

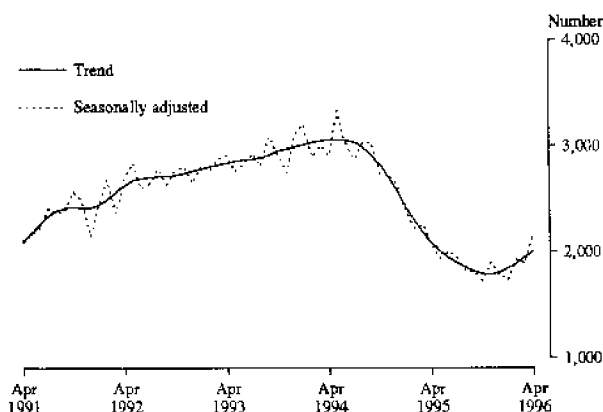
BUILDING APPROVALS, QUEENSLAND, APRIL 1996

MAIN FEATURES

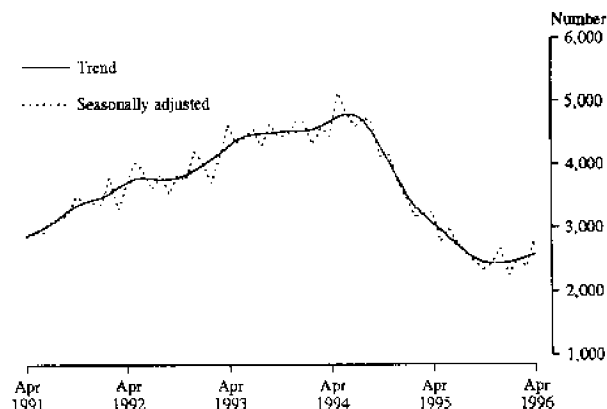
NUMBER OF DWELLING UNITS APPROVED

	April 1995	March 1996	April 1996	April 1995 to April 1996 change	March 1996 to April 1996 change
Original series	2,805	2,420	2,681	-4.4%	10.8%
Seasonally adjusted	3,253	2,377	2,815	-13.5%	18.4%
Trend estimate	3,076	2,534	2,583	-16.0%	1.9%

PRIVATE SECTOR HOUSES APPROVED



TOTAL DWELLING UNITS APPROVED



Residential building

- The trend for the number of dwelling units approved continued to rise in April, up 1.9% on last month. This is the fifth consecutive monthly rise.
- The trend for the number of private sector houses also continues to rise with an increase of 3.0%.
- In original (unadjusted) terms the total number of dwelling units approved was 2,681, of which 2,033 were private sector houses.
- The value of new residential building was \$255.6 million, an increase of 16.4% on the previous month.

- Expressed in average 1989-90 prices, the value of new residential building work approved for the March quarter 1996 was \$546.3 million, a fall on the previous quarter of 9.3% and a 27.7% decrease on the March quarter 1995.

Non-residential building

- The value of non-residential building projects approved in April was \$261.7 million. Of the total, factories accounted for \$86.9 million and shops \$85.0 million. There were nine projects valued at \$5 million or more approved this month.
- Expressed in average 1989-90 prices the value of non-residential building work approved for the March quarter 1996 was \$480.3 million, a decrease on the previous quarter of 10.6%, and a 7.5% increase on the March quarter 1995.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.

