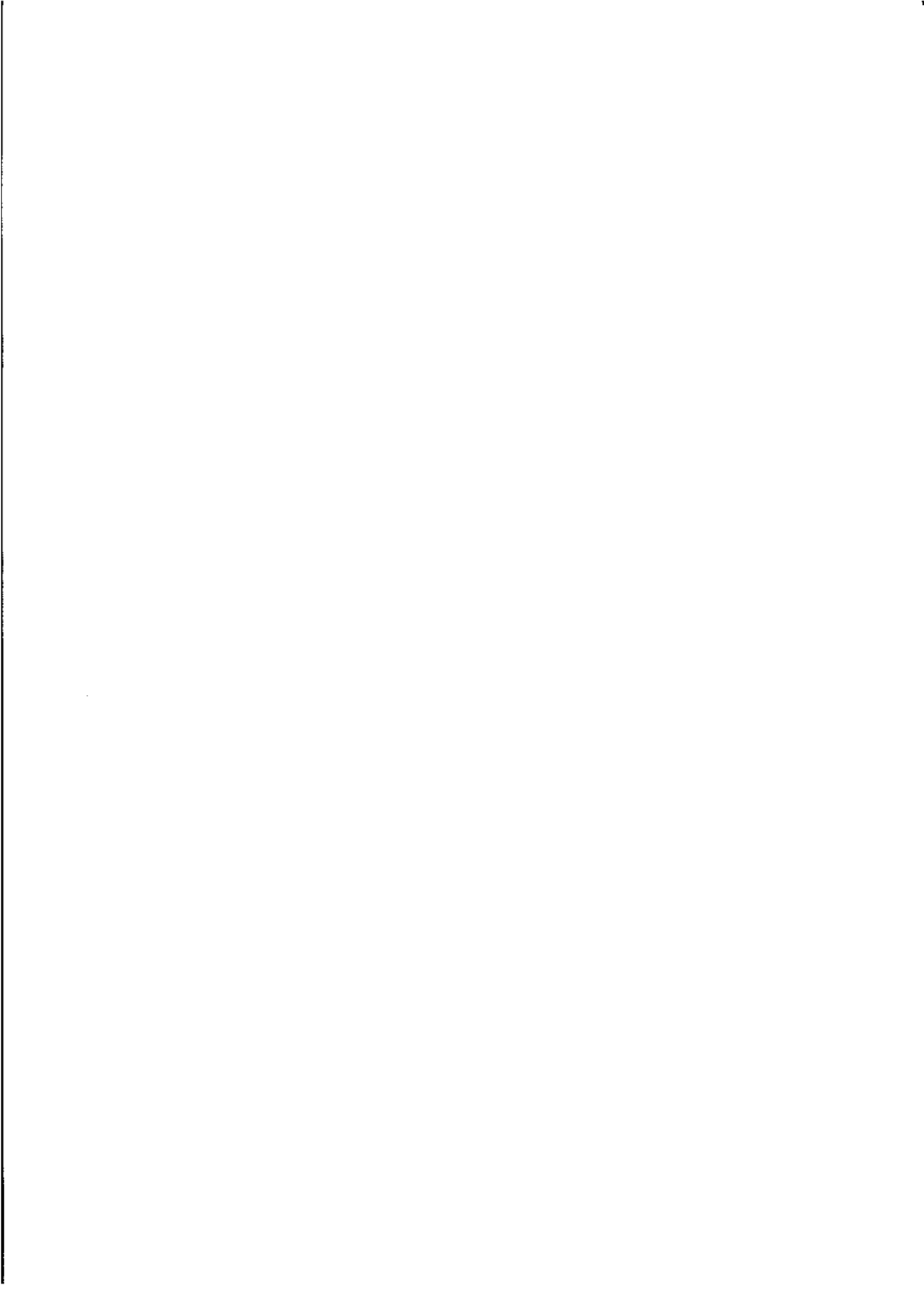




March 1995
Building Approvals
Queensland

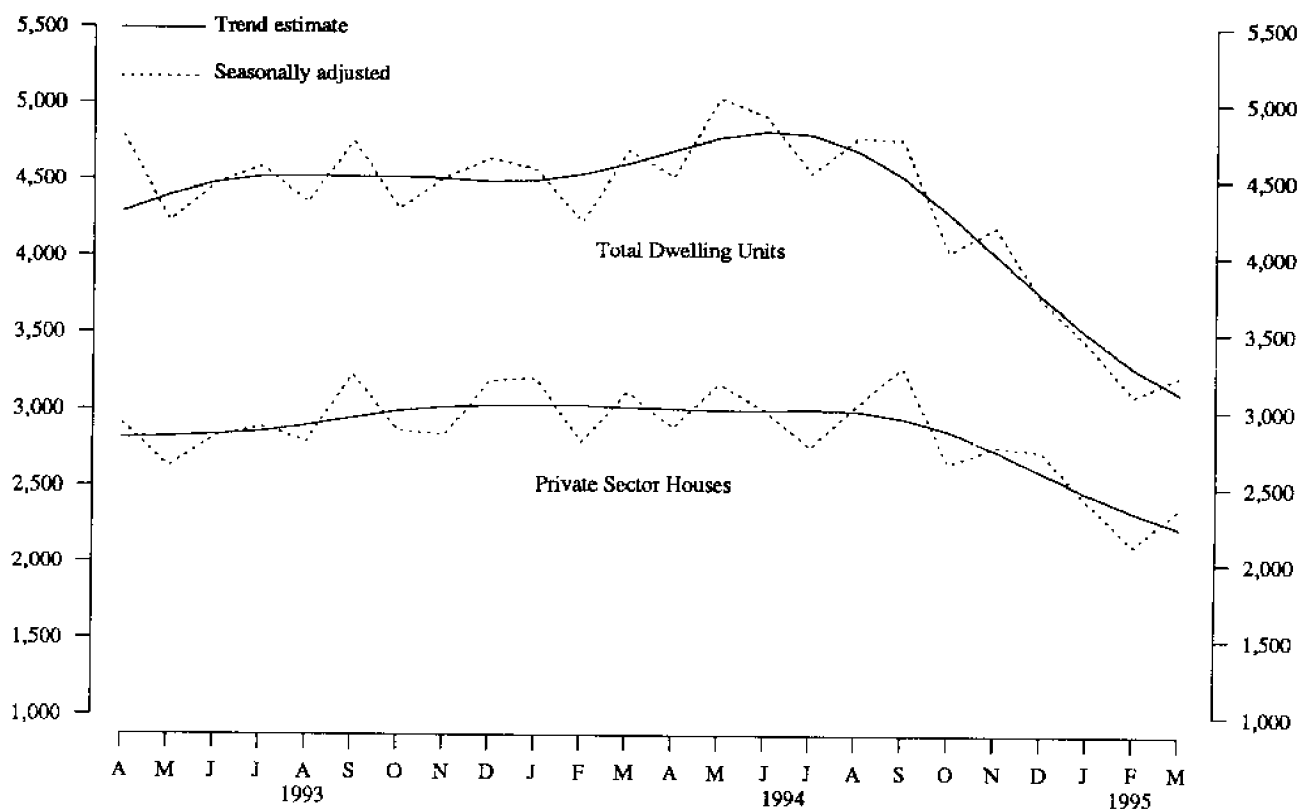
Catalogue No. 8731.3





BUILDING APPROVALS, QUEENSLAND, MARCH 1995

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND



313 Adelaide Street
BRISBANE Q 4000
9 May 1995

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INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.
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MAIN FEATURES

Residential building

- The trend estimate series for total dwelling units approved in Queensland continued its downward path in March 1995. The March figure decreased by 5.1 per cent from the revised February estimate.
- The trend estimate series for private sector houses for March 1995 recorded a decline of 4.3 per cent from the revised February estimate.
- Seasonally adjusted, the number of dwelling units approved in March 1995 was up 4.1 per cent from February 1995. Approvals for private sector houses in March 1995 were up 11.7 per cent from February 1995.
- In original figures, the number of dwelling units approved in March 1995 was 3,551. In the private sector there were 2,424 houses and 803 other residential buildings approved in March 1995.

Non-residential building

- The value of non-residential building approved during the 3 months ended March 1995 was 1.7 per cent lower than for the 3 months ended December 1994.

Total building

- The value of all building approved in the 3 months ended March 1995 was 12.4 per cent lower than for the 3 months ended December 1994.

BUILDING APPROVALS

Period	<i>Dwelling units in new residential buildings</i>			Total building
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>March</i>				
1994	5,072	4,699	4,608	632.0
1995	3,551	3,225	3,116	510.3
<i>Three months ended—</i>				
March 1994	12,613	13,491	13,648	1,456.1
December 1994	11,838	11,960	12,060	1,544.5
March 1995	9,264	9,762	9,901	1,353.7

NOTES

This publication contains detailed results for March 1995 from the monthly building approvals collection.

Trend estimates for the most recent months are provisional and are revised as data for additional months become available. Readers are referred to 'Reliability of Contemporary Trend Estimates' on page 3 for assistance with interpreting selected trend estimates.

Explanatory Notes are located at the back of this publication.

The publication *Building Approvals, Australia* (8731.0) has recently been redesigned. Some tables now include the number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units); this was previously shown as a footnote. This change is now reflected in this current State publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months October 1994 to March 1995.

