

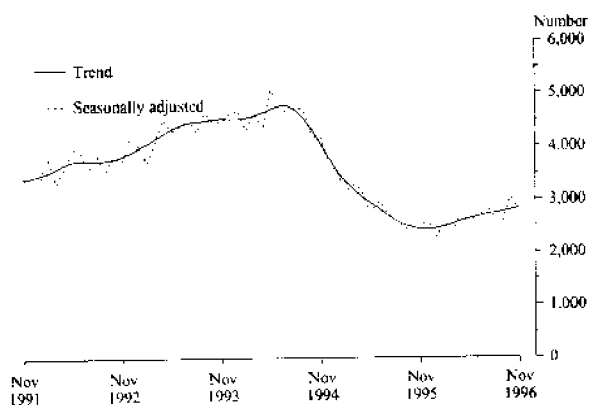
## BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1996

### MAIN FEATURES

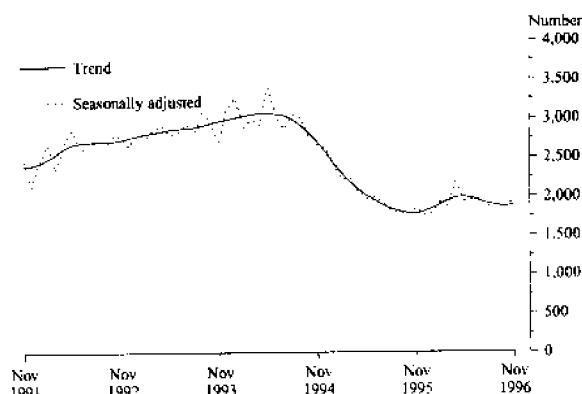
#### NUMBER OF DWELLING UNITS APPROVED

	November 1995	October 1996	November 1996	November 1995 to November 1996 change	October 1996 to November 1996 change
Original series	2,579	3,300	2,855	10.7%	-13.5%
Seasonally adjusted	2,445	3,044	2,798	14.4%	-8.1%
Trend estimate	2,438	2,801	2,837	16.4%	1.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwellings approved has continued its growth with a 1.3% increase in November and an increase of 16.4% over the year.
- The trend for private sector houses has risen by 0.4% in November following decreases for the previous 5 months. It will only take a decrease of 2% for the seasonally adjusted estimate for December for the decline to resume.
- In original terms the total number of dwelling units approved was 2,855. Private sector new houses accounted for 2,023 dwellings and other residential buildings accounted for 803 new dwellings.

- The value of new residential building approved was \$292.4 million with Brisbane Statistical Division contributing \$144.0 million (49.2%) of the total.

#### Non-residential building

- The value of non-residential building projects approved during November was \$266.2 million with shop projects contributing \$94.7 million followed by offices with \$48.4 million.
- There were 9 projects valued at \$5 million and over and 37 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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 June 1996 to November 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 (December 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 November 1996, the trend estimate for that month would be 1,941, a movement of 0.9%. The movements in the trend estimates for September, October and November which are currently estimated to be -1.0%, -0.6% and 0.4% respectively, would be revised to -0.5%, 0.4% and 1.0%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in December 1996 would produce a trend estimate for December of 1,848, a movement of -0.7%, with the movements in the trend estimates for September, October and November being revised to -1.2%, -0.8% and -0.5% respectively.

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

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 6% on November 1996		is down 6% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996 —						
June	1,972	-1.0	1,970	-1.1	1,975	-0.9
July	1,937	-1.8	1,934	-1.9	1,942	-1.7
August	1,908	-1.5	1,905	-1.5	1,909	-1.7
September	1,889	-1.0	1,896	-0.5	1,886	-1.2
October	1,878	-0.6	1,904	0.4	1,871	-0.8
November	1,885	0.4	1,923	1.0	1,861	-0.5
December	n.y.a.	n.y.a.	1,941	0.9	1,848	-0.7

