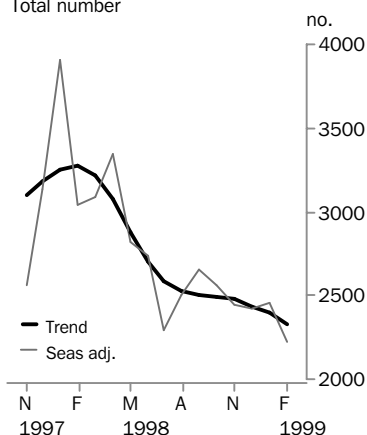


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 APR 1999

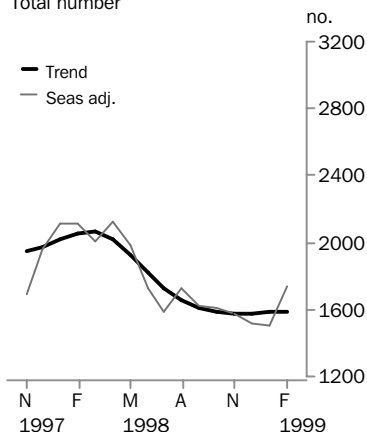
Dwelling units approved

Total number



Private sector houses approved

Total number



FEBRUARY KEY FIGURES

TREND ESTIMATES

		% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	1 589	0.4	-22.7
Total dwelling units	2 331	-2.5	-28.9

SEASONALLY ADJUSTED

		% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	1 736	15.0	-17.7
Total dwelling units	2 217	-9.8	-27.2

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has flattened, although it is still 22.9% below the level of March 1998.
- Despite the rise in private sector houses, the trend for total dwelling units continues to fall, down 2.5% in February.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses rose 15.0% in February.
- The seasonally adjusted estimate for total dwellings fell by 9.8% in February with a significant fall in other dwellings offsetting the rise in private sector houses.

ORIGINAL ESTIMATES

- There were 2,020 dwellings approved in February with houses accounting for 1,573 and other dwelling units 447.
- The value of new residential building approved was \$203.6 million with the Brisbane Statistical Division accounting for \$78.1 million (38%) of this total.
- The value of non-residential building fell to \$130.1 million.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

March 1999

11 May 1999

April 1999

9 June 1999

May 1999

8 July 1999

June 1999

6 August 1999

July 1999

7 September 1999

August 1999

8 October 1999

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There are no data notes in this issue.

REVISIONS THIS MONTH

The number of dwelling units approved for January 1999 has been revised upwards by 221. (38 houses and 183 other dwelling units). The value of total building increased by \$18.2 million to \$391.2 million.

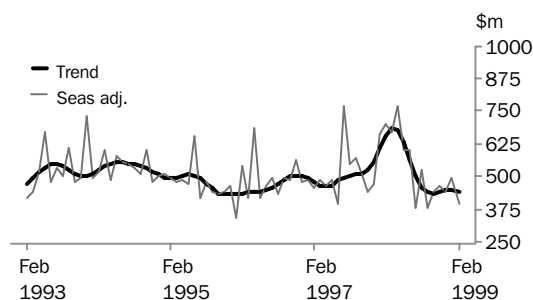
I. Marshall

Acting Regional Director, Queensland

VALUE OF BUILDING APPROVED

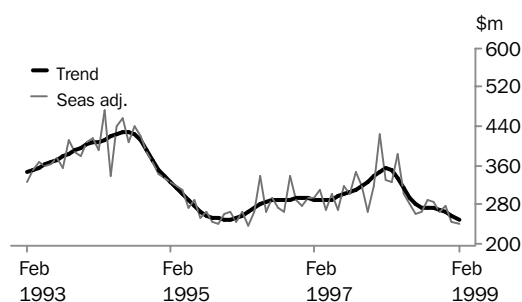
VALUE OF TOTAL BUILDING

The trend for this series is now 35.8% below the peak of March 1998.



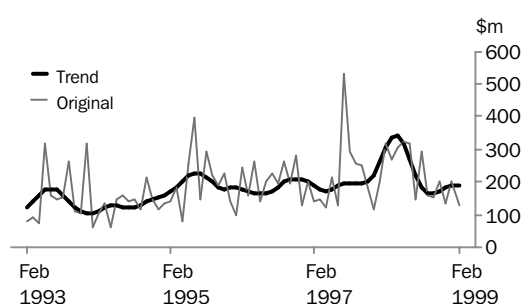
VALUE OF RESIDENTIAL BUILDING

The trend for this series continues to decline and is 29.3% below the peak of February 1998.



VALUE OF NON-RESIDENTIAL BUILDING

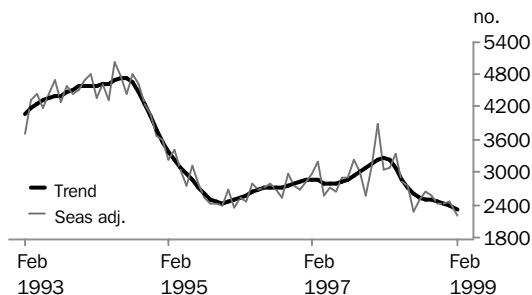
The trend is now flat following a large fall in the original estimate in February.



DWELLINGS APPROVED

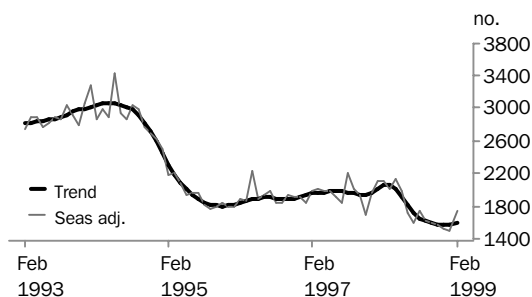
TOTAL DWELLING UNITS

The trend for total dwelling units has fallen for the last 12 months and is now below the level of trough in late 1995.



