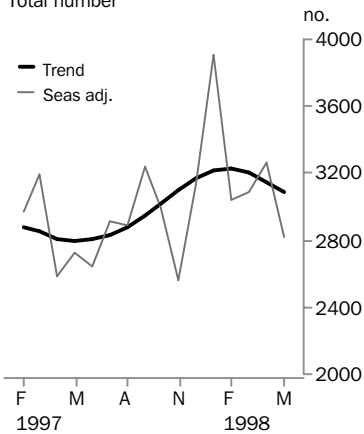


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 JULY 1998

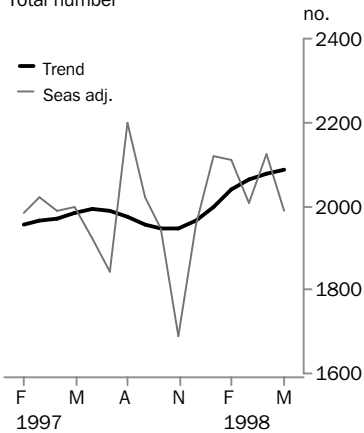
Dwelling units approved

Total number



Private sector houses approved

Total number



- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

MAY KEY FIGURES

TREND ESTIMATES

		% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	2 086	0.4	5.2
Total dwelling units	3 087	-1.9	10.3

SEASONALLY ADJUSTED

		% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	1 988	-6.4	-0.4
Total dwelling units	2 819	-13.5	3.4

MAY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has risen for the seventh consecutive month to be 7.3% above the estimate for October 1997.
- The trend for total dwelling units has continued to decline falling 1.9% in May and 4.4% over the last three months.
- The trend for the value of non-residential building has slowed its growth over the last three months but is still over double the level of a year ago.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses fell by 6.4% in May.

ORIGINAL ESTIMATES

- The value of new residential building approved was \$302.9 million with the Brisbane Statistical Division contributing \$130.5 million (43.1%) to this total.
- The value of non-residential building work approved in May was \$326.8 million. The most significant contributors to this total were Entertainment and Recreational with \$69.1 million, Offices (\$65.8 million) and Health (\$59.9 million).

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	1 October 1998

CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- percentage change tables have been added (tables 2 and 4);
- the 'Conversions, etc' category is no longer being used. From this issue the components are included in their own rights (tables 5 and 6). For more detail see the Explanatory Notes and Glossary;
- seasonal adjustment and trend estimates have been included for some of the value series (table 3);
- the table giving the full breakdown of dwelling types now includes a time series (table 7);
- a separate table for the Brisbane Statistical Division has been included (table 11);
- data for all Local Government Areas in the State have been included (table 12);
- the table showing material of outer walls has been deleted.

Data previously included and other unpublished data is still available. Contact Merv Leaker on (08) 8237 7585.

DATA NOTES

Geographic coding - Dwelling approvals are geographically coded to the Census Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on 08 8237 7655.

REVISIONS THIS MONTH

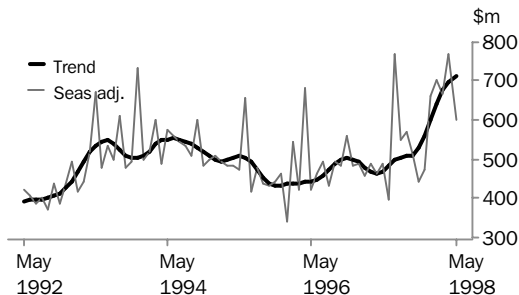
Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

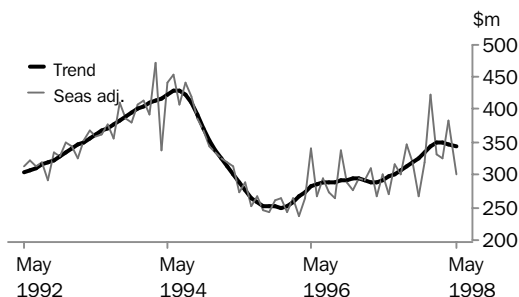
VALUE OF TOTAL BUILDING

The trend has shown strong growth over the past year with the series now 52.4% higher than it was in May 1997.



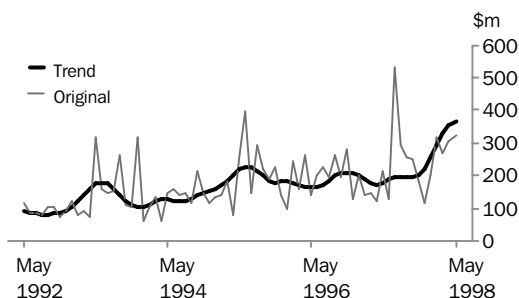
VALUE OF RESIDENTIAL BUILDING

While exhibiting fairly steady growth since late 1995, the trend for this series has now declined for the second consecutive month, after a 21.2% fall in the seasonally adjusted estimate for May.



VALUE OF NON-RESIDENTIAL BUILDING

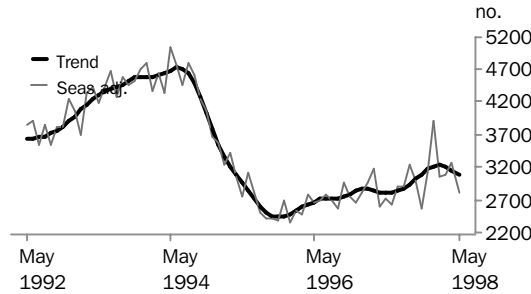
The growth in the trend for this series has been particularly strong since October 1997 and is over double the level of a year ago.



