

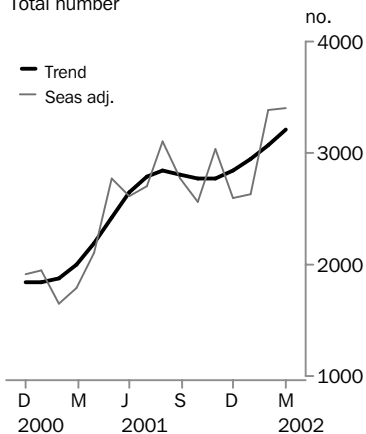


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 9 MAY 2002

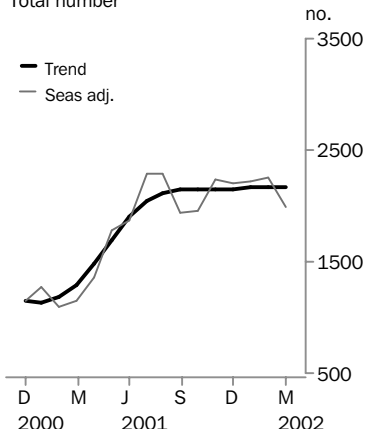
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

	Jan 2002	Feb 2002	Mar 2002
Dwelling units approved			
Original	2 461	3 186	3 394
Seasonally adjusted	2 640	3 383	3 407
Trend	2 945	3 070	3 218
.....			
	% change Dec 2001 to Jan 2002	% change Jan 2002 to Feb 2002	% change Feb 2002 to Mar 2002
Dwelling units approved			
Original	10.5	29.5	6.5
Seasonally adjusted	1.7	28.1	0.7
Trend	3.7	4.2	4.8

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has increased throughout the March quarter with rises of 3.7% in January, 4.2% in February and 4.8% in March 2002. The series has now risen for five consecutive months.
- The trend estimate for private sector houses increased by 0.6% in January 2002, 0.1% in February 2002 and 0.2% in March 2002. The trend estimate has risen in each of the past five months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved in each month of the March 2002 quarter were more than 35% higher than those in the corresponding three months in 2001.
- The seasonally adjusted estimate for private sector houses approved fell by 11.6% in March 2002, following rises of 0.7% and 1.9% in January and February 2002 respectively. The seasonally adjusted estimates for private sector houses approved in each month of the March 2002 quarter were all more than 72% higher than those in the same three months in 2001.

ORIGINAL ESTIMATES

- The total number of dwellings approved in the March 2002 quarter rose 11.1% to 9,041, compared with the December 2001 quarter estimate of 8,140. The number of house approvals decreased by 0.1% while approvals for other dwellings increased by 50.4%.
- The total value of building work approved in the March 2002 quarter was \$1,950.5 million, 14.1% higher than the December 2001 quarter. The value of residential and non-residential building both rose, by 6.9% and 35.2% respectively.

- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350, or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 2002	6 August 2002
September 2002	7 November 2002

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Average Value of New Houses' in the years 1987-88 to 2000-01 was included in the March 2002 issue of *'Building Approvals Australia'* (ABS Cat. no. 8731.0). This article is available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Information about ABS Building and Construction statistics and other related data is now available from the 'Building and Construction Theme Page' on the ABS website (click on the 'Themes' button and then click on 'Building and Construction'). The theme page includes information about:

- the Building and Construction Program's major papers and publications (electronic and hardcopy) and contact details;
- each of our major data collections, and examples of uses of building and construction statistics;
- issues of importance to providers and clients, including publication timetables;
- help for providers, including contact details and the survey dispatch timetables;
- alternative sources of Australian building and construction data.

REVISIONS THIS QUARTER

Revisions have been made to total dwelling units in this issue, mainly as a result of receiving previously unreported data. The following are revisions since the last issue of this publication.

