

CATALOGUE NO. 8731.3

EMBARGO: 11:30 AM (CANBERRA TIME) MON 19 JAN 1998

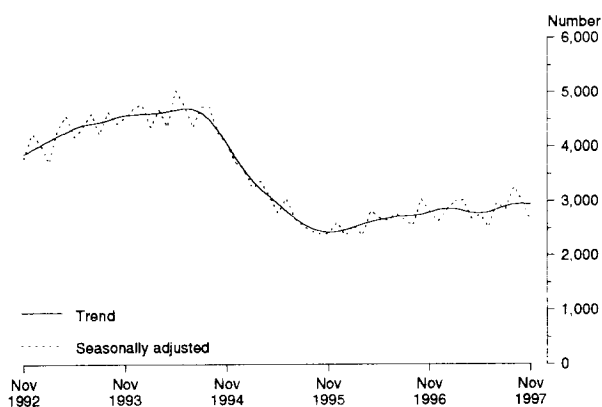
BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1997

MAIN FEATURES

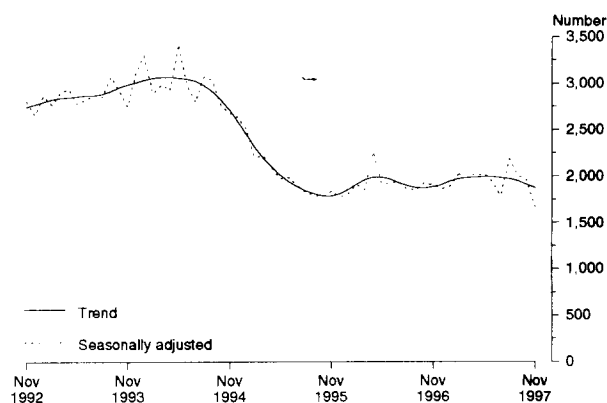
NUMBER OF DWELLING UNITS APPROVED

	November 1996	October 1997	November 1997	November 1996 to November 1997 change	October 1997 to November 1997 change
Original series	2,855	3,176	2,628	-8.0%	-17.3%
Seasonally adjusted	2,808	3,021	2,625	-6.5%	-13.1%
Trend estimate	2,803	2,963	2,946	5.1%	-0.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The number of dwelling units approved in November fell by 17.3% to 2,628, with new houses accounting for 1,768 and new other residential dwelling units 795.
- The trend for the number of dwellings approved fell marginally this month. This is the first decline since June, but it is still 5.1% higher than November 1996.
- The fall in the seasonally adjusted estimates of private sector houses over the last three months has resulted in the trend being revised to now show six consecutive months of decline. The trend is now 5.9% below May 1997. The trend will continue to fall unless the seasonally adjusted estimate for December increases by more than 25%, which is more than four times the average monthly movement.
- The value of new residential building approved was \$246.1 million with the Brisbane Statistical Division accounting for \$108.3 million (44.0%) of this total.

Non-residential building

- The value of non-residential building approved for November was \$182.0 million. Of this total, Other business premises with \$37.1 million, Shops with \$27.4 million and Education with \$24.8 million were the most significant contributors.
- There were 9 building jobs valued at \$5 million and over and 26 building jobs valued between \$1 million and \$5 million.

Total building

- The value of total building approved in November fell to \$452.6 million.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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 p

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months June to November 1997.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (December 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in December 1997, the trend estimate for that month would be 1,802, a movement of -2.6%. The movements in the trend estimates for September, October and November which are currently estimated to be -1.2%, -1.8% and -2.1% respectively, would be revised to -1.5%, -2.2% and -2.7%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in December 1997 would produce a trend estimate for December of 1,722, a movement of -4.1%, with the movements in the trend estimates for September, October and November being revised to -2.0%, -3.3% and -4.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
		is up 6% on November 1997		is down 6% on November 1997	
		No.	% change on previous month	No.	% change on previous month
1997—					
June	1,990	-0.1		1,993	0.1
July	1,984	-0.3		1,988	-0.3
August	1,971	-0.6		1,973	-0.7
September	1,948	-1.2		1,944	-1.5
October	1,914	-1.8		1,901	-2.2
November	1,873	-2.1		1,849	-2.7
December	n.y.a.	n.y.a.		1,802	-2.6
				1,722	-4.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
		is up 7% on November 1997		is down 7% on November 1997	
		No.	% change on previous month	No.	% change on previous month
1997—					
June	2,807	0.7		2,809	0.8
July	2,856	1.7		2,858	1.8
August	2,915	2.1		2,916	2.0
September	2,953	1.3		2,948	1.1
October	2,963	0.4		2,939	-0.3
November	2,946	-0.6		2,904	-1.2
December	n.y.a.	n.y.a.		2,865	-1.4
				2,715	-3.2