DWELLINGS APPROVED

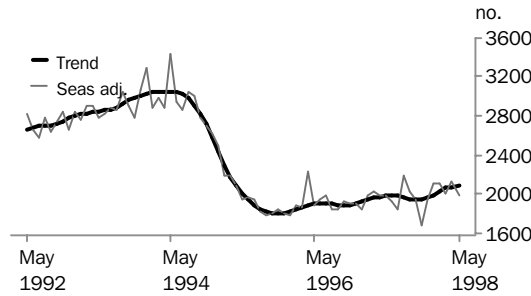
TOTAL DWELLING UNITS

A 13.5% decrease in the seasonally adjusted estimate for May has resulted in the trend for this series continuing the decline which began in March 1998.



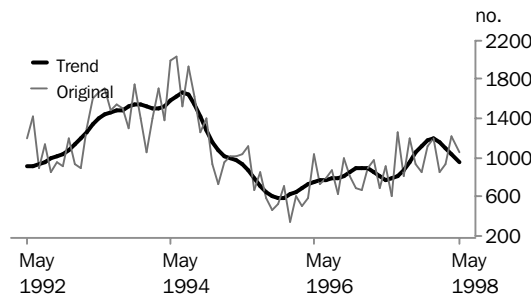
PRIVATE SECTOR HOUSES

The trend for private sector houses has grown in the order of 5% per year since the latter part of 1995.



OTHER DWELLINGS(a)

The trend for this series showed strong growth during the period from July to December 1997 but since then has been declining at an increasing rate, falling 7.2% in May 1998.



(a) See Glossary for definition

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

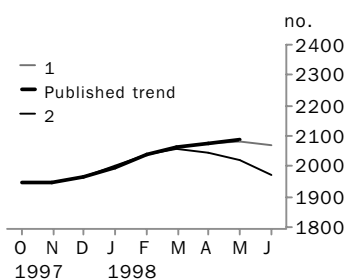
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

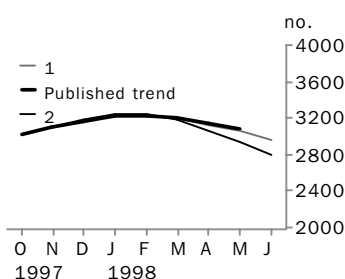
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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:			
	no.	% change	1 <i>rises by 6% on May 1998</i>		2 <i>falls by 6% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	1 997	1.7	1 996	1.7	2 003	1.8
February 1998	2 038	2.0	2 037	2.0	2 040	1.8
March 1998	2 065	1.3	2 066	1.4	2 056	0.8
April 1998	2 077	0.6	2 076	0.5	2 043	-0.6
May 1998	2 086	0.4	2 081	0.2	2 018	-1.2
June 1998	n.y.a.	n.y.a.	2 068	-0.6	1 972	-2.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on May 1998</i>		2 <i>falls by 7% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	3 216	1.5	3 221	1.5	3 235	1.7
February 1998	3 228	0.4	3 230	0.3	3 237	0.1
March 1998	3 200	-0.9	3 195	-1.1	3 177	-1.8
April 1998	3 146	-1.7	3 126	-2.2	3 066	-3.5
May 1998	3 087	-1.9	3 054	-2.3	2 942	-4.1
June 1998	n.y.a.	n.y.a.	2 955	-3.2	2 786	-5.3

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		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						
March	1 831	1 870	918	976	2 749	2 846
April	2 007	2 055	679	693	2 686	2 748
May	2 073	2 107	847	907	2 920	3 014
June	1 880	1 937	553	609	2 433	2 546
July	2 094	2 104	1 259	1 259	3 353	3 363
August	2 263	2 285	792	809	3 055	3 094
September	2 247	2 296	1 185	1 195	3 432	3 491
October	2 244	2 251	878	925	3 122	3 176
November	1 730	1 769	785	859	2 515	2 628
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	1 087	1 218	3 046	3 200
May	1 942	2 015	872	1 051	2 814	3 066
SEASONALLY ADJUSTED						
1997						
March	2 021	2 061	n.a.	n.a.	3 084	3 191
April	1 986	2 021	n.a.	n.a.	2 539	2 585
May	1 996	2 031	n.a.	n.a.	2 655	2 727
June	1 922	1 946	n.a.	n.a.	2 580	2 643
July	1 845	1 870	n.a.	n.a.	2 876	2 912
August	2 200	2 240	n.a.	n.a.	2 845	2 893
September	2 021	2 071	n.a.	n.a.	3 151	3 236
October	1 947	1 955	n.a.	n.a.	2 957	2 999
November	1 691	1 729	n.a.	n.a.	2 440	2 560
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.	3 159	3 260
May	1 988	2 064	n.a.	n.a.	2 575	2 819
TREND ESTIMATES						
1997						
March	1 963	1 999	790	849	2 753	2 848
April	1 970	2 006	760	805	2 731	2 810
May	1 983	2 017	750	781	2 733	2 798
June	1 993	2 026	761	783	2 754	2 809
July	1 989	2 022	788	808	2 777	2 830
August	1 974	2 006	844	869	2 818	2 876
September	1 957	1 988	923	957	2 880	2 945
October	1 944	1 972	1 007	1 048	2 951	3 020
November	1 945	1 968	1 084	1 128	3 029	3 097
December	1 964	1 983	1 139	1 185	3 102	3 168
1998						
January	1 997	2 016	1 150	1 200	3 147	3 216
February	2 038	2 059	1 110	1 168	3 148	3 228
March	2 065	2 093	1 033	1 107	3 098	3 200
April	2 077	2 113	940	1 033	3 017	3 146
May	2 086	2 128	847	959	2 932	3 087

