MARCH 1998

8731.3

BUILDING APPROVALS

QUEENSLAND

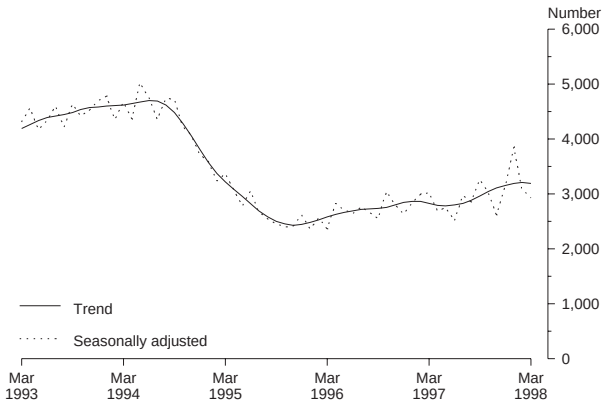
EMBARGO: 11.30AM (CANBERRA TIME) TUES 12 MAY 1998

MAIN FEATURES

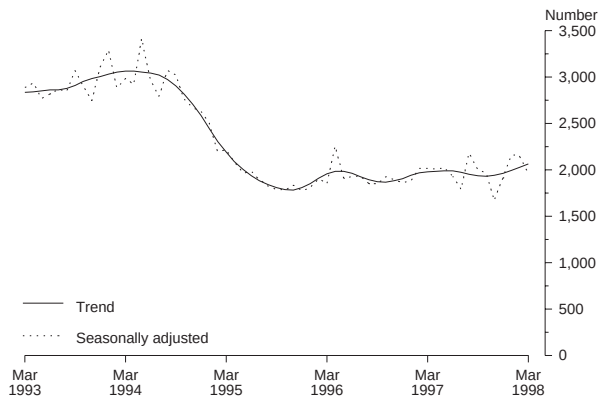
NUMBER OF DWELLING UNITS APPROVED

	March 1997	*February 1998*	*March 1998*	*March 1997 to March 1998 change*	*February 1998 to March 1998 change*
Original series	2,846	2,763	3,064	7.7%	10.9%
Seasonally adjusted	3,033	3,092	2,929	–3.4%	–5.3%
Trend estimate	2,835	3,217	3,199	12.8%	–0.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- In original terms the number of dwelling units approved in March rose by 10.9% to 3,064, with new houses accounting for 2,134 (up by 12.1%) and new other residential dwellings 879 (up by 6.9%).
- The trend for the number of dwelling units approved fell slightly in March but is still 12.8% higher than the level of a year ago.
- The trend for private sector houses approved rose 1.9% in March. Despite a period of decline in mid to late 1997 the trend has increased by 4.2% over the past 12 months.
- The value of new residential building approved was $305.8 million with the Brisbane Statistical Division accounting for $142.1 million (46.5%) of this total.

Non-residential building

- The value of non-residential building approved for March was $270.5 million. The predominant contributor to this total was Health ($161.3 million), with major hospital developments in Townsville and Brisbane contributing $157.3 million to this category. Other contributors were Shops ($26.2 million) and Hotels ($24.8 million).
- There were four building jobs valued at $5 million and over (contibuting $185.8 million) and 22 building jobs valued between $1 million and $5 million.

Total building

- The value of total building approved in March was $600.3 million.

Please note that changes will be made to the content and presentation of the next issue of this publication to more closely align it with Building Approvals, Australia (Cat. no. 8731.0).

