

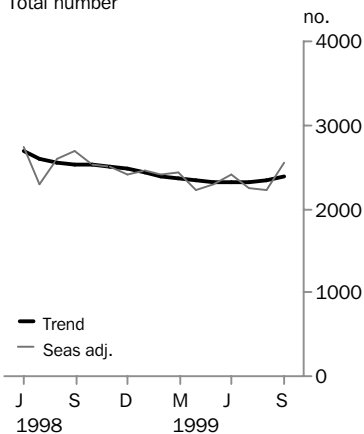


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 NOV 1999

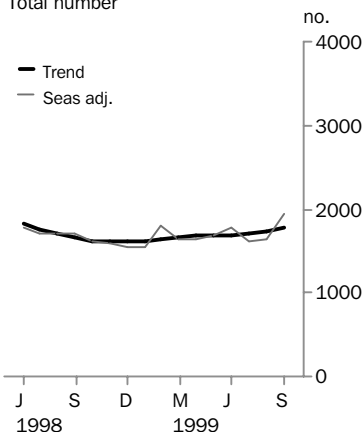
Dwelling units approved

Total number



Private sector houses approved

Total number



SEPTEMBER KEY FIGURES

TREND ESTIMATES

		% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	1 778	2.3	7.8
Total dwelling units	2 375	1.2	-5.9

SEASONALLY ADJUSTED

		% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	1 949	19.3	14.9
Total dwelling units	2 554	14.9	-5.1

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units is now showing growth of 2.8% over the last three months. Please note that revisions can be expected to the trend in coming months. See the 'Data Notes' section on page 2 for details.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings increased by 14.9% in September following a 8.2% fall over the previous two months.
- The seasonally adjusted estimate for private sector houses increased 19.3% in September.

ORIGINAL ESTIMATES

- There were 2 892 dwellings (2 225 houses and 667 other dwellings) approved in September.
- The total value of building approved was \$467.9 million in September. The value of residential approvals accounted for \$352.4 million of this total with the value of non-residential building accounting for the remaining \$115.5 million.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 1999	8 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

The problems of data supply from Brisbane City Council are close to being resolved and this will lead to revisions which may go back to May 1998. It is expected that they will be included in the October or November issue of this publication.

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period April 1999 to June 1999 will be released at the same time as this publication. Associated with this release will be an update for the period July 1998 to June 1999 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

Revisions have been made to data for Queensland following the receipt of privately certified work from Townsville from August 1998 to August 1999 (a total of 167 dwellings) and the inclusion of a major shopping centre project in Brisbane for November 1998.

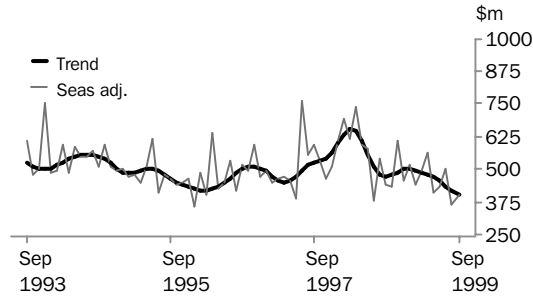


B. Doyle
Regional Director, Queensland

VALUE OF BUILDING APPROVED

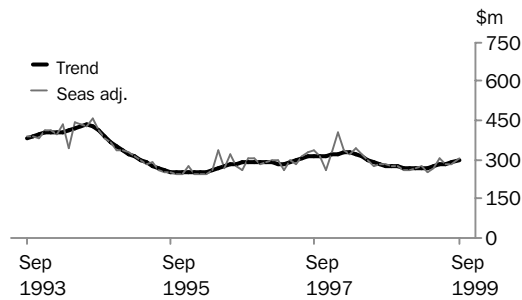
VALUE OF TOTAL BUILDING

The trend has continued its decline and has now fallen by 19.9% over the last eight months.



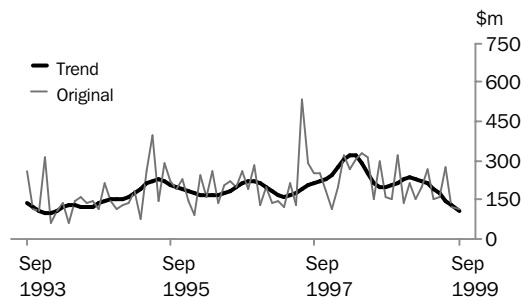
VALUE OF RESIDENTIAL BUILDING

The trend has increased 11.9% over the last seven months.



VALUE OF NON-RESIDENTIAL BUILDING

The trend continues to decline rapidly and is now 46.6% lower than the same period of a year ago.



NEW HOUSES APPROVED: 1998–1999

BY SELECTED MATERIALS OF OUTER WALLS

NEW HOUSES

The number of new houses approved in Queensland during 1998–1999 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

NEW HOUSES BY SELECTED MATERIALS OF OUTER WALLS

<i>Material of outer wall</i>	<i>Number of new houses</i>	<i>% of total new houses</i>
Double brick	183	0.9
Brick veneer	14 160	69.2
Stone or concrete	622	3.0
Fibre cement	651	3.2
Timber	1 133	5.5
Steel, aluminium and other	587	2.9
Not stated	3 124	15.3
Total	20 460	100.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

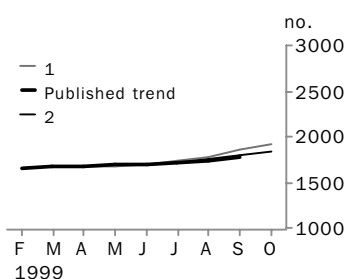
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

