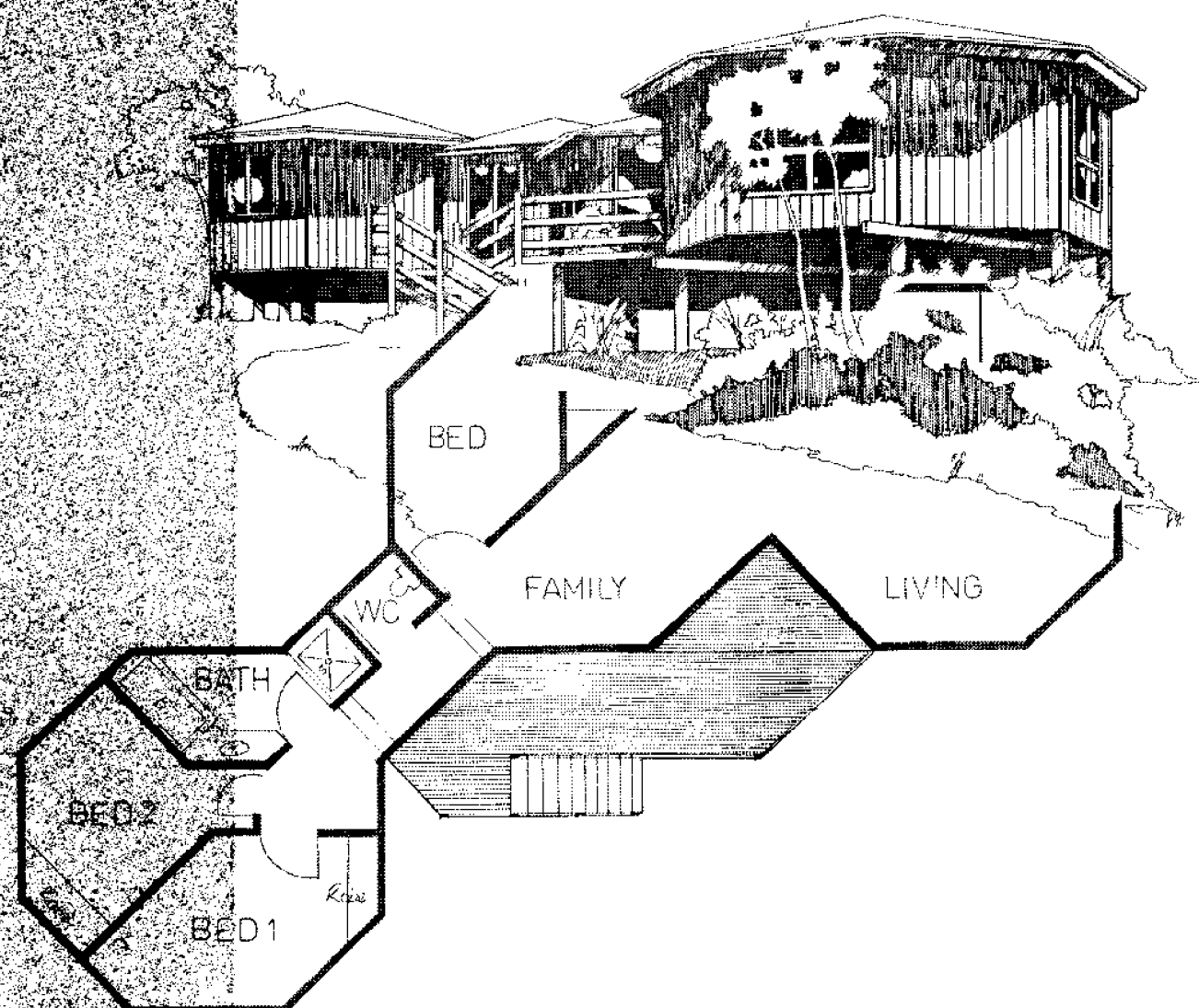


MARCH 1994

**BUILDING APPROVALS
QUEENSLAND**



BUILDING APPROVALS, QUEENSLAND, MARCH 1994**DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND**

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 12 May 1994

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INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042) or any ABS State office.*
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MAIN FEATURES

Residential building

- The trend estimate series for total dwelling units approved in Queensland has gradually dropped since August 1993. In March 1994, the trend estimate was 4,447, down marginally from the revised February 1994 figure of 4,459. It would take a decrease of 8.8 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in April 1994.
- The trend estimate for private sector houses approved in March 1994 was marginally lower than in February 1994.
- In original figures, the number of dwelling units approved in March 1994 was 5,017, up 26.9 per cent over February 1994. There were 3,330 private sector houses approved in March 1994, up 31.0 per cent from February 1994.
- Seasonally adjusted, the number of dwelling units approved in March 1994 was 4,676, up 15.1 per cent from February 1994. There were 3,146 private sector houses approved in March 1994, up 15.4 per cent from February 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended March 1994 was down 39.9 per cent from the 3 months ended December 1993.

