

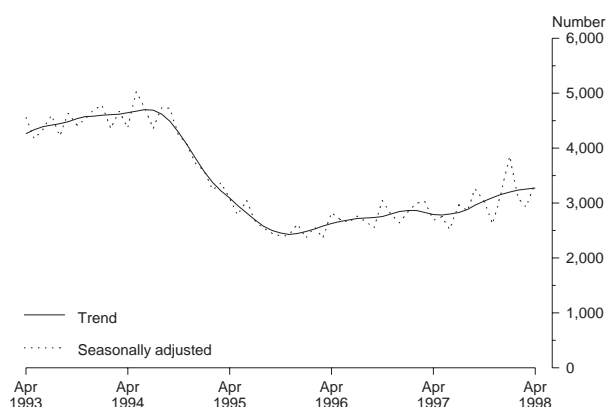
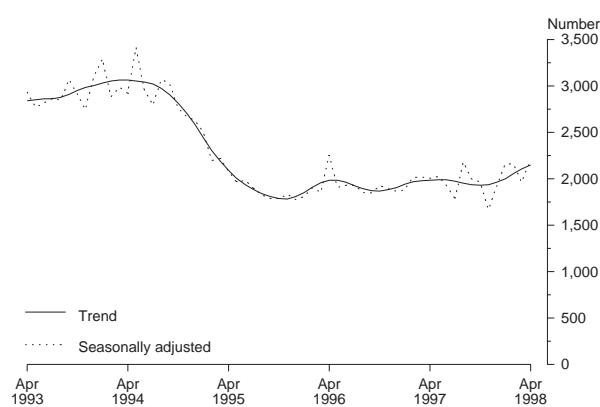
**BUILDING APPROVALS**

QUEENSLAND

EMBARGO: 11.30AM (CANBERRA TIME) TUES 9 JUNE 1998

**MAIN FEATURES****NUMBER OF DWELLING UNITS APPROVED**

	April 1997	March 1998	April 1998	April 1997 to April 1998 change	March 1998 to April 1998 change
Original series	2,748	3,064	3,200	16.4%	4.4%
Seasonally adjusted	2,694	2,929	3,378	25.4%	15.3%
Trend estimate	2,797	3,257	3,281	17.3%	0.7%

**TOTAL DWELLING UNITS APPROVED****PRIVATE SECTOR HOUSES APPROVED****Residential building**

- In original terms the total number of dwelling units approved in April rose for the second consecutive month to 3,200. New houses accounted for 1,980 and new other residential units 1,152.
- The trend for the total number of dwelling units approved increased by 0.7% in April and is 17.3% higher than the level of a year ago.
- The trend for private sector houses rose 2.1% in April, continuing the growth of the last 6 months. Growth will continue unless there is a fall of more than 14% in the seasonally adjusted estimate for May.
- The value of new residential building approved was \$341.4 million with the Brisbane Statistical Division contributing \$154.6 million (45.3%) to this total.
- At average 1989–90 prices the value of new residential building approved in the March quarter 1998 was \$800.0 million, an increase of 11.3% on the previous quarter and 21.6% on the March quarter 1997.

**Non-residential building**

- The value of non-residential building approved for April was \$305.4 million. The most significant contributor to this total was Health (\$122.7 million). Other contributors were Miscellaneous (\$33.5 million), Educational (\$32.1 million) and Hotels (\$30.5 million).
- There were 17 building jobs valued at \$5 million and over and 27 building jobs valued between \$1 million and \$5 million.

**Total building**

- The value of total building approved in April rose by 11.9% to \$671.9 million.
- At average 1989–90 prices the total value of building work approved in the March quarter 1998 rose to \$1,581.7 million, an increase of 23.3% on the previous quarter and 36.0% on the March quarter 1997.

The changes to the format of this publication advised in last month's issue have been delayed until the May issue.

**INQUIRIES**

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

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months November 1997 to April 1998.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (May 1998) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in May 1998, the trend estimate for that month would be 2,264, a movement of 2.9%. The movements in the trend estimates for February, March and April 1998 which are currently estimated to be 2.7%, 2.5% and 2.1% respectively, would be revised to 3.4%, 3.3% and 2.9%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in May 1998 would produce a trend estimate for May of 2,157, a movement of 1.3%, with the movements in the trend estimates for February, March and April 1998 being revised to 2.6%, 2.1% and 1.4% respectively.