Analysis of building approvals series has shown that the original series 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 32 to 34 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 1995) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 7 per cent in April 1995 the trend estimate for that month would be 2,331, a movement of -0.1 per cent. The movements in the trend estimates for January, February and March 1995 currently estimated to be -5.4 per cent, -5.1 per cent and -4.3 per cent, respectively, would be revised to -4.8 per cent, -3.5 per cent and -2.3 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in April 1995 would produce a trend estimate for April of 2,199, a movement of -2.2 per cent, with the movements in the trend estimates for January, February and March being revised to -5.5 per cent, -4.8 per cent and -4.1 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 7% on March 1995		is down 7% on March 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
<i>1994—</i>						
October	2,871	-2.9	2,867	-3.0	2,873	-2.8
November	2,748	-4.3	2,739	-4.5	2,750	-4.3
December	2,605	-5.2	2,600	-5.1	2,606	-5.2
<i>1995—</i>						
January	2,463	-5.4	2,476	-4.8	2,461	-5.5
February	2,339	-5.1	2,389	-3.5	2,343	-4.8
March	2,237	-4.3	2,335	-2.3	2,247	-4.1
April	n.y.a	n.y.a	2,331	-0.1	2,199	-2.2

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 7% on March 1995		is down 7% on March 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
<i>1994—</i>						
October	4,286	-5.2	4,281	-5.3	4,289	-5.1
November	4,021	-6.2	4,007	-6.4	4,022	-6.2
December	3,753	-6.7	3,746	-6.5	3,754	-6.7
<i>1995—</i>						
January	3,502	-6.7	3,521	-6.0	3,501	-6.7
February	3,283	-6.3	3,354	-4.8	3,287	-6.1
March	3,116	-5.1	3,238	-3.5	3,112	-5.3
April	n.y.a	n.y.a	3,190	-1.5	3,000	-3.6

TABLE 1 — NUMBER OF 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										
1991-92	12,563	335	12,898	3,885	769	4,654	72	16,520	1,104	17,624
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1993-94 July-March	10,712	214	10,926	5,115	255	5,370	123	15,950	469	16,419
1994-95 July-March	9,942	127	10,069	4,335	416	4,751	64	14,341	543	14,884
<i>1994—</i>										
January	870	14	884	473	2	475	4	1,347	16	1,363
February	1,036	12	1,048	583	22	605	7	1,626	34	1,660
March	1,367	14	1,381	555	6	561	38	1,960	20	1,980
April	1,024	15	1,039	577	22	599	—	1,601	37	1,638
May	1,506	48	1,554	556	73	629	4	2,066	121	2,187
June	1,229	25	1,254	342	158	500	4	1,575	183	1,758
July	1,190	9	1,199	688	12	700	10	1,888	21	1,909
August	1,443	7	1,450	904	103	1,007	4	2,351	110	2,461
September	1,366	9	1,375	517	27	544	4	1,887	36	1,923
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
<i>1995—</i>										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
QUEENSLAND										
1991-92	30,135	895	31,030	9,361	1,480	10,841	194	39,690	2,375	42,065
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1993-94 July-March	26,858	375	27,233	12,470	495	12,965	218	39,543	873	40,416
1994-95 July-March	24,225	356	24,581	10,519	730	11,249	151	34,894	1,087	35,981
<i>1994—</i>										
January	2,479	41	2,520	1,034	11	1,045	7	3,520	52	3,572
February	2,542	25	2,567	1,346	40	1,386	16	3,904	65	3,969
March	3,330	35	3,365	1,598	54	1,652	55	4,983	89	5,072
April	2,569	86	2,655	1,322	44	1,366	11	3,901	131	4,032
May	3,543	67	3,610	1,827	154	1,981	17	5,387	221	5,608
June	3,009	84	3,093	1,574	450	2,024	19	4,596	540	5,136
July	2,967	15	2,982	1,496	12	1,508	29	4,492	27	4,519
August	3,396	14	3,410	1,824	103	1,927	15	5,235	117	5,352
September	3,346	29	3,375	1,516	95	1,611	22	4,884	124	5,008
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
<i>1995—</i>										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551

