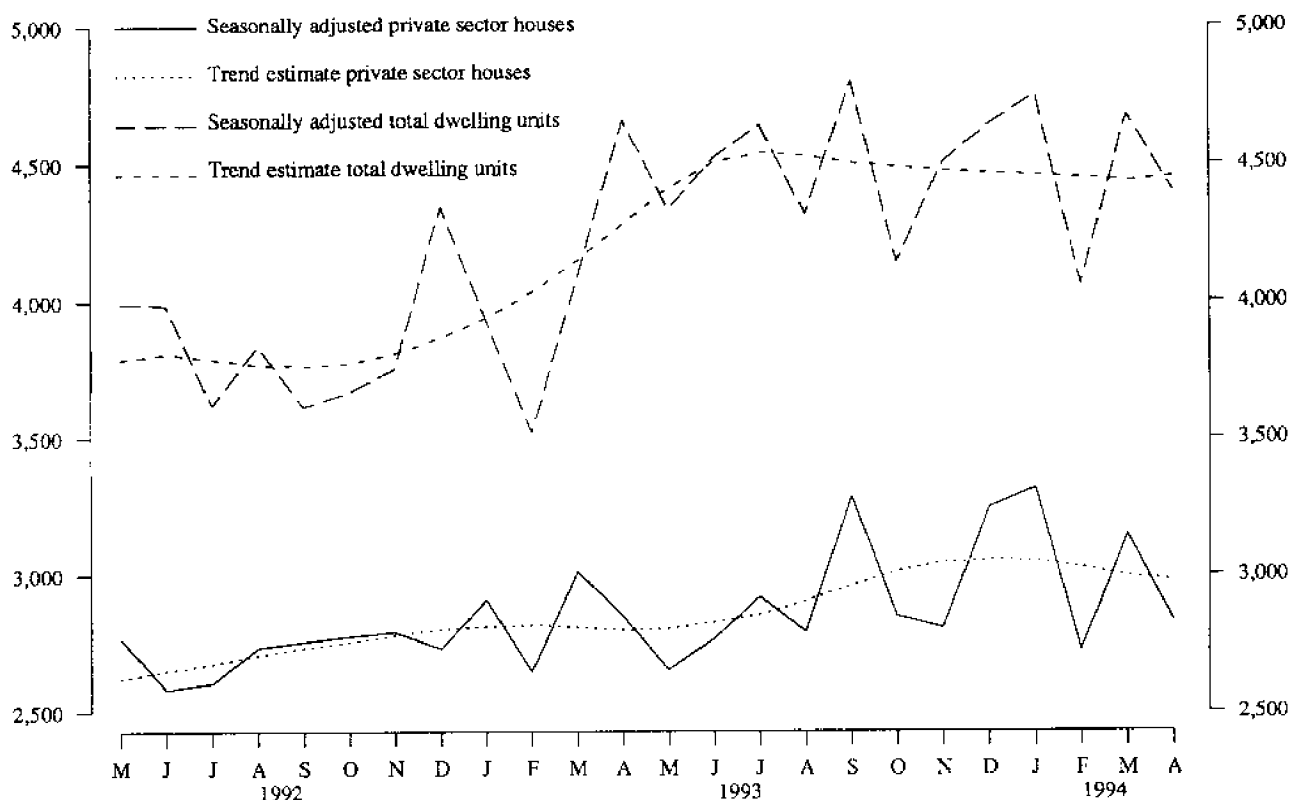




APRIL 1994

**BUILDING APPROVALS
QUEENSLAND**

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

313 Adelaide Street
BRISBANE Q 4000
 10 June 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- *for further information about statistics in this publication and the availability of related unpublished statistics*, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.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 risen marginally, the first rise since July 1993. In April 1994, the trend estimate was 4,455, up marginally over the revised March 1994 figure of 4,436. It would take an increase of 4.3 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in May 1994.
- The trend estimate for private sector houses approved in April 1994 was marginally lower than in March 1994.
- In original figures, the number of dwelling units approved in April 1994 was 4,021, down 19.9 per cent from March 1994. There were 2,569 private sector houses approved in April 1994, down 22.9 per cent from March 1994.
- Seasonally adjusted, the number of dwelling units approved in April 1994 was 4,399, down 5.9 per cent from March 1994. There were 2,834 private sector houses approved in April 1994, down 9.9 per cent from March 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended April 1994 was down 35.8 per cent from the 3 months ended January 1993.

