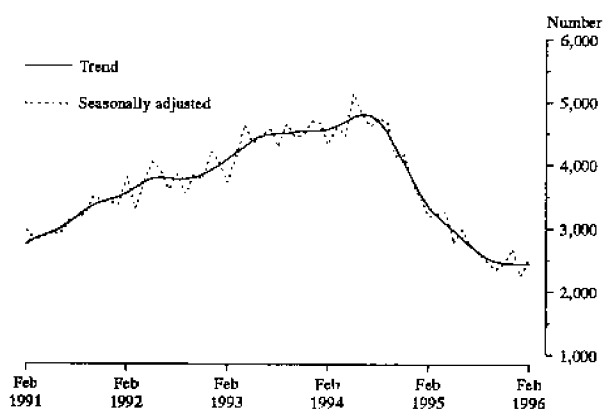
BUILDING APPROVALS, QUEENSLAND, FEBRUARY 1996

MAIN FEATURES

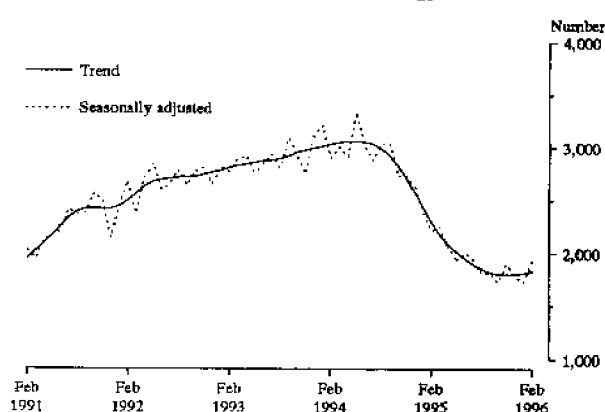
NUMBER OF DWELLING UNITS APPROVED

	<i>February 1995</i>	<i>January 1996</i>	<i>February 1996</i>	<i>February 1995 to February 1996 change</i>	<i>January 1996 to February 1996 change</i>
Original series	2,908	1,867	2,405	-17.3%	28.8%
Seasonally adjusted	3,187	2,246	2,518	-21.0%	12.1%
Trend estimate	3,334	2,439	2,444	-26.7%	0.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in February was 2,444, an increase of 0.2% on last month. This is the first rise in the series for almost two years. For this rise to be halted there would need to be a decrease of 4.5% in the seasonally adjusted estimate in March.
- The trend for the number of private sector houses approved was 1,835, an increase of 1.0% on the January figure. This is the third consecutive monthly rise for this series.
- In original (unadjusted) terms the total number of dwelling units approved was 2,405.

- The value of new residential building was \$221.0 million, an increase of 24.4% on last month.

Non-residential building

- The value of non-residential projects approved in February was \$247.6 million. Of the total, shops accounted for \$111.1 million and other business premises \$43.2 million. There were nine projects in Queensland valued at \$5 million or more and twenty five valued between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1995 to February 1996.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (March 1996) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in March 1996, the trend estimate for that month would be 1,934, a movement of 2.2%. The movements in the trend estimates for December, January and February which are currently estimated to be -0.3%, 0.6% and 1.0% respectively, would be revised to 1.2%, 1.9% and 2.2%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in March 1996 would produce a trend estimate for March of 1,838, a movement of 0.5%, with the movements in the trend estimates for December, January and February being revised to 0.4%, 0.6% and 0.6% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 6% on February 1996		is down 6% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	1,822	-1.6	1,815	-2.0	1,820	-1.7
October	1,805	-0.9	1,796	-1.1	1,803	-0.9
November	1,800	-0.3	1,795	-0.0	1,799	-0.2
December	1,805	-0.3	1,817	1.2	1,807	0.4
1996—						
January	1,817	0.6	1,851	1.9	1,817	0.6
February	1,835	1.0	1,893	2.2	1,828	0.6
March	n.y.a.	n.y.a.	1,934	2.2	1,838	0.5

