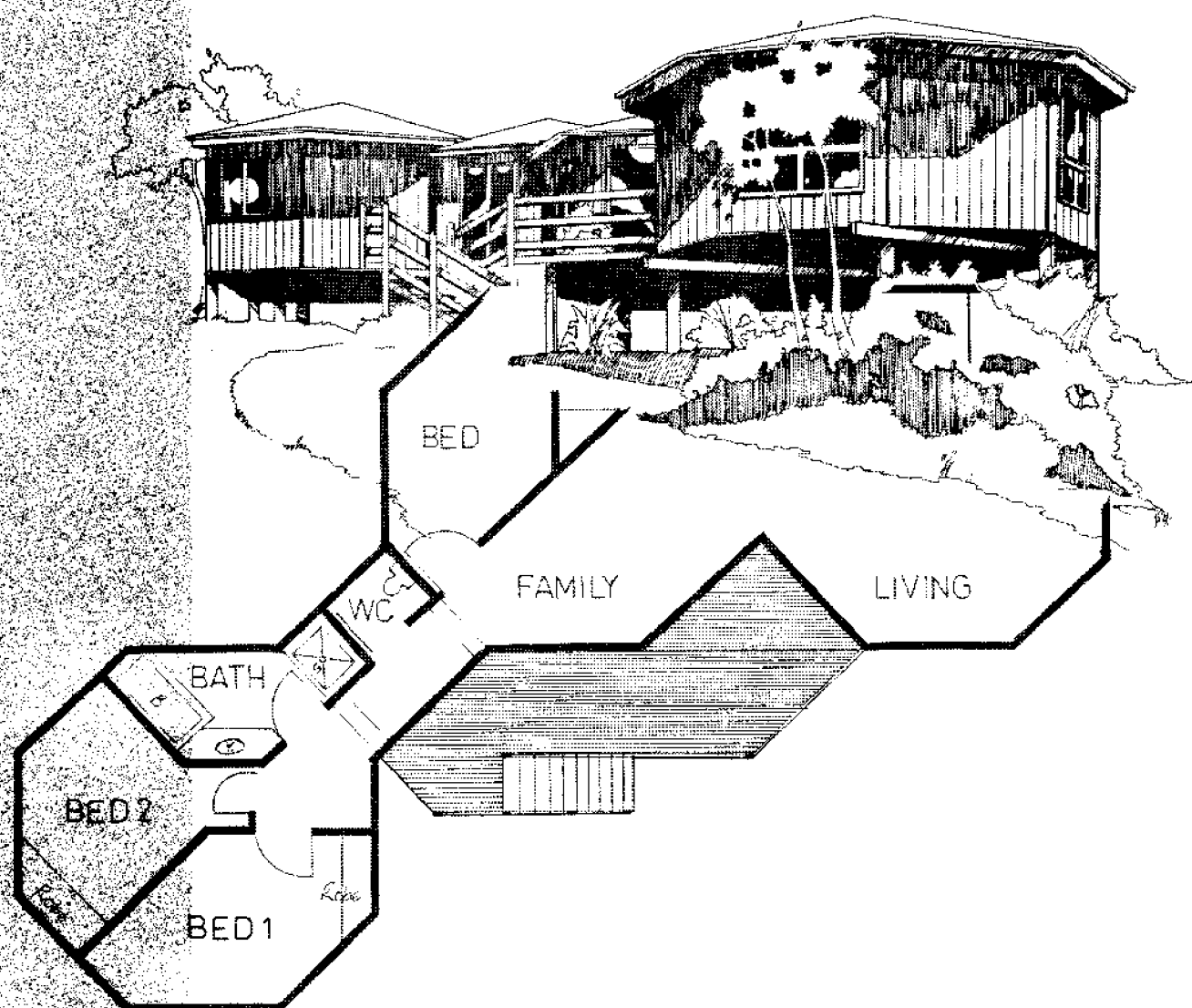