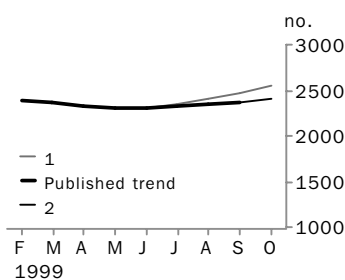
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 9% for the number of private sector houses approved and 9% 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		2	
			<i>rises by 9% on Sep 1999</i>	<i>falls by 9% on Sep 1999</i>	<i>rises by 9% on Sep 1999</i>	<i>falls by 9% on Sep 1999</i>
	no.	% change	no.	% change	no.	% change
May 1999	1 685	0.3	1 676	0.1	1 684	0.3
June 1999	1 694	0.5	1 690	0.8	1 693	0.6
July 1999	1 713	1.1	1 725	2.1	1 716	1.3
August 1999	1 739	1.5	1 782	3.3	1 751	2.1
September 1999	1 778	2.3	1 850	3.8	1 793	2.4
October 1999	n.y.a.	n.y.a.	1 917	3.6	1 830	2.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 9% on Sep 1999</i>	<i>falls by 9% on Sep 1999</i>	<i>rises by 9% on Sep 1999</i>	<i>falls by 9% on Sep 1999</i>
	no.	% change	no.	% change	no.	% change
May 1999	2 313	-0.8	2 299	-1.0	2 310	-0.8
June 1999	2 310	-0.1	2 304	0.2	2 309	0.0
July 1999	2 323	0.6	2 340	1.6	2 325	0.7
August 1999	2 346	1.0	2 400	2.6	2 350	1.1
September 1999	2 375	1.2	2 471	3.0	2 377	1.1
October 1999	n.y.a.	n.y.a.	2 553	3.3	2 411	1.4

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						
1998						
July	1 775	1 802	690	692	2 465	2 494
August	1 784	1 797	786	806	2 570	2 603
September	1 854	1 919	1 077	1 129	2 931	3 048
October	1 830	1 892	738	770	2 568	2 662
November	1 666	1 735	766	772	2 432	2 507
December	1 364	1 373	885	897	2 249	2 270
1999						
January	1 197	1 232	647	658	1 844	1 890
February	1 661	1 683	439	470	2 100	2 153
March	1 741	1 782	593	679	2 334	2 461
April	1 613	1 668	533	632	2 146	2 300
May	1 706	1 737	398	520	2 104	2 257
June	1 779	1 858	491	756	2 270	2 614
July	1 685	1 705	672	695	2 357	2 400
August	1 747	1 751	609	613	2 356	2 364
September	2 177	2 225	656	667	2 833	2 892
SEASONALLY ADJUSTED						
1998						
July	1 699	1 751	n.a.	n.a.	2 196	2 287
August	1 719	1 744	n.a.	n.a.	2 552	2 599
September	1 696	1 764	n.a.	n.a.	2 560	2 690
October	1 619	1 689	n.a.	n.a.	2 453	2 530
November	1 593	1 649	n.a.	n.a.	2 434	2 502
December	1 554	1 574	n.a.	n.a.	2 369	2 414
1999						
January	1 548	1 588	n.a.	n.a.	2 397	2 462
February	1 802	1 825	n.a.	n.a.	2 359	2 408
March	1 645	1 687	n.a.	n.a.	2 340	2 437
April	1 647	1 688	n.a.	n.a.	2 130	2 221
May	1 690	1 718	n.a.	n.a.	2 065	2 284
June	1 775	1 812	n.a.	n.a.	2 211	2 420
July	1 615	1 654	n.a.	n.a.	2 120	2 255
August	1 634	1 641	n.a.	n.a.	2 211	2 222
September	1 949	2 005	n.a.	n.a.	2 491	2 554
TREND ESTIMATES						
1998						
July	1 760	1 807	754	789	2 513	2 596
August	1 699	1 751	766	799	2 465	2 549
September	1 650	1 703	794	823	2 443	2 525
October	1 618	1 670	826	851	2 444	2 521
November	1 605	1 654	839	858	2 444	2 511
December	1 606	1 649	815	831	2 421	2 479
1999						
January	1 621	1 658	756	778	2 376	2 436
February	1 647	1 681	670	713	2 317	2 394
March	1 668	1 701	586	658	2 254	2 360
April	1 680	1 714	518	617	2 198	2 331
May	1 685	1 720	481	593	2 166	2 313
June	1 694	1 727	473	583	2 167	2 310
July	1 713	1 746	484	577	2 197	2 323
August	1 739	1 772	504	574	2 243	2 346
September	1 778	1 812	520	563	2 298	2 375

