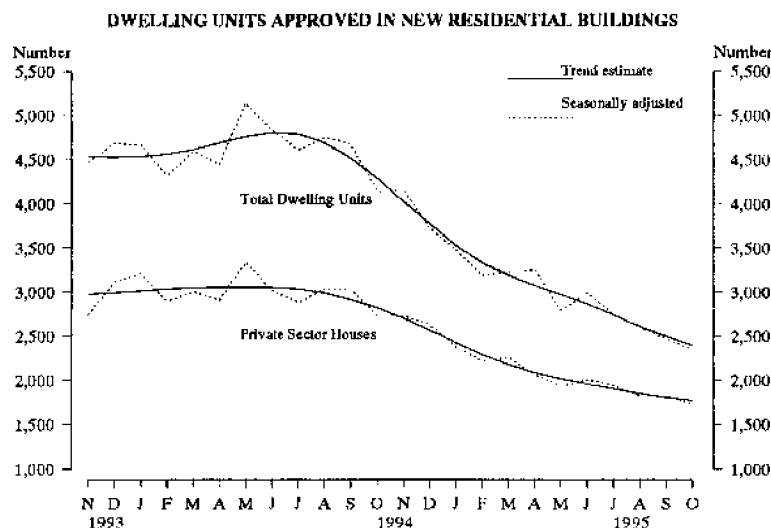


BUILDING APPROVALS, QUEENSLAND, OCTOBER 1995

SUMMARY OF FINDINGS



Dwelling units

- The trend estimate for private sector houses approved in October was 1,765, a decrease of 1.9% on the September 1995 figure. In order for this trend to flatten out there will need to be an increase of almost 14% next month in the seasonally adjusted estimate.
- The trend estimate of the total number of dwelling units approved in October 1995 was 2,398, a fall of 3.9% on last month and 44.0% lower than October 1994 (4,281). There needs to be an increase next month of more than 19% in the seasonally adjusted estimate of total dwelling units for this trend to reverse direction.
- In original (unadjusted) terms the total number of dwelling units approved in Queensland was 2,502, a slight drop on September 1995 (2,525) and 40.3% lower than October 1994 (4,192). Of the total 1,998 were new private sector houses.
- In October 1995 there were 1,369 new houses and 304 other residential buildings approved within the Brisbane and Moreton Statistical Divisions.
- In the four months ended October 1995 there were 10,635 dwelling units approved in Queensland, 44.2% fewer than for the same period last year (19,071).

Value of residential building

- In October 1995 the value of new residential building approved was \$228.8 million, a decrease of 6.4% on last month.

- Expressed as average 1989-90 prices, the value of new residential building work for the September quarter 1995 was \$672.9 million, a fall of 12.7% on the June quarter and a 44.8% decrease on the September quarter 1994.

Value of non-residential building

- The value of non-residential projects approved in Queensland for October 1995 was \$188.2 million. There were six projects valued at more than \$5 million and 23 projects in the \$1 million to \$5 million category. Of the total, other business premises accounted for \$48.1 million and shops \$47.3 million.
- The value of non-residential work, when expressed as average 1989-90 prices was \$641.0 million for the September quarter 1995.

Value of total building

- The value of total building approved in October 1995 was \$440.9 million. The value for alterations and additions was \$23.9 million.
- When expressed as average 1989-90 prices the value of total building work approved for the September quarter 1995 was \$1,378.1 million, a 10.3% decrease on the June quarter.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May 1995 to October 1995.

