

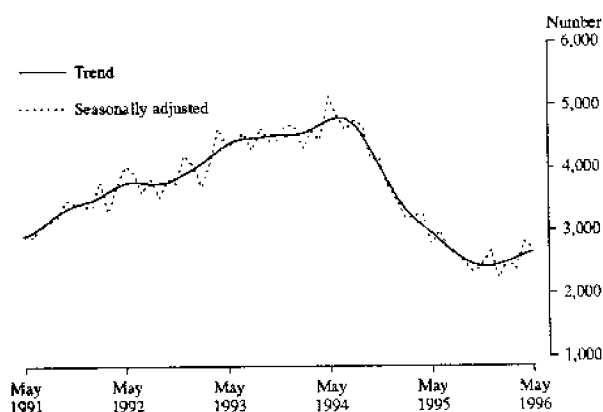
## BUILDING APPROVALS, QUEENSLAND, MAY 1996

### MAIN FEATURES

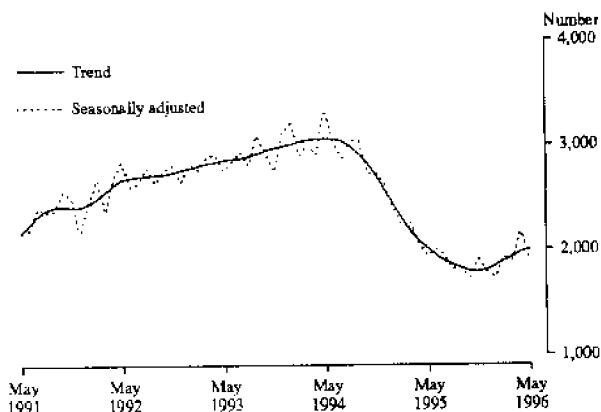
#### NUMBER OF DWELLING UNITS APPROVED

	May 1995	April 1996	May 1996	May 1995 to May 1996 change	April 1996 to May 1996 change
Original series	3,141	2,681	3,053	-2.8%	13.9%
Seasonally adjusted	2,784	2,815	2,696	-3.2%	-4.2%
Trend estimate	2,968	2,608	2,658	-10.4%	1.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the number of dwelling units approved in May rose by 1.9% when compared with the approvals for April. The trend series will continue to rise next month unless the seasonally adjusted estimate for June falls by 12% or more.
- The trend for the number of private sector houses approved also continued to rise, increasing by 1.3% on the figure for last month.
- In original terms the total number of dwelling units approved was 3,053 of which 2,001 were private sector houses.
- When compared with approvals for April, the value of new residential building increased by 37.8% to \$352.3 million with Brisbane Statistical Division contributing 54.3% (\$191.3 million) of the total.

#### Non-residential building

- The value of non-residential building projects approved this month was \$141.3 million, with hotels accounting for \$47.2 million followed by offices (\$31.1 million) and other business premises (\$20.3 million). There were 4 projects valued at \$5 million and 12 projects valued between \$1 million and \$5 million.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

# RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1995 to May 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 (June 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 June 1996, the trend estimate for that month would be 2,036, a movement of 1.5%. The movements in the trend estimates for March, April and May which are currently estimated to be 2.4%, 2.1% and 1.3% respectively, would be revised to 2.4%, 2.1% and 1.6%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in June 1996 would produce a trend estimate for June of 1,939, a movement of -0.2%, with the movements in the trend estimates for March, April and May being revised to 1.7%, 0.9% and 0.0% respectively.

## NUMBER OF PRIVATE SECTOR HOUSES APPROVEDRELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1996 seasonally adjusted estimate			
			is up 6% on May 1996		is down 6% on May 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
December	1,805	1.1	1,803	1.0	1,807	1.2
1996—						
January	1,844	2.2	1,842	2.2	1,850	2.3
February	1,889	2.5	1,889	2.5	1,893	2.3
March	1,934	2.4	1,935	2.4	1,924	1.7
April	1,974	2.1	1,976	2.1	1,941	0.9
May	2,000	1.3	2,006	1.6	1,942	0.0
June	n.y.a.	n.y.a.	2,036	1.5	1,939	-0.2

