

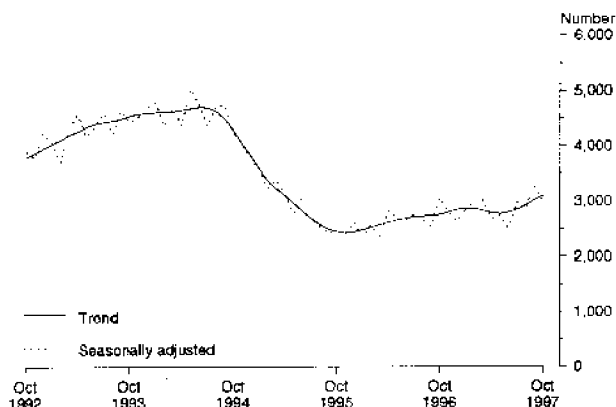
## BUILDING APPROVALS, QUEENSLAND, OCTOBER 1997

### MAIN FEATURES

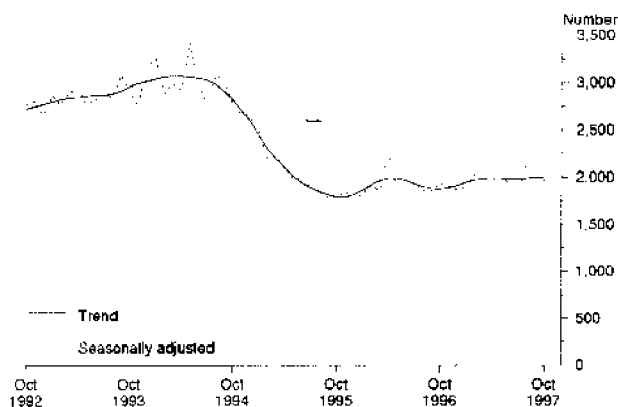
#### NUMBER OF DWELLING UNITS APPROVED

	October 1996	September 1997	October 1997	October 1996 to October 1997 change	September 1997 to October 1997 change
Original series	3,300	3,491	3,176	3.8%	-9.0%
Seasonally adjusted	3,051	3,264	3,021	-1.0%	-7.4%
Trend estimate	2,762	3,015	3,101	12.3%	2.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The number of dwelling units approved in October fell to 3,176, with new houses accounting for 2,249 and new other residential dwelling units 901.
- The trend for the number of dwellings approved continued its upward movement rising a further 2.9% in October and is 12.3% higher than a year ago. This growth will continue unless the seasonally adjusted estimate for November falls by more than 9% (which is slightly more than the average monthly movement).
- The upward trend for private sector houses approved has continued with the estimate for October being slightly higher (0.5%) than last month and 7.1% higher than October 1996.
- The value of new residential building approved was \$303.1 million with the Brisbane Statistical Division accounting for \$133.9 million (44.2%) of this total.

#### Non-residential building

- The value of non-residential building approved for October was \$249.4 million. Of this total, Other business premises with \$56.0 million, Health with \$47.7 million and Educational with \$37.7 million were the most significant contributors.
- There were 8 building jobs valued at \$5 million and over and 30 building jobs valued between \$1 million and \$5 million.

#### Total building

- The value of total building approved in October fell to \$576.9 million.
- At average 1989-90 prices the total value of building approved in the September quarter rose to \$1,966.0 million which is an increase of 61.9% on the previous quarter and 34.8% on the September quarter 1996. The large increases in the September quarter 1997 were primarily due to increased activity in the non-residential sector.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 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 May to October 1997.

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 (November 1997) 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 November 1997, the trend estimate for that month would be 2,043, a movement of 0.8%. The movements in the trend estimates for August, September and October which are currently estimated to be 0.4%, 0.5% and 0.4% respectively, would be revised to 0.6%, 0.9% and 0.9%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in November 1997 would produce a trend estimate for October of 1,950, a movement of -0.5%, with the movements in the trend estimates for August, September and October being revised to -0.0%, -0.2% and -0.5% respectively.