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 October 1997 to March 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 (April 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 April 1998, the trend estimate for that month would be 2,097, a movement of 1.2%. The movements in the trend estimates for January, February and March 1998 which are currently estimated to be 1.6%, 1.5% and 1.9% respectively, would be revised to 1.7%, 2.0% and 1.6%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in April 1998 would produce a trend estimate for April of 2,002, a movement of –0.4%, with the movements in the trend estimates for January, February and March 1998 being revised to 1.0%, 0.8% and 0.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if April 1998 seasonally adjusted estimate			
	Trend estimate		*is up 6% on March 1998*		*is down 6% on March 1998*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
October	1,935	–0.3	1,934	–0.3	1,938	–0.1
November	1,944	0.5	1,943	0.5	1,950	0.6
December	1,966	1.1	1,966	1.2	1,969	1.0
1998—						
January	1,998	1.6	1,999	1.7	1,989	1.0
February	2,028	1.5	2,039	2.0	2,005	0.8
March	2,067	1.9	2,072	1.6	2,009	0.2
April	n.y.a.	n.y.a.	2,097	1.2	2,002	–0.4

TOTAL NUMBER OF DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if April 1998 seasonally adjusted estimate			
	Trend estimate		*is up 7% on March 1998*		*is down 7% on March 1998*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
October	3,046	2.8	3,049	2.9	3,057	3.1
November	3,112	2.2	3,117	2.2	3,131	2.4
December	3,162	1.6	3,165	1.5	3,172	1.3
1998—						
January	3,199	1.2	3,195	1.0	3,177	0.2
February	3,217	0.6	3,205	0.3	3,144	–1.0
March	3,199	–0.5	3,189	–0.5	3,074	–2.2
April	n.y.a.	n.y.a.	3,179	–0.3	3,004	–2.3

TABLE 1 — DWELLING UNITS APPROVED

Period	*New houses*			*New other residential buildings*				*Total (a)*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Conversions, etc.*	*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-March	7,583	114	7,697	2,794	427	3,221	67	10,444	541	10,985
1997-98 July-March	8,070	55	8,125	4,272	149	4,421	523	12,865	204	13,069
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
February	838	7	845	572	18	590	32	1,442	25	1,467
March	1,008	13	1,021	360	57	417	41	1,409	70	1,479
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-March	17,147	290	17,437	6,527	674	7,201	140	23,814	964	24,778
1997-98 July-March	17,965	195	18,160	8,269	296	8,565	602	26,836	491	27,327
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
February	1,880	23	1,903	800	22	822	38	2,718	45	2,763
March	2,109	25	2,134	799	80	879	51	2,959	105	3,064

(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	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*		*Private sector*	*Total*	*Private 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-March	773.9	9.9	783.8	257.0	29.9	286.8	1,030.8	39.8	1,070.6	97.2	616.2	835.6	1,744.0	2,003.4
1997-98 July-March	862.4	5.5	867.9	367.8	11.4	379.2	1,230.2	16.9	1,247.1	113.1	628.9	1,328.2	1,971.9	2,688.4
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
February	90.3	0.7	91.0	52.3	1.5	53.8	142.5	2.3	144.8	12.3	72.2	220.6	227.0	377.6
March	111.7	1.5	113.2	24.6	4.3	28.9	136.3	5.8	142.1	11.9	37.8	75.5	186.0	229.5
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-March	1,743.2	29.8	1,773.1	565.7	53.0	618.6	2,308.9	82.8	2,391.7	195.4	1,280.6	1,778.1	3,783.9	4,365.2
1997-98 July-March	1,933.2	25.0	1,958.2	713.2	22.9	736.0	2,646.3	47.9	2,694.3	209.2	1,240.8	2,423.6	4,092.3	5,327.1
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
February	202.6	2.6	205.1	73.8	1.8	75.7	276.4	4.4	280.8	22.5	153.2	320.7	451.1	624.0
March	235.2	3.4	238.7	61.2	6.0	67.1	296.4	9.4	305.8	24.0	95.6	270.5	415.7	600.3

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1997—								
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	1,956	2,225	1,994	2,817	2,827	2,856	2,884
September	2,003	1,940	2,075	1,977	3,174	2,896	3,264	2,964
October	1,968	1,935	1,974	1,968	2,977	2,969	3,021	3,046
November	1,675	1,944	1,719	1,972	2,459	3,030	2,625	3,112
December	1,919	1,966	1,929	1,989	3,078	3,082	3,153	3,162
1998—								
January	2,161	1,998	2,173	2,017	3,825	3,122	3,855	3,199
February	2,157	2,028	2,178	2,046	3,051	3,143	3,092	3,217
March	1,963	2,067	1,990	2,084	2,812	3,128	2,929	3,199