## TOTAL NUMBER OF DWELLING UNITS APPROVEDRELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1996 seasonally adjusted estimate			
			is up 7% on May 1996		is down 7% on May 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
December	2,424	-0.1	2,416	-0.4	2,423	-0.1
1996—						
January	2,454	1.3	2,443	1.1	2,456	1.3
February	2,497	1.8	2,493	2.0	2,499	1.8
March	2,549	2.1	2,559	2.7	2,543	1.8
April	2,608	2.3	2,638	3.1	2,583	1.6
May	2,658	1.9	2,718	3.1	2,616	1.3
June	n.y.a.	n.y.a.	2,790	2.6	2,636	0.8

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-May	11,501	161	11,662	5,151	490	5,641	68	16,720	651	17,371
1995-96										
July-May	8,920	106	9,026	2,674	113	2,787	84	11,678	219	11,897
1995—										
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
May	844	8	852	453	9	462	—	1,297	17	1,314
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-May	28,056	435	28,491	12,321	936	13,257	179	40,554	1,373	41,927
1995-96										
July-May	20,634	326	20,960	6,185	531	6,716	185	27,004	857	27,861
1995—										
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
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053

(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-May	1,089.1	14.0	1,103.0	436.3	53.9	490.2	1,525.4	67.9	1,593.2	118.3	560.6	751.5	2,204.1	2,463.0
1995-96														
July-May	865.4	9.9	875.3	280.2	9.1	289.2	1,145.6	19.0	1,164.5	119.9	637.4	798.4	1,902.8	2,082.9
1995—														
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
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
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-May	2,637.0	40.3	2,677.3	950.7	84.4	1,035.1	3,587.7	124.6	3,712.3	221.1	1,257.2	1,665.2	5,065.2	5,598.7
1995-96														
July-May	2,004.7	33.8	2,038.5	577.0	37.3	614.3	2,581.7	71.1	2,652.8	231.3	1,666.2	2,121.6	4,477.6	5,005.7
1995—														
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
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0

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								
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	2,306	2,446	2,425
December	1,781	1,805	1,792	1,839	2,490	2,311	2,673	2,424
1996—								
January	1,732	1,844	1,797	1,882	2,133	2,351	2,246	2,454
February	1,929	1,889	1,990	1,928	2,443	2,408	2,518	2,497
March	1,890	1,934	1,871	1,974	2,375	2,475	2,377	2,549
April	2,164	1,974	2,251	2,015	2,629	2,550	2,815	2,608
May	1,903	2,000	1,927	2,041	2,739	2,611	2,696	2,658

(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**  
(\$ million)

