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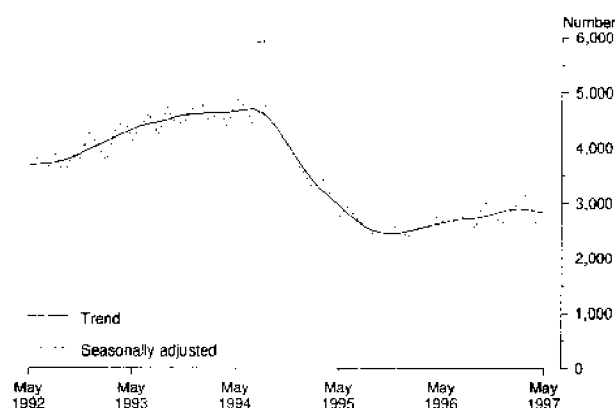
BUILDING APPROVALS, QUEENSLAND, MAY 1997

MAIN FEATURES

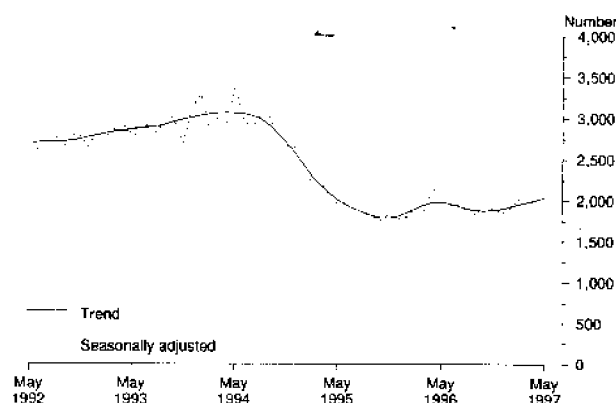
NUMBER OF DWELLING UNITS APPROVED

	May 1996	April 1997	May 1997	May 1996 to May 1997 change	April 1997 to May 1997 change
Original series	3,053	2,748	3,014	-1.3%	9.7%
Seasonally adjusted	2,677	2,658	2,671	-0.2%	0.5%
Trend estimate	2,645	2,856	2,832	7.1%	-0.8%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwellings approved has declined marginally for the third consecutive month, falling 0.8% in May. The seasonally adjusted estimate will have to increase by more than 15% in June for the trend to be reversed.
- The trend for private sector houses approved increased by 1.3% in May and has grown 8.9% with 7 consecutive rises since October 1996. This growth will continue unless the seasonally adjusted estimate for June falls by more than 7.4%.
- In original terms the total number of dwelling units approved increased by 9.7% to 3,014 which is the highest since October 1996. Of the total, new private sector houses accounted for 2,073 with other residential dwelling units accounting for 800.

- The value of new residential building approved was \$298.0 million with the Brisbane Statistical Division accounting for \$119.3 million (40%) of this total.

Non-residential building

- The value of non-residential building approved for May increased by 75.3% to \$214.7 million. Of this total, Educational with \$51.4 million, Shops with \$48.0 million and Other business premises with \$35.5 million were the categories that contributed most heavily.
- There were 9 projects valued at \$5 million and over and 27 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.

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RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (June 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in June 1997, the trend estimate for that month would be 2,111, a movement of 1.8%. The movements in the trend estimates for March, April and May which are currently estimated to be 1.5%, 1.4% and 1.3% respectively, would be revised to 1.9%, 2.1% and 2.0%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in June 1997 would produce a trend estimate for June of 2,012, a movement of 0.3%, with the movements in the trend estimates for March, April and May being revised to 1.2%, 0.9% and 0.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 6% on May 1997		is down 6% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
December	1,898	0.9	1,895	0.8	1,899	1.0
1997—						
January	1,925	1.4	1,920	1.3	1,928	1.5
February	1,955	1.6	1,953	1.7	1,957	1.5
March	1,985	1.5	1,991	1.9	1,980	1.2
April	2,012	1.4	2,032	2.1	1,997	0.9
May	2,039	1.3	2,072	2.0	2,007	0.5
June	n.y.a.	n.y.a.	2,111	1.8	2,012	0.3

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 7% on May 1997		is down 7% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
December	2,854	1.7	2,855	1.7	2,862	2.0
1997—						
January	2,889	1.2	2,890	1.2	2,902	1.4
February	2,900	0.4	2,901	0.4	2,907	0.2
March	2,889	-0.4	2,889	-0.4	2,873	-1.2
April	2,856	-1.1	2,864	-0.8	2,811	-2.1
May	2,832	-0.9	2,835	-1.0	2,735	-2.7
June	n.y.a.	n.y.a.	2,804	-1.1	2,652	-3.0

