

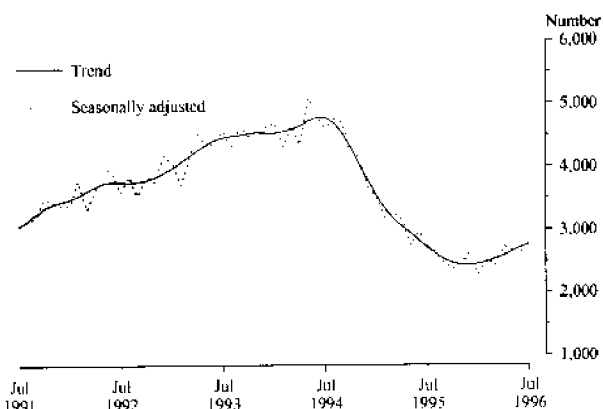
## BUILDING APPROVALS, QUEENSLAND, JULY 1996

### MAIN FEATURES

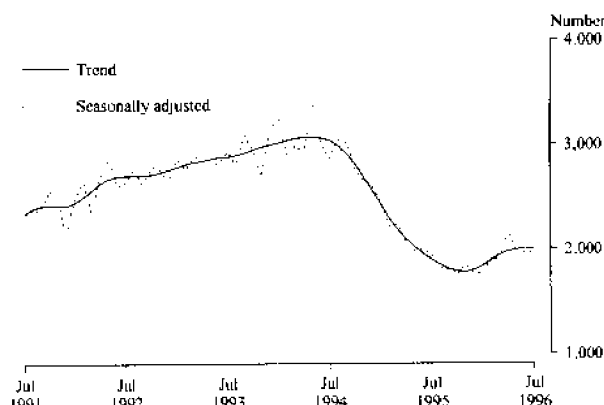
#### NUMBER OF DWELLING UNITS APPROVED

	July 1995	June 1996	July 1996	July 1995 to July 1996 change	June 1996 to July 1996 change
Original series	2,657	2,590	3,011	13.3%	16.3%
Seasonally adjusted	2,749	2,589	2,866	4.3%	10.7%
Trend estimate	2,716	2,706	2,770	2.0%	2.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved rose for the seventh consecutive month with a 2.4% increase from last month. However, private sector house approvals remained static.
- In original (unadjusted) terms the total number of dwelling units approved was 3,011 of which 2,186 were private sector new houses.
- When compared with June 1996 the value of new residential building increased by 28.1% to \$305.8 million with Brisbane Statistical Division accounting for 37.1% (\$113.4 million) of the total.
- Expressed as average 1989-90 prices the value of new residential building work approved for the June quarter 1996 was \$757.4 million, a 38.7% increase on last quarter but a 1.7% decrease on the June quarter 1995.

#### Non-residential building

- The value of non-residential building projects approved for July was \$224.6 million with shops contributing \$59.7 million, followed by other business premises (\$50.9 million), educational (\$45.0 million) and entertainment and recreational (\$30.9 million). There were 6 projects valued at \$5 million and over and 33 projects valued at between \$1 million and \$5 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the June quarter 1996 was \$578.5 million, an increase of 20.7% on the previous quarter, but a 19.0% decrease on the same quarter last year.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 8237 7590 or any ABS State Office.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 February 1996 to July 1996.

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

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

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in August 1996, the trend estimate for that month would be 2,023, a movement of 0.1%. The movements in the trend estimates for May, June and July which are currently estimated to be 1.0%, 0.5% and -0.0% respectively, would be revised to 1.8%, 1.2% and 0.7%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in August 1996 would produce a trend estimate for August of 1,926, a movement of -1.5%, with the movements in the trend estimates for May, June and July being revised to 0.5%, -0.5% and -1.0% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if August 1996 seasonally adjusted estimate</i>			
			<i>is up 6% on July 1996</i>		<i>is down 6% on July 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1996—						
February	1,894	2.8	1,893	2.7	1,898	3.0
March	1,940	2.4	1,939	2.4	1,947	2.6
April	1,975	1.8	1,974	1.8	1,978	1.6
May	1,995	1.0	1,997	1.2	1,987	0.5
June	2,005	0.5	2,010	0.7	1,976	-0.5
July	2,004	-0.0	2,020	0.5	1,956	-1.0
August	n.y.a.	n.y.a.	2,023	0.1	1,926	-1.5

