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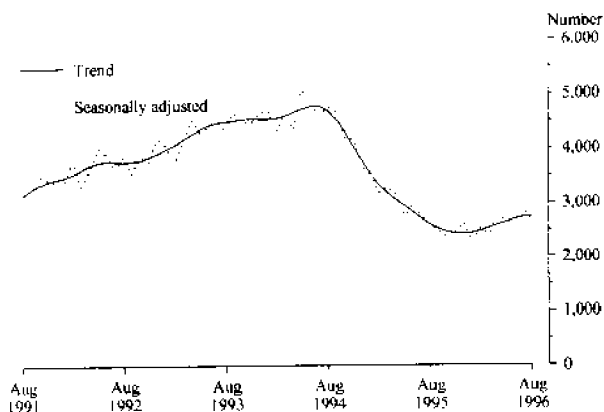
## BUILDING APPROVALS, QUEENSLAND, AUGUST 1996

### MAIN FEATURES

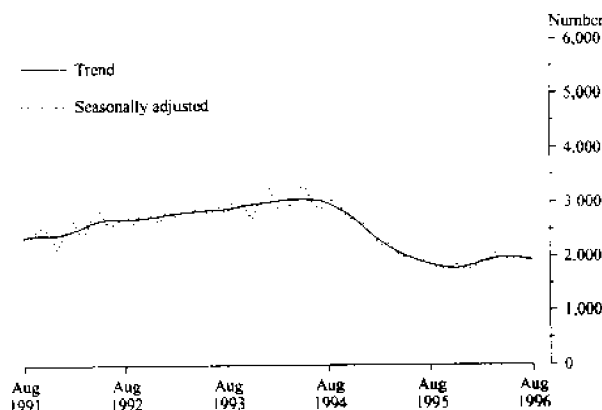
#### NUMBER OF DWELLING UNITS APPROVED

	August 1995	July 1996	August 1996	August 1995 to August 1996 change	July 1996 to August 1996 change
Original series	2,951	3,011	2,925	-0.9%	-2.9%
Seasonally adjusted	2,613	2,866	2,677	2.4%	-6.6%
Trend estimate	2,611	2,734	2,749	5.3%	0.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- In August the trend for the total number of dwelling units approved rose for the eighth consecutive month with a 0.5% increase from last month.
- The trend for private sector house approvals, however, showed a 1.4% decrease. For the downward trend to be halted the seasonally adjusted estimates for September will need to increase by 10.8% which is almost twice the average monthly movement.
- In original terms the total number of dwelling units approved was 2,925 of which 2,000 were private sector houses and 150 public sector dwelling units.

- The value of new residential building approved in August was \$274.3 million with Brisbane Statistical Division accounting for \$123.5 million (45.0%) of the total.

#### Non-residential building

- The value of non-residential building projects approved for August was \$197.9 million with other business premises contributing \$55.6 million (\$39.4 million public sector), followed by shops (\$46.1 million) and miscellaneous (\$36.0 million). There were 6 projects valued at \$5 million and over and 30 projects valued between \$1 million and \$5 million.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months March 1996 to August 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 (September 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 September 1996, the trend estimate for that month would be 1,928, a movement of -0.7%. The movements in the trend estimates for June, July and August which are currently estimated to be -0.5%, -1.0% and -1.4% respectively, would be revised to -0.5%, -0.9% and -0.9%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in September 1996 would produce a trend estimate for September of 1,837, a movement of -2.3%, with the movements in the trend estimates for June, July and August being revised to -1.2%, -2.1% and -2.4% respectively.