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 (November 1995) 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 November 1995, the trend estimate for that month would be 1,767, a movement of -1.1%. The movements in the trend estimates for August, September and October which are currently estimated to be -2.8%, -2.7% and -1.9% respectively, would be revised to -2.4%, -2.1% and -1.6%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in November 1995 would produce a trend estimate for November of 1,684, a movement of -2.8%, with the movements in the trend estimates for August, September and October being revised to -3.1%, -3.2% and -3.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 6% on October 1995		is down 6% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	2,016	-3.5	2,011	-3.7	2,015	-3.5
June	1,959	-2.8	1,953	-2.9	1,959	-2.8
July	1,904	-2.8	1,902	-2.6	1,905	-2.8
August	1,850	-2.8	1,856	-2.4	1,847	-3.1
September	1,800	-2.7	1,817	-2.1	1,788	-3.2
October	1,765	-1.9	1,787	-1.6	1,732	-3.1
November	n.y.a.	n.y.a.	1,767	-1.1	1,684	-2.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 7% on October 1995		is down 7% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	2,973	-3.4	2,967	-3.5	2,973	-3.4
June	2,864	-3.7	2,857	-3.7	2,867	-3.6
July	2,739	-4.4	2,736	-4.2	2,742	-4.4
August	2,613	-4.6	2,620	-4.3	2,606	-4.9
September	2,496	-4.5	2,521	-3.8	2,476	-5.0
October	2,398	-3.9	2,441	-3.2	2,356	-4.8
November	n.y.a.	n.y.a.	2,397	-1.8	2,269	-3.7

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										
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
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1994-95 July-October	5,166	33	5,199	2,405	216	2,621	22	7,593	249	7,842
1995-96 July-October	3,450	40	3,490	897	43	940	78	4,425	83	4,508
<i>1994</i>										
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
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	—	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
QUEENSLAND										
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
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1994-95 July-October	12,626	72	12,698	5,959	337	6,296	77	18,662	409	19,071
1995-96 July-October	7,964	87	8,051	2,209	231	2,440	144	10,317	318	10,635
<i>1994—</i>										
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
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502

(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														
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
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
1994-95														
July-October	485.0	2.9	488.0	197.8	36.1	234.0	682.8	39.1	721.9	47.4	289.2	347.9	1,019.4	1,117.3
1995-96														
July-October	332.6	3.5	336.1	67.6	3.3	70.8	400.2	6.7	406.9	55.0	238.3	284.3	693.5	746.3
1994—														
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
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
QUEENSLAND														
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
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
1994-95														
July-October	1,171.7	6.3	1,178.0	449.1	43.7	492.8	1,620.8	50.0	1,670.8	88.7	470.3	611.5	2,179.6	2,371.0
1995-96														
July-October	763.9	9.1	773.0	189.8	16.2	206.1	953.7	25.3	979.0	97.7	619.0	849.7	1,670.0	1,926.4
1994—														
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	96.5	140.8	378.5	433.0
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
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9

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
	1994 -							
August	3,034	2,990	3,056	3,018	4,656	4,521	4,749	4,688
September	3,037	2,915	3,091	2,939	4,485	4,363	4,669	4,513
October	2,727	2,818	2,732	2,847	3,999	4,140	4,138	4,281
November	2,731	2,703	2,764	2,743	4,042	3,880	4,161	4,024
December	2,629	2,572	2,666	2,623	3,564	3,614	3,717	3,768
1995—								
January	2,385	2,427	2,480	2,484	3,241	3,367	3,477	3,529
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April r	2,066	2,088	2,075	2,148	2,985	2,937	3,253	3,076
May r	1,936	2,016	2,000	2,069	2,724	2,854	2,784	2,973
June r	2,007	1,959	2,087	2,005	2,940	2,759	2,992	2,864
July r	1,943	1,904	1,975	1,944	2,645	2,639	2,740	2,739
August r	1,817	1,850	1,834	1,885	2,486	2,510	2,608	2,613
September r	1,814	1,800	1,842	1,829	2,380	2,384	2,465	2,496
October	1,726	1,765	1,757	1,792	2,160	2,276	2,346	2,398

(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), 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							
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1994—									
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.0	396.1	1,559.0	1,673.9
Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.1	470.6	1,288.3	1,441.5
1995—									
Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
June qtr	507.2	521.9	248.6	770.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.2	672.9	64.2	448.5	641.0	1,175.8	1,378.1

