

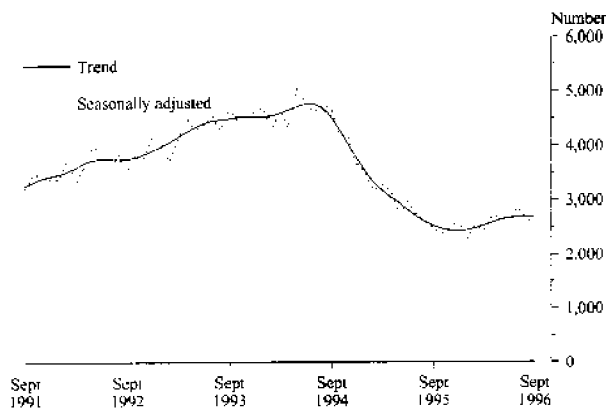
## BUILDING APPROVALS, QUEENSLAND, SEPTEMBER 1996

### MAIN FEATURES

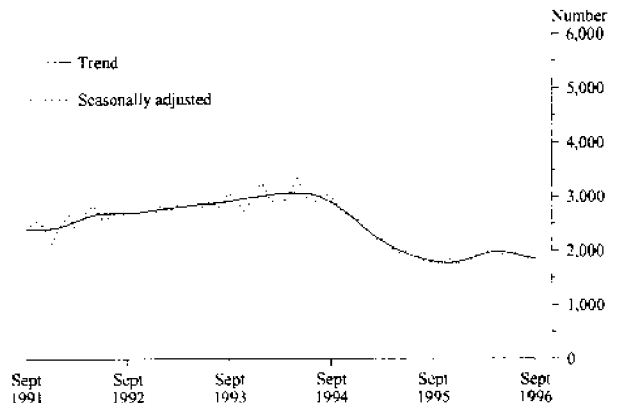
#### NUMBER OF DWELLING UNITS APPROVED

	September 1995	August 1996	September 1996	September 1995 to September 1996 change	August 1996 to September 1996 change
Original series	2,525	2,925	2,590	2.6%	-11.5%
Seasonally adjusted	2,474	2,677	2,559	3.4%	-4.4%
Trend estimate	2,529	2,692	2,683	6.1%	-0.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwellings approved fell 0.3% in September following a period of steady growth. This is still 10.3% higher than the December 1995 estimate. There will need to be an increase of more than 11% in the October seasonally adjusted estimate for the trend to rise next month.
- The trend for private sector house approvals showed a 1.8% decrease. In order for the downward trend to be reversed the seasonally adjusted estimate for October will need to increase by greater than 16.0% which is more than double the average monthly movement.
- In original terms the total number of dwelling units approved was 2,590 of which 1,939 were private sector new houses.

- The value of new residential building approved in September was \$248.2 million with Brisbane Statistical Division accounting for \$112.5 million (45.3%) of the total.

#### Non-residential building

- The value of non-residential building projects approved for September was \$263.1 million with shops contributing \$68.5 million, followed by hotels (\$64.8 million) and health (\$35.4 million).
- There were 9 projects valued at \$5 million and over and 24 projects valued at 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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 April 1996 to September 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 (October 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 October 1996, the trend estimate for that month would be 1,853, a movement of -1.5%. The movements in the trend estimates for July, August and September which are currently estimated to be -1.7%, -2.0% and -1.8% respectively, would be revised to -1.7%, -1.6% and -1.3%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in October 1996 would produce a trend estimate for October of 1,764, a movement of -3.2%, with the movements in the trend estimates for July, August and September being revised to -2.4%, -2.8% and -2.8% respectively.

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

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 6% on September 1996		is down 6% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	1,984	1.8	1,985	1.8	1,989	2.0
May	1,990	0.3	1,991	0.3	1,998	0.5
June	1,970	-1.0	1,971	-1.0	1,974	-1.2
July	1,936	-1.7	1,936	1.7	1,927	-2.4
August	1,898	2.0	1,905	-1.6	1,874	-2.8
September	1,863	-1.8	1,881	-1.3	1,822	-2.8
October	n.y.a.	n.y.a.	1,853	-1.5	1,764	-3.2

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

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 7% on September 1996		is down 7% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	2,598	2.2	2,598	2.3	2,604	2.5
May	2,649	2.0	2,649	2.0	2,661	2.2
June	2,685	1.3	2,685	1.3	2,690	1.1
July	2,697	0.5	2,696	0.4	2,680	-0.4
August	2,692	-0.2	2,695	-0.0	2,644	-1.3
September	2,683	-0.3	2,692	-0.1	2,597	-1.8
October	n.y.a.	n.y.a.	2,675	-0.6	2,532	-2.5

