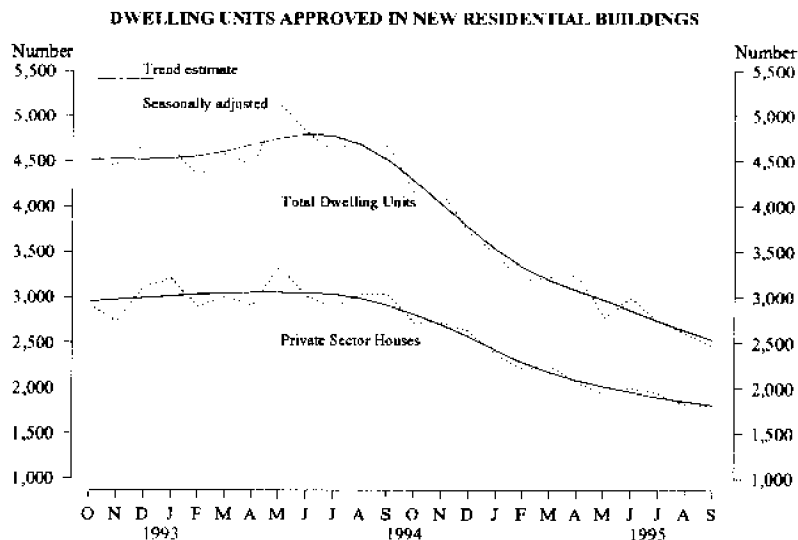


BUILDING APPROVALS, QUEENSLAND, SEPTEMBER 1995

SUMMARY OF FINDINGS



Dwelling units

- The trend estimate for private sector houses was 1,816 in September. This was a 2.2% fall from the previous month. It will need an increase of almost 9% in the seasonally adjusted estimate for this trend estimate to reverse direction in October 1995.
- The trend estimate for total dwelling units fell by 3.8% to 2,534 from 2,635 last month. This figure for September 1995 was 43.9% lower than the corresponding figure from September 1994 (4,513).
- In original (unadjusted) figures, the total number of dwelling units approved in Queensland was 2,525, a decrease of 14.4% on August 1995 (2,951). Of this total 1,933 were new houses.
- In September 1995 there were 1,249 new houses and 498 other residential buildings approved within the Brisbane and Moreton Statistical Divisions.
- In the three months ended September 1995 there were 8,133 dwelling units approved in Queensland, 45.3% fewer than for the same period last year (14,879).

Value of residential building

- The value of new residential building approved was \$244.5 million, a decrease of 10.7% on last month's figure of \$273.7 million.

Value of non-residential building

- The September 1995 value of non-residential projects approved in Queensland was \$222.8 million. There were nine projects valued at more than \$5 million and 26 projects in the \$1 million to \$5 million category. Of the total, shops accounted for \$75.5 million and hotels, etc. \$28.3 million.
- The value of non-residential work approved in the three months to September 1995 was \$661.5 million, 46.3% more than for the corresponding period last year.

Value of total building

- The value of total building approved in September 1995 was \$490.3 million while the value for alterations and additions was \$23.0 million.

Note: The August figures in this publication have been revised to include the building work in Townsville which was excluded last month as previously advised.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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 April 1995 to September 1995.

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 (October 1995) 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 October 1995, the trend estimate for that month would be 1,846, a movement of -0.4%. The movements in the trend estimates for July, August and September which are currently estimated to be -2.8%, -2.5% and -2.2% respectively, would be revised to -2.2%, -1.8% and -1.3%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in October 1995 would produce a trend estimate for October of 1,758, a movement of -2.1%, with the movements in the trend estimates for July, August and September being revised to -2.9%, -2.9% and -2.8% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 6% on September 1995		is down 6% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	2,089	-4.2	2,084	-4.4	2,088	-4.2
May	2,018	-3.4	2,009	-3.6	2,016	-3.4
June	1,959	-2.9	1,956	-2.7	1,959	-2.8
July	1,905	-2.8	1,913	-2.2	1,903	-2.9
August	1,857	-2.5	1,878	-1.8	1,848	-2.9
September	1,816	-2.2	1,853	-1.3	1,795	-2.8
October	n.y.a.	n.y.a.	1,846	-0.4	1,758	-2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 7% on September 1995		is down 7% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	3,077	-3.6	3,071	-3.8	3,077	-3.6
May	2,973	-3.4	2,963	-3.5	2,974	-3.3
June	2,863	-3.7	2,859	-3.5	2,865	-3.7
July	2,745	-4.1	2,752	-3.8	2,738	-4.4
August	2,635	-4.0	2,655	-3.5	2,607	-4.8
September	2,534	-3.8	2,574	-3.0	2,484	-4.7
October	n.y.a.	n.y.a.	2,516	-2.3	2,380	-4.2