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)						
1998						
July	-0.9	-3.1	-18.5	-26.9	-6.6	-11.1
August	0.5	-0.3	13.9	16.5	4.3	4.4
September	3.9	6.8	37.0	40.1	14.0	17.1
October	-1.3	-1.4	-31.5	-31.8	-12.4	-12.7
November	-9.0	-8.3	3.8	0.3	-5.3	-5.8
December	-18.1	-20.9	15.5	16.2	-7.5	-9.5
1999						
January	-12.2	-10.3	-26.9	-26.6	-18.0	-16.7
February	38.8	36.6	-32.1	-28.6	13.9	13.9
March	4.8	5.9	35.1	44.5	11.1	14.3
April	-7.4	-6.4	-10.1	-6.9	-8.1	-6.5
May	5.8	4.1	-25.3	-17.7	-2.0	-1.9
June	4.3	7.0	23.4	45.4	7.9	15.8
July	-5.3	-8.2	36.9	-8.1	3.8	-8.2
August	3.7	2.7	-9.4	-11.8	0.0	-1.5
September	24.6	27.1	7.7	8.8	20.2	22.3
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
July	-4.8	-3.5	n.a.	n.a.	-17.2	-16.5
August	1.2	-0.4	n.a.	n.a.	16.2	13.6
September	-1.4	1.1	n.a.	n.a.	0.3	3.5
October	-4.6	-4.3	n.a.	n.a.	-4.2	-5.9
November	-1.6	-2.4	n.a.	n.a.	-0.8	-1.1
December	-2.5	-4.5	n.a.	n.a.	-2.6	-3.5
1999						
January	-0.3	0.9	n.a.	n.a.	1.2	2.0
February	16.4	14.9	n.a.	n.a.	-1.6	-2.2
March	-8.7	-7.6	n.a.	n.a.	-0.8	1.2
April	0.1	0.1	n.a.	n.a.	-9.0	-8.9
May	2.6	1.8	n.a.	n.a.	-3.0	2.8
June	5.0	5.5	n.a.	n.a.	7.1	6.0
July	-9.0	-8.7	n.a.	n.a.	-4.1	-6.8
August	1.2	-0.8	n.a.	n.a.	4.3	-1.5
September	19.3	22.2	n.a.	n.a.	12.7	14.9
TREND ESTIMATES (% change from preceding month)						
1998						
July	-3.6	-3.2	-3.5	-3.5	-3.6	-3.4
August	-3.4	-3.1	1.6	1.3	-1.9	-1.8
September	-2.9	-2.7	3.7	3.0	-0.9	-0.9
October	-1.9	-1.9	4.0	3.4	0.0	-0.2
November	-0.8	-1.0	1.6	0.8	0.0	-0.4
December	0.0	-0.3	-2.9	-3.1	-0.9	-1.3
1999						
January	0.9	0.5	-7.2	-6.4	-1.9	-1.7
February	1.6	1.4	-11.4	-8.4	-2.5	-1.7
March	1.3	1.2	-12.5	-7.7	-2.7	-1.4
April	0.7	0.8	-11.6	-6.2	-2.5	-1.2
May	0.3	0.4	-7.1	-3.9	-1.4	-0.8
June	0.5	0.4	-1.7	-1.7	0.1	-0.1
July	1.1	1.1	2.3	-1.0	1.4	0.6
August	1.5	1.5	4.1	-0.5	2.1	1.0
September	2.3	2.3	3.2	-1.9	2.4	1.2

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					
1998					
July	262.8	26.1	288.9	149.5	438.4
August	256.4	22.7	279.1	296.9	576.0
September	302.1	28.8	330.9	157.8	488.7
October	273.3	26.4	299.7	156.3	456.0
November	252.3	23.3	275.5	324.3	599.8
December	216.8	18.3	235.2	136.0	371.2
1999					
January	178.2	17.1	195.3	217.5	412.8
February	221.1	20.5	241.6	155.9	397.5
March	267.2	22.8	290.0	197.4	487.3
April	250.1	16.7	266.8	271.3	538.1
May	251.7	19.1	270.8	153.1	423.8
June	281.8	28.1	309.9	157.2	467.1
July	282.3	19.7	302.0	273.1	575.1
August	262.6	30.7	293.3	120.4	413.7
September	326.1	26.3	352.4	115.5	467.9
SEASONALLY ADJUSTED					
1998					
July	252.9	22.7	275.5	n.a.	379.0
August	259.6	21.6	281.2	n.a.	538.0
September	261.8	24.1	285.9	n.a.	444.1
October	255.3	23.3	278.6	n.a.	434.1
November	253.1	22.1	275.2	n.a.	609.3
December	242.3	21.6	263.9	n.a.	452.9
1999					
January	240.5	23.4	263.8	n.a.	518.6
February	244.5	23.9	268.4	n.a.	440.2
March	255.2	22.3	277.5	n.a.	495.8
April	231.8	17.5	249.3	n.a.	565.9
May	246.3	18.5	264.8	n.a.	408.2
June	278.3	29.5	307.8	n.a.	434.4
July	265.9	16.7	282.7	n.a.	500.7
August	251.2	28.4	279.6	n.a.	364.9
September	282.5	22.2	304.7	n.a.	406.5
TREND ESTIMATES					
1998					
July	266.9	23.7	290.7	216.2	506.8
August	259.9	23.2	283.0	197.1	480.1
September	254.9	22.8	277.7	195.9	473.6
October	252.0	22.7	274.7	204.2	479.0
November	250.1	22.9	272.9	218.0	491.0
December	247.0	22.7	269.7	229.6	499.3
1999					
January	243.8	22.4	266.2	233.9	500.1
February	242.9	21.8	264.7	231.3	496.1
March	244.5	21.4	265.9	224.7	490.6
April	248.3	21.3	269.6	210.9	480.5
May	253.3	21.6	274.8	194.3	469.1
June	258.5	22.1	280.6	172.6	453.2
July	263.5	22.9	286.4	148.6	435.0
August	268.1	23.5	291.6	127.0	418.6
September	271.9	24.2	296.1	104.6	400.7

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<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 (% change from preceding month)					
1998					
July	-2.5	-12.4	-3.5	-52.8	-28.9
August	-2.4	-13.0	-3.4	98.6	31.4
September	17.8	26.9	18.6	-46.9	-15.2
October	-9.5	-8.3	-9.4	-1.0	-6.7
November	-7.7	-11.7	-8.1	107.5	31.5
December	-14.1	-21.5	-14.6	-58.1	-38.1
1999					
January	-17.8	-6.6	-17.0	59.9	11.2
February	24.1	19.9	23.7	-28.3	-3.7
March	20.9	11.2	20.0	26.6	22.6
April	-6.4	-26.8	-8.0	37.4	10.4
May	0.6	14.4	1.5	-43.6	-21.2
June	12.0	47.1	14.4	2.7	10.2
July	0.2	-29.9	-2.5	73.7	23.1
August	-7.0	55.8	-2.9	-55.9	-28.1
September	24.2	-14.3	20.2	-4.1	13.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
July	-5.5	-25.3	-7.5	n.a.	-34.3
August	2.6	-4.8	2.1	n.a.	42.0
September	0.8	11.6	1.7	n.a.	-17.5
October	-2.5	-3.3	-2.6	n.a.	-2.3
November	-0.9	-5.2	-1.2	n.a.	40.4
December	-4.3	-2.3	-4.1	n.a.	-25.7
1999					
January	-0.7	8.3	0.0	n.a.	14.5
February	1.7	2.1	1.7	n.a.	-15.1
March	4.4	-6.7	3.4	n.a.	12.6
April	-9.2	-21.5	-10.2	n.a.	14.1
May	6.3	5.7	6.2	n.a.	-27.9
June	13.0	59.5	16.2	n.a.	6.4
July	-4.5	-43.4	-8.2	n.a.	15.3
August	-5.5	70.1	-1.1	n.a.	-27.1
September	12.5	-21.8	9.0	n.a.	11.4
TREND ESTIMATES (% change from preceding month)					
1998					
July	-3.4	-2.9	-3.3	-14.4	-8.4
August	-2.6	-2.1	-2.6	-8.8	-5.3
September	-1.9	-1.7	-1.9	-0.6	-1.4
October	-1.1	-0.4	-1.1	4.2	1.1
November	-0.8	0.9	-0.7	6.8	2.5
December	-1.2	-0.9	-1.2	5.3	1.7
1999					
January	-1.3	-1.3	-1.3	1.9	0.2
February	-0.4	-2.7	-0.6	-1.1	-0.8
March	0.7	-1.8	0.5	-2.9	-1.1
April	1.6	-0.5	1.4	-6.1	-2.1
May	2.0	1.4	1.9	-7.9	-2.4
June	2.1	2.3	2.1	-11.2	-3.4
July	1.9	3.6	2.1	-13.9	-4.0
August	1.7	2.6	1.8	-14.5	-3.8
September	1.4	3.0	1.5	-17.6	-4.3