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-November	4,581	56	4,637	1,630	264	1,894	8	6,219	320	6,539
1997-98										
July-November	4,734	31	4,765	1,898	58	1,956	447	7,079	89	7,168
1996—										
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
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
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-November	10,412	163	10,575	3,645	407	4,052	54	14,111	570	14,681
1997-98										
July-November	10,571	127	10,698	4,407	148	4,555	499	15,477	275	15,752
1996—										
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
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

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

TABLE 2 — VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97														
July-November	467.9	4.8	472.7	161.4	17.9	179.3	629.3	22.7	652.0	60.1	412.9	540.4	1,102.3	1,252.5
1997-98														
July-November	499.9	2.7	502.6	173.3	4.6	178.0	673.2	7.4	680.6	68.0	437.7	896.6	1,178.6	1,645.1
1996—														
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
July	102.1	0.2	102.3	84.2	—	84.2	186.3	0.2	186.5	12.0	110.6	350.6	308.9	549.1
August	98.5	0.2	98.7	12.4	—	12.4	111.0	0.2	111.1	14.1	54.4	207.0	179.3	332.3
September	100.8	0.3	101.1	39.1	0.5	39.6	139.9	0.9	140.7	14.7	131.0	142.8	285.5	298.2
October	110.4	0.2	110.6	22.9	0.3	23.3	133.3	0.6	133.9	12.5	64.4	104.7	210.2	251.1
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
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-November	1,058.8	17.4	1,076.2	337.2	30.3	367.5	1,396.0	47.7	1,443.7	125.5	820.9	1,163.1	2,341.7	2,732.4
1997-98														
July-November	1,122.0	16.7	1,138.6	392.7	11.8	404.5	1,514.7	28.5	1,543.2	124.8	807.2	1,515.9	2,445.4	3,183.9
1996—														
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1
July	223.3	1.3	224.5	106.0	—	106.0	329.3	1.3	330.5	22.3	219.6	535.1	571.0	888.0
August	244.7	2.8	247.6	52.6	1.5	54.1	297.3	4.3	301.7	27.3	125.6	293.6	450.0	622.6
September	241.5	7.7	249.2	111.4	1.1	112.5	352.9	8.8	361.7	26.2	205.0	255.9	584.1	643.9
October	233.4	0.7	234.0	65.7	3.4	69.1	299.1	4.0	303.1	24.4	132.4	249.4	455.8	576.9
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

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
1996—								
September	1,846	1,873	1,881	1,918	2,445	2,612	2,546	2,738
October	1,928	1,871	1,972	1,912	2,899	2,620	3,051	2,762
November	1,898	1,886	1,926	1,922	2,601	2,656	2,808	2,803
December	1,865	1,908	1,882	1,940	2,560	2,705	2,637	2,846
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	2,024	2,482	2,754	2,524	2,807
July	1,789	1,983	1,811	2,018	2,954	2,808	2,977	2,856
August	2,181	1,971	2,225	2,008	2,817	2,860	2,856	2,915
September	2,003	1,948	2,075	1,987	3,174	2,885	3,264	2,953
October	1,968	1,914	1,974	1,953	2,977	2,878	3,021	2,963
November	1,675	1,873	1,719	1,912	2,459	2,844	2,625	2,946

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

TABLE 4 — VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES(a)
(\$ million)