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
March	4.0	3.6	16.9	9.1	8.0	5.4
April	9.6	9.9	-26.0	-29.0	-2.3	-3.4
May	3.3	2.5	24.7	30.9	8.7	9.7
June	-9.3	-8.1	-34.7	-32.9	-16.7	-15.5
July	11.4	8.6	127.7	106.7	37.8	32.1
August	8.1	8.6	-37.1	-35.7	-8.9	-8.0
September	-0.7	0.5	49.6	47.7	12.3	12.8
October	-0.1	-2.0	-25.9	-22.6	-9.0	-9.0
November	-22.9	-21.4	-10.6	-7.1	-19.4	-17.3
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	28.2	31.3	2.9	4.4
May	-0.9	1.7	-19.8	-13.7	-7.6	-4.2
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
March	1.8	1.8	n.a.	n.a.	9.0	7.2
April	-1.7	-1.9	n.a.	n.a.	-17.7	-19.0
May	0.5	0.5	n.a.	n.a.	4.6	5.5
June	-3.7	-4.2	n.a.	n.a.	-2.8	-3.1
July	-4.0	-3.9	n.a.	n.a.	11.5	10.1
August	19.3	19.8	n.a.	n.a.	-1.1	-0.6
September	-8.2	-7.6	n.a.	n.a.	10.8	11.9
October	-3.7	-5.6	n.a.	n.a.	-6.2	-7.3
November	-13.1	-11.5	n.a.	n.a.	-17.5	-14.6
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.	6.0	5.5
May	-6.4	-3.6	n.a.	n.a.	-18.5	-13.5
TREND ESTIMATES (% change from preceding month)						
1997						
March	0.4	0.5	-2.8	-4.2	-0.5	-1.0
April	0.4	0.3	-3.7	-5.2	-0.8	-1.3
May	0.7	0.6	-1.4	-3.0	0.1	-0.4
June	0.5	0.4	1.6	0.3	0.8	0.4
July	-0.2	-0.2	3.5	3.1	0.9	0.7
August	-0.8	-0.8	7.1	7.6	1.4	1.6
September	-0.8	-0.9	9.4	10.1	2.2	2.4
October	-0.7	-0.8	9.1	9.5	2.5	2.5
November	0.1	-0.2	7.7	7.6	2.7	2.5
December	1.0	0.7	5.0	5.0	2.4	2.3
1998						
January	1.7	1.6	1.0	1.3	1.4	1.5
February	2.0	2.2	-3.5	-2.6	0.0	0.4
March	1.3	1.6	-6.9	-5.3	-1.6	-0.9
April	0.6	1.0	-9.0	-6.7	-2.6	-1.7
May	0.4	0.7	-9.9	-7.2	-2.8	-1.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
March	269.4	19.4	288.7	144.1	432.8
April	258.2	23.6	281.9	122.5	404.3
May	298.0	31.5	329.5	214.7	544.2
June	243.8	19.6	263.4	128.7	392.1
July	330.5	22.3	352.9	535.1	888.0
August	301.7	27.3	329.0	293.6	622.6
September	361.7	26.2	388.0	255.9	643.9
October	303.1	24.4	327.5	249.4	576.9
November	246.1	24.5	270.7	182.0	452.6
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
SEASONALLY ADJUSTED					
1997					
March	286.0	22.9	308.9	n.a.	488.1
April	246.3	22.3	268.6	n.a.	462.1
May	271.1	31.2	302.3	n.a.	490.9
June	248.3	21.0	269.3	n.a.	394.6
July	300.6	17.0	317.7	n.a.	771.8
August	273.7	27.2	300.9	n.a.	548.5
September	325.2	21.6	346.8	n.a.	571.8
October	297.6	21.8	319.4	n.a.	512.8
November	243.6	23.6	267.2	n.a.	440.4
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
TREND ESTIMATES					
1997					
March	265.6	22.8	288.4	178.4	466.8
April	264.4	23.4	287.9	173.3	461.1
May	268.0	23.7	291.7	176.2	467.8
June	273.7	23.5	297.2	186.8	484.0
July	278.7	23.0	301.7	196.0	497.7
August	283.8	22.4	306.2	198.4	504.6
September	289.7	22.2	311.9	195.5	507.4
October	295.6	22.5	318.1	193.4	511.5
November	303.0	23.1	326.2	201.0	527.2
December	311.7	23.9	335.5	222.1	557.7
1998					
January	319.5	24.4	343.9	255.8	599.6
February	324.2	25.1	349.3	294.8	644.1
March	324.6	25.7	350.3	328.0	678.3
April	321.7	26.2	347.9	352.2	700.0
May	317.7	26.6	344.3	368.4	712.7

(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					
March	8.5	12.8	8.7	2.8	6.7
April	-4.2	21.6	-2.4	-15.0	-6.6
May	15.4	33.5	16.9	75.3	34.6
June	-18.2	-37.8	-20.1	-40.1	-27.9
July	35.6	13.8	34.0	315.8	126.5
August	-8.7	22.4	-6.8	-45.1	-29.9
September	19.9	-4.0	17.9	-12.8	3.4
October	-16.2	-6.9	-15.6	-2.5	-10.4
November	-18.8	0.4	-17.3	-27.0	-21.5
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
March	5.1	12.3	5.6	n.a.	6.8
April	-13.9	-2.6	-13.0	n.a.	-5.3
May	10.1	39.9	12.5	n.a.	6.2
June	-8.4	-32.7	-10.9	n.a.	-19.6
July	21.1	-19.0	18.0	n.a.	95.6
August	-8.9	60.0	-5.3	n.a.	-28.9
September	18.8	-20.6	15.3	n.a.	4.2
October	-8.5	0.9	-7.9	n.a.	-10.3
November	-18.1	8.3	-16.3	n.a.	-14.1
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
TREND ESTIMATES (% change from preceding month)					
1997					
March	-1.4	4.1	-1.0	-5.8	-2.9
April	-0.5	2.6	-0.2	-2.9	-1.2
May	1.4	1.3	1.3	1.7	1.5
June	2.1	-0.8	1.9	6.0	3.5
July	1.8	-2.1	1.5	4.9	2.8
August	1.8	-2.6	1.5	1.2	1.4
September	2.1	-0.9	1.9	-1.5	0.6
October	2.0	1.4	2.0	-1.1	0.8
November	2.5	2.7	2.5	3.9	3.1
December	2.9	3.5	2.9	10.5	5.8
1998					
January	2.5	2.1	2.5	15.2	7.5
February	1.5	2.9	1.6	15.2	7.4
March	0.1	2.4	0.3	11.3	5.3
April	-0.9	1.9	-0.7	7.4	3.2
May	-1.2	1.5	-1.0	4.6	1.8

