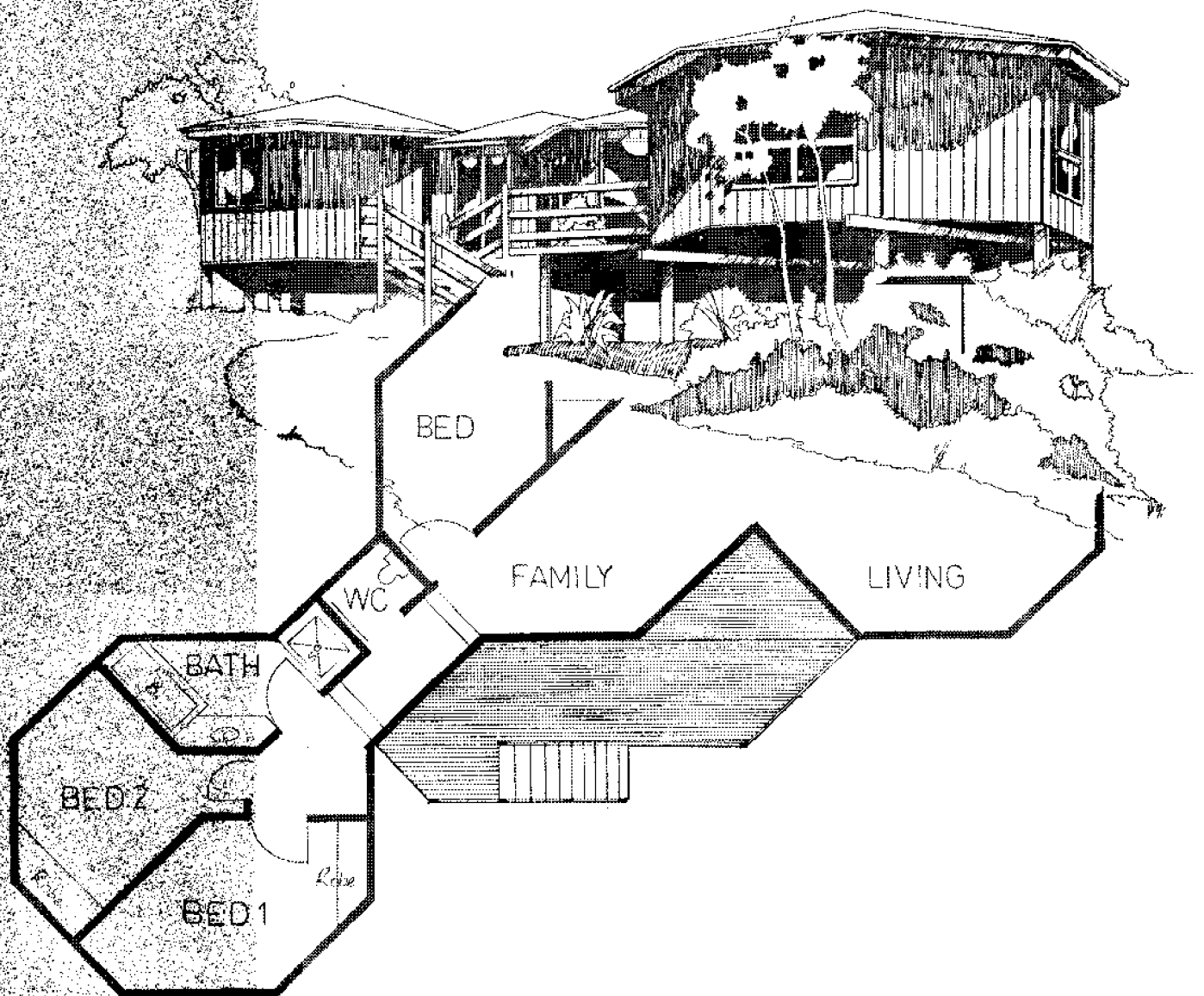




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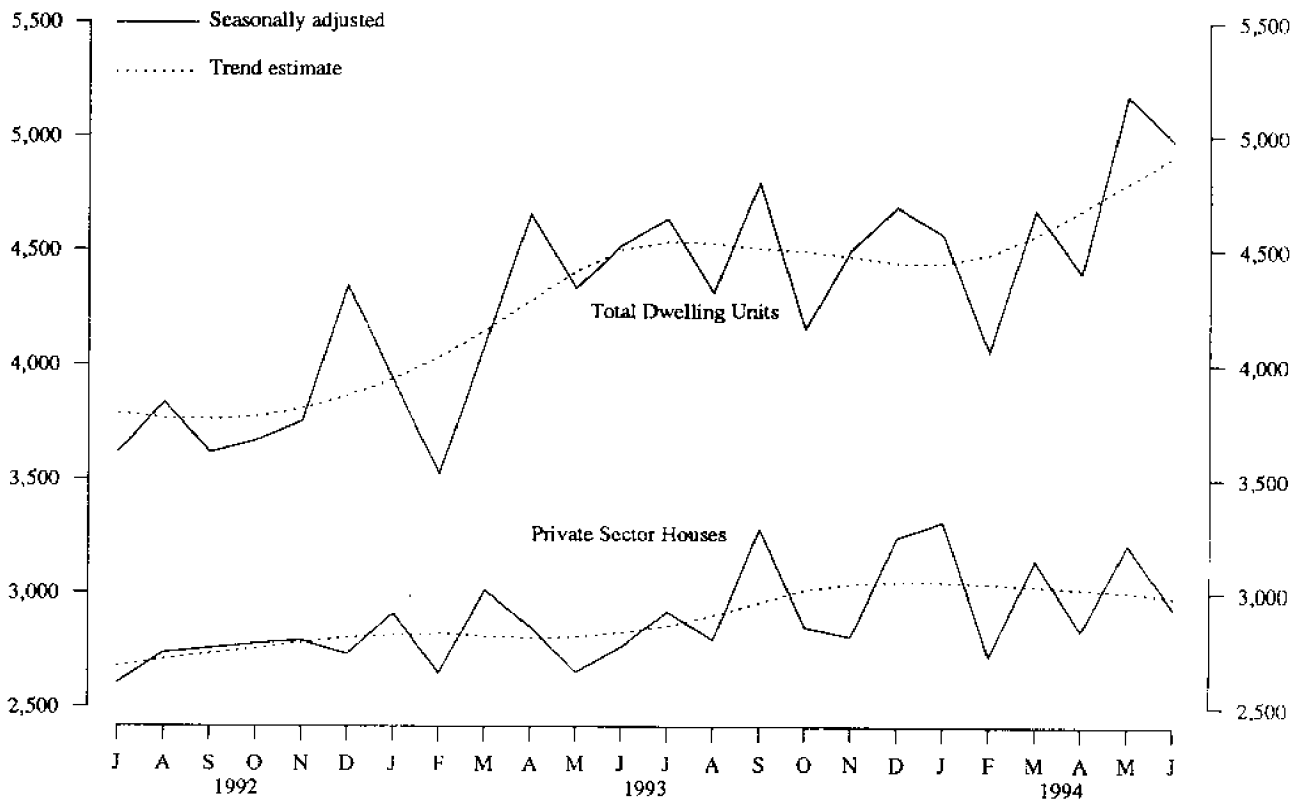
**BUILDING APPROVALS
QUEENSLAND**



Catalogue No. 8731.3

BUILDING APPROVALS, QUEENSLAND, JUNE 1994

**DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND**



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5 August 1994

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INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.
- for information about other ABS statistics and services, telephone, fax or write to Information Inquiries, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Q 4001.

MAIN FEATURES
Residential building

- The trend estimate series for total dwelling units approved in Queensland shows a steady rise from February 1994. In June 1994, the trend estimate was 4,913, up 2.4 per cent over the revised May 1994 figure of 4,796. It would take a decrease of 16.3 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in July 1994.
- The trend estimate for private sector houses approved in June 1994 was 2,981, marginally lower than in May 1994.
- In original figures, the number of dwelling units approved in June 1994 was 5,117, down 8.5 per cent from May 1994. There were 3,009 private sector houses approved in June 1994, down 15.1 per cent from May 1994.
- Seasonally adjusted, the number of dwelling units approved in June 1994 was 4,981, down 3.8 per cent from May 1994. There were 2,935 private sector houses approved in June 1994, down 8.7 per cent from May 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended June 1994 was 22.3 per cent higher than the 3 months ended March 1994.

Total building

- The value of all building approved in the 3 months ended June 1994 was 14.1 per cent higher than the 3 months ended March 1994.

BUILDING APPROVALS

<i>Period</i>	<i>Dwelling units in new residential buildings</i>			<i>Total building</i>
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>June—</i>				
1993	4,707	4,523	4,504	554.5
1994	5,117	4,981	4,913	625.1
<i>Three months ended—</i>				
June 1993	13,552	13,517	13,196	1,688.9
March 1994	12,535	13,307	13,496	1,456.1
June 1994	14,729	14,560	14,386	1,661.2

NOTES

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

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

Other residential buildings and non-residential building approval figures for October 1993 and December 1993 have been revised to include previously unreported approvals in a number of local government authorities.