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

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 6% on October 1997		is down 6% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	1,985	-0.2	1,984	-0.2	1,988	-0.0
June	1,978	-0.3	1,977	-0.4	1,984	-0.2
July	1,978	-0.0	1,977	0.0	1,980	-0.2
August	1,985	0.4	1,989	0.6	1,980	-0.0
September	1,995	0.5	2,008	0.9	1,976	-0.2
October	2,004	0.4	2,026	0.9	1,965	-0.5
November	n.y.a.	n.y.a.	2,043	0.8	1,950	-0.8

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

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 7% on October 1997		is down 7% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	2,781	-0.6	2,776	-0.8	2,784	0.5
June	2,793	0.5	2,786	0.4	2,800	0.6
July	2,849	2.0	2,845	2.1	2,852	1.9
August	2,932	2.9	2,942	3.4	2,924	2.5
September	3,015	2.8	3,041	3.4	2,981	2.0
October	3,101	2.9	3,131	2.9	3,017	1.2
November	n.y.a.	n.y.a.	3,199	2.2	3,027	0.3

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>										
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
1996-97	10,210	143	10,353	3,814	484	4,298	149	14,173	627	14,800
1996-97										
July-October	3,683	53	3,736	1,296	189	1,485	6	4,985	242	5,227
1997-98										
July-October	3,874	11	3,885	1,668	12	1,680	389	5,931	23	5,954
<i>1996</i>										
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
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
<i>1997—</i>										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264		1,090	56	1,146
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
June	831	11	842	311	50	361	1	1,143	61	1,204
July	967	2	969	653	—	653	311	1,931	2	1,933
August	938	3	941	198	—	198	66	1,202	3	1,205
September	930	3	933	473	8	481	7	1,410	11	1,421
October	1,039	3	1,042	344	4	348	5	1,388	7	1,395
<b>QUEENSLAND</b>										
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
1996-97	23,104	429	23,533	8,506	782	9,288	265	31,853	1,233	33,086
1996-97										
July-October	8,389	137	8,526	2,961	288	3,249	51	11,401	425	11,826
1997-98										
July-October	8,842	88	8,930	3,686	74	3,760	434	12,962	162	13,124
<i>1996</i>										
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
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
<i>1997—</i>										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014
June	1,880	57	1,937	546	56	602	7	2,433	113	2,546
July	2,094	10	2,104	941	—	941	318	3,353	10	3,363
August	2,262	22	2,284	720	17	737	73	3,055	39	3,094
September	2,244	49	2,293	1,171	10	1,181	17	3,432	59	3,491
October	2,242	7	2,249	854	47	901	26	3,122	54	3,176

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

TABLE 2 --- VALUE OF BUILDING APPROVED  
(S 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					
<b>BRISBANE STATISTICAL DIVISION</b>														
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
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97														
July-October	379.9	4.5	384.5	110.2	13.4	123.6	490.1	17.9	508.0	49.8	278.4	361.5	818.2	919.4
1997-98														
July-October	411.8	0.9	412.7	158.6	0.9	159.5	570.4	1.8	572.3	53.3	360.5	805.2	984.0	1,430.7
1996—														
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
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
July	102.1	0.2	102.3	84.2	—	84.2	186.3	0.2	186.5	12.0	110.6	350.6	308.9	549.1
August	98.5	0.2	98.7	12.4	—	12.4	111.0	0.2	111.1	14.1	54.4	207.0	179.3	332.3
September	100.8	0.3	101.1	39.1	0.5	39.6	139.9	0.9	140.7	14.7	131.0	142.8	285.5	298.2
October	110.4	0.2	110.6	22.9	0.3	23.3	133.3	0.6	133.9	12.5	64.4	104.7	210.2	251.1
<b>QUEENSLAND</b>														
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
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
1996-97														
July-October	857.9	14.5	872.4	256.1	22.7	278.9	1,114.1	37.2	1,151.3	103.4	596.5	879.9	1,813.2	2,134.7
1997-98														
July-October	942.9	12.5	955.3	335.7	6.0	341.7	1,278.6	18.5	1,297.0	100.3	682.7	1,333.9	2,060.9	2,731.3
1996—														
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
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1
July	223.3	1.3	224.5	106.0	—	106.0	329.3	1.3	330.5	22.3	219.6	535.1	571.0	888.0
August	244.7	2.8	247.6	52.6	1.5	54.1	297.3	4.3	301.7	27.3	125.6	293.6	450.0	622.6
September	241.5	7.7	249.2	111.4	1.1	112.5	352.9	8.8	361.7	26.2	205.0	255.9	584.1	643.9
October	233.4	0.7	234.0	65.7	3.4	69.1	299.1	4.0	303.1	24.4	132.4	249.4	455.8	576.9