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
<b>BRISBANE STATISTICAL DIVISION</b>										
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-September	2,600	19	2,619	766	17	783	77	3,443	36	3,479
1996-97										
July-September	2,676	25	2,701	901	76	977	4	3,581	101	3,682
1995—										
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	5	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
September	864	—	864	347	20	367	2	1,213	20	1,233
<b>QUEENSLAND</b>										
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-September	5,966	55	6,021	1,846	130	1,976	136	7,948	185	8,133
1996-97										
July-September	6,125	89	6,214	2,111	155	2,266	46	8,282	244	8,526
1995—										
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
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590

(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-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
1996-97														
July-September	278.8	2.6	281.4	61.7	6.3	68.0	340.5	8.9	349.4	37.5	211.4	286.2	589.5	673.2
1995—														
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
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
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-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
1996-97														
July-September	635.9	9.8	645.7	168.1	14.5	182.6	803.9	24.3	828.3	78.0	453.3	685.6	1,334.4	1,591.9
1995—														
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	33.0	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
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2

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
	<i>1995</i>							
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
<i>1996—</i>								
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	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,567	2,722	2,598
May	1,942	1,990	1,946	2,012	2,682	2,625	2,666	2,649
June	1,966	1,970	1,925	1,992	2,669	2,649	2,589	2,685
July	1,966	1,936	2,007	1,961	2,797	2,640	2,866	2,697
August	1,863	1,898	1,930	1,928	2,510	2,609	2,677	2,692
September	1,818	1,863	1,849	1,900	2,433	2,574	2,559	2,683

(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
<i>1995—</i>									
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
<i>1996—</i>									
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	1994-95	1995-96	July-September		1996		
			1995-96	1996-97	July	August	September
<b>PRIVATE SECTOR</b>							
New houses	2,841.5	2,192.8	573.3	635.9	230.6	205.1	200.1
New other residential buildings	1,015.2	626.5	162.3	168.1	72.8	55.6	39.7
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>735.6</i>	<i>803.9</i>	<i>303.4</i>	<i>260.7</i>	<i>239.8</i>
Alterations and additions to residential buildings	240.0	247.7	73.7	77.2	27.7	24.9	24.6
Hotels, etc.	186.6	232.3	72.5	71.0	3.3	2.8	64.8
Shops	540.9	511.8	134.1	171.8	59.7	45.9	66.1
Factories	110.7	251.7	50.7	35.5	4.2	10.7	20.6
Offices	148.2	186.3	48.0	28.0	11.3	11.4	5.3
Other business premises	243.5	261.9	50.1	46.0	13.0	16.2	16.9
Educational	62.5	68.0	21.2	32.4	12.3	7.1	12.9
Religious	14.0	13.5	5.2	2.0	0.7	1.0	0.3
Health	53.7	89.8	17.2	22.2	3.2	5.3	13.7
Entertainment and recreational	151.1	97.2	26.0	29.6	13.9	6.6	9.1
Miscellaneous	59.6	95.3	37.8	14.9	2.1	9.3	3.5
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>462.9</i>	<i>453.3</i>	<i>123.7</i>	<i>116.5</i>	<i>213.1</i>
<b>Total</b>	<b>5,667.5</b>	<b>4,874.9</b>	<b>1,272.2</b>	<b>1,334.4</b>	<b>454.9</b>	<b>402.1</b>	<b>477.5</b>
<b>PUBLIC SECTOR</b>							
New houses	50.0	34.2	5.6	9.8	2.0	5.3	2.5
New other residential buildings	94.1	38.0	9.0	14.5	0.3	8.3	5.9
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>14.6</i>	<i>24.3</i>	<i>2.3</i>	<i>13.6</i>	<i>8.4</i>
Alterations and additions to residential buildings	0.9	2.2		0.8	0.2	0.3	0.3
Hotels, etc.	1.7	2.1	0.1			0.1	2.4
Shops	20.9	4.0	1.3	2.6	—	—	0.6
Factories	6.5	5.7	1.8	0.8	0.2	—	3.3
Offices	57.0	27.5	6.1	11.3	3.8	4.2	0.1
Other business premises	37.1	94.5	23.6	77.5	37.9	39.4	18.2
Educational	218.9	162.3	50.4	61.5	32.7	10.7	—
Religious	—	0.5	0.3	—	—	—	—
Health	30.8	60.4	41.3	21.9	—	0.3	21.7
Entertainment and recreational	58.3	73.3	8.0	18.0	17.0	—	1.0
Miscellaneous	61.5	87.8	65.7	38.7	9.3	26.7	2.6
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>198.6</i>	<i>232.3</i>	<i>100.9</i>	<i>81.5</i>	<i>49.9</i>
<b>Total</b>	<b>637.6</b>	<b>592.5</b>	<b>213.2</b>	<b>257.4</b>	<b>103.5</b>	<b>95.3</b>	<b>58.7</b>
<b>TOTAL</b>							
New houses	2,891.5	2,227.1	578.9	645.7	232.6	210.4	202.6
New other residential buildings	1,109.3	664.4	171.4	182.6	73.2	63.9	45.6
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>750.2</i>	<i>828.3</i>	<i>305.8</i>	<i>274.3</i>	<i>248.2</i>
Alterations and additions to residential buildings	240.9	249.9	73.7	78.0	27.9	25.2	24.9
Hotels, etc.	188.3	234.5	72.6	71.0	3.3	2.8	64.8
Shops	561.8	515.8	135.4	174.3	59.7	46.1	68.5
Factories	117.2	257.4	52.5	36.3	4.4	10.7	21.2
Offices	205.1	213.8	54.1	39.3	15.1	15.7	8.6
Other business premises	280.6	356.4	73.8	123.5	50.9	55.6	17.0
Educational	281.5	230.3	71.6	93.9	45.0	17.8	31.1
Religious	14.0	13.9	5.5	2.0	0.7	1.0	0.3
Health	84.5	150.3	58.6	44.1	3.2	5.6	35.4
Entertainment and recreational	209.4	170.5	34.0	47.6	30.9	6.6	10.1
Miscellaneous	121.1	183.1	103.5	53.5	11.5	36.0	6.1
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>661.5</i>	<i>685.6</i>	<i>224.6</i>	<i>197.9</i>	<i>263.1</i>
<b>Total</b>	<b>6,305.1</b>	<b>5,467.4</b>	<b>1,485.5</b>	<b>1,591.9</b>	<b>558.3</b>	<b>497.4</b>	<b>536.2</b>