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if August 1996 seasonally adjusted estimate</i>			
			<i>is up 7% on July 1996</i>		<i>is down 7% on July 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1996—						
February	2,489	1.4	2,482	1.1	2,489	1.5
March	2,535	1.9	2,524	1.7	2,537	1.9
April	2,589	2.1	2,584	2.4	2,591	2.1
May	2,649	2.3	2,663	3.1	2,646	1.8
June	2,706	2.1	2,750	3.3	2,694	1.5
July	2,770	2.4	2,840	3.3	2,733	1.5
August	n.y.a.	n.y.a.	2,909	2.5	2,748	0.6

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
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										
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	-	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996										
January	632	13	645	99	14	113	--	731	27	758
February	761	7	768	211	--	211	--	972	7	979
March	853	--	853	252	--	252	--	1,105	--	1,105
April	920	16	936	190	20	210	--	1,110	36	1,146
May	844	8	852	453	9	462	--	1,297	17	1,314
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
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-										
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996-										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,740	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
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

(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														
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
1996-														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1		17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
March	83.0	—	83.0	16.0		16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
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
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														
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996-														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
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

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
1995								
May	1,972	2,016	2,017	2,069	2,674	2,828	2,753	2,948
June	1,999	1,952	2,082	1,999	2,909	2,722	2,972	2,833
July	1,939	1,899	1,972	1,940	2,643	2,611	2,749	2,716
August	1,827	1,851	1,853	1,888	2,491	2,506	2,613	2,611
September	1,792	1,813	1,822	1,847	2,358	2,419	2,474	2,529
October	1,763	1,787	1,798	1,818	2,244	2,355	2,383	2,473
November	1,849	1,780	1,886	1,810	2,403	2,321	2,455	2,438
December	1,770	1,800	1,789	1,833	2,459	2,322	2,634	2,433
1996—								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,894	1,977	1,929	2,474	2,408	2,531	2,489
March	1,877	1,940	1,870	1,972	2,395	2,476	2,426	2,535
April	2,172	1,975	2,263	2,000	2,603	2,553	2,722	2,589
May	1,942	1,995	1,946	2,014	2,682	2,631	2,666	2,649
June	1,966	2,005	1,925	2,018	2,669	2,702	2,589	2,706
July	1,966	2,004	2,007	2,012	2,797	2,771	2,866	2,770

(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	648.0	2,579.3	216.8	1,736.5	2,235.5	4,476.1	5,031.5
1995 -									
Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
June qtr	507.2	521.9	248.6	770.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.6	602.4	53.6	366.8	537.2	1,004.9	1,193.3
1996—									
Mar. qtr	433.0	442.1	104.1	546.2	47.5	435.4	479.4	1,012.3	1,073.1
June qtr	507.4	514.7	242.7	757.4	51.3	486.2	578.5	1,283.2	1,387.3