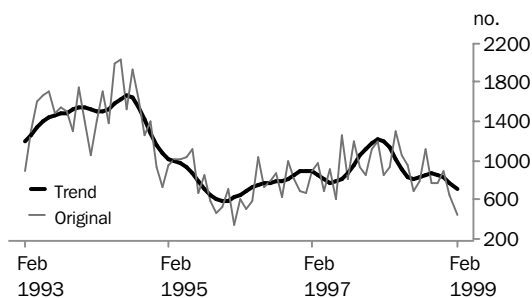
PRIVATE SECTOR HOUSES

The trend has flattened after nine months of steady decline.



OTHER DWELLINGS

The trend continues to fall and is 41.2% below the recent high in January 1998.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

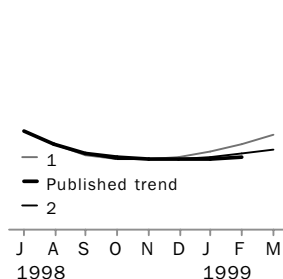
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

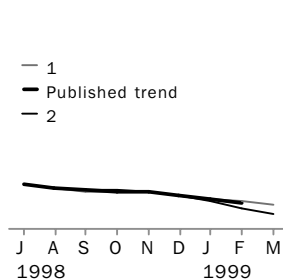
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
October 1998	1 587	-1.3	1 575	-1.7	1 582	-1.5
November 1998	1 579	-0.5	1 574	-0.1	1 577	-0.3
December 1998	1 576	-0.2	1 588	0.9	1 579	0.1
January 1999	1 582	0.4	1 618	1.9	1 589	0.6
February 1999	1 589	0.4	1 660	2.6	1 605	1.0
March 1999	n.y.a.	n.y.a.	1 713	3.2	1 629	1.5

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
October 1998	2 496	-0.1	2 490	-0.2	2 501	0.0
November 1998	2 478	-0.7	2 477	-0.5	2 482	-0.7
December 1998	2 438	-1.6	2 439	-1.5	2 425	-2.3
January 1999	2 392	-1.9	2 392	-1.9	2 345	-3.3
February 1999	2 331	-2.5	2 347	-1.9	2 259	-3.7
March 1999	n.y.a.	n.y.a.	2 309	-1.6	2 177	-3.7

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
December	1 688	1 695	1 084	1 118	2 772	2 813
1998						
January	1 721	1 734	1 189	1 201	2 910	2 935
February	1 882	1 905	836	858	2 718	2 763
March	2 111	2 136	848	928	2 959	3 064
April	1 959	1 982	1 167	1 298	3 126	3 280
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
July	1 770	1 797	690	692	2 460	2 489
August	1 769	1 781	778	798	2 547	2 579
September	1 816	1 862	1 071	1 123	2 887	2 985
October	1 804	1 836	738	770	2 542	2 606
November	1 647	1 705	766	772	2 413	2 477
December	1 346	1 354	885	897	2 231	2 251
1999						
January	1 154	1 188	639	650	1 793	1 838
February	1 553	1 573	416	447	1 969	2 020
SEASONALLY ADJUSTED						
1997						
December	1 957	1 967	n.a.	n.a.	3 043	3 129
1998						
January	2 118	2 134	n.a.	n.a.	3 875	3 902
February	2 110	2 131	n.a.	n.a.	3 004	3 046
March	2 005	2 031	n.a.	n.a.	2 979	3 091
April	2 125	2 142	n.a.	n.a.	3 242	3 343
May	1 988	2 064	n.a.	n.a.	2 575	2 819
June	1 730	1 758	n.a.	n.a.	2 650	2 741
July	1 591	1 660	n.a.	n.a.	2 182	2 290
August	1 731	1 749	n.a.	n.a.	2 460	2 499
September	1 622	1 680	n.a.	n.a.	2 510	2 653
October	1 604	1 642	n.a.	n.a.	2 511	2 559
November	1 578	1 624	n.a.	n.a.	2 376	2 442
December	1 518	1 532	n.a.	n.a.	2 384	2 420
1999						
January	1 509	1 551	n.a.	n.a.	2 399	2 457
February	1 736	1 754	n.a.	n.a.	2 171	2 217
TREND ESTIMATES						
1997						
December	1 970	1 990	1 141	1 188	3 111	3 177
1998						
January	2 016	2 033	1 164	1 217	3 180	3 251
February	2 056	2 077	1 138	1 201	3 194	3 278
March	2 062	2 090	1 054	1 129	3 117	3 219
April	2 013	2 049	941	1 026	2 955	3 075
May	1 922	1 964	829	918	2 751	2 882
June	1 818	1 864	758	842	2 576	2 706
July	1 728	1 776	745	814	2 473	2 590
August	1 657	1 703	774	825	2 431	2 528
September	1 609	1 653	810	847	2 419	2 499
October	1 587	1 627	840	869	2 428	2 496
November	1 579	1 616	837	862	2 416	2 478
December	1 576	1 609	806	828	2 382	2 438
1999						
January	1 582	1 611	761	781	2 343	2 392
February	1 589	1 616	696	715	2 286	2 331