**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 — 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
September	2	0.2	—	—	1	0.8	4	5.9	1	58.0	8	64.8
<b>SHOPS</b>												
1996 — 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
September	70	6.5	19	5.4	5	3.2	2	3.4	3	50.0	99	68.5
<b>FACTORIES</b>												
1996 — 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
September	15	1.5	12	3.7	5	2.9	4	4.5	1	8.5	37	21.2
<b>OFFICES</b>												
1996 — 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
September	22	2.1	8	2.5	3	1.5	1	2.5	—	—	34	8.6
<b>OTHER BUSINESS PREMISES</b>												
1996 — 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
September	20	2.2	17	5.2	6	4.6	—	—	1	5.0	44	17.0
<b>EDUCATIONAL</b>												
1996 — 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
September	8	0.8	11	3.3	5	3.5	8	13.7	1	9.8	33	31.1
<b>RELIGIOUS</b>												
1996 — July	3	0.5	1	0.2	—	—	—	—	—	—	4	0.7
August	—	—	1	0.3	1	0.7	—	—	—	—	2	1.0
September	—	—	1	0.3	—	—	—	—	—	—	1	0.3
<b>HEALTH</b>												
1996 — 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
September	5	0.8	3	0.8	2	1.1	2	4.7	2	28.0	14	35.4
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — 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
September	8	0.9	9	3.4	1	0.8	2	5.0	—	—	20	10.1
<b>MISCELLANEOUS</b>												
1996 — 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
September	12	1.3	6	1.8	2	1.2	1	1.8	—	—	21	6.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — 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
September	162	16.3	86	26.4	30	19.7	24	41.4	9	159.3	311	263.1