Explanatory Notes are located at the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months January 1994 to June 1994.

Analysis of building approvals series has shown that the original series can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 30 to 32 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (July 1994) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 7 per cent in July 1994 the trend estimate for that month would be 3,052, a movement of 0.7 per cent. The movements in the trend estimates for April, May and June 1994, currently estimated to be -0.4 per cent, -0.4 per cent and -0.8 per cent, respectively, would be revised to -0.3 per cent, 0.1 per cent and 0.3 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in July 1994 would produce a trend estimate for July of 2,890, a movement of -1.1 per cent, with the movements in the trend estimates for April, May and June being revised to -1.0 per cent, -1.3 per cent and -1.4 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if July 1994 seasonally adjusted estimate			
			is up 7% on June 1994		is down 7% on June 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
January	3,049	-0.1	3,048	-0.2	3,055	0.1
February	3,040	-0.3	3,037	-0.4	3,050	-0.2
March	3,030	-0.3	3,027	-0.3	3,034	-0.5
April	3,016	-0.4	3,020	-0.3	3,002	-1.0
May	3,005	-0.4	3,122	0.1	2,965	-1.3
June	2,981	-0.8	3,031	0.3	2,923	-1.4
July	n.y.a	n.y.a	3,052	0.7	2,890	-1.1

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if July 1994 seasonally adjusted estimate			
			is up 8% on June 1994		is down 8% on June 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
January	4,445	0.0	4,434	-0.3	4,448	0.1
February	4,484	0.9	4,467	0.7	4,492	1.0
March	4,567	1.8	4,558	2.0	4,570	1.8
April	4,677	2.4	4,696	3.0	4,662	2.0
May	4,796	2.6	4,865	3.6	4,754	2.0
June	4,913	2.4	5,037	3.5	4,828	1.6
July	n.y.a	n.y.a	5,205	3.3	4,890	1.3

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION(a)									
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1993-94	14,471	302	14,773	6,590	508	7,098	21,061	810	21,871
1993—									
April	1,117	21	1,138	587	62	649	1,704	83	1,787
May	1,126	38	1,164	662	187	849	1,788	225	2,013
June	1,213	36	1,249	741	181	922	1,954	217	2,171
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	r 602	18	r 620	r 1,726	20	r 1,746
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
June	1,229	25	1,254	342	158	500	1,571	183	1,754
QUEENSLAND									
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1993-94	35,979	612	36,591	17,193	1,143	18,336	53,172	1,755	54,927
1993—									
April	2,709	69	2,778	1,426	172	1,598	4,135	241	4,376
May	2,721	83	2,804	1,359	306	1,665	4,080	389	4,469
June	2,912	83	2,995	1,343	369	1,712	4,255	452	4,707
July	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	r 1,267	24	r 1,291	r 4,438	114	r 4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	r 1,335	20	r 1,355	r 4,075	60	r 4,135
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591
June	3,009	84	3,093	1,574	450	2,024	4,583	534	5,117