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 7% on February 1996		is down 7% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	2,522	3.3	2,513	-3.6	2,520	-3.4
October	2,474	-1.9	2,460	-2.1	2,471	-1.9
November	2,449	-1.0	2,442	-0.7	2,448	-0.9
December	2,439	-0.4	2,455	0.5	2,440	-0.3
1996—						
January	2,438	-0.0	2,483	1.1	2,432	-0.3
February	2,444	0.2	2,515	1.3	2,421	-0.5
March	n.y.a.	n.y.a.	2,556	1.6	2,413	-0.3

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1994-95										
July-February	8,880	82	8,962	4,038	340	4,378	56	12,974	422	13,396
1995-96										
July-February	6,303	82	6,385	1,779	84	1,863	84	8,166	166	8,332
1994—										
December	929	13	942	514	16	530	17	1,460	29	1,489
1995—										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	—	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996—										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1994-95										
July-February	21,801	236	22,037	9,716	543	10,259	134	31,651	779	32,430
1995-96										
July-February	14,687	237	14,924	4,189	432	4,621	162	19,038	669	19,707
1994—										
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
1995—										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes.

TABLE 2 — VALUE OF BUILDING APPROVED
(**\$ million**)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1994-95														
July-February	837.7	7.3	845.0	328.0	44.4	372.4	1,165.8	51.7	1,217.5	88.9	429.5	565.8	1,684.1	1,872.2
1995-96														
July-February	611.2	7.4	618.6	138.8	6.4	145.2	750.0	13.8	763.8	90.3	437.9	582.4	1,278.2	1,436.6
1994—														
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
1996—														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1	—	17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
QUEENSLAND														
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1994-95														
July-February	2,031.0	22.1	2,053.1	731.7	57.5	789.2	2,762.6	79.6	2,842.3	162.6	861.2	1,148.2	3,786.1	4,153.1
1995-96														
July-February	1,420.6	25.2	1,445.8	349.6	30.1	379.7	1,770.2	55.3	1,825.5	171.0	1,145.6	1,561.3	3,085.8	3,557.7
1994—														
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995—														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4

TABLE 3—NUMBER OF DWELLING UNITS (a) APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (b)

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1994— December	2,629	2,572	2,666	2,623	3,564	3,614	3,717	3,768
1995— January	2,385	2,427	2,480	2,484	3,241	3,367	3,477	3,529
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April	2,066	2,088	2,075	2,148	2,985	2,937	3,253	3,076
May	1,936	2,010	2,000	2,063	2,724	2,848	2,784	2,968
June	2,007	1,947	2,087	1,993	2,940	2,744	2,992	2,850
July	1,943	1,896	1,975	1,935	2,645	2,627	2,740	2,724
August	1,817	1,852	1,834	1,885	2,486	2,510	2,608	2,608
September	1,814	1,822	1,842	1,850	2,380	2,418	2,465	2,522
October	1,726	1,805	1,757	1,833	2,160	2,360	2,346	2,474
November	1,903	1,800	1,939	1,831	2,428	2,332	2,446	2,449
December	1,781	1,805	1,792	1,843	2,490	2,325	2,673	2,439
1996— January	1,732	1,817	1,797	1,862	2,133	2,329	2,246	2,439
February	1,929	1,835	1,990	1,888	2,443	2,339	2,518	2,444

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

TABLE 4—VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES(a)
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1994—									
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.0	396.1	1,559.0	1,673.9
Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.1	470.6	1,288.3	1,441.5
1995—									
Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
June qtr	507.2	521.9	248.6	770.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.4	673.1	64.2	448.1	640.4	1,175.8	1,377.7
Dec. qtr	461.4	469.8	132.4	602.2	53.6	366.8	537.2	1,004.9	1,193.0

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP
(**\$ million**)