(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)

	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*
Period	*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
1996—									
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
1997—									
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-March*		*1998*		
			1996-97	*1997-98*	*January*	*February*	*March*
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	1,743.2	1,933.2	193.4	202.6	235.2
New other residential buildings	626.5	716.7	565.7	713.2	113.6	73.8	61.2
Total new residential building	*2,819.3*	*3,083.4*	*2,308.9*	*2,646.3*	*307.1*	*276.4*	*296.4*
Alterations and additions to residential buildings	247.7	268.4	194.4	205.2	18.7	21.5	23.7
Hotels, etc.	232.3	291.7	255.8	178.2	12.5	24.3	24.8
Shops	511.8	507.1	410.4	375.6	31.0	69.3	26.1
Factories	251.7	128.2	107.6	94.5	15.4	6.3	5.6
Offices	186.3	130.0	103.1	80.8	8.8	6.3	10.2
Other business premises	261.9	185.9	143.4	236.1	17.6	9.7	13.2
Educational	68.0	80.5	66.3	81.3	4.5	7.0	5.1
Religious	13.5	7.9	6.6	14.0	2.8	3.0	1.5
Health	89.8	84.2	69.0	52.2	1.7	11.5	2.8
Entertainment and recreational	97.2	112.0	84.5	97.7	18.1	5.8	4.7
Miscellaneous	95.3	40.5	33.9	30.4	1.9	10.0	1.6
Total non-residential building	*1,807.9*	*1,568.0*	*1,280.6*	*1,240.8*	*114.2*	*153.2*	*95.6*
Total	**4,874.9**	**4,919.9**	**3,783.9**	**4,092.3**	**439.9**	**451.1**	**415.7**
PUBLIC SECTOR							
New houses	34.2	45.8	29.8	25.0	1.5	2.6	3.4
New other residential buildings	38.0	62.5	53.0	22.9	1.0	1.8	6.0
Total new residential building	*72.2*	*108.3*	*82.8*	*47.9*	*2.4*	*4.4*	*9.4*
Alterations and additions to residential buildings	2.2	1.7	1.0	4.1	1.1	1.0	0.2
Hotels, etc.	2.1	0.1	0.1	1.3	—	—	—
Shops	4.0	8.0	6.9	2.4	0.5	0.2	0.1
Factories	5.7	6.0	4.6	3.5	0.3	0.7	1.0
Offices	27.5	78.5	52.0	94.8	0.2	44.4	1.8
Other business premises	94.5	135.9	95.5	79.2	31.0	1.5	0.6
Educational	162.3	201.4	124.4	134.7	1.4	9.7	5.9
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	76.9	665.1	45.2	0.5	158.5
Entertainment and recreational	73.3	32.8	29.2	16.0	0.4	3.5	1.1
Miscellaneous	87.8	129.8	108.0	185.8	7.0	107.0	5.9
Total non-residential building	*518.2*	*675.9*	*497.5*	*1,182.8*	*85.9*	*167.5*	*174.9*
Total	**592.5**	**785.9**	**581.3**	**1,234.8**	**89.5**	**172.9**	**184.6**
TOTAL							
New houses	2,227.1	2,412.5	1,773.1	1,958.2	194.9	205.1	238.7
New other residential buildings	664.4	779.2	618.6	736.0	114.6	75.7	67.1
Total new residential building	*2,891.5*	*3,191.7*	*2,391.7*	*2,694.3*	*309.5*	*280.8*	*305.8*
Alterations and additions to residential buildings	249.9	270.1	195.4	209.2	19.8	22.5	24.0
Hotels, etc.	234.5	291.8	255.9	179.4	12.5	24.3	24.8
Shops	515.8	515.1	417.3	377.9	31.5	69.6	26.2
Factories	257.4	134.2	112.2	98.0	15.7	7.0	6.6
Offices	213.8	208.5	155.1	175.6	9.0	50.8	12.0
Other business premises	356.4	321.7	238.9	315.3	48.6	11.1	13.9
Educational	230.3	282.0	190.7	216.0	5.9	16.7	10.9
Religious	13.9	7.9	6.6	14.0	2.8	3.0	1.5
Health	150.3	167.7	145.9	717.3	46.9	12.0	161.3
Entertainment and recreational	170.5	144.8	113.7	113.7	18.5	9.3	5.8
Miscellaneous	183.1	170.3	141.8	216.2	8.9	117.0	7.5
Total non-residential building	*2,326.0*	*2,244.0*	*1,778.1*	*2,423.6*	*200.1*	*320.7*	*270.5*
Total	**5,467.4**	**5,705.8**	**4,365.2**	**5,327.1**	**529.4**	**624.0**	**600.3**