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>1996</i>								
August	1,854	1,894	1,943	1,938	2,511	2,626	2,667	2,728
September	1,846	1,873	1,881	1,918	2,445	2,612	2,546	2,738
October	1,928	1,871	1,972	1,912	2,899	2,620	3,051	2,762
November	1,898	1,886	1,926	1,922	2,601	2,656	2,808	2,803
December	1,865	1,908	1,882	1,940	2,560	2,705	2,637	2,846
<i>1997</i>								
January	1,887	1,943	1,915	1,973	2,716	2,741	2,839	2,871
February	2,018	1,970	2,060	2,003	2,857	2,752	3,001	2,869
March	2,020	1,984	2,063	2,018	2,925	2,734	3,033	2,835
April	2,006	1,988	2,040	2,022	2,632	2,714	2,694	2,797
May	2,028	1,985	2,058	2,019	2,668	2,712	2,762	2,781
June	1,933	1,978	1,961	2,013	2,482	2,737	2,524	2,793
July	1,789	1,978	1,811	2,013	2,954	2,799	2,977	2,849
August	2,181	1,985	2,225	2,022	2,817	2,883	2,856	2,932
September	2,003	1,995	2,075	2,032	3,174	2,965	3,264	3,015
October	1,968	2,004	1,974	2,040	2,977	3,048	3,021	3,101

(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	Private sector		Total	Private sector	Total	
	Private sector	Total							
1994-95	2,500.6	2,544.5	1,114.2	3,658.7	211.8	1,543.9	2,027.9	5,288.4	5,898.5
1995-96	1,901.7	1,931.3	650.0	2,581.4	216.8	1,741.7	2,241.5	4,483.9	5,039.7
1996-97	2,056.9	2,096.7	752.2	2,848.8	234.8	1,486.8	2,127.5	4,480.5	5,211.2
<i>1996—</i>									
June qtr	507.6	514.9	244.5	759.4	51.4	489.7	582.6	1,289.1	1,393.4
Sept. qtr	549.4	557.8	177.5	735.3	67.4	433.3	655.3	1,216.4	1,458.0
Dec. qtr	510.8	518.4	225.0	743.4	56.9	433.8	576.4	1,210.7	1,376.7
<i>1997—</i>									
Mar. qtr	451.8	461.6	196.3	657.9	45.1	350.5	459.4	1,028.2	1,162.4
June qtr	544.9	558.8	153.4	712.2	65.4	269.2	436.4	1,025.3	1,214.0
Sept. qtr	623.9	634.3	258.1	892.4	66.7	510.8	1,006.8	1,459.2	1,966.0