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

	Trend estimate		Revised trend estimate if May 1998 seasonally adjusted estimate			
			is up 6% on April 1998		is down 6% on April 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
November	1,938	0.4	1,933	0.1	1,938	0.4
December	1,963	1.3	1,955	1.2	1,964	1.4
1998—						
January	2,005	2.2	2,002	2.4	2,006	2.1
February	2,059	2.7	2,070	3.4	2,059	2.6
March	2,110	2.5	2,139	3.3	2,102	2.1
April	2,155	2.1	2,201	2.9	2,130	1.4
May	n.y.a.	n.y.a.	2,264	2.9	2,157	1.3

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

	Trend estimate		Revised trend estimate if May 1998 seasonally adjusted estimate			
			is up 7% on April 1998		is down 7% on April 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
November	3,109	2.1	3,104	2.0	3,115	2.3
December	3,160	1.7	3,152	1.5	3,168	1.8
1998—						
January	3,206	1.4	3,201	1.6	3,209	1.3
February	3,241	1.1	3,255	1.7	3,233	0.8
March	3,257	0.5	3,308	1.6	3,237	0.1
April	3,281	0.7	3,364	1.7	3,229	-0.2
May	n.y.a.	n.y.a.	3,424	1.8	3,221	-0.3

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses		New other residential buildings				Total (a)			
	Private sector	Public sector	Total	Private sector	Public sector	Total	Conversions, etc.	Private sector	Public sector	Total
<b>BRISBANE STATISTICAL DIVISION</b>										
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1996-97	10,210	143	10,353	3,814	484	4,298	149	14,173	627	14,800
1996-97 July-April	8,510	126	8,636	3,166	431	3,597	70	11,746	557	12,303
1997-98 July-April	8,970	61	9,031	4,733	228	4,961	579	14,282	289	14,571
1997—										
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264	—	1,090	56	1,146
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
June	831	11	842	311	50	361	1	1,143	61	1,204
July	967	2	969	653	—	653	311	1,931	2	1,933
August	938	3	941	198	—	198	66	1,202	3	1,205
September	930	3	933	473	8	481	7	1,410	11	1,421
October	1,039	3	1,042	344	4	348	5	1,388	7	1,395
November	860	20	880	230	46	276	58	1,148	66	1,214
December	764	—	764	650	16	666	1	1,415	16	1,431
1998—										
January	726	4	730	792	—	792	2	1,520	4	1,524
February	838	7	845	572	18	590	32	1,442	25	1,467
March	1,008	13	1,021	360	57	417	41	1,409	70	1,479
April	900	6	906	461	79	540	56	1,417	85	1,502
<b>QUEENSLAND</b>										
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1996-97	23,104	429	23,533	8,506	782	9,288	265	31,853	1,233	33,086
1996-97 July-April	19,151	338	19,489	7,198	688	7,886	151	26,500	1,026	27,526
1997-98 July-April	19,922	218	20,140	9,290	427	9,717	670	29,882	645	30,527
1997—										
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014
June	1,880	57	1,937	546	56	602	7	2,433	113	2,546
July	2,094	10	2,104	941	—	941	318	3,353	10	3,363
August	2,262	22	2,284	720	17	737	73	3,055	39	3,094
September	2,244	49	2,293	1,171	10	1,181	17	3,432	59	3,491
October	2,242	7	2,249	854	47	901	26	3,122	54	3,176
November	1,729	39	1,768	721	74	795	65	2,515	113	2,628
December	1,687	7	1,694	1,080	34	1,114	5	2,772	41	2,813
1998—										
January	1,718	13	1,731	1,183	12	1,195	9	2,910	25	2,935
February	1,880	23	1,903	800	22	822	38	2,718	45	2,763
March	2,109	25	2,134	799	80	879	51	2,959	105	3,064
April	1,957	23	1,980	1,021	131	1,152	68	3,046	154	3,200

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total			Private sector		Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
<b>BRISBANE STATISTICAL DIVISION</b>														
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97														
July-April 1997-98	870.1	10.9	881.0	279.8	30.2	309.9	1,149.9	41.1	1,190.9	111.8	647.4	884.5	1,909.0	2,187.3
July-April 1997-98	956.3	6.1	962.4	421.9	17.3	439.2	1,378.2	23.4	1,401.7	127.9	689.7	1,471.0	2,195.6	3,000.6
1997—														
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
July	102.1	0.2	102.3	84.2	—	84.2	186.3	0.2	186.5	12.0	110.6	350.6	308.9	549.1
August	98.5	0.2	98.7	12.4	—	12.4	111.0	0.2	111.1	14.1	54.4	207.0	179.3	332.3
September	100.8	0.3	101.1	39.1	0.5	39.6	139.9	0.9	140.7	14.7	131.0	142.8	285.5	298.2
October	110.4	0.2	110.6	22.9	0.3	23.3	133.3	0.6	133.9	12.5	64.4	104.7	210.2	251.1
November	88.1	1.8	89.9	14.7	3.8	18.4	102.8	5.5	108.3	14.7	77.2	91.4	194.6	214.4
December	81.1	—	81.1	39.8	1.0	40.8	120.9	1.0	121.9	10.2	36.0	54.3	167.1	186.5
1998—														
January	79.4	0.5	79.9	77.8	—	77.8	157.2	0.5	157.7	10.8	45.3	81.2	213.2	249.7
February	90.3	0.7	91.0	52.3	1.5	53.8	142.5	2.3	144.8	12.3	72.2	220.6	227.0	377.6
March	111.7	1.5	113.2	24.6	4.3	28.9	136.3	5.8	142.1	11.9	37.8	75.5	186.0	229.5
April	93.9	0.7	94.6	54.1	5.9	60.0	148.0	6.5	154.6	14.9	60.8	142.8	223.7	312.2
<b>QUEENSLAND</b>														
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
1996-97														
July-April 1997-98	1,951.6	35.3	1,986.9	609.1	54.0	663.1	2,560.7	89.2	2,649.9	219.0	1,351.8	1,900.6	4,130.5	4,769.5
July-April 1997-98	2,145.1	27.8	2,172.9	829.8	33.0	862.8	2,974.9	60.8	3,035.7	234.4	1,373.9	2,729.0	4,578.8	5,999.0
1997—														
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1
July	223.3	1.3	224.5	106.0	—	106.0	329.3	1.3	330.5	22.3	219.6	535.1	571.0	888.0
August	244.7	2.8	247.6	52.6	1.5	54.1	297.3	4.3	301.7	27.3	125.6	293.6	450.0	622.6
September	241.5	7.7	249.2	111.4	1.1	112.5	352.9	8.8	361.7	26.2	205.0	255.9	584.1	643.9
October	233.4	0.7	234.0	65.7	3.4	69.1	299.1	4.0	303.1	24.4	132.4	249.4	455.8	576.9
November	179.1	4.2	183.3	57.0	5.8	62.9	236.1	10.0	246.1	24.5	124.5	182.0	384.5	452.6
December	180.0	0.9	180.9	71.8	2.3	74.1	251.8	3.2	255.0	18.2	70.7	116.3	340.2	389.5
1998—														
January	193.4	1.5	194.9	113.6	1.0	114.6	307.1	2.4	309.5	19.8	114.2	200.1	439.9	529.4
February	202.6	2.6	205.1	73.8	1.8	75.7	276.4	4.4	280.8	22.5	153.2	320.7	451.1	624.0
March	235.2	3.4	238.7	61.2	6.0	67.1	296.4	9.4	305.8	24.0	95.6	270.5	415.7	600.3
April	211.9	2.8	214.7	116.7	10.1	126.8	328.6	12.9	341.4	25.1	133.0	305.4	486.4	671.9