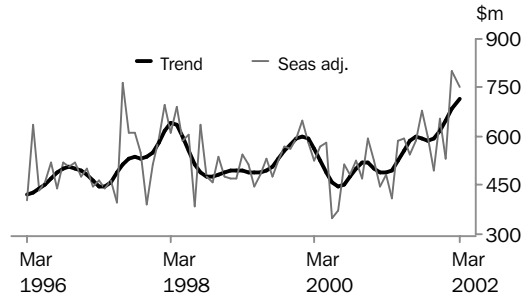
1998-1999	1999-2000	2000-2001	2001-2002	Total
+ 5	+ 18	+ 6	+ 37	+ 66

BRIAN DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

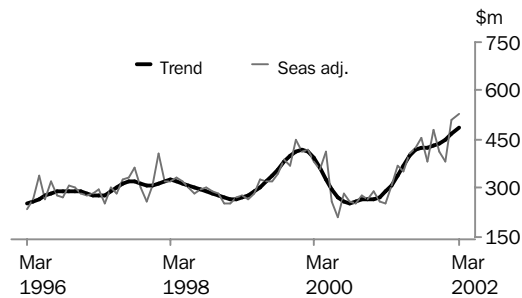
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen in each of the past five months since November 2001 following two months of decline.



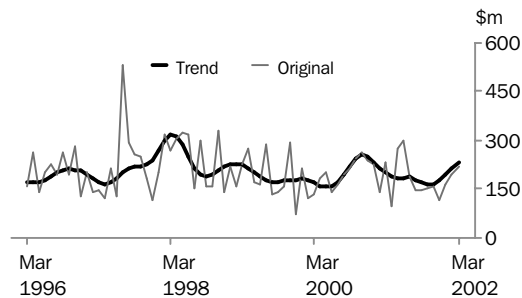
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for eighteen consecutive months since October 2000.



VALUE OF NON-RESIDENTIAL BUILDING

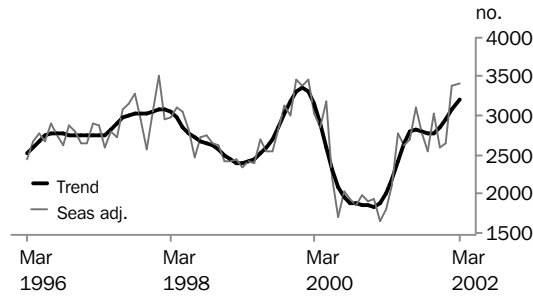
The trend estimate for the value of non-residential building approved has risen for five months since November 2001 after three months of decline.



DWELLINGS APPROVED

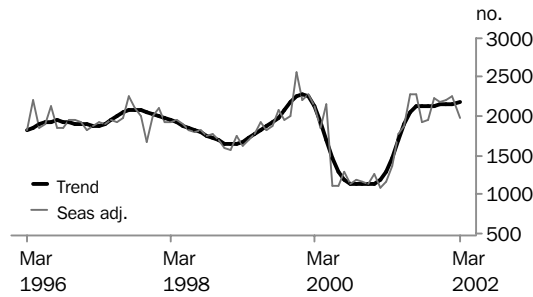
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has risen for the past five months, after two months of decline in September and October 2001. Prior to September 2001, the trend had risen for seven consecutive months.



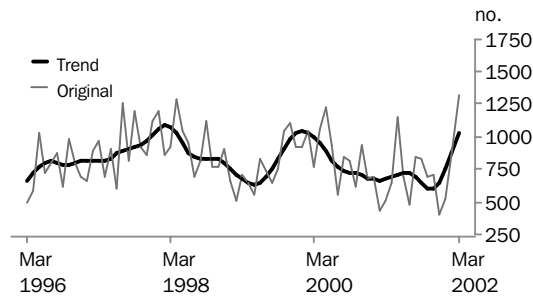
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen in each of the past five months from November 2001. Prior to October 2001 there had been eight consecutive months of growth.



OTHER DWELLINGS

The trend estimate for other dwellings approved has risen for the past five months from November 2001 following three months of decline.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

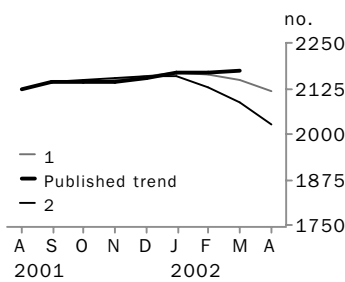
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