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

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 7% on November 1996		is down 7% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
June	2,681	1.6	2,679	1.5	2,686	1.8
July	2,711	1.1	2,709	1.1	2,722	1.3
August	2,739	1.0	2,737	1.0	2,743	0.8
September	2,770	1.1	2,775	1.4	2,759	0.6
October	2,801	1.1	2,824	1.8	2,768	0.3
November	2,837	1.3	2,875	1.8	2,770	0.1
December	n.y.a.	n.y.a.	2,923	1.6	2,763	-0.2

TABLE 1—DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96 July-November	4,298	47	4,345	1,226	51	1,277	79	5,603	98	5,701
1996-97 July-November	4,581	56	4,637	1,630	264	1,894	8	6,219	320	6,539
1995—										
September	774	9	783	338	7	345	-	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996—										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
May	844	8	852	453	9	462	—	1,297	17	1,314
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
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
QUEENSLAND										
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96 July-November	9,986	121	10,107	2,710	249	2,959	148	12,844	370	13,214
1996-97 July-November	10,412	163	10,575	3,645	407	4,052	54	14,111	570	14,681
1995—										
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
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

(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-November	415.5	4.3	419.8	96.6	3.8	100.4	512.2	8.1	520.2	65.8	284.8	403.1	862.7	989.1
1996-97														
July-November	467.9	4.8	472.7	161.4	17.9	179.3	629.3	22.7	652.0	60.1	412.9	540.4	1,102.3	1,252.5
1995—														
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
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
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-November	959.5	12.7	972.2	232.1	17.4	249.5	1,191.6	30.0	1,221.6	120.5	749.0	1,075.8	2,060.5	2,418.0
1996-97														
July-November	1,058.8	17.4	1,076.2	337.2	30.3	367.5	1,396.0	47.7	1,443.7	125.5	803.9	1,146.1	2,324.7	2,715.4
1995—														
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
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	207.4	266.2	511.4	580.7

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1995—							
September	1,792	1,813	1,822	1,847	2,358	2,419	2,474	2,529
October	1,763	1,787	1,798	1,818	2,244	2,355	2,383	2,473
November	1,849	1,780	1,886	1,810	2,403	2,321	2,455	2,438
December	1,770	1,800	1,789	1,833	2,459	2,322	2,634	2,433
1996—								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,562	2,722	2,591
May	1,942	1,992	1,946	2,013	2,682	2,619	2,666	2,639
June	1,966	1,972	1,925	1,993	2,669	2,651	2,589	2,681
July	1,966	1,937	2,007	1,962	2,797	2,653	2,866	2,711
August	1,863	1,908	1,930	1,939	2,510	2,646	2,677	2,739
September	1,818	1,889	1,849	1,928	2,433	2,641	2,559	2,770
October	1,937	1,878	1,972	1,922	2,897	2,641	3,044	2,801
November	1,907	1,885	1,961	1,938	2,598	2,644	2,798	2,837

(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	649.6	2,580.9	216.8	1,740.9	2,240.7	4,483.6	5,038.4
1995—									
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	367.2	537.7	1,005.8	1,193.8
1996—									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.2	758.8	51.3	489.0	581.8	1,287.9	1,392.0
Sept. qtr	549.1	557.6	176.9	734.5	67.4	432.5	654.2	1,215.3	1,456.1