Total building

- The value of all building approved in the 3 months ended March 1994 fell 12.2 per cent from the 3 months ended December 1993.

BUILDING APPROVALS

Period	<i>Dwelling units in new residential buildings</i>			<i>Total building</i>
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>March—</i>				
1993	4,484	4,088	4,149	465.3
1994	5,017	4,676	4,447	632.0
<i>Three months ended—</i>				
March 1993	11,030	11,543	12,122	1,227.9
December 1993	13,407	13,288	13,419	1,658.8
March 1994	12,535	13,307	13,365	1,456.1

NOTES

This publication contains detailed results for March 1994 from the monthly building approvals collection.

Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. Readers are referred to 'Reliability of Contemporary Trend Estimates' on page 3 for assistance with interpreting selected trend estimates.

Explanatory Notes are located at the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months October 1993 to March 1994.

Analysis of building approvals series has shown that the original series 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 30 to 32 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 (April 1994) were to equal the average absolute monthly percentage change in the series over the last 10 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 per cent in April 1994, the trend estimate for that month would be 3,197, a movement of 1.9 per cent. The movements in the trend estimates for January, February and March 1994, currently estimated to be 0.3 per cent, 0.2 per cent and -0.5 per cent, respectively, would be revised to 0.8 per cent, 1.1 per cent and 1.1 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in April 1994 would produce a trend estimate for April of 3,026, a movement of 0.1 per cent, with the movements in the trend estimates for January, February and March being revised to 0.0 per cent, -0.3 per cent and -0.6 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 6% on March 1994		is down 6% on March 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
October	3,011	1.7	3,006	1.5	3,014	1.8
November	3,036	0.9	3,029	0.8	3,043	1.0
December	3,050	0.5	3,046	0.5	3,053	0.3
1994—						
January	3,059	0.3	3,071	0.8	3,053	0.0
February	3,065	0.2	3,104	1.1	3,044	-0.3
March	3,050	-0.5	3,138	1.1	3,025	-0.6
April	n.y.a.	n.y.a.	3,197	1.9	3,026	0.1

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 7% on March 1993		is down 7% on March 1993	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
October	4,484	-0.4	4,473	-0.6	4,487	-0.3
November	4,472	-0.3	4,453	-0.4	4,477	-0.2
December	4,463	-0.2	4,453	0.0	4,465	-0.3
1994—						
January	4,459	-0.1	4,485	0.7	4,453	-0.3
February	4,459	0.0	4,541	1.3	4,438	-0.4
March	4,447	-0.3	4,611	1.6	4,416	-0.5
April	n.y.a.	n.y.a.	4,719	2.3	4,425	0.2

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION(a)									
1990-91	8,417	436	8,853	2,688	752	3,440	11,105	1,188	12,293
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1992-93									
July- March	10,314	191	10,505	3,983	223	4,206	14,297	414	14,711
1993-94									
July- March	10,712	214	10,926	5,070	255	5,325	15,782	469	16,251
1993—									
January	858	4	862	377	18	395	1,235	22	1,257
February	1,084	6	1,090	469	29	498	1,553	35	1,588
March	1,366	42	1,408	407	57	464	1,773	99	1,872
April	1,117	21	1,138	587	62	649	1,704	83	1,787
May	1,126	38	1,164	662	187	849	1,788	225	2,013
June	1,213	36	1,249	741	181	922	1,954	217	2,171
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	557	18	575	1,681	20	1,701
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
QUEENSLAND									
1990-91	23,201	945	24,146	6,639	1,729	8,368	29,840	2,674	32,514
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1992-93									
July- March	24,813	491	25,304	8,562	367	8,929	33,375	858	34,233
1993-94									
July- March	26,858	375	27,233	12,410	495	12,905	39,268	870	40,138
1993—									
January	2,193	17	2,210	884	35	919	3,077	52	3,129
February	2,475	66	2,541	840	36	876	3,315	102	3,417
March	3,107	103	3,210	1,197	77	1,274	4,304	180	4,484
April	2,709	69	2,778	1,426	172	1,598	4,135	241	4,376
May	2,721	83	2,804	1,359	306	1,665	4,080	389	4,469
June	2,912	83	2,995	1,343	369	1,712	4,255	452	4,707
July	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,252	24	1,276	4,423	114	4,537
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,290	20	1,310	4,030	60	4,090
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017

(a) See paragraph 29 of the Explanatory Notes. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 55 such dwelling units approved in March 1994.

