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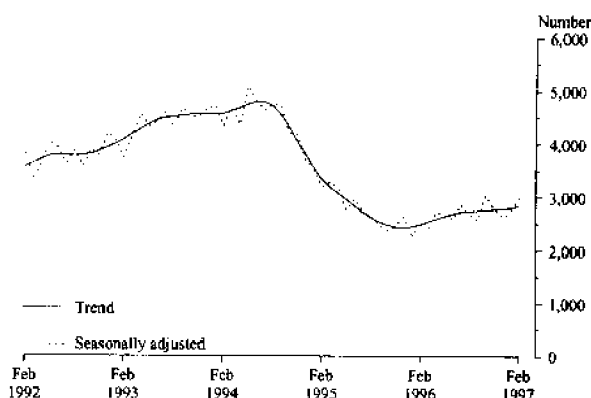
BUILDING APPROVALS, QUEENSLAND, FEBRUARY 1997

MAIN FEATURES

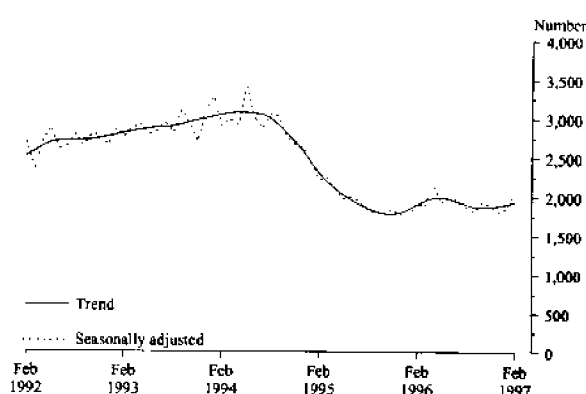
NUMBER OF DWELLING UNITS APPROVED

	February 1996	January 1997	February 1997	February 1996 to February 1997 change	January 1997 to February 1997 change
Original series	2,405	2,239	2,700	12.3%	20.6%
Seasonally adjusted	2,531	2,725	2,997	18.4%	10.0%
Trend estimate	2,489	2,808	2,841	14.1%	1.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved resumed growth and increased by 1.2% in February and 14.1% over the last year. Growth will continue unless the seasonally adjusted estimate for March falls by more than 10%. This is more than the average monthly movement of 7%.
- The trend for private sector houses approved increased by 1.4% in February. It will take a fall of more than 12% in the seasonally adjusted estimate for March to halt the growth.
- In original terms the total number of dwelling units approved was 2,700. New private sector houses accounted for 1,759 and new other residential dwelling units accounted for 882.

- The value of new residential building approved was \$248.4 million with the Brisbane Statistical Division contributing \$118.5 million of the total.

Non-residential building

- The value of non-residential building approved for February was \$140.2 million with hotels contributing \$50.2 million followed by shops with \$18.7 million.
- There were 3 projects valued at \$5 million and over and 22 projects valued at between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.

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RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1996 to February 1997.

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 1997) 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 1997, the trend estimate for that month would be 2,052, a movement of 2.6%. The movements in the trend estimates for December, January and February which are currently estimated to be 0.7%, 1.1% and 1.4% respectively, would be revised to 1.6%, 2.3% and 2.7%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in March 1997 would produce a trend estimate for March of 1,952, a movement of 1.0%, with the movements in the trend estimates for December, January and February being revised to 0.8%, 1.0% and 1.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 6% on February 1997		is down 6% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
September	1,879	-1.4	1,873	-1.7	1,878	-1.4
October	1,872	-0.4	1,861	-0.6	1,869	-0.4
November	1,878	0.3	1,873	0.6	1,877	0.4
December	1,892	0.7	1,903	1.6	1,893	0.8
1997—						
January	1,911	1.1	1,947	2.3	1,912	1.0
February	1,938	1.4	2,000	2.7	1,933	1.1
March	n.y.a.	n.y.a.	2,052	2.6	1,952	1.0

