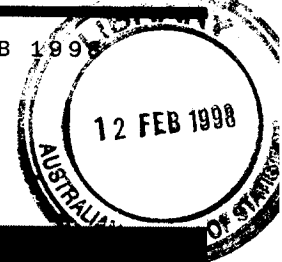


BUILDING APPROVALS

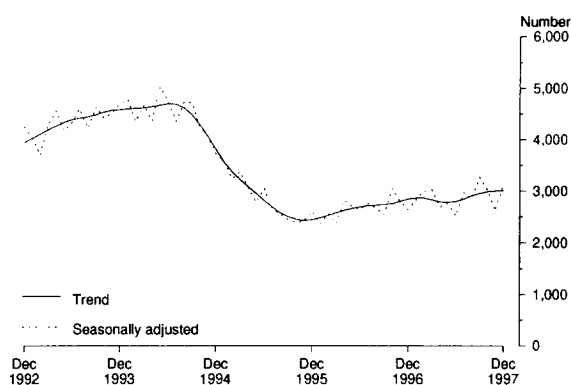
QUEENSLAND

EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 FEB 1998

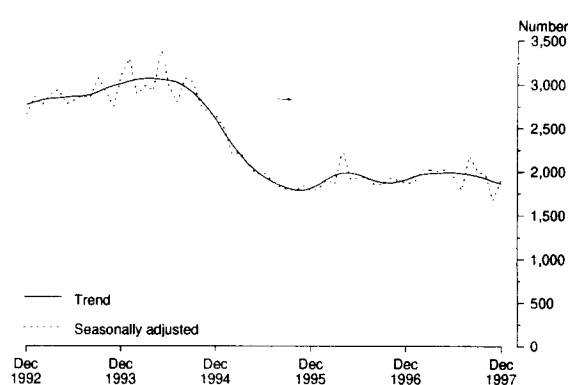
**MAIN FEATURES****NUMBER OF DWELLING UNITS APPROVED**

	December 1996	November 1997	December 1997	December 1996 to December 1997 change	November 1997 to December 1997 change
Original series	2,312	2,628	2,813	21.7%	7.0%
Seasonally adjusted	2,637	2,625	3,153	19.6%	20.1%
Trend estimate	2,846	3,001	3,012	5.8%	0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED

**Residential building**

- The number of dwelling units approved in December rose to 2,813, with new houses accounting for 1,694 and new other residential dwelling units 1,114.
- The trend for the number of dwelling units approved rose slightly (0.4%) and is 5.8% higher than December 1996.
- The downward trend for private sector houses has continued with the estimate for December being 1.4% lower than last month and 2.3% lower than December 1996. However, an increase in the seasonally adjusted estimate for January of more than 5.2% will arrest the trend decline. This is slightly less than the average monthly movement.
- The value of new residential building approved was \$255.0 million with the Brisbane Statistical Division accounting for \$121.9 million (47.8%) of this total.

Non-residential building

- The value of non-residential building approved for December was \$116.3 million, the lowest value since January 1996. Other business premises (\$23.1 million), Health (\$15.6 million), Shops (\$15.0 million) and Offices (\$14.9 million) were the largest contributors to this total.
- There were five building jobs valued at \$5 million and over and 19 building jobs valued between \$1 million and \$5 million.

Total building

- The value of total building approved in December fell to \$389.5 million, the lowest value recorded since December 1996.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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 July to December 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 (January 1998) 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 January 1998, the trend estimate for that month would be 1,909, a movement of 0.1%. The movements in the trend estimates for October, November and December which are currently estimated to be -1.4%, -1.7% and -1.4% respectively, would be revised to -0.9%, -0.8% and -0.4%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in January 1998 would produce a trend estimate for January of 1,817, a movement of -1.6%, with the movements in the trend estimates for October, November and December being revised to -1.6%, -2.0% and -1.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 6% on December 1997		is down 6% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	1,983	-0.4	1,980	-0.5	1,984	-0.3
August	1,971	-0.6	1,965	-0.8	1,973	-0.6
September	1,951	-1.0	1,948	-0.9	1,952	-1.0
October	1,923	-1.4	1,930	-0.9	1,920	-1.6
November	1,890	-1.7	1,915	-0.8	1,883	-2.0
December	1,864	-1.4	1,908	-0.4	1,847	-1.9
1998—						
January	n.y.a.	n.y.a.	1,909	0.1	1,817	-1.6