(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)						
1996-1997	23 104	8 506	60	151	32	31 853
1997-1998	23 655	11 035	85	232	408	35 415
1998-1999	19 952	7 857	71	15	118	28 013
1998						
September	1 852	1 068	5	0	6	2 931
October	1 828	729	8	0	3	2 568
November	1 666	744	13	0	9	2 432
December	1 361	875	3	10	0	2 249
1999						
January	1 197	600	4	0	43	1 844
February	1 659	430	5	2	4	2 100
March	1 739	587	5	0	3	2 334
April	1 612	513	0	1	20	2 146
May	1 706	393	4	0	1	2 104
June	1 779	471	3	0	17	2 270
July	1 685	668	2	0	2	2 357
August	1 747	505	5	92	7	2 356
September	2 176	632	5	1	19	2 833
PUBLIC SECTOR (Number)						
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998-1999	508	736	0	0	2	1 246
1998						
September	65	51	0	0	1	117
October	62	32	0	0	0	94
November	69	6	0	0	0	75
December	9	12	0	0	0	21
1999						
January	35	11	0	0	0	46
February	22	31	0	0	0	53
March	41	85	0	0	1	127
April	55	99	0	0	0	154
May	31	122	0	0	0	153
June	79	265	0	0	0	344
July	20	23	0	0	0	43
August	4	4	0	0	0	8
September	48	11	0	0	0	59
TOTAL (Number)						
1996-1997	23 533	9 288	60	173	32	33 086
1997-1998	24 013	11 741	85	232	408	36 479
1998-1999	20 460	8 593	71	15	120	29 259
1998						
September	1 917	1 119	5	0	7	3 048
October	1 890	761	8	0	3	2 662
November	1 735	750	13	0	9	2 507
December	1 370	887	3	10	0	2 270
1999						
January	1 232	611	4	0	43	1 890
February	1 681	461	5	2	4	2 153
March	1 780	672	5	0	4	2 461
April	1 667	612	0	1	20	2 300
May	1 737	515	4	0	1	2 257
June	1 858	736	3	0	17	2 614
July	1 705	691	2	0	2	2 400
August	1 751	509	5	92	7	2 364
September	2 224	643	5	1	19	2 892

(a) See Glossary for definition.

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)								
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
1998-1999	2 256.8	638.3	5.0	249.4	0.5	3 150.1	1 717.8	4 868.2
1998								
September	207.1	82.4	0.2	26.6	0.0	316.4	116.5	432.9
October	202.4	61.3	0.3	26.1	0.0	290.2	115.1	405.3
November	187.1	58.0	0.9	20.1	0.0	266.1	303.2	569.3
December	150.6	64.2	0.2	16.5	0.2	231.7	84.0	315.7
1999								
January	131.6	41.5	0.3	16.6	0.0	190.0	155.7	345.7
February	179.7	35.6	0.4	19.8	0.1	235.6	129.4	365.1
March	204.7	51.0	0.3	22.3	0.0	278.3	131.2	409.5
April	182.1	54.1	0.0	15.7	0.0	251.9	198.2	450.1
May	199.3	39.5	0.4	18.7	0.0	257.9	134.2	392.1
June	211.8	38.6	0.1	20.8	0.0	271.3	120.9	392.2
July	213.0	64.9	0.1	19.2	0.1	297.3	136.7	434.0
August	213.3	48.2	0.3	20.9	9.1	291.8	86.6	378.5
September	261.8	56.8	0.3	25.1	0.2	344.2	97.9	442.0
PUBLIC SECTOR (\$ million)								
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
1998-1999	59.4	59.2	0.0	14.8	0.0	133.4	655.1	788.4
1998								
September	8.2	4.3	0.0	2.0	0.0	14.6	41.3	55.9
October	7.3	2.2	0.0	0.0	0.0	9.5	41.1	50.7
November	6.6	0.5	0.0	2.2	0.0	9.4	21.1	30.5
December	1.0	1.0	0.0	1.5	0.0	3.5	52.0	55.4
1999								
January	4.0	1.1	0.0	0.2	0.0	5.3	61.8	67.1
February	3.4	2.5	0.0	0.2	0.0	6.0	26.4	32.4
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.8
April	6.5	7.4	0.0	0.9	0.0	14.9	73.1	87.9
May	3.6	9.3	0.0	0.0	0.0	12.8	18.9	31.7
June	9.1	22.3	0.0	7.2	0.0	38.6	36.3	74.9
July	2.5	1.8	0.0	0.3	0.0	4.7	136.4	141.1
August	0.5	0.6	0.0	0.4	0.0	1.5	33.7	35.2
September	6.3	1.2	0.0	0.7	0.0	8.2	17.6	25.8
TOTAL (\$ million)								
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
1998-1999	2 316.5	697.6	5.0	264.4	0.5	3 283.7	2 373.2	5 656.7
1998								
September	215.4	86.8	0.2	28.6	0.0	330.9	157.8	488.7
October	209.8	63.5	0.3	26.1	0.0	299.7	156.3	456.0
November	193.7	58.6	0.9	22.3	0.0	275.5	324.3	599.8
December	151.7	65.2	0.2	18.0	0.2	235.2	136.0	371.2
1999								
January	135.7	42.6	0.3	16.8	0.0	195.3	217.5	412.8
February	183.1	38.0	0.4	20.0	0.1	241.6	155.9	397.5
March	209.3	57.9	0.3	22.5	0.0	290.0	197.4	487.3
April	188.6	61.5	0.0	16.7	0.0	266.8	271.3	538.1
May	202.9	48.8	0.4	18.7	0.0	270.8	153.1	423.8
June	220.9	60.9	0.1	28.0	0.0	309.9	157.2	467.1
July	215.5	66.8	0.1	19.6	0.1	302.0	273.1	575.1
August	213.8	48.8	0.3	21.3	9.1	293.3	120.4	413.7
September	268.1	58.0	0.3	25.8	0.2	352.4	115.5	467.9