(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	1995-96	1996-97	July-October		1997		
			1996-97	1997-98	August	September	October
<b>PRIVATE SECTOR</b>							
New houses	2,192.8	2,366.7	857.9	942.9	244.7	241.5	233.4
New other residential buildings	626.5	716.7	256.1	335.7	52.6	111.4	65.7
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>1,114.1</i>	<i>1,278.6</i>	<i>297.3</i>	<i>352.9</i>	<i>299.1</i>
Alterations and additions to residential buildings	247.7	268.4	102.7	99.7	27.1	26.2	24.3
Hotels, etc.	232.3	291.7	97.8	85.9	4.5	27.8	15.8
Shops	511.8	507.1	209.1	207.0	37.0	90.1	26.5
Factories	251.7	128.2	42.1	52.9	13.1	7.8	10.4
Offices	186.3	130.0	42.2	41.1	10.8	12.7	13.0
Other business premises	261.9	185.9	66.6	147.0	25.9	21.7	40.7
Educational	68.0	80.5	38.8	50.8	8.4	5.5	6.3
Religious	13.5	7.9	3.3	2.6	0.4	0.2	1.6
Health	89.8	84.2	37.4	24.7	9.3	8.2	5.9
Entertainment and recreational	97.2	112.0	38.4	56.9	13.2	25.2	9.7
Miscellaneous	95.3	40.5	20.7	13.9	3.0	6.0	2.5
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>596.5</i>	<i>682.7</i>	<i>125.6</i>	<i>205.0</i>	<i>132.4</i>
<b>Total</b>	<b>4,874.9</b>	<b>4,919.9</b>	<b>1,813.2</b>	<b>2,060.9</b>	<b>450.0</b>	<b>584.1</b>	<b>455.8</b>
<b>PUBLIC SECTOR</b>							
New houses	34.2	45.8	14.5	12.5	2.8	7.7	0.7
New other residential buildings	38.0	62.5	22.7	6.0	1.5	1.1	3.4
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>37.2</i>	<i>18.5</i>	<i>4.3</i>	<i>8.8</i>	<i>4.0</i>
Alterations and additions to residential buildings	2.2	1.7	0.8	0.7	0.2	—	0.2
Hotels, etc.	2.1	0.1	—	—	—	—	—
Shops	4.0	8.0	2.6	1.3	0.3	—	0.8
Factories	5.7	6.0	1.0	1.4	0.6	0.7	0.1
Offices	27.5	78.5	14.2	32.7	6.6	22.3	0.9
Other business premises	94.5	135.9	80.3	34.6	17.3	0.7	15.3
Educational	162.3	201.4	71.4	97.5	27.8	4.8	31.4
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	21.9	437.8	112.0	11.9	41.8
Entertainment and recreational	73.3	32.8	21.0	6.8	2.8	—	2.3
Miscellaneous	87.8	129.8	70.9	39.2	0.6	10.5	24.3
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>283.4</i>	<i>651.3</i>	<i>168.0</i>	<i>50.8</i>	<i>116.9</i>
<b>Total</b>	<b>592.5</b>	<b>785.9</b>	<b>321.4</b>	<b>670.4</b>	<b>172.5</b>	<b>59.7</b>	<b>121.1</b>
<b>TOTAL</b>							
New houses	2,227.1	2,412.5	872.4	955.3	247.6	249.2	234.0
New other residential buildings	664.4	779.2	278.9	341.7	54.1	112.5	69.1
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>1,151.3</i>	<i>1,297.0</i>	<i>301.7</i>	<i>361.7</i>	<i>303.1</i>
Alterations and additions to residential buildings	249.9	270.1	103.4	100.3	27.3	26.2	24.4
Hotels, etc.	234.5	291.8	97.8	85.9	4.5	27.8	15.8
Shops	515.8	515.1	211.8	208.3	37.3	90.1	27.3
Factories	257.4	134.2	43.1	54.3	13.7	8.5	10.5
Offices	213.8	208.5	56.4	73.7	17.4	34.9	14.0
Other business premises	356.4	321.7	146.9	181.6	43.2	22.3	56.0
Educational	230.3	282.0	110.2	148.3	36.2	10.3	37.7
Religious	13.9	7.9	3.3	2.6	0.4	0.2	1.6
Health	150.3	167.7	59.4	462.6	121.3	20.1	47.7
Entertainment and recreational	170.5	144.8	59.5	63.7	16.0	25.2	11.9
Miscellaneous	183.1	170.3	91.6	53.0	3.6	16.5	26.7
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>879.9</i>	<i>1,333.9</i>	<i>293.6</i>	<i>255.9</i>	<i>249.4</i>
<b>Total</b>	<b>5,467.4</b>	<b>5,705.8</b>	<b>2,134.7</b>	<b>2,731.3</b>	<b>622.6</b>	<b>643.9</b>	<b>576.9</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>												
1997 — August	5	0.4	2	0.5	1	0.5	2	3.1	—	—	10	4.5
September	16	1.2	2	0.5	1	0.7	3	7.2	2	18.2	24	27.8
October	5	0.6	2	0.6	1	0.7	6	14.0	—	—	14	15.8
<b>SHOPS</b>												
1997 — August	91	8.4	22	6.0	15	10.6	6	7.3	1	5.0	135	37.3
September	80	6.8	24	7.6	7	5.2	3	6.4	1	64.1	115	90.1
October	81	7.2	21	6.4	11	7.0	5	6.8	—	—	118	27.3
<b>FACTORIES</b>												
1997 — August	21	2.1	16	5.4	6	4.0	1	2.2	—	—	44	13.7
September	17	1.9	8	2.2	4	2.9	1	1.5	—	—	30	8.5
October	22	2.6	4	1.3	1	0.9	3	5.7	—	—	30	10.5
<b>OFFICES</b>												
1997 — August	33	3.3	5	1.4	6	3.9	3	8.7	—	—	47	17.4
September	24	2.7	12	4.3	6	4.1	2	3.7	1	20.2	45	34.9
October	17	1.5	8	2.7	4	2.3	3	7.4	—	—	32	14.0
<b>OTHER BUSINESS PREMISES</b>												
1997 — August	15	1.4	18	5.7	10	6.7	4	8.3	3	21.2	50	43.2
September	18	1.6	17	5.8	6	4.4	5	10.5	—	—	46	22.3
October	28	3.0	18	5.5	7	4.6	4	4.2	3	38.6	60	56.0
<b>EDUCATIONAL</b>												
1997 — August	12	1.2	12	3.8	4	2.7	6	11.9	2	16.5	36	36.2
September	3	0.4	8	2.7	2	1.5	3	5.8	—	—	16	10.3
October	12	1.3	10	3.1	4	2.8	2	3.4	1	27.1	29	37.7
<b>RELIGIOUS</b>												
1997 — August	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
October	3	0.3	3	1.3	—	—	—	—	—	—	6	1.6
<b>HEALTH</b>												
1997 — August	3	0.3	2	0.5	1	0.9	5	12.5	1	107.0	12	121.3
September	5	0.5	—	—	2	1.3	4	11.2	1	7.1	12	20.1
October	5	0.5	1	0.3	—	—	4	10.2	3	36.8	13	47.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 — August	4	0.4	4	1.0	1	0.6	4	8.1	1	6.0	14	16.0
September	9	1.0	1	0.2	2	1.6	6	12.4	1	10.0	19	25.2
October	11	1.1	7	1.7	4	2.7	3	6.5	—	—	25	11.9
<b>MISCELLANEOUS</b>												
1997 — August	5	0.5	5	1.6	2	1.5	—	—	—	—	12	3.6
September	9	0.9	7	2.5	2	1.5	4	11.6	—	—	22	16.5
October	9	1.0	9	2.6	4	2.7	—	—	1	20.4	23	26.7
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 — August	191	18.3	87	26.2	46	31.3	31	62.1	8	155.6	363	293.6
September	183	17.1	79	25.9	32	23.1	31	70.2	6	119.6	331	255.9
October	193	19.1	83	25.4	36	23.8	30	58.2	8	122.9	350	249.4