for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in May 1996, the trend estimate for that month would be 2,166, a movement of 3.9%. The movements in the trend estimates for February, March and April which are currently estimated to be 2.7%, 3.0% and 3.0% respectively, would be revised to 3.8%, 4.5% and 4.6%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in May 1996 would produce a trend estimate for May of 2,056, a movement of 2.2%, with the movements in the trend estimates for February, March and April being revised to 2.9%, 3.1% and 3.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 6% on April 1996		is down 6% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	1,786	-0.4	1,778	-0.9	1,783	-0.6
December	1,804	1.0	1,791	0.7	1,800	1.0
1996—						
January	1,843	2.2	1,837	2.6	1,842	2.3
February	1,893	2.7	1,907	3.8	1,895	2.9
March	1,949	3.0	1,992	4.5	1,953	3.1
April	2,009	3.0	2,084	4.6	2,011	3.0
May	n.y.a.	n.y.a.	2,166	3.9	2,056	2.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 7% on April 1996		is down 7% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	2,430	-1.2	2,419	-1.6	2,426	-1.3
December	2,433	0.1	2,413	-0.2	2,426	0.0
1996—						
January	2,457	1.0	2,449	1.5	2,455	1.2
February	2,491	1.4	2,511	2.6	2,494	1.6
March	2,534	1.7	2,595	3.4	2,539	1.8
April	2,583	1.9	2,694	3.8	2,587	1.9
May	n.y.a.	n.y.a.	2,789	3.5	2,628	1.6

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1994-95										
July-April	10,633	137	10,770	4,867	443	5,310	65	15,565	580	16,145
1995-96										
July-April	8,076	98	8,174	2,221	104	2,325	84	10,381	202	10,583
1995—										
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345		1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1994-95										
July-April	25,985	392	26,377	11,381	863	12,244	165	37,530	1,256	38,786
1995-96										
July-April	18,633	308	18,941	5,165	522	5,687	180	23,978	830	24,808
1995—										
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1994-95														
July-April	1,003.0	12.0	1,015.0	417.7	51.1	468.8	1,420.7	63.1	1,483.8	107.4	491.5	660.3	2,019.4	2,251.5
1995-96														
July-April	783.4	9.0	792.4	172.3	8.5	180.8	955.7	17.5	973.3	109.6	586.1	746.7	1,651.3	1,829.6
1995—														
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
1996—														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1	—	17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
QUEENSLAND														
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1994-95														
July-April	2,431.2	36.5	2,467.8	879.6	79.7	959.3	3,310.9	116.2	3,427.0	199.1	1,062.8	1,408.4	4,571.9	5,034.5
1995-96														
July-April	1,804.8	32.0	1,836.7	427.0	36.8	463.8	2,231.8	68.7	2,300.6	210.9	1,528.7	1,980.3	3,970.1	4,491.7
1995—														
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1995—								
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April	2,066	2,088	2,075	2,148	2,985	2,937	3,253	3,076
May	1,936	2,010	2,000	2,063	2,724	2,848	2,784	2,968
June	2,007	1,947	2,087	1,993	2,940	2,744	2,992	2,850
July	1,943	1,896	1,975	1,935	2,645	2,627	2,740	2,724
August	1,817	1,852	1,834	1,885	2,486	2,510	2,608	2,608
September	1,814	1,818	1,842	1,848	2,380	2,414	2,465	2,519
October	1,726	1,794	1,757	1,822	2,160	2,345	2,346	2,459
November	1,903	1,786	1,939	1,816	2,428	2,315	2,446	2,430
December	1,781	1,804	1,792	1,838	2,490	2,325	2,673	2,433
1996—								
January	1,732	1,843	1,797	1,881	2,133	2,357	2,246	2,457
February	1,929	1,893	1,990	1,934	2,443	2,395	2,518	2,491
March	1,890	1,950	1,871	1,994	2,375	2,438	2,377	2,534
April	2,164	2,009	2,251	2,057	2,629	2,487	2,815	2,583

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1994 - Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.1	470.6	1,288.3	1,441.5
1995— Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
June qtr	507.2	521.9	248.6	770.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.5	602.3	53.6	366.8	537.2	1,004.9	1,193.2
1996— Mar. qtr	433.0	442.1	104.2	546.3	47.5	436.2	480.3	1,013.2	1,074.1

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

TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP
(S million)