TABLE 1 — NUMBER OF 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										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
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
1994-95										
July-September	3,999	25	4,024	2,109	142	2,251	18	6,126	167	6,293
1995-96										
July-September	2,600	19	2,619	766	17	783	77	3,443	36	3,479
1994—										
July	1,190	9	1,199	688	12	700	10	1,888	21	1,909
August	1,443	7	1,450	904	103	1,007	4	2,351	110	2,461
September	1,366	9	1,375	517	27	544	4	1,887	36	1,923
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
1995—										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	—	1,112	16	1,128
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
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
1994-95										
July-September	9,709	58	9,767	4,836	210	5,046	66	14,611	268	14,879
1995-96										
July-September	5,966	55	6,021	1,846	130	1,976	136	7,948	185	8,133
1994—										
July	2,967	15	2,982	1,496	12	1,508	29	4,492	27	4,519
August	3,396	14	3,410	1,824	103	1,927	15	5,235	117	5,352
September	3,346	29	3,375	1,516	95	1,611	22	4,884	124	5,008
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
1995—										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,045	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

(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														
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
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
1994-95														
July-September	374.4	2.3	376.7	180.7	32.0	212.7	555.1	34.3	589.4	35.6	187.3	204.3	778.1	829.4
1995-96														
July-September	249.2	1.6	250.8	58.3	1.2	59.6	307.5	2.8	310.3	42.3	165.1	192.6	514.9	545.2
1994—														
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
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
QUEENSLAND														
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
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
1994-95														
July-September	899.7	5.2	904.9	373.0	36.5	409.5	1,272.7	41.6	1,314.4	65.8	320.3	397.7	1,658.8	1,777.8
1995-96														
July-September	573.3	5.6	578.9	162.3	9.0	171.4	735.6	14.6	750.2	73.7	462.9	661.5	1,272.2	1,485.5
1994—														
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
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995—														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3

TABLE 3 — NUMBER OF DWELLING UNITS (a) APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (b), 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
	1994—							
July	2,878	3,034	2,898	3,070	4,424	4,599	4,608	4,784
August	3,034	2,990	3,056	3,018	4,656	4,521	4,749	4,688
September	3,037	2,915	3,091	2,939	4,485	4,363	4,669	4,513
October	2,727	2,818	2,732	2,847	3,999	4,140	4,138	4,281
November	2,731	2,703	2,764	2,743	4,042	3,880	4,161	4,024
December	2,629	2,572	2,666	2,623	3,564	3,614	3,717	3,768
1995—								
January	2,385	2,427	2,480	2,484	3,241	3,367	3,477	3,529
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March r	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April r	2,066	2,089	2,075	2,149	2,985	2,936	3,253	3,077
May r	1,936	2,018	2,000	2,071	2,724	2,850	2,784	2,973
June r	2,007	1,959	2,087	2,006	2,940	2,756	2,992	2,863
July r	1,943	1,905	1,975	1,945	2,645	2,650	2,740	2,745
August r	1,817	1,857	1,834	1,891	2,486	2,546	2,608	2,635
September	1,814	1,816	1,842	1,843	2,380	2,455	2,465	2,534