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1997—</i>								
February	2,018	1,970	2,060	2,003	2,857	2,752	3,001	2,869
March	2,020	1,984	2,063	2,018	2,925	2,734	3,033	2,835
April	2,006	1,988	2,040	2,022	2,632	2,714	2,694	2,797
May	2,028	1,991	2,058	2,025	2,668	2,722	2,762	2,788
June	1,933	1,990	1,961	2,025	2,482	2,750	2,524	2,802
July	1,789	1,978	1,811	2,014	2,954	2,781	2,977	2,829
August	2,181	1,956	2,225	1,994	2,817	2,827	2,856	2,884
September	2,003	1,940	2,075	1,977	3,174	2,896	3,264	2,964
October	1,968	1,931	1,974	1,965	2,977	2,969	3,021	3,044
November	1,675	1,938	1,719	1,966	2,459	3,030	2,625	3,109
December	1,919	1,963	1,929	1,986	3,078	3,081	3,153	3,160
<i>1998—</i>								
January	2,161	2,005	2,173	2,025	3,825	3,127	3,855	3,206
February	2,157	2,059	2,178	2,077	3,051	3,156	3,092	3,241
March	1,963	2,110	1,990	2,128	2,812	3,163	2,929	3,257
April	2,212	2,154	2,228	2,175	3,223	3,173	3,378	3,281

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	2,500.6	2,544.5	1,114.2	3,658.7	211.8	1,543.9	2,027.9	5,288.4	5,898.5
1995-96	1,901.7	1,931.3	650.0	2,581.4	216.8	1,741.7	2,241.5	4,483.9	5,039.7
1996-97	2,056.9	2,096.7	752.4	2,849.0	234.8	1,487.2	2,128.2	4,481.5	5,212.0
<i>1996—</i>									
Dec. qtr	510.8	518.4	225.0	743.4	56.9	433.7	576.2	1,210.7	1,376.6
<i>1997—</i>									
Mar. qtr	451.8	461.6	196.3	657.9	45.1	350.7	459.7	1,028.2	1,162.7
June qtr	544.9	558.8	153.6	712.4	65.4	269.5	436.9	1,026.2	1,214.7
Sept. qtr	623.9	634.3	258.7	893.0	66.7	511.9	1,008.9	1,460.5	1,968.6
Dec. qtr	519.5	524.6	194.0	718.6	58.8	302.4	505.4	1,064.5	1,282.9
<i>1998—</i>									
Mar. qtr	553.2	559.6	240.3	800.0	58.0	331.9	723.7	1,175.1	1,581.7