(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														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1993-94														
July-March	987.9	18.9	1,006.8	348.6	15.5	364.0	1,336.4	34.4	1,370.8	95.9	647.4	887.0	2,079.7	2,353.7
1994-95														
July-March	936.1	11.1	947.1	347.1	49.5	396.6	1,283.1	60.6	1,343.7	98.7	476.1	627.9	1,857.8	2,070.3
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1993-94														
July-March	2,372.5	32.9	2,405.4	921.3	29.9	951.3	3,293.9	62.8	3,356.7	172.7	1,067.0	1,391.2	4,533.4	4,920.6
1994-95														
July-March	2,260.3	33.1	2,293.4	787.6	70.4	858.0	3,047.8	103.6	3,151.4	182.3	1,031.4	1,342.2	4,261.3	4,675.9
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995—														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	109.0	153.3	391.0	445.5
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—</i>								
January	3,211	3,038	3,271	3,084	4,581	4,426	4,564	4,499
February	2,793	3,038	2,802	3,083	4,093	4,425	4,228	4,541
March	3,119	3,025	3,141	3,069	4,614	4,443	4,699	4,608
April	2,894	3,013	2,984	3,058	4,239	4,495	4,525	4,699
May	3,176	3,005	3,224	3,055	4,690	4,560	5,042	4,777
June	3,008	3,007	3,037	3,058	4,834	4,628	4,921	4,821
July	2,766	3,012	2,831	3,058	4,289	4,657	4,550	4,800
August	3,035	3,001	3,070	3,040	4,754	4,605	4,777	4,699
September r	3,285	2,955	3,334	2,987	4,780	4,447	4,762	4,522
October r	2,660	2,871	2,686	2,901	4,003	4,198	4,037	4,286
November r	2,769	2,748	2,744	2,784	4,007	3,897	4,197	4,021
December r	2,738	2,605	2,820	2,651	3,566	3,598	3,726	3,753
<i>1995—</i>								
January r	2,410	2,463	2,498	2,523	3,153	3,328	3,438	3,502
February r	2,119	2,339	2,145	2,413	2,937	3,102	3,099	3,283
March	2,366	2,237	2,493	2,325	3,158	2,940	3,225	3,116

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 32 to 34 of the Explanatory Notes.

TABLE 4 — VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), QUEENSLAND (\$ 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							
1991-92	2,358.5	2,416.9	706.8	3,123.7	193.0	1,121.4	1,590.3	4,302.6	4,907.1
1992-93	2,583.8	2,636.2	984.9	3,621.1	194.4	966.4	1,419.0	4,664.7	5,234.5
1993-94	2,869.5	2,917.2	1,377.3	4,294.6	205.5	1,360.7	1,777.4	5,747.7	6,277.5
<i>1993—</i>									
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.5
Dec. qtr	703.2	716.5	311.3	1,027.8	52.0	298.4	539.1	1,361.1	1,618.9
<i>1994—</i>									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.8	272.1	304.6	1,342.8	1,387.3
June qtr	740.3	758.5	394.6	1,153.1	50.5	282.0	371.1	1,424.8	1,574.7
Sept. qtr	799.0	803.6	415.3	1,218.9	58.4	319.7	396.9	1,559.0	1,674.2
Dec. qtr	665.3	670.7	243.1	913.7	57.6	335.1	473.4	1,291.9	1,444.7

(a) See paragraphs 20 to 25 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, QUEENSLAND
(\$ million)

Class of building	1992-93	1993-94	July-March		1995		
			1993-94	1994-95	January	February	March
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	2,372.5	2,260.3	190.4	185.1	229.3
New other residential buildings	869.6	1,264.1	921.3	787.6	50.2	80.3	55.9
Total new residential building	3,700.1	4,464.3	3,293.9	3,047.8	240.6	265.4	285.2
Alterations and additions to residential buildings	212.7	228.1	172.6	182.0	14.7	16.7	19.7
Hotels, etc.	37.3	302.1	281.6	59.4	1.4	20.1	4.0
Shops	314.0	332.1	254.9	392.6	63.6	22.3	69.6
Factories	87.7	109.8	78.5	75.6	4.2	8.3	7.9
Offices	89.4	160.9	122.0	117.6	4.9	11.0	19.7
Other business premises	170.6	153.0	102.3	168.6	13.1	18.6	27.2
Educational	44.9	66.4	56.3	51.7	4.1	3.1	7.4
Religious	17.0	14.3	10.4	10.2	0.6	1.4	2.9
Health	49.9	59.7	44.9	44.6	2.8	3.7	5.8
Entertainment and recreational	48.8	78.1	55.9	72.5	10.5	14.0	9.4
Miscellaneous	82.1	72.0	60.3	38.6	2.2	6.3	4.0
Total non-residential building	941.8	1,348.4	1,067.0	1,031.4	107.3	109.0	157.8
Total	4,854.6	6,040.9	4,533.4	4,261.3	362.6	391.0	462.7
PUBLIC SECTOR							
New houses	57.8	53.3	32.9	33.1	5.9	5.0	11.0
New other residential buildings	71.6	73.4	29.9	70.4	3.3	5.0	12.9
Total new residential building	129.4	126.7	62.8	103.6	9.1	10.0	23.9
Alterations and additions to residential buildings	0.2	1.1	0.2	0.3	—	0.1	—
Hotels, etc.	—	2.3	2.3	1.7	—	1.7	—
Shops	1.6	3.3	2.7	7.2	0.9	0.1	0.2
Factories	5.7	4.2	2.4	2.7	—	—	1.5
Offices	102.5	34.8	23.5	37.5	0.1	4.6	12.3
Other business premises	31.1	186.5	181.2	15.4	0.4	1.5	0.9
Educational	115.6	97.8	82.0	165.4	5.6	10.7	6.9
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	5.8	26.2	—	23.7	—
Entertainment and recreational	153.4	19.6	15.1	14.4	10.9	0.2	0.3
Miscellaneous	19.7	22.6	9.3	40.2	8.3	1.9	1.7
Total non-residential building	442.2	413.1	324.2	310.8	26.2	44.3	23.7
Total	571.8	540.9	387.2	414.6	35.3	54.5	47.6
TOTAL							
New houses	2,888.3	3,253.5	2,405.4	2,293.4	196.2	190.1	240.3
New other residential buildings	941.2	1,337.5	951.3	858.0	53.5	85.4	68.8
Total new residential building	3,829.6	4,591.0	3,356.7	3,151.4	249.7	275.4	309.1
Alterations and additions to residential buildings	212.9	229.2	172.7	182.3	14.7	16.8	19.7
Hotels, etc.	37.3	304.4	283.9	61.1	1.4	21.8	4.0
Shops	315.6	335.4	257.6	399.9	64.5	22.5	69.8
Factories	93.4	114.0	80.9	78.3	4.2	8.3	9.4
Offices	191.9	195.7	145.5	155.1	5.0	15.7	31.9
Other business premises	201.7	339.5	283.5	184.1	13.4	20.1	28.1
Educational	160.5	164.2	138.3	217.2	9.7	13.8	14.2
Religious	17.0	14.3	10.4	10.2	0.6	1.4	2.9
Health	62.4	101.7	50.6	70.7	2.8	27.4	5.8
Entertainment and recreational	202.2	97.7	71.0	86.9	21.4	14.2	9.7
Miscellaneous	101.9	94.6	69.6	78.8	10.5	8.3	5.7
Total non-residential building	1,383.9	1,761.6	1,391.2	1,342.2	133.4	153.3	181.5
Total	5,426.3	6,581.8	4,920.6	4,675.9	397.9	445.5	510.3