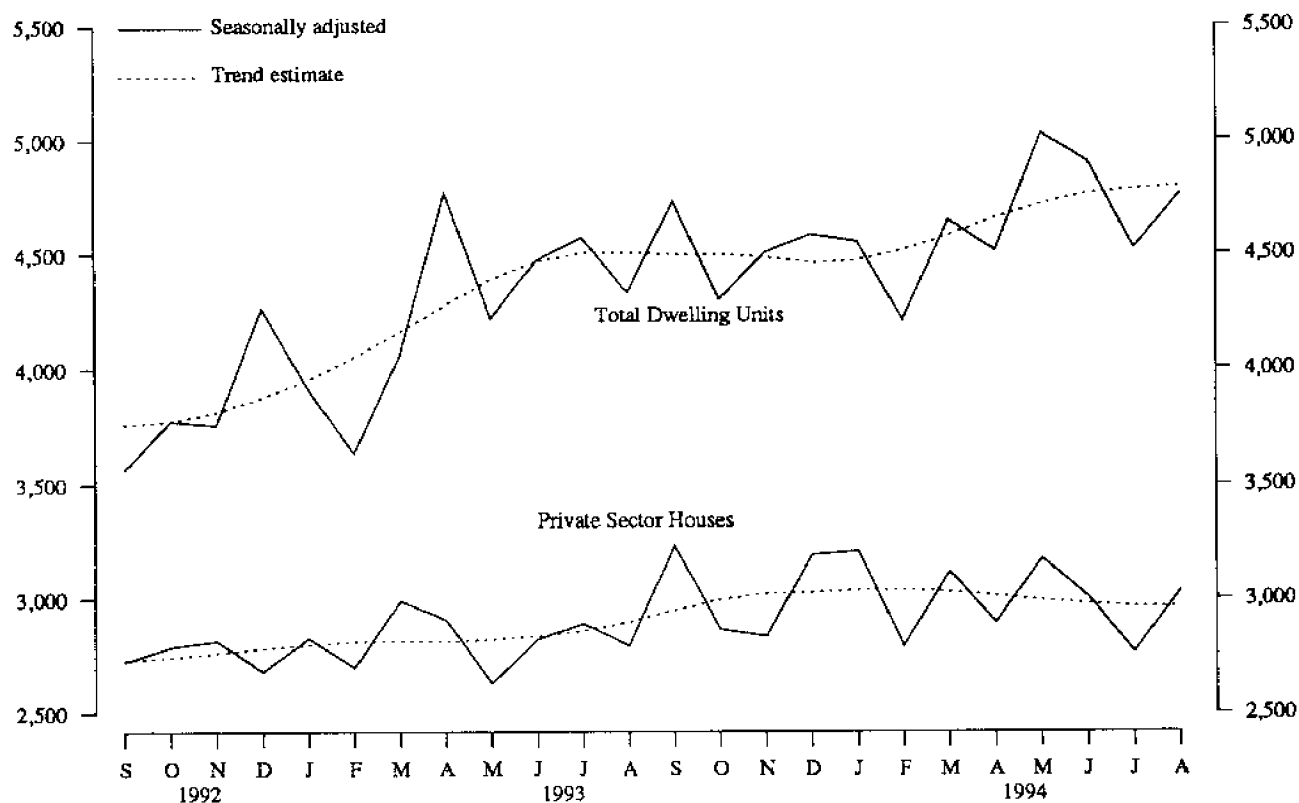