(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), 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							
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
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	1,115.9	3,660.9	211.9	1,550.0	2,036.1	5,296.7	5,908.8
1994—									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.1	304.6	1,342.8	1,387.2
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.0	396.1	1,559.0	1,673.9
Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.8	471.6	1,289.5	1,442.4
1995—									
Mar. qtr	529.6	548.7	207.8	756.5	44.8	356.2	449.0	1,119.8	1,250.3
June qtr	507.2	521.9	249.8	771.7	51.0	541.1	719.4	1,328.4	1,542.2

(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, QUEENSLAND
(\$ million)

Class of building	1993-94	1994-95	July-September		1995		
			1994-95	1995-96	July	August	September
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	899.7	573.3	188.7	† 199.5	185.1
New other residential buildings	1,264.1	1,015.2	373.0	162.3	39.3	† 67.2	55.9
Total new residential building	4,464.3	3,856.7	1,272.7	735.6	228.0	† 266.7	240.9
Alterations and additions to residential buildings	228.1	240.0	65.8	73.7	28.2	† 22.5	22.9
Hotels, etc.	302.1	186.6	10.7	72.5	1.9	42.4	28.3
Shops	332.1	540.9	131.4	134.1	26.7	† 32.9	74.5
Factories	109.8	110.7	32.1	50.7	17.1	† 19.2	14.5
Offices	160.9	148.2	34.6	48.0	13.5	† 18.6	15.8
Other business premises	153.0	243.5	49.1	50.1	16.8	21.3	12.1
Educational	66.4	62.5	22.7	21.2	5.0	9.0	7.2
Religious	14.3	14.0	3.5	5.2	2.3	1.5	1.4
Health	59.7	53.7	8.0	17.2	11.6	1.0	4.6
Entertainment and recreational	78.1	151.1	19.2	26.0	9.4	11.8	4.8
Miscellaneous	72.0	59.6	8.9	37.8	16.6	4.5	16.7
Total non-residential building	1,348.4	1,570.9	320.3	462.9	120.8	† 162.2	179.9
Total	6,040.9	5,667.5	1,658.8	1,272.2	377.1	† 451.4	443.8
PUBLIC SECTOR							
New houses	53.3	50.0	5.2	5.6	1.2	2.7	1.7
New other residential buildings	73.4	94.1	36.5	9.0	2.8	4.3	1.9
Total new residential building	126.7	144.1	41.6	14.6	4.0	7.0	3.6
Alterations and additions to residential buildings	1.1	0.9	—	—	—	—	—
Hotels, etc.	2.3	1.7	—	0.1	—	0.1	—
Shops	3.3	20.9	4.3	1.3	0.3	—	1.0
Factories	4.2	6.5	0.4	1.8	—	1.0	0.8
Offices	34.8	57.0	3.0	6.1	0.6	0.8	4.6
Other business premises	186.5	37.1	2.5	23.6	6.3	4.6	12.7
Educational	97.8	218.9	58.1	50.4	15.0	26.4	9.0
Religious	—	—	—	0.3	—	0.3	—
Health	42.0	30.8	2.5	41.3	0.8	34.1	6.4
Entertainment and recreational	19.6	58.3	0.2	8.0	3.6	3.4	0.9
Miscellaneous	22.6	61.5	6.4	65.7	0.3	57.9	7.4
Total non-residential building	413.1	492.6	77.4	198.6	27.0	128.7	42.9
Total	540.9	637.6	119.0	213.2	31.1	135.7	46.5
TOTAL							
New houses	3,253.5	2,891.5	904.9	578.9	189.9	† 202.2	186.8
New other residential buildings	1,337.5	1,109.3	409.5	171.4	42.1	† 71.5	57.7
Total new residential building	4,591.0	4,000.7	1,314.4	750.2	232.0	† 273.7	244.5
Alterations and additions to residential buildings	229.2	240.9	65.8	73.7	28.2	† 22.5	23.0
Hotels, etc.	304.4	188.3	10.7	72.6	1.9	42.5	28.3
Shops	335.4	561.8	135.7	135.4	27.0	† 32.9	75.5
Factories	114.0	117.2	32.5	52.5	17.1	† 20.2	15.3
Offices	195.7	205.1	37.5	54.1	14.1	† 19.5	20.4
Other business premises	339.5	280.6	51.7	73.8	23.1	25.9	24.8
Educational	164.2	281.5	80.8	71.6	20.0	35.3	16.2
Religious	14.3	14.0	3.5	5.5	2.3	1.8	1.4
Health	101.7	84.5	10.5	58.6	12.4	35.1	11.1
Entertainment and recreational	97.7	209.4	19.5	34.0	13.1	15.2	5.7
Miscellaneous	94.6	121.1	15.3	103.5	16.9	62.5	24.1
Total non-residential building	1,761.6	2,063.5	397.7	661.5	147.9	† 290.8	222.8
Total	6,581.8	6,305.1	1,777.8	1,485.5	408.1	† 587.1	490.3