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

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.												
1995 — January	7	0.7	2	0.7	—	—	—	—	—	—	9	1.4
February	1	0.1	3	0.8	1	0.6	3	7.9	1	12.5	9	21.8
March	4	0.4	1	0.4	3	1.9	1	1.3	—	—	9	4.0
SHOPS												
1995 — January	36	3.7	16	4.8	9	6.2	5	12.4	2	37.4	68	64.5
February	46	4.7	15	4.2	4	2.2	6	11.3	—	—	71	22.5
March	54	5.6	21	6.0	8	5.3	5	7.9	1	45.0	89	69.8
FACTORIES												
1995 — January	9	1.2	4	1.3	3	1.8	—	—	—	—	16	4.2
February	16	1.6	5	1.3	4	3.3	2	2.1	—	—	27	8.3
March	10	0.9	14	4.4	3	2.0	2	2.1	—	—	29	9.4
OFFICES												
1995 — January	13	1.5	10	3.0	1	0.5	—	—	—	—	24	5.0
February	25	2.1	12	3.8	6	4.1	3	5.7	—	—	46	15.7
March	19	1.7	19	6.5	6	3.7	6	15.1	1	5.0	51	31.9
OTHER BUSINESS PREMISES												
1995 — January	28	3.1	14	3.8	6	3.7	2	2.8	—	—	50	13.4
February	30	3.5	13	3.6	6	4.4	6	8.6	—	—	55	20.1
March	42	4.9	23	6.6	8	5.5	5	11.1	—	—	78	28.1
EDUCATIONAL												
1995 — January	18	2.4	14	3.6	1	0.6	2	3.1	—	—	35	9.7
February	4	0.6	10	2.9	3	2.6	3	7.7	—	—	20	13.8
March	16	2.0	14	3.8	1	0.6	5	7.8	—	—	36	14.2
RELIGIOUS												
1995 — January	4	0.4	1	0.2	—	—	—	—	—	—	5	0.6
February	1	0.1	1	0.3	—	—	1	1.0	—	—	3	1.4
March	1	0.1	—	—	2	1.5	1	1.3	—	—	4	2.9
HEALTH												
1995 — January	1	0.1	1	0.2	1	0.5	1	2.0	—	—	4	2.8
February	4	0.4	4	1.5	2	1.1	1	1.0	1	23.4	12	27.4
March	4	0.5	1	0.3	—	—	—	—	1	5.0	6	5.8
ENTERTAINMENT AND RECREATIONAL												
1995 — January	10	1.3	7	2.3	2	1.3	5	10.3	1	6.3	25	21.4
February	11	1.0	8	2.3	2	1.2	5	9.6	—	—	26	14.2
March	6	0.5	7	2.0	—	—	1	2.2	1	5.0	15	9.7
MISCELLANEOUS												
1995 — January	12	1.4	4	1.2	—	—	—	—	1	7.9	17	10.5
February	6	0.5	5	1.8	—	—	3	6.0	—	—	14	8.3
March	10	1.1	5	1.4	2	1.4	1	1.8	—	—	18	5.7
TOTAL NON-RESIDENTIAL BUILDING												
1995 — January	138	15.7	73	21.0	23	14.5	15	30.6	4	51.6	253	133.4
February	144	14.5	76	22.5	28	19.6	33	60.9	2	35.9	283	153.3
March	166	17.6	105	31.4	33	21.8	27	50.6	4	60.0	335	181.5