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 6% on August 1996		is down 6% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	1,946	2.6	1,947	2.6	1,951	2.8
April	1,978	1.6	1,979	1.6	1,986	1.8
May	1,987	0.5	1,988	0.5	1,991	0.3
June	1,978	-0.5	1,977	-0.5	1,967	-1.2
July	1,959	-1.0	1,959	-0.9	1,927	-2.1
August	1,931	-1.4	1,941	-0.9	1,881	-2.4
September	n.y.a.	n.y.a.	1,928	-0.7	1,837	-2.3

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 7% on August 1996		is down 7% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	2,537	1.9	2,535	1.8	2,542	2.1
April	2,591	2.1	2,587	2.1	2,600	2.3
May	2,646	2.1	2,644	2.2	2,650	2.0
June	2,694	1.8	2,698	2.0	2,682	1.2
July	2,734	1.5	2,741	1.6	2,688	0.2
August	2,749	0.6	2,774	1.2	2,675	-0.5
September	n.y.a.	n.y.a.	2,807	1.2	2,657	-0.7

TABLE 1 — DWELLING UNITS APPROVED

TABLE 1—DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96										
July-August	1,826	10	1,836	428	10	438	77	2,331	20	2,351
1996-97										
July-August	1,812	25	1,837	554	56	610	2	2,368	81	2,449
1995—										
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
August	871	20	891	364	56	420	1	1,236	76	1,312
QUEENSLAND										
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96										
July-August	4,051	37	4,088	1,289	103	1,392	128	5,468	140	5,608
1996-97										
July-August	4,186	65	4,251	1,535	113	1,648	37	5,758	178	5,936
1995—										
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1995-96														
July-August	174.0	0.8	174.8	29.8	0.7	30.5	203.8	1.4	205.3	31.2	119.2	142.0	354.2	378.5
1996-97														
July-August	190.2	2.6	192.8	39.3	4.8	44.1	229.5	7.4	236.9	25.9	128.3	193.9	383.7	456.8
1995—														
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
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
QUEENSLAND														
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1995-96														
July-August	388.2	3.9	392.1	106.5	7.1	113.6	494.7	11.0	505.7	50.8	283.0	438.7	828.5	995.2
1996-97														
July-August	435.7	7.3	443.0	128.4	8.6	137.0	564.2	15.9	580.1	53.1	240.2	422.5	856.9	1,055.7
1995—														
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
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1995—								
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	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,946	1,870	1,976	2,395	2,484	2,426	2,537
April	2,172	1,978	2,263	2,002	2,603	2,557	2,722	2,591
May	1,942	1,987	1,946	2,009	2,682	2,620	2,666	2,646
June	1,966	1,978	1,925	2,000	2,669	2,662	2,589	2,694
July	1,966	1,959	2,007	1,984	2,797	2,687	2,866	2,734
August	1,863	1,931	1,930	1,961	2,510	2,682	2,677	2,749