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, OCTOBER 1997

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	1,042	25	206	231	89	19	9	117	348	1,390
Moreton	564	50	140	190	10	136	63	209	399	963
Wide Bay-Burnett	136	30	—	30	3	—	—	3	33	169
Darling Downs	84	—	—	—	—	—	—	—	—	84
South West	8	2	—	2	—	—	—	—	2	10
Fitzroy	83	4	—	4	7	—	—	7	11	94
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	87	6	8	14	8	10	—	18	32	119
Northern	96	2	25	27	—	—	—	—	27	123
Far North	145	13	6	19	—	30	—	30	49	194
North West	3	—	—	—	—	—	—	—	—	3
<b>Queensland</b>	<b>2,249</b>	<b>132</b>	<b>385</b>	<b>517</b>	<b>117</b>	<b>195</b>	<b>72</b>	<b>384</b>	<b>901</b>	<b>3,150</b>
VALUE (\$'000)										
Brisbane	110,583	1,695	13,365	15,060	5,754	1,572	900	8,226	23,285	133,869
Moreton	58,502	2,462	11,063	13,525	592	9,995	7,420	18,007	31,532	90,034
Wide Bay-Burnett	11,923	1,532	—	1,532	136	—	—	136	1,668	13,591
Darling Downs	8,522	—	—	—	—	—	—	—	—	8,522
South West	766	244	—	244	—	—	—	—	244	1,009
Fitzroy	8,879	258	—	258	530	—	—	530	788	9,666
Central West	69	—	—	—	—	—	—	—	—	69
Mackay	9,132	439	856	1,295	837	700	—	1,537	2,832	11,964
Northern	10,832	128	2,453	2,581	—	—	—	—	2,581	13,413
Far North	14,441	819	330	1,149	—	5,000	—	5,000	6,149	20,590
North West	365	—	—	—	—	—	—	—	—	365
<b>Queensland</b>	<b>234,014</b>	<b>7,577</b>	<b>28,067</b>	<b>35,644</b>	<b>7,849</b>	<b>17,267</b>	<b>8,320</b>	<b>33,435</b>	<b>69,079</b>	<b>303,093</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
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
1996-97	2,005	17,506	1,822	816	1,384	23,533
1996-97						
July-October	1,169	5,925	672	274	486	8,526
1997-98						
July-October	356	7,156	753	266	399	8,930
1996—						
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107
June	66	1,519	145	88	119	1,937
July	95	1,679	159	77	94	2,104
August	92	1,837	197	59	99	2,284
September	81	1,816	208	74	114	2,293
October	88	1,824	189	56	92	2,249