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, MARCH 1995

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	1,107	53	170	223	62	65	23	150	373	1,480
Moreton	601	49	275	324	36	66	16	118	442	1,043
Wide Bay-Burnett	202	46	2	48	—	—	—	—	48	250
Darling Downs	104	4	6	10	30	—	—	30	40	144
South West	8	—	—	—	4	—	—	4	4	12
Fitzroy	101	4	—	4	3	—	—	3	7	108
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	95	11	—	11	6	—	—	6	17	112
Northern	146	14	—	14	9	—	—	9	23	169
Far North	172	12	2	14	22	—	—	22	36	208
North West	6	—	—	—	—	—	—	—	—	6
Queensland	2,544	193	455	648	172	131	39	342	990	3,534
VALUE (\$'000)										
Brisbane	102,118	3,333	8,785	12,118	3,981	7,647	408	12,036	24,154	126,272
Moreton	63,396	3,465	21,031	24,496	2,339	4,424	1,169	7,932	32,428	95,824
Wide Bay-Burnett	16,398	2,680	84	2,764	—	—	—	—	2,764	19,162
Darling Downs	9,798	364	550	914	2,192	—	—	2,192	3,106	12,904
South West	621	—	—	—	371	—	—	371	371	992
Fitzroy	9,129	347	—	347	199	—	—	199	546	9,674
Central West	179	—	—	—	—	—	—	—	—	179
Mackay	8,791	595	—	595	369	—	—	369	964	9,755
Northern	14,346	947	—	947	1,262	—	—	1,262	2,209	16,555
Far North	14,988	924	106	1,030	1,240	—	—	1,240	2,270	17,258
North West	534	—	—	—	—	—	—	—	—	534
Queensland	240,297	12,656	30,556	43,212	11,954	12,071	1,577	25,601	68,813	309,110

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993-94						
July-March	1,323	21,710	2,427	1,126	653	27,233
1994-95						
July-March	1,825	19,080	2,127	984	565	24,581
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544

(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, QUEENSLAND, MARCH 1995

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	1,107	102,118	373	24,154	1,480	126,272	9,825	62,034	198,132
Moreton	601	63,396	442	32,428	1,043	95,824	3,332	22,137	121,293
Wide Bay-Burnett	202	16,398	48	2,764	250	19,162	898	10,560	30,620
Darling Downs	104	9,798	40	3,106	144	12,904	878	48,437	62,219
South West	8	621	4	371	12	992	56	712	1,760
Fitzroy	101	9,129	7	546	108	9,674	612	11,998	22,285
Central West	2	179	—	—	2	179	—	588	766
Mackay	95	8,791	17	964	112	9,755	825	2,382	12,962
Northern	146	14,346	23	2,209	169	16,555	1,903	13,332	31,791
Far North	172	14,988	36	2,270	208	17,258	1,364	8,795	27,417
North West	6	534	—	—	6	534	35	489	1,058
Queensland	2,544	240,297	990	68,813	3,534	309,110	19,728	181,465	510,304
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	264	30,272	341	25,388	605	55,660	1,506	7,098	64,264
Sunshine Coast	190	20,196	90	6,395	280	26,591	919	13,306	40,816
Bundaberg (c)	48	3,953	2	80	50	4,033	250	2,739	7,022
Gladstone	20	1,779	3	199	23	1,977	52	—	2,029
Rockhampton	20	1,863	—	—	20	1,863	231	9,882	11,976
Mackay	47	4,475	9	460	56	4,935	340	338	5,614
Townsville (c)	104	10,809	23	2,209	127	13,018	1,076	11,772	25,866
Caïms	95	8,146	26	1,452	121	9,598	820	5,615	16,033

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 31 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MARCH 1995

