

# BUILDING APPROVALS

QUEENSLAND

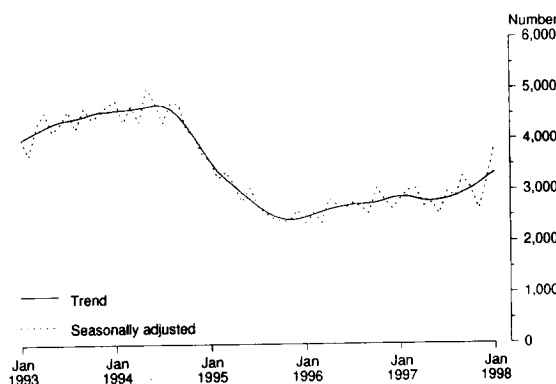
EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 MAR 1998

## MAIN FEATURES

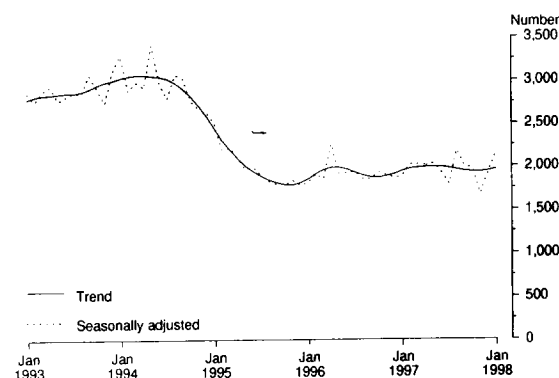
### NUMBER OF DWELLING UNITS APPROVED

	January 1997	December 1997	January 1998	January 1997 to January 1998 change	December 1997 to January 1998 change
Original series	2,239	2,813	2,935	31.1%	4.3%
Seasonally adjusted	2,839	3,153	3,855	35.8%	22.3%
Trend estimate	2,871	3,234	3,339	16.3%	3.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- In original terms the number of dwelling units approved in January rose by 4.3% to 2,935, with new houses accounting for 1,731 and new other residential units 1,195.
- The trend for the number of dwelling units approved rose 3.2% in January and is 16.3% higher than a year ago. Growth will continue unless the seasonally adjusted estimate for February falls by more than 33%, which is more than four times the average monthly movement.
- The trend for private sector houses approved remains relatively flat with an increase of just 1.1% over the last year.
- The value of new residential building approved was \$309.5 million with the Brisbane Statistical Division accounting for \$157.7 million (51.0%) of this total. Included in this was a \$59 million residential development in Fortitude Valley.
- In average 1989–90 prices the value of new residential building for the December quarter 1997 was \$718.7 million, a decrease of 19.5% on the previous quarter and 3.3% on the December quarter 1996.

### Non-residential building

- The value of non-residential building approved for January was \$200.1 million. Of this total, Other business premises (\$48.6 million), Health (\$46.9 million) and Shops (\$31.5 million) were the main contributors.
- There were seven building jobs valued at \$5 million and over (including two valued at over \$30 million each) and 23 building jobs valued between \$1 million and \$5 million.

### Total building

- The value of total building approved in January rose by 35.9% to \$529.4 million.
- In average 1989–90 prices the total value of building work approved in the December quarter 1997 fell to \$1,283.0 million, a decrease of 34.8% on the previous quarter and 6.8% on the December quarter 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 August 1997 to January 1998.

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 (February 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 February 1998, the trend estimate for that month would be 2,101, a movement of 2.6%. The movements in the trend estimates for November and December 1997 and January 1998 which are currently estimated to be -0.1%, 0.5% and 1.0% respectively, would be revised to 1.0%, 2.1% and 3.0%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in February 1998 would produce a trend estimate for February of 1,997, a movement of 0.9%, with the movements in the trend estimates for November and December 1997 and January 1998 being revised to 0.1%, 0.8% and 1.4% respectively.