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
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	July-August				1996		
	1994-95	1995-96	1995-96	1996-97	June	July	August
PRIVATE SECTOR							
New houses	2,841.5	2,192.8	388.2	435.7	188.1	230.6	205.1
New other residential buildings	1,015.2	626.5	106.5	128.4	49.4	72.8	55.6
Total new residential building	3,856.7	2,819.3	494.7	564.2	237.6	303.4	260.7
Alterations and additions to residential buildings	240.0	247.7	50.8	52.6	18.0	27.7	24.9
Hotels, etc.	186.6	232.3	44.3	6.1	48.7	3.3	2.8
Shops	540.9	511.8	59.5	105.7	19.7	59.7	45.9
Factories	110.7	251.7	36.3	15.0	14.2	4.2	10.7
Offices	148.2	186.3	32.1	22.7	9.5	11.3	11.4
Other business premises	243.5	261.9	38.1	29.1	26.4	13.0	16.2
Educational	62.5	68.0	13.9	19.5	8.6	12.3	7.1
Religious	14.0	13.5	3.8	1.7	2.7	0.7	1.0
Health	53.7	89.8	12.6	8.5	4.0	3.2	5.3
Entertainment and recreational	151.1	97.2	21.2	20.5	3.9	13.9	6.6
Miscellaneous	59.6	95.3	21.1	11.4	3.9	2.1	9.3
Total non-residential building	1,570.9	1,807.9	283.0	240.2	141.7	123.7	116.5
Total	5,667.5	4,874.9	828.5	856.9	397.3	454.9	402.1
PUBLIC SECTOR							
New houses	50.0	34.2	3.9	7.3	0.4	2.0	5.3
New other residential buildings	94.1	38.0	7.1	8.6	0.7	0.3	8.3
Total new residential building	144.1	72.2	11.0	15.9	1.1	2.3	13.6
Alterations and additions to residential buildings	0.9	2.2	—	0.5	0.6	0.2	0.3
Hotels, etc.	1.7	2.1	0.1	—	—	—	—
Shops	20.9	4.0	0.3	0.1	0.7	—	0.1
Factories	6.5	5.7	1.0	0.2	0.1	0.2	—
Offices	57.0	27.5	1.5	8.0	4.0	3.8	4.2
Other business premises	37.1	94.5	10.9	77.3	11.5	37.9	39.4
Educational	218.9	162.3	41.4	43.3	31.1	32.7	10.7
Religious	—	0.5	0.3	—	—	—	—
Health	30.8	60.4	34.9	0.3	4.5	—	0.3
Entertainment and recreational	58.3	73.3	7.1	17.0	3.2	17.0	—
Miscellaneous	61.5	87.8	58.2	36.0	7.6	9.3	26.7
Total non-residential building	492.6	518.2	155.7	182.4	62.7	100.9	81.5
Total	637.6	592.5	166.8	198.8	64.4	103.5	95.3
TOTAL							
New houses	2,891.5	2,227.1	392.1	443.0	188.6	232.6	210.4
New other residential buildings	1,109.3	664.4	113.6	137.0	50.1	73.2	63.9
Total new residential building	4,000.7	2,891.5	505.7	580.1	238.7	305.8	274.3
Alterations and additions to residential buildings	240.9	249.9	50.8	53.1	18.6	27.9	25.2
Hotels, etc.	188.3	234.5	44.3	6.1	48.7	3.3	2.8
Shops	561.8	515.8	59.9	105.8	20.4	59.7	46.1
Factories	117.2	257.4	37.3	15.2	14.3	4.4	10.7
Offices	205.1	213.8	33.6	30.8	13.4	15.1	15.7
Other business premises	280.6	356.4	49.0	106.5	38.0	50.9	55.6
Educational	281.5	230.3	55.4	62.8	39.6	45.0	17.8
Religious	14.0	13.9	4.1	1.7	2.7	0.7	1.0
Health	84.5	150.3	47.5	8.8	8.5	3.2	5.6
Entertainment and recreational	209.4	170.5	28.3	37.5	7.2	30.9	6.6
Miscellaneous	121.1	183.1	79.4	47.4	11.6	11.5	36.0
Total non-residential building	2,063.5	2,326.0	438.7	422.5	204.4	224.6	197.9
Total	6,305.1	5,467.4	995.2	1,055.7	461.7	558.3	497.4

**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 — 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
August	4	0.4	1	0.4	—	—	1	2.0	—	—	6	2.8
<b>SHOPS</b>												
1996 — 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
August	70	7.4	22	6.7	8	5.1	10	18.5	1	8.3	111	46.1
<b>FACTORIES</b>												
1996 — 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
August	16	2.0	10	3.2	5	3.5	2	2.1	—	—	33	10.7
<b>OFFICES</b>												
1996 — 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
August	24	2.6	20	5.8	4	3.1	2	4.1	—	—	50	15.7
<b>OTHER BUSINESS PREMISES</b>												
1996 — 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
August	35	3.8	22	7.0	3	1.7	7	14.8	2	28.4	69	55.6
<b>EDUCATIONAL</b>												
1996 — 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
August	8	0.8	11	3.3	5	3.6	3	5.1	1	5.0	28	17.8
<b>RELIGIOUS</b>												
1996 — June	2	0.2	3	1.1	2	1.5	—	—	—	—	7	2.7
July	3	0.5	1	0.2	—	—	—	—	—	—	4	0.7
August	—	—	1	0.3	1	0.7	—	—	—	—	2	1.0
<b>HEALTH</b>												
1996 — 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
August	6	0.5	3	0.9	1	0.7	2	3.5	—	—	12	5.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — 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
August	7	0.6	5	1.6	1	0.7	2	3.8	—	—	15	6.6
<b>MISCELLANEOUS</b>												
1996 — 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
August	7	0.7	3	1.0	3	2.4	1	1.7	2	30.1	16	36.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — 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
August	177	18.7	98	30.2	31	21.6	30	55.6	6	71.8	342	197.9