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.												
1995 — July	3	0.2	2	0.7	1	0.9	—	—	—	—	6	1.9
August	6	0.6	1	0.3	1	0.7	3	6.4	2	34.6	13	42.5
September	4	0.5	2	0.5	—	—	2	3.7	1	23.5	9	28.3
SHOPS												
1995 — July	56	6.2	14	4.0	3	2.1	4	7.6	1	7.0	78	27.0
August r	41	4.0	25	7.3	8	5.7	6	15.9	—	—	80	32.9
September	38	3.8	22	6.7	11	7.0	9	19.7	4	38.3	84	75.5
FACTORIES												
1995 — July	10	1.2	7	2.2	1	0.7	3	6.0	1	7.0	22	17.1
August r	31	3.4	9	3.2	7	4.3	6	9.3	—	—	53	20.2
September	27	2.9	14	4.0	5	3.7	3	4.6	—	—	49	15.3
OFFICES												
1995 — July	20	2.1	11	3.8	3	1.8	2	6.4	—	—	36	14.1
August r	30	3.0	13	3.4	6	3.6	1	2.9	1	6.5	51	19.5
September	18	1.8	14	4.4	4	2.7	6	11.5	—	—	42	20.4
OTHER BUSINESS PREMISES												
1995 — July	30	3.3	13	4.4	3	1.8	4	7.4	1	6.2	51	23.1
August	24	2.5	8	2.6	3	2.3	4	8.5	1	10.0	40	25.9
September	14	1.4	13	4.1	13	8.3	1	1.0	1	10.0	42	24.8
EDUCATIONAL												
1995 — July	3	0.3	12	4.1	2	1.0	6	14.6	—	—	23	20.0
August	14	1.7	10	3.1	6	3.8	13	21.4	1	5.3	44	35.3
September	13	1.8	9	3.1	4	2.8	2	8.5	—	—	28	16.2
RELIGIOUS												
1995 — July	2	0.2	2	0.8	2	1.3	—	—	—	—	6	2.3
August	3	0.3	2	0.6	1	1.0	—	—	—	—	6	1.8
September	7	1.0	1	0.5	—	—	—	—	—	—	8	1.4
HEALTH												
1995 — July	2	0.2	3	0.9	3	2.3	—	—	1	9.0	9	12.4
August	7	0.6	2	0.5	—	—	1	1.6	1	32.4	11	35.1
September	6	0.6	3	1.0	2	1.6	1	1.5	1	6.4	13	11.1
ENTERTAINMENT AND RECREATIONAL												
1995 — July	8	0.9	5	1.4	2	1.5	3	9.3	—	—	18	13.1
August	4	0.4	2	0.4	2	1.1	2	4.3	1	9.0	11	15.2
September	9	0.7	6	2.1	1	0.7	1	2.1	—	—	17	5.7
MISCELLANEOUS												
1995 — July	8	0.7	5	1.4	1	0.8	5	14.0	—	—	19	16.9
August	8	0.9	4	1.0	4	3.1	1	1.5	1	55.9	18	62.5
September	12	1.5	10	3.8	3	2.3	1	3.5	2	13.1	28	24.1
TOTAL NON-RESIDENTIAL BUILDING												
1995 — July	142	15.3	74	23.8	21	14.2	27	65.3	4	29.2	268	147.9
August r	168	17.3	76	22.4	38	25.6	37	71.8	8	153.8	327	290.8
September	148	16.0	94	30.1	43	29.3	26	56.1	9	91.3	320	222.8