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.												
1998 — January	4	0.3	1	0.2	1	0.7	1	1.0	1	10.2	8	12.5
February	6	0.5	3	0.9	2	1.4	3	8.2	2	13.3	16	24.3
March	4	0.4	3	0.7	3	1.9	2	2.3	1	19.5	13	24.8
SHOPS												
1998 — January	39	3.8	12	4.2	7	5.3	5	10.7	1	7.5	64	31.5
February	59	5.1	12	3.5	10	7.0	9	19.4	2	34.5	92	69.6
March	31	3.4	21	5.8	8	5.4	2	2.6	1	9.0	63	26.2
FACTORIES												
1998 — January	13	1.5	9	2.8	4	3.1	2	3.2	1	5.2	29	15.7
February	14	1.7	6	1.5	3	1.8	1	2.0	—	—	24	7.0
March	11	1.0	11	3.5	2	1.1	1	1.0	—	—	25	6.6
OFFICES												
1998 — January	17	1.9	7	1.9	3	2.4	1	2.9	—	—	28	9.0
February	13	1.2	10	3.1	5	3.1	1	1.3	1	42.0	30	50.8
March	22	2.0	19	5.4	3	2.3	2	2.2	—	—	46	12.0
OTHER BUSINESS PREMISES												
1998 — January	14	1.3	10	3.4	6	3.6	3	4.9	2	35.4	35	48.6
February	20	2.2	15	5.1	3	1.7	2	2.2	—	—	40	11.1
March	13	1.2	13	4.6	3	1.9	5	6.1	—	—	34	13.9
EDUCATIONAL												
1998 — January	9	1.1	3	1.3	4	2.2	1	1.2	—	—	17	5.9
February	4	0.5	3	0.9	1	0.7	3	6.6	1	8.0	12	16.7
March	7	0.9	5	1.5	1	0.6	3	7.9	—	—	16	10.9
RELIGIOUS												
1998 — January	2	0.2	1	0.3	3	2.2	—	—	—	—	6	2.8
February	—	—	1	0.4	1	0.8	1	1.8	—	—	3	3.0
March	3	0.3	—	—	—	—	1	1.2	—	—	4	1.5
HEALTH												
1998 — January	4	0.3	2	0.6	2	1.7	2	4.8	2	39.4	12	46.9
February	6	0.7	—	—	2	1.3	—	—	1	10.0	9	12.0
March	4	0.3	2	0.7	3	1.7	1	1.3	2	157.3	12	161.3
ENTERTAINMENT AND RECREATIONAL												
1998 — January	5	0.7	3	0.7	1	0.8	6	16.4	—	—	15	18.5
February	8	0.8	6	1.9	3	2.0	3	4.6	—	—	20	9.3
March	10	1.2	3	1.1	2	1.0	1	2.5	—	—	16	5.8
MISCELLANEOUS												
1998 — January	9	0.8	5	1.5	2	1.4	2	5.1	—	—	18	8.9
February	18	2.4	3	0.9	—	—	1	1.7	2	112.0	24	117.0
March	4	0.3	5	1.3	2	1.7	4	4.2	—	—	15	7.5
TOTAL NON-RESIDENTIAL BUILDING												
1998 — January	116	11.9	53	16.9	33	23.5	23	50.1	7	97.7	232	200.1
February	148	15.2	59	18.1	30	19.9	24	47.8	9	219.8	270	320.7
March	109	11.1	82	24.6	27	17.7	22	31.3	4	185.8	244	270.5