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

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

Class of building	1995-96	1996-97	July-April		1998		
			1996-97	1997-98	February	March	April
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	1,951.6	2,145.1	202.6	235.2	211.9
New other residential buildings	626.5	716.7	609.1	829.8	73.8	61.2	116.7
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>2,560.7</i>	<i>2,974.9</i>	<i>276.4</i>	<i>296.4</i>	<i>328.6</i>
Alterations and additions to residential buildings	247.7	268.4	218.0	230.0	21.5	23.7	24.8
Hotels, etc.	232.3	291.7	261.6	208.6	24.3	24.8	30.5
Shops	511.8	507.1	427.1	397.1	69.3	26.1	21.5
Factories	251.7	128.2	114.1	106.5	6.3	5.6	12.0
Offices	186.3	130.0	115.1	96.6	6.3	10.2	15.9
Other business premises	261.9	185.9	160.2	250.7	9.7	13.2	14.6
Educational	68.0	80.5	70.8	83.2	7.0	5.1	1.8
Religious	13.5	7.9	6.7	14.1	3.0	1.5	0.1
Health	89.8	84.2	70.0	65.6	11.5	2.8	13.4
Entertainment and recreational	97.2	112.0	89.7	110.6	5.8	4.7	12.9
Miscellaneous	95.3	40.5	36.5	40.9	10.0	1.6	10.5
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>1,351.8</i>	<i>1,373.9</i>	<i>153.2</i>	<i>95.6</i>	<i>133.0</i>
<b>Total</b>	<b>4,874.9</b>	<b>4,919.9</b>	<b>4,130.5</b>	<b>4,578.8</b>	<b>451.1</b>	<b>415.7</b>	<b>486.4</b>
PUBLIC SECTOR							
New houses	34.2	45.8	35.3	27.8	2.6	3.4	2.8
New other residential buildings	38.0	62.5	54.0	33.0	1.8	6.0	10.1
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>89.2</i>	<i>60.8</i>	<i>4.4</i>	<i>9.4</i>	<i>12.9</i>
Alterations and additions to residential buildings	2.2	1.7	1.0	4.4	1.0	0.2	0.3
Hotels, etc.	2.1	0.1	0.1	1.3	—	—	—
Shops	4.0	8.0	7.7	3.2	0.2	0.1	0.9
Factories	5.7	6.0	6.0	3.5	0.7	1.0	—
Offices	27.5	78.5	53.7	101.5	44.4	1.8	6.7
Other business premises	94.5	135.9	108.7	79.4	1.5	0.6	0.1
Educational	162.3	201.4	144.9	165.0	9.7	5.9	30.3
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	77.3	774.4	0.5	158.5	109.3
Entertainment and recreational	73.3	32.8	29.4	18.0	3.5	1.1	2.0
Miscellaneous	87.8	129.8	121.0	208.8	107.0	5.9	23.0
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>548.8</i>	<i>1,355.1</i>	<i>167.5</i>	<i>174.9</i>	<i>172.3</i>
<b>Total</b>	<b>592.5</b>	<b>785.9</b>	<b>639.0</b>	<b>1,420.3</b>	<b>172.9</b>	<b>184.6</b>	<b>185.5</b>
TOTAL							
New houses	2,227.1	2,412.5	1,986.9	2,172.9	205.1	238.7	214.7
New other residential buildings	664.4	779.2	663.1	862.8	75.7	67.1	126.8
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>2,649.9</i>	<i>3,035.7</i>	<i>280.8</i>	<i>305.8</i>	<i>341.4</i>
Alterations and additions to residential buildings	249.9	270.1	219.0	234.4	22.5	24.0	25.1
Hotels, etc.	234.5	291.8	261.6	209.9	24.3	24.8	30.5
Shops	515.8	515.1	434.9	400.3	69.6	26.2	22.3
Factories	257.4	134.2	120.1	110.0	7.0	6.6	12.0
Offices	213.8	208.5	168.8	198.2	50.8	12.0	22.5
Other business premises	356.4	321.7	268.8	330.1	11.1	13.9	14.8
Educational	230.3	282.0	215.7	248.2	16.7	10.9	32.1
Religious	13.9	7.9	6.7	14.1	3.0	1.5	0.1
Health	150.3	167.7	147.3	840.0	12.0	161.3	122.7
Entertainment and recreational	170.5	144.8	119.1	128.6	9.3	5.8	14.9
Miscellaneous	183.1	170.3	157.6	249.7	117.0	7.5	33.5
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>1,900.6</i>	<i>2,729.0</i>	<i>320.7</i>	<i>270.5</i>	<i>305.4</i>
<b>Total</b>	<b>5,467.4</b>	<b>5,705.8</b>	<b>4,769.5</b>	<b>5,999.0</b>	<b>624.0</b>	<b>600.3</b>	<b>671.9</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1998 — February	6	0.5	3	0.9	2	1.4	3	8.2	2	13.3	16	24.3
March	4	0.4	3	0.7	3	1.9	2	2.3	1	19.5	13	24.8
April	6	0.6	2	0.7	—	—	—	—	3	29.1	11	30.5
<b>SHOPS</b>												
1998 — February	59	5.1	12	3.5	10	7.0	9	19.4	2	34.5	92	69.6
March	31	3.4	21	5.8	8	5.4	2	2.6	1	9.0	63	26.2
April	48	4.1	10	2.9	5	3.8	6	11.6	—	—	69	22.3
<b>FACTORIES</b>												
1998 — February	14	1.7	6	1.5	3	1.8	1	2.0	—	—	24	7.0
March	11	1.0	11	3.5	2	1.1	1	1.0	—	—	25	6.6
April	14	1.4	6	1.9	1	0.9	2	2.9	1	5.0	24	12.0
<b>OFFICES</b>												
1998 — February	13	1.2	10	3.1	5	3.1	1	1.3	1	42.0	30	50.8
March	22	2.0	19	5.4	3	2.3	2	2.2	—	—	46	12.0
April	29	2.6	10	3.3	8	5.1	5	11.5	—	—	52	22.5
<b>OTHER BUSINESS PREMISES</b>												
1998 — February	20	2.2	15	5.1	3	1.7	2	2.2	—	—	40	11.1
March	13	1.2	13	4.6	3	1.9	5	6.1	—	—	34	13.9
April	25	3.0	11	3.6	3	1.7	3	6.5	—	—	42	14.8
<b>EDUCATIONAL</b>												
1998 — February	4	0.5	3	0.9	1	0.7	3	6.6	1	8.0	12	16.7
March	7	0.9	5	1.5	1	0.6	3	7.9	—	—	16	10.9
April	6	0.7	5	1.5	5	2.8	1	3.9	2	23.2	19	32.1
<b>RELIGIOUS</b>												
1998 — February	—	—	1	0.4	1	0.8	1	1.8	—	—	3	3.0
March	3	0.3	—	—	—	—	1	1.2	—	—	4	1.5
April	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>HEALTH</b>												
1998 — February	6	0.7	—	—	2	1.3	—	—	1	10.0	9	12.0
March	4	0.3	2	0.7	3	1.7	1	1.3	2	157.3	12	161.3
April	7	0.8	2	0.7	4	2.6	5	6.8	9	111.8	27	122.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1998 — February	8	0.8	6	1.9	3	2.0	3	4.6	—	—	20	9.3
March	10	1.2	3	1.1	2	1.0	1	2.5	—	—	16	5.8
April	17	1.9	8	2.6	1	0.7	4	9.7	—	—	30	14.9
<b>MISCELLANEOUS</b>												
1998 — February	18	2.4	3	0.9	—	—	1	1.7	2	112.0	24	117.0
March	4	0.3	5	1.3	2	1.7	4	4.2	—	—	15	7.5
April	12	1.3	3	1.1	3	2.1	1	1.1	2	27.9	21	33.5
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1998 — February	148	15.2	59	18.1	30	19.9	24	47.8	9	219.8	270	320.7
March	109	11.1	82	24.6	27	17.7	22	31.3	4	185.8	244	270.5
April	165	16.6	57	18.3	30	19.6	27	53.9	17	197.0	296	305.4