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96										
July-May	8,920	106	9,026	2,674	113	2,787	84	11,678	219	11,897
1996-97										
July-May	9,379	132	9,511	3,503	434	3,937	148	13,030	566	13,596
1996										
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	452	9	462	—	1,297	17	1,314
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264	—	1,090	56	1,146
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
QUEENSLAND										
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96										
July-May	20,634	326	20,960	6,185	531	6,716	185	27,004	857	27,861
1996-97										
July-May	21,224	372	21,596	7,960	726	8,686	258	29,420	1,120	30,540
1996—										
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1995-96														
July-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
1996-97														
July-May	965.3	11.3	976.7	303.0	30.6	333.5	1,268.3	41.9	1,310.2	132.1	692.4	984.2	2,092.7	2,426.5
1996—														
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
QUEENSLAND														
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1995-96														
July-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
1996-97														
July-May	2,171.9	38.3	2,210.2	680.2	57.6	737.7	2,852.1	95.8	2,947.9	250.5	1,469.4	2,115.3	4,570.3	5,313.7
1996—														
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2

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

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
1996								
March	1,884	1,950	1,893	1,977	2,379	2,499	2,408	2,575
April	2,167	1,979	2,214	2,004	2,652	2,553	2,766	2,612
May	1,933	1,983	1,948	2,009	2,659	2,595	2,677	2,645
June	1,949	1,966	1,950	1,998	2,595	2,624	2,602	2,680
July	1,951	1,935	1,993	1,974	2,738	2,633	2,808	2,709
August	1,872	1,901	1,961	1,945	2,514	2,624	2,668	2,725
September	1,831	1,879	1,865	1,923	2,453	2,613	2,550	2,736
October	1,932	1,872	1,975	1,913	2,910	2,622	3,059	2,760
November	1,898	1,881	1,926	1,916	2,578	2,662	2,779	2,807
December	1,834	1,898	1,851	1,930	2,557	2,715	2,632	2,854
1997								
January	1,904	1,925	1,933	1,956	2,743	2,760	2,862	2,889
February	2,023	1,955	2,065	1,989	2,873	2,784	3,017	2,900
March	1,958	1,985	2,002	2,021	3,063	2,786	3,201	2,889
April	2,018	2,012	2,052	2,048	2,606	2,767	2,658	2,856
May	2,053	2,039	2,082	2,076	2,603	2,756	2,671	2,832

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1995-96	1,901.6	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,483.6	5,039.2
1995—									
Dec. qtr	461.4	469.8	132.6	602.4	53.6	367.2	537.7	1,005.8	1,193.8
1996—									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.4	759.1	51.3	489.4	582.4	1,287.9	1,392.8
Sept. qtr	549.1	557.6	177.4	735.0	67.4	433.4	655.4	1,216.4	1,457.9
Dec. qtr	510.6	518.2	225.0	743.2	56.9	434.1	576.7	1,210.7	1,376.8
1997									
Mar. qtr	451.9	461.7	196.5	658.3	45.1	351.4	460.6	1,029.1	1,164.0