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, SEPTEMBER 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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Brisbane	864	79	92	171	100	88	8	196	367	1,231
Moreton	508	44	44	88	9	—	53	62	150	658
Wide Bay-Burnett	145	7	—	7	—	—	—	—	7	152
Darling Downs	67	8	12	20	—	—	—	—	20	87
South West	6	—	—	—	—	—	—	—	—	6
Fitzroy	76	2	—	2	—	—	—	—	2	78
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	90	—	—	—	—	—	—	—	—	90
Northern	71	8	—	8	—	—	—	—	8	79
Far North	119	39	22	61	3	—	—	3	64	183
North West	17	—	—	—	—	—	—	—	—	17
<b>Queensland</b>	<b>1,963</b>	<b>187</b>	<b>170</b>	<b>357</b>	<b>112</b>	<b>88</b>	<b>61</b>	<b>261</b>	<b>618</b>	<b>2,581</b>
VALUE (\$'000)										
Brisbane	88,594	5,164	5,631	10,795	7,072	5,080	1,000	13,152	23,947	112,541
Moreton	53,935	1,895	3,185	5,080	1,125	—	5,000	6,125	11,205	65,141
Wide Bay-Burnett	12,023	335	—	335	—	—	—	—	335	12,358
Darling Downs	6,569	505	910	1,415	—	—	—	—	1,415	7,984
South West	496	—	—	—	—	—	—	—	—	496
Fitzroy	8,237	123	—	123	—	—	—	—	123	8,360
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	10,433	—	—	—	—	—	—	—	—	10,433
Northern	7,085	500	—	500	—	—	—	—	500	7,585
Far North	12,722	3,583	4,200	7,783	244	—	—	244	8,027	20,749
North West	2,547	—	—	—	—	—	—	—	—	2,547
<b>Queensland</b>	<b>202,641</b>	<b>12,106</b>	<b>13,926</b>	<b>26,032</b>	<b>8,441</b>	<b>5,080</b>	<b>6,000</b>	<b>19,521</b>	<b>45,552</b>	<b>248,194</b>

(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-September	1,292	3,591	477	300	361	6,021
1996-97						
July-September	1,056	4,075	515	193	375	6,214
1995						
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	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963

(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, SEPTEMBER 1996**

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>STATISTICAL DIVISION</b>									
Brisbane	864	88,594	367	23,947	1,231	112,541	11,598	92,270	216,409
Moreton	508	53,935	150	11,205	658	65,141	5,648	82,199	152,988
Wide Bay-Burnett	145	12,023	7	335	152	12,358	1,367	4,015	17,740
Darling Downs	67	6,569	20	1,415	87	7,984	1,185	20,280	29,449
South West	6	496	—	—	6	496	90	750	1,336
Fitzroy	76	8,237	2	123	78	8,360	876	13,859	23,095
Central West	—	—	—	—	—	—	—	68	68
Mackay	90	10,433	—	—	90	10,433	1,022	8,088	19,543
Northern	71	7,085	8	500	79	7,585	1,690	4,415	13,691
Far North	119	12,722	64	8,027	183	20,749	1,350	37,051	59,150
North West	17	2,547	—	—	17	2,547	75	65	2,687
<b>Queensland</b>	<b>1,963</b>	<b>202,641</b>	<b>618</b>	<b>45,552</b>	<b>2,581</b>	<b>248,194</b>	<b>24,901</b>	<b>263,061</b>	<b>536,156</b>
<b>STATISTICAL DISTRICT</b>									
Gold Coast-Tweed (b)	246	26,963	52	2,694	298	29,657	2,496	69,642	101,795
Sunshine Coast	144	15,779	94	8,286	238	24,065	1,747	10,583	36,395
Bundaberg	45	3,928	4	205	49	4,133	279	2,752	7,164
Gladstone	22	2,436	—	—	22	2,436	295	1,949	4,680
Rockhampton	18	1,810	2	123	20	1,933	200	10,498	12,630
Mackay	39	4,195	—	—	39	4,195	569	1,352	6,116
Townsville	55	5,458	4	300	59	5,758	1,312	3,198	10,268
Cairns	69	7,616	24	2,710	93	10,326	506	15,743	26,575