Class of building	1993-94	1994-95	July-February		1995	1996	
			1994-95	1995-96	December	January	February
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	2,031.0	1,420.6	145.3	145.8	170.0
New other residential buildings	1,264.1	1,015.2	731.7	349.6	53.4	23.0	41.1
Total new residential building	4,464.3	3,856.7	2,762.6	1,770.2	198.7	168.8	211.1
Alterations and additions to residential buildings	228.1	240.0	162.3	170.1	15.0	16.4	18.7
Hotels, etc.	302.1	186.6	42.9	117.6	12.6	1.6	13.5
Shops	332.1	540.9	323.1	355.9	11.6	8.8	110.8
Factories	109.8	110.7	67.7	122.7	19.7	5.8	22.1
Offices	160.9	148.2	97.9	120.7	10.9	9.8	12.4
Other business premises	153.0	243.5	141.4	190.8	17.9	18.7	41.0
Educational	66.4	62.5	44.4	42.4	8.8	2.5	0.9
Religious	14.3	14.0	7.3	7.1	0.2	1.0	—
Health	59.7	53.7	38.8	40.1	6.8	4.7	6.0
Entertainment and recreational	78.1	151.1	63.1	78.6	3.4	15.2	12.0
Miscellaneous	72.0	59.6	34.7	69.8	2.5	3.0	12.5
Total non-residential building	1,348.4	1,570.9	861.2	1,145.6	94.3	71.1	231.2
Total	6,040.9	5,667.5	3,786.1	3,085.8	308.0	256.4	461.0
PUBLIC SECTOR							
New houses	53.3	50.0	22.1	25.2	2.7	5.1	4.8
New other residential buildings	73.4	94.1	57.5	30.1	3.8	3.8	5.2
Total new residential building	126.7	144.1	79.6	55.3	6.4	8.9	9.9
Alterations and additions to residential buildings	1.1	0.9	0.3	1.0	—	0.2	0.1
Hotels, etc.	2.3	1.7	1.7	2.1	—	2.0	—
Shops	3.3	20.9	7.0	2.1	—	—	0.4
Factories	4.2	6.5	1.2	5.1	0.1	0.2	—
Offices	34.8	57.0	25.3	19.0	2.2	0.1	8.7
Other business premises	186.5	37.1	14.5	72.8	34.0	4.2	2.2
Educational	97.8	218.9	158.6	112.5	6.6	4.8	3.0
Religious	—	—	—	0.5	—	—	0.2
Health	42.0	30.8	26.2	54.9	4.0	0.1	—
Entertainment and recreational	19.6	58.3	14.2	67.2	0.1	7.0	1.0
Miscellaneous	22.6	61.5	38.5	79.6	1.6	5.6	0.9
Total non-residential building	413.1	492.6	287.1	415.6	48.5	23.9	16.4
Total	540.9	637.6	367.0	471.9	54.9	33.1	26.4
TOTAL							
New houses	3,253.5	2,891.5	2,053.1	1,445.8	147.9	150.9	174.8
New other residential buildings	1,337.5	1,109.3	789.2	379.7	57.2	26.8	46.2
Total new residential building	4,591.0	4,000.7	2,842.3	1,825.5	205.1	177.7	221.0
Alterations and additions to residential buildings	229.2	240.9	162.6	171.0	15.0	16.6	18.8
Hotels, etc.	304.4	188.3	44.6	119.7	12.6	3.6	13.5
Shops	335.4	561.8	330.1	357.9	11.6	8.8	111.1
Factories	114.0	117.2	68.9	127.7	19.7	6.0	22.1
Offices	195.7	205.1	123.2	139.7	13.1	9.9	21.1
Other business premises	339.5	280.6	155.9	263.6	51.9	22.9	43.2
Educational	164.2	281.5	202.9	154.9	15.3	7.2	3.9
Religious	14.3	14.0	7.3	7.5	0.2	1.0	0.2
Health	101.7	84.5	64.9	95.0	10.8	4.9	6.0
Entertainment and recreational	97.7	209.4	77.2	145.8	3.5	22.2	13.0
Miscellaneous	94.6	121.1	73.2	149.4	4.2	8.6	13.4
Total non-residential building	1,761.6	2,063.5	1,148.2	1,561.3	142.8	95.1	247.6
Total	6,581.8	6,305.1	4,153.1	3,557.7	362.9	289.4	487.4