(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	1994-95	1995-96	July-May		1997		
			1995-96	1996-97	March	April	May
PRIVATE SECTOR							
New houses	2,841.5	2,192.8	2,004.7	2,171.9	188.2	208.4	220.3
New other residential buildings	1,015.2	626.5	577.0	680.2	72.7	43.5	71.0
Total new residential building	3,856.7	2,819.3	2,581.7	2,852.1	260.9	251.8	291.3
Alterations and additions to residential buildings	240.0	247.7	229.7	248.9	19.4	23.6	30.9
Hotels, etc.	186.6	232.3	183.6	264.4	32.7	5.8	2.9
Shops	540.9	511.8	492.1	475.1	16.1	16.8	48.0
Factories	110.7	251.7	237.5	122.3	9.5	6.6	8.2
Offices	148.2	186.3	176.8	121.3	16.2	12.0	6.2
Other business premises	243.5	261.9	235.5	177.0	16.3	16.7	16.8
Educational	62.5	68.0	59.5	74.5	4.3	4.4	3.7
Religious	14.0	13.5	10.7	7.8	—	0.1	1.2
Health	53.7	89.8	85.8	80.5	9.9	1.0	10.5
Entertainment and recreational	151.1	97.2	93.3	108.2	3.7	5.2	18.6
Miscellaneous	59.6	95.3	91.4	38.0	3.5	2.6	1.5
Total non-residential building	1,570.9	1,807.9	1,666.2	1,469.4	112.0	71.2	117.6
Total	5,667.5	4,874.9	4,477.6	4,570.3	392.3	346.6	439.9
PUBLIC SECTOR							
New houses	50.0	34.2	33.8	38.3	3.8	5.4	3.0
New other residential buildings	94.1	38.0	37.3	57.6	4.6	1.0	3.6
Total new residential building	144.1	72.2	71.1	95.8	8.4	6.4	6.6
Alterations and additions to residential buildings	0.9	2.2	1.6	1.6	—	—	0.6
Hotels, etc.	1.7	2.1	2.1	0.1	—	—	—
Shops	20.9	4.0	3.2	7.7	2.0	0.8	—
Factories	6.5	5.7	5.6	6.0	0.7	1.4	—
Offices	57.0	27.5	23.6	70.1	2.2	1.7	16.4
Other business premises	37.1	94.5	83.0	127.3	5.7	13.2	18.6
Educational	218.9	162.3	131.2	192.6	9.3	20.6	47.7
Religious	—	0.5	0.5	—	—	—	—
Health	30.8	60.4	55.9	80.5	6.6	0.4	3.2
Entertainment and recreational	58.3	73.3	70.0	32.4	0.7	0.2	3.0
Miscellaneous	61.5	87.8	80.2	129.2	4.8	13.1	8.1
Total non-residential building	492.6	518.2	455.4	645.9	32.0	51.3	97.1
Total	637.6	592.5	528.1	743.4	40.5	57.7	104.4
TOTAL							
New houses	2,891.5	2,227.1	2,038.5	2,210.2	192.0	213.8	223.3
New other residential buildings	1,109.3	664.4	614.3	737.7	77.3	44.4	74.7
Total new residential building	4,000.7	2,891.5	2,652.8	2,947.9	269.4	258.2	298.0
Alterations and additions to residential buildings	240.9	249.9	231.3	250.5	19.4	23.6	31.5
Hotels, etc.	188.3	234.5	185.8	264.5	32.7	5.8	2.9
Shops	561.8	515.8	495.4	482.9	18.1	17.6	48.0
Factories	117.2	257.4	243.1	128.3	10.2	7.9	8.2
Offices	205.1	213.8	200.4	191.4	18.4	13.7	22.6
Other business premises	280.6	356.4	318.4	304.3	21.9	29.9	35.5
Educational	281.5	230.3	190.7	267.1	13.6	25.0	51.4
Religious	14.0	13.9	11.2	7.8	—	0.1	1.2
Health	84.5	150.3	141.7	161.0	16.5	1.4	13.7
Entertainment and recreational	209.4	170.5	163.3	140.7	4.3	5.4	21.6
Miscellaneous	121.1	183.1	171.6	167.2	8.3	15.7	9.7
Total non-residential building	2,063.5	2,326.0	2,121.6	2,115.3	144.1	122.5	214.7
Total	6,305.1	5,467.4	5,005.7	5,313.7	432.8	404.3	544.2