Class of building	1993-94	1994-95	July-April		1996		
			1994-95	1995-96	February	March	April
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	2,431.2	1,804.8	170.0	185.2	199.0
New other residential buildings	1,264.1	1,015.2	879.6	427.0	41.1	32.8	44.7
Total new residential building	4,464.3	3,856.7	3,310.9	2,231.8	211.1	218.0	243.7
Alterations and additions to residential buildings	228.1	240.0	198.3	209.6	18.7	19.3	20.3
Hotels, etc.	302.1	186.6	48.5	136.5	13.5	13.1	5.8
Shops	332.1	540.9	405.2	477.7	110.8	36.9	85.0
Factories	109.8	110.7	79.0	232.5	22.1	23.5	86.3
Offices	160.9	148.2	122.6	147.5	12.4	16.9	9.9
Other business premises	153.0	243.5	177.5	215.7	41.0	12.2	12.7
Educational	66.4	62.5	54.6	58.3	0.9	11.5	4.3
Religious	14.3	14.0	11.9	9.7	—	0.2	2.5
Health	59.7	53.7	45.1	82.8	6.0	32.8	9.8
Entertainment and recreational	78.1	151.1	75.6	82.3	12.0	1.4	2.2
Miscellaneous	72.0	59.6	42.8	85.7	12.5	3.1	12.8
Total non-residential building	1,348.4	1,570.9	1,062.8	1,528.7	231.2	151.8	231.3
Total	6,040.9	5,667.5	4,571.9	3,970.1	461.0	389.0	495.3
PUBLIC SECTOR							
New houses	53.3	50.0	36.5	32.0	4.8	0.6	6.1
New other residential buildings	73.4	94.1	79.7	36.8	5.2	0.9	5.7
Total new residential building	126.7	144.1	116.2	68.7	9.9	1.6	11.9
Alterations and additions to residential buildings	1.1	0.9	0.8	1.3	0.1	0.1	0.2
Hotels, etc.	2.3	1.7	1.7	2.1	—	—	—
Shops	3.3	20.9	20.0	2.1	0.4	—	—
Factories	4.2	6.5	5.9	5.6	—	—	0.5
Offices	34.8	57.0	39.9	21.8	8.7	1.2	1.6
Other business premises	186.5	37.1	18.4	82.4	2.2	0.4	9.2
Educational	97.8	218.9	176.9	131.2	3.0	2.7	16.0
Religious	—	—	—	0.5	0.2	—	—
Health	42.0	30.8	26.2	55.9	—	0.8	0.3
Entertainment and recreational	19.6	58.3	15.2	70.0	1.0	0.5	2.4
Miscellaneous	22.6	61.5	41.6	80.0	0.9	0.1	0.3
Total non-residential building	413.1	492.6	345.6	451.6	16.4	5.6	30.4
Total	540.9	637.6	462.6	521.6	26.4	7.3	42.4
TOTAL							
New houses	3,253.5	2,891.5	2,467.8	1,836.7	174.8	185.8	205.1
New other residential buildings	1,337.5	1,109.3	959.3	463.8	46.2	33.7	50.4
Total new residential building	4,591.0	4,000.7	3,427.0	2,300.6	221.0	219.5	255.6
Alterations and additions to residential buildings	229.2	240.9	199.1	210.9	18.8	19.5	20.4
Hotels, etc.	304.4	188.3	50.2	138.6	13.5	13.1	5.8
Shops	335.4	561.8	425.2	479.8	111.1	36.9	85.0
Factories	114.0	117.2	84.9	238.1	22.1	23.5	86.9
Offices	195.7	205.1	162.5	169.3	21.1	18.1	11.5
Other business premises	339.5	280.6	195.9	298.1	43.2	12.6	21.9
Educational	164.2	281.5	231.5	189.5	3.9	14.2	20.3
Religious	14.3	14.0	11.9	10.2	0.2	0.2	2.5
Health	101.7	84.5	71.3	138.7	6.0	33.6	10.1
Entertainment and recreational	97.7	209.4	90.8	152.3	13.0	1.9	4.6
Miscellaneous	94.6	121.1	84.3	165.7	13.4	3.2	13.1
Total non-residential building	1,761.6	2,063.5	1,408.4	1,980.3	247.6	157.3	261.7
Total	6,581.8	6,305.1	5,034.5	4,491.7	487.4	396.3	537.7