(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,  
OCTOBER 1997

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	1,042	110,583	348	23,285	1,390	133,869	12,519	104,704	251,091
Moreton	564	58,502	399	31,532	963	90,034	4,715	65,650	160,399
Wide Bay-Burnett	136	11,923	33	1,668	169	13,591	944	3,239	17,773
Darling Downs	84	8,522	—	—	84	8,522	1,268	9,168	18,957
South West	8	766	2	244	10	1,009	35	489	1,534
Fitzroy	83	8,879	11	788	94	9,666	729	8,359	18,754
Central West	1	69	—	—	1	69	—	3,110	3,179
Mackay	87	9,132	32	2,832	119	11,964	647	6,296	18,906
Northern	96	10,832	27	2,581	123	13,413	1,295	31,062	45,769
Far North	145	14,441	49	6,149	194	20,590	3,216	16,106	38,912
North West	3	365	—	—	3	365	56	1,190	1,611
<b>Queensland</b>	<b>2,249</b>	<b>234,014</b>	<b>901</b>	<b>69,079</b>	<b>3,150</b>	<b>303,093</b>	<b>24,421</b>	<b>249,371</b>	<b>576,886</b>
<b>STATISTICAL DISTRICT</b>									
Gold Coast-Tweed (b)	285	29,308	282	23,288	567	52,596	2,407	42,600	97,603
Sunshine Coast	158	16,892	117	8,245	275	25,137	1,318	21,875	48,329
Bundaberg	23	2,463	6	423	29	2,886	163	744	3,792
Gladstone	26	2,953	2	183	28	3,136	237	120	3,493
Rockhampton	22	2,066	5	250	27	2,316	170	4,918	7,404
Mackay	48	5,268	14	1,295	62	6,563	290	6,853	13,416
Townsville	78	9,034	25	2,453	103	11,487	1,003	29,617	42,108
Cairns	84	8,550	10	635	94	9,185	857	10,415	20,457