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Brisbane	906	118	266	384	50	13	93	156	540	1,446
Moreton	464	71	120	191	48	16	229	293	484	948
Wide Bay-Burnett	135	10	—	10	13	—	9	22	32	167
Darling Downs	89	11	—	11	—	—	—	—	11	100
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	65	8	—	8	—	—	—	—	8	73
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	91	8	—	8	10	—	—	10	18	109
Northern	82	12	—	12	2	—	—	2	14	96
Far North	141	8	4	12	3	30	—	33	45	186
North West	3	—	—	—	—	—	—	—	—	3
<b>Queensland</b>	<b>1,980</b>	<b>246</b>	<b>390</b>	<b>636</b>	<b>126</b>	<b>59</b>	<b>331</b>	<b>516</b>	<b>1,152</b>	<b>3,132</b>
VALUE (\$'000)										
Brisbane	94,584	9,118	18,685	27,803	2,965	1,210	28,000	32,175	59,977	154,562
Moreton	55,955	3,472	10,271	13,743	4,107	1,046	36,300	41,452	55,195	111,150
Wide Bay-Burnett	12,554	698	—	698	1,017	—	1,269	2,286	2,983	15,538
Darling Downs	8,786	895	—	895	—	—	—	—	895	9,681
South West	526	—	—	—	—	—	—	—	—	526
Fitzroy	6,726	577	—	577	—	—	—	—	577	7,302
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	9,936	721	—	721	637	—	—	637	1,358	11,294
Northern	9,538	1,011	—	1,011	168	—	—	168	1,179	10,717
Far North	15,778	920	1,380	2,300	200	2,090	—	2,290	4,590	20,368
North West	301	—	—	—	—	—	—	—	—	301
<b>Queensland</b>	<b>214,684</b>	<b>17,411</b>	<b>30,336</b>	<b>47,747</b>	<b>9,093</b>	<b>4,346</b>	<b>65,569</b>	<b>79,008</b>	<b>126,755</b>	<b>341,439</b>

(a) Excluding *Conversions, etc.*

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1996-97	2,005	17,506	1,822	816	1,384	23,533
1996-97						
July-April	1,744	14,460	1,504	642	1,139	19,489
1997-98						
July-April	919	16,076	1,508	600	1,037	20,140
1997—						
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107
June	66	1,519	145	88	119	1,937
July	95	1,679	159	77	94	2,104
August	92	1,837	197	59	99	2,284
September	81	1,816	208	74	114	2,293
October	88	1,824	189	56	92	2,249
November	106	1,355	142	60	105	1,768
December	130	1,303	130	38	93	1,694
1998—						
January	93	1,382	107	65	84	1,731
February	62	1,551	129	51	110	1,903
March	74	1,743	139	57	121	2,134
April	98	1,586	108	63	125	1,980