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 7% on February 1997		is down 7% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
September	2,754	0.4	2,748	0.2	2,756	0.5
October	2,764	0.4	2,752	0.1	2,765	0.4
November	2,776	0.4	2,770	0.7	2,777	0.4
December	2,791	0.5	2,806	1.3	2,788	0.4
1997—						
January	2,808	0.6	2,862	2.0	2,802	0.5
February	2,841	1.2	2,934	2.5	2,820	0.7
March	n.y.a.	n.y.a.	3,006	2.5	2,835	0.5

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										
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
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96										
July-February	6,303	82	6,385	1,779	84	1,863	84	8,166	166	8,332
1996-97										
July-February	6,724	91	6,815	2,563	394	2,957	67	9,354	485	9,839
1995—										
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
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
May	844	8	852	453	9	462	—	1,297	17	1,314
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
QUEENSLAND										
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
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96										
July-February	14,687	237	14,924	4,189	432	4,621	162	19,038	669	19,707
1996-97										
July-February	15,316	251	15,567	5,613	616	6,229	136	21,065	867	21,932
1995—										
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
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997—										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700

(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														
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
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
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
1996-97														
July-February	684.3	7.9	692.2	238.7	27.3	266.0	923.0	35.2	958.2	87.2	556.5	761.8	1,566.6	1,807.2
1995—														
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
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
QUEENSLAND														
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
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
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
1996-97														
July-February	1,555.0	26.0	1,581.0	493.0	48.4	541.3	2,047.9	74.4	2,122.3	176.0	1,168.6	1,634.0	3,391.5	3,932.4
1995—														
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
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8

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
1995—								
December	1,770	1,800	1,789	1,833	2,459	2,322	2,634	2,433
1996—								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,562	2,722	2,591
May	1,942	1,992	1,946	2,013	2,682	2,619	2,666	2,639
June	1,966	1,974	1,925	1,996	2,669	2,656	2,589	2,686
July	1,966	1,941	2,007	1,968	2,797	2,664	2,866	2,724
August	1,863	1,904	1,930	1,937	2,510	2,645	2,677	2,742
September	1,818	1,878	1,849	1,916	2,433	2,623	2,559	2,754
October	1,937	1,872	1,972	1,910	2,897	2,613	3,044	2,764
November	1,907	1,878	1,961	1,913	2,598	2,625	2,798	2,776
December	1,809	1,892	1,827	1,922	2,482	2,651	2,620	2,790
1997—								
January	1,865	1,911	1,868	1,938	2,635	2,685	2,725	2,808
February	2,050	1,938	2,101	1,964	2,910	2,735	2,997	2,841

(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							
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
1995-96	1,901.6	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,483.6	5,039.2
1995—									
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.6	602.4	53.6	367.2	537.7	1,005.8	1,193.8
1996—									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.4	759.1	51.3	489.4	582.4	1,287.9	1,392.8
Sept. qtr	549.1	557.6	177.4	735.0	67.4	433.8	656.1	1,216.4	1,458.5
Dec. qtr	510.6	518.2	225.0	743.2	56.9	435.3	578.3	1,211.8	1,378.5