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1994-95	30 102	13 306	(b) 140	(b) 0	48	43 596
1995-96	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-97	23 104	8 506	60	151	32	31 853
1997						
May	2 073	762	4	77	4	2 920
June	1 880	546	2	0	5	2 433
July	2 094	941	4	0	314	3 353
August	2 262	720	9	61	3	3 055
September	2 244	1 171	6	0	11	3 432
October	2 242	854	11	4	11	3 122
November	1 729	721	5	58	2	2 515
December	1 687	1 080	2	1	2	2 772
1998						
January	1 718	1 183	7	0	2	2 910
February	1 880	800	0	32	6	2 718
March	2 109	799	5	2	44	2 959
April	1 957	1 021	30	32	6	3 046
May	1 942	865	2	0	5	2 814
PUBLIC SECTOR (Number)						
1994-95	539	1 061	(b) 0	(b) 0	2	1 602
1995-96	329	543	(b) 0	(b) 0	0	872
1996-97	429	782	0	22	0	1 233
1997						
May	34	38	0	22	0	94
June	57	56	0	0	0	113
July	10	0	0	0	0	10
August	22	17	0	0	0	39
September	49	10	0	0	0	59
October	7	47	0	0	0	54
November	39	74	0	0	0	113
December	7	34	0	0	0	41
1998						
January	13	12	0	0	0	25
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
TOTAL (Number)						
1994-95	30 641	14 367	(b) 140	(b) 0	50	45 198
1995-96	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-97	23 533	9 288	60	173	32	33 086
1997						
May	2 107	800	4	99	4	3 014
June	1 937	602	2	0	5	2 546
July	2 104	941	4	0	314	3 363
August	2 284	737	9	61	3	3 094
September	2 293	1 181	6	0	11	3 491
October	2 249	901	11	4	11	3 176
November	1 768	795	5	58	2	2 628
December	1 694	1 114	2	1	2	2 813
1998						
January	1 731	1 195	7	0	2	2 935
February	1 903	822	0	32	6	2 763
March	2 134	879	5	2	44	3 064
April	1 980	1 152	30	32	6	3 200
May	2 015	1 044	2	0	5	3 066

(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	Total building
PRIVATE SECTOR (\$ million)								
1994-95	2 841.6	1 015.1	(b) 6.0	233.4	(b) 0.0	4 096.7	1 571.0	5 667.5
1995-96	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-97	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997								
May	220.3	71.0	0.2	23.8	6.9	322.3	117.6	439.9
June	194.8	36.6	0.1	19.4	0.0	250.9	98.7	349.5
July	223.3	106.0	0.4	21.7	0.0	351.3	219.6	571.0
August	244.7	52.6	0.4	23.2	3.5	324.4	125.6	450.0
September	241.5	111.4	0.2	26.0	0.0	379.1	205.0	584.1
October	233.4	65.7	0.4	23.8	0.0	323.3	132.4	455.8
November	179.1	57.0	0.3	20.3	3.3	260.0	124.5	384.5
December	180.0	71.8	0.1	17.6	0.1	269.5	70.7	340.2
1998								
January	193.4	113.6	0.2	18.5	0.0	325.7	114.2	439.9
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
PUBLIC SECTOR (\$ million)								
1994-95	50.0	94.0	(b)0	0.8	(b) 0.0	144.8	492.7	637.6
1995-96	34.1	37.9	(b)0	2.1	(b) 0.0	74.3	518.1	592.5
1996-97	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997								
May	3.0	3.6	0.0	0.4	0.2	7.3	97.1	104.4
June	7.5	4.9	0.0	0.1	0.0	12.5	30.0	42.6
July	1.3	0.0	0.0	0.3	0.0	1.5	315.5	317.0
August	2.8	1.5	0.0	0.2	0.0	4.6	168.0	172.5
September	7.7	1.1	0.0	0.0	0.0	8.9	50.8	59.7
October	0.7	3.4	0.0	0.2	0.0	4.2	116.9	121.1
November	4.2	5.8	0.0	0.7	0.0	10.7	57.5	68.1
December	0.9	2.3	0.0	0.4	0.0	3.6	45.6	49.2
1998								
January	1.5	1.0	0.0	1.1	0.0	3.6	85.9	89.5
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
TOTAL (\$ million)								
1994-95	2 891.5	1 109.4	(b) 6.0	234.2	(b) 0.0	4 241.5	2 063.4	6 305.1
1995-96	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
1996-97	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997								
May	223.3	74.7	0.2	24.2	7.1	329.5	214.7	544.2
June	202.3	41.5	0.1	19.5	0.0	263.4	128.7	392.1
July	224.5	106.0	0.4	22.0	0.0	352.9	535.1	888.0
August	247.6	54.1	0.4	23.4	3.5	329.0	293.6	622.6
September	249.2	112.5	0.2	26.0	0.0	388.0	255.9	643.9
October	234.0	69.1	0.4	24.0	0.0	327.5	249.4	576.9
November	183.3	62.9	0.3	20.9	3.3	270.7	182.0	452.6
December	180.9	74.1	0.1	18.0	0.1	273.2	116.3	389.5
1998								
January	194.9	114.6	0.2	19.6	0.0	329.3	200.1	529.4
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