(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,  
APRIL 1998**

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>STATISTICAL DIVISION</b>									
Brisbane	906	94,584	540	59,977	1,446	154,562	14,858	142,793	312,212
Moreton	464	55,955	484	55,195	948	111,150	4,067	44,087	159,304
Wide Bay-Burnett	135	12,554	32	2,983	167	15,538	1,108	21,572	38,218
Darling Downs	89	8,786	11	895	100	9,681	994	4,560	15,236
South West	4	526	—	—	4	526	42	100	667
Fitzroy	65	6,726	8	577	73	7,302	513	18,750	26,565
Central West	—	—	—	—	—	—	—	167	167
Mackay	91	9,936	18	1,358	109	11,294	823	45,501	57,619
Northern	82	9,538	14	1,179	96	10,717	1,681	16,700	29,098
Far North	141	15,778	45	4,590	186	20,368	896	10,879	32,143
North West	3	301	—	—	3	301	160	254	715
<b>Queensland</b>	<b>1,980</b>	<b>214,684</b>	<b>1,152</b>	<b>126,755</b>	<b>3,132</b>	<b>341,439</b>	<b>25,142</b>	<b>305,362</b>	<b>671,943</b>
<b>STATISTICAL DISTRICT</b>									
Gold Coast-Tweed (b)	240	29,280	394	46,493	634	75,773	1,252	8,194	85,220
Sunshine Coast	140	17,790	88	8,582	228	26,372	1,878	17,346	45,596
Bundaberg	36	3,780	9	1,269	45	5,049	268	3,441	8,759
Gladstone	22	2,564	4	302	26	2,866	263	641	3,770
Rockhampton	10	988	2	149	12	1,137	107	11,204	12,447
Mackay	55	6,047	14	1,126	69	7,173	213	26,504	33,890
Townsville	66	7,695	10	704	76	8,398	1,148	8,722	18,269
Cairns	65	7,077	32	2,210	97	9,287	617	7,665	17,569