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

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
				NUMBER OF DWELLING UNITS						
Brisbane	1,021	228	113	341	40	28	8	76	417	1,438
Moreton	505	22	92	114	136	55	92	283	397	902
Wide Bay-Burnett	149	4	6	10	9	—	—	9	19	168
Darling Downs	89	4	2	6	—	—	—	—	6	95
South West	8	—	—	—	—	—	—	—	—	8
Fitzroy	86	6	—	6	2	—	—	2	8	94
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	67	8	8	16	—	—	—	—	16	83
Northern	78	4	12	16	—	—	—	—	16	94
Far North	120	—	—	—	—	—	—	—	—	120
North West	11	—	—	—	—	—	—	—	—	11
Queensland	**2,134**	**276**	**233**	**509**	**187**	**83**	**100**	**370**	**879**	**3,013**
				VALUE ($'000)						
Brisbane	113,213	14,831	8,271	23,103	3,271	1,960	600	5,831	28,934	142,147
Moreton	59,791	1,334	7,461	8,795	9,950	3,590	10,987	24,527	33,322	93,114
Wide Bay-Burnett	14,058	240	500	740	473	—	—	473	1,213	15,271
Darling Downs	9,263	282	140	422	—	—	—	—	422	9,685
South West	718	—	—	—	—	—	—	—	—	718
Fitzroy	8,514	598	—	598	83	—	—	83	680	9,195
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	8,072	697	680	1,377	—	—	—	—	1,377	9,449
Northern	8,665	290	894	1,184	—	—	—	—	1,184	9,848
Far North	14,515	—	—	—	—	—	—	—	—	14,515
North West	1,870	—	—	—	—	—	—	—	—	1,870
Queensland	**238,680**	**18,272**	**17,946**	**36,217**	**13,777**	**5,550**	**11,587**	**30,914**	**67,132**	**305,811**

(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-March	1,676	12,813	1,312	586	1,050	17,437
1997-98						
July-March	821	14,490	1,400	537	912	18,160
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
February	62	1,551	129	51	110	1,903
March	74	1,743	139	57	121	2,134

(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, MARCH 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)*			
STATISTICAL DIVISION									
Brisbane	1,021	113,213	417	28,934	1,438	142,147	11,880	75,460	229,488
Moreton	505	59,791	397	33,322	902	93,114	5,853	34,842	133,809
Wide Bay-Burnett	149	14,058	19	1,213	168	15,271	1,235	11,722	28,228
Darling Downs	89	9,263	6	422	95	9,685	1,076	2,777	13,538
South West	8	718	—	—	8	718	56	1,198	1,972
Fitzroy	86	8,514	8	680	94	9,195	843	6,393	16,430
Central West	—	—	—	—	—	—	—	1,551	1,551
Mackay	67	8,072	16	1,377	83	9,449	958	864	11,271
Northern	78	8,665	16	1,184	94	9,848	1,120	130,784	141,753
Far North	120	14,515	—	—	120	14,515	947	4,424	19,886
North West	11	1,870	—	—	11	1,870	—	500	2,370
Queensland	**2,134**	**238,680**	**879**	**67,132**	**3,013**	**305,811**	**23,970**	**270,515**	**600,296**
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	267	33,036	289	21,093	556	54,129	2,348	26,388	82,866
Sunshine Coast	158	17,338	106	12,104	264	29,441	1,646	7,391	38,479
Bundaberg	50	5,173	11	553	61	5,726	78	9,100	14,904
Gladstone	29	2,805	—	—	29	2,805	147	1,165	4,117
Rockhampton	13	1,243	2	150	15	1,393	207	1,390	2,991
Mackay	49	6,274	14	1,150	63	7,424	556	750	8,730
Townsville	69	7,749	14	1,044	83	8,793	748	129,716	139,256
Cairns	76	9,180	—	—	76	9,180	455	2,561	12,195