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 7% on December 1997		is down 7% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	2,846	1.6	2,839	1.3	2,847	1.6
August	2,910	2.2	2,897	2.1	2,912	2.3
September	2,963	1.8	2,957	2.1	2,965	1.8
October	2,991	0.9	3,004	1.6	2,985	0.7
November	3,002	0.4	3,045	1.4	2,983	-0.1
December	3,012	0.4	3,098	1.7	2,977	-0.2
1998—						
January	n.y.a.	n.y.a.	3,134	1.2	2,952	-0.9

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										
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-December	5,264	59	5,323	1,800	268	2,068	58	7,122	327	7,449
1997-98										
July-December	5,498	31	5,529	2,548	74	2,622	448	8,494	105	8,599
1996—										
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
1997—										
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
November	860	20	880	230	46	276	58	1,148	66	1,214
December	764	—	764	650	16	666	1	1,415	16	1,431
QUEENSLAND										
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-December	12,019	175	12,194	4,248	438	4,686	113	16,380	613	16,993
1997-98										
July-December	12,258	134	12,392	5,487	182	5,669	504	18,249	316	18,565
1996—										
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
1997—										
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
November	1,729	39	1,768	721	74	795	65	2,515	113	2,628
December	1,687	7	1,694	1,080	34	1,114	5	2,772	41	2,813

(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														
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-December	539.5	5.0	544.5	173.7	18.2	191.9	713.2	23.2	736.5	70.9	445.7	590.8	1,229.7	1,398.2
1997-98														
July-December	581.0	2.7	583.7	213.1	5.6	218.7	794.2	8.3	802.5	78.2	473.6	950.9	1,345.7	1,831.6
1996—														
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
November	88.1	1.8	89.9	14.7	3.8	18.4	102.8	5.5	108.3	14.7	77.2	91.4	194.6	214.4
December	81.1	—	81.1	39.8	1.0	40.8	120.9	1.0	121.9	10.2	36.0	54.3	167.1	186.5
QUEENSLAND														
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-December	1,227.1	18.7	1,245.8	380.5	34.4	414.8	1,607.6	53.1	1,660.6	143.9	909.5	1,291.7	2,660.1	3,096.2
1997-98														
July-December	1,301.9	17.6	1,319.5	464.5	14.1	478.6	1,766.4	31.7	1,798.2	143.0	877.9	1,632.3	2,785.6	3,573.4
1996—														
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
November	179.1	4.2	183.3	57.0	5.8	62.9	236.1	10.0	246.1	24.5	124.5	182.0	384.5	452.6
December	180.0	0.9	180.9	71.8	2.3	74.1	251.8	3.2	255.0	18.2	70.7	116.3	340.2	389.5

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>							
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	1,991	2,058	2,025	2,668	2,722	2,762	2,788
June	1,933	1,990	1,961	2,025	2,482	2,750	2,524	2,802
July	1,789	1,983	1,811	2,019	2,954	2,799	2,977	2,846
August	2,181	1,971	2,225	2,008	2,817	2,856	2,856	2,910
September	2,003	1,951	2,075	1,988	3,174	2,896	3,264	2,963
October	1,968	1,923	1,974	1,957	2,977	2,909	3,021	2,991
November	1,675	1,890	1,719	1,921	2,459	2,907	2,625	3,001
December	1,919	1,864	1,929	1,891	3,078	2,905	3,153	3,012