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, SEPTEMBER 1995

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	783	118	129	247	66	32	—	98	345	1,128
Moreton	466	41	40	81	3	7	62	72	153	619
Wide Bay-Burnett	164	4	—	4	—	—	—	—	4	168
Darling Downs	78	18	—	18	—	—	—	—	18	96
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	90	2	—	2	9	—	—	9	11	101
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	92	24	—	24	—	—	—	—	24	116
Northern	110	4	—	4	8	—	—	8	12	122
Far North	145	6	7	13	4	—	—	4	17	162
North West	1	—	—	—	—	—	—	—	—	1
Queensland	1,933	217	176	393	90	39	62	191	584	2,517
VALUE (\$'000)										
Brisbane	75,992	10,965	12,269	23,235	3,853	1,950	—	5,803	29,038	105,029
Moreton	47,545	3,453	2,487	5,940	2,500	600	14,553	17,653	23,593	71,138
Wide Bay-Burnett	13,338	229	—	229	—	—	—	—	229	13,567
Darling Downs	7,305	906	—	906	—	—	—	—	906	8,211
South West	344	—	—	—	—	—	—	—	—	344
Fitzroy	7,914	99	—	99	483	—	—	483	582	8,496
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	9,517	1,584	—	1,584	—	—	—	—	1,584	11,101
Northern	11,592	181	—	181	549	—	—	549	730	12,322
Far North	13,180	313	432	745	337	—	—	337	1,082	14,262
North West	50	—	—	—	—	—	—	—	—	50
Queensland	186,778	17,731	15,188	32,919	7,722	2,550	14,553	24,825	57,744	244,522

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
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
1994-95						
July-September	506	7,749	867	411	234	9,767
1995-96						
July-September	1,292	3,591	477	300	361	6,021
1994—						
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933

(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, QUEENSLAND, SEPTEMBER 1995

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	783	75,992	345	29,038	1,128	105,029	11,117	50,617	166,763
Moreton	466	47,545	153	23,593	619	71,138	3,590	95,139	169,867
Wide Bay-Burnett	164	13,338	4	229	168	13,567	775	16,321	30,663
Darling Downs	78	7,305	18	906	96	8,211	1,447	5,652	15,310
South West	4	344	—	—	4	344	42	500	886
Fitzroy	90	7,914	11	582	101	8,496	1,092	5,818	15,407
Central West	—	—	—	—	—	—	15	130	145
Mackay	92	9,517	24	1,584	116	11,101	808	11,725	23,634
Northern	110	11,592	12	730	122	12,322	2,433	9,172	23,927
Far North	145	13,180	17	1,082	162	14,262	1,580	26,471	42,313
North West	1	50	—	—	1	50	55	1,230	1,335
Queensland	1,933	186,778	584	57,744	2,517	244,522	22,954	222,776	490,251
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	217	21,751	70	16,696	287	38,447	1,468	88,298	128,214
Sunshine Coast	128	14,122	83	6,897	211	21,018	1,458	4,602	27,078
Bundaberg (c)	30	2,332	—	—	30	2,332	163	1,711	4,206
Gladstone	25	2,324	9	483	34	2,807	314	3,357	6,477
Rockhampton	9	819	—	—	9	819	234	1,702	2,756
Mackay	45	4,649	19	1,262	64	6,111	312	10,782	17,205
Townsville (c)	51	5,714	10	610	61	6,324	1,777	6,469	14,570
Cairns	67	7,001	6	313	73	7,314	1,057	23,479	31,851

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 32 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, SEPTEMBER 1995