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

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

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

Class of building	July-November						
	1995-96	1996-97	1996-97	1997-98	September	October	November
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	1,058.8	1,122.0	241.5	233.4	179.1
New other residential buildings	626.5	716.7	337.2	392.7	111.4	65.7	57.0
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>1,396.0</i>	<i>1,514.7</i>	<i>352.9</i>	<i>299.1</i>	<i>236.1</i>
Alterations and additions to residential buildings	247.7	268.4	124.7	123.5	26.2	24.3	23.9
Hotels, etc.	232.3	291.7	102.9	106.8	27.8	15.8	20.9
Shops	511.8	507.1	319.6	234.3	90.1	26.5	27.3
Factories	251.7	128.2	53.9	60.8	7.8	10.4	7.9
Offices	186.3	130.0	63.6	48.4	12.7	13.0	7.3
Other business premises	261.9	185.9	92.1	180.5	21.7	40.7	33.5
Educational	68.0	80.5	47.2	60.4	5.5	6.3	9.6
Religious	13.5	7.9	5.5	3.2	0.2	1.6	0.6
Health	89.8	84.2	46.9	32.1	8.2	5.9	7.4
Entertainment and recreational	97.2	112.0	64.4	64.5	25.2	9.7	7.6
Miscellaneous	95.3	40.5	24.8	16.3	6.0	2.5	2.4
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>820.9</i>	<i>807.2</i>	<i>205.0</i>	<i>132.4</i>	<i>124.5</i>
Total	4,874.9	4,919.9	2,341.7	2,445.4	584.1	455.8	384.5
PUBLIC SECTOR							
New houses	34.2	45.8	17.4	16.7	7.7	0.7	4.2
New other residential buildings	38.0	62.5	30.3	11.8	1.1	3.4	5.8
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>47.7</i>	<i>28.5</i>	<i>8.8</i>	<i>4.0</i>	<i>10.0</i>
Alterations and additions to residential buildings	2.2	1.7	0.8	1.3	—	0.2	0.7
Hotels, etc.	2.1	0.1	0.1	1.1	—	—	1.1
Shops	4.0	8.0	3.9	1.4	—	0.8	0.1
Factories	5.7	6.0	2.6	1.5	0.7	0.1	0.1
Offices	27.5	78.5	41.2	40.6	22.3	0.9	8.0
Other business premises	94.5	135.9	84.7	38.2	0.7	15.3	3.6
Educational	162.3	201.4	92.1	112.7	4.8	31.4	15.2
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	21.9	449.5	11.9	41.8	11.6
Entertainment and recreational	73.3	32.8	23.2	10.6	—	2.3	3.8
Miscellaneous	87.8	129.8	72.4	53.1	10.5	24.3	13.9
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>342.2</i>	<i>708.7</i>	<i>50.8</i>	<i>116.9</i>	<i>57.5</i>
Total	592.5	785.9	390.7	738.5	59.7	121.1	68.1
TOTAL							
New houses	2,227.1	2,412.5	1,076.2	1,138.6	249.2	234.0	183.3
New other residential buildings	664.4	779.2	367.5	404.5	112.5	69.1	62.9
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>1,443.7</i>	<i>1,543.2</i>	<i>361.7</i>	<i>303.1</i>	<i>246.1</i>
Alterations and additions to residential buildings	249.9	270.1	125.5	124.8	26.2	24.4	24.5
Hotels, etc.	234.5	291.8	103.0	107.8	27.8	15.8	22.0