(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			July-February		1996		1997	
	1994-95	1995-96	1995-96	1996-97	December	January	February	
PRIVATE SECTOR								
New houses	2,841.5	2,192.8	1,420.6	1,555.0	168.4	152.4	175.4	
New other residential buildings	1,015.2	626.5	349.6	493.0	43.2	53.0	59.5	
Total new residential building	3,856.7	2,819.3	1,770.2	2,047.9	211.6	205.4	235.0	
Alterations and additions to residential buildings	240.0	247.7	170.1	175.0	18.3	14.9	17.2	
Hotels, etc.	186.6	232.3	117.6	223.1	8.6	61.4	50.2	
Shops	540.9	511.8	355.9	394.3	29.7	26.4	18.6	
Factories	110.7	251.7	122.7	98.0	17.9	10.3	15.9	
Offices	148.2	186.3	120.7	86.9	12.1	6.2	5.0	
Other business premises	243.5	261.9	190.8	127.2	9.6	14.4	11.1	
Educational	62.5	68.0	42.4	62.0	6.0	4.9	3.8	
Religious	14.0	13.5	7.1	6.6	0.2	0.2	0.7	
Health	53.7	89.8	40.1	59.1	1.1	3.8	7.4	
Entertainment and recreational	151.1	97.2	78.6	80.8	1.0	11.8	3.6	
Miscellaneous	59.6	95.3	69.8	30.4	2.4	1.0	2.2	
Total non-residential building	1,570.9	1,807.9	1,145.6	1,168.6	88.6	140.4	118.6	
Total	5,667.5	4,874.9	3,085.8	3,391.5	318.4	360.7	370.8	
PUBLIC SECTOR								
New houses	50.0	34.2	25.2	26.0	1.3	2.9	4.5	
New other residential buildings	94.1	38.0	30.1	48.4	4.1	5.0	9.0	
Total new residential building	144.1	72.2	55.3	74.4	5.4	7.9	13.5	
Alterations and additions to residential buildings	0.9	2.2	1.0	1.0	0.1	—	—	
Hotels, etc.	1.7	2.1	2.1	0.1	—	—	—	
Shops	20.9	4.0	2.1	4.9	0.9	0.1	0.1	
Factories	6.5	5.7	5.1	3.9	0.1	0.2	1.0	
Offices	57.0	27.5	19.0	49.7	2.3	4.4	1.8	
Other business premises	37.1	94.5	72.8	89.8	1.3	0.7	3.1	
Educational	218.9	162.3	112.5	115.0	8.6	7.4	6.9	
Religious	—	0.5	0.5	—	—	—	—	
Health	30.8	60.4	54.9	70.3	5.9	41.9	0.6	
Entertainment and recreational	58.3	73.3	67.2	28.6	0.3	1.1	3.9	
Miscellaneous	61.5	87.8	79.6	103.1	20.6	6.1	4.1	
Total non-residential building	492.6	518.2	415.6	465.5	40.0	61.7	21.5	
Total	637.6	592.5	471.9	540.9	45.5	69.7	35.0	
TOTAL								
New houses	2,891.5	2,227.1	1,445.8	1,581.0	169.6	155.3	179.9	
New other residential buildings	1,109.3	664.4	379.7	541.3	47.3	58.0	68.5	
Total new residential building	4,000.7	2,891.5	1,825.5	2,122.3	216.9	213.3	248.4	
Alterations and additions to residential buildings	240.9	249.9	171.0	176.0	18.4	14.9	17.2	
Hotels, etc.	188.3	234.5	119.7	223.2	8.6	61.4	50.2	
Shops	561.8	515.8	357.9	399.2	30.6	26.5	18.7	
Factories	117.2	257.4	127.7	102.0	18.0	10.5	17.0	
Offices	205.1	213.8	139.7	136.7	14.4	10.7	6.8	
Other business premises	280.6	356.4	263.6	217.0	10.9	15.1	14.2	
Educational	281.5	230.3	154.9	177.0	14.7	12.3	10.8	
Religious	14.0	13.9	7.5	6.6	0.2	0.2	0.7	
Health	84.5	150.3	95.0	129.4	7.0	45.7	8.0	
Entertainment and recreational	209.4	170.5	145.8	109.4	1.3	12.9	7.5	
Miscellaneous	121.1	183.1	149.4	133.5	23.0	7.0	6.3	
Total non-residential building	3,063.5	2,326.0	1,561.3	1,634.0	128.6	202.2	140.2	
Total	6,305.1	5,467.4	3,557.7	3,932.4	363.9	430.3	405.8	