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

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 6% on January 1998		is down 6% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	1,961	-0.9	1,954	-1.2	1,959	-1.0
September	1,946	-0.7	1,935	-1.0	1,943	-0.8
October	1,936	-0.5	1,931	-0.2	1,935	-0.4
November	1,935	-0.1	1,949	1.0	1,938	0.1
December	1,945	0.5	1,990	2.1	1,953	0.8
1998—						
January	1,965	1.0	2,049	3.0	1,980	1.4
February	n.y.a.	n.y.a.	2,101	2.6	1,997	0.9

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

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 7% on January 1998		is down 7% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	2,880	1.8	2,864	1.2	2,874	1.6
September	2,949	2.4	2,922	2.0	2,940	2.3
October	3,026	2.6	3,014	3.1	3,022	2.8
November	3,119	3.1	3,151	4.6	3,127	3.4
December	3,234	3.7	3,336	5.9	3,256	4.1
1998—						
January	3,339	3.2	3,546	6.3	3,395	4.3
February	n.y.a.	n.y.a.	3,766	6.2	3,539	4.2

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										
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-January	5,961	65	6,026	2,120	318	2,438	64	8,145	383	8,528
1997-98 July-January	6,224	35	6,259	3,340	74	3,414	450	10,014	109	10,123
1996— 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
1998— January	726	4	730	792	—	792	2	1,520	4	1,524
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-January	13,557	206	13,763	4,841	506	5,347	122	18,520	712	19,232
1997-98 July-January	13,976	147	14,123	6,670	194	6,864	513	21,159	341	21,500
1996— 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
1998— January	1,718	13	1,731	1,183	12	1,195	9	2,910	25	2,935

(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					
<b>BRISBANE STATISTICAL DIVISION</b>														
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97 July-January	607.9	5.5	613.3	204.9	21.5	226.4	812.7	27.0	839.7	78.1	518.0	716.0	1,408.8	1,633.7
1997-98 July-January	660.4	3.2	663.6	290.9	5.6	296.5	951.3	8.8	960.1	88.9	518.9	1,032.2	1,558.9	2,081.2
1996—														
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
1998—														
January	79.4	0.5	79.9	77.8	—	77.8	157.2	0.5	157.7	10.8	45.3	81.2	213.2	249.7
<b>QUEENSLAND</b>														
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
1996-97 July-January	1,379.5	21.6	1,401.1	433.4	39.4	472.8	1,813.0	60.9	1,873.9	158.8	1,049.9	1,493.9	3,020.8	3,526.6
1997-98 July-January	1,495.4	19.0	1,514.4	578.1	15.1	593.3	2,073.5	34.2	2,107.7	162.8	992.1	1,832.4	3,225.5	4,102.8
1996—														
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
1998—														
January	193.4	1.5	194.9	113.6	1.0	114.6	307.1	2.4	309.5	19.8	114.2	200.1	439.9	529.4

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>								
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	1,978	1,811	2,014	2,954	2,781	2,977	2,829
August	2,181	1,961	2,225	1,998	2,817	2,824	2,856	2,880
September	2,003	1,946	2,075	1,983	3,174	2,881	3,264	2,949
October	1,968	1,936	1,974	1,970	2,977	2,947	3,021	3,026
November	1,675	1,935	1,719	1,963	2,459	3,035	2,625	3,119
December	1,919	1,945	1,929	1,967	3,078	3,149	3,153	3,234
<i>1998—</i>								
January	2,161	1,965	2,173	1,981	3,825	3,257	3,855	3,339

(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	752.4	2,849.0	234.8	1,487.2	2,128.2	4,481.5	5,212.0
<i>1996—</i>									
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	433.7	576.2	1,210.7	1,376.6
<i>1997—</i>									
Mar. qtr	451.8	461.6	196.3	657.9	45.1	350.7	459.7	1,028.2	1,162.7
June qtr	544.9	558.8	153.6	712.4	65.4	269.5	436.9	1,026.2	1,214.7
Sept. qtr	623.9	634.3	258.7	893.0	66.7	511.9	1,008.9	1,460.5	1,968.6
Dec. qtr	519.5	524.6	194.1	718.7	58.8	302.4	505.4	1,064.5	1,283.0