(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							
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	July-December						
	1995-96	1996-97	1996-97	1997-98	October	November	December
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	1,227.1	1,301.9	233.4	179.1	180.0
New other residential buildings	626.5	716.7	380.5	464.5	65.7	57.0	71.8
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>1,607.6</i>	<i>1,766.4</i>	<i>299.1</i>	<i>236.1</i>	<i>251.8</i>
Alterations and additions to residential buildings	247.7	268.4	143.0	141.3	24.3	23.9	17.8
Hotels, etc.	232.3	291.7	111.6	116.5	15.8	20.9	9.8
Shops	511.8	507.1	349.2	249.2	26.5	27.3	14.9
Factories	251.7	128.2	71.8	67.2	10.4	7.9	6.4
Offices	186.3	130.0	75.7	55.5	13.0	7.3	7.1
Other business premises	261.9	185.9	101.6	195.7	40.7	33.5	15.2
Educational	68.0	80.5	53.3	64.8	6.3	9.6	4.3
Religious	13.5	7.9	5.7	6.7	1.6	0.6	3.6
Health	89.8	84.2	48.0	36.3	5.9	7.4	4.2
Entertainment and recreational	97.2	112.0	65.4	69.1	9.7	7.6	4.6
Miscellaneous	95.3	40.5	27.2	17.0	2.5	2.4	0.7
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>909.5</i>	<i>877.9</i>	<i>132.4</i>	<i>124.5</i>	<i>70.7</i>
Total	4,874.9	4,919.9	2,660.1	2,785.6	455.8	384.5	340.2
PUBLIC SECTOR							
New houses	34.2	45.8	18.7	17.6	0.7	4.2	0.9
New other residential buildings	38.0	62.5	34.4	14.1	3.4	5.8	2.3
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>53.1</i>	<i>31.7</i>	<i>4.0</i>	<i>10.0</i>	<i>3.2</i>
Alterations and additions to residential buildings	2.2	1.7	0.9	1.7	0.2	0.7	0.4
Hotels, etc.	2.1	0.1	0.1	1.3	—	1.1	0.2
Shops	4.0	8.0	4.8	1.5	0.8	0.1	0.1
Factories	5.7	6.0	2.7	1.6	0.1	0.1	0.1
Offices	27.5	78.5	43.5	48.4	0.9	8.0	7.8
Other business premises	94.5	135.9	86.1	46.1	15.3	3.6	7.9
Educational	162.3	201.4	100.7	117.7	31.4	15.2	5.0
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	27.8	460.9	41.8	11.6	11.4
Entertainment and recreational	73.3	32.8	23.6	10.9	2.3	3.8	0.3
Miscellaneous	87.8	129.8	93.0	65.9	24.3	13.9	12.8
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>382.2</i>	<i>754.3</i>	<i>116.9</i>	<i>57.5</i>	<i>45.6</i>
Total	592.5	785.9	436.2	787.8	121.1	68.1	49.2
TOTAL							
New houses	2,227.1	2,412.5	1,245.8	1,319.5	234.0	183.3	180.9
New other residential buildings	664.4	779.2	414.8	478.6	69.1	62.9	74.1
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>1,660.6</i>	<i>1,798.2</i>	<i>303.1</i>	<i>246.1</i>	<i>255.0</i>
Alterations and additions to residential buildings	249.9	270.1	143.9	143.0	24.4	24.5	18.2
Hotels, etc.	234.5	291.8	111.6	117.8	15.8	22.0	10.0
Shops	515.8	515.1	354.0	250.7	27.3	27.4	15.0
Factories	257.4	134.2	74.5	68.8	10.5	8.0	6.5
Offices	213.8	208.5	119.2	103.9	14.0	15.3	14.9
Other business premises	356.4	321.7	187.7	241.7	56.0	37.1	23.1
Educational	230.3	282.0	154.0	182.5	37.7	24.8	9.3
Religious	13.9	7.9	5.7	6.7	1.6	0.6	3.6
Health	150.3	167.7	75.8	497.2	47.7	19.0	15.6
Entertainment and recreational	170.5	144.8	89.0	80.1	11.9	11.4	4.9
Miscellaneous	183.1	170.3	120.2	82.9	26.7	16.4	13.5
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>1,291.7</i>	<i>1,632.3</i>	<i>249.4</i>	<i>182.0</i>	<i>116.3</i>
Total	5,467.4	5,705.8	3,096.2	3,573.4	576.9	452.6	389.5