(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-November		1996		
			1995-96	1996-97	September	October	November
<b>PRIVATE SECTOR</b>							
New houses	2,841.5	2,192.8	959.5	1,058.8	200.1	222.1	200.8
New other residential buildings	1,015.2	626.5	232.1	337.2	39.7	88.1	81.1
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>1,191.6</i>	<i>1,396.0</i>	<i>239.8</i>	<i>310.2</i>	<i>281.9</i>
Alterations and additions to residential buildings	240.0	247.7	119.9	124.7	24.6	25.4	22.1
Hotels, etc.	186.6	232.3	90.0	102.9	64.8	26.8	5.2
Shops	540.9	511.8	224.7	302.6	66.1	37.4	93.4
Factories	110.7	251.7	75.0	53.9	20.6	6.6	11.8
Offices	148.2	186.3	87.6	63.6	5.3	14.2	21.4
Other business premises	243.5	261.9	113.1	92.1	16.9	20.6	25.4
Educational	62.5	68.0	30.3	47.2	12.9	6.4	8.4
Religious	14.0	13.5	5.9	5.5	0.3	1.3	2.2
Health	53.7	89.8	22.6	46.9	13.7	15.2	9.5
Entertainment and recreational	151.1	97.2	48.0	64.4	9.1	8.8	25.9
Miscellaneous	59.6	95.3	51.7	24.8	3.5	5.8	4.1
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>749.0</i>	<i>803.9</i>	<i>213.1</i>	<i>143.2</i>	<i>207.4</i>
<b>Total</b>	<b>5,667.5</b>	<b>4,874.9</b>	<b>2,060.5</b>	<b>2,324.7</b>	<b>477.5</b>	<b>478.8</b>	<b>511.4</b>
<b>PUBLIC SECTOR</b>							
New houses	50.0	34.2	12.7	17.4	2.5	4.7	2.9
New other residential buildings	94.1	38.0	17.4	30.3	5.9	8.2	7.6
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>30.0</i>	<i>47.7</i>	<i>8.4</i>	<i>12.9</i>	<i>10.4</i>
Alterations and additions to residential buildings	0.9	2.2	0.6	0.8	0.3	—	—
Hotels, etc.	1.7	2.1	0.1	0.1	—	—	0.1
Shops	20.9	4.0	1.7	3.9	2.4	0.1	1.2
Factories	6.5	5.7	4.8	2.6	0.6	0.2	1.7
Offices	57.0	27.5	8.0	41.2	3.3	2.9	27.0
Other business premises	37.1	94.5	32.4	84.7	0.1	2.8	4.4
Educational	218.9	162.3	98.2	92.1	18.2	9.9	20.7
Religious	—	0.5	0.3	—	—	—	—
Health	30.8	60.4	50.7	21.9	21.7	—	—
Entertainment and recreational	58.3	73.3	59.1	23.2	1.0	3.0	2.2
Miscellaneous	61.5	87.8	71.5	72.4	2.6	32.2	1.5
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>326.9</i>	<i>342.2</i>	<i>49.9</i>	<i>51.1</i>	<i>58.8</i>
<b>Total</b>	<b>637.6</b>	<b>592.5</b>	<b>357.5</b>	<b>390.7</b>	<b>58.7</b>	<b>64.0</b>	<b>69.3</b>
<b>TOTAL</b>							
New houses	2,891.5	2,227.1	972.2	1,076.2	202.6	226.8	203.7
New other residential buildings	1,109.3	664.4	249.5	367.5	45.6	96.3	88.6
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>1,221.6</i>	<i>1,443.7</i>	<i>248.2</i>	<i>323.1</i>	<i>292.4</i>
Alterations and additions to residential buildings	240.9	249.9	120.5	125.5	24.9	25.4	22.1
Hotels, etc.	188.3	234.5	90.1	103.0	64.8	26.8	5.3
Shops	561.8	515.8	226.4	306.4	68.5	37.4	94.7
Factories	117.2	257.4	79.9	56.5	21.2	6.7	13.5
Offices	205.1	213.8	95.6	104.8	8.6	17.1	48.4
Other business premises	280.6	356.4	145.6	176.8	17.0	23.5	29.9
Educational	281.5	230.3	128.5	139.4	31.1	16.3	29.1
Religious	14.0	13.9	6.1	5.5	0.3	1.3	2.2
Health	84.5	150.3	73.3	68.8	35.4	15.2	9.5
Entertainment and recreational	209.4	170.5	107.1	87.6	10.1	11.8	28.1
Miscellaneous	121.1	183.1	123.2	97.2	6.1	38.1	5.6
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>1,075.8</i>	<i>1,146.1</i>	<i>263.7</i>	<i>194.3</i>	<i>266.2</i>
<b>Total</b>	<b>6,305.1</b>	<b>5,467.4</b>	<b>2,418.0</b>	<b>2,715.4</b>	<b>536.2</b>	<b>542.8</b>	<b>580.7</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 — September	2	0.2	—	—	1	0.8	4	5.9	1	58.0	8	64.8
October	4	0.5	5	1.5	—	—	4	8.4	1	16.5	14	26.8
November	4	0.3	1	0.4	—	—	2	4.6	—	—	7	5.3
<b>SHOPS</b>												
1996 — September	70	6.5	19	5.4	5	3.2	2	3.4	3	50.0	99	68.5
October	43	4.0	16	4.8	8	5.0	6	13.6	1	10.0	74	37.4
November	79	7.6	13	4.1	12	8.3	8	16.6	3	58.0	115	94.7
<b>FACTORIES</b>												
1996 — September	15	1.5	12	3.7	5	2.9	4	4.5	1	8.5	37	21.2
October	13	1.3	8	2.6	3	1.7	1	1.2	—	—	25	6.7
November	13	1.5	11	3.2	2	1.7	4	7.0	—	—	30	13.5
<b>OFFICES</b>												
1996 — September	22	2.1	8	2.5	3	1.5	1	2.5	—	—	34	8.6
October	21	2.1	11	3.4	9	6.8	1	4.7	—	—	42	17.1
November	30	2.9	14	4.5	2	1.4	3	8.4	3	31.3	52	48.4
<b>OTHER BUSINESS PREMISES</b>												
1996 — September	20	2.2	17	5.2	6	4.6	—	—	1	5.0	44	17.0
October	31	2.6	21	6.6	9	5.8	5	8.5	—	—	66	23.5
November	24	2.5	20	5.4	6	3.9	5	12.1	1	6.0	56	29.9
<b>EDUCATIONAL</b>												
1996 — September	8	0.8	11	3.3	5	3.5	8	13.7	1	9.8	33	31.1
October	8	1.1	11	3.5	7	5.0	5	6.8	—	—	31	16.3
November	21	2.6	8	2.1	5	3.2	7	14.7	1	6.6	42	29.1
<b>RELIGIOUS</b>												
1996 — September	—	—	1	0.3	—	—	—	—	—	—	1	0.3
October	4	0.4	1	0.4	1	0.6	—	—	—	—	6	1.3
November	1	0.1	1	0.4	—	—	1	1.6	—	—	3	2.2
<b>HEALTH</b>												
1996 — September	5	0.8	3	0.8	2	1.1	2	4.7	2	28.0	14	35.4
October	2	0.2	4	1.3	3	2.2	5	11.6	—	—	14	15.2
November	3	0.3	5	1.4	—	—	2	7.8	—	—	10	9.5
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — September	8	0.9	9	3.4	1	0.8	2	5.0	—	—	20	10.1
October	12	1.2	4	1.2	4	2.6	3	6.9	—	—	23	11.8
November	6	0.6	6	1.6	3	2.1	5	12.7	1	11.2	21	28.1
<b>MISCELLANEOUS</b>												
1996 — September	12	1.3	6	1.8	2	1.2	1	1.8	—	—	21	6.1
October	15	1.7	11	3.7	5	3.0	2	3.8	1	25.8	34	38.1
November	9	0.9	8	2.3	3	2.4	—	—	—	—	20	5.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — September	162	16.3	86	26.4	30	19.7	24	41.4	9	159.3	311	263.1
October	153	15.0	92	28.9	49	32.6	32	65.4	3	52.4	329	194.3
November	190	19.4	87	25.4	33	22.9	37	85.5	9	113.1	356	266.2