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(a)														
1990-91	751.9	24.4	776.3	177.2	34.7	212.0	929.1	59.1	988.2	89.7	530.2	688.3	1,548.9	1,766.2
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
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
1992-93														
July-March	926.6	14.8	941.3	258.4	14.3	272.7	1,185.0	29.0	1,214.0	88.0	322.5	428.9	1,595.4	1,731.0
1993-94														
July-March	987.9	18.9	1,006.8	345.1	15.5	360.5	1,332.9	34.4	1,367.3	95.9	647.4	866.5	2,076.2	2,329.7
1993—														
January	77.5	0.4	77.9	24.4	1.2	25.6	101.9	1.5	103.4	6.5	15.4	18.9	123.7	128.9
February	97.8	0.5	98.3	31.1	1.6	32.6	128.9	2.1	130.9	8.4	31.5	48.0	168.8	187.4
March	121.1	3.5	124.5	26.0	4.3	30.3	147.0	7.8	154.8	11.9	26.5	53.4	185.3	220.1
April	96.5	1.6	98.1	46.4	3.5	50.0	142.9	5.2	148.1	9.9	38.8	43.2	191.6	201.2
May	102.2	2.9	105.1	44.6	10.8	55.5	146.8	13.7	160.5	10.0	51.1	253.3	208.0	423.8
June	112.5	3.0	115.6	50.0	10.3	60.3	162.5	13.3	175.8	9.5	34.8	54.6	206.8	239.9
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	37.3	192.1	204.9
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	37.2	1.4	38.6	139.5	1.7	141.2	11.7	85.2	262.7	236.4	415.6
1994 ..														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
QUEENSLAND														
1990-91	1,954.8	58.9	2,013.7	495.8	81.6	577.4	2,450.6	140.5	2,591.1	172.7	1,020.0	1,472.2	3,643.2	4,236.0
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
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
1992-93														
July-March	2,114.2	38.7	2,152.9	572.1	23.3	595.5	2,686.3	62.0	2,748.3	158.7	641.5	831.1	3,486.3	3,738.2
1993-94														
July-March	2,372.5	32.9	2,405.4	916.3	29.9	946.3	3,288.9	62.8	3,351.7	172.7	1,062.0	1,361.0	4,523.4	4,885.4
1993														
January	188.6	1.2	189.8	59.8	2.2	62.0	248.4	3.4	251.8	12.1	115.3	124.0	375.8	387.9
February	210.7	5.4	216.1	61.7	2.0	63.7	272.4	7.4	279.8	16.2	55.5	78.7	344.1	374.7
March	260.6	8.8	269.5	79.2	6.2	85.4	339.8	15.0	354.8	19.9	59.1	90.6	418.7	465.3
April	224.7	5.7	230.4	114.7	9.3	124.0	339.4	15.0	354.4	18.1	61.5	71.6	419.0	444.1
May	235.3	6.3	241.5	91.4	18.0	109.4	326.7	24.2	350.9	18.8	108.7	319.8	454.2	689.5
June	256.4	7.2	263.5	91.4	21.0	112.4	347.7	28.2	375.9	17.3	130.1	161.4	495.1	554.5
July	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	86.6	1.4	88.0	366.6	9.4	376.0	20.0	72.8	89.3	459.3	485.3
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	89.5	1.5	91.0	331.9	5.1	337.0	18.7	124.3	308.8	474.9	664.6
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0

(a) See paragraph 29 of the Explanatory Notes.

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

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
<i>1993—</i>								
January	2,912	2,816	2,908	2,883	3,923	3,769	3,932	3,939
February	2,647	2,820	2,722	2,893	3,326	3,839	3,523	4,034
March	3,012	2,810	3,102	2,889	4,147	3,920	4,088	4,149
April	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May	2,655	2,808	2,805	2,888	3,981	4,116	4,334	4,412
June	2,767	2,828	2,792	2,903	4,234	4,210	4,523	4,505
July	2,920	2,857	3,005	2,924	4,310	4,278	4,641	4,539
August	2,794	2,906	2,838	2,963	4,054	4,339	4,316	4,527
September r	3,284	2,961	3,298	3,012	4,908	4,389	4,798	4,500
October r	2,851	3,011	2,951	3,056	4,126	4,430	4,143	4,484
November r	2,808	3,036	2,840	3,078	4,326	4,440	4,504	4,472
December r	3,243	3,050	3,263	3,084	4,614	4,432	4,641	4,463
<i>1994—</i>								
January r	3,315	3,059	3,346	3,085	4,699	4,419	4,570	4,459
February r	2,725	3,065	2,750	3,082	3,897	4,407	4,061	4,459
March	3,146	3,050	3,137	3,059	4,586	4,368	4,676	4,447

(a) See paragraphs 30 to 32 of the Explanatory Notes.