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

Class of building	1995-96	1996-97	July-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	1,379.5	1,495.4	179.1	180.0	193.4
New other residential buildings	626.5	716.7	433.4	578.1	57.0	71.8	113.6
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>1,813.0</i>	<i>2,073.5</i>	<i>236.1</i>	<i>251.8</i>	<i>307.1</i>
Alterations and additions to residential buildings	247.7	268.4	157.9	159.9	23.9	17.8	18.7
Hotels, etc.	232.3	291.7	173.0	129.0	20.9	9.8	12.5
Shops	511.8	507.1	375.6	280.1	27.3	14.9	31.0
Factories	251.7	128.2	82.1	82.6	7.9	6.4	15.4
Offices	186.3	130.0	81.9	64.3	7.3	7.1	8.8
Other business premises	261.9	185.9	116.0	213.2	33.5	15.2	17.6
Educational	68.0	80.5	58.2	69.3	9.6	4.3	4.5
Religious	13.5	7.9	5.9	9.5	0.6	3.6	2.8
Health	89.8	84.2	51.7	38.0	7.4	4.2	1.7
Entertainment and recreational	97.2	112.0	77.2	87.2	7.6	4.6	18.1
Miscellaneous	95.3	40.5	28.2	18.9	2.4	0.7	1.9
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>1,049.9</i>	<i>992.1</i>	<i>124.5</i>	<i>70.7</i>	<i>114.2</i>
<b>Total</b>	<b>4,874.9</b>	<b>4,919.9</b>	<b>3,020.8</b>	<b>3,225.5</b>	<b>384.5</b>	<b>340.2</b>	<b>439.9</b>
PUBLIC SECTOR							
New houses	34.2	45.8	21.6	19.0	4.2	0.9	1.5
New other residential buildings	38.0	62.5	39.4	15.1	5.8	2.3	1.0
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>60.9</i>	<i>34.2</i>	<i>10.0</i>	<i>3.2</i>	<i>2.4</i>
Alterations and additions to residential buildings	2.2	1.7	0.9	2.9	0.7	0.4	1.1
Hotels, etc.	2.1	0.1	0.1	1.3	1.1	0.2	—
Shops	4.0	8.0	4.9	2.0	0.1	0.1	0.5
Factories	5.7	6.0	2.9	1.8	0.1	0.1	0.3
Offices	27.5	78.5	47.9	48.6	8.0	7.8	0.2
Other business premises	94.5	135.9	86.8	77.1	3.6	7.9	31.0
Educational	162.3	201.4	108.1	119.1	15.2	5.0	1.4
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	69.7	506.1	11.6	11.4	45.2
Entertainment and recreational	73.3	32.8	24.6	11.3	3.8	0.3	0.4
Miscellaneous	87.8	129.8	99.0	72.9	13.9	12.8	7.0
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>444.0</i>	<i>840.3</i>	<i>57.5</i>	<i>45.6</i>	<i>85.9</i>
<b>Total</b>	<b>592.5</b>	<b>785.9</b>	<b>505.8</b>	<b>877.3</b>	<b>68.1</b>	<b>49.2</b>	<b>89.5</b>
TOTAL							
New houses	2,227.1	2,412.5	1,401.1	1,514.4	183.3	180.9	194.9
New other residential buildings	664.4	779.2	472.8	593.3	62.9	74.1	114.6
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>1,873.9</i>	<i>2,107.7</i>	<i>246.1</i>	<i>255.0</i>	<i>309.5</i>
Alterations and additions to residential buildings	249.9	270.1	158.8	162.8	24.5	18.2	19.8
Hotels, etc.	234.5	291.8	173.0	130.3	22.0	10.0	12.5
Shops	515.8	515.1	380.5	282.1	27.4	15.0	31.5
Factories	257.4	134.2	85.0	84.4	8.0	6.5	15.7
Offices	213.8	208.5	129.8	112.9	15.3	14.9	9.0
Other business premises	356.4	321.7	202.8	290.3	37.1	23.1	48.6
Educational	230.3	282.0	166.3	188.4	24.8	9.3	5.9
Religious	13.9	7.9	5.9	9.5	0.6	3.6	2.8
Health	150.3	167.7	121.5	544.1	19.0	15.6	46.9
Entertainment and recreational	170.5	144.8	101.9	98.6	11.4	4.9	18.5
Miscellaneous	183.1	170.3	127.2	91.8	16.4	13.5	8.9
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>1,493.9</i>	<i>1,832.4</i>	<i>182.0</i>	<i>116.3</i>	<i>200.1</i>
<b>Total</b>	<b>5,467.4</b>	<b>5,705.8</b>	<b>3,526.6</b>	<b>4,102.8</b>	<b>452.6</b>	<b>389.5</b>	<b>529.4</b>