(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, QUEENSLAND
(\$ million)**

Class of building	1993-94	1994-95	July-October		1995		
			1994-95	1995-96	August	September	October
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	1,171.7	763.9	199.5	185.1	190.6
New other residential buildings	1,264.1	1,015.2	449.1	189.8	67.2	55.9	27.5
<i>Total new residential building</i>	<i>4,464.3</i>	<i>3,856.7</i>	<i>1,620.8</i>	<i>953.7</i>	<i>266.7</i>	<i>240.9</i>	<i>218.1</i>
Alterations and additions to residential buildings	228.1	240.0	88.5	97.3	22.5	22.9	23.6
Hotels, etc.	302.1	186.6	13.1	78.5	42.4	28.3	6.0
Shops	332.1	540.9	193.0	181.3	32.9	74.5	47.3
Factories	109.8	110.7	40.5	63.4	19.2	14.5	12.7
Offices	160.9	148.2	61.7	71.0	18.6	15.8	23.0
Other business premises	153.0	243.5	81.1	94.6	21.3	12.1	44.5
Educational	66.4	62.5	25.6	25.9	9.0	7.2	4.7
Religious	14.3	14.0	4.7	5.6	1.5	1.4	0.4
Health	59.7	53.7	11.6	18.4	1.0	4.6	1.2
Entertainment and recreational	78.1	151.1	26.0	30.9	11.8	4.8	4.9
Miscellaneous	72.0	59.6	12.8	49.3	4.5	16.7	11.5
<i>Total non-residential building</i>	<i>1,348.4</i>	<i>1,570.9</i>	<i>470.3</i>	<i>619.0</i>	<i>162.2</i>	<i>179.9</i>	<i>156.1</i>
Total	6,040.9	5,667.5	2,179.6	1,670.0	451.4	443.8	397.8
PUBLIC SECTOR							
New houses	53.3	50.0	6.3	9.1	2.7	1.7	3.4
New other residential buildings	73.4	94.1	43.7	16.2	4.3	1.9	7.2
<i>Total new residential building</i>	<i>126.7</i>	<i>144.1</i>	<i>50.0</i>	<i>25.3</i>	<i>7.0</i>	<i>3.6</i>	<i>10.7</i>
Alterations and additions to residential buildings	1.1	0.9	0.2	0.3	—	—	0.3
Hotels, etc.	2.3	1.7	—	0.1	0.1	—	—
Shops	3.3	20.9	4.3	1.3	—	1.0	—
Factories	4.2	6.5	0.5	2.3	1.0	0.8	0.5
Offices	34.8	57.0	7.9	6.1	0.8	4.6	—
Other business premises	186.5	37.1	3.3	27.3	4.6	12.7	3.6
Educational	97.8	218.9	114.1	68.8	26.4	9.0	18.4
Religious	—	—	—	0.3	0.3	—	—
Health	42.0	30.8	2.5	46.0	34.1	6.4	4.6
Entertainment and recreational	19.6	58.3	0.2	8.3	3.4	0.9	0.3
Miscellaneous	22.6	61.5	8.5	70.4	57.9	7.4	4.7
<i>Total non-residential building</i>	<i>413.1</i>	<i>492.6</i>	<i>141.3</i>	<i>230.7</i>	<i>128.7</i>	<i>42.9</i>	<i>32.1</i>
Total	540.9	637.6	191.4	256.4	135.7	46.5	43.1
TOTAL							
New houses	3,253.5	2,891.5	1,178.0	773.0	202.2	186.8	194.1
New other residential buildings	1,337.5	1,109.3	492.8	206.1	71.5	57.7	34.7
<i>Total new residential building</i>	<i>4,591.0</i>	<i>4,000.7</i>	<i>1,670.8</i>	<i>979.0</i>	<i>273.7</i>	<i>244.5</i>	<i>228.8</i>
Alterations and additions to residential buildings	229.2	240.9	88.7	97.7	22.5	23.0	23.9
Hotels, etc.	304.4	188.3	13.1	78.6	42.5	28.3	6.0
Shops	335.4	561.8	197.3	182.7	32.9	75.5	47.3
Factories	114.0	117.2	41.0	65.7	20.2	15.3	13.1
Offices	195.7	205.1	69.6	77.0	19.5	20.4	23.0
Other business premises	339.5	280.6	84.4	121.9	25.9	24.8	48.1
Educational	164.2	281.5	139.7	94.7	35.3	16.2	23.1
Religious	14.3	14.0	4.7	5.9	1.8	1.4	0.4
Health	101.7	84.5	14.1	64.4	35.1	11.1	5.8
Entertainment and recreational	97.7	209.4	26.3	39.2	15.2	5.7	5.2
Miscellaneous	94.6	121.1	21.4	119.7	62.5	24.1	16.2
<i>Total non-residential building</i>	<i>1,761.6</i>	<i>2,063.5</i>	<i>611.5</i>	<i>849.7</i>	<i>290.8</i>	<i>222.8</i>	<i>188.2</i>
Total	6,581.8	6,305.1	2,371.0	1,926.4	587.1	490.3	440.9