AUGUST 1994

**BUILDING APPROVALS
QUEENSLAND**



BUILDING APPROVALS, QUEENSLAND, AUGUST 1994**DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND**

313 Adelaide Street
BRISBANE Q 4000
11 October 1994

R. A. Crockett
DEPUTY COMMONWEALTH STATISTICIAN

© Commonwealth of Australia 1994

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.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 January 1994. In August 1994, the trend estimate was 4,798, up 0.3 per cent over the revised July 1994 figure of 4,784. It would take a decrease of 0.5 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in September 1994.
- The trend estimate for private sector houses approved in August 1994 was 2,965, marginally higher than the figure reported in July 1994.
- In original figures, the number of dwelling units approved in August 1994 was 5,337, up 18.9 per cent over July 1994. There were 3,396 private sector houses approved in August 1994, up 14.5 per cent over July 1994.
- Seasonally adjusted, the number of dwelling units approved in August 1994 was 4,763, up 5.4 per cent over July 1994. There were 3,034 private sector houses approved in August 1994, up 9.8 per cent over July 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended August 1994 was 28.5 per cent higher than that for the 3 months ended May 1994.

Total building

- The value of all building approved in the 3 months ended August 1994 was 10.1 per cent higher than that for the 3 months ended May 1994.

BUILDING APPROVALS

Period	<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>
August—				
1993	4,650	4,331	4,507	545.8
1994	5,337	4,763	4,798	645.3
Three months ended—				
August 1993	14,034	13,378	13,484	1,641.9
May 1994	14,629	14,187	13,959	1,668.1
August 1994	14,944	14,187	14,345	1,836.2

NOTES

This publication contains detailed results for August 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.

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 March 1994 to August 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 (September 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 6 per cent in September 1994 the trend estimate for that month would be 3,049, a movement of 0.5 per cent. The movements in the trend estimates for June, July and August 1994, currently estimated to be -0.5 per cent, -0.5 per cent and 0.0 per cent, respectively, would be revised to 0.1 per cent, 0.5 per cent and 0.9 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in September 1994 would produce a trend estimate for September of 2,885, a movement of -1.4 per cent, with the movements in the trend estimates for June, July and August being revised to -0.7 per cent, -0.8 per cent and -0.8 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate			
			is up 6% on August 1994		is down 6% on August 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
March	3,031	-0.2	3,026	-0.4	3,033	-0.2
April	3,014	-0.6	3,006	-0.6	3,019	-0.5
May	2,992	-0.7	2,988	-0.6	2,995	-0.8
June	2,977	-0.5	2,991	0.1	2,974	-0.7
July	2,964	-0.5	3,007	0.5	2,949	-0.8
August	2,965	0.0	3,033	0.9	2,925	-0.8
September	n.y.a	n.y.a	3,049	0.5	2,885	-1.4

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate			
			is up 7% on August 1994		is down 7% on August 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
March	4,582	1.5	4,576	1.4	4,589	1.7
April	4,657	1.6	4,647	1.6	4,671	1.8
May	4,720	1.4	4,715	1.5	4,726	1.2
June	4,763	0.9	4,777	1.3	4,745	0.4
July	4,784	0.4	4,826	1.0	4,722	-0.5
August	4,798	0.3	4,872	1.0	4,677	-1.0
September	n.y.a.	n.y.a.	4,897	0.5	4,602	-1.6

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									
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
1993-94									
July-August	2,485	31	2,516	1,110	125	1,235	3,595	156	3,751
1994-95									
July-August	2,633	16	2,649	1,592	115	1,707	4,225	131	4,356
1993--									
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	602	18	620	1,726	20	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
July	1,190	9	1,199	688	12	700	1,878	21	1,899
August	1,443	7	1,450	904	103	1,007	2,347	110	2,457
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
1993-94									
July-August	6,258	58	6,316	2,801	210	3,011	9,059	268	9,327
1994-95									
July-August	6,363	29	6,392	3,320	115	3,435	9,683	144	9,827
1993--									
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	1,267	24	1,291	4,438	114	4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,335	20	1,355	4,075	60	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
July	2,967	15	2,982	1,496	12	1,508	4,463	27	4,490
August	3,396	14	3,410	1,824	103	1,927	5,220	117	5,337

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 44 such dwelling units approved in August 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														
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
1993-94														
July-August	230.4	2.5	233.0	67.0	7.5	74.5	297.4	10.0	307.5	20.4	161.6	176.0	479.5	503.8
1994-95														
July-August	248.1	1.4	249.5	142.8	30.4	173.2	390.8	31.8	422.7	23.9	133.1	146.2	547.8	592.8
1993—														
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	32.7	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	54.2	192.1	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	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	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
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
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
1993-94														
July-August	550.0	4.7	554.8	184.2	13.0	197.2	734.3	17.7	752.0	41.1	253.1	294.3	1,028.3	1,087.3
1994-95														
July-August	590.8	2.7	593.5	260.1	30.4	290.6	851.0	33.1	884.1	43.4	222.0	283.6	1,116.4	1,211.1
1993—														
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	88.1	1.4	89.5	368.1	9.4	377.5	20.0	77.8	111.1	465.8	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	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	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
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3