Class of building	1993-94	1994-95	July-May		1996		
			1994-95	1995-96	March	April	May
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	2,637.0	2,004.7	185.2	199.0	200.0
New other residential buildings	1,264.1	1,015.2	950.7	577.0	32.8	44.7	150.0
Total new residential building	4,464.3	3,856.7	3,587.7	2,581.7	218.0	243.7	349.9
Alterations and additions to residential buildings	228.1	240.0	220.3	229.7	19.3	20.3	20.1
Hotels, etc.	302.1	186.6	57.6	183.6	13.1	5.8	47.1
Shops	332.1	540.9	485.9	492.1	36.9	85.0	14.4
Factories	109.8	110.7	91.1	237.5	23.5	86.3	5.0
Offices	160.9	148.2	138.1	176.8	16.9	9.9	29.3
Other business premises	153.0	243.5	217.6	235.5	12.2	12.7	19.8
Educational	66.4	62.5	57.4	59.5	11.5	4.3	1.2
Religious	14.3	14.0	13.8	10.7	0.2	2.5	1.0
Health	59.7	53.7	52.3	85.8	32.8	9.8	3.0
Entertainment and recreational	78.1	151.1	88.3	93.3	1.4	2.2	11.0
Miscellaneous	72.0	59.6	55.1	91.4	3.1	12.8	5.7
Total non-residential building	1,348.4	1,570.9	1,257.2	1,666.2	151.8	231.3	137.5
Total	6,040.9	5,667.5	5,065.2	4,477.6	389.0	495.3	507.5
PUBLIC SECTOR							
New houses	53.3	50.0	40.3	33.8	0.6	6.1	1.8
New other residential buildings	73.4	94.1	84.4	37.3	0.9	5.7	0.5
Total new residential building	126.7	144.1	124.6	71.1	1.6	11.9	2.4
Alterations and additions to residential buildings	1.1	0.9	0.9	1.6	0.1	0.2	0.3
Hotels, etc.	2.3	1.7	1.7	2.1	—	—	0.1
Shops	3.3	20.9	20.5	3.2	—	—	1.2
Factories	4.2	6.5	6.0	5.6	—	0.5	—
Offices	34.8	57.0	56.1	23.6	1.2	1.6	1.8
Other business premises	186.5	37.1	36.5	83.0	0.4	9.2	0.6
Educational	97.8	218.9	201.1	131.2	2.7	16.0	—
Religious	—	—	—	0.5	—	—	—
Health	42.0	30.8	26.2	55.9	0.8	0.3	—
Entertainment and recreational	19.6	58.3	17.2	70.0	0.5	2.4	—
Miscellaneous	22.6	61.5	42.9	80.2	0.1	0.3	0.2
Total non-residential building	413.1	492.6	408.0	455.4	5.6	30.4	3.8
Total	540.9	637.6	533.5	528.1	7.3	42.4	6.5
TOTAL							
New houses	3,253.5	2,891.5	2,677.3	2,038.5	185.8	205.1	201.8
New other residential buildings	1,337.5	1,109.3	1,035.1	614.3	33.7	50.4	150.5
Total new residential building	4,591.0	4,000.7	3,712.3	2,652.8	219.5	255.6	352.3
Alterations and additions to residential buildings	229.2	240.9	221.1	231.3	19.5	20.4	20.4
Hotels, etc.	304.4	188.3	59.3	185.8	13.1	5.8	47.2
Shops	335.4	561.8	506.4	495.4	36.9	85.0	15.6
Factories	114.0	117.2	97.1	243.1	23.5	86.9	5.0
Offices	195.7	205.1	194.2	200.4	18.1	11.5	31.1
Other business premises	339.5	280.6	254.1	318.4	12.6	21.9	20.3
Educational	164.2	281.5	258.5	190.7	14.2	20.3	1.2
Religious	14.3	14.0	13.8	11.2	0.2	2.5	1.0
Health	101.7	84.5	78.4	141.7	33.6	10.1	3.0
Entertainment and recreational	97.7	209.4	105.5	163.3	1.9	4.6	11.0
Miscellaneous	94.6	121.1	97.9	171.6	3.2	13.1	5.9
Total non-residential building	1,761.6	2,063.5	1,665.2	2,121.6	157.3	261.7	141.3
Total	6,581.8	6,305.1	5,598.7	5,005.7	396.3	537.7	514.0

**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)
<b>HOTELS, ETC.</b>												
1996 — 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
May	3	0.3	3	1.0	—	—	—	—	2	46.0	8	47.2
<b>SHOPS</b>												
1996 — 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
May	53	5.4	14	4.4	3	1.8	3	4.0	—	—	73	15.6
<b>FACTORIES</b>												
1996 — 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
May	14	1.5	10	2.9	1	0.7	—	—	—	—	25	5.0
<b>OFFICES</b>												
1996 — 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
May	19	1.9	16	4.6	4	2.9	4	8.2	1	13.5	44	31.1
<b>OTHER BUSINESS PREMISES</b>												
1996 — 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
May	32	3.1	24	7.3	10	6.7	2	3.2	—	—	68	20.3
<b>EDUCATIONAL</b>												
1996 — 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
May	1	0.1	2	0.6	1	0.5	—	—	—	—	4	1.2
<b>RELIGIOUS</b>												
1996 — March	—	—	1	0.2	—	—	—	—	—	—	1	0.2
April	1	0.1	3	1.2	—	—	1	1.2	—	—	5	2.5
May	3	0.3	—	—	1	0.7	—	—	—	—	4	1.0
<b>HEALTH</b>												
1996 — 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
May	3	0.3	1	0.5	1	0.6	1	1.7	—	—	6	3.0
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — 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
May	6	0.7	3	0.9	1	0.6	1	3.0	1	5.9	12	11.0
<b>MISCELLANEOUS</b>												
1996 — 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
May	8	0.7	4	1.2	—	—	1	4.0	—	—	13	5.9
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — 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
May	142	14.2	77	23.3	22	14.4	12	24.1	4	65.3	257	141.3

**TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MAY 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				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	852	8	53	61	89	55	257	401	462	1,314
Moreton	553	84	44	128	35	42	197	274	402	955
Wide Bay-Burnett	165	4	—	4	—	—	—	—	4	169
Darling Downs	63	—	—	—	3	—	—	3	3	66
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	79	26	—	26	9	—	—	9	35	114
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	86	2	4	6	7	19	—	26	32	118
Northern	74	2	—	2	4	—	—	4	6	80
Far North	135	6	—	6	18	61	—	79	85	220
North West	8	—	—	—	—	—	—	—	—	8
Queensland	2,019	132	101	233	165	177	454	796	1,029	3,048
VALUE (\$'000)										
Brisbane	82,861	480	3,016	3,496	7,442	3,961	93,500	104,902	108,399	191,259
Moreton	56,937	3,977	2,828	6,805	2,260	2,680	21,050	25,990	32,795	89,733
Wide Bay-Burnett	14,709	225	—	225	—	—	—	—	225	14,934
Darling Downs	6,325	—	—	—	235	—	—	235	235	6,560
South West	191	—	—	—	—	—	—	—	—	191
Fitzroy	7,455	840	—	840	340	—	—	340	1,180	8,635
Central West	112	—	—	—	—	—	—	—	—	112
Mackay	9,552	155	286	441	443	1,385	—	1,828	2,269	11,820
Northern	8,371	120	—	120	381	—	—	381	501	8,872
Far North	14,362	354	—	354	758	3,775	—	4,533	4,887	19,249
North West	920	—	—	—	—	—	—	—	—	920
Queensland	201,794	6,151	6,130	12,281	11,858	11,801	114,550	138,209	150,490	352,284

(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-May	2,256	21,840	2,460	1,184	751	28,491
1995-96 July-May	4,665	12,594	1,649	938	1,114	20,960
1995—						
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
May	259	1,407	189	69	95	2,019

(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,  
MAY 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	852	82,861	462	108,399	1,314	191,259	10,359	51,721	253,339
Moreton	553	56,937	402	32,795	955	89,733	2,884	29,037	121,654
Wide Bay-Burnett	165	14,709	4	225	169	14,934	952	1,934	17,820
Darling Downs	63	6,325	3	235	66	6,560	1,201	3,036	10,797
South West	2	191	—	—	2	191	63	57	311
Fitzroy	79	7,455	35	1,180	114	8,635	724	2,495	11,853
Central West	2	112	—	—	2	112	—	—	112
Mackay	86	9,552	32	2,269	118	11,820	683	8,814	21,317
Northern	74	8,371	6	501	80	8,872	1,051	3,107	13,030
Far North	135	14,362	85	4,887	220	19,249	2,178	39,627	61,054
North West	8	920	—	—	8	920	313	1,451	2,684
Queensland	2,019	201,794	1,029	150,490	3,048	352,284	20,407	141,280	513,971
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	285	29,393	229	13,643	514	43,036	862	25,960	69,858
Sunshine Coast	155	16,164	173	19,152	328	35,316	1,019	2,706	39,040
Bundaberg (c)	52	5,050	2	85	54	5,135	217	662	6,014
Gladstone	25	2,624	—	—	25	2,624	64	828	3,516
Rockhampton	19	1,885	3	150	22	2,035	439	1,267	3,741
Mackay	37	4,338	23	1,684	60	6,021	308	2,596	8,925
Townsville (c)	30	3,933	4	381	34	4,314	774	2,130	7,217
Cairns	76	8,315	81	4,632	157	12,947	1,271	36,644	50,862