**TABLE 6 — NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997 — 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
1998 — January	4	0.3	1	0.2	1	0.7	1	1.0	1	10.2	8	12.5
<b>SHOPS</b>												
1997 — 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
1998 — January	39	3.8	12	4.2	7	5.3	5	10.7	1	7.5	64	31.5
<b>FACTORIES</b>												
1997 — 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
1998 — January	13	1.5	9	2.8	4	3.1	2	3.2	1	5.2	29	15.7
<b>OFFICES</b>												
1997 — 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
1998 — January	17	1.9	7	1.9	3	2.4	1	2.9	—	—	28	9.0
<b>OTHER BUSINESS PREMISES</b>												
1997 — 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
1998 — January	14	1.3	10	3.4	6	3.6	3	4.9	2	35.4	35	48.6
<b>EDUCATIONAL</b>												
1997 — 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
1998 — January	9	1.1	3	1.3	4	2.2	1	1.2	—	—	17	5.9
<b>RELIGIOUS</b>												
1997 — November	1	0.2	2	0.4	—	—	—	—	—	—	3	0.6
December	1	0.1	1	0.5	—	—	1	3.0	—	—	3	3.6
1998 — January	2	0.2	1	0.3	3	2.2	—	—	—	—	6	2.8
<b>HEALTH</b>												
1997 — 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
1998 — January	4	0.3	2	0.6	2	1.7	2	4.8	2	39.4	12	46.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 — 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
1998 — January	5	0.7	3	0.7	1	0.8	6	16.4	—	—	15	18.5
<b>MISCELLANEOUS</b>												
1997 — 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
1998 — January	9	0.8	5	1.5	2	1.4	2	5.1	—	—	18	8.9
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 — 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
1998 — January	116	11.9	53	16.9	33	23.5	23	50.1	7	97.7	232	200.1

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 1998

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			
NUMBER OF DWELLING UNITS										
<b>Brisbane</b>	730	75	6	81	68	102	541	711	792	1,522
<b>Moreton</b>	516	42	69	111	17	9	161	187	298	814
<b>Wide Bay-Burnett</b>	122	8	—	8	13	—	—	13	21	143
<b>Darling Downs</b>	56	8	—	8	—	—	—	—	8	64
<b>South West</b>	6	—	—	—	—	—	—	—	—	6
<b>Fitzroy</b>	55	14	—	14	—	—	—	—	14	69
<b>Central West</b>	2	—	—	—	—	—	—	—	—	2
<b>Mackay</b>	64	8	2	10	—	—	—	—	10	74
<b>Northern</b>	73	2	26	28	—	—	—	—	28	101
<b>Far North</b>	106	6	—	6	16	—	—	16	22	128
<b>North West</b>	1	2	—	2	—	—	—	—	2	3
<b>Queensland</b>	<b>1,731</b>	<b>165</b>	<b>103</b>	<b>268</b>	<b>114</b>	<b>111</b>	<b>702</b>	<b>927</b>	<b>1,195</b>	<b>2,926</b>
VALUE (\$'000)										
Brisbane	79,903	3,670	411	4,080	4,690	13,482	55,510	73,682	77,762	157,666
Moreton	65,043	2,639	8,038	10,677	1,171	585	15,700	17,456	28,133	93,176
Wide Bay-Burnett	11,133	434	—	434	669	—	—	669	1,103	12,236
Darling Downs	5,725	356	—	356	—	—	—	—	356	6,081
South West	468	—	—	—	—	—	—	—	—	468
Fitzroy	5,624	747	—	747	—	—	—	—	747	6,371
Central West	204	—	—	—	—	—	—	—	—	204
Mackay	7,328	752	174	926	—	—	—	—	926	8,254
Northern	7,837	135	3,930	4,065	—	—	—	—	4,065	11,902
Far North	11,372	385	—	385	1,035	—	—	1,035	1,420	12,792
North West	260	129	—	129	—	—	—	—	129	389
<b>Queensland</b>	<b>194,897</b>	<b>9,245</b>	<b>12,552</b>	<b>21,798</b>	<b>7,566</b>	<b>14,067</b>	<b>71,210</b>	<b>92,843</b>	<b>114,641</b>	<b>309,538</b>