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
1993—								
June	2,823	2,838	2,858	2,901	4,202	4,201	4,472	4,471
July	2,890	2,859	2,983	2,917	4,266	4,259	4,575	4,506
August	2,795	2,900	2,848	2,954	4,067	4,316	4,331	4,507
September	3,232	2,950	3,237	3,004	4,832	4,367	4,732	4,499
October	2,866	2,998	2,958	3,052	4,175	4,417	4,300	4,498
November	2,836	3,023	2,876	3,074	4,340	4,433	4,507	4,485
December	3,194	3,031	3,259	3,079	4,565	4,414	4,586	4,463
1994—								
January	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February r	2,793	3,038	2,802	3,083	4,076	4,399	4,211	4,515
March r	3,119	3,031	3,141	3,075	4,563	4,423	4,648	4,582
April r	2,894	3,014	2,984	3,060	4,228	4,463	4,513	4,657
May r	3,176	2,992	3,224	3,041	4,676	4,509	5,026	4,720
June r	3,008	2,977	3,037	3,027	4,820	4,559	4,903	4,763
July r	2,764	2,964	2,829	3,013	4,262	4,601	4,521	4,784
August	3,034	2,965	3,069	3,014	4,741	4,648	4,763	4,798

(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							
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
1993-94	2,869.4	2,917.2	1,379.7	4,296.9	205.5	1,361.6	1,778.4	5,751.7	6,280.8
1993—									
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	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
1994—									
Mar. qtr	661.7	669.9	367.3	1,037.2	45.7	272.4	304.9	1,344.1	1,387.9
June qtr	740.2	758.5	396.6	1,155.1	50.5	282.6	371.9	1,427.6	1,577.5

(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	1992-93	1993-94	July-August		1994		
			1993-94	1994-95	June	July	August
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	550.0	590.8	280.4	277.0	313.9
New other residential buildings	869.6	1,264.1	184.2	260.1	125.5	125.5	134.6
Total new residential building	3,700.1	4,464.3	734.3	851.0	405.9	402.5	448.4
Alterations and additions to residential buildings	212.7	228.1	40.9	43.4	19.0	22.2	21.2
Hotels, etc.	37.3	302.1	71.4	6.7	5.5	1.8	5.0
Shops	314.0	332.1	49.3	100.6	45.0	30.4	70.1
Factories	87.7	109.8	18.0	19.1	10.7	8.7	10.4
Offices	89.4	160.9	40.9	18.7	19.0	11.3	7.3
Other business premises	170.6	153.0	23.1	35.2	14.6	19.1	16.1
Educational	44.9	66.4	18.3	16.6	6.8	12.9	3.7
Religious	17.0	14.3	3.4	2.2	2.7	1.4	0.8
Health	49.9	59.7	10.6	6.0	8.6	4.2	1.8
Entertainment and recreational	48.8	78.1	5.9	11.6	8.0	6.1	5.5
Miscellaneous	82.1	72.0	12.2	5.2	5.7	2.5	2.7
Total non-residential building	941.8	1,348.4	253.1	222.0	126.6	98.6	123.4
Total	4,854.6	6,040.9	1,028.3	1,116.4	551.5	523.3	593.1
PUBLIC SECTOR							
New houses	57.8	53.3	4.7	2.7	7.9	1.4	1.3
New other residential buildings	71.6	73.4	13.0	30.4	30.4	0.9	29.5
Total new residential building	129.4	126.7	17.7	33.1	38.3	2.3	30.8
Alterations and additions to residential buildings	0.2	1.1	0.1	—	0.9	—	—
Hotels, etc.	—	2.3	—	—	—	—	—
Shops	1.6	3.3	1.2	4.3	—	4.3	—
Factories	5.7	4.2	0.6	0.4	0.2	—	0.4
Offices	102.5	34.8	4.8	2.4	0.9	1.2	1.2
Other business premises	31.1	186.5	1.1	1.6	2.3	0.7	0.9
Educational	115.6	97.8	31.6	47.4	1.2	30.9	16.5
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	0.4	2.5	24.6	2.5	—
Entertainment and recreational	153.4	19.6	0.2	0.2	4.2	0.2	—
Miscellaneous	19.7	22.6	1.2	2.9	1.0	0.3	2.6
Total non-residential building	442.2	413.1	41.2	61.6	34.4	40.1	21.5
Total	571.8	540.9	59.0	94.7	73.6	42.5	52.2
TOTAL							
New houses	2,888.3	3,253.5	554.8	593.5	288.3	278.4	315.1
New other residential buildings	941.2	1,337.5	197.2	290.6	155.9	126.5	164.1
Total new residential building	3,829.6	4,591.0	752.0	884.1	444.1	404.9	479.2
Alterations and additions to residential buildings	212.9	229.2	41.1	43.4	19.9	22.2	21.2
Hotels, etc.	37.3	304.4	71.4	6.7	5.5	1.8	5.0
Shops	315.6	335.4	50.6	104.9	45.0	34.7	70.1
Factories	93.4	114.0	18.6	19.5	11.0	8.7	10.8
Offices	191.9	195.7	45.7	21.0	19.9	12.5	8.5
Other business premises	201.7	339.5	24.2	36.8	16.9	19.8	17.0
Educational	160.5	164.2	49.9	64.1	8.0	43.8	20.2
Religious	17.0	14.3	3.4	2.2	2.7	1.4	0.8
Health	62.4	101.7	11.0	8.4	33.2	6.6	1.8
Entertainment and recreational	202.2	97.7	6.1	11.8	12.2	6.3	5.5
Miscellaneous	101.9	94.6	13.4	8.1	6.7	2.8	5.2
Total non-residential building	1,383.9	1,761.6	294.3	283.6	161.0	138.7	144.9
Total	5,426.3	6,581.8	1,087.3	1,211.1	625.1	565.8	645.3