**TABLE 6 — NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 — December	3	0.4	2	0.8	2	1.2	1	4.0	1	6.2	9	12.6
1996 — January	4	0.4	1	0.3	1	0.8	1	2.0	—	—	7	3.6
February	3	0.4	2	0.7	3	1.8	3	10.6	—	—	11	13.5
SHOPS												
1995 — December	36	3.5	9	2.5	2	1.0	2	4.5	—	—	49	11.6
1996 — January	37	3.3	8	2.4	2	1.0	2	2.1	—	—	49	8.8
February	42	3.7	15	4.6	2	1.2	1	1.3	4	100.3	64	111.1
FACTORIES												
1995 — December	22	2.4	11	3.4	3	2.3	1	1.7	1	10.0	38	19.7
1996 — January	15	1.9	4	1.1	—	—	2	3.0	—	—	21	6.0
February	16	1.6	11	3.1	4	2.5	2	5.2	1	9.8	34	22.1
OFFICES												
1995 — December	20	2.2	9	2.9	3	1.9	5	6.2	—	—	37	13.1
1996 — January	21	2.1	11	3.3	5	3.5	1	1.0	—	—	38	9.9
February	21	1.9	9	2.8	4	2.4	5	7.3	1	6.8	40	21.1
OTHER BUSINESS PREMISES												
1995 — December	23	2.9	14	4.3	7	4.7	4	10.0	1	30.0	49	51.9
1996 — January	22	2.1	8	2.6	3	1.8	9	16.4	—	—	42	22.9
February	19	1.7	18	5.4	6	3.8	8	16.5	1	15.8	52	43.2
EDUCATIONAL												
1995 — December	28	3.5	6	1.6	4	2.8	3	7.4	—	—	41	15.3
1996 — January	15	1.7	7	2.2	2	1.5	1	1.8	—	—	25	7.2
February	6	0.6	8	2.2	—	—	1	1.0	—	—	15	3.9
RELIGIOUS												
1995 — December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1996 — January	1	0.1	1	0.2	1	0.6	—	—	—	—	3	1.0
February	—	—	1	0.2	—	—	—	—	—	—	1	0.2
HEALTH												
1995 — December	3	0.3	1	0.5	2	1.1	2	4.0	1	5.0	9	10.8
1996 — January	4	0.4	2	0.8	—	—	1	3.7	—	—	7	4.9
February	3	0.2	—	—	2	1.0	2	4.8	—	—	7	6.0
ENTERTAINMENT AND RECREATIONAL												
1995 — December	12	1.2	—	—	2	1.1	1	1.1	—	—	15	3.5
1996 — January	7	0.7	2	0.5	2	1.5	1	4.5	2	15.0	14	22.2
February	10	1.2	4	1.0	4	3.0	3	7.7	—	—	21	13.0
MISCELLANEOUS												
1995 — December	13	1.6	5	1.5	—	—	1	1.1	—	—	19	4.2
1996 — January	10	0.9	2	0.4	2	1.8	3	5.5	—	—	17	8.6
February	10	0.9	5	1.3	1	0.5	—	—	2	10.7	18	13.4
TOTAL NON-RESIDENTIAL BUILDING												
1995 — December	162	18.1	57	17.5	25	16.0	20	40.0	4	51.2	268	142.8
1996 — January	136	13.6	46	13.8	18	12.6	21	40.0	2	15.0	223	95.1
February	130	12.2	73	21.5	26	16.2	25	54.4	9	143.4	263	247.6