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)
HOTELS, ETC.												
1997 — October	5	0.6	2	0.6	1	0.7	6	14.0	—	—	14	15.8
November	4	0.5	4	1.2	1	0.8	4	10.7	1	8.8	14	22.0
December	3	0.4	3	0.9	4	2.5	1	1.1	1	5.0	12	10.0
SHOPS												
1997 — October	81	7.2	21	6.4	11	7.0	5	6.8	—	—	118	27.3
November	81	7.6	11	2.8	5	3.0	6	8.8	1	5.3	104	27.4
December	40	3.6	4	1.3	3	2.1	4	8.1	—	—	51	15.0
FACTORIES												
1997 — October	22	2.6	4	1.3	1	0.9	3	5.7	—	—	30	10.5
November	22	2.4	10	2.8	3	1.5	1	1.2	—	—	36	8.0
December	15	1.7	10	3.0	1	0.7	1	1.1	—	—	27	6.5
OFFICES												
1997 — October	17	1.5	8	2.7	4	2.3	3	7.4	—	—	32	14.0
November	26	2.5	8	2.6	3	2.1	1	1.1	1	7.0	39	15.3
December	24	2.5	11	3.0	1	0.9	3	8.4	—	—	39	14.9
OTHER BUSINESS PREMISES												
1997 — October	28	3.0	18	5.5	7	4.6	4	4.2	3	38.6	60	56.0
November	13	1.1	21	6.2	9	6.7	4	7.2	2	15.9	49	37.1
December	25	2.6	6	2.0	7	4.5	1	1.6	2	12.3	41	23.1
EDUCATIONAL												
1997 — October	12	1.3	10	3.1	4	2.8	2	3.4	1	27.1	29	37.7
November	16	1.4	16	5.5	5	3.3	5	6.1	1	8.5	43	24.8
December	15	1.6	4	1.3	3	2.1	3	4.4	—	—	25	9.3
RELIGIOUS												
1997 — October	3	0.3	3	1.3	—	—	—	—	—	—	6	1.6
November	1	0.2	2	0.4	—	—	—	—	—	—	3	0.6
December	1	0.1	1	0.5	—	—	1	3.0	—	—	3	3.6
HEALTH												
1997 — October	5	0.5	1	0.3	—	—	4	10.2	3	36.8	13	47.7
November	8	1.0	1	0.4	1	0.7	2	4.5	2	12.5	14	19.0
December	9	1.0	5	1.2	—	—	2	4.3	1	9.1	17	15.6
ENTERTAINMENT AND RECREATIONAL												
1997 — October	11	1.1	7	1.7	4	2.7	3	6.5	—	—	25	11.9
November	6	0.5	5	1.5	2	1.2	3	8.2	—	—	16	11.4
December	12	1.2	5	1.5	2	1.2	1	1.1	—	—	20	4.9
MISCELLANEOUS												
1997 — October	9	1.0	9	2.6	4	2.7	—	—	1	20.4	23	26.7
November	12	1.2	4	1.5	—	—	—	—	1	13.7	17	16.4
December	5	0.6	1	0.3	—	—	2	5.4	1	7.3	9	13.5
TOTAL NON-RESIDENTIAL BUILDING												
1997 — October	193	19.1	83	25.4	36	23.8	30	58.2	8	122.9	350	249.4
November	189	18.3	82	24.9	29	19.2	26	47.8	9	71.8	335	182.0
December	149	15.3	50	14.9	21	14.1	19	38.3	5	33.7	244	116.3

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, DECEMBER 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	764	312	175	487	69	36	74	179	666	1,430
Moreton	364	30	167	197	2	30	36	68	265	629
Wide Bay-Burnett	109	26	13	39	—	—	—	—	39	148
Darling Downs	67	6	5	11	7	—	—	7	18	85
South West	7	—	—	—	—	—	—	—	—	7
Fitzroy	77	4	8	12	38	—	—	38	50	127
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	61	6	—	6	4	—	—	4	10	71
Northern	123	—	4	4	—	—	—	—	4	127
Far North	118	6	—	6	22	34	—	56	62	180
North West	3	—	—	—	—	—	—	—	—	3
Queensland	1,694	390	372	762	142	100	110	352	1,114	2,808
VALUE (\$'000)										
Brisbane	81,118	12,340	12,417	24,756	5,198	2,529	8,300	16,027	40,783	121,902
Moreton	40,357	2,263	13,109	15,373	145	1,800	2,070	4,015	19,388	59,744
Wide Bay-Burnett	9,581	1,337	900	2,237	—	—	—	—	2,237	11,818
Darling Downs	7,132	379	450	829	494	—	—	494	1,323	8,456
South West	769	—	—	—	—	—	—	—	—	769
Fitzroy	8,634	231	624	855	3,280	—	—	3,280	4,135	12,770
Central West	70	—	—	—	—	—	—	—	—	70
Mackay	7,170	441	—	441	740	—	—	740	1,181	8,352
Northern	14,066	—	200	200	—	—	—	—	200	14,266
Far North	11,661	571	—	571	1,355	2,900	—	4,255	4,826	16,487
North West	345	—	—	—	—	—	—	—	—	345
Queensland	180,905	17,562	27,700	45,263	11,212	7,229	10,370	28,811	74,074	254,978

(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-December	1,433	8,718	934	381	728	12,194
1997-98						
July-December	592	9,814	1,025	364	597	12,392
1996—						
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
November	106	1,355	142	60	105	1,768
December	130	1,303	130	38	93	1,694