(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), MARCH 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)*			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	38	4,137	2	125	40	4,262	378	250	4,890
Boonah (S)	1	48	—	—	1	48	142	—	190
Brisbane (C)	483	57,019	358	24,334	841	81,353	9,059	65,020	155,432
Caboolture (S)	123	10,793	—	—	123	10,793	503	790	12,086
Caloundra (C)	67	7,018	56	5,446	123	12,465	1,212	1,479	15,156
Esk (S)	5	349	—	—	5	349	83	60	492
Gatton (S)	6	550	—	—	6	550	35	—	586
Gold Coast (C)	303	35,805	289	21,093	592	56,899	2,750	26,808	86,457
Ipswich (C)	53	4,888	—	—	53	4,888	307	2,436	7,630
Kilcoy (S)	1	100	—	—	1	100	36	—	136
Laidley (S)	5	376	—	—	5	376	92	—	468
Logan (C)	62	5,580	18	1,253	80	6,833	316	1,860	9,009
Maroochy (S)	90	9,470	29	4,487	119	13,957	1,037	5,565	20,559
Noosa (S)	45	7,098	21	2,170	66	9,268	533	1,100	10,901
Pine Rivers (S)	113	13,193	17	1,278	130	14,471	406	1,342	16,220
Redcliffe (C)	14	1,312	7	330	21	1,642	160	1,330	3,133
Redland (S)	117	15,268	17	1,738	134	17,006	684	2,263	19,952
Brisbane and Moreton (SDs)	**1,526**	**173,005**	**814**	**62,256**	**2,340**	**235,261**	**17,734**	**110,302**	**363,296**
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	2,063	11	553	32	2,616	49	9,100	11,764
Burnett (S)	35	3,892	—	—	35	3,892	168	—	4,059
Cooloola (S)	18	1,458	6	500	24	1,958	363	582	2,904
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	41	3,883	—	—	41	3,883	192	442	4,517
Isis (S)	5	484	—	—	5	484	23	—	507
Kingaroy (S)	6	435	—	—	6	435	84	—	518
Kolan (S)	2	110	—	—	2	110	—	—	110
Maryborough (C)	5	526	—	—	5	526	174	840	1,540
Miriam Vale (S)	5	384	2	160	7	544	14	80	638
Mundubbera (S)	1	84	—	—	1	84	—	—	84
Nanango (S)	2	85	—	—	2	85	121	—	207
Tiaro (S)	1	40	—	—	1	40	36	—	76
Other areas	7	615	—	—	7	615	11	678	1,304
Wide Bay-Burnett (SD)	**149**	**14,058**	**19**	**1,213**	**168**	**15,271**	**1,235**	**11,722**	**28,228**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MARCH 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)*			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	3	326	—	—	3	326	110	—	436
Chinchilla (S)	2	150	—	—	2	150	—	—	150
Clifton (S)	1	109	—	—	1	109	—	—	109
Crow's Nest (S)	13	1,364	—	—	13	1,364	93	85	1,541
Dalby (T)	3	182	—	—	3	182	—	61	243
Goondiwindi (T)	3	385	2	183	5	568	—	—	568
Jondaryan (S)	13	1,402	—	—	13	1,402	11	—	1,413
Millmerran (S)	—	—	—	—	—	—	39	—	39
Pittsworth (S)	3	488	—	—	3	488	82	—	570
Rosalie (S)	2	213	—	—	2	213	16	—	229
Stanthorpe (S)	2	145	—	—	2	145	28	—	173
Tara (S)	3	179	—	—	3	179	—	—	179
Toowoomba (C)	31	3,418	4	239	35	3,657	535	2,476	6,667
Wambo (S)	2	195	—	—	2	195	—	—	195
Warwick (S)	7	655	—	—	7	655	75	155	885
Other areas	1	53	—	—	1	53	89	—	142
Darling Downs (SD)	**89**	**9,263**	**6**	**422**	**95**	**9,685**	**1,076**	**2,777**	**13,538**
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	3	151	—	—	3	151	13	120	284