TABLE 4 — VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), QUEENSLAND (\$ 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							
1990-91	1,854.6	1,910.3	587.8	2,498.1	164.0	1,035.0	1,495.9	3,563.2	4,158.0
1991-92	2,359.1	2,417.5	706.9	3,124.4	193.0	1,121.4	1,590.3	4,303.6	4,907.6
1992-93	2,584.4	2,636.9	985.0	3,621.9	194.3	966.4	1,419.0	4,665.8	5,235.3
1992—									
Sept. qtr	685.3	687.8	192.6	880.4	53.6	207.2	283.9	1,138.1	1,217.9
Dec. qtr	654.8	673.6	211.3	884.9	48.3	217.5	271.2	1,123.9	1,204.3
1993—									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.8	1,077.1	57.2	508.2	562.5	1,619.0	1,696.7
Dec. qtr	703.1	716.5	306.7	1,023.3	52.1	293.9	509.6	1,352.9	1,585.0

(a) See paragraphs 18 to 23 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, QUEENSLAND
(\$ million)

Class of building			July-March		1994		
	1991-92	1992-93	1992-93	1993-94	January	February	March
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	2,114.2	2,372.5	215.7	222.5	298.3
New other residential buildings	588.4	869.6	572.1	916.3	72.7	107.6	170.3
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>2,686.3</i>	<i>3,288.9</i>	<i>288.4</i>	<i>330.1</i>	<i>468.7</i>
Alterations and additions to residential buildings	205.1	212.7	158.6	172.6	13.6	16.6	20.8
Hotels, etc.	235.7	37.3	20.2	281.6	1.2	17.7	5.7
Shops	212.4	314.0	197.1	249.9	18.5	19.8	58.2
Factories	89.5	87.7	56.4	78.5	5.5	3.9	10.4
Offices	138.3	89.4	56.8	122.0	8.8	8.5	10.9
Other business premises	126.7	170.6	134.2	102.3	8.4	12.3	13.3
Educational	49.9	44.9	34.2	56.3	5.1	8.0	1.3
Religious	13.3	17.0	13.4	10.4	0.6	1.7	1.0
Health	64.9	49.9	41.0	44.9	3.2	0.4	4.7
Entertainment and recreational	80.2	48.8	26.7	55.9	3.5	12.1	6.0
Miscellaneous	68.2	82.1	61.3	60.3	2.8	9.3	7.5
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>641.5</i>	<i>1,062.0</i>	<i>57.7</i>	<i>93.7</i>	<i>119.1</i>
Total	4,387.4	4,854.6	3,486.3	4,523.4	359.7	440.4	608.5
PUBLIC SECTOR							
New houses	62.3	57.8	38.7	32.9	3.8	2.2	3.1
New other residential buildings	80.2	71.6	23.3	29.9	0.7	2.4	2.9
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>62.0</i>	<i>62.8</i>	<i>4.5</i>	<i>4.6</i>	<i>6.0</i>
Alterations and additions to residential buildings	0.7	0.2	0.2	0.2	—	—	—
Hotels, etc.	0.6	—	—	2.3	—	—	—
Shops	1.9	1.6	1.1	2.7	—	0.9	0.3
Factories	4.9	5.7	3.7	2.4	—	—	0.5
Offices	83.0	102.5	39.8	23.5	0.4	0.8	3.5
Other business premises	30.7	31.1	29.9	179.9	0.1	3.9	1.2
Educational	139.5	115.6	79.9	62.8	2.3	2.2	4.0
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	12.1	1.1	—	—	—
Entertainment and recreational	6.4	153.4	7.5	15.1	0.4	3.5	5.7
Miscellaneous	144.2	19.7	15.6	9.3	0.4	0.2	2.2
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>189.6</i>	<i>299.0</i>	<i>3.6</i>	<i>11.4</i>	<i>17.4</i>
Total	594.7	571.8	251.8	362.0	8.1	15.9	23.4
TOTAL							
New houses	2,577.0	2,888.3	2,152.9	2,405.4	219.5	224.7	301.4
New other residential buildings	668.6	941.2	595.5	946.3	73.4	110.0	173.2
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>2,748.3</i>	<i>3,351.7</i>	<i>292.9</i>	<i>334.7</i>	<i>474.7</i>
Alterations and additions to residential buildings	205.8	212.9	158.7	172.7	13.6	16.6	20.8
Hotels, etc.	236.3	37.3	20.2	283.9	1.2	17.7	5.7
Shops	214.3	315.6	198.2	252.6	18.5	20.6	58.5
Factories	94.4	93.4	60.1	80.9	5.5	3.9	10.9
Offices	221.4	191.9	96.6	145.5	9.2	9.3	14.5
Other business premises	157.4	201.7	164.1	282.2	8.5	16.2	14.4
Educational	189.4	160.5	114.1	119.1	7.4	10.1	5.3
Religious	13.3	17.0	13.4	10.4	0.6	1.7	1.0
Health	105.2	62.4	53.1	45.9	3.2	0.4	4.7
Entertainment and recreational	86.6	202.2	34.2	71.0	3.9	15.5	11.7
Miscellaneous	212.4	101.9	77.0	69.6	3.3	9.5	9.7
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>831.1</i>	<i>1,361.0</i>	<i>61.3</i>	<i>105.1</i>	<i>136.5</i>
Total	4,982.1	5,426.3	3,738.2	4,885.4	367.8	456.3	632.0