(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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), SEPTEMBER 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)
<b>BRISBANE AND MORETON STATISTICAL DIVISIONS (c)</b>									
Beaudesert (S)	50	4,833	—	—	50	4,833	370	140	5,343
Boonah (S)	2	228	—	—	2	228	23	220	471
Brisbane (C)	465	49,969	315	21,135	780	71,104	8,709	50,080	129,892
Caboolture (S)	92	8,015	25	1,567	117	9,582	451	2,545	12,577
Caloundra (C)	45	4,456	57	5,280	102	9,736	725	3,530	13,990
Esk (S)	8	642	4	225	12	868	370	142	1,380
Gatton (S)	6	686	—	—	6	686	138	—	824
Gold Coast (C)	257	27,977	52	2,694	309	30,671	2,518	73,753	106,943
Ipswich (C)	50	4,137	12	600	62	4,737	473	1,947	7,157
Kilcoy (S)	1	90	—	—	1	90	—	300	390
Laidley (S)	4	271	—	—	4	271	26	—	297
Logan (C)	50	4,669	—	—	50	4,669	424	31,266	36,359
Maroochy (S)	105	11,019	37	3,006	142	14,025	912	8,224	23,161
Noosa (S)	54	6,295	—	—	54	6,295	738	—	7,034
Pine Rivers (S)	80	8,256	15	646	95	8,901	128	1,942	10,972
Redcliffe (C)	14	1,325	—	—	14	1,325	283	190	1,798
Redland (S)	89	9,661	—	—	89	9,661	957	190	10,809
<b>Brisbane and Moreton (SDs)</b>	<b>1,372</b>	<b>142,529</b>	<b>517</b>	<b>35,152</b>	<b>1,889</b>	<b>177,682</b>	<b>17,246</b>	<b>174,469</b>	<b>369,397</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	37	3,211	4	205	41	3,416	264	2,472	6,152
Burnett (S)	18	1,564	—	—	18	1,564	60	280	1,904
Cooloola (S)	18	1,239	1	14	19	1,252	232	—	1,484
Gayndah (S)	—	—	—	—	—	—	30	—	30
Hervey Bay (C)	34	3,299	2	117	36	3,415	171	430	4,016
Isis (S)	5	466	—	—	5	466	79	80	625
Kingaroy (S)	4	322	—	—	4	322	84	533	940
Kolan (S)	3	117	—	—	3	117	43	—	160
Maryborough (C)	7	501	—	—	7	501	32	105	637
Miriam Vale (S)	4	297	—	—	4	297	202	—	499
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	5	345	—	—	5	345	50	55	450
Tiaro (S)	1	38	—	—	1	38	15	—	53
Other areas	9	625	—	—	9	625	107	60	792
<b>Wide Bay-Burnett (SD)</b>	<b>145</b>	<b>12,023</b>	<b>7</b>	<b>335</b>	<b>152</b>	<b>12,358</b>	<b>1,367</b>	<b>4,015</b>	<b>17,740</b>



TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), SEPTEMBER 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)			
<b>MACKAY STATISTICAL DIVISION</b>									
Belyando (S)	17	2,598	--	--	17	2,598	42	5,000	7,640
Broadsound (S)	2	149	--	--	2	149	62	--	211
Mackay (C)	45	4,933	--	--	45	4,933	817	1,352	7,103
Sarina (S)	7	524	--	--	7	524	101	150	775
Whitsunday (S)	14	1,700	--	--	14	1,700	--	1,586	3,286
Other areas	5	529	--	--	5	529	--	--	529
<b>Mackay (SD)</b>	<b>90</b>	<b>10,433</b>	<b>--</b>	<b>--</b>	<b>90</b>	<b>10,433</b>	<b>1,022</b>	<b>8,088</b>	<b>19,543</b>
<b>NORTHERN STATISTICAL DIVISION</b>									
Bowen (S)	3	257	--	--	3	257	13	218	488
Burdekin (S)	4	579	4	200	8	779	140	507	1,426
Charters Towers (C)	1	40	--	--	1	40	12	492	544
Dalrymple (S)	1	39	--	--	1	39	--	--	39
Hinchinbrook (S)	4	363	--	--	4	363	118	--	481
Thuringowa (C)	35	3,329	--	--	35	3,329	286	913	4,528
Townsville (C)	23	2,478	4	300	27	2,777	1,121	2,285	6,184
<b>Northern (SD)</b>	<b>71</b>	<b>7,085</b>	<b>8</b>	<b>500</b>	<b>79</b>	<b>7,585</b>	<b>1,690</b>	<b>4,415</b>	<b>13,691</b>
<b>FAR NORTH STATISTICAL DIVISION</b>									
Atherton (S)	7	668	7	486	14	1,154	354	--	1,507
Cairns (C)	70	7,775	24	2,710	94	10,485	522	15,743	26,749
Cardwell (S)	10	837	--	--	10	837	23	90	949
Cook (S) (including Weipa)	8	1,023	15	681	23	1,704	--	53	1,757
Douglas (S)	11	1,256	--	--	11	1,256	161	--	1,417
Eacham (S)	--	--	--	--	--	--	81	--	81
Johnstone (S)	10	1,013	--	--	10	1,013	146	766	1,924
Mareeba (S)	--	--	--	--	--	--	--	--	--
Torres (S)	--	--	18	4,150	18	4,150	20	20,400	24,570
Other areas	3	151	--	--	3	151	45	--	196
<b>Far North (SD)</b>	<b>119</b>	<b>12,722</b>	<b>64</b>	<b>8,027</b>	<b>183</b>	<b>20,749</b>	<b>1,350</b>	<b>37,051</b>	<b>59,150</b>
<b>NORTH WEST STATISTICAL DIVISION</b>									
Carpentaria (S)	--	--	--	--	--	--	--	65	65
Cloncurry (S)	15	2,253	--	--	15	2,253	--	--	2,253
Mount Isa (C)	2	294	--	--	2	294	75	--	369
Other areas	--	--	--	--	--	--	--	--	--
<b>North West (SD)</b>	<b>17</b>	<b>2,547</b>	<b>--</b>	<b>--</b>	<b>17</b>	<b>2,547</b>	<b>75</b>	<b>65</b>	<b>2,687</b>
<b>QUEENSLAND</b>									
<b>Queensland</b>	<b>1,963</b>	<b>202,641</b>	<b>618</b>	<b>45,552</b>	<b>2,581</b>	<b>248,194</b>	<b>24,901</b>	<b>263,061</b>	<b>536,156</b>