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), APRIL 1998

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>BRISBANE AND MORETON STATISTICAL DIVISIONS (c)</b>									
Beaudesert (S)	40	4,162	—	—	40	4,162	324	17,014	21,500
Boonah (S)	2	171	—	—	2	171	35	—	206
Brisbane (C)	443	47,617	430	51,440	873	99,057	12,243	73,146	184,447
Caboolture (S)	117	10,588	2	194	119	10,782	536	20,062	31,379
Caloundra (C)	57	7,136	6	350	63	7,486	858	138	8,482
Esk (S)	8	722	—	—	8	722	15	—	737
Gatton (S)	9	698	—	—	9	698	18	102	818
Gold Coast (C)	268	31,545	394	46,493	662	78,038	1,410	8,794	88,243
Ipswich (C)	32	2,987	20	1,535	52	4,522	248	18,499	23,269
Kilcoy (S)	1	102	—	—	1	102	—	—	102
Laidley (S)	3	299	—	—	3	299	136	470	905
Logan (C)	49	4,291	28	1,651	77	5,942	394	7,321	13,656
Maroochy (S)	78	9,037	60	4,826	138	13,863	850	8,880	23,594
Noosa (S)	47	6,857	24	3,526	71	10,383	703	8,556	19,641
Pine Rivers (S)	109	12,425	—	—	109	12,425	312	2,635	15,372
Redcliffe (C)	10	1,132	3	230	13	1,362	84	17,913	19,359
Redland (S)	97	10,771	57	4,927	154	15,698	759	3,349	19,806
<b>Brisbane and Moreton (SDs)</b>	<b>1,370</b>	<b>150,539</b>	<b>1,024</b>	<b>115,173</b>	<b>2,394</b>	<b>265,712</b>	<b>18,925</b>	<b>186,879</b>	<b>471,516</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	13	1,363	—	—	13	1,363	238	3,041	4,642
Burnett (S)	30	3,105	9	1,269	39	4,374	62	400	4,836
Cooloola (S)	17	1,477	—	—	17	1,477	53	1,008	2,538
Gaydah (S)	—	—	—	—	—	—	46	—	46
Hervey Bay (C)	37	3,832	15	1,144	52	4,977	146	193	5,315
Isis (S)	8	555	—	—	8	555	134	120	809
Kingaroy (S)	3	234	—	—	3	234	16	100	350
Kolan (S)	2	90	—	—	2	90	113	—	203
Maryborough (C)	2	168	8	570	10	738	119	16,570	17,428
Miriam Vale (S)	5	266	—	—	5	266	12	60	337
Mundubbera (S)	2	212	—	—	2	212	—	—	212
Nanango (S)	6	496	—	—	6	496	19	—	515
Tiaro (S)	6	301	—	—	6	301	42	80	423
Other areas	4	456	—	—	4	456	108	—	564
<b>Wide Bay-Burnett (SD)</b>	<b>135</b>	<b>12,554</b>	<b>32</b>	<b>2,983</b>	<b>167</b>	<b>15,538</b>	<b>1,108</b>	<b>21,572</b>	<b>38,218</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), APRIL 1998—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>DARLING DOWNS STATISTICAL DIVISION</b>									
Cambooya (S)	4	350	—	—	4	350	59	—	409
Chinchilla (S)	1	99	—	—	1	99	85	—	184
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	7	819	—	—	7	819	69	—	888
Dalby (T)	2	169	4	198	6	367	30	226	623
Goondiwindi (T)	3	412	—	—	3	412	—	175	586
Jondaryan (S)	9	950	—	—	9	950	192	165	1,307
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	—	—	—	—	—	—	26	187	213
Rosalie (S)	6	519	—	—	6	519	55	—	574
Stanthorpe (S)	1	38	—	—	1	38	18	68	125
Tara (S)	1	64	—	—	1	64	—	50	114
Toowoomba (C)	43	4,298	7	697	50	4,995	379	3,618	8,992
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	8	654	—	—	8	654	35	—	689
Other areas	4	414	—	—	4	414	45	72	531
<b>Darling Downs (SD)</b>	<b>89</b>	<b>8,786</b>	<b>11</b>	<b>895</b>	<b>100</b>	<b>9,681</b>	<b>994</b>	<b>4,560</b>	<b>15,236</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>									
Balonne (S)	—	—	—	—	—	—	—	100	100
Roma (T)	2	278	—	—	2	278	42	—	320
Other areas	2	248	—	—	2	248	—	—	248
<b>South West (SD)</b>	<b>4</b>	<b>526</b>	<b>—</b>	<b>—</b>	<b>4</b>	<b>526</b>	<b>42</b>	<b>100</b>	<b>667</b>
<b>FITZROY STATISTICAL DIVISION</b>									
Banana (S)	2	184	—	—	2	184	84	1,000	1,268
Calliope (S)	10	1,057	2	146	12	1,203	52	5,100	6,355
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	10	966	2	126	12	1,093	—	805	1,898
Fitzroy (S)	4	322	—	—	4	322	—	—	322
Gladstone (C)	13	1,696	2	156	15	1,852	211	641	2,704
Livingstone (S)	17	1,544	—	—	17	1,544	59	—	1,603
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	7	766	2	149	9	915	107	11,204	12,226
Other areas	2	191	—	—	2	191	—	—	191
<b>Fitzroy (SD)</b>	<b>65</b>	<b>6,726</b>	<b>8</b>	<b>577</b>	<b>73</b>	<b>7,302</b>	<b>513</b>	<b>18,750</b>	<b>26,565</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	—	167	167
<b>Central West (SD)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>167</b>	<b>167</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), APRIL 1998—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>MACKAY STATISTICAL DIVISION</b>									
Belyando (S)	3	364	—	—	3	364	61	—	425
Broadsound (S)	2	215	—	—	2	215	35	—	251
Mackay (C)	67	7,476	14	1,126	81	8,602	384	26,504	35,490
Sarina (S)	8	743	—	—	8	743	214	727	1,684
Whitsunday (S)	10	1,050	4	232	14	1,282	66	7,570	8,918
Other areas	1	87	—	—	1	87	64	10,700	10,851
<b>Mackay (SD)</b>	<b>91</b>	<b>9,936</b>	<b>18</b>	<b>1,358</b>	<b>109</b>	<b>11,294</b>	<b>823</b>	<b>45,501</b>	<b>57,619</b>
<b>NORTHERN STATISTICAL DIVISION</b>									
Bowen (S)	2	110	—	—	2	110	84	524	719
Burdekin (S)	1	215	2	238	3	453	223	80	756
Charters Towers (C)	2	145	2	237	4	382	22	423	827
Dalrymple (S)	1	90	—	—	1	90	—	—	90
Hinchinbrook (S)	5	731	—	—	5	731	10	6,951	7,692
Thuringowa (C)	40	4,354	8	536	48	4,890	367	—	5,257
Townsville (C)	31	3,893	2	168	33	4,061	974	8,722	13,757
<b>Northern (SD)</b>	<b>82</b>	<b>9,538</b>	<b>14</b>	<b>1,179</b>	<b>96</b>	<b>10,717</b>	<b>1,681</b>	<b>16,700</b>	<b>29,098</b>
<b>FAR NORTH STATISTICAL DIVISION</b>									
Atherton (S)	16	1,887	—	—	16	1,887	54	531	2,472
Cairns (C)	67	7,182	35	2,410	102	9,592	632	8,225	18,448
Cardwell (S)	11	1,382	—	—	11	1,382	—	176	1,558
Cook (S) (including Weipa)	6	830	—	—	6	830	41	—	871
Douglas (S)	10	1,190	8	2,000	18	3,190	—	145	3,335
Eacham (S)	1	65	—	—	1	65	48	—	113
Johnstone (S)	10	1,140	2	180	12	1,320	40	546	1,906
Mareeba (S)	16	1,819	—	—	16	1,819	23	606	2,449
Torres (S)	—	—	—	—	—	—	58	651	709
Other areas	4	282	—	—	4	282	—	—	282
<b>Far North (SD)</b>	<b>141</b>	<b>15,778</b>	<b>45</b>	<b>4,590</b>	<b>186</b>	<b>20,368</b>	<b>896</b>	<b>10,879</b>	<b>32,143</b>
<b>NORTH WEST STATISTICAL DIVISION</b>									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	32	—	32
Mount Isa (C)	2	241	—	—	2	241	37	254	532
Other areas	1	60	—	—	1	60	90	—	150
<b>North West (SD)</b>	<b>3</b>	<b>301</b>	<b>—</b>	<b>—</b>	<b>3</b>	<b>301</b>	<b>160</b>	<b>254</b>	<b>715</b>
<b>QUEENSLAND</b>									
<b>Queensland</b>	<b>1,980</b>	<b>214,684</b>	<b>1,152</b>	<b>126,755</b>	<b>3,132</b>	<b>341,439</b>	<b>25,142</b>	<b>305,362</b>	<b>671,943</b>