Total building

- The value of all building approved in the 3 months ended April 1994 fell 3.2 per cent from the 3 months ended January 1994.

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>
April—				
1993	4,376	4,660	4,281	444.1
1994	4,021	4,399	4,455	403.4
Three months ended—				
April 1993	12,277	12,271	12,464	1,284.1
January 1994	12,435	13,715	13,395	1,541.3
April 1994	12,991	13,136	13,339	1,491.7

NOTES

This publication contains detailed results for April 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 November 1993 to April 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 (May 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 May 1994, the trend estimate for that month would be 2,959, a movement of -0.9 per cent. The movements in the trend estimates for February, March and April 1994, currently estimated to be -0.7 per cent, -1.1 per cent and -0.5 per cent, respectively, would be revised to -0.6 per cent, -0.8 per cent and -0.7 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in May 1994 would produce a trend estimate for May of 2,805, a movement of -2.7 per cent, with the movements in the trend estimates for February, March and April being revised to -1.4 per cent, -2.0 per cent and -2.3 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate			
			is up 6% on April 1994		is down 6% on April 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
November	3,047	1.0	3,048	1.1	3,055	1.3
December	3,055	0.3	3,056	0.2	3,068	0.4
1994—						
January	3,048	-0.2	3,048	-0.3	3,054	-0.5
February	3,028	-0.7	3,028	-0.6	3,012	-1.4
March	2,994	-1.1	3,005	-0.8	2,951	-2.0
April	2,980	-0.5	2,985	-0.7	2,883	-2.3
May	n.y.a.	n.y.a.	2,959	-0.9	2,805	-2.7

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate			
			is up 7% on April 1993		is down 7% on April 1993	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
November	4,475	-0.2	4,469	-0.4	4,482	-0.1
December	4,463	-0.3	4,453	-0.4	4,475	-0.2
1994—						
January	4,457	-0.2	4,451	-0.0	4,462	-0.3
February	4,448	-0.2	4,461	0.2	4,431	-0.7
March	4,436	-0.3	4,484	0.5	4,387	-1.0
April	4,455	0.4	4,523	0.9	4,340	-1.1
May	n.y.a.	n.y.a.	4,542	0.4	4,267	-1.7

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-April	11,431	212	11,643	4,570	285	4,855	16,001	497	16,498
1993-94									
July-April	11,736	229	11,965	5,647	277	5,924	17,383	506	17,889
1993—									
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
April	1,024	15	1,039	577	22	599	1,601	37	1,638
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-April	27,522	560	28,082	9,988	539	10,527	37,510	1,099	38,609
1993-94									
July-April	29,427	461	29,888	13,732	539	14,271	43,159	1,000	44,159
1993—									
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
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021

(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 11 such dwelling units approved in April 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-April	1,023.1	16.4	1,039.4	304.8	17.8	322.6	1,327.9	34.2	1,362.1	97.9	361.2	472.1	1,786.9	1,932.1
1993-94														
July-April	1,080.2	20.1	1,100.3	380.1	16.8	396.9	1,460.3	36.9	1,497.2	104.5	672.0	894.4	2,236.8	2,496.1
1993—														
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
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
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-April	2,338.9	44.4	2,383.3	686.8	32.6	719.5	3,025.7	77.0	3,102.8	176.8	703.0	902.7	3,905.3	4,182.3
1993-94														
July-April	2,600.0	40.1	2,640.1	1,002.4	32.6	1,035.0	3,602.3	72.7	3,675.1	189.3	1,117.6	1,424.5	4,909.1	5,288.9
1993—														
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
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4

(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
1993—								
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	3,284	2,961	3,298	3,012	4,908	4,389	4,798	4,500
October r	2,851	3,016	2,951	3,061	4,126	4,437	4,143	4,485
November r	2,808	3,047	2,840	3,085	4,326	4,453	4,504	4,475
December r	3,243	3,055	3,263	3,088	4,614	4,438	4,641	4,463
1994—								
January r	3,315	3,048	3,346	3,077	4,699	4,405	4,570	4,457
February r	2,725	3,028	2,750	3,056	3,897	4,360	4,061	4,448
March r	3,146	2,994	3,137	3,025	4,586	4,304	4,676	4,436
April	2,834	2,980	2,921	3,013	4,113	4,290	4,399	4,455