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 — June	2	0.3	8	2.3	1	0.6	1	2.3	—	—	12	5.5
July	7	0.6	3	0.7	1	0.5	—	—	—	—	11	1.8
August	2	0.2	3	1.4	—	—	2	3.4	—	—	7	5.0
SHOPS												
1994 — June	32	3.6	13	4.1	3	1.7	3	6.6	2	29.0	53	45.0
July	29	3.2	18	4.9	7	4.1	9	22.5	—	—	63	34.7
August	44	4.5	14	4.6	5	3.7	3	6.8	3	50.5	69	70.1
FACTORIES												
1994 — June	9	1.0	19	5.8	3	2.2	1	2.0	—	—	32	11.0
July	22	2.4	11	3.2	1	0.5	2	2.6	—	—	36	8.7
August	37	4.1	11	3.4	6	3.3	—	—	—	—	54	10.8
OFFICES												
1994 — June	19	1.8	11	3.1	3	2.4	2	2.6	1	10.0	36	19.9
July	18	1.8	14	4.0	7	5.2	1	1.5	—	—	40	12.5
August	20	1.8	9	2.8	6	3.9	—	—	—	—	35	8.5
OTHER BUSINESS PREMISES												
1994 — June	23	2.2	12	3.5	6	4.0	5	7.2	—	—	46	16.9
July	41	4.1	14	3.9	5	2.9	3	9.0	—	—	63	19.8
August	36	3.8	19	5.9	3	1.8	4	5.4	—	—	62	17.0
EDUCATIONAL												
1994 — June	4	0.5	6	2.0	2	1.4	3	4.1	—	—	15	8.0
July	6	0.8	4	1.2	6	4.4	8	22.1	2	15.4	26	43.8
August	19	2.6	18	5.4	3	2.1	6	10.1	—	—	46	20.2
RELIGIOUS												
1994 — June	4	0.5	1	0.4	—	—	1	1.8	—	—	6	2.7
July	4	0.6	1	0.3	1	0.6	—	—	—	—	6	1.4
August	1	0.2	2	0.7	—	—	—	—	—	—	3	0.8
HEALTH												
1994 — June	11	0.8	6	2.2	2	1.6	4	12.4	1	16.2	24	33.2
July	—	—	2	0.6	1	0.7	2	5.4	—	—	5	6.6
August	2	0.3	1	0.4	—	—	1	1.1	—	—	4	1.8
ENTERTAINMENT AND RECREATIONAL												
1994 — June	10	1.0	2	0.7	1	0.5	4	10.1	—	—	17	12.2
July	9	0.7	2	0.8	—	—	2	4.9	—	—	13	6.3
August	5	0.6	5	1.6	2	1.2	2	2.2	—	—	14	5.5
MISCELLANEOUS												
1994 — June	4	0.4	6	2.1	3	2.2	1	2.0	—	—	14	6.7
July	11	1.0	4	1.3	1	0.5	—	—	—	—	16	2.8
August	10	1.0	5	1.2	1	0.8	1	2.2	—	—	17	5.2
TOTAL NON-RESIDENTIAL BUILDING												
1994 — June	118	12.1	84	26.1	24	16.6	25	51.0	4	55.2	255	161.0
July	147	15.1	73	20.9	30	19.4	27	67.9	2	15.4	279	138.7
August	176	19.2	87	27.3	26	16.7	19	31.2	3	50.5	311	144.9