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 — August	6	0.6	1	0.3	1	0.7	3	6.4	2	34.6	13	42.5
September	4	0.5	2	0.5	—	—	2	3.7	1	23.5	9	28.3
October	4	0.3	6	1.7	2	1.2	2	2.8	—	—	14	6.0
SHOPS												
1995 — August	41	4.0	25	7.3	8	5.7	6	15.9	—	—	80	32.9
September	38	3.8	22	6.7	11	7.0	9	19.7	4	38.3	84	75.5
October	55	5.6	15	4.8	11	6.7	4	5.3	1	25.0	86	47.3
FACTORIES												
1995 — August	31	3.4	9	3.2	7	4.3	6	9.3	—	—	53	20.2
September	27	2.9	14	4.0	5	3.7	3	4.6	—	—	49	15.3
October	21	2.1	14	4.6	—	—	1	1.5	1	5.0	37	13.1
OFFICES												
1995 — August	30	3.0	13	3.4	6	3.6	1	2.9	1	6.5	51	19.5
September	18	1.8	14	4.4	4	2.7	6	11.5	—	—	42	20.4
October	20	2.0	20	6.8	4	2.5	2	6.7	1	5.0	47	23.0
OTHER BUSINESS PREMISES												
1995 — August	24	2.5	8	2.6	3	2.3	4	8.5	1	10.0	40	25.9
September	14	1.4	13	4.1	13	8.3	1	1.0	1	10.0	42	24.8
October	38	4.0	28	9.4	10	7.1	7	20.5	1	7.2	84	48.1
EDUCATIONAL												
1995 — August	14	1.7	10	3.1	6	3.8	13	21.4	1	5.3	44	35.3
September	13	1.8	9	3.1	4	2.8	2	8.5	—	—	28	16.2
October	11	1.5	7	2.3	5	3.5	2	2.6	2	13.1	27	23.1
RELIGIOUS												
1995 — August	3	0.3	2	0.6	1	1.0	—	—	—	—	6	1.8
September	7	1.0	1	0.5	—	—	—	—	—	—	8	1.4
October	1	0.2	1	0.3	—	—	—	—	—	—	2	0.4
HEALTH												
1995 — August	7	0.6	2	0.5	—	—	1	1.6	1	32.4	11	35.1
September	6	0.6	3	1.0	2	1.6	1	1.5	1	6.4	13	11.1
October	4	0.4	1	0.3	1	0.6	1	4.5	—	—	7	5.8
ENTERTAINMENT AND RECREATIONAL												
1995 — August	4	0.4	2	0.4	2	1.1	2	4.3	1	9.0	11	15.2
September	9	0.7	6	2.1	1	0.7	1	2.1	—	—	17	5.7
October	12	1.2	4	1.1	2	1.2	1	1.7	—	—	19	5.2
MISCELLANEOUS												
1995 — August	8	0.9	4	1.0	4	3.1	1	1.5	1	55.9	18	62.5
September	12	1.5	10	3.8	3	2.3	1	3.5	2	13.1	28	24.1
October	14	1.7	13	4.1	1	0.5	3	9.8	—	—	31	16.2
TOTAL NON-RESIDENTIAL BUILDING												
1995 — August	168	17.3	76	22.4	38	25.6	37	71.8	8	153.8	327	290.8
September	148	16.0	94	30.1	43	29.3	26	56.1	9	91.3	320	222.8
October	180	19.0	109	35.3	36	23.2	23	55.3	6	55.3	354	188.2