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
December	-2.4	-4.2	38.1	30.2	10.2	7.0
1998						
January	2.0	2.3	9.7	7.4	5.0	4.3
February	9.4	9.9	-29.7	-28.6	-6.6	-5.9
March	12.2	12.1	1.4	8.2	8.9	10.9
April	-7.2	-7.2	37.6	39.9	5.6	7.0
May	-0.9	1.7	-25.3	-19.0	-10.0	-6.5
June	-7.7	-7.7	-2.9	-9.9	-6.2	-8.5
July	-1.2	-3.3	-18.5	-26.9	-6.8	-11.3
August	-0.1	-0.9	12.8	15.3	3.5	3.6
September	2.7	4.5	37.7	40.7	13.3	15.7
October	-0.7	-1.4	-31.1	-31.4	-12.0	-12.7
November	-8.7	-7.1	3.8	0.3	-5.1	-5.0
December	-18.3	-20.6	15.5	16.2	-7.5	-9.1
1999						
January	-14.3	-12.3	-27.8	-27.5	-19.6	-18.3
February	34.6	32.4	-34.9	-31.2	9.8	9.9
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
December	15.7	13.8	n.a.	n.a.	24.7	22.2
1998						
January	8.2	8.5	n.a.	n.a.	27.4	24.7
February	-0.4	-0.2	n.a.	n.a.	-22.5	-21.9
March	-5.0	-4.7	n.a.	n.a.	-0.8	1.5
April	5.9	5.4	n.a.	n.a.	8.8	8.2
May	-6.4	-3.6	n.a.	n.a.	-20.6	-15.7
June	-13.0	-14.8	n.a.	n.a.	2.9	-2.7
July	-8.0	-5.6	n.a.	n.a.	-17.7	-16.5
August	8.8	5.4	n.a.	n.a.	12.7	9.1
September	-6.3	-4.0	n.a.	n.a.	2.0	6.2
October	-1.1	-2.3	n.a.	n.a.	0.0	-3.5
November	-1.6	-1.1	n.a.	n.a.	-5.4	-4.6
December	-3.8	-5.6	n.a.	n.a.	0.4	-0.9
1999						
January	-0.5	1.2	n.a.	n.a.	0.6	1.6
February	15.0	13.1	n.a.	n.a.	-9.5	-9.8
TREND ESTIMATES (% change from preceding month)						
1997						
December	1.3	1.1	5.4	5.5	2.8	2.7
1998						
January	2.3	2.2	2.1	2.5	2.2	2.3
February	2.0	2.1	-2.3	-1.4	0.4	0.8
March	0.3	0.6	-7.3	-6.0	-2.4	-1.8
April	-2.4	-2.0	-10.7	-9.1	-5.2	-4.5
May	-4.5	-4.1	-11.9	-10.6	-6.9	-6.3
June	-5.4	-5.1	-8.5	-8.3	-6.4	-6.1
July	-4.9	-4.7	-1.8	-3.3	-4.0	-4.3
August	-4.2	-4.1	3.9	1.4	-1.7	-2.4
September	-2.9	-3.0	4.6	2.6	-0.5	-1.2
October	-1.3	-1.5	3.7	2.7	0.4	-0.1
November	-0.5	-0.7	-0.4	-0.8	-0.5	-0.7
December	-0.2	-0.4	-3.7	-3.9	-1.4	-1.6
1999						
January	0.4	0.1	-5.6	-5.7	-1.6	-1.9
February	0.4	0.3	-8.5	-8.5	-2.5	-2.5

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
December	255.0	18.2	273.2	116.3	389.5
1998					
January	309.5	19.8	329.3	200.1	529.4
February	280.8	22.5	303.2	320.7	624.0
March	305.8	24.0	329.8	270.5	600.3
April	341.4	25.1	366.6	305.4	671.9
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
July	262.2	26.1	288.3	149.5	437.8
August	252.9	22.6	275.5	296.9	572.4
September	293.9	28.8	322.7	157.8	480.5
October	265.9	26.4	292.3	154.5	446.8
November	248.0	23.2	271.2	202.7	474.0
December	214.4	18.3	232.7	136.0	368.7
1999					
January	172.1	16.4	188.5	202.8	391.2
February	203.6	18.6	222.2	130.1	352.3
SEASONALLY ADJUSTED					
1997					
December	297.9	21.5	319.4	n.a.	472.7
1998					
January	397.2	26.7	423.9	n.a.	663.2
February	305.4	26.7	332.1	n.a.	701.7
March	303.7	23.3	327.0	n.a.	667.8
April	357.2	26.3	383.5	n.a.	769.7
May	275.1	27.2	302.3	n.a.	602.8
June	251.2	29.9	281.1	n.a.	604.1
July	238.4	21.1	259.5	n.a.	378.5
August	245.3	21.3	266.6	n.a.	525.2
September	266.5	24.6	291.2	n.a.	381.3
October	260.6	23.9	284.6	n.a.	438.1
November	243.5	21.1	264.7	n.a.	464.0
December	256.2	21.2	277.4	n.a.	438.1
1999					
January	221.1	23.9	245.0	n.a.	498.2
February	220.7	22.1	242.8	n.a.	396.0
TREND ESTIMATES					
1997					
December	313.2	23.8	337.0	222.7	559.7
1998					
January	323.1	24.5	347.6	261.3	608.9
February	328.3	25.4	353.7	304.2	657.9
March	323.4	26.2	349.6	335.9	685.4
April	308.4	26.4	334.8	341.6	676.5
May	287.4	26.1	313.6	317.3	630.8
June	267.9	25.5	293.5	272.4	565.8
July	256.3	24.7	281.0	221.8	502.8
August	251.7	23.7	275.4	183.2	458.6
September	250.5	23.0	273.5	164.6	438.1
October	251.3	22.5	273.8	163.5	437.3
November	248.7	22.4	271.1	171.5	442.6
December	242.5	22.4	264.9	180.7	445.6
1999					
January	235.4	22.5	257.9	189.7	447.5
February	227.8	22.4	250.2	189.8	440.0