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 — February	3	0.4	2	0.7	3	1.8	3	10.6	—	—	11	13.5
March	5	0.5	3	0.8	1	0.5	—	—	1	11.3	10	13.1
April	8	0.8	2	0.5	—	—	3	4.6	—	—	13	5.8
SHOPS												
1996 — February	42	3.7	15	4.6	2	1.2	1	1.3	4	100.3	64	111.1
March	45	4.7	12	3.7	7	4.2	6	13.5	1	10.8	71	36.9
April	51	4.8	14	4.0	7	5.2	5	8.2	4	62.7	81	85.0
FACTORIES												
1996 — February	16	1.6	11	3.1	4	2.5	2	5.2	1	9.8	34	22.1
March	9	0.9	9	2.8	2	1.7	2	4.2	1	14.0	23	23.5
April	13	1.4	9	2.6	4	2.4	1	3.0	2	77.5	29	86.9
OFFICES												
1996 — February	21	1.9	9	2.8	4	2.4	5	7.3	1	6.8	40	21.1
March	35	3.6	9	3.0	5	3.2	5	8.4	—	—	54	18.1
April	19	2.2	11	3.5	4	2.5	2	3.2	—	—	36	11.5
OTHER BUSINESS PREMISES												
1996 — February	19	1.7	18	5.4	6	3.8	8	16.5	1	15.8	52	43.2
March	23	2.3	11	3.6	6	3.8	2	3.0	—	—	42	12.6
April	27	2.6	15	4.8	5	3.7	5	10.8	—	—	52	21.9
EDUCATIONAL												
1996 — February	6	0.6	8	2.2	—	—	1	1.0	—	—	15	3.9
March	10	1.2	4	1.1	2	1.6	7	10.4	—	—	23	14.2
April	11	1.2	8	2.6	3	2.3	3	8.4	1	5.9	26	20.3
RELIGIOUS												
1996 — February	—	—	1	0.2	—	—	—	—	—	—	1	0.2
March	—	—	1	0.2	—	—	—	—	—	—	1	0.2
April	1	0.1	3	1.2	—	—	1	1.2	—	—	5	2.5
HEALTH												
1996 — February	3	0.2	—	—	2	1.0	2	4.8	—	—	7	6.0
March	3	0.3	2	0.7	1	0.8	1	1.8	3	30.0	10	33.6
April	4	0.4	3	1.0	2	1.3	2	2.5	1	5.0	12	10.1
ENTERTAINMENT AND RECREATIONAL												
1996 — February	10	1.2	4	1.0	4	3.0	3	7.7	—	—	21	13.0
March	3	0.4	1	0.3	—	—	1	1.2	—	—	5	1.9
April	7	0.8	3	0.9	1	0.7	1	2.3	—	—	12	4.6
MISCELLANEOUS												
1996 — February	10	0.9	5	1.3	1	0.5	—	—	2	10.7	18	13.4
March	8	0.7	2	0.7	1	0.5	1	1.3	—	—	12	3.2
April	9	0.9	5	1.3	2	1.2	2	4.3	1	5.5	19	13.1
TOTAL NON-RESIDENTIAL BUILDING												
1996 — February	130	12.2	73	21.5	26	16.2	25	54.4	9	143.4	263	247.6
March	141	14.6	54	16.8	25	16.2	25	43.7	6	66.1	251	157.3
April	150	15.2	73	22.3	28	19.3	25	48.4	9	156.6	285	261.7