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

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.												
1994 — January	2	0.2	3	1.0	—	—	—	—	—	—	5	1.2
February	3	0.3	1	0.3	2	1.1	—	—	1	16.0	7	17.7
March	1	0.1	2	0.5	—	—	2	5.1	—	—	5	5.7
SHOPS												
1994 — January	35	3.4	5	1.5	4	2.8	5	11.0	—	—	49	18.5
February	35	3.3	15	4.2	8	5.4	1	1.7	1	6.0	60	20.6
March	38	3.7	13	3.7	2	1.3	10	16.3	3	33.5	66	58.5
FACTORIES												
1994 — January	14	1.6	5	1.6	—	—	2	2.3	—	—	21	5.5
February	25	2.5	3	0.8	1	0.5	—	—	—	—	29	3.9
March	18	1.8	13	4.1	7	4.9	—	—	—	—	38	10.9
OFFICES												
1994 — January	22	2.1	3	1.1	2	1.5	3	4.6	—	—	30	9.2
February	20	2.0	8	2.3	5	3.7	1	1.3	—	—	34	9.3
March	25	2.8	12	3.6	3	1.7	3	6.4	—	—	43	14.5
OTHER BUSINESS PREMISES												
1994 — January	24	2.3	10	3.1	3	2.2	1	1.0	—	—	38	8.5
February	22	2.5	17	4.6	4	2.5	3	6.7	—	—	46	16.2
March	26	2.7	13	3.9	3	1.8	2	6.0	—	—	44	14.4
EDUCATIONAL												
1994 — January	10	1.1	5	1.4	4	2.5	1	2.4	—	—	20	7.4
February	8	0.9	6	2.4	5	3.7	2	3.2	—	—	21	10.1
March	7	0.9	3	0.9	5	3.5	—	—	—	—	15	5.3
RELIGIOUS												
1994 — January	1	0.2	1	0.5	—	—	—	—	—	—	2	0.6
February	2	0.2	1	0.4	2	1.1	—	—	—	—	5	1.7
March	1	0.1	2	0.4	1	0.5	—	—	—	—	4	1.0
HEALTH												
1994 — January	2	0.2	2	0.6	—	—	1	2.5	—	—	5	3.2
February	1	0.2	1	0.2	—	—	—	—	—	—	2	0.4
March	5	0.5	7	2.5	1	0.8	1	1.0	—	—	14	4.7
ENTERTAINMENT AND RECREATIONAL												
1994 — January	9	0.7	10	3.2	—	—	—	—	—	—	19	3.9
February	4	0.3	2	0.5	4	2.8	3	4.5	1	7.5	14	15.5
March	10	1.0	7	2.0	—	—	4	8.8	—	—	21	11.7
MISCELLANEOUS												
1994 — January	13	1.5	3	0.8	—	—	1	1.0	—	—	17	3.3
February	7	0.7	8	2.6	—	—	2	6.3	—	—	17	9.5
March	19	1.9	7	2.5	2	1.2	2	4.1	—	—	30	9.7
TOTAL NON-RESIDENTIAL BUILDING												
1994 — January	132	13.2	47	14.6	13	8.9	14	24.6	—	—	206	61.3
February	127	12.8	62	18.3	31	20.8	12	23.7	3	29.5	235	105.1
March	150	15.5	79	24.0	24	15.7	24	47.7	3	33.5	280	136.5

TABLE 7 — NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, MARCH 1994

Statistical division	Other residential building									Total residential building
	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(a)	1,381	50	170	220	58	82	201	341	561	1,942
Moreton(a)	808	150	209	359	143	118	184	445	804	1,612
Wide Bay-Burnett	312	10	—	10	14	6	—	20	30	342
Darling Downs	176	2	6	8	8	—	—	8	16	192
South West	8	—	—	—	—	—	—	—	—	8
Fitzroy	190	4	—	4	13	—	—	13	17	207
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	114	4	3	7	21	—	—	21	28	142
Northern	161	2	—	2	21	—	—	21	23	184
Far North	207	32	43	75	61	22	15	98	173	380
North West	7	—	—	—	—	—	—	—	—	7
Queensland	3,365	254	431	685	339	228	400	967	1,652	5,017
VALUE (\$'000)										
Brisbane(a)	127,280	2,724	11,086	13,810	3,914	5,600	23,600	33,114	46,924	174,205
Moreton(a)	73,864	7,756	17,587	25,343	8,287	8,950	64,600	81,837	107,180	181,044
Wide Bay-Burnett	24,073	603	—	603	919	770	—	1,689	2,292	26,365
Darling Downs	14,611	116	462	578	537	—	—	537	1,115	15,726
South West	518	—	—	—	—	—	—	—	—	518
Fitzroy	16,456	200	—	200	862	—	—	862	1,062	17,518
Central West	94	—	—	—	—	—	—	—	—	94
Mackay	10,784	280	220	500	1,266	—	—	1,266	1,766	12,551
Northern	14,880	170	—	170	1,405	—	—	1,405	1,575	16,454
Far North	18,381	1,815	2,289	4,104	3,555	2,175	1,500	7,230	11,334	29,714
North West	479	—	—	—	—	—	—	—	—	479
Queensland	301,419	13,664	31,644	45,308	20,745	17,495	89,700	127,940	173,248	474,667

(a) See paragraph 29 of the Explanatory Notes.