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

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

Class of building	1993-94	1994-95	1995-96	1996			
				April	May	June	July
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	2,192.8	199.0	200.0	188.1	230.6
New other residential buildings	1,264.1	1,015.2	626.5	44.7	150.0	49.4	72.8
Total new residential building	4,464.3	3,856.7	2,819.3	243.7	349.9	237.6	303.4
Alterations and additions to residential buildings	228.1	240.0	247.7	20.3	20.1	18.0	27.7
Hotels, etc.	302.1	186.6	232.3	5.8	47.1	48.7	3.3
Shops	332.1	540.9	511.8	85.0	14.4	19.7	59.7
Factories	109.8	110.7	251.7	86.3	5.0	14.2	4.2
Offices	160.9	148.2	186.3	9.9	29.3	9.5	11.3
Other business premises	153.0	243.5	261.9	12.7	19.8	26.4	13.0
Educational	66.4	62.5	68.0	4.3	1.2	8.6	12.3
Religious	14.3	14.0	13.5	2.5	1.0	2.7	0.7
Health	59.7	53.7	89.8	9.8	3.0	4.0	3.2
Entertainment and recreational	78.1	151.1	97.2	2.2	11.0	3.9	13.9
Miscellaneous	72.0	59.6	95.3	12.8	5.7	3.9	2.1
Total non-residential building	1,348.4	1,570.9	1,807.9	231.3	137.5	141.7	123.7
Total	6,040.9	5,667.5	4,874.9	495.3	507.5	397.3	454.9
PUBLIC SECTOR							
New houses	53.3	50.0	34.2	6.1	1.8	0.4	2.0
New other residential buildings	73.4	94.1	38.0	5.7	0.5	0.7	0.3
Total new residential building	126.7	144.1	72.2	11.9	2.4	1.1	2.3
Alterations and additions to residential buildings	1.1	0.9	2.2	0.2	0.3	0.6	0.2
Hotels, etc.	2.3	1.7	2.1	—	0.1	—	—
Shops	3.3	20.9	4.0	—	1.2	0.7	—
Factories	4.2	6.5	5.7	0.5	—	0.1	0.2
Offices	34.8	57.0	27.5	1.6	1.8	4.0	3.8
Other business premises	186.5	37.1	94.5	9.2	0.6	11.5	37.9
Educational	97.8	218.9	162.3	16.0	—	31.1	32.7
Religious	—	—	0.5	—	—	—	—
Health	42.0	30.8	60.4	0.3	—	4.5	—
Entertainment and recreational	19.6	58.3	73.3	2.4	—	3.2	17.0
Miscellaneous	22.6	61.5	87.8	0.3	0.2	7.6	9.3
Total non-residential building	413.1	492.6	518.2	30.4	3.8	62.7	100.9
Total	540.9	637.6	592.5	42.4	6.5	64.4	103.5
TOTAL							
New houses	3,253.5	2,891.5	2,227.1	205.1	201.8	188.6	232.6
New other residential buildings	1,337.5	1,109.3	664.4	50.4	150.5	50.1	73.2
Total new residential building	4,591.0	4,000.7	2,891.5	255.6	352.3	238.7	305.8
Alterations and additions to residential buildings	229.2	240.9	249.9	20.4	20.4	18.6	27.9
Hotels, etc.	304.4	188.3	234.5	5.8	47.2	48.7	3.3
Shops	335.4	561.8	515.8	85.0	15.6	20.4	59.7
Factories	114.0	117.2	257.4	86.9	5.0	14.3	4.4
Offices	195.7	205.1	213.8	11.5	31.1	13.4	15.1
Other business premises	339.5	280.6	356.4	21.9	20.3	38.0	50.9
Educational	164.2	281.5	230.3	20.3	1.2	39.6	45.0
Religious	14.3	14.0	13.9	2.5	1.0	2.7	0.7
Health	101.7	84.5	150.3	10.1	3.0	8.5	3.2
Entertainment and recreational	97.7	209.4	170.5	4.6	11.0	7.2	30.9
Miscellaneous	94.6	121.1	183.1	13.1	5.9	11.6	11.5
Total non-residential building	1,761.6	2,063.5	2,326.0	261.7	141.3	204.4	224.6
Total	6,581.8	6,305.1	5,467.4	537.7	514.0	461.7	558.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1996 — May	3	0.3	3	1.0	—	—	—	—	2	46.0	8	47.2
June	—	—	—	—	—	—	5	8.7	1	40.0	6	48.7
July	4	0.3	2	0.8	1	0.7	1	1.5	—	—	8	3.3
<b>SHOPS</b>												
1996 — May	53	5.4	14	4.4	3	1.8	3	4.0	—	—	73	15.6
June	53	5.2	11	3.0	8	5.2	5	7.0	—	—	77	20.4
July	68	6.1	24	7.0	14	10.8	5	9.6	3	26.2	114	59.7
<b>FACTORIES</b>												
1996 — May	14	1.5	10	2.9	3	0.7	—	—	—	—	25	5.0
June	17	1.9	12	3.3	4	3.0	2	6.1	—	—	35	14.3
July	11	1.2	8	2.1	2	1.2	—	—	—	—	21	4.4
<b>OFFICES</b>												
1996 — May	19	1.9	16	4.6	4	2.9	4	8.2	1	13.5	44	31.1
June	28	2.7	17	5.1	3	1.9	3	3.8	—	—	51	13.4
July	38	4.0	12	3.5	5	3.6	2	3.9	—	—	57	15.1
<b>OTHER BUSINESS PREMISES</b>												
1996 — May	32	3.1	24	7.3	10	6.7	2	3.2	—	—	68	20.3
June	25	2.8	20	5.8	4	2.4	7	14.0	2	13.0	58	38.0
July	26	2.7	13	3.8	9	6.3	6	12.2	1	26.0	55	50.9
<b>EDUCATIONAL</b>												
1996 — May	1	0.1	2	0.6	1	0.5	—	—	—	—	4	1.2
June	6	0.9	4	1.2	5	2.9	6	12.5	3	22.1	24	39.6
July	6	0.8	6	1.9	5	3.2	10	30.3	1	8.8	28	45.0
<b>RELIGIOUS</b>												
1996 — May	3	0.3	—	—	1	0.7	—	—	—	—	4	1.0
June	2	0.2	3	1.1	2	1.5	—	—	—	—	7	2.7
July	3	0.5	1	0.2	—	—	—	—	—	—	4	0.7
<b>HEALTH</b>												
1996 — May	3	0.3	1	0.5	1	0.6	1	1.7	—	—	6	3.0
June	4	0.4	3	0.7	2	1.4	2	6.0	—	—	11	8.5
July	5	0.4	2	0.6	3	2.2	—	—	—	—	10	3.2
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — May	6	0.7	3	0.9	1	0.6	1	3.0	1	5.9	12	11.0
June	9	0.9	3	1.1	3	2.0	2	3.2	—	—	17	7.2
July	10	0.9	4	1.4	7	4.9	5	18.0	1	5.7	27	30.9
<b>MISCELLANEOUS</b>												
1996 — May	8	0.7	4	1.2	—	—	1	4.0	—	—	13	5.9
June	5	0.5	9	2.8	4	2.2	3	6.1	—	—	21	11.6
July	13	1.4	6	1.5	1	0.9	4	7.6	—	—	24	11.5
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — May	142	14.2	77	23.3	22	14.4	12	24.1	4	65.3	257	141.3
June	149	15.5	82	24.0	35	22.4	35	67.4	6	75.1	307	204.4
July	184	18.3	78	22.8	47	33.7	33	83.2	6	66.7	348	224.6