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)	37	3,298	2	56	39	3,354	296	355	4,005
Boonah (S)	2	149	—	—	2	149	39	—	188
Brisbane (C)	316	34,112	278	21,674	594	55,787	8,691	31,940	96,417
Caboolture (S)	102	8,565	12	4,360	114	12,925	255	3,144	16,323
Caloundra (C)	51	5,397	20	2,740	71	8,137	218	1,330	9,685
Esk (S)	9	799	—	—	9	799	45	—	844
Gatton (S)	8	798	—	—	8	798	32	1,790	2,620
Gold Coast (C)	217	21,751	70	16,696	287	38,447	1,468	88,298	128,214
Ipswich (C)	49	4,088	3	220	52	4,308	464	2,896	7,668
Kilcoy (S)	5	337	—	—	5	337	64	—	401
Laidley (S)	17	1,348	—	—	17	1,348	47	—	1,395
Logan (C)	80	6,989	28	1,512	108	8,501	721	4,091	13,313
Maroochy (S)	94	10,122	55	3,207	149	13,329	1,068	3,392	17,789
Noosa (S)	65	6,718	8	950	73	7,668	451	570	8,689
Pine Rivers (S)	72	7,005	—	—	72	7,005	109	3,052	10,167
Redcliffe (C)	8	1,119	6	300	14	1,419	85	828	2,332
Redland (S)	117	10,940	16	916	133	11,856	652	4,070	16,578
Brisbane and Moreton (SDs)	1,249	123,537	498	52,630	1,747	176,167	14,707	145,756	336,630
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	1,531	—	—	21	1,531	90	1,711	3,332
Burnett (S)	20	1,691	—	—	20	1,691	186	76	1,953
Coolooka (S)	22	1,814	2	135	24	1,949	106	691	2,745
Gayndah (S)	2	485	—	—	2	485	21	—	506
Hervey Bay (C)	45	3,879	2	94	47	3,973	91	742	4,807
Isis (S)	10	665	—	—	10	665	16	141	821
Kingaroy (S)	8	650	—	—	8	650	37	54	741
Kolan (S)	8	361	—	—	8	361	55	125	541
Maryborough (C)	11	1,066	—	—	11	1,066	34	12,164	13,265
Miriam Vale (S)	8	640	—	—	8	640	10	196	846
Mundubbera (S)	1	109	—	—	1	109	—	—	109
Nanango (S)	1	66	—	—	1	66	24	—	90
Tiaro (S)	6	334	—	—	6	334	20	—	354
Other areas	1	47	—	—	1	47	86	420	553
Wide Bay-Burnett (SD)	164	13,338	4	229	168	13,567	775	16,321	30,663

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, SEPTEMBER 1995—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)	5	445	2	122	7	568	46	400	1,014
Chinchilla (S)	1	107	—	—	1	107	11	—	118
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	3	364	—	—	3	364	593	452	1,409
Dalby (T)	3	235	—	—	3	235	23	208	466
Goondiwindi (T)	1	116	—	—	1	116	22	410	548
Jondaryan (S)	5	616	—	—	5	616	68	79	763
Millmerran (S)	—	—	—	—	—	—	40	—	40
Pittsworth (S)	5	384	—	—	5	384	15	563	961
Rosalie (S)	10	693	—	—	10	693	118	—	811
Stanthorpe (S)	6	404	—	—	6	404	15	700	1,119
Tara (S)	2	133	—	—	2	133	—	—	133
Toowoomba (C)	28	2,982	10	400	38	3,382	396	2,841	6,619
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	9	826	6	384	15	1,210	—	—	1,210
Other areas	—	—	—	—	—	—	99	—	99
Darling Downs (SD)	78	7,305	18	906	96	8,211	1,447	5,652	15,310
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	72	—	—	1	72	22	—	94
Roma (T)	2	177	—	—	2	177	—	120	297
Other areas	1	95	—	—	1	95	20	380	495
South West (SD)	4	344	—	—	4	344	42	500	886
FITZROY STATISTICAL DIVISION									
Banana (S)	2	233	—	—	2	233	31	—	263
Calliope (S)	12	1,162	9	483	21	1,645	86	—	1,731
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	12	1,049	—	—	12	1,049	120	310	1,479
Fitzroy (S)	5	328	—	—	5	328	66	—	394
Gladstone (C)	13	1,162	—	—	13	1,162	228	3,357	4,747
Livingstone (S)	32	2,772	2	99	34	2,871	280	450	3,601
Peak Downs (S)	—	—	—	—	—	—	28	—	28
Rockhampton (C)	7	667	—	—	7	667	234	1,702	2,603
Other areas	7	541	—	—	7	541	20	—	561
Fitzroy (SD)	90	7,914	11	582	101	8,496	1,092	5,818	15,407
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	130	130
Other areas	—	—	—	—	—	—	15	—	15
Central West (SD)	—	—	—	—	—	—	15	130	145