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, OCTOBER 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	871	56	53	109	32	16		48	157	1,028
Moreton	498	55	37	92	8	35	12	55	147	645
Wide Bay-Burnett	190	21		21	8			8	29	219
Darling Downs	70	7		7					7	77
South West	5									5
Fitzroy	69	2	2	4	4			4	8	77
Central West	1									1
Mackay	98	3	13	16					16	114
Northern	73	36	4	40	5			5	45	118
Far North	148	8	25	33	14	4		18	51	199
North West	7		4	4					4	11
Queensland	2,030	188	138	326	71	55	12	138	464	2,494
VALUE (\$'000)										
Brisbane	85,336	4,107	3,796	7,904	2,115	1,245		3,360	11,264	96,599
Moreton	46,968	2,899	3,265	6,163	475	4,148	2,000	6,623	12,786	59,754
Wide Bay-Burnett	14,983	1,108		1,108	500			500	1,608	16,591
Darling Downs	6,552	497		497					497	7,049
South West	330									330
Fitzroy	6,246	114	152	266	220			220	486	6,732
Central West	74									74
Mackay	9,871	180	924	1,104					1,104	10,976
Northern	7,412	1,946	520	2,466	360			360	2,826	10,238
Far North	15,606	454	1,987	2,441	962	440		1,402	3,844	19,449
North West	687		292	292					292	979
Queensland	194,866	11,305	10,936	22,241	4,632	5,833	2,000	12,465	34,706	228,771

(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
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994-95						
July-October	730	10,027	1,123	545	273	12,698
1995-96						
July-October	1,699	4,860	650	400	442	8,051
1994—						
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
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030

(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, OCTOBER 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	871	85,336	157	11,264	1,028	96,599	12,720	91,718	201,037
Moreton	498	46,968	147	12,786	645	59,754	3,804	11,200	74,758
Wide Bay-Burnett	190	14,983	29	1,608	219	16,591	1,287	14,941	32,819
Darling Downs	70	6,552	7	497	77	7,049	782	3,862	11,694
South West	5	330	—	—	5	330	49	1,056	1,436
Fitzroy	69	6,246	8	486	77	6,732	1,129	12,874	20,735
Central West	1	74	—	—	1	74	19	901	994
Mackay	98	9,871	16	1,104	114	10,976	703	3,669	15,348
Northern	73	7,412	45	2,826	118	10,238	2,014	11,501	23,753
Far North	148	15,606	51	3,844	199	19,449	1,325	35,721	56,495
North West	7	687	4	292	11	979	102	780	1,861
Queensland	2,030	194,066	464	34,706	2,494	228,771	23,936	188,223	440,930
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	304	28,593	87	6,595	391	35,188	1,544	7,788	44,520
Sunshine Coast	102	10,165	66	6,456	168	16,621	974	3,091	20,687
Bundaberg (c)	31	3,047	4	227	35	3,274	167	7,044	10,484
Gladstone	18	1,613	2	152	20	1,765	148	5,894	7,807
Rockhampton	14	1,325	6	334	20	1,659	429	6,590	8,678
Mackay	47	5,338	12	834	59	6,172	164	2,419	8,756
Townsville (c)	19	2,293	5	360	24	2,653	883	10,125	13,662
Cairns	111	11,305	43	2,877	154	14,182	956	31,424	46,562