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

Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	1,450	228	138	366	187	90	364	641	1,007	2,457
Moreton	808	110	203	313	43	193	56	292	605	1,413
Wide Bay-Burnett	261	12	—	12	37	13	—	50	62	323
Darling Downs	170	9	—	9	28	—	—	28	37	207
South West	11	—	—	—	—	—	—	—	—	11
Fitzroy	155	10	8	18	4	—	—	4	22	177
Central West	3	—	—	—	—	—	—	—	—	3
Mackay	112	18	4	22	34	—	—	34	56	168
Northern	140	—	—	—	14	—	—	14	14	154
Far North	295	14	—	14	98	—	12	110	124	419
North West	5	—	—	—	—	—	—	—	—	5
Queensland	3,410	401	353	754	445	296	432	1,173	1,927	5,337
VALUE (\$'000)										
Brisbane	135,103	13,101	10,700	23,801	13,864	5,925	57,046	76,835	100,636	235,739
Moreton	77,350	5,985	15,378	21,364	3,121	14,055	5,750	22,926	44,290	121,640
Wide Bay-Burnett	20,081	561	—	561	2,210	900	—	3,110	3,671	23,752
Darling Downs	15,361	696	—	696	1,492	—	—	1,492	2,188	17,548
South West	935	—	—	—	—	—	—	—	—	935
Fitzroy	14,815	559	459	1,018	390	—	—	390	1,408	16,223
Central West	334	—	—	—	—	—	—	—	—	334
Mackay	10,670	1,043	310	1,353	2,588	—	—	2,588	3,941	14,611
Northern	13,388	—	—	—	933	—	—	933	933	14,320
Far North	26,753	765	—	765	4,740	—	1,500	6,240	7,005	33,758
North West	343	—	—	—	—	—	—	—	—	343
Queensland	315,133	22,710	26,847	49,557	29,337	20,880	64,296	114,514	164,071	479,204

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	36,591
1993-94						
July-August	184	5,159	617	234	122	6,316
1994-95						
July-August	263	5,129	536	289	175	6,392
1993—						
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
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410

(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, AUGUST 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	1,450	135,103	1,007	100,636	2,457	235,739	11,086	92,957	339,781
Moreton	808	77,350	605	44,290	1,413	121,640	3,691	21,627	146,957
Wide Bay-Burnett	261	20,081	62	3,671	323	23,752	1,161	6,639	31,552
Darling Downs	170	15,361	37	2,188	207	17,548	1,155	6,035	24,738
South West	11	935	—	—	11	935	191	165	1,291
Fitzroy	155	14,815	22	1,408	177	16,223	859	3,367	20,449
Central West	3	334	—	—	3	334	86	—	420
Mackay	112	10,670	56	3,941	168	14,611	502	4,043	19,157
Northern	140	13,388	14	933	154	14,320	1,158	6,737	22,215
Far North	295	26,753	124	7,005	419	33,758	1,059	3,278	38,095
North West	5	343	—	—	5	343	260	85	688
Queensland	3,410	315,133	1,927	164,071	5,337	479,204	21,208	144,933	645,344
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	301	30,751	371	26,170	672	56,921	2,103	9,867	68,890
Sunshine Coast	278	27,402	228	17,760	506	45,162	859	6,315	52,337
Bundaberg(b)	38	2,932	6	326	44	3,258	109	2,641	6,008
Gladstone	32	3,098	6	489	38	3,587	274	836	4,697
Rockhampton	40	3,296	2	145	42	3,441	177	388	4,006
Mackay	49	4,794	22	1,353	71	6,147	297	2,891	9,334
Townsville(b)	97	9,110	—	—	97	9,110	587	2,512	12,209
Cairns	196	18,186	122	6,855	318	25,041	636	1,685	27,362