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, NOVEMBER 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	901	80	91	171	37	64	137	238	409	1,310
Moreton	468	51	18	69	29	43	87	159	228	696
Wide Bay-Burnett	171	6	—	6	—	—	—	—	6	177
Darling Downs	80	2	2	4	—	—	—	—	4	84
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	79	20	—	20	—	—	—	—	20	99
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	69	—	20	20	—	—	—	—	20	89
Northern	85	4	—	4	16	—	—	16	20	105
Far North	187	11	14	25	8	53	—	61	86	273
North West	7	10	—	10	—	—	—	—	10	17
<b>Queensland</b>	<b>2,049</b>	<b>184</b>	<b>145</b>	<b>329</b>	<b>90</b>	<b>160</b>	<b>224</b>	<b>474</b>	<b>803</b>	<b>2,852</b>
VALUE (\$'000)										
Brisbane	88,275	4,397	6,688	11,085	2,445	5,004	37,200	44,649	55,734	144,010
Moreton	50,632	3,957	1,388	5,345	1,925	3,755	7,170	12,850	18,195	68,827
Wide Bay-Burnett	14,508	506	—	506	—	—	—	—	506	15,014
Darling Downs	7,819	175	221	396	—	—	—	—	396	8,215
South West	129	—	—	—	—	—	—	—	—	129
Fitzroy	7,858	1,148	—	1,148	—	—	—	—	1,148	9,006
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	7,391	—	4,500	4,500	—	—	—	—	4,500	11,891
Northern	8,625	360	—	360	1,177	—	—	1,177	1,537	10,162
Far North	17,650	1,204	1,420	2,624	330	3,200	—	3,530	6,154	23,804
North West	850	470	—	470	—	—	—	—	470	1,319
<b>Queensland</b>	<b>203,737</b>	<b>12,218</b>	<b>14,217</b>	<b>26,434</b>	<b>5,878</b>	<b>11,959</b>	<b>44,370</b>	<b>62,207</b>	<b>88,641</b>	<b>292,378</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-November	2,307	5,938	825	489	548	10,107
1996-97						
July-November	1,275	7,535	835	326	604	10,575
1995-						
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
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049