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
December	3.6	-25.7	0.9	-36.1	-13.9
1998					
January	21.4	8.8	20.5	72.1	35.9
February	-9.3	13.6	-7.9	60.3	17.9
March	8.9	6.7	8.8	-15.7	-3.8
April	11.6	4.6	11.2	12.9	11.9
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
July	-2.7	-12.4	-3.7	-52.8	-29.0
August	-3.5	-13.4	-4.4	98.6	30.7
September	16.2	27.4	17.1	-46.9	-16.1
October	-9.5	-8.3	-9.4	-2.1	-7.0
November	-6.7	-12.1	-7.2	31.2	6.1
December	-13.5	-21.1	-14.2	-32.9	-22.2
1999					
January	-19.7	-10.4	-19.0	49.1	6.1
February	18.3	13.4	17.9	-35.8	-9.9
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
December	22.3	-8.9	19.5	n.a.	7.3
1998					
January	33.3	24.2	32.7	n.a.	40.3
February	-23.1	0.0	-21.7	n.a.	5.8
March	-0.6	-12.7	-1.5	n.a.	-4.8
April	17.6	12.9	17.3	n.a.	15.3
May	-23.0	3.4	-21.2	n.a.	-21.7
June	-8.7	9.9	-7.0	n.a.	0.2
July	-5.1	-29.4	-7.7	n.a.	-37.3
August	2.9	0.9	2.7	n.a.	38.8
September	8.6	15.5	9.2	n.a.	-27.4
October	-2.2	-2.8	-2.3	n.a.	14.9
November	-6.6	-11.7	-7.0	n.a.	5.9
December	5.2	0.5	4.8	n.a.	-5.6
1999					
January	-13.7	12.7	-11.7	n.a.	13.7
February	-0.2	-7.5	-0.9	n.a.	-20.5
TREND ESTIMATES (% change from preceding month)					
1997					
December	3.4	3.0	3.3	10.8	6.2
1998					
January	3.2	2.9	3.1	17.3	8.8
February	1.6	3.7	1.8	16.4	8.0
March	-1.5	3.1	-1.2	10.4	4.2
April	-4.6	0.8	-4.2	1.7	-1.3
May	-6.8	-1.1	-6.3	-7.1	-6.8
June	-6.8	-2.3	-6.4	-14.2	-10.3
July	-4.3	-3.1	-4.3	-18.6	-11.1
August	-1.8	-4.0	-2.0	-17.4	-8.8
September	-0.5	-3.0	-0.7	-10.2	-4.5
October	0.3	-2.2	0.1	-0.7	-0.2
November	-1.0	-0.4	-1.0	4.9	1.2
December	-2.5	0.0	-2.3	5.4	0.7
1999					
January	-2.9	0.4	-2.6	5.0	0.4
February	-3.2	-0.4	-3.0	0.1	-1.7

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-1997	23 104	8 506	60	151	32	31 853
1997-1998	23 655	11 035	85	232	408	35 415
1998						
February	1 880	800	0	32	6	2 718
March	2 109	799	5	2	44	2 959
April	1 957	1 101	30	32	6	3 126
May	1 942	865	2	0	5	2 814
June	1 791	800	4	42	2	2 639
July	1 768	682	9	0	1	2 460
August	1 765	757	12	2	11	2 547
September	1 814	1 062	5	0	6	2 887
October	1 802	729	8	0	3	2 542
November	1 647	744	13	0	9	2 413
December	1 343	875	3	10	0	2 231
1999						
January	1 154	592	4	0	43	1 793
February	1 551	407	5	2	4	1 969
PUBLIC SECTOR (Number)						
1995-1996	329	543	(b) 0	(b) 0	0	872
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998						
February	23	22	0	0	0	45
March	25	80	0	0	0	105
April	23	131	0	0	0	154
May	73	179	0	0	0	252
June	67	100	0	0	0	167
July	27	2	0	0	0	29
August	12	20	0	0	0	32
September	46	51	0	0	1	98
October	32	32	0	0	0	64
November	58	6	0	0	0	64
December	8	12	0	0	0	20
1999						
January	34	11	0	0	0	45
February	20	31	0	0	0	51
TOTAL (Number)						
1995-1996	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-1997	23 533	9 288	60	173	32	33 086
1997-1998	24 013	11 741	85	232	408	36 479
1998						
February	1 903	822	0	32	6	2 763
March	2 134	879	5	2	44	3 064
April	1 980	1 232	30	32	6	3 280
May	2 015	1 044	2	0	5	3 066
June	1 858	900	4	42	2	2 806
July	1 795	684	9	0	1	2 489
August	1 777	777	12	2	11	2 579
September	1 860	1 113	5	0	7	2 985
October	1 834	761	8	0	3	2 606
November	1 705	750	13	0	9	2 477
December	1 351	887	3	10	0	2 251
1999						
January	1 188	603	4	0	43	1 838
February	1 571	438	5	2	4	2 020