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, AUGUST 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)	312	30,101	154	11,621	466	41,722	1,328	7,989	51,039
Beaudesert (S)	90	8,076	—	—	90	8,076	236	—	8,312
Boonah (S)	4	340	—	—	4	340	15	70	425
Brisbane (C)	566	59,051	848	90,458	1,414	149,509	8,241	39,309	197,058
Caboolture (S)	199	16,471	31	2,316	230	18,787	583	13,604	32,974
Caloundra (C)	95	9,894	72	7,190	167	17,084	977	3,702	21,764
Esk (S)	11	854	—	—	11	854	48	180	1,082
Gatton (S)	7	580	—	—	7	580	36	—	616
Gold Coast (C)	77	7,715	225	14,929	302	22,643	837	2,782	26,262
Ipswich (C)	18	1,409	14	770	32	2,179	392	1,450	4,021
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	39	2,921	—	—	39	2,921	86	—	3,007
Logan (C)	185	14,813	40	2,060	225	16,873	723	4,824	22,419
Maroochy (S)	179	16,629	121	7,240	300	23,868	35	1,781	25,684
Moreton (S)	86	7,295	7	430	93	7,725	170	1,790	9,685
Noosa (S)	116	10,269	39	3,581	155	13,850	132	1,358	15,340
Pine Rivers (S)	136	12,699	16	517	152	13,216	476	2,129	15,821
Redcliffe (C)	8	730	36	3,226	44	3,956	82	100	4,138
Redland (S)	130	12,607	9	589	139	13,196	380	33,518	47,093
Brisbane and Moreton (SDs)	2,258	212,453	1,612	144,926	3,870	357,379	14,776	114,584	486,739
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	20	1,666	—	—	20	1,666	61	2,396	4,123
Burnett (S)	36	2,599	6	326	42	2,925	47	435	3,407
Cooloolah (S)	44	3,312	2	85	46	3,397	134	476	4,008
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	87	6,866	47	2,900	134	9,766	407	2,396	12,569
Isis (S)	9	590	—	—	9	590	85	—	675
Kingaroy (S)	7	725	3	160	10	885	—	—	885
Kolan (S)	7	462	—	—	7	462	—	384	846
Maryborough (C)	17	1,498	—	—	17	1,498	247	100	1,845
Miriam Vale (S)	10	526	—	—	10	526	98	—	624
Mundubbera (S)	2	217	—	—	2	217	—	80	297
Nanango (S)	11	720	—	—	11	720	12	—	731
Tiaro (S)	—	—	—	—	—	—	—	241	241
Other areas	11	900	4	200	15	1,100	69	131	1,300
Wide Bay-Burnett (SD)	225	17,482	56	3,345	281	20,827	1,113	6,204	28,145