Shops	515.8	515.1	323.4	235.7	90.1	27.3	27.4
Factories	257.4	134.2	56.5	62.3	8.5	10.5	8.0
Offices	213.8	208.5	104.8	89.0	34.9	14.0	15.3
Other business premises	356.4	321.7	176.8	218.6	22.3	56.0	37.1
Educational	230.3	282.0	139.4	173.2	10.3	37.7	24.8
Religious	13.9	7.9	5.5	3.2	0.2	1.6	0.6
Health	150.3	167.7	68.8	481.6	20.1	47.7	19.0
Entertainment and recreational	170.5	144.8	87.6	75.2	25.2	11.9	11.4
Miscellaneous	183.1	170.3	97.2	69.4	16.5	26.7	16.4
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>1,163.1</i>	<i>1,515.9</i>	<i>255.9</i>	<i>249.4</i>	<i>182.0</i>
Total	5,467.4	5,705.8	2,732.4	3,183.9	643.9	576.9	452.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 — September	16	1.2	2	0.5	1	0.7	3	7.2	2	18.2	24	27.8
October	5	0.6	2	0.6	1	0.7	6	14.0	—	—	14	15.8
November	4	0.5	4	1.2	1	0.8	4	10.7	1	8.8	14	22.0
SHOPS												
1997 — September	80	6.8	24	7.6	7	5.2	3	6.4	1	64.1	115	90.1
October	81	7.2	21	6.4	11	7.0	5	6.8	—	—	118	27.3
November	81	7.6	11	2.8	5	3.0	6	8.8	1	5.3	104	27.4
FACTORIES												
1997 — September	17	1.9	8	2.2	4	2.9	1	1.5	—	—	30	8.5
October	22	2.6	4	1.3	1	0.9	3	5.7	—	—	30	10.5
November	22	2.4	10	2.8	3	1.5	1	1.2	—	—	36	8.0
OFFICES												
1997 — September	24	2.7	12	4.3	6	4.1	2	3.7	1	20.2	45	34.9
October	17	1.5	8	2.7	4	2.3	3	7.4	—	—	32	14.0
November	26	2.5	8	2.6	3	2.1	1	1.1	1	7.0	39	15.3
OTHER BUSINESS PREMISES												
1997 — September	18	1.6	17	5.8	6	4.4	5	10.5	—	—	46	22.3
October	28	3.0	18	5.5	7	4.6	4	4.2	3	38.6	60	56.0
November	13	1.1	21	6.2	9	6.7	4	7.2	2	15.9	49	37.1
EDUCATIONAL												
1997 — September	3	0.4	8	2.7	2	1.5	3	5.8	—	—	16	10.3
October	12	1.3	10	3.1	4	2.8	2	3.4	1	27.1	29	37.7
November	16	1.4	16	5.5	5	3.3	5	6.1	1	8.5	43	24.8
RELIGIOUS												
1997 — September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
October	3	0.3	3	1.3	—	—	—	—	—	—	6	1.6
November	1	0.2	2	0.4	—	—	—	—	—	—	3	0.6
HEALTH												
1997 — September	5	0.5	—	—	2	1.3	4	11.2	1	7.1	12	20.1
October	5	0.5	1	0.3	—	—	4	10.2	3	36.8	13	47.7
November	8	1.0	1	0.4	1	0.7	2	4.5	2	12.5	14	19.0
ENTERTAINMENT AND RECREATIONAL												
1997 — September	9	1.0	1	0.2	2	1.6	6	12.4	1	10.0	19	25.2
October	11	1.1	7	1.7	4	2.7	3	6.5	—	—	25	11.9
November	6	0.5	5	1.5	2	1.2	3	8.2	—	—	16	11.4
MISCELLANEOUS												
1997 — September	9	0.9	7	2.5	2	1.5	4	11.6	—	—	22	16.5
October	9	1.0	9	2.6	4	2.7	—	—	1	20.4	23	26.7
November	12	1.2	4	1.5	—	—	—	—	1	13.7	17	16.4
TOTAL NON-RESIDENTIAL BUILDING												
1997 — September	183	17.1	79	25.9	32	23.1	31	70.2	6	119.6	331	255.9
October	193	19.1	83	25.4	36	23.8	30	58.2	8	122.9	350	249.4
November	189	18.3	82	24.9	29	19.2	26	47.8	9	71.8	335	182.0