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1996-97	2,005	17,506	1,822	816	1,384	23,533
1996-97						
July-January	1,535	9,929	1,054	432	813	13,763
1997-98						
July-January	685	11,196	1,132	429	681	14,123
1996—						
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
1998—						
January	93	1,382	107	65	84	1,731

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**TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS,  
JANUARY 1998**

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	730	79,903	792	77,762	1,522	157,666	10,783	81,236	249,685
Moreton	516	65,043	298	28,133	814	93,176	3,038	42,593	138,806
Wide Bay-Burnett	122	11,133	21	1,103	143	12,236	1,212	3,918	17,366
Darling Downs	56	5,725	8	356	64	6,081	1,127	7,339	14,547
South West	6	468	—	—	6	468	16	328	812
Fitzroy	55	5,624	14	747	69	6,371	564	5,457	12,393
Central West	2	204	—	—	2	204	—	87	291
Mackay	64	7,328	10	926	74	8,254	302	1,757	10,313
Northern	73	7,837	28	4,065	101	11,902	1,687	7,509	21,098
Far North	106	11,372	22	1,420	128	12,792	951	42,866	56,609
North West	1	260	2	129	3	389	95	7,019	7,503
<b>Queensland</b>	<b>1,731</b>	<b>194,897</b>	<b>1,195</b>	<b>114,641</b>	<b>2,926</b>	<b>309,538</b>	<b>19,776</b>	<b>200,110</b>	<b>529,423</b>
<b>STATISTICAL DISTRICT</b>									
Gold Coast-Tweed (b)	247	33,197	269	25,794	516	58,991	1,726	40,428	101,145
Sunshine Coast	173	21,315	27	2,220	200	23,535	609	551	24,695
Bundaberg	35	3,620	6	326	41	3,946	348	1,238	5,532
Gladstone	17	1,686	2	190	19	1,876	124	4,640	6,640
Rockhampton	11	1,047	7	365	18	1,412	146	417	1,974
Mackay	48	5,695	4	424	52	6,119	191	903	7,213
Townsville	59	6,553	28	4,065	87	10,618	1,501	4,536	16,655
Cairns	55	5,888	16	1,035	71	6,924	366	39,989	47,278