(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.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MAY 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)	56	5,641	—	—	56	5,641	189	59	5,889
Boonah (S)	3	236	—	—	3	236	26	—	262
Brisbane (C)	394	40,910	438	107,031	832	147,941	8,037	41,873	197,851
Caboolture (S)	108	9,338	11	644	119	9,982	525	850	11,357
Caloundra (C)	65	6,544	108	15,410	173	21,954	760	616	23,330
Esk (S)	4	301	—	—	4	301	21	55	377
Gatton (S)	1	180	—	—	1	180	66	—	246
Gold Coast (C)	323	32,295	229	13,643	552	45,939	947	26,023	72,908
Ipswich (C)	22	1,730	—	—	22	1,730	117	996	2,843
Kilcoy (S)	2	196	—	—	2	196	22	—	218
Laidley (S)	8	663	—	—	8	663	39	—	702
Logan (C)	71	6,402	—	—	71	6,402	751	6,424	13,577
Maroochy (S)	105	10,496	65	3,742	170	14,238	278	2,157	16,673
Noosa (S)	50	5,914	—	—	50	5,914	632	190	6,735
Pine Rivers (S)	82	7,971	—	—	82	7,971	34	1,000	9,005
Redcliffe (C)	5	324	—	—	5	324	165	75	564
Redland (S)	106	10,656	13	723	119	11,379	636	440	12,455
<b>Brisbane and Moreton (SDs)</b>	<b>1,405</b>	<b>139,798</b>	<b>864</b>	<b>141,194</b>	<b>2,269</b>	<b>280,992</b>	<b>13,243</b>	<b>80,758</b>	<b>374,993</b>
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	33	3,549	2	85	35	3,634	56	662	4,352
Burnett (S)	23	1,807	—	—	23	1,807	211	—	2,018
Cooloolah (S)	20	1,734	—	—	20	1,734	205	474	2,413
Gayndah (S)	1	79	—	—	1	79	—	—	79
Hervey Bay (C)	41	4,031	2	140	43	4,171	243	350	4,764
Isis (S)	5	450	—	—	5	450	—	200	650
Kingaroy (S)	4	420	—	—	4	420	61	—	481
Kolan (S)	2	71	—	—	2	71	—	—	71
Maryborough (C)	7	730	—	—	7	730	127	175	1,032
Miriam Vale (S)	2	153	—	—	2	153	39	—	191
Mundubbera (S)	1	86	—	—	1	86	—	—	86
Nanango (S)	10	643	—	—	10	643	—	—	643
Tiaro (S)	5	153	—	—	5	153	—	—	153
Other areas	11	803	—	—	11	803	12	73	888
<b>Wide Bay-Burnett (SD)</b>	<b>165</b>	<b>14,709</b>	<b>4</b>	<b>225</b>	<b>169</b>	<b>14,934</b>	<b>952</b>	<b>1,934</b>	<b>17,820</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MAY 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)	2	256	—	—	2	256	—	—	256
Chinchilla (S)	—	—	—	—	—	—	17	—	17
Clifton (S)	—	—	—	—	—	—	70	—	70
Crow's Nest (S)	8	750	—	—	8	750	207	200	1,158
Dalby (T)	3	309	—	—	3	309	82	100	491
Goondiwindi (T)	3	268	—	—	3	268	—	244	512
Jondaryan (S)	10	1,194	—	—	10	1,194	75	—	1,269
Millmerran (S)	—	—	—	—	—	—	59	—	59
Pittsworth (S)	2	138	—	—	2	138	11	125	274
Rosalie (S)	2	254	—	—	2	254	23	—	277
Stanthorpe (S)	1	117	—	—	1	117	11	—	128
Tara (S)	—	—	—	—	—	—	37	—	37
Toowoomba (C)	24	2,366	3	235	27	2,601	452	2,167	5,220
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	7	623	—	—	7	623	157	200	980
Other areas	1	50	—	—	1	50	—	—	50
Darling Downs (SD)	63	6,325	3	235	66	6,560	1,201	3,036	10,797
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	191	—	—	2	191	21	57	269
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	42	—	42
South West (SD)	2	191	—	—	2	191	63	57	311
FITZROY STATISTICAL DIVISION									
Banana (S)	3	231	—	—	3	231	31	—	262
Calliope (S)	12	1,229	—	—	12	1,229	48	—	1,277
Duaringa (S)	—	—	—	—	—	—	23	50	73
Emerald (S)	7	744	—	—	7	744	25	—	769
Fitzroy (S)	9	676	—	—	9	676	29	—	705
Gladstone (C)	13	1,395	—	—	13	1,395	16	828	2,238
Livingstone (S)	19	1,520	26	840	45	2,360	141	350	2,851
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	16	1,660	3	150	19	1,810	410	1,267	3,488
Other areas	—	—	6	190	6	190	—	—	190
Fitzroy (SD)	79	7,455	35	1,180	114	8,635	724	2,495	11,853
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	112	—	—	2	112	—	—	112
Other areas	—	—	—	—	—	—	—	—	—
Central West (SD)	2	112	—	—	2	112	—	—	112