(a) See Glossary for definition.

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.....			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										
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
1998-1999	20 460	1 779	3 345	5 124	1 429	1 061	979	3 469	8 593	29 053
1998										
July	1 800	159	272	431	93	131	29	253	684	2 484
August	1 793	149	366	515	118	132	20	270	785	2 578
September	1 917	307	539	846	89	107	77	273	1 119	3 036
October	1 890	175	345	520	43	70	128	241	761	2 651
November	1 735	116	368	484	65	83	118	266	750	2 485
December	1 370	153	236	389	288	132	78	498	887	2 257
1999										
January	1 232	43	402	445	80	56	30	166	611	1 843
February	1 681	72	139	211	121	105	24	250	461	2 142
March	1 780	190	218	408	103	63	98	264	672	2 452
April	1 667	101	155	256	106	79	171	356	612	2 279
May	1 737	106	124	230	66	55	164	285	515	2 252
June	1 858	208	181	389	257	48	42	347	736	2 594
July	1 705	56	252	308	75	126	182	383	691	2 396
August	1 751	98	80	178	127	135	69	331	509	2 260
September	2 224	155	359	514	91	38	0	129	643	2 867
VALUE (\$ million)										
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
1998-1999	2 316.5	121.5	259.0	380.0	108.7	90.6	118.2	317.3	697.6	3 013.8
1998										
July	203.6	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.8
August	201.8	8.1	25.0	33.1	9.5	10.1	1.8	21.4	54.6	256.4
September	215.4	21.1	42.9	63.9	5.7	11.0	6.2	22.9	86.8	302.1
October	209.8	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	273.3
November	193.7	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	252.3
December	151.7	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	216.8
1999										
January	135.7	2.6	28.8	31.4	4.9	4.0	2.3	11.2	42.6	178.2
February	183.1	4.7	12.4	17.1	11.1	7.5	2.3	21.0	38.0	221.1
March	209.3	14.2	20.2	34.4	7.5	3.7	12.2	23.4	57.9	267.2
April	188.6	7.1	14.5	21.6	7.7	11.2	21.0	39.9	61.5	250.1
May	202.9	9.7	9.8	19.4	4.5	4.1	20.8	29.4	48.8	251.7
June	220.9	15.7	14.6	30.2	21.2	3.8	5.8	30.7	60.9	281.8
July	215.5	4.0	19.0	23.0	5.9	12.2	25.7	43.8	66.8	282.3
August	213.8	6.6	8.4	15.0	10.9	15.4	7.5	33.8	48.8	262.6
September	268.1	11.2	35.7	46.9	7.7	3.4	0.0	11.1	58.0	326.1

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1996-1997	2 391.5	789.3	3 183.1	267.7	3 450.9	2 306.8	5 768.8
1997-1998	2 593.5	1 014.7	3 608.1	289.5	3 897.7	3 372.6	7 270.4
1998-1999	2 286.3	675.4	2 961.8	267.9	3 229.7	2 189.6	5 419.3
1998							
March	638.2	258.0	896.0	66.2	962.1	789.0	1 751.6
June	633.6	277.5	910.6	80.1	990.7	941.6	1 930.9
September	616.9	195.6	812.5	77.3	889.9	596.0	1 485.9
December	550.0	182.9	733.0	67.8	800.8	484.3	1 285.0
1999							
March	519.2	133.8	653.0	59.9	712.9	548.7	1 261.6
June	600.2	163.1	763.3	62.9	826.1	560.6	1 386.8
ORIGINAL (% change from preceding quarter)							
1998							
March	6.7	24.9	11.3	-1.3	10.3	43.7	22.9
June	-0.7	7.6	1.6	21.0	3.0	19.3	10.2
September	-2.6	-29.5	-10.8	-3.5	-10.2	-36.7	-23.0
December	-10.8	-6.5	-9.8	-12.3	-10.0	-18.7	-13.5
1999							
March	-5.6	-26.8	-10.9	-11.7	-11.0	13.3	-1.8
June	15.6	21.9	16.9	5.0	15.9	2.2	9.9