TABLE 8 — NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS, QUEENSLAND

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1990-91	1,403	18,241	2,264	1,753	485	24,146
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1992-93 July-March	1,357	19,905	2,526	1,146	370	25,304
1993-94 July-March	1,323	21,710	2,427	1,126	653	27,233
1993—						
January	133	1,734	224	100	19	2,210
February	177	1,988	249	110	17	2,541
March	184	2,568	318	99	41	3,210
April	237	2,111	264	139	27	2,778
May	181	2,191	269	111	52	2,804
June	152	2,414	262	121	46	2,995
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365

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

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, MARCH 1994

Statistical division and statistical district	Dwelling units in new residential buildings						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(a)	1,381	127,280	561	46,924	1,942	174,205	12,132	54,655	240,991
Moreton(a)	808	73,864	804	107,180	1,612	181,044	2,966	34,893	218,903
Wide Bay-Burnett	312	24,073	30	2,292	342	26,365	702	6,404	33,470
Darling Downs	176	14,611	16	1,115	192	15,726	1,317	7,500	24,543
South West	8	518	—	—	8	518	30	95	643
Fitzroy	190	16,456	17	1,062	207	17,518	938	2,568	21,023
Central West	1	94	—	—	1	94	—	353	447
Mackay	114	10,784	28	1,766	142	12,551	555	5,113	18,218
Northern	161	14,880	23	1,575	184	16,454	1,000	16,832	34,287
Far North	207	18,381	173	11,334	380	29,714	971	7,925	38,610
North West	7	479	—	—	7	479	183	153	816
Queensland	3,365	301,419	1,652	173,248	5,017	474,667	20,794	136,490	631,950
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	445	41,766	580	90,938	1,025	132,705	1,937	24,967	159,609
Sunshine Coast	197	18,508	220	16,005	417	34,514	414	5,987	40,915
Bundaberg(a)	80	6,690	4	242	84	6,932	64	1,540	8,536
Gladstone	71	6,434	7	480	78	6,914	194	700	7,808
Rockhampton	32	2,683	7	360	39	3,043	446	1,143	4,632
Mackay	69	6,916	26	1,666	95	8,582	298	890	9,770
Townsville	124	11,854	21	1,405	145	13,259	639	16,001	29,899
Cairns(a)	142	13,213	129	8,084	271	21,297	629	4,337	26,263

(a) See paragraph 29 of the Explanatory Notes. (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, QUEENSLAND, MARCH 1994

Local government area	Dwelling units in new residential buildings						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 (a)									
Albert (S)	496	41,863	200	14,349	696	56,212	934	7,480	64,626
Beaudesert (S)	59	4,973	2	150	61	5,123	168	1,374	6,665
Boonah (S)	8	656	—	—	8	656	39	—	695
Brisbane (C)	448	47,498	437	40,519	885	88,017	7,724	32,079	127,820
Caboolture (S)	211	16,365	8	580	219	16,945	164	1,773	18,882
Caloundra (C)	59	5,005	72	7,436	131	12,442	420	126	12,987
Esk (S) -	8	483	—	—	8	483	59	200	742
Gatton (S)	7	543	2	140	9	683	25	1,267	1,976
Gold Coast (C)	100	11,028	397	77,439	497	88,468	1,034	19,165	108,667
Ipswich (C)	17	1,231	20	973	37	2,204	2,206	1,400	5,810
Kilcoy (S)	3	244	2	97	5	340	—	—	340
Laidley (S)	25	1,777	—	—	25	1,777	40	300	2,117
Logan (C)	138	10,620	10	632	148	11,252	515	3,006	14,773
Maroochy (S)	123	11,501	130	7,497	253	18,998	115	5,413	24,526
Moreton (S)	80	7,223	—	—	80	7,223	423	1,610	9,256
Noosa (S)	77	7,425	18	1,072	95	8,497	196	769	9,462
Pine Rivers (S)	151	14,175	5	250	156	14,425	428	7,379	22,231
Redcliffe (C)	30	2,783	4	250	34	3,033	194	1,635	4,862
Redland (S)	149	15,750	58	2,720	207	18,470	414	4,570	23,455
Brisbane and Moreton (SDs)	2,189	201,144	1,365	154,105	3,554	355,249	15,098	89,547	459,894
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	23	1,924	—	—	23	1,924	—	340	2,264
Gayndah (S)	1	81	—	—	1	81	—	470	551
Gooburrum (S)	20	1,717	6	770	26	2,487	52	—	2,539
Gympie (C)	2	112	—	—	2	112	—	—	112
Hervey Bay (C)	93	7,477	14	919	107	8,396	162	62	8,619
Isis (S)	5	363	—	—	5	363	44	—	407
Kingaroy (S)	12	989	6	361	18	1,350	98	—	1,448
Kolan (S)	8	395	—	—	8	395	—	580	976
Maryborough (C)	22	1,607	—	—	22	1,607	62	3,413	5,083
Miriam Vale (S)	8	331	—	—	8	331	—	—	331
Mundubhera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	11	663	—	—	11	663	64	203	931
Tiaro (S)	12	685	—	—	12	685	48	85	819
Widgee (S)	27	2,248	—	—	27	2,248	80	50	2,378
Woongarra (S)	58	4,857	4	242	62	5,099	91	1,200	6,390
Other areas	10	622	—	—	10	622	—	—	622
Wide Bay-Burnett (SD)	312	24,073	30	2,292	342	26,365	702	6,404	33,470