Roma (T)	2	191	—	—	2	191	43	1,078	1,312
Other areas	3	376	—	—	3	376	—	—	376
South West (SD)	**8**	**718**	**—**	**—**	**8**	**718**	**56**	**1,198**	**1,972**
FITZROY STATISTICAL DIVISION									
Banana (S)	13	1,339	—	—	13	1,339	16	2,490	3,845
Calliope (S)	11	1,081	—	—	11	1,081	48	240	1,369
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	6	784	2	169	8	954	—	220	1,174
Fitzroy (S)	5	481	—	—	5	481	25	—	506
Gladstone (C)	20	1,880	—	—	20	1,880	122	1,095	3,098
Livingstone (S)	20	2,032	2	83	22	2,114	405	958	3,477
Peak Downs (S)	1	35	—	—	1	35	—	—	35
Rockhampton (C)	10	883	2	150	12	1,033	182	1,390	2,605
Other areas	—	—	2	278	2	278	44	—	322
Fitzroy (SD)	**86**	**8,514**	**8**	**680**	**94**	**9,195**	**843**	**6,393**	**16,430**
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	280	280
Other areas	—	—	—	—	—	—	—	1,271	1,271
Central West (SD)	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1,551**	**1,551**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MARCH 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)*			
MACKAY STATISTICAL DIVISION									
Belyando (S)	3	260	—	—	3	260	79	—	340
Broadsound (S)	—	—	—	—	—	—	29	—	29
Mackay (C)	53	6,661	14	1,150	67	7,811	730	800	9,341
Sarina (S)	3	294	2	227	5	521	45	—	566
Whitsunday (S)	8	857	—	—	8	857	75	64	996
Other areas	—	—	—	—	—	—	—	—	—
Mackay (SD)	**67**	**8,072**	**16**	**1,377**	**83**	**9,449**	**958**	**864**	**11,271**
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	80	—	—	1	80	—	232	312
Burdekin (S)	1	141	—	—	1	141	180	—	321
Charters Towers (C)	2	165	—	—	2	165	11	—	176
Dalrymple (S)	1	107	—	—	1	107	—	—	107
Hinchinbrook (S)	2	259	2	140	4	398	87	725	1,211
Thuringowa (C)	41	4,395	—	—	41	4,395	147	987	5,530
Townsville (C)	30	3,518	14	1,044	44	4,562	695	128,840	134,097
Northern (SD)	**78**	**8,665**	**16**	**1,184**	**94**	**9,848**	**1,120**	**130,784**	**141,753**
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	3	255	—	—	3	255	23	151	428
Cairns (C)	77	9,310	—	—	77	9,310	520	2,561	12,390
Cardwell (S)	9	1,195	—	—	9	1,195	110	—	1,305
Cook (S) (including Weipa)	3	217	—	—	3	217	15	100	332
Douglas (S)	9	1,564	—	—	9	1,564	143	385	2,093
Eacham (S)	1	109	—	—	1	109	—	—	109
Johnstone (S)	6	478	—	—	6	478	11	134	623
Mareeba (S)	11	1,208	—	—	11	1,208	125	1,094	2,427
Torres (S)	1	179	—	—	1	179	—	—	179
Other areas	—	—	—	—	—	—	—	—	—
Far North (SD)	**120**	**14,515**	**—**	**—**	**120**	**14,515**	**947**	**4,424**	**19,886**
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	6	912	—	—	6	912	—	—	912
Cloncurry (S)	3	345	—	—	3	345	—	500	845
Mount Isa (C)	—	—	—	—	—	—	—	—	—
Other areas	2	613	—	—	2	613	—	—	613
North West (SD)	**11**	**1,870**	**—**	**—**	**11**	**1,870**	**—**	**500**	**2,370**
QUEENSLAND									
Queensland	**2,134**	**238,680**	**879**	**67,132**	**3,013**	**305,811**	**23,970**	**270,515**	**600,296**