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, SEPTEMBER 1995—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)	—	—	—	—	—	—	34	212	246
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	58	6,027	19	1,262	77	7,289	506	10,863	18,658
Sarina (S)	11	971	5	322	16	1,293	—	211	1,504
Whitsunday (S)	16	1,645	—	—	16	1,645	149	260	2,054
Other areas	7	874	—	—	7	874	118	180	1,172
Mackay (SD)	92	9,517	24	1,584	116	11,101	808	11,725	23,634
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	130	—	—	2	130	—	652	782
Burdekin (S)	8	948	2	120	10	1,068	283	1,445	2,796
Charters Towers (C)	—	—	—	—	—	—	30	—	30
Dalrymple (S)	1	23	—	—	1	23	38	—	61
Hinchinbrook (S)	4	330	—	—	4	330	75	175	580
Thuringowa (C)	44	4,448	—	—	44	4,448	230	430	5,108
Townsville (C)	51	5,714	10	610	61	6,324	1,777	6,469	14,570
Northern (SD)	110	11,592	12	730	122	12,322	2,433	9,172	23,927
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	12	1,142	—	—	12	1,142	79	—	1,221
Cairns (C)	68	7,146	6	313	74	7,459	1,057	23,479	31,996
Cardwell (S)	10	750	—	—	10	750	—	—	750
Cook (S) (including Weipa)	1	100	—	—	1	100	—	—	100
Douglas (S)	5	642	—	—	5	642	14	2,050	2,706
Eacham (S)	4	329	—	—	4	329	57	85	470
Johnstone (S)	28	1,959	11	769	39	2,728	282	378	3,388
Mareeba (S)	7	473	—	—	7	473	77	343	894
Torres (S)	1	110	—	—	1	110	—	—	110
Other areas	9	529	—	—	9	529	13	136	678
Far North (SD)	145	13,180	17	1,082	162	14,262	1,580	26,471	42,313
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	—	—	—	—	—	55	830	885
Other areas	1	50	—	—	1	50	—	400	450
North West (SD)	1	50	—	—	1	50	55	1,230	1,335
QUEENSLAND									
Queensland	1,933	186,778	584	57,744	2,517	244,522	22,954	222,776	490,251

(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; and
- (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 townhouses, 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 Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. 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*: 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

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

28. 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.

29. *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).

30. *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.

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

32. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.

- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.
- (d) Part of the existing SLA of Beaudesert (S) - Pt B is being transferred to the new SLA of Gold Coast (S) - Pt B Bal. The existing SLA of Beaudesert (S) - Pt B is to also include parts of the existing SLA of Albert (S) - Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) - Pt B Bal has been renamed Gold Coast (C) - Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S) - Pt A are being amalgamated to form the new SLA of Cairns (C) - Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) - Pt B has been renamed Cairns (C) - Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) - Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank - Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD - Nth has been renamed Ipswich (C) Bal in BSD - Nth. The new SLA also includes part of the old SLA of Moreton (S) - Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD - Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD - Sth has been renamed Ipswich (C) Bal in BSD - Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD - Nth and Moreton (S) - Pt B.
- (m) These areas of the old SLA of Moreton (S) - Pt A not transferred to either the SLA's of Esk (S) or Ipswich (C) Bal in BSD - Nth now make up the new SLA of Ipswich (S) - Pt B. 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)
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Queensland (8752.3)

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 Publications Advice are available from any ABS office.

Symbols and Other Usages

— nil or rounded to zero
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

R.A. CROCKETT
 Deputy Commonwealth Statistician



For more information ...

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