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

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	936	30	46	76	96	38	—	134	210	1,146
Moreton	555	139	51	190	37	50	6	93	283	838
Wide Bay-Burnett	138	2	6	8	4	—	—	4	12	150
Darling Downs	82	4	—	4	—	—	—	—	4	86
South West	5	—	—	—	—	—	—	—	—	5
Fitzroy	93	21	—	21	—	—	—	—	21	114
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	74	4	4	8	—	—	—	—	8	82
Northern	79	—	—	—	12	—	—	12	12	91
Far North	133	2	—	2	9	—	—	9	11	144
North West	1	8	—	8	—	—	—	—	8	9
Queensland	2,096	210	107	317	158	88	6	252	569	2,665
VALUE (\$'000)										
Brisbane	90,809	5,115	3,382	8,497	7,873	3,272	—	11,145	19,643	110,452
Moreton	54,997	7,363	4,586	11,949	2,359	5,150	4,425	11,934	23,883	78,880
Wide Bay-Burnett	11,201	133	570	703	280	—	—	280	983	12,183
Darling Downs	8,531	290	—	290	—	—	—	—	290	8,821
South West	686	—	—	—	—	—	—	—	—	686
Fitzroy	8,400	947	—	947	—	—	—	—	947	9,347
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	7,683	313	600	913	—	—	—	—	913	8,596
Northern	8,764	—	—	—	2,545	—	—	2,545	2,545	11,309
Far North	14,003	160	—	160	450	—	—	450	610	14,613
North West	70	614	—	614	—	—	—	—	614	684
Queensland	205,144	14,934	9,138	24,073	13,507	8,422	4,425	26,354	50,427	255,570

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994-95						
July-April	1,955	20,464	2,269	1,067	622	26,377
1995-96						
July-April	4,406	11,187	1,460	869	1,019	18,941
1995—						
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096

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

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

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
STATISTICAL DIVISION									
Brisbane	936	90,809	210	19,643	1,146	110,452	10,300	114,152	234,904
Moreton	555	54,997	283	23,883	838	78,880	4,254	20,391	103,526
Wide Bay-Burnett	138	11,201	12	983	150	12,183	861	15,752	28,796
Darling Downs	82	8,531	4	290	86	8,821	727	15,020	24,568
South West	5	686	—	—	5	686	185	445	1,316
Fitzroy	93	8,400	21	947	114	9,347	928	85,153	95,428
Central West	—	—	—	—	—	—	—	145	145
Mackay	74	7,683	8	913	82	8,596	580	1,904	11,080
Northern	79	8,764	12	2,545	91	11,309	1,416	5,253	17,978
Far North	133	14,003	11	610	144	14,613	975	2,947	18,534
North West	1	70	8	614	9	684	183	549	1,416
Queensland	2,096	205,144	569	50,427	2,665	255,570	20,410	261,712	537,693
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	261	26,735	218	14,573	479	41,308	1,957	9,277	52,542
Sunshine Coast	164	16,439	60	9,076	224	25,515	1,287	9,789	36,591
Bundaberg (c)	29	2,444	—	—	29	2,444	153	788	3,384
Gladstone	29	3,009	—	—	29	3,009	334	81,584	84,926
Rockhampton	21	1,739	2	115	23	1,854	256	3,305	5,414
Mackay	37	3,911	2	178	39	4,089	358	1,331	5,778
Townsville (c)	26	2,973	12	2,545	38	5,518	595	3,803	9,916
Cairns	87	10,296	9	450	96	10,746	434	2,154	13,334

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

NOTE: The July 1995 to January 1996 issues of this publication showed incorrect information for Townsville Statistical District in Table 9.

The table below details the corrected information.