(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—									
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	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	306.4	1,023.0	52.1	293.6	509.1	1,351.6	1,584.1
1994—									
Mar. qtr	661.7	669.9	368.5	1,038.4	45.7	273.0	305.5	1,345.4	1,389.7

(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	1991-92	1992-93	July-April		1994		
			1992-93	1993-94	February	March	April
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	2,338.9	2,600.0	222.5	298.3	227.4
New other residential buildings	588.4	869.6	686.8	1,002.4	107.6	170.3	86.0
Total new residential building	3,103.2	3,700.1	3,025.7	3,602.3	330.1	468.7	313.4
Alterations and additions to residential buildings	205.1	212.7	176.6	189.2	16.6	20.8	16.6
Hotels, etc.	235.7	37.3	21.2	287.5	17.7	5.7	5.9
Shops	212.4	314.0	208.3	262.6	19.8	58.2	12.8
Factories	89.5	87.7	70.9	86.4	3.9	10.4	7.8
Offices	138.3	89.4	63.5	125.8	8.5	10.9	3.8
Other business premises	126.7	170.6	150.2	116.3	12.3	13.3	14.0
Educational	49.9	44.9	38.4	56.8	8.0	1.3	0.6
Religious	13.3	17.0	14.6	11.0	1.7	1.0	0.6
Health	64.9	49.9	42.2	45.4	0.4	4.7	0.6
Entertainment and recreational	80.2	48.8	29.2	61.5	12.1	6.0	5.6
Miscellaneous	68.2	82.1	64.5	64.3	9.3	7.5	4.0
Total non-residential building	1,079.2	941.8	703.0	1,117.6	93.7	119.1	55.6
Total	4,387.4	4,854.6	3,905.3	4,909.1	440.4	606.5	385.7
PUBLIC SECTOR							
New houses	62.3	57.8	44.4	40.1	2.2	3.1	7.2
New other residential buildings	80.2	71.6	32.6	32.6	2.4	2.9	2.7
Total new residential building	142.5	129.4	77.0	72.7	4.6	6.0	9.9
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	5.7	3.2	—	0.5	0.8
Offices	83.0	102.5	40.8	25.0	0.8	3.5	1.5
Other business premises	30.7	31.1	30.2	179.9	3.9	1.2	0.1
Educational	139.5	115.6	83.0	64.6	2.2	4.0	1.8
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	12.1	2.9	—	—	1.8
Entertainment and recreational	6.4	153.4	8.3	15.1	3.5	5.7	—
Miscellaneous	144.2	19.7	18.6	11.3	0.2	2.2	1.9
Total non-residential building	451.5	442.2	199.8	306.9	11.4	17.4	7.8
Total	594.7	571.8	277.0	379.8	15.9	23.4	17.8
TOTAL							
New houses	2,577.0	2,888.3	2,383.3	2,640.1	224.7	301.4	234.6
New other residential buildings	668.6	941.2	719.5	1,035.0	110.0	173.2	88.7
Total new residential building	3,245.7	3,829.6	3,102.8	3,675.1	334.7	474.7	323.4
Alterations and additions to residential buildings	205.8	212.9	176.8	189.3	16.6	20.8	16.6
Hotels, etc.	236.3	37.3	21.2	289.7	17.7	5.7	5.9
Shops	214.3	315.6	209.4	265.3	20.6	58.5	12.8
Factories	94.4	93.4	76.7	89.5	3.9	10.9	8.6
Offices	221.4	191.9	104.3	150.8	9.3	14.5	5.3
Other business premises	157.4	201.7	180.4	296.2	16.2	14.4	14.1
Educational	189.4	160.5	121.3	121.4	10.1	5.3	2.3
Religious	13.3	17.0	14.6	11.0	1.7	1.0	0.6
Health	105.2	62.4	54.3	48.3	0.4	4.7	2.4
Entertainment and recreational	86.6	202.2	37.5	76.6	15.5	11.7	5.6
Miscellaneous	212.4	101.9	83.1	75.6	9.5	9.7	5.9
Total non-residential building	1,530.7	1,383.9	902.7	1,424.5	105.1	136.5	63.5
Total	4,982.1	5,426.3	4,182.3	5,288.9	456.3	632.0	403.4