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

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	880	46	100	146	49	81	—	130	276	1,156
Moreton	287	67	92	159	33	78	22	133	292	579
Wide Bay-Burnett	155	6	—	6	—	—	24	24	30	185
Darling Downs	89	32	—	32	4	—	—	4	36	125
South West	8	—	—	—	—	—	—	—	—	8
Fitzroy	60	—	2	2	6	4	—	10	12	72
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	62	7	4	11	25	—	—	25	36	98
Northern	88	37	—	37	—	—	—	—	37	125
Far North	125	24	2	26	18	32	—	50	76	201
North West	12	—	—	—	—	—	—	—	—	12
Queensland	1,768	219	200	419	135	195	46	376	795	2,563
VALUE (\$'000)										
Brisbane	89,874	3,355	6,527	9,882	3,538	5,029	—	8,567	18,450	108,324
Moreton	32,805	5,309	9,301	14,609	2,980	5,318	1,750	10,048	24,657	57,462
Wide Bay-Burnett	13,120	413	—	413	—	—	2,100	2,100	2,513	15,633
Darling Downs	8,796	2,405	—	2,405	335	—	—	335	2,740	11,536
South West	751	—	—	—	—	—	—	—	—	751
Fitzroy	5,942	—	395	395	350	400	—	750	1,145	7,087
Central West	138	—	—	—	—	—	—	—	—	138
Mackay	7,164	577	230	807	4,200	—	—	4,200	5,007	12,171
Northern	10,509	3,518	—	3,518	—	—	—	—	3,518	14,027
Far North	12,983	1,541	193	1,734	1,120	1,970	—	3,090	4,824	17,807
North West	1,212	—	—	—	—	—	—	—	—	1,212
Queensland	183,294	17,117	16,646	33,763	12,523	12,717	3,850	29,090	62,853	246,147

(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-November	1,275	7,535	835	326	604	10,575
1997-98						
July-November	462	8,511	895	326	504	10,698
1996—						
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107
June	66	1,519	145	88	119	1,937
July	95	1,679	159	77	94	2,104
August	92	1,837	197	59	99	2,284
September	81	1,816	208	74	114	2,293
October	88	1,824	189	56	92	2,249
November	106	1,355	142	60	105	1,768

(a) Excluding *Conversions, etc.* (b) Including bricks or blocks of clay, concrete or calcium silicate. (c) Including concrete poured on site, prefabricated steel-reinforced concrete and stone.

**TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS,
NOVEMBER 1997**

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
	STATISTICAL DIVISION								
Brisbane	880	89,874	276	18,450	1,156	108,324	14,689	91,424	214,436
Moreton	287	32,805	292	24,657	579	57,462	3,111	17,077	77,649
Wide Bay-Burnett	155	13,120	30	2,513	185	15,633	857	4,209	20,700
Darling Downs	89	8,796	36	2,740	125	11,536	849	16,443	28,828
South West	8	751	—	—	8	751	29	521	1,300
Fitzroy	60	5,942	12	1,145	72	7,087	580	18,890	26,557
Central West	2	138	—	—	2	138	35	7,091	7,263
Mackay	62	7,164	36	5,007	98	12,171	1,116	4,282	17,570
Northern	88	10,509	37	3,518	125	14,027	986	10,950	25,962
Far North	125	12,983	76	4,824	201	17,807	1,870	10,222	29,899
North West	12	1,212	—	—	12	1,212	385	884	2,481
Queensland	1,768	183,294	795	62,853	2,563	246,147	24,506	181,992	452,645
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	89	11,647	218	18,210	307	29,857	1,150	6,618	37,624
Sunshine Coast	100	11,864	67	5,965	167	17,829	942	9,056	27,828
Bundaberg	36	3,640	4	268	40	3,908	193	1,643	5,744
Gladstone	11	1,330	—	—	11	1,330	97	17,799	19,226
Rockhampton	17	1,707	6	350	23	2,057	276	265	2,598
Mackay	28	3,638	6	417	34	4,055	494	1,546	6,095
Townsville	68	8,012	37	3,518	105	11,530	745	9,518	21,792
Cairns	73	7,912	56	3,580	129	11,492	1,096	6,538	19,126