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 1996

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
									Total	
NUMBER OF DWELLING UNITS										
Brisbane	768	54	58	112	54	16	29	99	211	979
Moreton	464	82	70	152	39	36	20	95	247	711
Wide Bay-Burnett	172	—	2	2	8	10	—	18	20	192
Darling Downs	65	8	2	10	—	—	—	—	10	75
South West	—	8	—	8	—	—	—	—	8	8
Fitzroy	66	11	—	11	8	—	—	8	19	85
Central West	1	2	—	2	—	—	—	—	2	3
Mackay	64	8	20	28	—	—	—	—	28	92
Northern	91	20	—	20	25	—	—	25	45	136
Far North	95	4	—	4	17	—	—	17	21	116
North West	3	—	—	—	—	—	—	—	—	3
Queensland	1,789	197	152	349	151	62	49	262	611	2,400
VALUE (\$'000)										
Brisbane	73,984	2,714	4,267	6,981	3,526	1,519	5,100	10,145	17,125	91,109
Moreton	47,349	5,701	5,525	11,227	2,391	1,804	2,100	6,295	17,522	64,871
Wide Bay-Burnett	14,490	—	270	270	446	1,000	—	1,446	1,716	16,206
Darling Downs	6,361	669	174	843	—	—	—	—	843	7,204
South West	—	405	—	405	—	—	—	—	405	405
Fitzroy	5,958	489	—	489	550	—	—	550	1,039	6,997
Central West	77	100	—	100	—	—	—	—	100	177
Mackay	6,283	558	1,262	1,820	—	—	—	—	1,820	8,103
Northern	9,909	1,352	—	1,352	3,074	—	—	3,074	4,427	14,336
Far North	10,121	186	—	186	1,059	—	—	1,059	1,245	11,366
North West	242	—	—	—	—	—	—	—	—	242
Queensland	174,772	12,174	11,498	23,672	11,046	4,323	7,200	22,569	46,241	221,014

(a) Excluding Conversions, etc.

TABLE 8 — NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994-95						
July-February	1,636	17,073	1,924	892	512	22,037
1995-96						
July-February	3,624	8,601	1,186	720	793	14,924
1994—						
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789

(a) Excluding Conversions, etc. (b) Including bricks or blocks of clay, concrete or calcium silicate. (c) Including concrete poured on site, prefabricated steel-reinforced concrete and stone.

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, FEBRUARY 1996

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
	STATISTICAL DIVISION								
Brisbane	768	73,984	211	17,125	979	91,109	8,956	70,215	170,280
Moreton	464	47,349	247	17,522	711	64,871	4,052	28,213	97,136
Wide Bay-Burnett	172	14,490	20	1,716	192	16,206	1,065	10,044	27,315
Darling Downs	65	6,361	10	843	75	7,204	975	4,571	12,750
South West	-	-	8	405	8	405	29	248	681
Fitzroy	66	5,958	19	1,039	85	6,997	845	8,567	16,409
Central West	1	77	2	100	3	177	37	120	334
Mackay	64	6,283	28	1,820	92	8,103	423	8,144	16,670
Northern	91	9,909	45	4,427	136	14,336	1,076	4,471	19,883
Far North	95	10,121	21	1,245	116	11,366	1,350	107,672	120,388
North West	3	242	-	-	3	242	37	5,310	5,589
Queensland	1,789	174,772	611	46,241	2,400	221,014	18,845	247,576	487,435
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	245	24,651	141	10,011	386	34,663	2,048	21,728	58,438
Sunshine Coast	124	13,499	100	6,951	224	20,449	1,410	2,703	24,562
Bundaberg (c)	46	3,973	-	-	46	3,973	144	3,209	7,326
Gladstone	20	1,897	2	112	22	2,009	166	3,880	6,056
Rockhampton	7	695	8	550	15	1,245	230	1,960	3,435
Mackay	35	3,345	4	265	39	3,610	234	1,489	5,333
Townsville (c)	34	3,302	38	2,798	72	6,100	699	3,921	10,720
Cairns	53	6,327	21	1,245	74	7,571	601	99,480	107,652

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 32 of the Explanatory Notes.

NOTE: The July 1995 to December 1995 issues of this publication showed incorrect information for Gold Coast-Tweed Statistical District in Table 9.

The table below details the corrected information.