(a) Reference year for chain volume measures is 1997-98.
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												
1999												
July	2	0.3	40	3.5	8	1.0	25	2.7	24	2.4	2	0.3
August	3	0.3	49	4.4	13	1.5	8	0.8	19	1.7	3	0.3
September	9	0.8	72	6.6	8	0.8	21	2.0	22	1.9	1	0.2
Value—\$200,000—\$499,999												
1999												
July	2	0.6	13	4.0	3	0.7	10	3.0	18	5.2	2	0.5
August	1	0.4	14	4.2	6	1.8	14	4.4	8	2.2	5	1.8
September	1	0.2	15	4.6	6	1.7	4	1.4	8	2.9	9	3.1
Value—\$500,000—\$999,999												
1999												
July	0	0.0	4	2.9	1	0.5	4	2.7	2	1.1	2	1.2
August	1	0.6	5	3.0	1	0.5	4	3.1	7	4.3	6	3.9
September	1	0.9	12	7.0	2	1.1	3	2.4	6	4.0	3	2.0
Value—\$1,000,000—\$4,999,999												
1999												
July	2	5.8	3	4.9	0	0.0	2	3.6	4	9.4	0	0.0
August	7	13.5	2	3.5	1	1.4	4	10.8	2	4.0	5	10.7
September	2	3.1	3	3.4	1	1.2	7	9.8	2	3.4	1	1.3
Value—\$5,000,000 and over												
1999												
July	2	12.9	1	15.0	0	0.0	0	0.0	1	8.6	1	5.3
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	14.4
September	0	0.0	1	7.5	1	6.0	0	0.0	0	0.0	1	11.5
Value—Total												
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
1998-1999	139	261.6	918	553.3	281	190.4	394	237.3	488	261.6	205	203.0
1999												
July	8	19.6	61	30.3	12	2.2	41	11.9	49	26.7	7	7.3
August	12	14.8	70	15.1	21	5.1	30	19.1	36	12.2	20	31.2
September	13	5.0	103	29.1	18	10.8	35	15.6	38	12.2	15	18.1

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										
1999										
July	0	0.0	8	0.8	5	0.5	15	1.3	129	12.8
August	0	0.0	2	0.2	4	0.4	5	0.3	106	9.7
September	1	0.2	2	0.2	12	0.9	1	0.1	149	13.6
Value—\$200,000—\$499,999										
1999										
July	1	0.4	0	0.0	3	1.1	2	0.5	54	16.0
August	0	0.0	1	0.3	1	0.2	3	0.7	53	16.0
September	0	0.0	2	0.5	5	1.5	3	1.1	53	17.2
Value—\$500,000—\$999,999										
1999										
July	0	0.0	1	0.9	2	1.4	1	0.7	17	11.4
August	0	0.0	1	0.9	3	1.8	0	0.0	28	18.1
September	0	0.0	1	0.5	3	1.9	0	0.0	31	19.7
Value—\$1,000,000—\$4,999,999										
1999										
July	0	0.0	2	3.1	1	2.3	0	0.0	14	29.1
August	0	0.0	1	4.0	5	8.9	0	0.0	27	56.8
September	0	0.0	1	2.0	0	0.0	0	0.0	17	24.2
Value—\$5,000,000 and over										
1999										
July	0	0.0	2	51.8	0	0.0	2	110.1	9	203.8
August	0	0.0	0	0.0	1	5.4	0	0.0	2	19.8
September	0	0.0	0	0.0	2	15.8	0	0.0	5	40.8
Value—Total										
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
1998-1999	32	12.8	114	353.3	171	165.8	174	133.7	2 916	2 373.2
1999										
July	1	0.4	13	56.6	11	5.3	20	112.6	223	273.1
August	0	0.0	5	5.4	14	16.6	8	1.0	216	120.4
September	1	0.2	6	3.2	22	20.1	4	1.2	255	115.5

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)											
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
1998-1999	261.6	545.8	160.6	185.8	223.8	63.2	12.2	132.3	103.4	28.9	1 717.8
1998											
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	9.0	5.3	115.1
November	44.5	151.1	12.2	23.2	9.7	6.5	2.1	41.1	9.9	3.0	303.2
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	71.8	3.3	4.9	17.4	3.4	0.0	2.6	1.7	0.5	155.7
February	22.5	37.7	11.9	17.8	16.4	1.3	1.1	3.6	13.9	3.2	129.4
March	19.3	21.5	9.4	14.9	31.8	5.1	0.4	26.4	1.6	0.8	131.2
April	67.1	25.4	14.5	47.7	32.3	1.9	0.5	0.8	6.8	1.1	198.2
May	21.4	21.5	12.2	16.7	27.5	6.2	0.9	2.6	22.0	3.2	134.2
June	8.3	52.8	9.6	13.7	13.1	7.7	0.1	4.9	8.9	1.8	120.9
July	19.6	30.1	2.2	7.4	16.7	0.4	0.4	54.4	3.7	1.8	136.7
August	14.8	14.6	5.1	17.7	12.2	6.7	0.0	4.4	10.4	0.8	86.6
September	5.0	29.1	10.8	13.2	11.0	5.4	0.2	3.2	19.3	0.7	97.9
PUBLIC SECTOR (\$ million)											
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
1998-1999	0.0	7.5	29.8	51.8	37.8	139.5	0.6	221.1	62.3	104.8	655.1
1998											
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	6.3	10.9	0.0	0.4	3.2	34.1	61.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.1	66.1
April	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	26.4	73.1
May	0.0	0.6	0.0	2.8	3.2	4.0	0.0	1.9	3.7	2.6	18.9
June	0.0	0.7	2.1	6.7	0.4	13.2	0.0	2.1	9.0	2.2	36.3
July	0.0	0.3	0.0	4.5	10.0	7.0	0.0	2.2	1.6	110.8	136.4
August	0.0	0.5	0.0	1.4	0.0	24.4	0.0	0.9	6.3	0.2	33.7
September	0.0	0.0	0.0	2.4	1.1	12.7	0.0	0.0	0.9	0.5	17.6
TOTAL (\$ million)											
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
1998-1999	261.6	553.3	190.4	237.3	261.6	203.0	12.8	353.3	165.8	133.7	2 373.2
1998											
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	32.0	8.6	156.3
November	44.5	154.9	12.3	28.9	10.2	10.4	2.1	41.3	10.9	8.7	324.3
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	72.7	3.8	10.5	23.8	14.3	0.0	3.0	4.9	34.6	217.5
February	22.5	37.9	12.5	20.4	23.1	9.1	1.1	5.8	17.6	5.8	155.9
March	19.3	21.6	29.4	15.4	32.1	31.4	0.4	29.0	2.8	15.9	197.4
April	67.1	25.4	19.0	55.2	36.5	17.0	0.5	10.4	12.7	27.5	271.3
May	21.4	22.2	12.2	19.5	30.7	10.3	0.9	4.5	25.8	5.8	153.1
June	8.3	53.5	11.7	20.4	13.5	20.9	0.1	6.9	18.0	3.9	157.2
July	19.6	30.3	2.2	11.9	26.7	7.3	0.4	56.6	5.3	112.6	273.1
August	14.8	15.1	5.1	19.1	12.2	31.2	0.0	5.4	16.6	1.0	120.4
September	5.0	29.1	10.8	15.6	12.2	18.1	0.2	3.2	20.1	1.2	115.5