**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.												
1997 — March	2	0.2	3	0.8	2	1.4	3	7.9	3	22.5	13	32.7
April	4	0.3	3	1.0	4	2.9	1	1.6	—	—	12	5.8
May	8	0.8	2	0.5	—	—	1	1.5	—	—	11	2.9
SHOPS												
1997 — March	33	3.3	10	3.1	5	2.9	3	3.8	1	5.0	52	18.1
April	43	4.4	15	4.6	5	3.2	2	5.4	—	—	65	17.6
May	53	4.8	21	6.3	6	4.1	3	4.9	2	28.0	85	48.0
FACTORIES												
1997 — March	20	2.3	6	1.9	5	3.6	1	2.4	—	—	32	10.2
April	12	1.7	4	1.5	1	0.5	2	4.3	—	—	19	7.9
May	9	0.9	9	2.6	1	0.6	2	4.1	—	—	21	8.2
OFFICES												
1997 — March	27	2.7	4	1.2	3	1.9	2	6.1	1	6.5	37	18.4
April	19	1.9	14	4.1	4	2.5	3	5.3	—	—	40	13.7
May	27	2.5	15	4.4	3	2.0	1	1.1	2	12.6	48	22.6
OTHER BUSINESS PREMISES												
1997 — March	21	2.2	11	3.3	7	4.4	4	7.0	1	5.0	44	21.9
April	19	2.0	19	5.7	3	2.2	7	11.6	1	8.5	49	29.9
May	19	2.0	20	5.7	7	4.9	7	15.6	1	7.3	54	35.5
EDUCATIONAL												
1997 — March	13	1.6	5	1.4	4	2.6	5	8.1	—	—	27	13.6
April	5	0.6	9	3.3	4	2.8	3	4.1	2	14.3	23	25.0
May	6	0.6	9	3.0	5	3.5	4	12.0	3	32.3	27	51.4
RELIGIOUS												
1997 — March	—	—	—	—	—	—	—	—	—	—	—	—
April	1	0.1	—	—	—	—	—	—	—	—	1	0.1
May	2	0.3	1	0.4	1	0.6	—	—	—	—	4	1.2
HEALTH												
1997 — March	2	0.1	1	0.3	4	2.5	3	8.5	1	5.0	11	16.5
April	5	0.5	3	0.9	—	—	—	—	—	—	8	1.4
May	3	0.4	4	1.0	2	1.5	3	10.8	—	—	12	13.7
ENTERTAINMENT AND RECREATIONAL												
1997 — March	7	0.6	3	1.1	2	1.4	1	1.2	—	—	13	4.3
April	8	0.7	5	1.6	2	1.6	1	1.5	—	—	16	5.4
May	3	0.2	5	1.7	5	3.4	3	8.8	1	7.4	17	21.6
MISCELLANEOUS												
1997 — March	15	1.9	6	1.9	5	3.0	1	1.5	—	—	27	8.3
April	25	3.1	6	1.7	2	2.0	1	2.3	1	6.6	35	15.7
May	17	1.8	2	0.4	3	1.7	3	5.8	—	—	25	9.7
TOTAL NON-RESIDENTIAL BUILDING												
1997 — March	140	15.0	49	15.0	37	23.7	23	46.4	7	44.0	256	144.1
April	141	15.3	78	24.2	25	17.5	20	36.1	4	29.4	268	122.5
May	147	14.2	88	26.1	33	22.2	27	64.6	9	87.6	304	214.7

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	875	44	211	255	34	51	—	85	340	1,215
Moreton	528	64	108	172	21	33	97	151	323	851
Wide Bay-Burnett	174	6	—	6	10	—	—	10	16	190
Darling Downs	98	10	27	37	—	—	—	—	37	135
South West	6	—	—	—	—	—	—	—	—	6
Fitzroy	83	18	—	18	—	—	—	—	18	101
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	79	6	—	6	2	—	—	2	8	87
Northern	90	21	2	23	—	—	—	—	23	113
Far North	166	20	—	20	5	10	—	15	35	201
North West	6	—	—	—	—	—	—	—	—	6
Queensland	2,107	189	348	537	72	94	97	263	800	2,907
VALUE (\$'000)										
Brisbane	95,649	2,636	14,225	16,861	2,265	4,483	—	6,748	23,609	119,257
Moreton	59,743	3,793	8,647	12,440	1,100	2,660	25,000	28,760	41,200	100,943
Wide Bay-Burnett	14,769	486	—	486	720	—	—	720	1,206	15,975
Darling Downs	9,693	751	1,350	2,101	—	—	—	—	2,101	11,794
South West	635	—	—	—	—	—	—	—	—	635
Fitzroy	7,750	1,259	—	1,259	—	—	—	—	1,259	9,009
Central West	53	—	—	—	—	—	—	—	—	53
Mackay	8,748	556	—	556	115	—	—	115	671	9,419
Northern	10,172	1,945	388	2,333	—	—	—	—	2,333	12,506
Far North	15,480	1,348	—	1,348	386	548	—	934	2,282	17,762
North West	619	—	—	—	—	—	—	—	—	619
Queensland	223,311	12,774	24,610	37,384	4,586	7,691	25,000	37,277	74,661	297,972

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-May	4,665	12,594	1,649	938	1,114	20,960
1996-97						
July-May	1,939	15,987	1,677	728	1,265	21,596
1996—						
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107