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MARCH 1994—continued

Local government area	Dwelling units in new residential buildings						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)	15	1,400	—	—	15	1,400	69	—	1,469
Chinchilla (S)	3	224	—	—	3	224	—	—	224
Clifton (S)	9	422	—	—	9	422	—	—	422
Crow's Nest (S)	19	1,749	—	—	19	1,749	—	143	1,892
Dalby (T)	9	683	—	—	9	683	15	—	698
Glengallan (S)	4	212	—	—	4	212	17	—	229
Goondiwindi (T)	2	145	—	—	2	145	16	313	474
Jondaryan (S)	12	1,174	—	—	12	1,174	122	—	1,296
Millmerran (S)	3	189	—	—	3	189	—	160	350
Pittsworth (S)	2	164	—	—	2	164	—	—	164
Rosalie (S)	6	418	—	—	6	418	33	400	851
Rosenthal (S)	2	118	—	—	2	118	19	—	137
Stanthorpe (S)	12	858	4	273	16	1,131	—	400	1,531
Tara (S)	1	40	—	—	1	40	—	830	870
Toowoomba (C)	63	5,740	12	842	75	6,582	743	5,253	12,578
Wambo (S)	—	—	—	—	—	—	11	—	11
Warwick (C)	10	809	—	—	10	809	132	—	942
Other areas	4	266	—	—	4	266	140	—	406
Darling Downs (SD)	176	14,611	16	1,115	192	15,726	1,317	7,500	24,543
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	85	—	—	1	85	—	—	85
Roma (T)	2	150	—	—	2	150	—	95	245
Other areas	5	283	—	—	5	283	30	—	313
South West (SD)	8	518	—	—	8	518	30	95	643
FITZROY STATISTICAL DIVISION									
Banana (S)	3	300	—	—	3	300	86	—	386
Calliope (S)	22	1,859	—	—	22	1,859	81	—	1,940
Duaringa (S)	—	—	—	—	—	—	12	140	152
Emerald (S)	15	1,318	—	—	15	1,318	19	350	1,687
Fitzroy (S)	24	1,764	—	—	24	1,764	169	185	2,118
Gladstone (C)	51	4,724	7	480	58	5,204	140	700	6,044
Livingstone (S)	55	4,627	3	222	58	4,849	118	170	5,137
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	16	1,450	7	360	23	1,810	312	1,023	3,145
Other areas	4	414	—	—	4	414	—	—	414
Fitzroy (SD)	190	16,456	17	1,062	207	17,518	938	2,568	21,023
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	1	94	—	—	1	94	—	353	447
Central West (SD)	1	94	—	—	1	94	—	353	447

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MARCH 1994—continued

Local government area	Dwelling units in new residential buildings						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)	—	—	—	—	—	—	—	298	298
Broadsound (S)	—	—	—	—	—	—	30	—	30
Mackay (C)	5	583	26	1,666	31	2,249	91	699	3,039
Pioneer (S)	77	7,526	—	—	77	7,526	315	3,691	11,532
Sarina (S)	8	666	2	100	10	766	108	235	1,109
Whitsunday (S)	15	1,394	—	—	15	1,394	—	190	1,584
Other areas	9	616	—	—	9	616	11	—	627
Mackay (SD)	114	10,784	28	1,766	142	12,551	555	5,113	18,218
NORTHERN STATISTICAL DIVISION									
Bowen (S)	8	679	—	—	8	679	12	—	691
Burdekin (S)	4	380	—	—	4	380	77	282	738
Charters Towers (C)	4	215	—	—	4	215	16	299	530
Dalrymple (S)	4	255	—	—	4	255	27	—	281
Hinchinbrook (S)	4	345	2	170	6	515	179	250	944
Thuringowa (C)	86	7,480	—	—	86	7,480	236	15,060	22,776
Townsville (C)	51	5,527	21	1,405	72	6,932	454	941	8,327
Northern (SD)	161	14,880	23	1,575	184	16,454	1,000	16,832	34,287
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	15	2,057	67	3,107	82	5,164	185	3,292	8,640
Cardwell (S)	12	934	—	—	12	934	84	130	1,148
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	12	1,121	30	2,427	42	3,548	35	1,736	5,319
Eacham (S)	4	333	4	100	8	433	75	50	558
Johnstone (S)	11	941	6	365	17	1,306	92	—	1,398
Mareeba (S)	14	1,006	—	—	14	1,006	23	1,415	2,444
Mulgrave (S)	127	11,156	62	4,977	189	16,133	459	1,152	17,744
Torres (S)	2	300	4	358	6	658	—	—	658
Other areas	10	532	—	—	10	532	18	150	700
Far North (SD)	207	18,381	173	11,334	380	29,714	971	7,925	38,610
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	4	236	—	—	4	236	79	75	390
Mount Isa (C)	1	99	—	—	1	99	104	78	282
Other areas	2	144	—	—	2	144	—	—	144
North West (SD)	7	479	—	—	7	479	183	153	816
QUEENSLAND									
Queensland	3,365	301,419	1,652	173,248	5,017	474,667	20,794	136,490	631,950