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									
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998-1999	8 108	3 855	12 061	903 926	294 047	124 556	1 322 529	842 698	2 165 227
1998									
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	185 392	304 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
1999									
January	469	187	699	51 494	13 901	8 957	74 352	58 842	133 194
February	701	203	904	73 724	17 381	10 594	101 698	54 380	156 078
March	703	290	994	79 922	28 272	10 806	119 000	83 869	202 868
April	690	84	774	75 311	8 118	6 765	90 194	81 393	171 586
May	653	149	803	74 335	16 911	7 792	99 038	66 747	165 785
June	682	187	886	79 140	14 921	9 339	103 400	63 683	167 082
July	604	87	691	76 507	8 092	8 641	93 240	71 970	165 210
August	651	188	841	81 710	18 398	8 772	108 881	21 039	129 919
September	810	187	1 000	100 239	12 652	13 504	126 396	41 994	168 390
PUBLIC SECTOR									
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998-1999	144	323	467	13 018	24 202	6 296	43 515	361 212	404 728
1998									
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	44 538	45 008
February	1	2	3	140	222	66	428	10 840	11 267
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	324	4 471	22 346	26 817
May	13	94	107	1 296	6 746	0	8 041	3 954	11 995
June	33	111	144	2 975	8 352	3 829	15 156	16 463	31 619
July	4	0	4	467	0	0	467	2 709	3 176
August	2	2	4	244	240	65	548	26 524	27 072
September	7	10	17	839	1 001	183	2 023	1 819	3 842
TOTAL									
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998-1999	8 252	4 178	12 528	916 944	318 249	130 852	1 366 044	1 203 911	2 569 955
1998									
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	194 215	317 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281
1999									
January	474	187	704	51 896	13 901	9 025	74 821	103 380	178 201
February	702	205	907	73 864	17 603	10 659	102 126	65 219	167 346
March	720	320	1 041	81 800	30 682	10 806	123 288	114 246	237 534
April	698	126	824	76 074	11 501	7 089	94 664	103 739	198 403
May	666	243	910	75 630	23 657	7 792	107 079	70 701	177 780
June	715	298	1 030	82 115	23 273	13 168	118 556	80 145	198 701
July	608	87	695	76 974	8 092	8 641	93 708	74 679	168 387
August	653	190	845	81 954	18 638	8 837	109 428	47 563	156 991
September	817	197	1 017	101 078	13 653	13 687	128 419	43 813	172 232