**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 — 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
April	—	—	4	1.6	1	0.8	2	3.5	—	—	7	5.9
SHOPS												
1994 — 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
April	25	2.4	9	3.1	7	4.7	2	2.5	—	—	43	12.8
FACTORIES												
1994 — 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
April	16	1.9	4	1.3	2	1.5	3	4.1	—	—	25	8.6
OFFICES												
1994 — 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
April	15	1.4	12	3.4	1	0.5	—	—	—	—	28	5.3
OTHER BUSINESS PREMISES												
1994 — 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
April	23	2.7	12	3.5	2	1.3	4	6.6	—	—	41	14.1
EDUCATIONAL												
1994 — 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
April	9	1.2	4	1.2	—	—	—	—	—	—	13	2.3
RELIGIOUS												
1994 — 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
April	3	0.4	1	0.2	—	—	—	—	—	—	4	0.6
HEALTH												
1994 — 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
April	3	0.3	1	0.3	—	—	1	1.8	—	—	5	2.4
ENTERTAINMENT AND RECREATIONAL												
1994 — 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
April	1	0.1	5	1.3	2	1.5	1	2.7	—	—	9	5.6
MISCELLANEOUS												
1994 — 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
April	5	0.6	14	4.2	2	1.1	—	—	—	—	21	5.9
TOTAL NON-RESIDENTIAL BUILDING												
1994 — 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
April	100	10.9	66	20.1	17	11.3	13	21.1	—	—	196	63.5

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

Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane(a)	1,039	89	257	346	119	122	12	253	599	1,638
Moreton(a)	663	58	247	305	89	55	145	289	594	1,257
Wide Bay-Burnett	257	10	—	10	9	—	—	9	19	276
Darling Downs	124	8	—	8	4	—	—	4	12	136
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	125	8	—	8	—	—	—	—	8	133
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	87	2	6	8	17	—	—	17	25	112
Northern	136	—	—	—	14	—	—	14	14	150
Far North	218	16	14	30	45	10	—	55	85	303
North West	3	4	—	4	6	—	—	6	10	13
Queensland	2,655	195	524	719	303	187	157	647	1,366	4,021
VALUE (\$'000)										
Brisbane(a)	93,509	4,456	16,192	20,648	5,881	8,871	1,000	15,752	36,400	129,909
Moreton(a)	59,441	2,621	18,988	21,609	5,154	3,528	11,910	20,592	42,201	101,642
Wide Bay-Burnett	19,567	586	—	586	330	—	—	330	916	20,483
Darling Downs	11,385	418	—	418	240	—	—	240	658	12,043
South West	226	—	—	—	—	—	—	—	—	226
Fitzroy	10,875	518	—	518	—	—	—	—	518	11,393
Central West	91	—	—	—	—	—	—	—	—	91
Mackay	8,388	158	400	558	1,102	—	—	1,102	1,660	10,048
Northern	12,475	—	—	—	761	—	—	761	761	13,237
Far North	18,399	899	985	1,884	2,321	800	—	3,121	5,005	23,404
North West	279	213	—	213	399	—	—	399	612	891
Queensland	234,635	9,868	36,565	46,433	16,188	13,199	12,910	42,297	88,730	323,365

(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-April	1,594	22,016	2,790	1,285	397	28,082
1993-94						
July-April	1,639	23,676	2,647	1,246	686	29,888
1993—						
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
April	316	1,966	220	120	33	2,655