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-1997	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-1998	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1998								
February	202.6	73.8	0.0	18.6	2.8	297.9	153.2	451.1
March	235.2	61.2	0.2	23.5	0.1	320.2	95.6	415.7
April	211.9	116.7	1.0	22.3	1.5	353.4	133.0	486.4
May	209.4	72.4	0.1	24.7	0.0	306.5	213.4	519.9
June	195.3	58.5	0.3	24.0	4.5	282.5	234.7	517.2
July	199.4	59.0	0.4	25.3	0.0	284.1	125.4	409.6
August	198.7	51.5	1.5	20.9	0.2	272.7	104.0	376.7
September	202.2	81.9	0.2	26.6	0.0	310.8	116.5	427.3
October	199.1	61.3	0.3	26.0	0.0	286.7	113.4	400.1
November	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
December	148.3	64.2	0.2	16.5	0.2	229.4	84.0	313.4
1999								
January	126.3	40.7	0.3	15.9	0.0	183.3	144.0	327.2
February	165.9	32.2	0.4	17.9	0.1	216.5	103.7	320.2
PUBLIC SECTOR (\$ million)								
1995-1996	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
1996-1997	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-1998	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1998								
February	2.6	1.8	0.0	1.0	0.0	5.4	167.5	172.9
March	3.4	6.0	0.0	0.2	0.0	9.6	174.9	184.6
April	2.8	10.1	0.0	0.3	0.0	13.2	172.3	185.5
May	7.7	13.5	0.0	0.6	0.0	21.7	113.4	135.1
June	8.2	7.5	0.0	1.1	0.0	16.9	82.2	99.1
July	3.6	0.2	0.0	0.4	0.0	4.1	24.1	28.2
August	1.3	1.5	0.0	0.1	0.0	2.9	192.9	195.8
September	5.6	4.3	0.0	2.0	0.0	11.9	41.3	53.2
October	3.3	2.2	0.0	0.0	0.0	5.5	41.1	46.7
November	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
December	0.9	1.0	0.0	1.5	0.0	3.3	52.0	55.3
1999								
January	3.9	1.1	0.0	0.2	0.0	5.2	58.8	64.0
February	3.0	2.5	0.0	0.2	0.0	5.7	26.4	32.1
TOTAL (\$ million)								
1995-1996	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
1996-1997	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-1998	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1998								
February	205.1	75.7	0.0	19.6	2.8	303.2	320.7	624.0
March	238.7	67.1	0.2	23.7	0.1	329.8	270.5	600.3
April	214.7	126.8	1.0	22.6	1.5	366.6	305.4	671.9
May	217.0	85.9	0.1	25.3	0.0	328.2	326.8	655.0
June	203.5	66.0	0.3	25.1	4.5	299.4	316.9	616.3
July	203.0	59.2	0.4	25.6	0.0	288.3	149.5	437.8
August	200.0	53.0	1.5	21.0	0.2	275.5	296.9	572.4
September	207.7	86.2	0.2	28.6	0.0	322.7	157.8	480.5
October	202.4	63.5	0.3	26.0	0.0	292.3	154.5	446.8
November	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0
December	149.2	65.2	0.2	18.0	0.2	232.7	136.0	368.7
1999								
January	130.2	41.9	0.3	16.1	0.0	188.5	202.8	391.2
February	169.0	34.6	0.4	18.1	0.1	222.2	130.1	352.3

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1995-1996	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261
1996-1997	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997-1998	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1997										
December	1 694	390	372	762	142	100	110	352	1 114	2 808
1998										
January	1 731	165	103	268	114	111	702	927	1 195	2 926
February	1 903	114	312	426	40	263	93	396	822	2 725
March	2 134	276	233	509	187	83	100	370	879	3 013
April	1 980	246	390	636	126	59	411	596	1 232	3 212
May	2 015	200	350	550	165	106	223	494	1 044	3 059
June	1 858	182	428	610	118	133	39	290	900	2 758
July	1 795	159	272	431	93	131	29	253	684	2 479
August	1 777	149	366	515	110	132	20	262	777	2 554
September	1 860	307	533	840	89	107	77	273	1 113	2 973
October	1 834	175	345	520	43	70	128	241	761	2 595
November	1 705	116	368	484	65	83	118	266	750	2 455
December	1 351	153	236	389	288	132	78	498	887	2 238
1999										
January	1 188	41	400	441	76	56	30	162	603	1 791
February	1 571	70	139	209	100	105	24	229	438	2 009
VALUE (\$ million)										
1995-1996	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5
1996-1997	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997-1998	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0
1997										
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	255.0
1998										
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	309.5
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	280.8
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	305.8
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	341.4
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	302.9
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	269.5
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.2
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	252.9
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	293.9
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	265.9
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	248.0
December	149.2	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	214.4
1999										
January	130.2	2.5	28.5	31.0	4.6	4.0	2.3	10.9	41.9	172.1
February	169.0	4.5	12.4	16.9	7.9	7.5	2.3	17.8	34.6	203.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	2 222.4	673.1	2 898.0	249.5	3 147.6	2 361.9	5 506.0
1996-1997	2 412.5	779.2	3 191.6	270.2	3 461.9	2 244.0	5 705.8
1997-1998	2 616.7	1 001.3	3 618.0	292.2	3 910.1	3 324.4	7 234.7
1997							
September	729.8	269.2	999.0	76.8	1 075.8	1 074.1	2 149.9
December	603.7	203.7	807.4	67.7	875.1	541.7	1 416.9
1998							
March	643.9	254.6	898.5	66.8	965.3	779.9	1 745.2
June	639.3	273.8	913.1	80.9	993.9	928.7	1 922.7
September	614.1	192.8	806.9	77.9	884.8	585.1	1 469.9
December	544.5	180.1	724.6	68.4	793.0	472.7	1 265.7
ORIGINAL (% change from preceding quarter)							
1997							
September	13.5	69.2	24.5	2.1	22.5	132.5	60.4
December	-17.3	-24.3	-19.2	-11.8	-18.7	-49.6	-34.1
1998							
March	6.7	25.0	11.3	-1.3	10.3	44.0	23.2
June	-0.7	7.5	1.6	21.1	3.0	19.1	10.2
September	-3.9	-29.6	-11.6	-3.7	-11.0	-37.0	-23.6
December	-11.3	-6.6	-10.2	-12.2	-10.4	-19.2	-13.9