Local government area	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)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (b)									
Albert (S)	229	25,089	239	18,913	468	44,002	1,011	5,280	50,292
Beaudesert (S)	50	4,668	—	—	50	4,668	246	184	5,098
Boonah (S)	6	584	—	—	6	584	11	—	595
Brisbane (C)	390	38,940	319	20,661	709	59,601	7,083	43,047	109,732
Caboolture (S)	160	13,069	26	1,487	186	14,556	436	2,526	17,517
Caloundra (C)	56	5,043	22	1,654	78	6,697	369	5,683	12,749
Esk (S)	6	594	—	—	6	594	96	—	689
Gatton (S)	5	456	—	—	5	456	192	—	648
Gold Coast (C)	101	10,536	102	6,475	203	17,011	586	3,431	21,027
Ipswich (C)	23	1,681	6	437	29	2,119	265	755	3,140
Kilcoy (S)	5	388	—	—	5	388	44	—	432
Laidley (S)	21	1,465	—	—	21	1,465	132	—	1,597
Logan (C)	94	8,543	—	—	94	8,543	560	2,442	11,545
Maroochy (S)	125	13,080	75	4,986	200	18,066	500	6,554	25,120
Moreton (S)	90	7,337	—	—	90	7,337	181	4,546	12,063
Noosa (S)	69	7,577	4	400	73	7,977	321	2,399	10,696
Pine Rivers (S)	123	11,819	—	—	123	11,819	307	1,167	13,293
Redcliffe (C)	13	1,321	16	1,197	29	2,518	359	1,174	4,052
Redland (S)	142	13,324	6	372	148	13,696	460	4,984	19,140
Brisbane and Moreton (SDs)	1,708	165,514	815	56,583	2,523	222,096	13,157	84,172	319,425
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	32	2,452	2	80	34	2,532	148	2,631	5,311
Burnett (S)	33	2,883	—	—	33	2,883	171	301	3,355
Cooloolah (S)	33	2,558	—	—	33	2,558	56	934	3,548
Gayndah (S)	1	225	—	—	1	225	20	—	245
Hervey Bay (C)	56	4,612	36	1,900	92	6,512	124	4,160	10,796
Isis (S)	3	214	—	—	3	214	26	—	240
Kingaroy (S)	5	483	—	—	5	483	104	560	1,147
Kolan (S)	6	444	—	—	6	444	—	—	444
Maryborough (C)	18	1,569	8	700	26	2,269	170	1,139	3,578
Miriam Vale (S)	6	458	2	84	8	542	57	—	599
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	7	361	—	—	7	361	11	—	372
Other areas	2	138	—	—	2	138	13	835	986
Wide Bay-Burnett (SD)	202	16,398	48	2,764	250	19,162	898	10,560	30,620

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MARCH 1995—continued

Local government area	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)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	7	626	—	—	7	626	—	—	626
Chinchilla (S)	4	421	—	—	4	421	—	—	421
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	10	1,046	—	—	10	1,046	—	—	1,046
Dalby (T)	5	401	—	—	5	401	75	—	476
Goondiwindi (T)	3	467	4	252	7	719	20	—	739
Jondaryan (S)	6	614	—	—	6	614	42	200	856
Millmerran (S)	1	40	—	—	1	40	—	—	40
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	5	372	—	—	5	372	—	—	372
Stanthorpe (S)	3	201	—	—	3	201	41	350	592
Tara (S)	1	210	—	—	1	210	—	160	370
Toowoomba (C)	52	4,755	36	2,855	88	7,610	635	47,640	55,885
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	7	645	—	—	7	645	65	86	796
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	104	9,798	40	3,106	144	12,904	878	48,437	62,219
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	5	426	4	371	9	797	24	—	820
Roma (T)	3	195	—	—	3	195	21	400	616
Other areas	—	—	—	—	—	—	12	312	324
South West (SD)	8	621	4	371	12	992	56	712	1,760
FITZROY STATISTICAL DIVISION									
Banana (S)	6	465	—	—	6	465	27	750	1,241
Calliope (S)	14	1,143	—	—	14	1,143	—	—	1,143
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	15	1,702	2	116	17	1,818	52	1,177	3,047
Fitzroy (S)	6	413	—	—	6	413	30	—	443
Gladstone (C)	8	747	3	199	11	946	52	—	998
Livingstone (S)	35	3,032	2	231	37	3,264	196	190	3,649
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	17	1,626	—	—	17	1,626	231	9,882	11,739
Other areas	—	—	—	—	—	—	25	—	25
Fitzroy (SD)	101	9,129	7	546	108	9,674	612	11,998	22,285
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	588	588
Other areas	2	179	—	—	2	179	—	—	179
Central West (SD)	2	179	—	—	2	179	—	588	766