(a) See paragraph 29 of the Explanatory Notes. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 19 such dwelling units approved in June 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION(a)														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
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
1993—														
April	96.5	1.6	98.1	46.4	3.5	50.0	142.9	5.2	148.1	9.9	38.8	43.2	191.6	201.2
May	102.2	2.9	105.1	44.6	10.8	55.5	146.8	13.7	160.5	10.0	51.1	253.3	208.0	423.8
June	112.5	3.0	115.6	50.0	10.3	60.3	162.5	13.3	175.8	9.5	34.8	54.6	206.8	239.9
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	r 54.2	192.1	r 221.8
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	r 40.7	1.4	r 42.1	r 143.0	1.7	r 144.7	11.7	85.2	r 266.3	r 239.9	r 422.7
1994														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
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
1993—														
April	224.7	5.7	230.4	114.7	9.3	124.0	339.4	15.0	354.4	18.1	61.5	71.6	419.0	444.1
May	235.3	6.3	241.5	91.4	18.0	109.4	326.7	24.2	350.9	18.8	108.7	319.8	454.2	689.5
June	256.4	7.2	263.5	91.4	21.0	112.4	347.7	28.2	375.9	17.3	130.1	161.4	495.1	554.5
July	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	r 88.1	1.4	r 89.5	r 368.1	9.4	r 377.5	20.0	r 77.8	r 111.1	r 465.8	r 508.7
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	r 93.0	1.5	r 94.5	r 335.4	5.1	r 340.5	18.7	124.3	r 317.1	r 478.4	r 676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1993—</i>								
April	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May r	2,655	2,808	2,805	2,888	3,981	4,116	4,334	4,411
June r	2,767	2,828	2,792	2,903	4,234	4,209	4,523	4,504
July r	2,920	2,857	3,005	2,924	4,310	4,278	4,641	4,538
August r	2,794	2,906	2,838	2,963	4,054	4,341	4,316	4,529
September r	3,284	2,961	3,298	3,012	4,908	4,395	4,798	4,506
October r	2,851	3,016	2,951	3,061	4,140	4,448	4,157	4,496
November r	2,808	3,044	2,840	3,080	4,326	4,461	4,504	4,474
December r	3,243	3,052	3,263	3,082	4,665	4,432	4,692	4,445
<i>1994—</i>								
January r	3,315	3,349	3,346	3,078	4,699	4,396	4,570	4,445
February r	2,725	3,040	2,750	3,074	3,897	4,379	4,061	4,484
March r	3,146	3,030	3,137	3,074	4,586	4,406	4,676	4,567
April r	2,834	3,016	2,921	3,073	4,113	4,463	4,399	4,677
May r	3,214	3,005	3,361	3,073	4,729	4,540	5,180	4,796
June	2,935	2,981	2,952	3,057	4,869	4,618	4,981	4,913

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	1,854.6	1,910.3	587.8	2,498.1	164.0	1,035.0	1,495.9	3,563.2	4,158.0
1991-92	2,359.1	2,417.5	706.9	3,124.4	193.0	1,121.4	1,590.3	4,303.6	4,907.6
1992-93	2,584.4	2,636.9	985.0	3,621.9	194.3	966.4	1,419.0	4,665.8	5,235.3
<i>1992—</i>									
Dec. qtr	654.8	673.6	211.3	884.9	48.3	217.5	271.2	1,123.9	1,204.3
<i>1993—</i>									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	311.6	1,028.1	52.1	298.7	539.6	1,362.4	1,619.8
<i>1994—</i>									
Mar. qtr	661.7	669.9	368.5	1,038.4	45.7	273.0	305.5	1,345.4	1,389.7

(a) See paragraphs 18 to 23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP, QUEENSLAND
(\$ million)