TYPE OF BUILDING APPROVED IN TOWNSVILLE STATISTICAL DISTRICT (a)

Period	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
1995									
July	8	816	—	—	8	816	409	130	1,356
August	24	3,052	30	2,104	54	5,156	403	1,230	6,790
September	44	5,033	10	610	54	5,643	1,569	6,339	13,551
October	18	2,151	5	360	23	2,511	883	10,125	13,520
November	23	2,424	2	147	25	2,571	628	5,327	8,526
December	10	1,287	8	729	18	2,016	460	959	3,436
1996									
January	32	4,250	16	1,476	48	5,726	556	823	7,105
February	34	3,302	38	2,798	72	6,100	699	3,921	10,720
March	25	2,713	2	207	27	2,920	966	1,656	5,542
April	26	2,973	12	2,545	38	5,518	595	3,803	9,916

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

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	49	4,517	—	—	49	4,517	268	456	5,240
Boonah (S)	3	198	—	—	3	198	15	—	213
Brisbane (C)	401	41,805	161	16,008	562	57,813	8,040	91,746	157,600
Caboolture (S)	124	10,976	—	—	124	10,976	426	1,277	12,679
Caloundra (C)	61	5,698	16	1,188	77	6,886	511	891	8,288
Esk (S)	7	555	—	—	7	555	86	—	641
Gatton (S)	7	860	4	220	11	1,080	232	545	1,857
Gold Coast (C)	299	29,772	226	15,973	525	45,745	2,042	9,797	57,584
Ipswich (C)	65	5,218	5	261	70	5,479	464	1,830	7,772
Kitcoy (S)	2	102	—	—	2	102	—	—	102
Laidley (S)	8	598	—	—	8	598	24	—	622
Logan (C)	73	6,125	17	765	90	6,890	335	3,787	11,012
Maroochy (S)	100	8,919	16	713	116	9,632	570	3,079	13,280
Noosa (S)	66	7,635	28	7,175	94	14,810	662	6,428	21,901
Pine Rivers (S)	95	9,315	—	—	95	9,315	40	7,184	16,539
Redcliffe (C)	11	1,481	—	—	11	1,481	145	430	2,056
Redland (S)	120	12,033	20	1,222	140	13,255	695	7,093	21,044
Brisbane and Moreton (SDs)	1,491	145,806	493	43,526	1,984	189,332	14,555	134,543	338,430
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	22	1,927	—	—	22	1,927	143	788	2,858
Burnett (S)	14	1,171	—	—	14	1,171	89	—	1,259
Cooloola (S)	26	2,007	4	270	30	2,277	187	7,960	10,424
Gayndah (S)	3	234	—	—	3	234	—	—	234
Hervey Bay (C)	39	3,637	4	280	43	3,917	68	5,445	9,429
Isis (S)	4	258	2	300	6	558	—	—	558
Kingaroy (S)	5	441	—	—	5	441	30	—	471
Kolan (S)	6	232	—	—	6	232	25	—	257
Maryborough (C)	3	238	2	133	5	371	93	1,125	1,588
Miriam Vale (S)	6	545	—	—	6	545	55	133	732
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	6	288	—	—	6	288	127	301	717
Tiaro (S)	3	154	—	—	3	154	—	—	154
Other areas	1	70	—	—	1	70	46	—	116
Wide Bay-Burnett (SD)	138	11,201	12	983	150	12,183	861	15,752	28,796