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MARCH 1995—continued

Local government area	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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	465	465
Broadsound (S)	2	157	—	—	2	157	42	248	448
Mackay (C)	62	5,684	9	460	71	6,144	617	389	7,150
Sarina (S)	11	888	—	—	11	888	52	270	1,210
Whitsunday (S)	16	1,683	8	504	24	2,187	28	1,010	3,225
Other areas	4	379	—	—	4	379	86	—	465
Mackay (SD)	95	8,791	17	964	112	9,755	825	2,382	12,962
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	142	—	—	1	142	—	110	252
Burdekin (S)	6	520	—	—	6	520	269	331	1,119
Charters Towers (C)	5	304	—	—	5	304	78	954	1,335
Dalrymple (S)	7	655	—	—	7	655	25	—	680
Hinchinbrook (S)	7	602	—	—	7	602	325	166	1,093
Thuringowa (C)	79	7,954	2	81	81	8,035	404	172	8,611
Townsville (C)	41	4,169	21	2,128	62	6,298	803	11,600	18,700
Northern (SD)	146	14,346	23	2,209	169	16,555	1,903	13,332	31,791
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	10	792	2	130	12	922	95	445	1,462
Cairns (C)	8	1,054	8	320	16	1,374	343	5,375	7,092
Cardwell (S)	8	939	2	109	10	1,048	88	300	1,436
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	20	2,021	—	—	20	2,021	—	1,995	4,016
Eacham (S)	1	98	4	339	5	437	—	112	549
Johnstone (S)	15	1,488	—	—	15	1,488	137	155	1,779
Mareeba (S)	7	448	—	—	7	448	—	173	621
Mulgrave (S)	96	7,661	18	1,132	114	8,793	508	240	9,542
Torres (S)	1	100	2	240	3	340	121	—	461
Other areas	6	386	—	—	6	386	71	—	458
Far North (SD)	172	14,988	36	2,270	208	17,258	1,364	8,795	27,417
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	2	248	—	—	2	248	—	—	248
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	2	115	—	—	2	115	35	489	639
Other areas	2	171	—	—	2	171	—	—	171
North West (SD)	6	534	—	—	6	534	35	489	1,058
QUEENSLAND									
Queensland	2,544	240,297	990	68,813	3,534	309,110	19,728	181,465	510,304

(a) Excluding Conversions, etc. (b) See paragraph 27 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building approvals reported by approving authorities in each legal local government area.

2. Care should be taken with the interpretation of the significance of changes in the level of building approvals between individual months. Variations can be due not only to changes in economic conditions but also to fluctuations arising from the inclusion of large-scale projects and by the administrative arrangements of local government and semi-government authorities.

Scope and coverage

3. The statistics relate to building activity, which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

4. 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.

5. Statistics of building work approved are compiled from: (a) permits issued by local government authorities in areas subject to building control by those authorities and (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities. Major building activity which is not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

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 and
- (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 the design of a building, 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, 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 building' 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' as follows:

- (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 caretakers' 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. town houses, duplexes, apartment buildings, etc.).

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

11. In addition, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, now 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. *Values* 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 and often do differ significantly from the completed value of the building.

EXPLANATORY NOTES — *continued*Definitions — *continued*

14. The *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 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. 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' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

16. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification* (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

17. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

18. In particular, for Building Approvals, the DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey or
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys or
 - four or more storeys.

19. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification* (1296.0).

Estimates at constant prices

20. The base year of constant price estimates of building approvals in this publication is 1989–90.

21. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

22. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates From 1984–85 to 1989–90* (5227.0) released on 10 December 1992.

23. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in original terms for Queensland in Table 4. (Note that monthly value data at constant prices are not available.)

24. 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 in this publication are derived from the same price data underlying the deflators compiled for dwellings and non-dwelling construction components of the national accounts aggregate 'gross fixed capital expenditure'.

25. 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 Section 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

26. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.4.

27. The legal 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 legal local government areas cross the contiguous boundary of these two statistical divisions.

28. *Legal 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).

29. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic

EXPLANATORY NOTES — *continued***Australian Standard Geographical Classification —
*continued***

units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

30. *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 as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

31. From July 1994 the statistics reflect the changes made to the ASGC spatial units.

- (a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
- (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
- (c) (i) Burnett (S) has been formed by the amalgamation of Gooburrum (S) and Woongarra (S).
(ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).
- (d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).
- (e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.
- (f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.
- (g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple (S) to Thuringowa (C); part of Thuringowa (C) to Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).
- (h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. For further details, inquiries should be made to the contact shown at the front of this publication.

Seasonal adjustment

32. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

33. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, 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.

34. For more information on seasonal adjustment of this series, users should refer to the ABS publications *Building Approvals* (8731.0) and *Seasonally Adjusted Indicators* (1308.0).

Related publications

35. Users may also wish to refer to the following publications which are available on request:

Dwelling Unit Commencements Reported by Approving Authorities (8741.3) — Monthly (\$11.00)
Building Activity (8752.3) — Quarterly (\$12.00)

36. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (1101.0). The ABS also issues the *Publications Advice* (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the *Catalogue* and the *Publications Advice* are available from any ABS office.

Unpublished statistics

37. As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquiries should be made to the contact shown at the front of this publication.

Symbols and other usages

n.y.a. not yet available
r figure or series revised since previous issue
— nil or rounded to zero (including null cells)

38. Where figures have been rounded, discrepancies may occur between totals and sums of the component items.



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