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

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	39	4,075	—	—	39	4,075	241	495	4,811
Boonah (S)	2	111	—	—	2	111	—	—	111
Brisbane (C)	434	47,208	216	14,329	650	61,537	11,789	79,317	152,643
Caboolture (S)	93	8,898	17	968	110	9,866	295	4,437	14,599
Caloundra (C)	50	5,225	19	1,527	69	6,752	248	3,858	10,858
Esk (S)	11	902	—	—	11	902	58	120	1,080
Gatton (S)	4	405	—	—	4	405	105	50	560
Gold Coast (C)	119	13,482	218	18,210	337	31,692	1,273	6,618	39,583
Ipswich (C)	66	5,858	21	1,570	87	7,428	528	2,025	9,981
Kilcoy (S)	—	—	—	—	—	—	95	—	95
Laidley (S)	5	341	—	—	5	341	47	—	388
Logan (C)	60	4,928	12	888	72	5,816	656	2,077	8,549
Maroochy (S)	69	7,501	33	2,572	102	10,072	706	3,073	13,851
Noosa (S)	28	3,814	19	2,099	47	5,913	502	2,862	9,277
Pine Rivers (S)	71	7,436	—	—	71	7,436	536	1,300	9,271
Redcliffe (C)	12	1,146	11	845	23	1,991	151	60	2,202
Redland (S)	104	11,348	2	100	106	11,448	569	2,208	14,226
Brisbane and Moreton (SDs)	1,167	122,679	568	43,107	1,735	165,785	17,800	108,500	292,085
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	23	2,311	—	—	23	2,311	132	1,643	4,086
Burnett (S)	23	2,160	4	268	27	2,428	76	—	2,504
Cooloolah (S)	16	1,182	—	—	16	1,182	211	649	2,042
Gayndah (S)	1	21	—	—	1	21	—	—	21
Hervey Bay (C)	41	3,902	26	2,245	67	6,147	200	930	7,277
Isis (S)	3	256	—	—	3	256	35	—	291
Kingaroy (S)	8	482	—	—	8	482	30	235	747
Kolan (S)	5	220	—	—	5	220	36	—	256
Maryborough (C)	8	802	—	—	8	802	11	—	813
Miriam Vale (S)	5	413	—	—	5	413	54	450	917
Mundubbera (S)	2	148	—	—	2	148	—	—	148
Nanango (S)	2	83	—	—	2	83	10	—	94
Tiaro (S)	7	273	—	—	7	273	21	—	294
Other areas	11	867	—	—	11	867	41	303	1,211
Wide Bay-Burnett (SD)	155	13,120	30	2,513	185	15,633	857	4,209	20,700

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	4	487	2	40	6	527	25	—	552
Chinchilla (S)	1	120	—	—	1	120	39	459	618
Clifton (S)	1	32	—	—	1	32	—	—	32
Crow's Nest (S)	10	1,089	—	—	10	1,089	117	—	1,205
Dalby (T)	5	451	—	—	5	451	44	450	945
Goondiwindi (T)	3	325	—	—	3	325	10	776	1,111
Jondaryan (S)	11	1,031	—	—	11	1,031	83	50	1,164
Millmerran (S)	2	187	—	—	2	187	—	—	187
Pittsworth (S)	1	113	—	—	1	113	10	—	123
Rosalie (S)	3	134	—	—	3	134	43	—	176
Stanthorpe (S)	2	130	—	—	2	130	12	170	311
Tara (S)	—	—	—	—	—	—	—	140	140
Toowoomba (C)	35	3,719	34	2,700	69	6,419	317	14,018	20,753
Wambo (S)	—	—	—	—	—	—	46	—	46
Warwick (S)	5	377	—	—	5	377	93	125	595
Other areas	6	601	—	—	6	601	12	256	869
Darling Downs (SD)	89	8,796	36	2,740	125	11,536	849	16,443	28,828
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	3	242	—	—	3	242	—	130	372
Roma (T)	2	266	—	—	2	266	17	191	474
Other areas	3	243	—	—	3	243	12	200	455
South West (SD)	8	751	—	—	8	751	29	521	1,300
FITZROY STATISTICAL DIVISION									
Banana (S)	1	118	—	—	1	118	21	—	139
Calliope (S)	6	578	—	—	6	578	35	—	613
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	5	455	—	—	5	455	12	345	812
Fitzroy (S)	7	439	—	—	7	439	83	—	523
Gladstone (C)	6	787	—	—	6	787	61	17,799	18,648
Livingstone (S)	20	2,016	6	795	26	2,811	121	406	3,338
Peak Downs (S)	1	90	—	—	1	90	—	75	165
Rockhampton (C)	14	1,459	6	350	20	1,809	247	265	2,320
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	60	5,942	12	1,145	72	7,087	580	18,890	26,557
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	138	—	—	2	138	35	—	173
Other areas	—	—	—	—	—	—	—	7,091	7,091
Central West (SD)	2	138	—	—	2	138	35	7,091	7,263