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	891	41	136	177	121	42	80	243	420	1,311
Moreton	526	112	58	170	9	82	—	91	261	787
Wide Bay-Burnett	168	28	4	32	—	—	—	—	32	200
Darling Downs	62	—	—	—	—	—	—	—	—	62
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	86	—	—	—	—	—	—	—	—	86
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	129	—	—	—	—	—	—	—	—	129
Northern	51	23	—	23	10	—	—	10	33	84
Far North	125	4	9	13	101	—	12	113	126	251
North West	4	—	—	—	—	—	—	—	—	4
Queensland	2,046	208	207	415	241	124	92	457	872	2,918
VALUE (\$'000)										
Brisbane	92,215	2,452	8,921	11,372	6,969	2,726	10,200	19,895	31,268	123,483
Moreton	57,096	5,824	4,055	9,878	535	7,710	—	8,245	18,123	75,220
Wide Bay-Burnett	13,525	1,639	308	1,947	—	—	—	—	1,947	15,472
Darling Downs	6,041	—	—	—	—	—	—	—	—	6,041
South West	353	—	—	—	—	—	—	—	—	353
Fitzroy	8,672	—	—	—	—	—	—	—	—	8,672
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	14,695	—	—	—	—	—	—	—	—	14,695
Northern	5,334	1,896	—	1,896	486	—	—	486	2,382	7,716
Far North	12,163	285	698	983	7,562	—	1,600	9,162	10,145	22,308
North West	339	—	—	—	—	—	—	—	—	339
Queensland	210,432	12,095	13,981	26,077	15,552	10,436	11,800	37,788	63,865	274,297

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-August	823	2,505	336	194	230	4,088
1996-97						
July-August	1,338	2,164	347	131	271	4,251
1995—						
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
August	844	842	179	56	125	2,046

(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, AUGUST 1996**

Statistical division and statistical districts	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	891	92,215	420	31,268	1,311	123,483	12,158	95,452	231,093	
Moreton	526	57,096	261	18,123	787	75,220	5,304	21,141	101,665	
Wide Bay-Burnett	168	13,525	32	1,947	200	15,472	1,200	9,224	25,896	
Darling Downs	62	6,041	—	—	62	6,041	1,161	4,519	11,721	
South West	4	353	—	—	4	353	55	730	1,138	
Fitzroy	86	8,672	—	—	86	8,672	880	4,832	14,384	
Central West	—	—	—	—	—	—	43	24,756	24,799	
Mackay	129	14,695	—	—	129	14,695	852	3,916	19,463	
Northern	51	5,334	33	2,382	84	7,716	1,423	15,102	24,241	
Far North	125	12,163	126	10,145	251	22,308	1,990	10,845	35,143	
North West	4	339	—	—	4	339	101	7,390	7,830	
<b>Queensland</b>	<b>2,046</b>	<b>210,432</b>	<b>872</b>	<b>63,865</b>	<b>2,918</b>	<b>274,297</b>	<b>25,167</b>	<b>197,907</b>	<b>497,371</b>	
STATISTICAL DISTRICT										
Gold Coast-Tweed (b)	238	26,722	151	12,173	389	38,894	2,299	9,673	50,866	
Sunshine Coast	171	18,896	100	5,411	271	24,306	1,668	9,131	35,106	
Bundaberg	42	3,908	13	920	55	4,827	267	2,994	8,088	
Gladstone	25	2,691	—	—	25	2,691	198	2,316	5,205	
Rockhampton	20	1,729	—	—	20	1,729	155	1,851	3,734	
Mackay	51	5,749	—	—	51	5,749	364	3,264	9,377	
Townsville	25	3,346	23	1,896	48	5,242	968	14,217	20,427	
Cairns	61	6,304	107	8,742	168	15,045	1,109	7,140	23,293	