**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.												
1996 — December	1	0.1	1	0.2	1	0.8	4	7.5	—	—	7	8.6
1997 — January	8	0.6	2	0.7	1	0.6	2	4.4	2	55.0	15	61.4
February	4	0.4	5	1.8	2	1.4	4	6.2	2	40.4	17	50.2
SHOPS												
1996 — December	28	2.4	18	4.8	4	3.0	6	8.7	2	11.7	58	30.6
1997 — January	40	4.2	19	5.6	5	2.7	2	6.6	1	7.5	67	26.5
February	46	4.4	12	3.3	2	1.4	5	9.7	—	—	65	18.7
FACTORIES												
1996 — December	16	1.7	5	1.8	2	1.3	2	8.2	1	5.0	26	18.0
1997 — January	10	1.1	13	3.8	4	3.0	2	2.6	—	—	29	10.5
February	10	1.1	8	2.4	6	4.1	5	9.4	—	—	29	17.0
OFFICES												
1996 — December	23	2.5	11	3.8	4	2.2	3	5.8	—	—	41	14.4
1997 — January	21	1.9	10	2.6	3	2.0	2	4.2	—	—	36	10.7
February	16	1.6	10	3.0	2	1.1	1	1.2	—	—	29	6.8
OTHER BUSINESS PREMISES												
1996 — December	29	3.1	16	4.8	1	0.5	2	2.5	—	—	48	10.9
1997 — January	22	1.9	13	3.9	5	3.3	3	6.1	—	—	43	15.1
February	19	1.8	11	3.7	7	4.3	2	4.4	—	—	39	14.2
EDUCATIONAL												
1996 — December	20	2.5	9	2.7	4	3.2	4	6.2	—	—	37	14.7
1997 — January	10	1.1	4	1.4	4	2.4	1	1.8	1	5.5	20	12.3
February	7	0.8	24	6.9	3	1.7	1	1.3	—	—	35	10.8
RELIGIOUS												
1996 — December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1997 — January	2	0.2	—	—	—	—	—	—	—	—	2	0.2
February	1	0.2	2	0.6	—	—	—	—	—	—	3	0.7
HEALTH												
1996 — December	3	0.2	1	0.4	1	0.5	—	—	1	5.9	6	7.0
1997 — January	2	0.2	4	1.3	—	—	2	6.2	1	38.0	9	45.7
February	4	0.5	3	1.0	1	0.5	—	—	1	6.0	9	8.0
ENTERTAINMENT AND RECREATIONAL												
1996 — December	2	0.2	1	0.2	1	0.9	—	—	—	—	4	1.3
1997 — January	7	0.8	4	1.5	1	0.8	2	3.6	1	6.2	15	12.9
February	6	0.7	2	0.6	2	1.2	3	5.1	—	—	13	7.5
MISCELLANEOUS												
1996 — December	10	1.0	4	1.3	2	1.1	3	4.3	1	15.3	20	23.0
1997 — January	7	0.6	2	0.5	—	—	—	—	1	5.9	10	7.0
February	8	1.1	6	1.9	2	1.7	1	1.7	—	—	17	6.3
TOTAL NON-RESIDENTIAL BUILDING												
1996 — December	134	14.0	66	19.9	20	13.6	24	43.2	5	37.9	249	128.6
1997 — January	129	12.6	71	21.3	23	14.8	16	35.4	7	118.1	246	202.2
February	121	12.5	83	25.0	27	17.2	22	39.0	3	46.4	256	140.2

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 1997

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			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
										Total
NUMBER OF DWELLING UNITS										
Brisbane	789	125	132	257	75	47	140	262	519	1,308
Moreton	485	76	44	120	3	12	118	133	253	738
Wide Bay-Burnett	142	8	6	14	—	—	—	—	14	156
Darling Downs	63	—	13	13	—	—	—	—	13	76
South West	6	—	—	—	—	—	—	—	—	6
Fitzroy	85	6	—	6	—	—	—	—	6	91
Central West	—	2	—	2	—	—	—	—	2	2
Mackay	71	2	3	5	—	—	—	—	5	76
Northern	72	2	—	2	10	—	—	10	12	84
Far North	89	10	6	16	8	30	—	38	54	143
North West	2	4	—	4	—	—	—	—	4	6
Queensland	1,804	235	204	439	96	89	258	443	882	2,686
VALUE (\$'000)										
Brisbane	78,885	6,557	10,092	16,649	5,817	3,278	13,850	22,945	39,593	118,478
Moreton	50,680	4,007	3,466	7,473	350	1,259	10,540	12,149	19,622	70,302
Wide Bay-Burnett	11,274	849	645	1,494	—	—	—	—	1,494	12,768
Darling Downs	5,757	—	809	809	—	—	—	—	809	6,566
South West	488	—	—	—	—	—	—	—	—	488
Fitzroy	8,929	392	—	392	—	—	—	—	392	9,322
Central West	—	102	—	102	—	—	—	—	102	102
Mackay	7,479	140	540	680	—	—	—	—	680	8,159
Northern	7,691	140	—	140	612	—	—	612	752	8,443
Far North	8,583	884	378	1,262	501	2,675	—	3,176	4,438	13,022
North West	147	636	—	636	—	—	—	—	636	783
Queensland	179,914	13,708	15,930	29,638	7,280	7,212	24,390	38,882	68,520	248,434