TYPE OF BUILDING APPROVED IN GOLD COAST-TWEED STATISTICAL DISTRICT (a)									
Period	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
1995									
July	188	20,432	189	13,362	377	33,794	1,390	12,352	47,537
August	192	20,055	249	31,323	441	51,379	1,756	60,262	113,396
September	184	19,085	70	16,696	254	35,781	1,444	86,722	123,947
October	259	24,324	79	6,195	338	30,519	1,544	4,890	36,953
November	209	20,568	54	4,887	263	25,455	1,769	27,888	55,112
December	146	16,614	173	15,293	319	31,907	1,153	5,919	38,979
1996									
January	152	16,727	87	9,052	239	25,780	1,285	4,709	31,773
February	245	24,651	141	10,011	386	34,663	2,048	21,728	58,438

(a) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (b) Excluding Conversions etc.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1996

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	44	3,962	—	—	44	3,962	401	786	5,149
Boonah (S)	2	282	—	—	2	282	15	—	297
Brisbane (C)	349	34,827	125	11,072	474	45,899	7,033	55,054	107,986
Caboolture (S)	100	8,723	7	320	107	9,043	349	300	9,692
Caloundra (C)	38	3,498	30	1,856	68	5,354	506	570	6,430
Esk (S)	11	869	—	—	11	869	60	2,000	2,930
Gatton (S)	3	324	6	560	9	884	—	—	884
Gold Coast (C)	288	27,802	143	10,137	431	37,939	2,084	21,978	62,001
Ipswich (C)	22	1,869	—	—	22	1,869	182	—	2,051
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	8	606	—	—	8	606	37	—	643
Logan (C)	76	7,216	25	886	101	8,102	319	12,122	20,543
Maroochy (S)	96	9,869	63	4,745	159	14,614	713	2,269	17,597
Noosa (S)	37	5,271	7	350	44	5,621	440	1,060	7,121
Pine Rivers (S)	82	8,008	6	750	88	8,758	108	—	8,865
Redcliffe (C)	10	1,194	28	2,314	38	3,508	104	175	3,787
Redland (S)	66	7,012	18	1,659	84	8,671	656	2,114	11,442
Brisbane and Moreton (SDs)	1,232	121,332	458	34,647	1,690	155,980	13,008	98,428	267,416
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	26	2,215	—	—	26	2,215	89	3,049	5,353
Burnett (S)	31	2,622	—	—	31	2,622	119	280	3,021
Cooloola (S)	22	2,357	—	—	22	2,357	182	3,407	5,945
Gayndah (S)	—	—	—	—	—	—	143	—	143
Hervey Bay (C)	37	3,400	18	1,446	55	4,846	105	962	5,914
Isis (S)	11	931	—	—	11	931	50	—	980
Kingaroy (S)	2	170	—	—	2	170	24	138	331
Kolan (S)	11	674	—	—	11	674	45	50	769
Maryborough (C)	8	561	—	—	8	561	188	—	749
Miriam Vale (S)	4	389	2	270	6	659	29	2,088	2,776
Mundubbera (S)	1	67	—	—	1	67	—	—	67
Nanango (S)	7	421	—	—	7	421	—	70	491
Tiaro (S)	7	351	—	—	7	351	92	—	443
Other areas	5	333	—	—	5	333	—	—	333
Wide Bay-Burnett (SD)	172	14,490	20	1,716	192	16,206	1,065	10,044	27,315