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

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	946	41	20	61	57	72	—	129	190	1,136
Moreton	570	67	59	126	4	18	284	306	432	1,002
Wide Bay-Burnett	174	7	6	13	—	—	—	—	13	187
Darling Downs	72	—	—	—	—	—	—	—	—	72
South West	3	—	—	—	—	—	—	—	—	3
Fitzroy	84	4	8	12	—	—	—	—	12	96
Central West	4	—	—	—	—	—	—	—	—	4
Mackay	110	—	12	12	—	—	—	—	12	122
Northern	91	2	2	4	6	—	—	6	10	101
Far North	148	12	25	37	30	38	—	68	105	253
North West	3	2	—	2	—	—	—	—	2	5
Queensland	2,205	135	132	267	97	128	284	509	776	2,981
VALUE (\$'000)										
Brisbane	100,587	2,932	1,480	4,412	3,510	4,878	—	8,388	12,800	113,387
Moreton	61,957	3,525	5,009	8,534	234	1,380	39,555	41,169	49,703	111,659
Wide Bay-Burnett	15,545	364	340	704	—	—	—	—	704	16,249
Darling Downs	6,840	—	—	—	—	—	—	—	—	6,840
South West	205	—	—	—	—	—	—	—	—	205
Fitzroy	8,558	224	609	833	—	—	—	—	833	9,391
Central West	304	—	—	—	—	—	—	—	—	304
Mackay	12,970	—	926	926	—	—	—	—	926	13,896
Northern	9,785	61	190	251	625	—	—	625	876	10,661
Far North	15,491	561	1,400	1,961	2,026	3,275	—	5,301	7,262	22,753
North West	348	75	—	75	—	—	—	—	75	423
Queensland	232,590	7,742	9,954	17,696	6,395	9,533	39,555	55,483	73,179	305,769