(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
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
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-February	3,624	8,601	1,186	720	793	14,924
1996-97						
July-February	1,612	11,321	1,172	516	946	15,567
1995						
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
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
(a) Excluding	cladin	as of clay, c	on silicate,	concrete	fabric	reced

TABLE 9—TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS,
FEBRUARY 1997

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	789	78,885	519	39,593	1,308	118,478	9,169	45,820	173,467
Moreton	485	50,680	253	19,622	738	70,302	3,939	62,045	136,286
Wide Bay-Burnett	142	11,274	14	1,494	156	12,768	615	4,006	17,389
Darling Downs	63	5,757	13	809	76	6,566	649	1,587	8,802
South West	6	488	—	—	6	488	20	51	558
Fitzroy	85	8,929	6	392	91	9,322	564	10,112	19,997
Central West	.	—	2	102	2	102	—	—	102
Mackay	71	7,479	5	680	76	8,159	524	4,077	12,760
Northern	72	7,691	12	752	84	8,443	898	4,177	13,517
Far North	89	8,583	54	4,438	143	13,022	800	8,288	22,110
North West	2	147	4	636	6	783	23	—	807
Queensland	1,804	179,914	882	68,520	2,686	248,434	17,200	140,163	405,797
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	244	27,465	196	13,784	440	41,249	1,302	38,405	80,956
Sunshine Coast	149	15,237	55	5,615	204	20,852	1,029	19,372	41,252
Bundaberg	34	3,019	—	—	34	3,019	250	1,768	5,037
Gladstone	37	4,064	—	—	37	4,064	140	1,008	5,211
Rockhampton	10	849	—	—	10	849	93	8,478	9,420
Mackay	35	3,635	3	540	38	4,175	292	2,917	7,384
Townsville	50	5,343	12	752	62	6,095	595	3,196	9,887
Cairns	52	5,808	50	4,159	102	9,967	493	3,928	14,388

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1997

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)	38	3,248	—	—	38	3,248	346	436	4,029
Boonah (S)	1	82	—	—	1	82	—	—	82
Brisbane (C)	380	39,487	417	32,635	797	72,122	6,794	23,231	102,147
Caboolture (S)	105	9,568	25	1,834	130	11,402	638	4,339	16,378
Caloundra (C)	48	4,905	30	3,562	78	8,467	764	16,123	25,354
Esk (S)	16	1,397	—	—	16	1,397	117	812	2,326
Gatton (S)	4	419	—	—	4	419	423	2,300	3,142
Gold Coast (C)	261	29,117	198	13,879	459	42,996	1,438	39,405	83,838
Ipswich (C)	47	4,062	25	1,067	72	5,129	358	2,144	7,631
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	5	413	—	—	5	413	62	175	650
Logan (C)	46	4,486	—	—	46	4,486	410	10,391	15,287
Maroochy (S)	98	9,315	25	2,017	123	11,332	870	3,060	15,262
Noosa (S)	42	4,449	2	259	44	4,708	110	612	5,429
Pine Rivers (S)	74	7,276	10	787	84	8,063	61	3,235	11,358
Redcliffe (C)	25	2,328	30	1,776	55	4,104	298	660	5,061
Redland (S)	84	9,013	10	1,400	94	10,413	421	945	11,779
Brisbane and Moreton (SDs)	1,274	129,565	772	59,216	2,046	188,781	13,107	107,866	309,754
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	15	1,253	—	—	15	1,253	250	1,768	3,271
Burnett (S)	25	2,205	—	—	25	2,205	15	—	2,220
Cooloolah (S)	18	1,373	6	645	24	2,018	188	207	2,414
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	38	3,233	6	671	44	3,904	78	—	3,982
Isis (S)	2	212	—	—	2	212	45	441	698
Kingaroy (S)	4	284	—	—	4	284	—	—	284
Kolan (S)	9	343	—	—	9	343	11	369	722
Maryborough (C)	4	395	2	178	6	573	—	—	573
Miriam Vale (S)	9	655	—	—	9	655	—	391	1,046
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	8	534	—	—	8	534	28	—	562
Tiaro (S)	2	122	—	—	2	122	—	199	321
Other areas	8	665	—	—	8	665	—	631	1,296
Wide Bay-Burnett (SD)	142	11,274	14	1,494	156	12,768	615	4,006	17,389