Class of building	1991-92	1992-93	1993-94	1994			
				March	April	May	June
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	3,200.2	298.3	227.4	319.8	280.4
New other residential buildings	588.4	869.6	1,264.1	170.3	86.0	131.3	125.5
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>468.7</i>	<i>313.4</i>	<i>451.1</i>	<i>405.9</i>
Alterations and additions to residential buildings	205.1	212.7	228.1	20.8	16.6	19.9	19.0
Hotels, etc.	235.7	37.3	302.1	5.7	5.9	9.2	5.5
Shops	212.4	314.0	332.1	58.2	12.8	19.4	45.0
Factories	89.5	87.7	109.8	10.4	7.8	12.7	10.7
Offices	138.3	89.4	160.9	10.9	3.8	16.1	19.0
Other business premises	126.7	170.6	153.0	13.3	14.0	22.1	14.6
Educational	49.9	44.9	66.4	1.3	0.6	2.8	6.8
Religious	13.3	17.0	14.3	1.0	0.6	0.7	2.7
Health	64.9	49.9	59.7	4.7	0.6	5.7	8.6
Entertainment and recreational	80.2	48.8	78.1	6.0	5.6	8.6	8.0
Miscellaneous	68.2	82.1	72.0	7.5	4.0	2.0	5.7
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>1,348.4</i>	<i>119.1</i>	<i>55.6</i>	<i>99.3</i>	<i>126.6</i>
Total	4,387.4	4,854.6	6,040.9	608.5	385.7	570.3	551.5
PUBLIC SECTOR							
New houses	62.3	57.8	53.3	3.1	7.2	5.3	7.9
New other residential buildings	80.2	71.6	73.4	2.9	2.7	10.4	30.4
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>126.7</i>	<i>6.0</i>	<i>9.9</i>	<i>15.7</i>	<i>38.3</i>
Alterations and additions to residential buildings	0.7	0.2	1.1	—	—	—	0.9
Hotels, etc.	0.6	—	2.3	—	—	—	—
Shops	1.9	1.6	3.3	0.3	—	0.6	—
Factories	4.9	5.7	4.2	0.5	0.8	0.8	0.2
Offices	83.0	102.5	34.8	3.5	1.5	9.0	0.9
Other business premises	30.7	31.1	186.5	1.2	0.1	3.0	2.3
Educational	139.5	115.6	97.8	4.0	1.8	12.8	1.2
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	42.0	—	1.8	9.8	24.6
Entertainment and recreational	6.4	153.4	19.6	5.7	—	0.3	4.2
Miscellaneous	144.2	19.7	22.6	2.2	1.9	10.4	1.0
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>413.1</i>	<i>17.4</i>	<i>7.8</i>	<i>46.7</i>	<i>34.4</i>
Total	594.7	571.8	540.9	23.4	17.8	62.4	73.6
TOTAL							
New houses	2,577.0	2,888.3	3,253.5	301.4	234.6	325.1	288.3
New other residential buildings	668.6	941.2	1,337.5	173.2	88.7	141.7	155.9
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>474.7</i>	<i>323.4</i>	<i>466.8</i>	<i>444.2</i>
Alterations and additions to residential buildings	205.8	212.9	229.2	20.8	16.6	19.9	19.9
Hotels, etc.	236.3	37.3	304.4	5.7	5.9	9.2	5.5
Shops	214.3	315.6	335.4	58.5	12.8	20.0	45.0
Factories	94.4	93.4	114.0	10.9	8.6	13.5	11.0
Offices	221.4	191.9	195.7	14.5	5.3	25.1	19.9
Other business premises	157.4	201.7	339.5	14.4	14.1	25.1	16.9
Educational	189.4	160.5	164.2	5.3	2.3	15.6	8.0
Religious	13.3	17.0	14.3	1.0	0.6	0.7	2.7
Health	105.2	62.4	101.7	4.7	2.4	15.5	33.2
Entertainment and recreational	86.6	202.2	97.7	11.7	5.6	8.9	12.2
Miscellaneous	212.4	101.9	94.6	9.7	5.9	12.4	6.7
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>136.5</i>	<i>63.5</i>	<i>145.9</i>	<i>161.0</i>
Total	4,982.1	5,426.3	6,581.8	632.0	403.4	632.7	625.1

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 — April	—	—	4	1.6	1	0.8	2	3.5	—	—	7	5.9
May	1	0.1	2	0.6	—	—	—	—	1	8.5	4	9.2
June	2	0.3	8	2.3	1	0.6	1	2.3	—	—	12	5.5
SHOPS												
1994 — April	25	2.4	9	3.1	7	4.7	2	2.5	—	—	43	12.8
May	41	4.1	14	3.9	5	3.7	4	8.4	1	5.0	64	20.0
June	32	3.6	13	4.1	3	1.7	3	6.6	2	29.0	53	45.0
FACTORIES												
1994 — April	16	1.9	4	1.3	2	1.5	3	4.1	—	—	25	8.6
May	21	2.4	7	2.2	2	1.7	4	7.3	—	—	34	13.5
June	9	1.0	19	5.8	3	2.2	1	2.0	—	—	32	11.0
OFFICES												
1994 — April	15	1.4	12	3.4	1	0.5	—	—	—	—	28	5.3
May	27	2.6	7	2.3	3	2.1	4	9.8	1	8.2	42	25.1
June	19	1.8	11	3.1	3	2.4	2	2.6	1	10.0	36	19.9
OTHER BUSINESS PREMISES												
1994 — April	23	2.7	12	3.5	2	1.3	4	6.6	—	—	41	14.1
May	23	2.6	15	4.6	8	5.2	5	12.7	—	—	51	25.1
June	23	2.2	12	3.5	6	4.0	5	7.2	—	—	46	16.9
EDUCATIONAL												
1994 — April	9	1.2	4	1.2	—	—	—	—	—	—	13	2.3
May	8	0.9	5	1.6	2	1.1	3	3.5	1	8.6	19	15.6
June	4	0.5	6	2.0	2	1.4	3	4.1	—	—	15	8.0
RELIGIOUS												
1994 — April	3	0.4	1	0.2	—	—	—	—	—	—	4	0.6
May	—	—	2	0.7	—	—	—	—	—	—	2	0.7
June	4	0.5	1	0.4	—	—	1	1.8	—	—	6	2.7
HEALTH												
1994 — April	3	0.3	1	0.3	—	—	1	1.8	—	—	5	2.4
May	2	0.1	2	0.6	1	0.6	3	5.4	1	8.8	9	15.5
June	11	0.8	6	2.2	2	1.6	4	12.4	1	16.2	24	33.2
ENTERTAINMENT AND RECREATIONAL												
1994 — April	1	0.1	5	1.3	2	1.5	1	2.7	—	—	9	5.6
May	16	1.4	3	1.0	1	0.5	3	6.0	—	—	23	8.9
June	10	1.0	2	0.7	1	0.5	4	10.1	—	—	17	12.2
MISCELLANEOUS												
1994 — April	5	0.6	14	4.2	2	1.1	—	—	—	—	21	5.9
May	11	1.1	4	1.1	3	2.2	1	2.4	1	5.5	20	12.4
June	4	0.4	6	2.1	3	2.2	1	2.0	—	—	14	6.7
TOTAL NON-RESIDENTIAL BUILDING												
1994 — April	100	10.9	66	20.1	17	11.3	13	21.1	—	—	196	63.5
May	150	15.3	61	18.6	25	17.0	27	55.5	5	39.6	268	145.9
June	118	12.1	84	26.1	24	16.6	25	51.0	4	55.2	255	161.0