(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	Total 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			
NUMBER OF DWELLING UNITS										
1994-95	30 641	3 536	3 982	7 518	2 639	2 287	1 923	6 849	14 367	45 008
1995-96	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261
1996-97	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997										
March	1 870	198	150	348	37	96	491	624	972	2 842
April	2 052	230	140	370	184	95	36	315	685	2 737
May	2 107	189	348	537	72	94	97	263	800	2 907
June	1 937	130	256	386	110	95	11	216	602	2 539
July	2 104	170	252	422	173	106	240	519	941	3 045
August	2 284	154	225	379	203	107	48	358	737	3 021
September	2 293	145	160	305	154	239	483	876	1 181	3 474
October	2 249	132	385	517	117	195	72	384	901	3 150
November	1 768	219	200	419	135	195	46	376	795	2 563
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	331	516	1 152	3 132
May	2 015	200	350	550	165	106	223	494	1 044	3 059
VALUE (\$ million)										
1994-95	2 891.5	213.2	276.7	489.9	165.8	187.5	265.8	619.2	1 109.4	4 000.7
1995-96	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5
1996-97	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997										
March	192.0	13.2	13.5	26.6	2.3	6.6	41.8	50.7	77.3	269.4
April	213.8	12.7	9.0	21.8	13.1	5.4	4.2	22.7	44.4	258.2
May	223.3	12.8	24.6	37.4	4.6	7.7	25.0	37.3	74.7	298.0
June	202.3	8.2	16.8	25.0	7.6	6.6	2.3	16.5	41.5	243.8
July	224.5	10.6	19.0	29.6	12.3	7.3	56.8	76.4	106.0	330.5
August	247.6	9.8	15.5	25.3	14.6	9.3	5.0	28.8	54.1	301.7
September	249.2	9.6	12.9	22.5	11.1	13.3	65.6	90.0	112.5	361.7
October	234.0	7.6	28.1	35.6	7.8	17.3	8.3	33.4	69.1	303.1
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	246.1
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	2 544.5	1 114.2	3 658.7	211.8	3 870.5	2 027.9	5 898.4
1995-96	1 931.3	649.9	2 581.4	216.8	2 798.1	2 241.5	5 039.6
1996-97	2 096.7	752.4	2 849.1	234.7	3 083.8	2 128.2	5 211.9
1996							
December	518.5	225.0	743.5	56.9	800.4	576.3	1 376.6
1997							
March	461.6	196.3	657.9	45.1	703.0	459.7	1 162.6
June	558.8	153.6	712.4	65.3	777.7	436.9	1 214.7
September	634.3	258.7	893.0	66.7	959.8	1 008.9	1 968.6
December	524.6	194.0	718.7	58.9	777.5	505.4	1 282.9
1998							
March	559.6	240.4	800.0	58.0	858.0	723.7	1 581.8
ORIGINAL (% change from preceding quarter)							
1996							
December	-7.0	26.8	1.1	-15.6	-0.3	-12.1	-5.6
1997							
March	-11.0	-12.8	-11.5	-20.7	-12.2	-20.2	-15.5
June	21.1	-21.8	8.3	44.8	10.6	-5.0	4.5
September	13.5	68.4	25.4	2.1	23.4	130.9	62.1
December	-17.3	-25.0	-19.5	-11.7	-19.0	-49.9	-34.8
1998							
March	6.7	23.9	11.3	-1.5	10.4	43.2	23.3

(a) 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>Other.....</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												
March	4	0.4	31	3.4	11	1.0	22	2.0	13	1.2	7	0.9
April	6	0.6	48	4.1	14	1.4	29	2.6	25	3.0	6	0.7
May	3	0.3	32	3.3	12	1.3	27	2.8	21	1.9	6	0.8
Value—\$200,000–\$499,999												
1998												
March	3	0.7	21	5.8	11	3.5	19	5.4	13	4.6	5	1.5
April	2	0.7	10	2.9	6	1.9	10	3.3	11	3.6	5	1.5
May	3	1.0	10	3.0	13	4.2	9	3.2	17	5.3	7	2.0
Value—\$500,000–\$999,999												
1998												
March	3	1.9	8	5.4	2	1.1	3	2.3	3	1.9	1	0.6
April	0	0.0	5	3.8	1	0.9	8	5.1	3	1.7	5	2.8
May	1	0.6	11	7.6	2	1.7	8	5.3	9	6.4	1	0.6
Value—\$1,000,000–\$4,999,999												
1998												
March	2	2.3	2	2.6	1	1.0	2	2.2	5	6.1	3	7.9
April	0	0.0	6	11.6	2	2.9	5	11.5	3	6.5	1	3.9
May	0	0.0	5	11.7	0	0.0	7	15.0	10	18.7	1	3.6
Value—\$5,000,000 and over												
1998												
March	1	19.5	1	9.0	0	0.0	0	0.0	0	0.0	0	0.0
April	3	29.1	0	0.0	1	5.0	0	0.0	0	0.0	2	23.2
May	1	16.5	0	0.0	0	0.0	2	39.5	0	0.0	3	32.9
Value—Total												
1994-95	106	188.4	902	561.7	359	117.1	469	205.1	724	280.5	381	281.4
1995-96	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-97	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1998												
March	13	24.8	63	26.2	25	6.6	46	12.0	34	13.9	16	10.9
April	11	30.5	69	22.3	24	12.0	52	22.5	42	14.8	19	32.1
May	8	18.3	58	25.6	27	7.3	53	65.8	57	32.3	18	39.9