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1997—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)	7	667	—	—	7	667	25	—	691
Chinchilla (S)	3	235	—	—	3	235	22	—	257
Clifton (S)	1	65	—	—	1	65	—	258	323
Crow's Nest (S)	7	776	—	—	7	776	—	—	776
Dalby (T)	1	126	—	—	1	126	25	—	151
Goondiwindi (T)	2	183	—	—	2	183	36	609	827
Jondaryan (S)	5	619	—	—	5	619	80	—	698
Millmerran (S)	1	87	—	—	1	87	—	167	254
Pittsworth (S)	1	112	—	—	1	112	24	—	136
Rosalie (S)	3	194	—	—	3	194	99	—	292
Stanthorpe (S)	2	184	—	—	2	184	—	126	310
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	22	1,946	13	809	35	2,755	255	227	3,238
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	8	565	—	—	8	565	84	200	849
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	63	5,757	13	809	76	6,566	649	1,587	8,802
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	62	—	—	1	62	—	—	62
Roma (T)	1	155	—	—	1	155	—	51	206
Other areas	4	271	—	—	4	271	20	—	291
South West (SD)	6	488	—	—	6	488	20	51	558
FITZROY STATISTICAL DIVISION									
Banana (S)	3	445	4	252	7	697	51	54	802
Calliope (S)	15	1,513	—	—	15	1,513	76	308	1,896
Duaringa (S)	1	33	—	—	1	33	10	65	108
Emerald (S)	10	1,100	2	140	12	1,240	61	507	1,808
Fitzroy (S)	3	212	—	—	3	212	49	—	261
Gladstone (C)	24	2,735	—	—	24	2,735	64	700	3,499
Livingstone (S)	19	2,003	—	—	19	2,003	184	—	2,187
Peak Downs (S)	1	117	—	—	1	117	—	—	117
Rockhampton (C)	9	773	—	—	9	773	69	8,478	9,320
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	85	8,929	6	392	91	9,322	564	10,112	19,997
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	2	102	2	102	—	—	102
Central West (SD)	—	—	2	102	2	102	—	—	102

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), FEBRUARY 1997—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)	10	1,500	—	—	10	1,500	13	500	2,013
Broadsound (S)	1	26	—	—	1	26	15	—	41
Mackay (C)	40	4,206	3	540	43	4,746	336	2,917	8,000
Sarina (S)	5	422	—	—	5	422	53	—	475
Whitsunday (S)	13	1,186	2	140	15	1,326	106	660	2,093
Other areas	2	139	—	—	2	139	—	—	139
Mackay (SD)	71	7,479	5	680	76	8,159	524	4,077	12,760
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	114	—	—	2	114	53	199	366
Burdekin (S)	8	989	—	—	8	989	166	179	1,335
Charters Towers (C)	2	211	—	—	2	211	10	62	283
Dalrymple (S)	3	162	—	—	3	162	—	—	162
Hinchinbrook (S)	3	316	—	—	3	316	33	540	889
Thuringowa (C)	32	3,479	2	140	34	3,619	247	247	4,112
Townsville (C)	22	2,419	10	612	32	3,031	389	2,950	6,370
Northern (SD)	72	7,691	12	752	84	8,443	898	4,177	13,517
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	9	648	—	—	9	648	—	—	648
Cairns (C)	52	5,808	50	4,159	102	9,967	493	3,928	14,388
Cardwell (S)	3	308	4	279	7	587	66	880	1,533
Cook (S) (including Weipa)	3	230	—	—	3	230	10	990	1,230
Douglas (S)	7	494	—	—	7	494	21	61	576
Eacham (S)	2	126	—	—	2	126	30	290	446
Johnstone (S)	6	655	—	—	6	655	94	338	1,087
Mareeba (S)	—	—	—	—	—	—	—	—	—
Torres (S)	—	—	—	—	—	—	57	400	457
Other areas	7	314	—	—	7	314	30	1,400	1,744
Far North (SD)	89	8,583	54	4,438	143	13,022	800	8,288	22,110
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	4	636	4	636	11	—	647
Mount Isa (C)	2	147	—	—	2	147	13	—	160
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	2	147	4	636	6	783	23	—	807
QUEENSLAND									
Queensland	1,804	179,914	882	68,520	2,686	248,434	17,200	140,163	405,797

(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;
- (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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. 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:* a 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 (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification*, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The 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 local government areas cross the contiguous boundary of these two statistical divisions.