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

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
		NUMBER OF DWELLING UNITS								
Brisbane(a)	1,254	106	186	292	115	93	—	208	500	1,754
Moreton(a)	726	130	302	432	97	206	146	449	881	1,607
Wide Bay-Burnett	298	40	18	58	63	—	—	63	121	419
Darling Downs	172	4	—	4	31	—	—	31	35	207
South West	5	—	—	—	—	—	—	—	—	5
Fitzroy	192	33	4	37	33	—	—	33	70	262
Central West	4	—	—	—	—	—	—	—	—	4
Mackay	89	4	2	6	10	—	—	10	16	105
Northern	156	8	—	8	24	7	—	31	39	195
Far North	191	20	84	104	146	69	39	254	358	549
North West	6	4	—	4	—	—	—	—	4	10
Queensland	3,093	349	596	945	519	375	185	1,079	2,024	5,117
VALUE (\$'000)										
Brisbane(a)	120,972	7,126	12,609	19,735	6,089	6,832	—	12,921	32,656	153,628
Moreton(a)	69,125	9,175	22,953	32,128	8,119	14,464	26,672	49,255	81,384	150,508
Wide Bay-Burnett	22,690	2,615	1,355	3,970	3,396	—	—	3,396	7,366	30,055
Darling Downs	15,219	361	—	361	1,741	—	—	1,741	2,102	17,321
South West	383	—	—	—	—	—	—	—	—	383
Fitzroy	17,342	2,200	225	2,425	1,771	—	—	1,771	4,196	21,538
Central West	247	—	—	—	—	—	—	—	—	247
Mackay	7,945	316	95	410	600	—	—	600	1,010	8,955
Northern	14,653	621	—	621	1,590	650	—	2,240	2,861	17,514
Far North	19,252	1,229	4,931	6,160	9,263	5,030	3,500	17,793	23,953	43,205
North West	463	330	—	330	—	—	—	—	330	793
Queensland	288,290	23,972	42,168	66,140	32,569	26,976	30,172	89,717	155,857	444,147

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,597
1993—						
April	237	2,111	264	139	27	2,778
May	181	2,191	269	111	52	2,804
June	152	2,414	262	121	46	2,995
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093

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

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

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane(a)	1,254	120,972	500	32,656	1,754	153,628	10,693	96,686	261,007
Moreton(a)	726	69,125	881	81,384	1,607	150,508	2,938	15,925	169,371
Wide Bay-Burnett	298	22,690	121	7,366	419	30,055	1,233	18,858	50,146
Darling Downs	172	15,219	35	2,102	207	17,321	856	6,433	24,611
South West	5	383	—	—	5	383	36	—	419
Fitzroy	192	17,342	70	4,196	262	21,538	995	2,297	24,830
Central West	4	247	—	—	4	247	—	497	744
Mackay	89	7,945	16	1,010	105	8,955	204	5,465	14,624
Northern	156	14,653	39	2,861	195	17,514	1,335	5,618	24,467
Far North	191	19,252	358	23,953	549	43,205	1,067	9,201	53,473
North West	6	463	4	330	10	793	575	—	1,368
Queensland	3,093	288,290	2,024	155,857	5,117	444,147	19,932	160,980	625,059
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	265	27,152	647	64,447	912	91,599	1,212	8,752	101,564
Sunshine Coast	240	23,422	209	15,230	449	38,652	569	5,956	45,177
Bundaberg(a)	57	4,981	44	2,821	101	7,801	365	1,275	9,442
Gladstone	60	5,281	12	630	72	5,911	306	70	6,287
Rockhampton	34	2,921	22	1,281	56	4,202	304	719	5,225
Mackay	40	3,692	16	1,010	56	4,702	134	4,894	9,729
Townsville	110	10,833	33	2,447	143	13,280	1,014	5,120	19,414
Cairns(a)	138	14,270	296	19,868	434	34,138	783	7,461	42,382