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MAY 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)	2	338	—	—	2	338	56	50	444
Broadsound (S)	1	39	—	—	1	39	29	—	68
Mackay (C)	48	5,683	23	1,684	71	7,367	470	2,596	10,432
Sarina (S)	8	685	—	—	8	685	24	1,800	2,509
Whitsunday (S)	20	2,161	9	585	29	2,746	75	368	3,189
Other areas	7	645	—	—	7	645	30	4,000	4,675
<b>Mackay (SD)</b>	<b>86</b>	<b>9,552</b>	<b>32</b>	<b>2,269</b>	<b>118</b>	<b>11,820</b>	<b>683</b>	<b>8,814</b>	<b>21,317</b>
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	433	—	—	5	433	69	—	502
Burdekin (S)	11	1,387	—	—	11	1,387	66	65	1,518
Charters Towers (C)	—	—	—	—	—	—	—	350	350
Dalrymple (S)	1	78	—	—	1	78	27	—	105
Hinchinbrook (S)	2	304	—	—	2	304	15	—	318
Thuringowa (C)	25	2,236	2	120	27	2,356	101	562	3,019
Townsville (C)	30	3,933	4	381	34	4,314	774	2,130	7,217
<b>Northern (SD)</b>	<b>74</b>	<b>8,371</b>	<b>6</b>	<b>501</b>	<b>80</b>	<b>8,872</b>	<b>1,051</b>	<b>3,107</b>	<b>13,030</b>
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	9	791	2	130	11	921	28	984	1,933
Cairns (C)	77	8,502	81	4,632	158	13,134	1,271	36,644	51,049
Cardwell (S)	8	833	—	—	8	833	80	174	1,087
Cook (S) (including Weipa)	2	205	—	—	2	205	76	—	281
Douglas (S)	8	1,242	2	125	10	1,367	112	535	2,014
Eacham (S)	12	875	—	—	12	875	194	—	1,069
Johnstone (S)	11	1,277	—	—	11	1,277	208	1,210	2,695
Mareeba (S)	5	505	—	—	5	505	114	80	699
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	3	132	—	—	3	132	95	—	227
<b>Far North (SD)</b>	<b>135</b>	<b>14,362</b>	<b>85</b>	<b>4,887</b>	<b>220</b>	<b>19,249</b>	<b>2,178</b>	<b>39,627</b>	<b>61,054</b>
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	220	—	—	2	220	—	340	560
Mount Isa (C)	5	436	—	—	5	436	303	913	1,652
Other areas	1	264	—	—	1	264	10	198	472
<b>North West (SD)</b>	<b>8</b>	<b>920</b>	<b>—</b>	<b>—</b>	<b>8</b>	<b>920</b>	<b>313</b>	<b>1,451</b>	<b>2,684</b>
QUEENSLAND									
<b>Queensland</b>	<b>2,019</b>	<b>201,794</b>	<b>1,029</b>	<b>150,490</b>	<b>3,048</b>	<b>352,284</b>	<b>20,407</b>	<b>141,280</b>	<b>513,971</b>

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

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

### Building Classification

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

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

tached 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.

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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