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	5	621	—	—	5	621	—	—	621
Chinchilla (S)	2	173	—	—	2	173	12	—	185
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	4	463	—	—	4	463	20	—	483
Dalby (T)	2	204	—	—	2	204	37	994	1,234
Goondiwindi (T)	—	—	2	130	2	130	45	126	301
Jondaryan (S)	7	749	—	—	7	749	46	—	795
Millmerran (S)	2	156	—	—	2	156	26	—	182
Pittsworth (S)	2	300	—	—	2	300	—	—	300
Rosalie (S)	4	334	—	—	4	334	12	—	345
Stanthorpe (S)	2	104	—	—	2	104	—	—	104
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	45	4,606	2	160	47	4,766	451	11,503	16,720
Wambo (S)	1	60	—	—	1	60	—	1,387	1,447
Warwick (S)	5	668	—	—	5	668	56	930	1,654
Other areas	1	93	—	—	1	93	23	80	196
Darling Downs (SD)	82	8,531	4	290	86	8,821	727	15,020	24,568
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	186	—	—	2	186	150	—	336
Roma (T)	1	169	—	—	1	169	—	445	615
Other areas	2	330	—	—	2	330	35	—	365
South West (SD)	5	686	—	—	5	686	185	445	1,316
FITZROY STATISTICAL DIVISION									
Banana (S)	1	56	—	—	1	56	206	—	262
Calliope (S)	9	713	—	—	9	713	191	72,016	72,920
Duaringa (S)	1	140	—	—	1	140	—	183	323
Emerald (S)	21	1,521	14	648	35	2,169	—	82	2,251
Fitzroy (S)	4	299	—	—	4	299	—	—	299
Gladstone (C)	20	2,296	—	—	20	2,296	143	9,568	12,007
Livingstone (S)	19	1,865	5	184	24	2,049	132	—	2,181
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	18	1,510	2	115	20	1,625	256	3,305	5,185
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	93	8,400	21	947	114	9,347	928	85,153	95,428
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	—	145	145
Central West (SD)	—	—	—	—	—	—	—	145	145

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	49	—	49
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	45	4,709	2	178	47	4,887	396	1,331	6,615
Sarina (S)	9	819	—	—	9	819	79	60	959
Whitsunday (S)	15	1,692	6	735	21	2,427	56	513	2,996
Other areas	5	463	—	—	5	463	—	—	463
Mackay (SD)	74	7,683	8	913	82	8,596	580	1,904	11,080
NORTHERN STATISTICAL DIVISION									
Bowen (S)	—	—	—	—	—	—	—	75	75
Burdekin (S)	8	1,014	—	—	8	1,014	—	—	1,014
Charters Towers (C)	1	124	—	—	1	124	24	—	148
Dalrymple (S)	3	91	—	—	3	91	21	—	112
Hinchinbrook (S)	7	1,014	—	—	7	1,014	226	203	1,444
Thuringowa (C)	34	3,547	—	—	34	3,547	550	1,172	5,269
Townsville (C)	26	2,973	12	2,545	38	5,518	595	3,803	9,916
Northern (SD)	79	8,764	12	2,545	91	11,309	1,416	5,253	17,978
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	1	72	—	—	1	72	150	54	276
Cairns (C)	87	10,296	9	450	96	10,746	434	2,154	13,334
Cardwell (S)	6	431	—	—	6	431	—	—	431
Cook (S) (including Weipa)	—	—	—	—	—	—	—	370	370
Douglas (S)	5	523	—	—	5	523	—	—	523
Eacham (S)	6	462	—	—	6	462	57	100	618
Johnstone (S)	13	1,073	—	—	13	1,073	221	—	1,294
Mareeba (S)	9	645	—	—	9	645	97	129	871
Torres (S)	—	—	2	160	2	160	—	—	160
Other areas	6	502	—	—	6	502	15	140	657
Far North (SD)	133	14,003	11	610	144	14,613	975	2,947	18,534
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	10	—	10
Mount Isa (C)	—	—	—	—	—	—	105	282	387
Other areas	1	70	8	614	9	684	68	267	1,019
North West (SD)	1	70	8	614	9	684	183	549	1,416
QUEENSLAND									
Queensland	2,096	205,144	569	50,427	2,665	255,570	20,410	261,712	537,693

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as care-taker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (*e.g.* includes town-houses, duplexes, apartment buildings etc.).

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

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

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

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

Building classification

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

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

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

Seasonal adjustment

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

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

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

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

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

Trend estimates

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

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

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

Estimates at constant prices

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

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

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

Australian Standard Geographical Classification

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

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

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

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

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

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

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

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

Unpublished data and related publications

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

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

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

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

Symbols and other usages

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

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

BRIAN DOYLE
 Acting Deputy Commonwealth Statistician



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