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, AUGUST 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)	18	1,411	—	—	18	1,411	104	—	1,515
Chinchilla (S)	3	247	—	—	3	247	56	—	302
Clifton (S)	1	72	—	—	1	72	—	—	72
Crow's Nest (S)	16	1,785	—	—	16	1,785	—	120	1,905
Dalby (T)	9	717	4	416	13	1,133	38	499	1,670
Goondiwindi (T)	4	398	—	—	4	398	35	—	433
Jondaryan (S)	14	1,820	—	—	14	1,820	48	503	2,371
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	3	230	—	—	3	230	14	—	243
Rosalie (S)	9	627	—	—	9	627	21	200	848
Stanthorpe (S)	5	438	15	320	20	758	87	—	845
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	72	6,422	17	1,402	89	7,824	669	4,603	13,095
Wambo (S)	4	241	—	—	4	241	—	—	241
Warwick (S)	12	953	1	50	13	1,003	84	110	1,197
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	170	15,361	37	2,188	207	17,548	1,155	6,035	24,738
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	5	451	—	—	5	451	148	50	649
Roma (T)	6	484	—	—	6	484	30	55	569
Other areas	—	—	—	—	—	—	13	60	73
South West (SD)	11	935	—	—	11	935	191	165	1,291
FITZROY STATISTICAL DIVISION									
Banana (S)	3	273	—	—	3	273	69	—	342
Calliope (S)	20	1,773	—	—	20	1,773	149	—	1,922
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	31	3,783	8	413	39	4,197	—	1,551	5,748
Fitzroy (S)	14	1,061	—	—	14	1,061	31	—	1,092
Gladstone (C)	15	1,519	6	489	21	2,008	125	836	2,969
Livingstone (S)	39	3,575	6	360	45	3,935	308	485	4,728
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	33	2,831	2	145	35	2,976	177	388	3,541
Other areas	—	—	—	—	—	—	—	107	107
Fitzroy (SD)	155	14,815	22	1,408	177	16,223	859	3,367	20,449
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	205	—	—	2	205	86	—	291
Other areas	1	129	—	—	1	129	—	—	129
Central West (SD)	3	334	—	—	3	334	86	—	420

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, AUGUST 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)	—	—	—	—	—	—	20	—	20
Mackay (C)	67	6,282	22	1,353	89	7,635	307	3,891	11,832
Sarina (S)	21	2,135	—	—	21	2,135	136	60	2,331
Whitsunday (S)	17	1,741	34	2,588	51	4,329	—	92	4,422
Other areas	7	512	—	—	7	512	40	—	552
Mackay (SD)	112	10,670	56	3,941	168	14,611	502	4,043	19,157
NORTHERN STATISTICAL DIVISION									
Bowen (S)	3	212	9	608	12	820	30	—	849
Burdekin (S)	8	1,145	5	325	13	1,470	290	513	2,272
Charters Towers (C)	7	694	—	—	7	694	37	—	731
Dalrymple (S)	5	498	—	—	5	498	39	—	537
Hinchinbrook (S)	5	542	—	—	5	542	138	430	1,110
Thuringowa (C)	67	5,833	—	—	67	5,833	38	3,912	9,783
Townsville (C)	37	3,852	—	—	37	3,852	549	1,282	5,684
Northern (SD)	132	12,775	14	933	146	13,707	1,122	6,137	20,966
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	15	1,207	—	—	15	1,207	50	215	1,472
Cairns (C)	9	1,281	50	2,190	59	3,471	235	810	4,517
Cardwell (S)	15	1,434	—	—	15	1,434	65	—	1,500
Cook (S) (including Weipa)	2	119	—	—	2	119	—	—	119
Douglas (S)	18	2,285	2	150	20	2,435	51	1,000	3,486
Eacham (S)	5	445	—	—	5	445	37	60	543
Johnstone (S)	12	951	—	—	12	951	70	318	1,339
Mareeba (S)	15	1,075	—	—	15	1,075	30	—	1,104
Mulgrave (S)	193	17,350	72	4,665	265	22,015	477	875	23,367
Torres (S)	—	—	—	—	—	—	30	—	30
Other areas	11	606	—	—	11	606	12	—	619
Far North (SD)	295	26,753	124	7,005	419	33,758	1,059	3,278	38,095
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	133	—	—	2	133	—	—	133
Mount Isa (C)	3	210	—	—	3	210	260	85	555
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	5	343	—	—	5	343	260	85	688
QUEENSLAND									
Queensland	3,410	315,133	1,927	164,071	5,337	479,204	21,208	144,933	645,344

(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.

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

EXPLANATORY NOTES — *continued*Definitions — *continued*

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.

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,

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

are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

29. From July 1994 the statistics reflect the changes made to the ASGC spatial units.

- (a) Cooloolool (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
- (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
- (c) (i) Burnett (S) has been formed by the amalgamation of Gooburru (S) and Woongarra (S).
(ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).
- (d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).
- (e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.
- (f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.
- (g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple (S) to Thuringowa (C); part of Thuringowa (C) to Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).
- (h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. 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 publication which is available on request:

*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 sums of the component items.

Recommended retail price: \$11.00



2873130008943

ISSN 1031-198x