(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, APRIL 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)	1,039	93,509	599	36,400	1,638	129,909	8,597	27,956	166,462
Moreton(a)	663	59,441	594	42,201	1,257	101,642	3,296	12,882	117,820
Wide Bay-Burnett	257	19,567	19	916	276	20,483	786	3,280	24,548
Darling Downs	124	11,385	12	658	136	12,043	908	4,113	17,063
South West	2	226	—	—	2	226	—	295	521
Fitzroy	125	10,875	8	518	133	11,393	601	907	12,901
Central West	1	91	—	—	1	91	—	—	91
Mackay	87	8,388	25	1,660	112	10,048	762	809	11,618
Northern	136	12,475	14	761	150	13,237	979	3,517	17,732
Far North	218	18,399	85	5,005	303	23,404	628	8,899	32,931
North West	3	279	10	612	13	891	50	811	1,751
Queensland	2,655	234,635	1,366	88,730	4,021	323,365	16,605	63,467	403,437
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	235	21,523	435	31,454	670	52,977	1,902	6,172	61,052
Sunshine Coast	221	22,006	159	10,747	380	32,753	766	4,018	37,537
Bundaberg(a)	43	3,508	15	701	58	4,209	25	165	4,399
Gladstone	38	3,326	—	—	38	3,326	168	585	4,079
Rockhampton	41	3,550	4	307	45	3,857	195	—	4,051
Mackay	50	4,900	19	1,260	69	6,160	375	489	7,024
Townsville	100	9,444	14	761	114	10,205	709	2,972	13,886
Cairns(a)	137	11,972	69	3,966	206	15,938	325	4,686	20,949

(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, APRIL 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)	211	16,587	88	5,118	299	21,705	463	5,496	27,664
Beaudesert (S)	77	6,190	—	—	77	6,190	225	400	6,815
Boonah (S)	4	305	—	—	4	305	27	—	332
Brisbane (C)	295	31,274	428	26,362	723	57,636	5,832	18,774	82,242
Caboolture (S)	175	13,614	44	3,012	219	16,626	202	952	17,780
Caloundra (C)	116	11,048	18	2,290	134	13,338	429	760	14,527
Esk (S)	11	774	—	—	11	774	21	180	975
Gatton (S)	12	1,241	—	—	12	1,241	33	—	1,274
Gold Coast (C)	81	8,353	347	26,336	428	34,689	1,570	4,117	40,376
Ipswich (C)	26	2,018	12	632	38	2,650	371	3,025	6,046
Kilcoy (S)	2	186	—	—	2	186	—	—	186
Laidley (S)	32	2,252	—	—	32	2,252	205	59	2,517
Logan (C)	158	13,568	78	4,090	236	17,658	706	573	18,936
Maroochy (S)	112	9,898	120	6,727	232	16,625	72	1,360	18,057
Moreton (S)	64	5,719	—	—	64	5,719	275	593	6,586
Noosa (S)	86	7,905	21	1,730	107	9,635	358	3,798	13,792
Pine Rivers (S)	111	10,149	25	1,625	136	11,774	444	—	12,218
Redcliffe (C)	7	570	2	82	9	652	—	—	652
Redland (S)	122	11,298	10	597	132	11,895	662	751	13,308
Brisbane and Moreton (SDs)	1,702	152,950	1,193	78,601	2,895	231,551	11,893	40,838	284,282
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	14	923	9	330	23	1,253	—	165	1,418
Gayndah (S)	—	—	—	—	—	—	82	92	174
Gooburrum (S)	17	1,371	—	—	17	1,371	—	—	1,371
Gympie (C)	2	132	—	—	2	132	27	—	159
Hervey Bay (C)	75	5,811	—	—	75	5,811	157	1,630	7,598
Isis (S)	—	—	—	—	—	—	—	—	—
Kingaroy (S)	15	1,722	2	137	17	1,859	108	254	2,221
Kolan (S)	8	449	—	—	8	449	16	—	465
Maryborough (C)	13	1,029	—	—	13	1,029	81	659	1,769
Miriam Vale (S)	3	215	—	—	3	215	39	—	254
Mundubbera (S)	2	114	—	—	2	114	—	—	114
Nanango (S)	21	1,124	—	—	21	1,124	91	120	1,335
Tiaro (S)	8	455	—	—	8	455	—	209	664
Widgee (S)	24	1,898	2	78	26	1,976	75	—	2,051
Woongarra (S)	31	2,699	6	371	37	3,070	25	—	3,095
Other areas	24	1,625	—	—	24	1,625	84	151	1,861
Wide Bay-Burnett (SD)	257	19,567	19	916	276	20,483	786	3,280	24,548