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

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

### Building Classification

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

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

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

### Seasonal Adjustment

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

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

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

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

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

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

### Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

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

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S) – Pt B to Maroochy (S) – Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella–Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook–Cornubia, Greenbank – Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs – Caboolture (S) – Pt A, and Caboolture (S) – Pt B. The SLA of Caboolture (S) – Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) – Pt A are: Bribie Island, Burpengary–Narangba, Caboolture (S) – Central, Caboolture (S) – East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S) – Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs – Cairns (C) – Pt A, and Cairns (C) – Pt B. The SLA of Cairns (C) – Pt A has been split into seven SLAs. The new SLAs for Cairns (C) – Pt A are: Cairns (C) – Barron, Cairns (C) – Central Suburbs, Cairns (C) – City, Cairns (C) – Mt Whitfield, Cairns (C) – Northern Suburbs, Cairns (C) – Trinity and Cairns (C) – Western Suburbs. The area and name of Cairns (C) – Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs – Caloundra (C) – Pt A, and Caloundra (C) – Pt B. The SLA of Caloundra (C) – Pt A has been split into three SLAs and the existing Caloundra (C) – Pt B into two SLAs. The new SLAs for Caloundra (C) – Pt A are: Caloundra (C) – Caloundra N, Caloundra (C) – Caloundra S and Caloundra (C) – Kawana. The new SLAs for Caloundra (C) – Pt B are: Caloundra (C) – Hinterland and Caloundra (C) – Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs – Bellbird Park, Camira, Ipswich (C) – Central, Karalee, Ipswich (C) Bal in BSD – Nth and Ipswich (C) Bal in BSD – Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) – Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) – Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) – Central, Ipswich (C) – East and Ipswich (C) – North. The new SLAs for Ipswich (C) – Pt B are: Ipswich (C) – South–West and Ipswich (C) – West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs – Maroochy (S) – Pt A, and Maroochy (S) – Pt B. The SLA of Maroochy (S) – Pt A has been split into six SLAs. The new SLAs for Maroochy (S) – Pt A are: Maroochy (S) – Buderim, Maroochy (S) – Coastal North (includes 16.24 sq km transferred from Maroochy (S) – Pt B), Maroochy (S) – Maroochydoore, Maroochy (S) – Mooloolaba, Maroochy (S) – Nambour and Maroochy (S) Bal in S C’st SSD. The reduced area of Maroochy (S) – Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs – Noosa (S) – Pt A, and Noosa (S) – Pt B. The SLA of Noosa (S) – Pt A has been split into three SLAs. The new SLAs for Noosa (S) – Pt A are: Noosa (S) – Noosa–Noosaville, Noosa (S) – Sunshine–Peregian and Noosa (S) – Tewantin. Noosa (S) – Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate–Woody Point, Redcliffe–Scarborough and Rothwell–Kippa–Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) – Central, Toowoomba (C) – North–East, Toowoomba (C) – North–West, Toowoomba (C) – South–East and Toowoomba (C) – West.
- (m) The SLA of Gold Coast (C) – Pt B Bal has been split to form two new SLAs, Coomera–Cedar Creek and Guanaba–Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) – Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) – Gympie only.
- (o) The boundaries of the SLAs of Mackay (C) – Pt A and Mackay (C) – Pt B were amended by the transfer of part of Mackay (C) – Pt B and Mackay (C) – Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

### Unpublished Data and Related Publications

33. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

34. Other ABS publications which may be of interest include:

- Building Approvals, Australia* (Cat. no. 8731.0) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) – issued quarterly
- Building Activity, Queensland* (Cat. no. 8752.3) – issued quarterly
- Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) – issued monthly
- Price Index of Materials Used in House Building* (Cat. no. 6408.0) – issued monthly

35. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

### Symbols and Other Usages

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

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

**Brian Doyle**  
Regional Director  
Queensland

## SELF-HELP ACCESS TO STATISTICS

*PHONE* Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics. (Call cost is 75c per minute)

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

*LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

## WHY NOT SUBSCRIBE?

*PHONE* +61 1300 366 323

*FAX* +61 3 9615 7848

## CONTACTING THE ABS

ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 8283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

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

*EMAIL* [client.services@abs.gov.au](mailto:client.services@abs.gov.au)