(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,
DECEMBER 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)			
STATISTICAL DIVISION									
Brisbane	764	81,118	666	40,783	1,430	121,902	10,205	54,350	186,457
Moreton	364	40,357	265	19,388	629	59,744	3,076	14,474	77,295
Wide Bay-Burnett	109	9,581	39	2,237	148	11,818	518	3,534	15,871
Darling Downs	67	7,132	18	1,323	85	8,456	636	2,184	11,276
South West	7	769	—	—	7	769	20	72	860
Fitzroy	77	8,634	50	4,135	127	12,770	934	15,944	29,648
Central West	1	70	—	—	1	70	—	615	685
Mackay	61	7,170	10	1,181	71	8,352	565	2,380	11,297
Northern	123	14,066	4	200	127	14,266	1,286	10,436	25,988
Far North	118	11,661	62	4,826	180	16,487	841	12,259	29,587
North West	3	345	—	—	3	345	104	73	522
Queensland	1,694	180,905	1,114	74,074	2,808	254,978	18,187	116,320	389,486
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	224	25,885	231	17,095	455	42,979	1,486	6,832	51,298
Sunshine Coast	65	7,424	32	2,166	97	9,590	898	6,965	17,453
Bundaberg	29	2,795	—	—	29	2,795	42	2,090	4,927
Gladstone	24	3,350	8	624	32	3,975	410	99	4,484
Rockhampton	13	1,131	36	3,151	49	4,282	363	2,420	7,064
Mackay	38	4,487	—	—	38	4,487	165	1,225	5,877
Townsville	104	12,113	4	200	108	12,313	1,142	7,152	20,606
Cairns	61	6,312	54	4,158	115	10,469	447	10,781	21,698

(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), DECEMBER 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)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	46	4,598	2	126	48	4,725	307	55	5,087
Boonah (S)	3	366	—	—	3	366	15	—	382
Brisbane (C)	375	41,260	343	27,818	718	69,078	8,011	25,925	103,014
Caboolture (S)	95	8,737	267	8,527	362	17,264	304	1,326	18,894
Caloundra (C)	49	4,863	2	145	51	5,008	491	5,600	11,099
Esk (S)	8	615	—	—	8	615	130	121	866
Gatton (S)	—	—	—	—	—	—	—	—	—
Gold Coast (C)	240	27,247	233	17,236	473	44,484	1,524	7,114	53,122
Ipswich (C)	33	2,874	2	150	35	3,024	237	8,775	12,036
Kilcoy (S)	1	70	—	—	1	70	—	165	235
Laidley (S)	5	484	—	—	5	484	14	—	498
Logan (C)	44	4,131	2	120	46	4,251	225	2,050	6,526
Maroochy (S)	—	—	—	—	—	—	—	—	—
Noosa (S)	46	5,387	30	2,021	76	7,409	771	1,485	9,664
Pine Rivers (S)	85	8,767	—	—	85	8,767	363	1,860	10,990
Redcliffe (C)	9	891	8	291	17	1,182	247	840	2,269
Redland (S)	89	11,184	42	3,736	131	14,920	641	13,507	29,068
Brisbane and Moreton (SDs)	1,128	121,475	931	60,171	2,059	181,646	13,281	68,824	263,751
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	18	1,716	—	—	18	1,716	42	1,970	3,728
Burnett (S)	17	1,706	13	900	30	2,606	—	120	2,726
Cooloolah (S)	10	718	—	—	10	718	120	445	1,282
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	38	3,448	4	255	42	3,703	57	62	3,822
Isis (S)	5	403	—	—	5	403	10	—	413
Kingaroy (S)	—	—	—	—	—	—	—	175	175
Kolan (S)	2	208	—	—	2	208	47	—	255
Maryborough (C)	6	549	18	890	24	1,439	188	690	2,317
Miriam Vale (S)	2	139	—	—	2	139	11	—	150
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	4	240	—	—	4	240	30	—	270
Tiaro (S)	5	294	—	—	5	294	—	—	294
Other areas	2	162	4	192	6	354	14	73	440
Wide Bay-Burnett (SD)	109	9,581	39	2,237	148	11,818	518	3,534	15,871