(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,  
NOVEMBER 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	901	88,275	409	55,734	1,310	144,010	10,362	178,811	333,182
Moreton	468	50,632	228	18,195	696	68,827	4,840	34,851	108,519
Wide Bay-Burnett	171	14,508	6	506	177	15,014	1,227	11,789	28,029
Darling Downs	80	7,819	4	396	84	8,215	1,126	7,696	17,037
South West	2	129	—	—	2	129	32	215	376
Fitzroy	79	7,858	20	1,148	99	9,006	1,141	8,207	18,354
Central West	—	—	—	—	—	—	20	110	130
Mackay	69	7,391	20	4,500	89	11,891	905	6,357	19,153
Northern	85	8,625	20	1,537	105	10,162	1,152	2,435	13,750
Far North	187	17,650	86	6,154	273	23,804	1,110	12,984	37,899
North West	7	850	10	470	17	1,319	155	2,788	4,262
<b>Queensland</b>	<b>2,049</b>	<b>203,737</b>	<b>803</b>	<b>88,641</b>	<b>2,852</b>	<b>292,378</b>	<b>22,070</b>	<b>266,243</b>	<b>580,691</b>
<b>STATISTICAL DISTRICT</b>									
Gold Coast-Tweed (b)	242	27,236	78	5,995	320	33,232	2,708	26,031	61,971
Sunshine Coast	127	14,780	118	10,274	245	25,054	872	8,204	34,130
Bundaberg	37	3,227	2	126	39	3,353	222	6,552	10,126
Gladstone	25	2,683	2	150	27	2,833	48	1,970	4,851
Rockhampton	18	1,601	—	—	18	1,601	413	2,124	4,138
Mackay	38	4,042	20	4,500	58	8,542	337	2,541	11,420
Townsville	62	6,631	20	1,537	82	8,169	737	2,231	11,136
Cairns	115	11,290	33	2,250	148	13,540	533	9,716	23,790