(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), JANUARY 1998

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)	34	3,568	—	—	34	3,568	148	220	3,936
Boonah (S)	1	50	—	—	1	50	26	160	236
Brisbane (C)	344	39,263	727	74,592	1,071	113,855	8,598	61,771	184,224
Caboolture (S)	84	8,312	4	312	88	8,623	261	2,663	11,547
Caloundra (C)	47	4,690	17	1,436	64	6,126	244	288	6,659
Esk (S)	12	1,189	—	—	12	1,189	—	—	1,189
Gatton (S)	14	1,428	—	—	14	1,428	63	390	1,880
Gold Coast (C)	281	36,090	307	26,794	588	62,885	1,904	42,610	107,399
Ipswich (C)	34	3,393	2	151	36	3,544	238	1,445	5,227
Kilcoy (S)	—	—	—	—	—	—	—	60	60
Laidley (S)	5	386	2	119	7	504	79	—	583
Logan (C)	32	3,474	—	—	32	3,474	400	4,735	8,609
Maroochy (S)	99	11,967	—	—	99	11,967	290	491	12,748
Noosa (S)	72	10,355	10	784	82	11,138	460	776	12,374
Pine Rivers (S)	87	9,078	2	260	89	9,338	515	1,000	10,853
Redcliffe (C)	12	1,329	9	610	21	1,939	122	152	2,214
Redland (S)	88	10,374	10	838	98	11,212	473	7,067	18,752
<b>Brisbane and Moreton (SDs)</b>	<b>1,246</b>	<b>144,946</b>	<b>1,090</b>	<b>105,895</b>	<b>2,336</b>	<b>250,841</b>	<b>13,820</b>	<b>123,829</b>	<b>388,491</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	21	1,959	6	326	27	2,285	230	348	2,863
Burnett (S)	18	2,098	—	—	18	2,098	147	1,659	3,904
Cooloola (S)	20	1,568	13	652	33	2,220	156	—	2,376
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	31	3,345	2	125	33	3,470	132	280	3,882
Isis (S)	2	213	—	—	2	213	48	—	261
Kingaroy (S)	2	137	—	—	2	137	115	150	402
Kolan (S)	7	420	—	—	7	420	—	—	420
Maryborough (C)	4	260	—	—	4	260	10	1,111	1,381
Miriam Vale (S)	9	579	—	—	9	579	115	—	694
Mundubbera (S)	—	—	—	—	—	—	—	190	190
Nanango (S)	—	—	—	—	—	—	44	—	44
Tiaro (S)	4	175	—	—	4	175	43	—	218
Other areas	4	380	—	—	4	380	172	180	732
<b>Wide Bay-Burnett (SD)</b>	<b>122</b>	<b>11,133</b>	<b>21</b>	<b>1,103</b>	<b>143</b>	<b>12,236</b>	<b>1,212</b>	<b>3,918</b>	<b>17,366</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JANUARY 1998—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)	2	189	—	—	2	189	12	—	201
Chinchilla (S)	1	48	—	—	1	48	—	—	48
Clifton (S)	1	96	—	—	1	96	—	50	146
Crow's Nest (S)	4	292	—	—	4	292	16	55	363
Dalby (T)	3	421	—	—	3	421	96	227	744
Goondiwindi (T)	—	—	—	—	—	—	—	850	850
Jondaryan (S)	6	981	—	—	6	981	114	183	1,278
Millmerran (S)	1	18	—	—	1	18	—	850	868
Pittsworth (S)	2	142	—	—	2	142	—	—	142
Rosalie (S)	1	98	—	—	1	98	80	—	178
Stanthorpe (S)	4	463	4	156	8	618	22	—	640
Tara (S)	—	—	—	—	—	—	—	1,005	1,005
Toowoomba (C)	25	2,533	—	—	25	2,533	477	2,708	5,719
Wambo (S)	1	50	—	—	1	50	62	—	112
Warwick (S)	5	396	4	200	9	596	38	240	873
Other areas	—	—	—	—	—	—	210	1,170	1,380
<b>Darling Downs (SD)</b>	<b>56</b>	<b>5,725</b>	<b>8</b>	<b>356</b>	<b>64</b>	<b>6,081</b>	<b>1,127</b>	<b>7,339</b>	<b>14,547</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>									
Balonne (S)	2	125	—	—	2	125	—	80	205
Roma (T)	3	290	—	—	3	290	16	—	306
Other areas	1	53	—	—	1	53	—	248	301
<b>South West (SD)</b>	<b>6</b>	<b>468</b>	<b>—</b>	<b>—</b>	<b>6</b>	<b>468</b>	<b>16</b>	<b>328</b>	<b>812</b>
<b>FITZROY STATISTICAL DIVISION</b>									
Banana (S)	1	89	—	—	1	89	25	100	214
Calliope (S)	8	744	—	—	8	744	57	—	801