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, APRIL 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)	5	456	—	—	5	456	—	—	456
Chinchilla (S)	3	166	2	110	5	276	52	60	388
Clifton (S)	2	169	—	—	2	169	—	—	169
Crow's Nest (S)	14	1,381	—	—	14	1,381	118	402	1,900
Dalby (T)	5	385	—	—	5	385	34	293	712
Glengallan (S)	1	87	—	—	1	87	—	—	87
Goondiwindi (T)	4	351	—	—	4	351	20	—	371
Jondaryan (S)	21	2,300	—	—	21	2,300	32	1,139	3,471
Millmerran (S)	—	—	—	—	—	—	71	—	71
Pittsworth (S)	4	378	—	—	4	378	—	—	378
Rosalie (S)	5	368	—	—	5	368	30	—	398
Rosenthal (S)	—	—	—	—	—	—	—	—	—
Stanthorpe (S)	1	85	—	—	1	85	—	—	85
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	51	4,623	8	430	59	5,053	309	1,964	7,325
Wambo (S)	3	191	—	—	3	191	110	—	300
Warwick (C)	4	382	2	118	6	500	90	255	845
Other areas	1	64	—	—	1	64	42	—	105
Darling Downs (SD)	124	11,385	12	658	136	12,043	908	4,113	17,063
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	136	—	—	1	136	—	200	336
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	1	90	—	—	1	90	—	95	185
South West (SD)	2	226	—	—	2	226	—	295	521
FITZROY STATISTICAL DIVISION									
Banana (S)	4	406	4	211	8	617	12	—	629
Calliope (S)	12	1,024	—	—	12	1,024	60	95	1,179
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	15	1,410	—	—	15	1,410	89	272	1,770
Fitzroy (S)	20	1,498	—	—	20	1,498	15	—	1,513
Gladstone (C)	28	2,461	—	—	28	2,461	108	490	3,058
Livingstone (S)	15	1,298	—	—	15	1,298	123	50	1,471
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	25	2,375	4	307	29	2,682	195	—	2,877
Other areas	6	404	—	—	6	404	—	—	404
Fitzroy (SD)	125	10,875	8	518	133	11,393	601	907	12,901
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	1	91	—	—	1	91	—	—	91
Central West (SD)	1	91	—	—	1	91	—	—	91

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, APRIL 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)	1	80	—	—	1	80	65	—	145
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	8	792	15	1,030	23	1,822	130	489	2,441
Pioneer (S)	51	4,981	4	230	55	5,211	245	—	5,455
Sarina (S)	10	811	—	—	10	811	156	70	1,037
Whitsunday (S)	13	1,345	6	400	19	1,745	69	250	2,064
Other areas	4	379	—	—	4	379	96	—	475
Mackay (SD)	87	8,388	25	1,660	112	10,048	762	809	11,618
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	157	—	—	2	157	49	212	418
Burdekin (S)	8	585	—	—	8	585	13	333	931
Charters Towers (C)	5	377	—	—	5	377	40	—	416
Dalrymple (S)	1	54	—	—	1	54	—	—	54
Hinchinbrook (S)	1	122	—	—	1	122	61	—	184
Thuringowa (C)	76	6,624	—	—	76	6,624	344	460	7,428
Townsville (C)	43	4,556	14	761	57	5,318	472	2,512	8,302
Northern (SD)	136	12,475	14	761	150	13,237	979	3,517	17,732
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	21	1,557	—	—	21	1,557	72	660	2,289
Cairns (C)	16	1,908	27	1,980	43	3,888	112	4,378	8,378
Cardwell (S)	4	284	—	—	4	284	25	328	637
Cook (S) (including Weipa)	2	163	—	—	2	163	—	—	163
Douglas (S)	10	902	10	691	20	1,593	33	1,426	3,052
Eacham (S)	8	455	—	—	8	455	—	—	455
Johnstone (S)	15	1,279	—	—	15	1,279	—	—	1,279
Mareeba (S)	15	1,172	4	220	19	1,392	137	1,800	3,329
Mulgrave (S)	124	10,419	44	2,114	168	12,533	233	308	13,075
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	3	260	—	—	3	260	15	—	275
Far North (SD)	218	18,399	85	5,005	303	23,404	628	8,899	32,931
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	185	8	492	10	677	—	420	1,097
Mount Isa (C)	1	94	2	120	3	214	50	391	654
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	3	279	10	612	13	891	50	811	1,751
QUEENSLAND									
Queensland	2,655	234,635	1,366	88,730	4,021	323,365	16,605	63,467	403,437

(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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