(a) See paragraph 25 of the Explanatory Notes. (C) City, (T) Town, (S) Shire, (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building approvals reported by approving authorities in each legal local government area.

2. Care should be taken with the interpretation of the significance of changes in the level of building approvals between individual months. Variations can be due not only to changes in economic conditions but also to fluctuations arising from the inclusion of large-scale projects and by the administrative arrangements of local government and semi-government authorities.

Scope and coverage

3. 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).

4. 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.

5. Statistics of building work approved are compiled from: (a) permits issued by local government 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. Major building activity which is not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

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 and
- (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 the design of a building, 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, 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 building' 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' as follows:

- (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 caretakers' 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. town houses, duplexes, apartment buildings, etc.).

10. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new 'non-residential buildings', is not included in tables but is shown as a footnote to Table 1.

11. *Values* 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 and often do differ significantly from the completed value of the building.

EXPLANATORY NOTES — *continued***Definitions — *continued***

12. The *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 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.

13. *Functional classification of buildings.* A building is classified according to its intended major function. 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' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

14. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification* (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

15. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

16. In particular, for Building Approvals, the DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey or
- two or more storeys.

- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys or
- four or more storeys.

17. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification* (1296.0).

Estimates at constant prices

18. The base year of constant price estimates of building approvals in this publication is 1989–90.

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

20. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates From 1984–85 to 1989–90* (5227.0) released on 10 December 1992.

21. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in original terms for Queensland in Table 4. (Note that monthly value data at constant prices are not available.)

22. 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 in this publication are derived from the same price data underlying the deflators compiled for dwellings and non-dwelling construction components of the national accounts aggregate 'gross fixed capital expenditure'.

23. 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 Section 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

24. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.3.

25. 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.

EXPLANATORY NOTES — *continued***Australian Standard Geographical Classification — *continued***

26. *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).

27. *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. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

28. *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.

29. From July 1991 the statistics reflect the changes made to the ASGC spatial units as a result of the *Review of ABS Statistical Geography* report.

- (a) The Brisbane Statistical Division was redrawn to encompass the anticipated urban development for a period of at least 20 years. The readjustment meant expansion into some of the area previously part of the adjacent Moreton Statistical Division, namely Albert (S), Beaudesert (S), Caboolture (S), Moreton (S) and Pine Rivers (S).
- (b) The boundaries of Cairns, Bundaberg and Gold Coast-Tweed Statistical Districts were amended by the transfer of part of Mulgrave (S) - Pt B to Mulgrave (S) - Pt A, part of Woongarra (S) - Pt B to Woongarra (S) - Pt A and part of Albert (S) - Pt C to Albert (S) - Pt B Bal, respectively.
- (c) More statistical local areas were created, consistent with local suburb boundaries, in Brisbane (C), Albert (S), Beaudesert (S), Moreton (S), Logan (C), Pine Rivers (S), Redland (S), Gold Coast (C) and Townsville (C). For further details inquiries should be made to the contact shown at the front of this publication.

Seasonal adjustment

30. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. The seasonally adjusted series can, however, be

smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

31. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, 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.

32. For more information on seasonal adjustment of this series, users should refer to the ABS publications *Building Approvals* (8731.0) and *Seasonally Adjusted Indicators* (1308.0).

Related publications

33. Users may also wish to refer to the following publications which are available on request:

Building Approvals and Dwelling Unit Commencements: Small Area Statistics (8735.3) – New issue: 1992–93 (\$15.00)
Dwelling Unit Commencements Reported by Approving Authorities (8741.3) – Monthly (\$11.00)
Building Activity (8752.3) – Quarterly (\$11.00)

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

Unpublished statistics

35. As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquiries should be made to the contact shown at the front of this publication.

Symbols and other usages

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

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

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