(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—						
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205

(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,  
JULY 1996**

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
	STATISTICAL DIVISION								
Brisbane	946	100,587	190	12,800	1,136	113,387	13,781	98,490	225,658
Moreton	570	61,957	432	49,703	1,002	111,659	5,197	34,023	150,880
Wide Bay-Burnett	174	15,545	13	704	187	16,249	845	2,973	20,067
Darling Downs	72	6,840	---	---	72	6,840	943	21,104	28,888
South West	3	205	---	---	3	205	110	3,977	4,293
Fitzroy	84	8,558	12	833	96	9,391	972	5,199	15,561
Central West	4	304	---	---	4	304	40	55	399
Mackay	110	12,970	12	926	122	13,896	736	7,023	21,656
Northern	91	9,785	10	876	101	10,661	1,876	41,961	54,498
Far North	148	15,491	105	7,262	253	22,753	3,285	9,529	35,567
North West	3	348	2	75	5	423	146	303	872
Queensland	2,205	232,590	776	73,179	2,981	305,769	27,933	224,636	558,338
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	318	33,817	257	37,192	575	71,009	1,990	20,914	93,913
Sunshine Coast	148	16,325	175	12,511	323	28,836	1,553	10,120	40,508
Bundaberg	44	3,898	---	---	44	3,898	78	750	4,726
Gladstone	24	2,707	10	753	34	3,460	295	2,780	6,535
Rockhampton	15	1,275	---	---	15	1,275	301	1,010	2,586
Mackay	47	4,952	12	926	59	5,878	228	6,750	12,855
Townsville	70	7,491	8	815	78	8,306	1,141	41,676	51,123
Cairns	97	11,060	97	6,903	194	17,963	741	8,270	26,974

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

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

The table below details the corrected information.

**TYPE OF BUILDING APPROVED IN TOWNSVILLE STATISTICAL DISTRICT**

Period	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)			
1995									
July	38	3,746	2	145	40	3,891	558	340	4,789
August	49	5,528	30	2,104	79	7,633	546	1,480	9,659
September	83	8,985	10	610	93	9,595	1,698	6,769	18,061
October	46	5,092	39	2,480	86	7,607	1,065	10,125	18,797
November	60	6,374	2	147	62	6,521	877	6,029	13,427
December	38	4,342	8	729	46	5,071	728	1,299	7,098
1996									
January	59	7,279	16	1,476	75	8,755	683	7,948	17,386
February	68	7,625	40	4,098	108	11,723	885	4,471	17,079
March	45	4,971	2	207	47	5,178	1,113	3,293	9,585
April	58	6,425	12	2,545	70	8,970	993	4,525	14,488
May	55	6,169	6	501	61	6,670	874	2,692	10,236
June	37	4,277	51	4,100	88	8,377	1,230	16,349	25,956