29. 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 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 around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S)-Pt B to Maroochy (S)-Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolan-della-Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook-Cornubia, Greenbank - Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs—Caboolture (S)—Pt A, and Caboolture (S)—Pt B. The SLA of Caboolture (S)—Pt A has been split into seven SLAs. The new SLAs for Caboolture (S)—Pt A are: Bribie Island, Burpengary—Narangba, Caboolture (S)—Central, Caboolture (S)—East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S)—Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs—Cairns (C)—Pt A, and Cairns (C)—Pt B. The SLA of Cairns (C)—Pt A has been split into seven SLAs. The new SLAs for Cairns (C)—Pt A are: Cairns (C)—Barron, Cairns (C)—Central Suburbs, Cairns (C)—City, Cairns (C)—Mt Whitfield, Cairns (C)—Northern Suburbs, Cairns (C)—Trinity and Cairns (C)—Western Suburbs. The area and name of Cairns (C)—Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs—Caloundra (C)—Pt A, and Caloundra (C)—Pt B. The SLA of Caloundra (C)—Pt A has been split into three SLAs and the existing Caloundra (C)—Pt B into two SLAs. The new SLAs for Caloundra (C)—Pt A are: Caloundra (C)—Caloundra N, Caloundra (C)—Caloundra S and Caloundra (C)—Kawana. The new SLAs for Caloundra (C)—Pt B are: Caloundra (C)—Hinterland and Caloundra (C)—Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs—Bellbird Park, Camira, Ipswich (C)—Central, Karalee, Ipswich (C) Bal in BSD—Nth and Ipswich (C) Bal in BSD—Sth in the Brisbane Statistical Division (BSD), and Ipswich (C)—Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C)—Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C)—Central, Ipswich (C)—East and Ipswich (C)—North. The new SLAs for Ipswich (C)—Pt B are: Ipswich (C)—South—West and Ipswich (C)—West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs—Maroochy (S)—Pt A, and Maroochy (S)—Pt B. The SLA of Maroochy (S)—Pt A has been split into six SLAs. The new SLAs for Maroochy (S)—Pt A are: Maroochy (S)—Buderim, Maroochy (S)—Coastal North (includes 16.24 sq km transferred from Maroochy (S)—Pt B), Maroochy (S)—Maroochy-dore, Maroochy (S)—Mooloolaba, Maroochy (S)—Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S)—Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs—Noosa (S)—Pt A, and Noosa (S)—Pt B. The SLA of Noosa (S)—Pt A has been split into three SLAs. The new SLAs for Noosa (S)—Pt A are: Noosa (S)—Noosa—Noosaville, Noosa (S)—Sunshine—Peregian and Noosa (S)—Tewantin. Noosa (S)—Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate—Woody Point, Redcliffe—Scarborough and Rothwell—Kippa—Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C)—Central, Toowoomba (C)—North—East, Toowoomba (C)—North—West, Toowoomba (C)—South—East and Toowoomba (C)—West.
- (m) The SLA of Gold Coast (C)—Pt B Bal has been split to form two new SLAs, Coomera—Cedar Creek and Guanaba—Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S)—Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S)—Gympie only.
- (o) The boundaries of the SLAs of Mackay (C)—Pt A and Mackay (C)—Pt B were amended by the transfer of part of Mackay (C)—Pt B and Mackay (C)—Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. 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 Commencements 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
Housing Finance for Owner Occupation, Australia (5609.0) — issued monthly
Price Index of Materials Used in House Building (6408.0) — issued monthly

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 (including null cells)
 r figure or series revised since previous issue
 n.a. not available
 n.y.a. not yet available

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

IAN MARSHALL
 Acting Regional Director
 Queensland

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