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1997

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)	58	5,959	2	95	60	6,054	315	95	6,465
Boonah (S)	4	315	—	—	4	315	64	—	379
Brisbane (C)	492	55,562	321	21,390	813	76,953	9,612	56,220	142,785
Caboolture (S)	111	10,439	2	110	113	10,549	423	7,115	18,086
Caloundra (C)	63	6,091	2	220	65	6,311	443	1,625	8,379
Esk (S)	9	658	—	—	9	658	36	—	694
Gatton (S)	5	426	—	—	5	426	80	68	574
Gold Coast (C)	310	31,456	282	23,288	592	54,744	2,655	42,800	100,199
Ipswich (C)	61	5,711	2	60	63	5,771	395	5,645	11,811
Kilcoy (S)	2	219	—	—	2	219	—	—	219
Laidley (S)	7	572	—	—	7	572	69	—	641
Logan (C)	88	8,281	—	—	88	8,281	560	31,257	40,098
Maroochy (S)	102	11,719	106	7,185	208	18,904	576	19,813	39,293
Noosa (S)	50	5,458	9	840	59	6,298	667	1,543	8,508
Pine Rivers (S)	137	14,869	—	—	137	14,869	353	1,460	16,682
Redcliffe (C)	9	905	3	120	12	1,025	155	1,871	3,050
Redland (S)	98	10,445	18	1,510	116	11,955	831	840	13,626
<b>Brisbane and Moreton (SDs)</b>	<b>1,606</b>	<b>169,085</b>	<b>747</b>	<b>54,818</b>	<b>2,353</b>	<b>223,903</b>	<b>17,233</b>	<b>170,353</b>	<b>411,489</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	17	1,783	—	—	17	1,783	132	744	2,659
Burnett (S)	11	1,196	8	470	19	1,666	126	—	1,792
Cooloola (S)	19	1,456	3	136	22	1,592	32	700	2,324
Gayndah (S)	—	—	—	—	—	—	12	—	12
Hervey Bay (C)	47	4,209	—	—	47	4,209	218	300	4,727
Isis (S)	4	408	—	—	4	408	128	—	536
Kingaroy (S)	2	197	—	—	2	197	35	70	302
Kolan (S)	2	132	6	381	8	513	—	63	576
Maryborough (C)	4	383	16	681	20	1,065	135	912	2,111
Miriam Vale (S)	11	855	—	—	11	855	86	—	941
Mundubbera (S)	1	160	—	—	1	160	22	—	181
Nanango (S)	5	267	—	—	5	267	—	50	317
Tiaro (S)	9	516	—	—	9	516	—	—	516
Other areas	4	362	—	—	4	362	17	400	779
<b>Wide Bay-Burnett (SD)</b>	<b>136</b>	<b>11,923</b>	<b>33</b>	<b>1,668</b>	<b>169</b>	<b>13,591</b>	<b>944</b>	<b>3,239</b>	<b>17,773</b>