(a) See paragraph 29 of the Explanatory Notes. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	226	22,598	163	13,395	389	35,993	527	3,276	39,796
Beaudesert (S)	77	6,764	2	216	79	6,980	569	810	8,359
Boonah (S)	8	689	—	—	8	689	15	—	704
Brisbane (C)	477	51,581	324	21,000	801	72,581	7,263	75,384	155,228
Caboolture (S)	158	12,991	10	580	168	13,571	422	2,321	16,315
Caloundra (C)	102	8,795	69	4,917	171	13,711	484	2,616	16,811
Esk (S)	10	745	14	770	24	1,515	36	112	1,663
Gatton (S)	10	933	2	188	12	1,122	138	365	1,624
Gold Coast (C)	87	8,678	516	52,642	603	61,320	793	6,726	68,840
Ipswich (C)	37	2,860	17	1,060	54	3,920	261	700	4,881
Kilcoy (S)	6	508	—	—	6	508	102	—	611
Laidley (S)	21	1,425	—	—	21	1,425	81	—	1,506
Logan (C)	150	12,623	46	2,954	196	15,577	646	7,436	23,659
Maroochy (S)	139	12,722	62	5,208	201	17,930	88	940	18,958
Moreton (S)	75	6,843	—	—	75	6,843	419	2,189	9,451
Noosa (S)	103	10,848	85	5,638	188	16,485	333	2,630	19,448
Pine Rivers (S)	131	12,715	25	1,850	156	14,565	430	2,820	17,815
Redcliffe (C)	16	1,619	18	1,108	34	2,726	315	3,905	6,947
Redland (S)	147	14,160	28	2,514	175	16,675	707	380	17,762
Brisbane and Moreton (SDs)	1,980	190,097	1,381	114,039	3,361	304,136	13,631	112,611	430,378
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	1,787	35	2,166	56	3,953	237	1,100	5,290
Gayndah (S)	1	85	—	—	1	85	—	—	85
Gooburrum (S)	17	1,285	—	—	17	1,285	62	—	1,347
Gympie (C)	1	39	6	350	7	389	18	—	406
Hervey Bay (C)	82	6,401	46	2,719	128	9,120	253	15,498	24,871
Isis (S)	12	1,065	—	—	12	1,065	92	—	1,157
Kingaroy (S)	15	1,342	—	—	15	1,342	76	900	2,318
Kolan (S)	10	445	—	—	10	445	—	300	745
Maryborough (C)	24	1,985	7	448	31	2,432	142	835	3,410
Miriam Vale (S)	13	844	—	—	13	844	28	—	872
Mundubbera (S)	2	160	—	—	2	160	—	—	160
Nanango (S)	13	792	6	347	19	1,138	12	—	1,150
Tiaro (S)	11	493	—	—	11	493	12	—	505
Widgee (S)	26	1,795	6	362	32	2,157	95	—	2,252
Woongarra (S)	33	2,974	9	655	42	3,629	128	175	3,932
Other areas	17	1,198	6	320	23	1,518	77	50	1,646
Wide Bay-Burnett (SD)	298	22,690	121	7,366	419	30,055	1,233	18,858	50,146