(a) Exclu

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	60	6,216	—	—	60	6,216	340	3,330	9,887
Boonah (S)	3	234	—	—	3	234	25	55	314
Brisbane (C)	431	47,861	168	10,998	599	58,859	11,240	37,736	107,835
Caboolture (S)	113	10,555	—	—	113	10,555	295	7,667	18,518
Caloundra (C)	35	3,977	31	3,146	66	7,123	819	908	8,850
Esk (S)	5	507	—	—	5	507	43	—	550
Gatton (S)	8	759	—	—	8	759	98	450	1,307
Gold Coast (C)	344	36,089	259	37,300	603	73,389	2,109	25,551	101,049
Ipswich (C)	46	3,930	2	102	48	4,032	1,053	23,871	28,957
Kilcoy (S)	1	42	—	—	1	42	41	—	83
Laidley (S)	4	415	—	—	4	415	50	—	465
Logan (C)	74	7,462	—	—	74	7,462	453	3,791	11,706
Maroochy (S)	86	8,716	121	7,114	207	15,829	988	8,782	25,599
Noosa (S)	84	10,820	23	2,251	107	13,071	696	630	14,397
Pine Rivers (S)	106	11,286	—	—	106	11,286	71	8,158	19,514
Redcliffe (C)	17	1,421	3	175	20	1,596	154	593	2,343
Redland (S)	99	12,256	15	1,417	114	13,673	504	10,990	25,167
Brisbane and Moreton (SDs)	1,516	162,544	622	62,503	2,138	225,047	18,978	132,513	376,538
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	26	2,251	—	—	26	2,251	31	150	2,431
Burnett (S)	29	2,492	—	—	29	2,492	65	600	3,156
Cooloolah (S)	21	1,827	5	263	26	2,090	122	175	2,387
Gayndah (S)	1	130	—	—	1	130	—	—	130
Hervey Bay (C)	40	3,541	2	102	42	3,642	173	216	4,031
Isis (S)	2	95	—	—	2	95	44	350	489
Kingaroy (S)	4	355	—	—	4	355	69	537	961
Kolan (S)	8	462	—	—	8	462	—	—	462
Maryborough (C)	10	1,283	6	340	16	1,623	100	690	2,414
Miniam Vale (S)	8	561	—	—	8	561	12	255	828
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	4	242	—	—	4	242	31	—	273
Tiaro (S)	9	1,266	—	—	9	1,266	25	—	1,290
Other areas	12	1,042	—	—	12	1,042	174	—	1,215
Wide Bay-Burnett (SD)	174	15,545	13	704	187	16,249	845	2,973	20,067

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	8	709	—	—	8	709	20	—	729
Chinchilla (S)	—	—	—	—	—	—	—	—	—
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	6	718	—	—	6	718	15	641	1,375
Dalby (T)	4	420	—	—	4	420	88	321	830
Goondiwindi (T)	2	250	—	—	2	250	—	450	700
Jondaryan (S)	4	394	—	—	4	394	11	691	1,096
Millmerran (S)	1	75	—	—	1	75	—	—	75
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	2	135	—	—	2	135	59	—	194
Stanthorpe (S)	4	332	—	—	4	332	57	300	689
Tara (S)	—	—	—	—	—	—	—	—	—
Tonwoomba (C)	36	3,290	—	—	36	3,290	471	17,811	21,571
Wambo (S)	1	92	—	—	1	92	—	—	92
Warwick (S)	4	425	—	—	4	425	197	889	1,512
Other areas	—	—	—	—	—	—	25	—	25
Darling Downs (SD)	72	6,840	—	—	72	6,840	943	21,104	28,888
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	3,727	3,727
Roma (T)	—	—	—	—	—	—	85	—	85
Other areas	3	205	—	—	3	205	25	250	480
South West (SD)	3	205	—	—	3	205	110	3,977	4,293
FITZROY STATISTICAL DIVISION									
Banana (S)	4	283	—	—	4	283	89	120	492
Calliope (S)	11	1,187	8	609	19	1,796	—	50	1,846
Duaringa (S)	1	94	—	—	1	94	48	50	192
Emerald (S)	12	1,358	—	—	12	1,358	28	850	2,236
Fitzroy (S)	6	528	—	—	6	528	56	—	584
Gladstone (C)	13	1,520	2	145	15	1,664	295	2,730	4,689
Livingstone (S)	23	2,357	2	80	25	2,436	155	389	2,981
Peak Downs (S)	1	139	—	—	1	139	—	—	139
Rockhampton (C)	11	961	—	—	11	961	301	1,010	2,272
Other areas	2	131	—	—	2	131	—	—	131
Fitzroy (SD)	84	8,558	12	833	96	9,391	972	5,199	15,561
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	4	304	—	—	4	304	10	55	369
Other areas	—	—	—	—	—	—	30	—	30
Central West (SD)	4	304	—	—	4	304	40	55	399