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										
March	3	0.3	4	0.3	10	1.2	4	0.3	109	11.1
April	1	0.1	7	0.8	17	1.9	12	1.3	165	16.6
May	4	0.5	1	0.1	9	0.9	5	0.4	120	12.3
Value—\$200,000—\$499,999										
1998										
March	0	0.0	2	0.7	3	1.1	5	1.3	82	24.6
April	0	0.0	2	0.7	8	2.6	3	1.1	57	18.3
May	0	0.0	3	0.8	3	1.0	2	0.8	67	21.3
Value—\$500,000—\$999,999										
1998										
March	0	0.0	3	1.7	2	1.0	2	1.7	27	17.7
April	0	0.0	4	2.6	1	0.7	3	2.1	30	19.6
May	1	0.8	1	0.6	0	0.0	1	0.5	35	24.0
Value—\$1,000,000—\$4,999,999										
1998										
March	1	1.2	1	1.3	1	2.5	4	4.2	22	31.3
April	0	0.0	5	6.8	4	9.7	1	1.1	27	53.9
May	0	0.0	0	0.0	3	5.6	2	5.7	28	60.3
Value—\$5,000,000 and over										
1998										
March	0	0.0	2	157.3	0	0.0	0	0.0	4	185.8
April	0	0.0	9	111.8	0	0.0	2	27.9	17	197.0
May	0	0.0	2	58.4	4	61.6	0	0.0	12	208.9
Value—Total										
1994-95	50	14.1	73	84.6	207	209.4	217	121.2	3 488	2 063.4
1995-96	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-97	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1998										
March	4	1.5	12	161.3	16	5.8	15	7.5	244	270.5
April	1	0.1	27	122.7	30	14.9	21	33.5	296	305.4
May	5	1.3	7	59.9	19	69.1	10	7.4	262	326.8

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)											
1994-95	186.7	540.8	110.8	148.1	243.5	62.5	14.1	53.8	151.1	59.6	1 571.0
1995-96	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-97	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997											
May	2.9	48.0	8.2	6.2	16.8	3.7	1.2	10.5	18.6	1.5	117.6
June	27.2	32.0	5.9	8.7	8.9	6.0	0.1	3.7	3.8	2.4	98.7
July	37.7	53.4	21.6	4.6	58.8	30.6	0.4	1.3	8.8	2.5	219.6
August	4.5	37.0	13.1	10.8	25.9	8.4	0.4	9.3	13.2	3.0	125.6
September	27.8	90.1	7.8	12.7	21.7	5.5	0.2	8.2	25.2	6.0	205.0
October	15.8	26.5	10.4	13.0	40.7	6.3	1.6	5.9	9.7	2.5	132.4
November	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	124.5
December	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	70.7
1998											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	114.2
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
PUBLIC SECTOR (\$ million)											
1994-95	1.7	20.9	6.7	57.1	37.2	218.9	0.0	30.9	58.4	61.5	492.7
1995-96	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-97	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997											
May	0.0	0.0	0.0	16.4	18.6	47.7	0.0	3.2	3.0	8.1	97.1
June	0.0	0.2	0.0	8.4	8.6	8.8	0.0	3.0	0.3	0.6	30.0
July	0.0	0.2	0.0	2.8	1.3	33.5	0.0	272.1	1.7	3.8	315.5
August	0.0	0.3	0.6	6.6	17.3	27.8	0.0	112.0	2.8	0.6	168.0
September	0.0	0.0	0.7	22.3	0.7	4.8	0.0	11.9	0.0	10.5	50.8
October	0.0	0.8	0.1	0.9	15.3	31.4	0.0	41.8	2.3	24.3	116.9
November	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	57.5
December	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	45.6
1998											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	85.9
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
TOTAL (\$ million)											
1994-95	188.4	561.7	117.1	205.1	280.5	281.4	14.1	84.6	209.4	121.2	2 063.4
1995-96	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-97	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997											
May	2.9	48.0	8.2	22.6	35.5	51.4	1.2	13.7	21.6	9.7	214.7
June	27.2	32.2	5.9	17.1	17.4	14.8	0.1	6.7	4.1	3.0	128.7
July	37.7	53.6	21.6	7.5	60.1	64.1	0.4	273.4	10.5	6.3	535.1
August	4.5	37.3	13.7	17.4	43.2	36.2	0.4	121.3	16.0	3.6	293.6
September	27.8	90.1	8.5	34.9	22.3	10.3	0.2	20.1	25.2	16.5	255.9
October	15.8	27.3	10.5	14.0	56.0	37.7	1.6	47.7	11.9	26.7	249.4
November	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	182.0
December	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	116.3
1998											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	200.1
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

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE ('000).....