(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 Doolandella–Forest Lake.

(c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook–Cornubia, Greenbank – Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.

(d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

(e) The LGA of Caboolture (S) previously consisted of two SLAs – Caboolture (S) – Pt A, and Caboolture (S) – Pt B. The SLA of Caboolture (S) – Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) – Pt A are: Bribie Island, Burpengary–Narangba, Caboolture (S) – Central, Caboolture (S) – East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD . The area and name of Caboolture (S) – Pt B will remain unchanged.

(f) The LGA of Cairns (C) previously consisted of two SLAs – Cairns (C) – Pt A, and Cairns (C) – Pt B. The SLA of Cairns (C) – Pt A has been split into seven SLAs. The new SLAs for Cairns (C) – Pt A are: Cairns (C) – Barron, Cairns (C) – Central Suburbs, Cairns (C) – City, Cairns (C) – Mt Whitfield, Cairns (C) – Northern Suburbs, Cairns (C) – Trinity and Cairns (C) – Western Suburbs. The area and name of Cairns (C) – Pt B is unchanged.

(g) The LGA of Caloundra (C) previously consisted of two SLAs – Caloundra (C) – Pt A, and Caloundra (C) – Pt B. The SLA of Caloundra (C) – Pt A has been split into three SLAs and the existing Caloundra (C) – Pt B into two SLAs. The new SLAs for Caloundra (C) – Pt A are: Caloundra (C) – Caloundra N, Caloundra (C) – Caloundra S and Caloundra (C) – Kawana. The new SLAs for Caloundra (C) – Pt B are: Caloundra (C) – Hinterland and Caloundra (C) – Rail Corridor.

(h) The LGA of Ipswich (C) previously consisted of seven SLAs – Bellbird Park, Camira, Ipswich (C) – Central, Karalee, Ipswich (C) Bal in BSD – Nth and Ipswich (C) Bal in BSD – Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) – Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) – Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) – Central, Ipswich (C) – East and Ipswich (C) – North. The new SLAs for Ipswich (C) – Pt B are: Ipswich (C) – South–West and Ipswich (C) – West.

(i) The LGA of Maroochy (S) previously consisted of two SLAs – Maroochy (S) – Pt A, and Maroochy (S) – Pt B. The SLA of Maroochy (S) – Pt A has been split into six SLAs. The new SLAs for Maroochy (S) – Pt A are: Maroochy (S) – Buderim, Maroochy (S) – Coastal North (includes 16.24 sq km transferred from Maroochy (S) – Pt B), Maroochy (S) – Maroochydore, Maroochy (S) – Mooloolaba, Maroochy (S) – Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S) – Pt B has been renamed Maroochy (S) Bal.

(j) The LGA of Noosa (S) previously consisted of two SLAs – Noosa (S) – Pt A, and Noosa (S) – Pt B. The SLA of Noosa (S) – Pt A has been split into three SLAs. The new SLAs for Noosa (S) – Pt A are: Noosa (S) – Noosa–Noosaville, Noosa (S) – Sunshine–Peregian and Noosa (S) – Tewantin. Noosa (S) – Pt B has been renamed Noosa (S) Bal.

(k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate–Woody Point, Redcliffe–Scarborough and Rothwell–Kippa–Ring.

(l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) – Central, Toowoomba (C) – North–East, Toowoomba (C) – North–West, Toowoomba (C) – South–East and Toowoomba (C) – West.

(m) The SLA of Gold Coast (C) – Pt B Bal has been split to form two new SLAs, Coomera–Cedar Creek and Guanaba–Currumbin Valley.

(n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) – Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) – Gympie only.

(o) The boundaries of the SLAs of Mackay (C) – Pt A and Mackay (C) – Pt B were amended by the transfer of part of Mackay (C) – Pt B and Mackay (C) – Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished Data and Related Publications

33. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: 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.

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