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), DECEMBER 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)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	3	272	—	—	3	272	67	50	389
Chinchilla (S)	2	226	—	—	2	226	—	—	226
Clifton (S)	1	55	—	—	1	55	—	—	55
Crow's Nest (S)	11	1,189	—	—	11	1,189	13	100	1,301
Dalby (T)	—	—	3	206	3	206	—	180	386
Goondiwindi (T)	1	140	4	289	5	429	20	90	539
Jondaryan (S)	—	—	—	—	—	—	—	—	—
Millmerran (S)	2	187	—	—	2	187	—	—	187
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	2	139	—	—	2	139	75	—	214
Stanthorpe (S)	3	220	—	—	3	220	10	117	347
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	28	3,203	7	594	35	3,797	411	1,497	5,705
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	12	1,178	4	235	16	1,413	28	150	1,591
Other areas	2	323	—	—	2	323	13	—	336
Darling Downs (SD)	67	7,132	18	1,323	85	8,456	636	2,184	11,276
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	4	418	—	—	4	418	20	—	438
Roma (T)	3	350	—	—	3	350	—	—	350
Other areas	—	—	—	—	—	—	—	72	72
South West (SD)	7	769	—	—	7	769	20	72	860
FITZROY STATISTICAL DIVISION									
Banana (S)	5	336	—	—	5	336	—	—	336
Calliope (S)	10	1,247	8	624	18	1,871	233	899	3,004
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	14	1,639	4	280	18	1,919	22	12,541	14,481
Fitzroy (S)	2	165	—	—	2	165	—	—	165
Gladstone (C)	15	2,178	—	—	15	2,178	177	—	2,354
Livingstone (S)	19	1,978	2	80	21	2,058	140	85	2,283
Peak Downs (S)	1	125	—	—	1	125	—	—	125
Rockhampton (C)	11	966	36	3,151	47	4,117	363	2,420	6,900
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	77	8,634	50	4,135	127	12,770	934	15,944	29,648
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	1	70	—	—	1	70	—	615	685
Central West (SD)	1	70	—	—	1	70	—	615	685

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), DECEMBER 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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	33	1,080	1,113
Broadsound (S)	1	111	—	—	1	111	35	—	145
Mackay (C)	43	4,944	—	—	43	4,944	195	1,225	6,364
Sarina (S)	11	1,668	4	291	15	1,960	114	—	2,074
Whitsunday (S)	6	448	6	890	12	1,338	188	75	1,601
Other areas	—	—	—	—	—	—	—	—	—
Mackay (SD)	61	7,170	10	1,181	71	8,352	565	2,380	11,297
NORTHERN STATISTICAL DIVISION									
Bowen (S)	—	—	—	—	—	—	12	—	12
Burdekin (S)	2	167	—	—	2	167	30	2,800	2,997
Charters Towers (C)	3	254	—	—	3	254	—	124	377
Dalrymple (S)	2	175	—	—	2	175	36	—	211
Hinchinbrook (S)	4	549	—	—	4	549	45	300	894
Thuringowa (C)	56	6,058	—	—	56	6,058	277	196	6,531
Townsville (C)	56	6,864	4	200	60	7,064	885	7,017	14,966
Northern (SD)	123	14,066	4	200	127	14,266	1,286	10,436	25,988
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	5	514	—	—	5	514	112	—	625
Cairns (C)	62	6,357	54	4,158	116	10,514	447	10,941	21,903
Cardwell (S)	20	1,961	2	193	22	2,155	—	—	2,155
Cook (S) (including Weipa)	4	314	—	—	4	314	—	—	314
Douglas (S)	6	675	6	475	12	1,150	72	—	1,222
Eacham (S)	1	128	—	—	1	128	—	—	128
Johnstone (S)	12	1,012	—	—	12	1,012	68	584	1,664
Mareeba (S)	7	640	—	—	7	640	131	603	1,375
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	1	60	—	—	1	60	11	130	201
Far North (SD)	118	11,661	62	4,826	180	16,487	841	12,259	29,587
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	205	—	—	2	205	25	73	302
Mount Isa (C)	1	140	—	—	1	140	80	—	220
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	3	345	—	—	3	345	104	73	522
QUEENSLAND									
Queensland	1,694	180,905	1,114	74,074	2,808	254,978	18,187	116,320	389,486

(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* (Cat. no. 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* (Cat. no. 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* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 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–Cornumbia, 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: 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 (Cat. no. 8731.0) — issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0) — issued quarterly
Building Activity, Queensland (Cat. no. 8752.3) — issued quarterly
Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0) — issued monthly
Price Index of Materials Used in House Building (Cat. no. 6408.0) — issued monthly

35. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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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