(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	2 224	643	2 892	268 069	58 004	26 284	352 357	115 512	467 869
Brisbane and Moreton (SDs)	1 399	464	1 871	169 942	36 205	19 262	225 409	69 709	295 119
Beaudesert (S)	41	2	43	4 482	107	303	4 891	594	5 485
Boonah (S)	4	0	4	595	0	52	647	0	647
Brisbane (C)	411	169	580	52 637	11 093	10 921	74 651	20 946	95 597
Caboolture (S)	69	2	71	6 478	199	543	7 220	9 388	16 609
Caloundra (C)	58	0	60	6 227	0	886	7 114	10 329	17 442
Esk (S)	5	0	5	360	0	50	410	0	410
Gatton (S)	11	0	11	1 434	0	87	1 521	558	2 079
Gold Coast (C)	379	258	640	43 396	20 289	3 214	66 898	15 071	81 969
Ipswich (C)	34	0	34	3 213	0	338	3 551	6 350	9 901
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	4	0	5	416	0	97	513	0	513
Logan (C)	48	0	49	5 452	0	425	5 877	3 501	9 379
Maroochy (S)	72	20	92	8 353	2 320	0	10 673	0	10 673
Noosa (S)	62	2	64	9 158	870	1 161	11 190	1 120	12 310
Pine Rivers (S)	68	2	70	8 007	180	421	8 607	1 352	9 959
Redcliffe (C)	20	9	30	6 996	1 148	362	8 506	500	9 006
Redland (S)	113	0	113	12 739	0	402	13 140	0	13 140
Wide Bay-Burnett (SD)	152	4	156	16 203	199	1 248	17 650	4 871	22 521
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	14	4	18	1 370	199	169	1 738	1 081	2 819
Burnett (S)	28	0	28	3 630	0	307	3 937	0	3 937
Cooloola (S)	33	0	33	3 720	0	222	3 942	812	4 754
Eidsvold (S)	0	0	0	0	0	31	31	0	31
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	31	0	31	3 264	0	63	3 328	0	3 328
Isis (S)	12	0	12	1 051	0	181	1 233	0	1 233
Kilkivan (S)	2	0	2	67	0	33	100	153	252
Kingaroy (S)	3	0	3	294	0	0	294	800	1 094
Kolan (S)	2	0	2	152	0	0	152	0	152
Maryborough (C)	7	0	7	827	0	120	947	1 225	2 172
Miriam Vale (S)	8	0	8	937	0	50	987	0	987
Monto (S)	1	0	1	140	0	0	140	0	140
Mundubbera (S)	2	0	2	160	0	0	160	800	960
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	6	0	6	387	0	24	411	0	411
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	2	0	2	157	0	49	206	0	206
Wondai (S)	1	0	1	46	0	0	46	0	46
Woocoo (S)	0	0	0	0	0	0	0	0	0
Darling Downs (SD)	106	31	137	12 071	2 381	1 160	15 612	12 217	27 830
Cambooya (S)	5	0	5	803	0	25	828	0	828
Chinchilla (S)	3	0	3	422	0	0	422	160	582
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	15	0	15	1 985	0	109	2 095	0	2 095
Dalby (T)	1	0	1	109	0	25	134	500	634
Goondiwindi (T)	2	4	6	319	675	60	1 053	190	1 243
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	10	0	10	1 192	0	20	1 212	134	1 346
Millmerran (S)	2	0	2	302	0	42	344	0	344
Murilla (S)	0	1	1	0	187	14	200	0	200
Pittsworth (S)	2	0	2	264	0	0	264	759	1 023
Rosalie (S)	4	0	4	422	0	12	434	0	434
Stanthorpe (S)	4	0	4	299	0	60	359	180	539
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
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) continued									
Toowoomba (C)	47	26	73	4 723	1 520	630	6 873	10 294	17 167
Waggamba (S)	5	0	5	639	0	78	718	0	718
Wambo (S)	0	0	0	0	0	39	39	0	39
Warwick (S)	6	0	6	590	0	47	636	0	636
South West (SD)	9	0	9	948	0	225	1 173	0	1 173
Balonne (S)	4	0	4	344	0	0	344	0	344
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	47	47	0	47
Bulloo (S)	0	0	0	0	0	36	36	0	36
Bungil (S)	1	0	1	120	0	0	120	0	120
Murweh (S)	1	0	1	113	0	44	157	0	157
Paroo (S)	1	0	1	98	0	0	98	0	98
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	2	0	2	274	0	99	372	0	372
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	108	16	125	13 257	2 367	742	16 366	5 799	22 165
Banana (S)	5	0	5	661	0	24	685	0	685
Bauhinia (S)	1	0	1	71	0	0	71	0	71
Calliope (S)	13	0	13	1 671	0	125	1 796	0	1 796
Duarina (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	14	0	14	1 831	0	110	1 941	0	1 941
Fitzroy (S)	7	0	7	1 366	0	0	1 366	0	1 366
Gladstone (C)	20	0	20	2 500	0	56	2 556	2 009	4 565
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	25	16	41	3 077	2 367	83	5 527	940	6 467
Mount Morgan (S)	5	0	5	50	0	42	92	489	581
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	18	0	19	2 030	0	302	2 331	2 361	4 692
Central West (SD)	0	0	0	0	0	12	12	237	249
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	12	12	237	249
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)	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)	91	10	101	11 848	819	579	13 247	4 592	17 839
Belyando (S)	0	0	0	0	0	68	68	0	68
Broadsound (S)	1	0	1	129	0	0	129	70	199
Mackay (C)	74	10	84	10 036	819	302	11 158	2 797	13 955
Mirani (S)	3	0	3	396	0	43	439	0	439
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	5	0	5	447	0	102	549	0	549
Whitsunday (S)	8	0	8	839	0	65	904	1 725	2 629
Northern (SD)	250	7	265	30 622	764	2 274	33 660	15 658	49 317
Bowen (S)	3	0	3	324	0	36	359	0	359
Burdekin (S)	4	0	4	578	0	16	594	190	784
Charters Towers (C)	2	0	10	174	0	84	258	240	498
Dalrymple (S)	2	0	2	154	0	0	154	0	154
Hinchinbrook (S)	4	0	4	562	0	382	943	0	943
Thuringowa (C)	170	0	170	19 690	0	280	19 970	855	20 825
Townsville (C)	65	7	72	9 141	764	1 476	11 381	14 373	25 753

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)	105	111	216	12 591	15 268	714	28 572	772	29 345
Atherton (S)	6	2	8	670	145	154	969	77	1 046
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	53	30	83	6 759	2 520	64	9 343	0	9 343
Cardwell (S)	2	0	2	257	0	40	297	80	377
Cook (S)	5	0	5	463	0	0	463	0	463
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	4	79	83	244	12 603	49	12 896	55	12 951
Eacham (S)	7	0	7	1 120	0	69	1 189	0	1 189
Etheridge (S)	1	0	1	47	0	0	47	0	47
Herberton (S)	3	0	3	164	0	23	186	0	186
Johnstone (S)	11	0	11	1 094	0	72	1 167	560	1 727
Mareeba (S)	13	0	13	1 772	0	243	2 015	0	2 015
Torres (S)	0	0	0	0	0	0	0	0	0
North West (SD)	4	0	12	588	0	67	655	1 657	2 312
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	1	0	1	99	0	0	99	1 130	1 229
Cloncurry (S)	0	0	0	0	0	0	0	400	400
Flinders (S)	0	0	8	0	0	31	31	127	158
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	2	0	2	295	0	36	331	0	331
Richmond (S)	1	0	1	194	0	0	194	0	194

STATISTICAL DISTRICT

Sunshine Coast (QLD)	146	22	169	18 603	3 190	1 214	23 007	10 924	33 931
Bundaberg (QLD)	33	4	37	3 819	199	330	4 347	1 081	5 428
Rockhampton (QLD)	22	0	23	2 478	0	302	2 780	2 361	5 141
Gladstone (QLD)	33	0	33	4 171	0	181	4 352	2 009	6 361
Mackay (QLD)	67	10	77	9 209	819	273	10 301	2 797	13 098
Townsville (QLD)	220	7	227	26 897	764	1 695	29 356	15 228	44 583
Cairns (QLD)	1	0	1	155	0	64	219	0	219
Gold Coast-Tweed (QLD/NSW)	372	255	629	43 003	20 249	3 244	66 495	13 791	80 286

(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 1997–98). 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)

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 (e.g. 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 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.

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* 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 (call cost 75c per minute).
- INTERNET* www.abs.gov.au
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require.

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ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that is already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

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