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

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	2	196	3	250	5	446	101	1,325	1,872
Broadsound (S)	4	360	—	—	4	360	—	—	360
Mackay (C)	36	4,501	8	557	44	5,058	641	1,739	7,438
Sarina (S)	9	901	—	—	9	901	74	—	975
Whitsunday (S)	8	886	25	4,200	33	5,086	262	569	5,917
Other areas	3	319	—	—	3	319	38	650	1,007
Mackay (SD)	62	7,164	36	5,007	98	12,171	1,116	4,282	17,570
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	90	—	—	1	90	—	58	148
Burdekin (S)	2	395	—	—	2	395	108	470	973
Charters Towers (C)	2	280	—	—	2	280	47	852	1,180
Dalrymple (S)	2	132	—	—	2	132	14	—	146
Hinchinbrook (S)	4	489	—	—	4	489	61	52	602
Thuringowa (C)	54	6,311	37	3,518	91	9,829	197	1,049	11,075
Townsville (C)	23	2,812	—	—	23	2,812	558	8,469	11,839
Northern (SD)	88	10,509	37	3,518	125	14,027	986	10,950	25,962
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	5	440	—	—	5	440	168	585	1,193
Cairns (C)	74	7,977	56	3,580	130	11,557	1,137	6,538	19,231
Cardwell (S)	1	105	—	—	1	105	76	—	182
Cook (S) (including Weipa)	5	606	—	—	5	606	33	—	639
Douglas (S)	8	950	16	1,045	24	1,995	35	2,285	4,315
Eacham (S)	3	202	—	—	3	202	129	—	331
Johnstone (S)	11	857	—	—	11	857	165	88	1,111
Mareeba (S)	10	1,075	4	199	14	1,274	115	—	1,389
Torres (S)	5	680	—	—	5	680	—	725	1,405
Other areas	3	91	—	—	3	91	12	—	103
Far North (SD)	125	12,983	76	4,824	201	17,807	1,870	10,222	29,899
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	1	50	—	—	1	50	—	614	664
Cloncurry (S)	3	288	—	—	3	288	30	210	528
Mount Isa (C)	7	794	—	—	7	794	185	60	1,039
Other areas	1	80	—	—	1	80	170	—	250
North West (SD)	12	1,212	—	—	12	1,212	385	884	2,481
QUEENSLAND									
Queensland	1,768	183,294	795	62,853	2,563	246,147	24,506	181,992	452,645

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding *Conversions, etc.* (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at Constant Prices

24. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts : Concepts, Sources and Methods* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some local government areas cross the contiguous boundary of these two statistical divisions.

29. Local government areas (LGAs), as defined under the Local Government Act 1936, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).

30. Statistical divisions, which are groupings of whole or part LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S) – Pt B to Maroochy (S) – Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and 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)—Maroochy-dore, 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

For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

National Dial-a-Statistic Line

0055 86 400

Steadycom P/L: premium rate 25c/20 secs.

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

Sales and Inquiries

client.services@abs.gov.au

National Mail Order Service	(02) 6252 5249
Subscription Service	1300 366 323

	Information Inquiries	Bookshop Sales
CANBERRA	(02) 6252 6627	(02) 6207 0326
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(08) 9360 5140	(08) 9360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
HOBART	(03) 6222 5800	(03) 6222 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