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 32 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, OCTOBER 1995

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)	44	4,273	—	—	44	4,273	520	485	5,278
Boonah (S)	2	256	—	—	2	256	67	—	323
Brisbane (C)	407	42,592	104	7,574	511	50,166	10,198	69,866	130,231
Caboolture (S)	135	11,538	23	1,698	158	13,236	562	1,742	15,540
Caloundra (C)	44	4,422	14	948	58	5,370	556	1,613	7,538
Esk (S)	8	793	—	—	8	793	44	—	837
Gatton (S)	8	465	—	—	8	465	92	—	557
Gold Coast (C)	304	28,593	87	6,595	391	35,188	1,544	7,788	44,520
Ipswich (C)	42	3,349	4	415	46	3,764	332	1,366	5,462
Kilcoy (S)	2	151	—	—	2	151	—	—	151
Laidley (S)	22	1,687	—	—	22	1,687	55	156	1,898
Logan (C)	48	4,054	2	127	50	4,181	536	10,025	14,742
Maroochy (S)	71	6,886	21	1,381	92	8,267	698	3,334	12,299
Noosa (S)	44	4,458	33	4,262	77	8,720	271	566	9,556
Pine Rivers (S)	92	8,987	—	—	92	8,987	55	2,386	11,428
Redcliffe (C)	9	1,190	4	200	13	1,390	26	875	2,290
Redland (S)	87	8,608	12	850	99	9,458	969	2,718	13,146
Brisbane and Moreton (SDs)	1,369	132,304	304	24,049	1,673	156,353	16,524	102,918	275,796
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	17	1,729	4	227	21	1,955	144	7,044	9,143
Burnett (S)	24	2,039	—	—	24	2,039	34	54	2,127
Cooloola (S)	24	1,803	8	500	32	2,303	166	1,161	3,630
Gayndah (S)	1	59	—	—	1	59	—	—	59
Hervey Bay (C)	53	4,273	—	—	53	4,273	340	3,577	8,190
Isis (S)	6	536	—	—	6	536	86	—	622
Kingaroy (S)	6	389	3	180	9	569	—	—	569
Kolan (S)	11	549	—	—	11	549	13	—	562
Maryborough (C)	13	1,017	—	—	13	1,017	174	2,986	4,177
Miriam Vale (S)	5	684	—	—	5	684	47	50	781
Mundubbera (S)	3	232	—	—	3	232	—	—	232
Nanango (S)	12	624	10	575	22	1,199	165	—	1,364
Tiaro (S)	8	357	—	—	8	357	28	70	455
Other areas	7	691	4	126	11	817	91	—	908
Wide Bay-Burnett (SD)	190	14,983	29	1,608	219	16,591	1,287	14,941	32,819

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, OCTOBER 1995—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)	6	455	2	208	8	663	15	—	679
Chinchilla (S)	1	78	—	—	1	78	48	—	126
Clifton (S)	—	—	—	—	—	—	31	—	31
Crow's Nest (S)	—	—	—	—	—	—	—	—	—
Dalby (T)	4	383	—	—	4	383	130	392	906
Goondiwindi (T)	1	85	—	—	1	85	10	230	325
Jondaryan (S)	8	1,021	—	—	8	1,021	57	125	1,203
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	2	136	—	—	2	136	—	160	296
Rosalie (S)	4	305	—	—	4	305	—	—	305
Stanthorpe (S)	4	398	5	289	9	688	80	82	849
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	22	2,180	—	—	22	2,180	184	1,311	3,675
Wambo (S)	2	115	—	—	2	115	115	—	230
Warwick (S)	8	639	—	—	8	639	52	1,562	2,253
Other areas	8	756	—	—	8	756	60	—	816
Darling Downs (SD)	70	6,552	7	497	77	7,049	782	3,862	11,694
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	52	—	—	1	52	—	150	202
Roma (T)	1	65	—	—	1	65	12	181	258
Other areas	3	213	—	—	3	213	37	725	976
South West (SD)	5	330	—	—	5	330	49	1,056	1,436
FITZROY STATISTICAL DIVISION									
Banana (S)	4	262	—	—	4	262	210	—	472
Calliope (S)	14	1,137	—	—	14	1,137	113	5,559	6,809
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	—	—	—	—	—	—	—	—	—
Fitzroy (S)	4	249	—	—	4	249	79	—	329
Gladstone (C)	8	772	2	152	10	924	51	560	1,535
Livingstone (S)	25	2,437	—	—	25	2,437	283	—	2,720
Peak Downs (S)	2	177	—	—	2	177	11	165	353
Rockhampton (C)	12	1,211	6	334	18	1,545	382	6,590	8,518
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	69	6,246	8	486	77	6,732	1,129	12,874	20,735
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	19	841	859
Other areas	1	74	—	—	1	74	—	60	134
Central West (SD)	1	74	—	—	1	74	19	901	994