(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) Excluding *Conversions etc.*

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), AUGUST 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)	36	3,635	—	—	36	3,635	627	1,394	5,656
Boonah (S)	4	357	2	150	6	507	—	60	567
Brisbane (C)	430	48,099	346	25,743	776	73,842	9,051	72,035	154,928
Caboolture (S)	99	9,075	12	640	111	9,715	518	2,671	12,904
Caloundra (C)	50	5,111	88	4,980	138	10,091	888	1,831	12,810
Esk (S)	6	527	—	—	6	527	179	495	1,200
Gatton (S)	5	453	—	—	5	453	20	145	618
Gold Coast (C)	268	28,996	153	12,281	421	41,277	2,477	11,999	55,753
Ipswich (C)	50	4,420	10	1,375	60	5,795	387	4,197	10,379
Kilcoy (S)	1	90	—	—	1	90	—	—	90
Laidley (S)	13	1,113	—	—	13	1,113	124	—	1,237
Logan (C)	68	6,291	—	—	68	6,291	454	5,650	12,395
Maroochy (S)	123	12,544	18	702	141	13,246	1,082	7,264	21,591
Noosa (S)	58	7,517	2	119	60	7,636	497	506	8,639
Pine Rivers (S)	118	11,278	—	—	118	11,278	224	1,887	13,388
Redcliffe (C)	11	1,221	1	300	12	1,521	192	2,030	3,743
Redland (S)	77	8,586	49	3,102	126	11,688	743	4,430	16,861
<b>Brisbane and Moreton (SDs)</b>	<b>1,417</b>	<b>149,312</b>	<b>681</b>	<b>49,391</b>	<b>2,098</b>	<b>198,703</b>	<b>17,462</b>	<b>116,593</b>	<b>332,758</b>
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	15	1,525	13	920	28	2,444	105	2,824	5,373
Burnett (S)	40	3,327	—	—	40	3,327	174	170	3,671
Cooloola (S)	22	1,714	3	192	25	1,906	296	—	2,201
Gayndah (S)	—	—	—	—	—	—	30	—	30
Hervey Bay (C)	35	3,420	4	308	39	3,728	168	3,433	7,329
Isis (S)	1	80	—	—	1	80	49	107	236
Kingaroy (S)	5	438	—	—	5	438	44	—	482
Kolan (S)	8	374	—	—	8	374	27	—	401
Maryborough (C)	16	951	12	527	28	1,478	120	2,457	4,055
Miriam Vale (S)	4	401	—	—	4	401	63	—	464
Mundubbera (S)	1	85	—	—	1	85	24	—	109
Nanango (S)	5	279	—	—	5	279	57	—	336
Tiaro (S)	8	473	—	—	8	473	12	—	485
Other areas	8	459	—	—	8	459	32	234	725
<b>Wide Bay-Burnett (SD)</b>	<b>168</b>	<b>13,525</b>	<b>32</b>	<b>1,947</b>	<b>200</b>	<b>15,472</b>	<b>1,200</b>	<b>9,224</b>	<b>25,896</b>