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	8	664	—	—	8	664	106	—	770
Chinchilla (S)	4	360	—	—	4	360	—	—	360
Clifton (S)	1	82	—	—	1	82	48	—	130
Crow's Nest (S)	12	1,377	—	—	12	1,377	74	307	1,758
Dalby (T)	8	766	—	—	8	766	30	565	1,361
Glengallan (S)	8	614	—	—	8	614	23	1,780	2,417
Goondiwindi (T)	8	807	3	146	11	953	23	450	1,426
Jondaryan (S)	10	1,119	—	—	10	1,119	58	89	1,267
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	2	97	—	—	2	97	—	—	97
Rosalie (S)	5	321	—	—	5	321	61	—	382
Rosenthal (S)	2	106	—	—	2	106	—	—	106
Stanthorpe (S)	9	836	—	—	9	836	54	—	890
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	79	6,779	30	1,886	109	8,665	247	2,842	11,755
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (C)	8	730	2	70	10	800	113	280	1,193
Other areas	8	559	—	—	8	559	19	120	698
Darling Downs (SD)	172	15,219	35	2,102	207	17,321	856	6,433	24,611
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	3	252	—	—	3	252	—	—	252
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	2	130	—	—	2	130	36	—	166
South West (SD)	5	383	—	—	5	383	36	—	419
FITZROY STATISTICAL DIVISION									
Banana (S)	4	394	—	—	4	394	35	—	429
Calliope (S)	32	2,842	2	132	34	2,974	149	410	3,533
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	20	2,106	14	1,160	34	3,266	28	344	3,638
Fitzroy (S)	17	1,347	—	—	17	1,347	51	64	1,462
Gladstone (C)	29	2,514	10	498	39	3,012	184	70	3,266
Livingstone (S)	63	5,775	22	1,124	85	6,900	245	690	7,834
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	26	2,314	22	1,281	48	3,595	304	719	4,618
Other areas	1	50	—	—	1	50	—	—	50
Fitzroy (SD)	192	17,342	70	4,196	262	21,538	995	2,297	24,830
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	1	49	—	—	1	49	—	497	546
Other areas	3	198	—	—	3	198	—	—	198
Central West (SD)	4	247	—	—	4	247	—	497	744

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	1	70	—	—	1	70	—	—	70
Mackay (C)	1	61	12	755	13	817	70	4,894	5,780
Pioneer (S)	53	4,765	4	255	57	5,020	99	240	5,359
Sarina (S)	10	1,028	—	—	10	1,028	—	—	1,028
Whitsunday (S)	20	1,723	—	—	20	1,723	35	271	2,030
Other areas	4	296	—	—	4	296	—	60	357
Mackay (SD)	89	7,945	16	1,010	105	8,955	204	5,465	14,624
NORTHERN STATISTICAL DIVISION									
Bowen (S)	4	396	2	159	6	555	39	229	823
Burdekin (S)	5	613	2	130	7	743	72	200	1,015
Charters Towers (C)	2	140	—	—	2	140	—	—	140
Dalrymple (S)	2	143	—	—	2	143	45	—	188
Hinchinbrook (S)	13	1,051	2	124	15	1,175	116	69	1,359
Thuringowa (C)	83	7,096	—	—	83	7,096	334	—	7,430
Townsville (C)	47	5,215	33	2,447	80	7,663	730	5,120	13,512
Northern (SD)	156	14,653	39	2,861	195	17,514	1,335	5,618	24,467
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	—	—	8	483	8	483	—	—	483
Cairns (C)	16	1,997	237	15,963	253	17,960	140	3,984	22,084
Cardwell (S)	8	884	6	435	14	1,320	—	815	2,135
Cook (S) (including Weipa)	2	116	—	—	2	116	12	—	128
Douglas (S)	7	640	9	478	16	1,117	37	—	1,155
Eacham (S)	8	752	6	412	14	1,165	15	—	1,180
Johnstone (S)	11	939	9	651	20	1,590	27	350	1,967
Mareeba (S)	8	725	24	1,625	32	2,350	116	200	2,666
Mulgrave (S)	129	12,938	59	3,905	188	16,843	643	3,477	20,964
Torres (S)	—	—	—	—	—	—	20	—	20
Other areas	2	261	—	—	2	261	57	375	692
Far North (SD)	191	19,252	358	23,953	549	43,205	1,067	9,201	53,473
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	124	—	—	2	124	—	—	124
Mount Isa (C)	2	258	—	—	2	258	56	—	314
Other areas	2	81	4	330	6	411	519	—	930
North West (SD)	6	463	4	330	10	793	575	—	1,368
QUEENSLAND									
Queensland	3,093	288,290	2,024	155,857	5,117	444,147	19,932	160,980	625,059

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

5. Statistics of building work approved are compiled from: (a) permits issued by local government authorities in areas subject to building control by those authorities and (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities. Major building activity which is not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

EXPLANATORY NOTES — *continued*Definitions — *continued*

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

13. *Functional classification of buildings.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'offices' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

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

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

27. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

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

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

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

Seasonal adjustment

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

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

31. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

Related publications

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

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

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

Unpublished statistics

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

Symbols and other usages

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

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



Recommended retail price: \$11.00



2873130006949
ISSN 1031-198x