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, OCTOBER 1995—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)	—	—	—	—	—	—	90	—	90
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	61	6,544	16	1,104	77	7,648	372	2,419	10,439
Sarina (S)	19	1,631	—	—	19	1,631	32	—	1,663
Whitsunday (S)	17	1,606	—	—	17	1,606	195	940	2,742
Other areas	1	90	—	—	1	90	15	310	415
Mackay (SD)	98	9,871	16	1,104	114	10,976	703	3,669	15,348
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	96	—	—	2	96	113	184	393
Burdekin (S)	8	915	6	346	14	1,261	232	450	1,943
Charters Towers (C)	1	68	—	—	1	68	—	50	118
Dalrymple (S)	—	—	—	—	—	—	35	217	252
Hinchinbrook (S)	8	571	—	—	8	571	386	325	1,282
Thuringowa (C)	35	3,468	34	2,120	69	5,588	365	150	6,104
Townsville (C)	19	2,293	5	360	24	2,653	883	10,125	13,662
Northern (SD)	73	7,412	45	2,826	118	10,238	2,014	11,501	23,753
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	2	223	4	363	6	586	50	—	635
Cairns (C)	117	11,723	43	2,877	160	14,600	956	31,424	46,980
Cardwell (S)	7	692	—	—	7	692	26	1,199	1,917
Cook (S) (including Weipa)	1	78	—	—	1	78	—	95	173
Douglas (S)	8	1,318	—	—	8	1,318	75	1,922	3,315
Eacham (S)	—	—	—	—	—	—	165	212	377
Johnstone (S)	—	—	—	—	—	—	—	—	—
Mareeba (S)	7	582	—	—	7	582	—	73	655
Torres (S)	3	717	4	603	7	1,320	—	735	2,055
Other areas	3	272	—	—	3	272	55	60	387
Far North (SD)	148	15,606	51	3,844	199	19,449	1,325	35,721	56,495
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	1	89	—	—	1	89	—	300	389
Cloncurry (S)	5	547	4	292	9	839	40	380	1,259
Mount Isa (C)	—	—	—	—	—	—	—	—	—
Other areas	1	51	—	—	1	51	62	100	212
North West (SD)	7	687	4	292	11	979	102	780	1,861
QUEENSLAND									
Queensland	2,030	194,066	464	34,706	2,494	228,771	23,936	188,223	440,930

(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; and
- (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* (8762.0).

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in 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 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) or 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 shown in the July issue each year. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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* (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* (5216.0).

Australian Standard Geographical Classification

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

28. 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.

29. 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).

30. Statistical divisions, which are groupings of whole or part of 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 as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

32. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLAs of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLAs of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLAs of Douglas (S) and Marreeba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as a small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLAs of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLAs of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. 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: microfiche, 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 (8731.0)
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Queensland (8752.3)

35. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia (1101.0)*. The ABS also issues, on Tuesdays and Fridays, a *Release Advice (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
 r figure or series revised since previous issue
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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