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

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

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

### Building Classification

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

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

### Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### Estimates at Constant Prices

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

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

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

### Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

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

30. Statistical divisions, which are groupings of whole or part LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S) - Pt B to Maroochy (S) - Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella-Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook-Cornubia, Greenbank - Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs—Caboolture (S)—Pt A, and Caboolture (S)—Pt B. The SLA of Caboolture (S)—Pt A has been split into seven SLAs. The new SLAs for Caboolture (S)—Pt A are: Bribie Island, Burpengary—Narangba, Caboolture (S)—Central, Caboolture (S)—East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S)—Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs—Cairns (C)—Pt A, and Cairns (C)—Pt B. The SLA of Cairns (C)—Pt A has been split into seven SLAs. The new SLAs for Cairns (C)—Pt A are: Cairns (C)—Barron, Cairns (C)—Central Suburbs, Cairns (C)—City, Cairns (C)—Mt Whitfield, Cairns (C)—Northern Suburbs, Cairns (C)—Trinity and Cairns (C)—Western Suburbs. The area and name of Cairns (C)—Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs—Caloundra (C)—Pt A, and Caloundra (C)—Pt B. The SLA of Caloundra (C)—Pt A has been split into three SLAs and the existing Caloundra (C)—Pt B into two SLAs. The new SLAs for Caloundra (C)—Pt A are: Caloundra (C)—Caloundra N, Caloundra (C)—Caloundra S and Caloundra (C)—Kawana. The new SLAs for Caloundra (C)—Pt B are: Caloundra (C)—Hinterland and Caloundra (C)—Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs—Bellbird Park, Camira, Ipswich (C)—Central, Karalee, Ipswich (C) Bal in BSD—Nth and Ipswich (C) Bal in BSD—Sth in the Brisbane Statistical Division (BSD), and Ipswich (C)—Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C)—Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C)—Central, Ipswich (C)—East and Ipswich (C)—North. The new SLAs for Ipswich (C)—Pt B are: Ipswich (C)—South—West and Ipswich (C)—West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs—Maroochy (S)—Pt A, and Maroochy (S)—Pt B. The SLA of Maroochy (S)—Pt A has been split into six SLAs. The new SLAs for Maroochy (S)—Pt A are: Maroochy (S)—Buderim, Maroochy (S)—Coastal North (includes 16.24 sq km transferred from Maroochy (S)—Pt B), Maroochy (S)—Maroochydoore, 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

## For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

### ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

### National Dial-a-Statistic Line

0055 86 400

*Steadycom P/L: premium rate 25c/20 secs.*

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

### Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

## Sales and Inquiries

Keylink           STAT.INFO/ABS  
X.400            (C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO)  
Internet         stat.info@abs.telememo.au

National Mail Order Service                   (06) 252 5249  
Subscription Service                           1800 02 0608

	<b>Information Inquiries</b>	<b>Bookshop Sales</b>
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(09) 360 5140	(09) 360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
CANBERRA	(06) 252 6627	(06) 207 0326
HOBART	(03) 6220 5800	(03) 6220 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