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original**

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1998												
December	1	0.1	62	5.3	7	0.7	22	2.1	21	2.6	11	1.3
1999												
January	2	0.2	27	2.8	6	0.8	9	1.0	17	1.4	8	1.0
February	6	0.5	52	4.8	12	1.2	16	1.6	15	1.7	9	0.9
Value—\$200,000–\$499,999												
1998												
December	1	0.3	12	4.0	9	2.2	9	2.5	8	2.5	10	3.3
1999												
January	3	1.0	13	3.5	3	0.8	7	2.2	10	2.8	7	2.5
February	0	0.0	13	4.2	7	2.2	8	2.7	9	2.8	1	0.3
Value—\$500,000–\$999,999												
1998												
December	0	0.0	2	1.5	3	2.1	4	2.4	5	3.4	0	0.0
1999												
January	0	0.0	4	2.6	0	0.0	2	1.3	5	3.2	3	2.0
February	2	1.5	3	1.7	0	0.0	1	0.8	6	3.6	0	0.0
Value—\$1,000,000–\$4,999,999												
1998												
December	1	1.6	4	11.7	4	6.8	4	11.6	3	8.0	8	16.1
1999												
January	1	3.3	2	4.9	1	1.5	3	6.0	2	6.7	3	8.9
February	2	2.6	1	1.5	4	8.7	2	3.1	4	10.4	3	7.6
Value—\$5,000,000 and over												
1998												
December	1	6.5	0	0.0	0	0.0	0	0.0	0	0.0	3	23.7
1999												
January	2	45.4	1	55.5	0	0.0	0	0.0	0	0.0	0	0.0
February	2	18.0	2	20.9	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-1996	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-1997	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-1998	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1998												
December	4	8.4	80	22.4	23	11.7	39	18.6	37	16.5	32	44.4
1999												
January	8	49.9	47	69.3	10	3.0	21	10.5	34	14.1	21	14.3
February	12	22.5	71	33.1	23	12.2	27	8.1	34	18.4	13	8.9

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
December	0	0.0	2	0.3	7	0.6	2	0.1	135	13.0
1999										
January	0	0.0	4	0.6	4	0.5	6	0.7	83	9.0
February	2	0.3	2	0.2	6	0.5	12	1.0	132	12.7
Value—\$200,000—\$499,999										
1998										
December	1	0.3	5	1.5	3	0.7	1	0.4	59	17.7
1999										
January	0	0.0	0	0.0	6	1.3	1	0.2	50	14.2
February	2	0.9	3	1.0	0	0.0	3	1.1	46	15.2
Value—\$500,000—\$999,999										
1998										
December	0	0.0	1	0.6	2	1.1	2	1.4	19	12.4
1999										
January	0	0.0	2	1.5	1	0.5	0	0.0	17	11.2
February	0	0.0	3	2.1	1	0.6	1	0.5	17	10.7
Value—\$1,000,000—\$4,999,999										
1998										
December	0	0.0	1	2.4	2	3.2	1	1.4	28	62.7
1999										
January	0	0.0	0	0.0	1	2.6	1	3.2	14	37.0
February	0	0.0	2	2.5	2	5.4	2	3.1	22	44.9
Value—\$5,000,000 and over										
1998										
December	0	0.0	0	0.0	0	0.0	0	0.0	4	30.2
1999										
January	0	0.0	0	0.0	0	0.0	1	30.5	4	131.4
February	0	0.0	0	0.0	1	7.8	0	0.0	5	46.6
Value—Total										
1995-1996	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-1997	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-1998	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1998										
December	1	0.3	9	4.7	14	5.7	6	3.2	245	136.0
1999										
January	0	0.0	6	2.1	12	4.9	9	34.6	168	202.8
February	4	1.1	10	5.8	10	14.2	18	5.8	222	130.1

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-1997	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-1998	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1998											
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	153.2
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	95.6
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	133.0
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	213.4
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	234.7
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	125.4
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	104.0
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	116.5
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	113.4
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	181.7
December	8.4	21.7	11.7	10.2	15.5	5.5	0.3	4.7	5.4	0.5	84.0
1999											
January	49.9	68.4	2.5	4.9	10.8	3.4	0.0	1.7	1.7	0.5	144.0
February	22.5	32.9	11.6	5.5	11.7	1.0	1.1	3.6	10.5	3.2	103.7
PUBLIC SECTOR (\$ million)											
1995-1996	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-1997	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-1998	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1998											
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	167.5
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	174.9
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	172.3
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	113.4
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	82.2
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	192.9
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	41.3
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	41.1
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	52.0
1999											
January	0.0	0.9	0.5	5.6	3.3	10.9	0.0	0.4	3.2	34.1	58.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
TOTAL (\$ million)											
1995-1996	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-1997	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-1998	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1998											
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	320.7
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	270.5
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	305.4
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	326.8
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	316.9
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	149.5
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	296.9
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	157.8
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	154.5
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	202.7
December	8.4	22.4	11.7	18.6	16.5	44.4	0.3	4.7	5.7	3.2	136.0
1999											
January	49.9	69.3	3.0	10.5	14.1	14.3	0.0	2.1	4.9	34.6	202.8
February	22.5	33.1	12.2	8.1	18.4	8.9	1.1	5.8	14.2	5.8	130.1