Period	DWELLINGS (no.).....			VALUE ('000).....					
	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									
1995-96	9 722	2 879	12 689	948 533	293 103	129 361	1 370 997	674 306	2 045 303
1996-97	10 210	3 814	14 173	1 050 785	322 386	142 199	1 515 370	731 539	2 246 909
1997									
May	869	337	1 284	95 215	23 203	20 283	138 701	45 029	183 730
June	831	311	1 143	85 445	19 419	10 220	115 084	39 136	154 220
July	967	653	1 931	102 078	84 215	11 974	198 266	110 644	308 910
August	938	198	1 202	98 547	12 405	13 944	124 896	54 438	179 335
September	930	473	1 410	100 798	39 062	14 632	154 491	131 023	285 514
October	1 039	344	1 388	110 378	22 940	12 507	145 824	64 400	210 224
November	860	230	1 148	88 105	14 698	14 614	117 417	77 153	194 570
December	764	650	1 415	81 118	39 823	10 205	131 146	35 965	167 110
1998									
January	726	792	1 520	79 388	77 762	10 783	167 933	45 272	213 205
February	838	572	1 442	90 253	52 294	12 257	154 803	72 177	226 980
March	1 008	360	1 409	111 727	24 618	11 880	148 225	37 817	186 042
April	900	461	1 417	93 933	54 094	14 858	162 884	60 790	223 674
May	826	410	1 238	89 994	29 291	12 164	131 449	146 926	278 374
PUBLIC SECTOR									
1995-96	108	125	233	10 222	9 754	195	20 172	178 385	198 557
1996-97	143	484	627	12 356	35 012	138	47 506	307 566	355 071
1997									
May	6	3	9	434	406	21	860	54 611	55 471
June	11	50	61	1 038	4 437	0	5 475	15 792	21 267
July	2	0	2	214	0	0	214	239 984	240 198
August	3	0	3	196	0	171	366	152 590	152 956
September	3	8	11	334	534	23	891	11 770	12 661
October	3	4	7	206	346	12	563	40 303	40 867
November	20	46	66	1 769	3 752	75	5 596	14 271	19 866
December	0	16	16	0	961	0	961	18 385	19 346
1998									
January	4	0	4	515	0	0	515	35 965	36 480
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
TOTAL									
1995-96	9 830	3 004	12 922	958 755	302 857	129 556	1 391 168	852 692	2 243 860
1996-97	10 353	4 298	14 800	1 063 140	357 399	142 337	1 562 875	1 039 105	2 601 980
1997									
May	875	340	1 293	95 649	23 609	20 304	139 561	99 640	239 201
June	842	361	1 204	86 483	23 856	10 220	120 559	54 928	175 487
July	969	653	1 933	102 292	84 215	11 974	198 481	350 628	549 108
August	941	198	1 205	98 742	12 405	14 115	125 263	207 028	332 291
September	933	481	1 421	101 132	39 596	14 655	155 383	142 792	298 175
October	1 042	348	1 395	110 583	23 285	12 519	146 388	104 704	251 091
November	880	276	1 214	89 874	18 450	14 689	123 013	91 424	214 436
December	764	666	1 431	81 118	40 783	10 205	132 107	54 350	186 457
1998									
January	730	792	1 524	79 903	77 762	10 783	168 448	81 236	249 685
February	845	590	1 467	90 994	53 816	12 257	157 066	220 563	377 630
March	1 021	417	1 479	113 213	28 934	11 880	154 027	75 461	229 488
April	906	540	1 502	94 584	59 977	14 858	169 419	142 793	312 212
May	875	504	1 381	94 654	35 874	12 185	142 712	221 712	364 424

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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
LOCAL GOVERNMENT AREAS									
QUEENSLAND	2 015	1 044	3 066	217 006	85 891	25 340	328 237	326 772	655 008
Brisbane and Moreton (SDs)	1 405	862	2 272	153 421	71 598	17 426	242 446	265 833	508 279
Beaudesert (S)	38	0	39	4 931	0	461	5 392	1 028	6 420
Boonah (S)	2	0	2	304	0	62	366	180	546
Brisbane (C)	466	412	879	53 302	29 520	9 842	92 664	151 262	243 926
Caboolture (S)	98	9	107	9 499	683	327	10 509	600	11 109
Caloundra (C)	64	10	76	6 881	752	1 023	8 656	3 397	12 053
Esk (S)	1	0	1	85	0	27	112	0	112
Gatton (S)	8	0	8	830	0	65	895	200	1 095
Gold Coast (C)	289	265	554	31 649	20 136	2 330	54 116	14 634	68 750
Ipswich (C)	31	0	31	3 088	0	288	3 376	55 135	58 511
Kilcoy (S)	0	0	0	0	0	0	0	55	55
Laidley (S)	5	0	5	394	0	19	413	0	413
Logan (C)	62	0	62	5 984	0	573	6 557	4 360	10 917
Maroochy (S)	129	77	207	13 939	7 263	806	22 009	23 480	45 489
Noosa (S)	48	47	95	5 312	9 193	897	15 402	1 800	17 202
Pine Rivers (S)	93	0	93	9 781	0	215	9 996	3 748	13 744
Redcliffe (C)	4	40	44	418	3 850	175	4 443	5 580	10 023
Redland (S)	67	2	69	7 025	200	316	7 541	374	7 915
Wide Bay-Burnett (SD)	96	46	142	8 743	2 919	660	12 321	7 390	19 712
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	11	0	11	1 126	0	100	1 225	0	1 225
Burnett (S)	15	0	15	1 528	0	61	1 588	1 600	3 188
Cooloola (S)	22	8	30	1 969	880	82	2 931	130	3 061
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	17	17	0	17
Hervey Bay (C)	27	34	61	2 632	1 870	137	4 639	5 043	9 683
Isis (S)	2	4	6	257	169	0	425	0	425
Kilkivan (S)	3	0	3	196	0	0	196	0	196
Kingaroy (S)	2	0	2	195	0	0	195	482	677
Kolan (S)	4	0	4	185	0	13	198	0	198
Maryborough (C)	3	0	3	231	0	160	391	0	391
Miriam Vale (S)	1	0	1	20	0	20	40	0	40
Monto (S)	0	0	0	0	0	54	54	0	54
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	4	0	4	197	0	0	197	135	332
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	0	0	0	0	0	16	16	0	16
Wondai (S)	1	0	1	120	0	0	120	0	120
Woocoo (S)	1	0	1	89	0	0	89	0	89
Darling Downs (SD)	76	7	83	7 294	545	1 263	9 102	7 537	16 639
Cambooya (S)	1	0	1	110	0	56	166	0	166
Chinchilla (S)	1	0	1	73	0	80	153	0	153
Clifton (S)	1	0	1	80	0	0	80	0	80
Crow's Nest (S)	7	0	7	939	0	70	1 009	0	1 009
Dalby (T)	1	0	1	145	0	38	183	4 400	4 583
Goondiwindi (T)	0	0	0	0	0	14	14	85	99
Inglewood (S)	0	0	0	0	0	30	30	0	30
Jondaryan (S)	9	0	9	831	0	245	1 077	79	1 156
Millmerran (S)	1	0	1	55	0	0	55	135	190
Murilla (S)	1	0	1	27	0	27	54	0	54
Pittsworth (S)	1	0	1	145	0	0	145	0	145
Rosalie (S)	0	0	0	0	0	14	14	0	14
Stanthorpe (S)	5	0	5	410	0	35	445	71	516
Tara (S)	2	0	2	206	0	10	216	0	216
Taroom (S)	1	0	1	83	0	0	83	0	83