(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 1997**

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
STATISTICAL DIVISION									
Brisbane	875	95,649	340	23,609	1,215	119,257	20,304	99,640	239,201
Moreton	528	59,743	323	41,200	851	100,943	3,705	52,338	156,986
Wide Bay-Burnett	174	14,769	16	1,206	190	15,975	1,321	3,479	20,774
Darling Downs	98	9,693	37	2,101	135	11,794	1,729	6,268	19,791
South West	6	635			6	635	11	—	646
Fitzroy	83	7,750	18	1,259	101	9,009	667	5,446	15,122
Central West	2	53	—	—	2	53	32	247	332
Mackay	79	8,748	8	671	87	9,419	971	24,107	34,497
Northern	90	10,172	23	2,333	113	12,506	1,266	13,661	27,433
Far North	166	15,480	35	2,282	201	17,762	1,429	9,507	28,698
North West	6	619	—	—	6	619	113	—	732
Queensland	2,107	223,311	800	74,661	2,907	297,972	31,548	214,693	544,212
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	248	28,536	259	36,612	507	65,149	1,794	27,719	94,661
Sunshine Coast	175	21,723	62	4,344	237	26,067	1,096	19,971	47,134
Bundaberg	35	3,218	9	710	44	3,928	137	255	4,320
Gladstone	23	2,200	2	171	25	2,371	157	810	3,338
Rockhampton	13	1,121	5	250	18	1,371	169	184	1,723
Mackay	49	5,537	6	531	55	6,068	502	22,599	29,169
Townsville	70	7,782	13	1,493	83	9,276	1,044	12,603	22,923
Cairns	83	7,901	19	1,269	102	9,170	536	6,671	16,377

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

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	40	3,767	2	244	42	4,011	407	6,349	10,767
Boonah (S)	1	150	—	—	1	150	—	—	150
Brisbane (C)	405	49,073	303	21,258	708	70,331	17,197	66,615	154,143
Caboolture (S)	105	10,273	4	240	109	10,513	422	1,552	12,487
Caloundra (C)	60	6,937	2	119	62	7,056	666	5,690	13,411
Esk (S)	11	850	—	—	11	850	30	—	880
Gatton (S)	7	585	—	—	7	585	15	2,499	3,098
Gold Coast (C)	269	30,058	259	36,612	528	66,671	2,095	31,070	99,836
Ipswich (C)	61	5,562	5	536	66	6,098	453	7,866	14,417
Kilcoy (S)	—	—	—	—	—	—	—	235	235
Laidley (S)	9	738	—	—	9	738	10	350	1,098
Logan (C)	57	4,895	5	350	62	5,245	586	1,304	7,135
Maroochy (S)	99	11,010	30	2,189	129	13,199	658	15,425	29,281
Noosa (S)	64	8,333	30	2,036	94	10,369	285	150	10,804
Pine Rivers (S)	119	12,657	—	—	119	12,657	388	7,184	20,229
Redcliffe (C)	8	657	7	455	15	1,112	63	4,990	6,165
Redland (S)	88	9,848	16	770	104	10,618	734	700	12,052
Brisbane and Moreton (SDs)	1,403	155,392	663	64,809	2,066	220,201	24,009	151,977	396,187
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	13	1,214	7	580	20	1,794	23	255	2,072
Burnett (S)	50	4,167	2	130	52	4,297	322	262	4,881
Cooloola (S)	18	1,457	—	—	18	1,457	174	330	1,960
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	52	4,754	—	—	52	4,754	282	2,320	7,356
Isis (S)	3	325	—	—	3	325	—	—	325
Kingaroy (S)	4	298	3	140	7	438	28	—	466
Kolan (S)	5	221	—	—	5	221	—	—	221
Maryborough (C)	6	536	2	236	8	773	448	312	1,533
Miriam Vale (S)	6	603	2	119	8	722	—	—	722
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	7	418	—	—	7	418	13	—	431
Tiaro (S)	4	478	—	—	4	478	—	—	478
Other areas	6	298	—	—	6	298	30	—	328
Wide Bay-Burnett (SD)	174	14,769	16	1,206	190	15,975	1,321	3,479	20,774