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	2	229	—	—	2	229	111	—	340
Chinchilla (S)	2	200	—	—	2	200	52	66	318
Clifton (S)	—	—	—	—	—	—	—	50	50
Crow's Nest (S)	5	464	—	—	5	464	75	—	540
Dalby (T)	3	230	—	—	3	230	35	—	265
Goondiwindi (T)	4	414	—	—	4	414	15	150	580
Jondaryan (S)	7	853	—	—	7	853	84	152	1,089
Millmerran (S)	1	89	—	—	1	89	—	—	89
Pittsworth (S)	—	—	—	—	—	—	15	1,500	1,515
Rosalie (S)	2	169	—	—	2	169	122	—	292
Stanthorpe (S)	3	354	—	—	3	354	69	191	614
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	23	2,158	—	—	23	2,158	417	2,309	4,884
Wambo (S)	2	238	—	—	2	238	13	—	251
Warwick (S)	7	565	—	—	7	565	153	101	819
Other areas	1	77	—	—	1	77	—	—	77
Darling Downs (SD)	62	6,041	—	—	62	6,041	1,161	4,519	11,721
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	55	—	55
Roma (T)	3	296	—	—	3	296	—	630	926
Other areas	1	57	—	—	1	57	—	100	157
South West (SD)	4	353	—	—	4	353	55	730	1,138
FITZROY STATISTICAL DIVISION									
Banana (S)	6	585	—	—	6	585	120	—	705
Calliope (S)	17	1,633	—	—	17	1,633	198	860	2,690
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	7	850	—	—	7	850	38	665	1,553
Fitzroy (S)	5	389	—	—	5	389	34	—	423
Gladstone (C)	11	1,287	—	—	11	1,287	—	1,456	2,744
Livingstone (S)	22	2,354	—	—	22	2,354	265	—	2,619
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	16	1,455	—	—	16	1,455	155	1,851	3,460
Other areas	2	119	—	—	2	119	71	—	189
Fitzroy (SD)	86	8,672	—	—	86	8,672	880	4,832	14,384
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	43	24,000	24,043
Other areas	—	—	—	—	—	—	—	756	756
Central West (SD)	—	—	—	—	—	—	43	24,756	24,799

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), AUGUST 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)	36	5,119	—	—	36	5,119	107	652	5,877
Broadsound (S)	2	180	—	—	2	180	18	—	198
Mackay (C)	57	6,358	—	—	57	6,358	510	3,264	10,132
Sarina (S)	13	1,331	—	—	13	1,331	76	—	1,407
Whitsunday (S)	16	1,426	—	—	16	1,426	126	—	1,552
Other areas	5	281	—	—	5	281	15	—	297
Mackay (SD)	129	14,695	—	—	129	14,695	852	3,916	19,463
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	119	—	—	2	119	55	—	174
Burdekin (S)	5	641	10	486	15	1,127	198	517	1,842
Charters Towers (C)	2	171	—	—	2	171	39	—	211
Dalrymple (S)	3	175	—	—	3	175	36	—	211
Hinchinbrook (S)	10	642	—	—	10	642	48	178	867
Thuringowa (C)	19	1,742	—	—	19	1,742	443	250	2,435
Townsville (C)	10	1,844	23	1,896	33	3,740	604	14,157	18,501
Northern (SD)	51	5,334	33	2,382	84	7,716	1,423	15,102	24,241
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	11	694	10	706	21	1,400	144	86	1,630
Cairns (C)	61	6,304	116	9,440	177	15,743	1,109	7,340	24,191
Cardwell (S)	7	643	—	—	7	643	120	240	1,003
Cook (S) (including Weipa)	2	182	—	—	2	182	48	—	230
Douglas (S)	4	389	—	—	4	389	248	64	701
Eacham (S)	9	752	—	—	9	752	26	75	853
Johnstone (S)	11	1,073	—	—	11	1,073	161	1,450	2,684
Mareeba (S)	9	990	—	—	9	990	133	1,490	2,614
Torres (S)	4	700	—	—	4	700	—	—	700
Other areas	7	436	—	—	7	436	—	100	536
Far North (SD)	125	12,163	126	10,145	251	22,308	1,990	10,845	35,143
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	185	—	—	2	185	25	—	210
Mount Isa (C)	1	97	—	—	1	97	76	558	731
Other areas	1	57	—	—	1	57	—	6,832	6,889
North West (SD)	4	339	—	—	4	339	101	7,390	7,830
QUEENSLAND									
Queensland	2,046	210,432	872	63,865	2,918	274,297	25,167	197,907	497,371

(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 Doolan-della-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 Regional Director

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