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
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) continued									
Toowoomba (C)	26	7	33	2 577	545	452	3 574	2 346	5 920
Waggamba (S)	0	0	0	0	0	11	11	0	11
Wambo (S)	1	0	1	80	0	12	92	360	452
Warwick (S)	18	0	18	1 531	0	170	1 702	60	1 762
South West (SD)									
Balonne (S)	4	2	6	331	120	152	602	432	1 034
Bendemere (S)	0	2	2	0	120	119	239	0	239
Bendemere (S)	0	0	0	0	0	0	0	372	372
Booringa (S)	1	0	1	48	0	0	48	0	48
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	2	0	2	195	0	0	195	0	195
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	60	60
Roma (T)	1	0	1	88	0	33	121	0	121
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)									
Banana (S)	92	4	96	9 618	483	902	11 003	13 448	24 451
Banana (S)	6	0	6	703	0	47	750	0	750
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	11	0	11	1 158	0	185	1 343	8 144	9 487
Duarina (S)	1	0	1	45	0	10	55	0	55
Emerald (S)	11	0	11	1 192	0	25	1 217	4 079	5 296
Fitzroy (S)	3	0	3	263	0	38	301	0	301
Gladstone (C)	21	2	23	2 450	140	217	2 807	445	3 252
Jericho (S)	2	0	2	190	0	0	190	0	190
Livingstone (S)	23	2	25	2 136	343	162	2 641	0	2 641
Mount Morgan (S)	1	0	1	75	0	0	75	0	75
Peak Downs (S)	2	0	2	227	0	0	227	0	227
Rockhampton (C)	11	0	11	1 179	0	218	1 397	780	2 177
Central West (SD)									
Aramac (S)	3	0	3	286	0	15	301	0	301
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)	1	0	1	84	0	15	99	0	99
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)	2	0	2	202	0	0	202	0	202
Longreach (S)	0	0	0	0	0	0	0	0	0
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)									
Belyando (S)	93	24	117	10 316	2 288	689	13 293	5 510	18 803
Belyando (S)	1	0	1	100	0	0	100	0	100
Broadsound (S)	1	0	1	65	0	0	65	0	65
Mackay (C)	67	22	89	7 632	2 055	584	10 271	3 048	13 319
Mirani (S)	5	0	5	650	0	0	650	430	1 080
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	7	0	7	715	0	56	771	0	771
Whitsunday (S)	12	2	14	1 154	234	49	1 436	2 032	3 468
Northern (SD)									
Bowen (S)	115	52	168	13 408	4 535	2 019	19 962	21 054	41 015
Bowen (S)	1	0	1	204	0	16	220	0	220
Burdekin (S)	4	0	4	445	0	40	485	0	485
Charters Towers (C)	1	0	1	35	0	35	69	330	399
Dalrymple (S)	0	0	0	0	0	0	0	0	0
Hinchinbrook (S)	3	0	3	360	0	74	434	0	434
Thuringowa (C)	56	4	60	6 059	283	376	6 718	1 730	8 448
Townsville (C)	50	48	99	6 306	4 252	1 478	12 036	18 994	31 030

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
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LOCAL GOVERNMENT AREAS

Far North (SD)	107	47	154	11 340	3 403	1 825	16 568	5 078	21 646
Atherton (S)	6	0	6	573	0	69	642	85	727
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	53	43	96	5 594	2 759	843	9 196	4 006	13 201
Cardwell (S)	5	0	5	541	0	23	564	0	564
Cook (S)	4	4	8	536	644	0	1 180	0	1 180
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	6	0	6	879	0	262	1 141	64	1 205
Eacham (S)	5	0	5	497	0	159	657	250	907
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	4	0	4	203	0	11	214	0	214
Johnstone (S)	11	0	11	1 239	0	407	1 646	0	1 646
Mareeba (S)	10	0	10	976	0	52	1 028	93	1 121
Torres (S)	3	0	3	300	0	0	300	581	881
North West (SD)	24	0	25	2 249	0	390	2 639	490	3 129
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	4	0	4	584	0	285	869	0	869
Cloncurry (S)	1	0	1	110	0	15	125	95	220
Flinders (S)	0	0	0	0	0	13	13	150	163
McKinlay (S)	0	0	0	0	0	14	14	0	14
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	19	0	20	1 555	0	63	1 618	245	1 863
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	175	132	310	20 030	17 088	2 125	39 243	27 778	67 021
Bundaberg (QLD)	22	0	22	2 281	0	100	2 381	1 600	3 981
Rockhampton (QLD)	12	0	12	1 291	0	256	1 547	780	2 327
Gladstone (QLD)	30	2	32	3 379	140	281	3 800	8 589	12 389
Mackay (QLD)	61	20	81	6 961	1 877	544	9 381	3 048	12 430
Townsville (QLD)	95	52	148	11 385	4 535	1 729	17 649	20 224	37 872
Cairns (QLD)	52	43	95	5 504	2 759	780	9 043	4 006	13 049
Gold Coast-Tweed (QLD/NSW)	291	260	551	32 057	21 463	2 192	55 712	14 779	70 491

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

(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;
- 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* (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 'Revisions this month' 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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

CONSTANT PRICE ESTIMATES

20 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’.

21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, 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* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Queensland* (8752.3)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0).
- *Price Index of Materials Used in House Building* (6408.0)

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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 (eg. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

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 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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ISSN 1031-198X

RRP \$15.50