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	3	256	—	—	3	256	55	—	311
Chinchilla (S)	1	107	—	—	1	107	17	186	310
Clifton (S)	—	—	—	—	—	—	45	—	45
Crow's Nest (S)	14	1,533	—	—	14	1,533	191	—	1,725
Dalby (T)	1	98	—	—	1	98	91	87	276
Goondiwindi (T)	4	364	—	—	4	364	—	—	364
Jondaryan (S)	10	1,157	—	—	10	1,157	68	1,579	2,803
Millmerran (S)	1	128	—	—	1	128	—	—	128
Pittsworth (S)	1	88	—	—	1	88	41	—	129
Rosalie (S)	5	399	—	—	5	399	—	—	399
Stanthorpe (S)	4	306	2	112	6	417	108	600	1,125
Tara (S)	—	—	—	—	—	—	66	—	66
Toowoomba (C)	42	4,131	33	1,791	75	5,921	858	3,041	9,820
Wambo (S)	1	105	—	—	1	105	41	—	146
Warwick (S)	8	582	—	—	8	582	127	496	1,205
Other areas	3	440	2	199	5	639	20	280	939
Darling Downs (SD)	98	9,693	37	2,101	135	11,794	1,729	6,268	19,791
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	293	—	—	2	293	—	—	293
Roma (T)	1	41	—	—	1	41	11	—	52
Other areas	3	301	—	—	3	301	—	—	301
South West (SD)	6	635	—	—	6	635	11	—	646
FITZROY STATISTICAL DIVISION									
Banana (S)	7	912	3	170	10	1,082	104	255	1,441
Calliope (S)	9	734	—	—	9	734	26	—	760
Duaringa (S)	—	—	—	—	—	—	17	—	17
Emerald (S)	8	804	—	—	8	804	10	1,904	2,718
Fitzroy (S)	4	204	—	—	4	204	55	—	258
Gladstone (C)	17	1,710	2	171	19	1,882	147	810	2,838
Livingstone (S)	25	2,215	8	668	33	2,882	139	1,794	4,815
Peak Downs (S)	1	102	—	—	1	102	—	500	602
Rockhampton (C)	12	1,070	5	250	17	1,320	169	184	1,672
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	83	7,750	18	1,259	101	9,009	667	5,446	15,122
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	1	37	—	—	1	37	32	247	316
Other areas	1	16	—	—	1	16	—	—	16
Central West (SD)	2	53	—	—	2	53	32	247	332

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	4	308	—	—	4	308	151	265	724
Broadsound (S)	—	—	—	—	—	—	12	—	12
Mackay (C)	55	6,224	6	531	61	6,755	648	22,664	30,067
Sarina (S)	4	626	2	140	6	766	84	270	1,120
Whitsunday (S)	9	922	—	—	9	922	75	908	1,906
Other areas	7	668	—	—	7	668	—	—	668
Mackay (SD)	79	8,748	8	671	87	9,419	971	24,107	34,497
NORTHERN STATISTICAL DIVISION									
Bowen (S)	3	242	—	—	3	242	27	64	332
Burdekin (S)	7	890	2	140	9	1,030	84	153	1,266
Charters Towers (C)	1	105	—	—	1	105	19	218	342
Dalrymple (S)	3	295	—	—	3	295	—	—	295
Hinchinbrook (S)	5	771	8	700	13	1,471	25	436	1,932
Thuringowa (C)	43	4,884	4	200	47	5,084	218	298	5,600
Townsville (C)	28	2,985	9	1,293	37	4,279	893	12,493	17,666
Northern (SD)	90	10,172	23	2,333	113	12,506	1,266	13,661	27,433
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	8	735	—	—	8	735	50	160	945
Cairns (C)	98	9,030	19	1,269	117	10,298	621	6,671	17,590
Cardwell (S)	12	1,071	—	—	12	1,071	86	542	1,699
Cook (S) (including Weipa)	7	634	—	—	7	634	25	—	659
Douglas (S)	6	696	—	—	6	696	214	367	1,277
Eacham (S)	2	155	—	—	2	155	74	60	289
Johnstone (S)	11	1,148	—	—	11	1,148	157	327	1,633
Mareeba (S)	16	1,506	16	1,013	32	2,519	181	1,380	4,080
Torres (S)	1	150	—	—	1	150	12	—	162
Other areas	5	355	—	—	5	355	10	—	365
Far North (SD)	166	15,480	35	2,282	201	17,762	1,429	9,507	28,698
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	4	269	—	—	4	269	—	—	269
Mount Isa (C)	1	110	—	—	1	110	98	—	208
Other areas	1	240	—	—	1	240	15	—	255
North West (SD)	6	619	—	—	6	619	113	—	732
QUEENSLAND									
Queensland	2,107	223,311	800	74,661	2,907	297,972	31,548	214,693	544,212

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes 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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

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

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

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

Building Classification

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

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

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

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

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

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Queensland (8752.3) – issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) – issued monthly
Price Index of Materials Used in House Building (6408.0) – issued monthly

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

Symbols and Other Usages

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

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

For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

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