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1996—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	1	81	—	—	1	81	—	—	81
Chinchilla (S)	—	—	—	—	—	—	—	—	—
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	4	360	—	—	4	360	11	—	371
Dalby (T)	5	499	—	—	5	499	31	614	1,143
Goondiwindi (T)	3	318	2	100	5	418	—	—	418
Jondaryan (S)	8	956	6	569	14	1,525	55	1,800	3,380
Millmerran (S)	1	84	—	—	1	84	25	—	108
Pittsworth (S)	1	105	—	—	1	105	32	245	381
Rosalie (S)	8	736	—	—	8	736	79	—	815
Stanthorpe (S)	2	228	—	—	2	228	24	—	252
Tara (S)	—	—	—	—	—	—	20	—	20
Toowoomba (C)	23	2,208	2	174	25	2,382	648	1,812	4,842
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	9	787	—	—	9	787	51	100	937
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	65	6,361	10	843	75	7,204	975	4,571	12,750
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	4	204	4	204	—	—	204
Roma (T)	—	—	—	—	—	—	17	—	17
Other areas	—	—	4	201	4	201	12	248	461
South West (SD)	—	—	8	405	8	405	29	248	681
FITZROY STATISTICAL DIVISION									
Banana (S)	1	84	—	—	1	84	35	—	119
Calliope (S)	12	1,073	—	—	12	1,073	25	400	1,498
Duaringa (S)	—	—	—	—	—	—	13	280	293
Emerald (S)	8	997	2	100	10	1,097	95	1,947	3,140
Fitzroy (S)	2	112	—	—	2	112	—	60	172
Gladstone (C)	8	825	2	112	10	937	141	3,480	4,558
Livingstone (S)	27	2,105	7	277	34	2,382	245	500	3,127
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	6	608	8	550	14	1,158	230	1,900	3,288
Other areas	2	154	—	—	2	154	60	—	214
Fitzroy (SD)	66	5,958	19	1,039	85	6,997	845	8,567	16,409
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	1	77	2	100	3	177	—	—	177
Other areas	—	—	—	—	—	—	37	120	157
Central West (SD)	1	77	2	100	3	177	37	120	334

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1996—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	4	629	2	220	6	849	64	5,436	6,349
Broadsound (S)	—	—	—	—	—	—	24	—	24
Mackay (C)	38	3,691	4	265	42	3,956	247	2,639	6,843
Sarina (S)	15	1,274	2	73	17	1,347	45	70	1,462
Whitsunday (S)	5	506	20	1,262	25	1,768	42	—	1,810
Other areas	2	181	—	—	2	181	—	—	181
Mackay (SD)	64	6,283	28	1,820	92	8,103	423	8,144	16,670
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	198	—	—	2	198	24	—	222
Burdekin (S)	6	617	5	329	11	946	108	—	1,054
Charters Towers (C)	1	106	—	—	1	106	17	—	123
Dalrymple (S)	4	289	—	—	4	289	—	—	289
Hinchinbrook (S)	5	567	—	—	5	567	12	—	579
Thuringowa (C)	39	4,830	2	1,300	41	6,130	216	550	6,896
Townsville (C)	34	3,302	38	2,798	72	6,100	699	3,921	10,720
Northern (SD)	91	9,909	45	4,427	136	14,336	1,076	4,471	19,883
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	6	480	—	—	6	480	198	98	776
Cairns (C)	55	6,519	21	1,245	76	7,763	661	99,480	107,904
Cardwell (S)	4	314	—	—	4	314	—	—	314
Cook (S) (including Weipa)	1	63	—	—	1	63	—	—	63
Douglas (S)	6	519	—	—	6	519	18	7,476	8,013
Eacham (S)	3	259	—	—	3	259	189	—	448
Johnstone (S)	7	928	—	—	7	928	70	60	1,058
Mareeba (S)	5	466	—	—	5	466	214	558	1,238
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	8	574	—	—	8	574	—	—	574
Far North (SD)	95	10,121	21	1,245	116	11,366	1,350	107,672	120,388
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	162	—	—	2	162	—	5,240	5,402
Mount Isa (C)	1	80	—	—	1	80	10	70	160
Other areas	—	—	—	—	—	—	27	—	27
North West (SD)	3	242	—	—	3	242	37	5,310	5,589
QUEENSLAND									
Queensland	1,789	174,772	611	46,241	2,400	221,014	18,845	247,576	487,435

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding *Conversions, etc.* (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings:* building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at constant prices

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

28. The legal local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some legal local government areas cross the contiguous boundary of these two statistical divisions.

29. *Legal local government areas* (LGAs), as defined under the Local Government Act 1936, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).

30. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

31. *Statistical districts* have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

32. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLA's of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished data and related publications

33. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

34. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Comments Reported by Approving Authorities, Queensland (8741.3) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Queensland (8752.3) – issued quarterly

35. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and other usages

—	nil or rounded to zero
r	figure or series revised since previous issue
n.a.	not available

36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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