(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), NOVEMBER 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)	49	4,563	—	—	49	4,563	401	120	5,084
Boonah (S)	2	273	—	—	2	273	11	—	284
Brisbane (C)	415	42,241	318	50,029	733	92,270	7,636	94,661	194,566
Caboolture (S)	98	8,627	26	1,755	124	10,382	533	41,454	52,369
Caloundra (C)	51	5,304	4	320	55	5,624	552	717	6,893
Esk (S)	4	306	—	—	4	306	31	125	462
Gatton (S)	4	300	—	—	4	300	—	—	300
Gold Coast (C)	296	32,012	78	5,995	374	38,007	2,867	29,986	70,860
Ipswich (C)	56	5,237	17	956	73	6,193	433	1,515	8,141
Kilcoy (S)	2	117	—	—	2	117	—	—	117
Laidley (S)	7	637	—	—	7	637	176	—	813
Logan (C)	71	6,259	26	1,351	97	7,610	667	1,243	9,520
Maroochy (S)	82	7,933	110	8,668	192	16,601	778	5,764	23,143
Noosa (S)	41	5,406	21	2,382	62	7,788	272	2,094	10,154
Pine Rivers (S)	81	8,804	6	435	87	9,239	106	1,371	10,716
Redcliffe (C)	14	1,277	—	—	14	1,277	168	170	1,615
Redland (S)	96	9,612	31	2,039	127	11,650	572	34,443	46,666
<b>Brisbane and Moreton (SDs)</b>	<b>1,369</b>	<b>138,907</b>	<b>637</b>	<b>73,930</b>	<b>2,006</b>	<b>212,837</b>	<b>15,202</b>	<b>213,662</b>	<b>441,701</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	20	1,714	—	—	20	1,714	157	3,952	5,822
Burnett (S)	39	3,875	2	126	41	4,001	302	2,664	6,867
Cooloola (S)	16	1,405	—	—	16	1,405	224	3,355	4,983
Gayndah (S)	1	55	—	—	1	55	34	—	89
Hervey Bay (C)	35	3,236	2	246	37	3,481	172	655	4,308
Isis (S)	7	425	—	—	7	425	—	—	425
Kingaroy (S)	4	357	—	—	4	357	68	—	425
Kolan (S)	9	446	—	—	9	446	18	—	465
Maryborough (C)	6	505	2	135	8	639	63	633	1,336
Miriam Vale (S)	8	775	—	—	8	775	95	—	870
Mundubbera (S)	3	255	—	—	3	255	—	—	255
Nanango (S)	5	256	—	—	5	256	177	230	663
Tiaro (S)	10	488	—	—	10	488	—	—	488
Other areas	8	716	—	—	8	716	17	300	1,033
<b>Wide Bay-Burnett (SD)</b>	<b>171</b>	<b>14,508</b>	<b>6</b>	<b>506</b>	<b>177</b>	<b>15,014</b>	<b>1,227</b>	<b>11,789</b>	<b>28,029</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), NOVEMBER 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>DARLING DOWNS STATISTICAL DIVISION</b>									
Cambooya (S)	5	694	—	—	5	694	—	—	694
Chinchilla (S)	1	85	—	—	1	85	25	143	252
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	10	1,182	—	—	10	1,182	33	—	1,215
Dalby (T)	1	75	2	175	3	250	82	85	418
Goondiwindi (T)	2	142	—	—	2	142	83	—	225
Jondaryan (S)	9	1,099	—	—	9	1,099	111	2,780	3,990
Millmerran (S)	1	56	—	—	1	56	—	1,068	1,124
Pittsworth (S)	2	172	—	—	2	172	—	1,194	1,366
Rosalie (S)	6	519	—	—	6	519	28	—	547
Stanthorpe (S)	5	413	—	—	5	413	27	250	691
Tara (S)	2	95	—	—	2	95	—	—	95
Toowoomba (C)	27	2,481	2	221	29	2,702	680	763	4,145
Wambo (S)	—	—	—	—	—	—	—	603	603
Warwick (S)	5	422	—	—	5	422	42	—	464
Other areas	4	385	—	—	4	385	14	810	1,209
<b>Darling Downs (SD)</b>	<b>80</b>	<b>7,819</b>	<b>4</b>	<b>396</b>	<b>84</b>	<b>8,215</b>	<b>1,126</b>	<b>7,696</b>	<b>17,037</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>									
Balonne (S)	—	—	—	—	—	—	32	—	32
Roma (T)	—	—	—	—	—	—	—	145	145
Other areas	2	129	—	—	2	129	—	70	199
<b>South West (SD)</b>	<b>2</b>	<b>129</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>129</b>	<b>32</b>	<b>215</b>	<b>376</b>