Duaringa (S)	1	66	—	—	1	66	50	—	116
Emerald (S)	6	829	—	—	6	829	26	300	1,155
Fitzroy (S)	—	—	—	—	—	—	34	—	34
Gladstone (C)	9	942	2	190	11	1,131	67	4,640	5,839
Livingstone (S)	19	1,908	5	192	24	2,100	168	—	2,268
Peak Downs (S)	—	—	—	—	—	—	25	—	25
Rockhampton (C)	11	1,047	7	365	18	1,412	112	417	1,940
Other areas	—	—	—	—	—	—	—	—	—
<b>Fitzroy (SD)</b>	<b>55</b>	<b>5,624</b>	<b>14</b>	<b>747</b>	<b>69</b>	<b>6,371</b>	<b>564</b>	<b>5,457</b>	<b>12,393</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>									
Longreach (S)	2	204	—	—	2	204	—	—	204
Other areas	—	—	—	—	—	—	—	87	87
<b>Central West (SD)</b>	<b>2</b>	<b>204</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>204</b>	<b>—</b>	<b>87</b>	<b>291</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JANUARY 1998—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)	1	100	—	—	1	100	35	—	134
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	52	6,103	10	926	62	7,029	214	903	8,146
Sarina (S)	2	204	—	—	2	204	21	160	385
Whitsunday (S)	8	805	—	—	8	805	32	695	1,531
Other areas	1	116	—	—	1	116	—	—	116
<b>Mackay (SD)</b>	<b>64</b>	<b>7,328</b>	<b>10</b>	<b>926</b>	<b>74</b>	<b>8,254</b>	<b>302</b>	<b>1,757</b>	<b>10,313</b>
<b>NORTHERN STATISTICAL DIVISION</b>									
Bowen (S)	4	338	—	—	4	338	—	—	338
Burdekin (S)	4	517	—	—	4	517	22	172	711
Charters Towers (C)	1	100	—	—	1	100	30	300	431
Dalrymple (S)	2	144	—	—	2	144	76	—	220
Hinchinbrook (S)	1	85	—	—	1	85	12	2,500	2,597
Thuringowa (C)	39	4,186	2	135	41	4,321	97	79	4,497
Townsville (C)	22	2,467	26	3,930	48	6,397	1,450	4,457	12,304
<b>Northern (SD)</b>	<b>73</b>	<b>7,837</b>	<b>28</b>	<b>4,065</b>	<b>101</b>	<b>11,902</b>	<b>1,687</b>	<b>7,509</b>	<b>21,098</b>
<b>FAR NORTH STATISTICAL DIVISION</b>									
Atherton (S)	6	705	—	—	6	705	68	1,280	2,053
Cairns (C)	57	5,992	16	1,035	73	7,027	366	39,989	47,382
Cardwell (S)	4	564	—	—	4	564	26	200	790
Cook (S) (including Weipa)	2	68	2	245	4	313	39	—	352
Douglas (S)	9	1,228	—	—	9	1,228	323	—	1,551
Eacham (S)	1	160	—	—	1	160	13	—	173
Johnstone (S)	11	968	—	—	11	968	65	1,161	2,194
Mareeba (S)	6	704	—	—	6	704	—	237	941
Torres (S)	9	936	4	140	13	1,076	—	—	1,076
Other areas	1	47	—	—	1	47	52	—	99
<b>Far North (SD)</b>	<b>106</b>	<b>11,372</b>	<b>22</b>	<b>1,420</b>	<b>128</b>	<b>12,792</b>	<b>951</b>	<b>42,866</b>	<b>56,609</b>
<b>NORTH WEST STATISTICAL DIVISION</b>									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	260	2	129	3	389	—	190	579
Mount Isa (C)	—	—	—	—	—	—	83	—	83
Other areas	—	—	—	—	—	—	12	6,829	6,841
<b>North West (SD)</b>	<b>1</b>	<b>260</b>	<b>2</b>	<b>129</b>	<b>3</b>	<b>389</b>	<b>95</b>	<b>7,019</b>	<b>7,503</b>
<b>QUEENSLAND</b>									
<b>Queensland</b>	<b>1,731</b>	<b>194,897</b>	<b>1,195</b>	<b>114,641</b>	<b>2,926</b>	<b>309,538</b>	<b>19,776</b>	<b>200,110</b>	<b>529,423</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* (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 townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in 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 Doolan-della-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: 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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