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-1997	10 229	3 814	14 192	1 052 668	322 386	142 199	1 517 253	731 539	2 248 792
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998									
February	845	572	1 449	91 039	52 294	12 257	155 590	72 177	227 767
March	1 008	360	1 409	111 664	24 618	11 880	148 162	37 817	185 979
April	903	541	1 500	94 172	54 094	14 858	163 123	60 790	223 913
May	827	410	1 239	90 164	29 291	12 164	131 619	146 926	278 544
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	770	290	1 064	86 601	28 117	13 708	128 426	72 561	200 986
August	719	426	1 156	83 534	26 549	9 953	120 036	52 512	172 548
September	715	660	1 379	78 836	44 207	14 361	137 404	44 086	181 490
October	750	378	1 129	81 970	26 413	13 119	121 501	45 123	166 624
November	701	410	1 119	77 941	30 236	11 013	119 190	65 392	184 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
1999									
January	448	183	674	49 217	13 481	8 340	71 037	51 492	122 529
February	624	180	804	63 729	13 981	8 728	86 437	33 104	119 541
PUBLIC SECTOR									
1996-1997	148	494	642	12 838	35 658	138	48 633	307 566	356 199
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998									
February	7	18	25	741	1 522	0	2 263	148 386	150 649
March	13	57	70	1 487	4 316	0	5 803	37 644	43 446
April	6	79	85	651	5 884	0	6 535	82 003	88 538
May	49	94	143	4 659	6 583	22	11 264	74 786	86 050
June	16	27	43	1 584	1 860	0	3 444	56 173	59 616
July	0	0	0	0	0	143	143	10 716	10 858
August	3	18	21	241	1 288	0	1 529	174 631	176 159
September	13	0	13	1 333	0	406	1 739	9 076	10 814
October	6	26	32	594	1 800	0	2 394	4 881	7 275
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 568	24 878
1999									
January	5	0	5	402	0	68	470	41 538	42 008
February	1	2	3	140	222	66	428	10 840	11 267
TOTAL									
1996-1997	10 377	4 308	14 834	1 065 506	358 044	142 337	1 565 886	1 039 105	2 604 991
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998									
February	852	590	1 474	91 780	53 816	12 257	157 853	220 563	378 416
March	1 021	417	1 479	113 151	28 934	11 880	153 965	75 461	229 425
April	909	620	1 585	94 823	59 977	14 858	169 658	142 793	312 451
May	876	504	1 382	94 824	35 874	12 185	142 882	221 712	364 594
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	770	290	1 064	86 601	28 117	13 851	128 568	83 276	211 845
August	722	444	1 177	83 775	27 837	9 953	121 565	227 143	348 707
September	728	660	1 392	80 169	44 207	14 767	139 143	53 162	192 304
October	756	404	1 161	82 564	28 212	13 119	123 895	50 004	173 899
November	744	410	1 162	81 088	30 236	12 415	123 738	74 215	197 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281
1999									
January	453	183	679	49 619	13 481	8 407	71 507	93 030	164 536
February	625	182	807	63 869	14 203	8 793	86 865	43 943	130 808

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....

VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
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LOCAL GOVERNMENT AREAS

QUEENSLAND	1 571	438	2 020	168 985	34 635	18 590	222 210	130 146	352 356
Brisbane and Moreton (SDs)	1 117	344	1 464	119 448	26 631	12 800	158 879	68 104	226 983
Beaudesert (S)	50	0	50	5 367	0	413	5 780	302	6 082
Boonah (S)	1	0	1	106	0	43	149	0	149
Brisbane (C)	282	152	434	30 054	12 173	6 691	48 918	30 444	79 362
Caboolture (S)	53	16	69	4 888	727	298	5 913	259	6 172
Caloundra (C)	55	18	73	5 874	1 320	561	7 755	1 110	8 865
Esk (S)	9	0	9	754	0	36	790	130	920
Gatton (S)	3	0	3	494	0	33	527	171	698
Gold Coast (C)	334	106	443	35 526	7 947	2 044	45 517	11 991	57 508
Ipswich (C)	13	0	13	1 257	0	254	1 511	3 316	4 827
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	1	0	1	59	0	0	59	50	109
Logan (C)	26	0	26	2 351	0	11	2 362	4 400	6 762
Maroochy (S)	53	22	75	5 803	777	661	7 241	10 080	17 321
Noosa (S)	65	23	88	8 530	2 965	373	11 868	684	12 552
Pine Rivers (S)	46	0	46	5 339	0	439	5 778	76	5 854
Redcliffe (C)	7	2	9	657	222	184	1 063	2 040	3 103
Redland (S)	119	5	124	12 389	500	759	13 648	3 051	16 699
Wide Bay-Burnett (SD)	81	6	87	7 046	381	534	7 961	3 582	11 543
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	13	0	13	1 153	0	45	1 198	412	1 610
Burnett (S)	0	0	0	0	0	0	0	0	0
Cooloolia (S)	14	0	14	1 219	0	154	1 373	0	1 373
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	34	6	40	3 319	381	116	3 816	0	3 816
Isis (S)	2	0	2	153	0	51	204	0	204
Kilkivan (S)	0	0	0	0	0	14	14	0	14
Kingaroy (S)	3	0	3	263	0	14	277	0	277
Kolan (S)	0	0	0	0	0	0	0	0	0
Maryborough (C)	3	0	3	179	0	111	290	3 020	3 310
Miriam Vale (S)	6	0	6	430	0	0	430	0	430
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	0	0	97	97
Nanango (S)	2	0	2	121	0	0	121	0	121
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	3	0	3	129	0	13	142	53	195
Wondai (S)	1	0	1	80	0	0	80	0	80
Woocoo (S)	0	0	0	0	0	16	16	0	16
Darling Downs (SD)	43	2	47	4 890	145	1 152	6 187	8 262	14 449
Cambooya (S)	0	0	0	0	0	0	0	0	0
Chinchilla (S)	0	0	0	0	0	0	0	3 500	3 500
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	10	0	10	1 117	0	0	1 117	0	1 117
Dalby (T)	0	0	0	0	0	0	0	0	0
Goondiwindi (T)	3	0	3	313	0	60	373	0	373
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	0	0	0	0	0	0	0	2 000	2 000
Millmerran (S)	0	0	0	0	0	0	0	0	0
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	1	0	1	118	0	0	118	0	118
Rosalie (S)	1	0	1	60	0	15	75	0	75
Stanthorpe (S)	3	0	3	284	0	265	549	363	912
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....

VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
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LOCAL GOVERNMENT AREAS

Darling Downs (SD) continued

Toowoomba (C)	21	2	25	2 585	145	732	3 462	2 339	5 801
Waggamba (S)	0	0	0	0	0	0	0	0	0
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	4	0	4	413	0	80	493	60	553

South West (SD)

Balonne (S)	1	0	1	182	0	139	321	230	551
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	1	0	1	231	0	38	269	74	343
Murweh (S)	0	0	0	0	0	0	0	0	0
Paroo (S)	0	0	0	0	0	0	0	416	416
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	1	0	1	116	0	17	133	0	133
Warroo (S)	0	0	0	0	0	0	0	0	0

Fitzroy (SD)

Banana (S)	4	0	4	461	0	0	461	0	461
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	10	0	10	1 156	0	15	1 171	77	1 248
Duarina (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	9	0	9	1 232	0	15	1 247	1 200	2 447
Fitzroy (S)	4	0	4	380	0	32	412	0	412
Gladstone (C)	20	18	38	2 036	1 370	136	3 542	2 260	5 802
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	16	0	16	1 740	0	163	1 903	638	2 541
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	12	0	12	1 290	0	234	1 524	2 238	3 762

Central West (SD)

Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	0	0
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	1	0	1	114	0	18	132	633	765
Tambo (S)	1	0	1	240	0	0	240	60	300
Winton (S)	0	0	0	0	0	0	0	0	0

Mackay (SD)

Belyando (S)	0	0	0	0	0	0	0	86	86
Broadsound (S)	0	0	2	0	0	141	141	0	141
Mackay (C)	30	12	44	3 294	1 155	280	4 729	5 780	10 509
Mirani (S)	4	0	4	435	0	37	472	0	472
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	8	0	8	1 159	0	10	1 169	0	1 169
Whitsunday (S)	7	0	7	690	0	0	690	900	1 590

Northern (SD)

Bowen (S)	1	0	1	25	0	76	101	234	335
Burdekin (S)	3	0	3	341	0	79	420	0	420
Charters Towers (C)	0	0	0	0	0	0	0	0	0
Dalrymple (S)	2	0	2	181	0	0	181	0	181
Hinchinbrook (S)	3	0	3	494	0	49	543	0	543
Thuringowa (C)	67	4	71	7 301	282	288	7 871	108	7 979
Townsville (C)	37	4	42	4 814	321	688	5 823	11 395	17 218

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLING (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Far North (SD)	84	46	131	9 335	4 020	1 611	14 966	23 116	38 082
Atherton (S)	7	0	7	871	0	15	886	0	886
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	49	18	67	5 324	1 350	1 087	7 761	4 078	11 839
Cardwell (S)	3	3	7	499	220	135	854	1 043	1 897
Cook (S)	2	8	10	117	450	0	567	50	617
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	1	17	18	196	2 000	40	2 236	17 548	19 784
Eacham (S)	1	0	1	73	0	183	256	0	256
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	2	0	2	102	0	31	133	55	188
Johnstone (S)	11	0	11	1 066	0	86	1 152	0	1 152
Mareeba (S)	8	0	8	1 087	0	34	1 121	0	1 121
Torres (S)	0	0	0	0	0	0	0	342	342
North West (SD)	4	2	6	354	330	38	722	753	1 475
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	0	0	0	0	0	0	0	78	78
Cloncurry (S)	1	0	1	120	0	24	144	0	144
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	2	0	2	86	0	0	86	0	86
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	1	2	3	148	330	14	492	675	1 167
Richmond (S)	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	129	63	192	15 235	5 062	1 186	21 483	11 225	32 708
Bundaberg (QLD)	13	0	13	1 153	0	45	1 198	412	1 610
Rockhampton (QLD)	13	0	13	1 360	0	234	1 594	2 238	3 832
Gladstone (QLD)	30	18	48	3 192	1 370	151	4 713	2 337	7 050
Mackay (QLD)	27	10	39	3 084	969	239	4 292	5 780	10 072
Townsville (QLD)	103	8	112	12 027	603	861	13 491	11 503	24 994
Cairns (QLD)	48	18	66	5 270	1 350	1 087	7 707	4 078	11 785
Gold Coast-Tweed (QLD/NSW)	309	101	413	34 416	7 517	2 156	44 089	11 435	55 524

(a) Includes conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval; e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

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

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. 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, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the May 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the May 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

13 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

14 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

15 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

16 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived 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 series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes 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.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

25 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Queensland* (Cat. no. 8752.3)
- *Building Activity, Building Work Done* (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)

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SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
S	Shire
SD	Statistical Division
T	Town

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is 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 is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400.
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