<b>FITZROY STATISTICAL DIVISION</b>									
Banana (S)	4	361	—	—	4	361	88	353	802
Calliope (S)	12	1,274	—	—	12	1,274	38	850	2,162
Duaringa (S)	—	—	—	—	—	—	81	69	150
Emerald (S)	11	978	18	998	29	1,976	33	3,533	5,542
Fitzroy (S)	3	209	—	—	3	209	136	—	345
Gladstone (C)	13	1,409	2	150	15	1,559	10	1,120	2,689
Livingstone (S)	21	2,234	—	—	21	2,234	388	—	2,622
Peak Downs (S)	—	—	—	—	—	—	—	159	159
Rockhampton (C)	15	1,392	—	—	15	1,392	353	2,124	3,869
Other areas	—	—	—	—	—	—	15	—	15
<b>Fitzroy (SD)</b>	<b>79</b>	<b>7,858</b>	<b>20</b>	<b>1,148</b>	<b>99</b>	<b>9,006</b>	<b>1,141</b>	<b>8,207</b>	<b>18,354</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>									
Longreach (S)	—	—	—	—	—	—	—	110	110
Other areas	—	—	—	—	—	—	20	—	20
<b>Central West (SD)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>20</b>	<b>110</b>	<b>130</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), NOVEMBER 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)	5	695	—	—	5	695	199	2,100	2,994
Broadsound (S)	—	—	—	—	—	—	50	—	50
Mackay (C)	46	4,860	20	4,500	66	9,360	454	2,625	12,438
Sarina (S)	1	109	—	—	1	109	130	1,122	1,362
Whitsunday (S)	10	1,091	—	—	10	1,091	72	420	1,583
Other areas	7	636	—	—	7	636	—	90	726
<b>Mackay (SD)</b>	<b>69</b>	<b>7,391</b>	<b>20</b>	<b>4,500</b>	<b>89</b>	<b>11,891</b>	<b>905</b>	<b>6,357</b>	<b>19,153</b>
<b>NORTHERN STATISTICAL DIVISION</b>									
Bowen (S)	3	210	—	—	3	210	—	80	289
Burdekin (S)	4	284	—	—	4	284	91	62	437
Charters Towers (C)	—	—	—	—	—	—	18	—	18
Dalrymple (S)	2	176	—	—	2	176	—	—	176
Hinchinbrook (S)	5	486	—	—	5	486	168	63	717
Thuringowa (C)	35	3,693	—	—	35	3,693	285	130	4,109
Townsville (C)	36	3,776	20	1,537	56	5,314	589	2,101	8,004
<b>Northern (SD)</b>	<b>85</b>	<b>8,625</b>	<b>20</b>	<b>1,537</b>	<b>105</b>	<b>10,162</b>	<b>1,152</b>	<b>2,435</b>	<b>13,750</b>
<b>FAR NORTH STATISTICAL DIVISION</b>									
Atherton (S)	8	659	2	158	10	817	74	290	1,182
Cairns (C)	118	11,601	45	3,550	163	15,151	533	9,716	25,400
Cardwell (S)	19	1,978	—	—	19	1,978	74	955	3,007
Cook (S) (including Weipa)	3	275	9	1,046	12	1,321	—	—	1,321
Douglas (S)	10	800	30	1,400	40	2,200	54	—	2,254
Eacham (S)	9	691	—	—	9	691	108	—	799
Johnstone (S)	8	824	—	—	8	824	90	1,084	1,998
Mareeba (S)	7	598	—	—	7	598	113	939	1,650
Torres (S)	—	—	—	—	—	—	15	—	15
Other areas	5	224	—	—	5	224	48	—	272
<b>Far North (SD)</b>	<b>187</b>	<b>17,650</b>	<b>86</b>	<b>6,154</b>	<b>273</b>	<b>23,804</b>	<b>1,110</b>	<b>12,984</b>	<b>37,899</b>
<b>NORTH WEST STATISTICAL DIVISION</b>									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	3	250	8	330	11	579	—	2,788	3,368
Mount Isa (C)	—	—	2	140	2	140	155	—	295
Other areas	4	600	—	—	4	600	—	—	600
<b>North West (SD)</b>	<b>7</b>	<b>850</b>	<b>10</b>	<b>470</b>	<b>17</b>	<b>1,319</b>	<b>155</b>	<b>2,788</b>	<b>4,262</b>
<b>QUEENSLAND</b>									
<b>Queensland</b>	<b>2,049</b>	<b>203,737</b>	<b>803</b>	<b>88,641</b>	<b>2,852</b>	<b>292,378</b>	<b>22,070</b>	<b>266,243</b>	<b>580,691</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)—Maroochydore, 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.

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