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1997—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>DARLING DOWNS STATISTICAL DIVISION</b>									
Carbooya (S)	2	235	—	—	2	235	120	—	354
Chinchilla (S)	3	238	—	—	3	238	—	—	238
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	9	1,089	—	—	9	1,089	111	120	1,321
Dalby (T)	3	312	—	—	3	312	10	—	322
Goondiwindi (T)	2	243	—	—	2	243	15	800	1,058
Jondaryan (S)	4	420	—	—	4	420	189	—	610
Millmerran (S)	1	293	—	—	1	293	—	—	293
Pittsworth (S)	2	154	—	—	2	154	70	158	382
Rosalie (S)	6	466	—	—	6	466	—	—	466
Stanthorpe (S)	7	576	—	—	7	576	40	970	1,586
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	36	3,671	—	—	36	3,671	603	4,381	8,655
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	8	672	—	—	8	672	110	263	1,045
Other areas	1	152	—	—	1	152	—	2,476	2,628
<b>Darling Downs (SD)</b>	<b>84</b>	<b>8,522</b>	<b>—</b>	<b>—</b>	<b>84</b>	<b>8,522</b>	<b>1,268</b>	<b>9,168</b>	<b>18,957</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>									
Balonne (S)	2	244	2	244	4	487	—	—	487
Roma (T)	3	235	—	—	3	235	15	80	330
Other areas	3	287	—	—	3	287	20	410	716
<b>South West (SD)</b>	<b>8</b>	<b>766</b>	<b>2</b>	<b>244</b>	<b>10</b>	<b>1,009</b>	<b>35</b>	<b>489</b>	<b>1,534</b>
<b>FITZROY STATISTICAL DIVISION</b>									
Banana (S)	3	395	—	—	3	395	68	2,125	2,588
Calliope (S)	9	986	—	—	9	986	52	79	1,117
Duaringa (S)	1	66	2	75	3	141	30	—	171
Emerald (S)	11	1,316	—	—	11	1,316	—	397	1,713
Fitzroy (S)	2	251	—	—	2	251	100	60	411
Gladstone (C)	17	1,967	2	183	19	2,150	185	120	2,455
Livingstone (S)	17	1,716	2	280	19	1,996	105	660	2,761
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	22	2,066	5	250	27	2,316	106	4,918	7,340
Other areas	1	116	—	—	1	116	83	—	199
<b>Fitzroy (SD)</b>	<b>83</b>	<b>8,879</b>	<b>11</b>	<b>788</b>	<b>94</b>	<b>9,666</b>	<b>729</b>	<b>8,359</b>	<b>18,754</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>									
Longreach (S)	—	—	—	—	—	—	—	50	50
Other areas	1	69	—	—	1	69	—	3,060	3,129
<b>Central West (SD)</b>	<b>1</b>	<b>69</b>	<b>—</b>	<b>—</b>	<b>1</b>	<b>69</b>	<b>—</b>	<b>3,110</b>	<b>3,179</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1997—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)	—	—	—	—	5	447	87	5,500	5,587
Broadsound (S)	5	447	—	—	—	—	—	446	893
Mackay (C)	56	6,145	14	1,295	70	7,440	424	—	7,864
Sarina (S)	7	755	—	—	7	755	85	200	1,040
Whitsunday (S)	12	1,115	15	1,280	27	2,395	13	150	2,558
Other areas	7	668	3	257	10	925	38	—	963
<b>Mackay (SD)</b>	<b>87</b>	<b>9,132</b>	<b>32</b>	<b>2,832</b>	<b>119</b>	<b>11,964</b>	<b>647</b>	<b>6,296</b>	<b>18,906</b>
<b>NORTHERN STATISTICAL DIVISION</b>									
Bowen (S)	2	150	—	—	2	150	52	—	202
Burdekin (S)	3	463	—	—	3	463	89	1,217	1,769
Charters Towers (C)	1	115	—	—	1	115	20	55	190
Dalrymple (S)	1	87	—	—	1	87	35	—	121
Hinchinbrook (S)	4	373	2	128	6	501	23	65	588
Thuringowa (C)	57	5,758	—	—	57	5,758	217	—	5,975
Townsville (C)	28	3,886	25	2,453	53	6,340	859	29,725	36,924
<b>Northern (SD)</b>	<b>96</b>	<b>10,832</b>	<b>27</b>	<b>2,581</b>	<b>123</b>	<b>13,413</b>	<b>1,295</b>	<b>31,062</b>	<b>45,769</b>
<b>FAR NORTH STATISTICAL DIVISION</b>									
Atherton (S)	10	959	—	—	10	959	154	—	1,113
Cairns (C)	84	8,550	10	635	94	9,185	882	10,615	20,681
Cardwell (S)	11	999	—	—	11	999	191	—	1,190
Cook (S) (including Weipa)	3	225	2	100	5	325	13	200	538
Douglas (S)	6	691	32	5,077	38	5,768	152	4,242	10,162
Eacham (S)	2	164	—	—	2	164	147	—	311
Johnstone (S)	6	779	5	337	11	1,116	205	380	1,701
Mareeba (S)	19	1,754	—	—	19	1,754	376	500	2,630
Torres (S)	—	—	—	—	—	—	—	170	170
Other areas	4	320	—	—	4	320	96	—	416
<b>Far North (SD)</b>	<b>145</b>	<b>14,441</b>	<b>49</b>	<b>6,149</b>	<b>194</b>	<b>20,590</b>	<b>2,216</b>	<b>16,106</b>	<b>38,912</b>
<b>NORTH WEST STATISTICAL DIVISION</b>									
Carpentaria (S)	1	110	—	—	1	110	—	—	110
Cloncurry (S)	1	80	—	—	1	80	—	190	270
Mount Isa (C)	1	175	—	—	1	175	56	1,000	1,231
Other areas	—	—	—	—	—	—	—	—	—
<b>North West (SD)</b>	<b>3</b>	<b>365</b>	<b>—</b>	<b>—</b>	<b>3</b>	<b>365</b>	<b>56</b>	<b>1,190</b>	<b>1,611</b>
<b>QUEENSLAND</b>									
<b>Queensland</b>	<b>2,249</b>	<b>234,014</b>	<b>901</b>	<b>69,079</b>	<b>3,150</b>	<b>303,093</b>	<b>24,421</b>	<b>249,371</b>	<b>576,886</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 normally 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 (02) 6252 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: 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  
*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  
 n.y.a. not yet available

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

Brian Doyle  
 Regional Director  
 Queensland

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