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	35	5,386	-	-	35	5,386	88	-	5,474
Broadsound (S)	-	-	-	-	-	-	-	-	-
Mackay (C)	58	6,076	12	926	70	7,002	399	6,803	14,204
Sarina (S)	8	630	-	-	8	630	214	-	844
Whitsunday (S)	7	784	-	-	7	784	35	220	1,039
Other areas	2	95	-	-	2	95	-	-	95
<b>Mackay (SD)</b>	<b>110</b>	<b>12,970</b>	<b>12</b>	<b>926</b>	<b>122</b>	<b>13,896</b>	<b>736</b>	<b>7,023</b>	<b>21,656</b>
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	96	2	61	3	157	62	192	411
Burdekin (S)	9	1,096	-	-	9	1,096	237	93	1,425
Charters Towers (C)	-	-	-	-	-	-	58	-	58
Dalrymple (S)	-	-	-	-	-	-	-	-	-
Hinchinbrook (S)	3	344	-	-	3	344	85	-	429
Thuringowa (C)	61	6,482	2	190	63	6,672	567	5,951	13,189
Townsville (C)	17	1,768	6	625	23	2,393	868	35,725	38,986
<b>Northern (SD)</b>	<b>91</b>	<b>9,785</b>	<b>10</b>	<b>876</b>	<b>101</b>	<b>10,661</b>	<b>1,876</b>	<b>41,961</b>	<b>54,498</b>
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	5	462	2	70	7	532	49	-	580
Cairns (C)	100	11,338	97	6,903	197	18,241	741	8,270	27,252
Cardwell (S)	3	215	-	-	3	215	38	-	253
Cook (S) (including Weipa)	3	295	-	-	3	295	-	-	295
Douglas (S)	5	583	4	189	9	772	2,112	90	2,974
Eacham (S)	6	650	-	-	6	650	70	-	720
Johnstone (S)	9	761	-	-	9	761	98	1,169	2,027
Mareeba (S)	13	1,040	-	-	13	1,040	116	-	1,155
Torres (S)	1	20	2	100	3	120	30	-	150
Other areas	3	127	-	-	3	127	33	-	160
<b>Far North (SD)</b>	<b>148</b>	<b>15,491</b>	<b>105</b>	<b>7,262</b>	<b>253</b>	<b>22,753</b>	<b>3,285</b>	<b>9,529</b>	<b>35,567</b>
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	-	-	-	-	-	-	-	-	-
Cloncurry (S)	2	236	-	-	2	236	20	303	559
Mount Isa (C)	-	-	2	75	2	75	69	-	144
Other areas	1	112	-	-	1	112	57	-	169
<b>North West (SD)</b>	<b>3</b>	<b>348</b>	<b>2</b>	<b>75</b>	<b>5</b>	<b>423</b>	<b>146</b>	<b>303</b>	<b>872</b>
QUEENSLAND									
<b>Queensland</b>	<b>2,205</b>	<b>232,590</b>	<b>776</b>	<b>73,179</b>	<b>2,981</b>	<b>305,769</b>	<b>27,933</b>	<b>224,636</b>	<b>558,338</b>

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

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (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) - Maroochy-dore, 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

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

**BRIAN DOYLE**  
 Acting Deputy Commonwealth Statistician

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