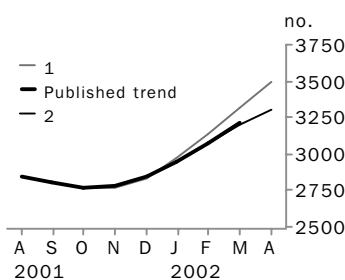
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 7% for the number of private sector houses approved and 8% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 7% for the number of private sector houses approved and 8% 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 MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Mar 2002</i>	% change	2 <i>falls by 7% on Mar 2002</i>	% change
November 2001	2 143	0.1	2 146	0.1	2 154	0.2
December 2001	2 154	0.6	2 156	0.4	2 159	0.3
January 2002	2 167	0.6	2 166	0.5	2 156	-0.1
February 2002	2 168	0.1	2 162	-0.2	2 129	-1.2
March 2002	2 172	0.2	2 147	-0.7	2 086	-2.0
April 2002	n.y.a.	n.y.a.	2 119	-1.3	2 027	-2.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Mar 2002</i>	% change	2 <i>falls by 8% on Mar 2002</i>	% change
November 2001	2 779	0.2	2 762	-0.1	2 777	0.2
December 2001	2 840	2.2	2 832	2.5	2 839	2.2
January 2002	2 945	3.7	2 966	4.7	2 946	3.8
February 2002	3 070	4.2	3 139	5.9	3 076	4.4
March 2002	3 218	4.8	3 322	5.8	3 202	4.1
April 2002	n.y.a.	n.y.a.	3 490	5.1	3 309	3.4

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						
2001						
January	1 065	1 092	658	688	1 723	1 780
February	1 112	1 125	405	436	1 517	1 561
March	1 298	1 323	473	505	1 771	1 828
April	1 335	1 375	627	655	1 962	2 030
May	1 980	1 996	1 050	1 160	3 030	3 156
June	1 777	1 801	534	691	2 311	2 492
July	2 091	2 104	474	478	2 565	2 582
August	2 378	2 386	837	843	3 215	3 229
September	2 024	2 031	825	833	2 849	2 864
October	2 106	2 142	685	693	2 791	2 835
November	2 328	2 372	704	706	3 032	3 078
December	1 804	1 829	396	398	2 200	2 227
2002						
January	1 926	1 943	516	518	2 442	2 461
February	2 314	2 324	836	862	3 150	3 186
March	2 051	2 071	1 307	1 323	3 358	3 394
SEASONALLY ADJUSTED						
2001						
January	1 274	1 299	n.a.	n.a.	1 890	1 945
February	1 088	1 103	n.a.	n.a.	1 611	1 657
March	1 155	1 185	n.a.	n.a.	1 734	1 796
April	1 367	1 394	n.a.	n.a.	2 050	2 105
May	1 781	1 799	n.a.	n.a.	2 637	2 765
June	1 874	1 887	n.a.	n.a.	2 449	2 619
July	2 284	2 302	n.a.	n.a.	2 679	2 701
August	2 281	2 299	n.a.	n.a.	3 081	3 105
September	1 938	1 944	n.a.	n.a.	2 758	2 772
October	1 952	1 984	n.a.	n.a.	2 513	2 553
November	2 235	2 281	n.a.	n.a.	2 986	3 034
December	2 196	2 242	n.a.	n.a.	2 547	2 595
2002						
January	2 211	2 229	n.a.	n.a.	2 620	2 640
February	2 253	2 265	n.a.	n.a.	3 345	3 383
March	1 991	2 015	n.a.	n.a.	3 367	3 407
TREND ESTIMATES						
2001						
January	1 138	1 162	639	672	1 777	1 834
February	1 180	1 205	628	669	1 808	1 874
March	1 295	1 319	627	680	1 922	1 999
April	1 480	1 502	632	697	2 112	2 199
May	1 698	1 717	641	712	2 339	2 429
June	1 899	1 915	658	726	2 557	2 641
July	2 046	2 062	673	727	2 719	2 789
August	2 121	2 139	666	700	2 787	2 839
September	2 144	2 167	630	644	2 774	2 811
October	2 141	2 169	601	603	2 742	2 772
November	2 143	2 174	604	605	2 747	2 779
December	2 154	2 185	649	655	2 803	2 840
2002						
January	2 167	2 196	739	749	2 906	2 945
February	2 168	2 194	863	876	3 031	3 070
March	2 172	2 194	1 009	1 024	3 181	3 218

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)						
2001						
January	14.6	15.4	1.9	0.4	9.4	9.1
February	4.4	3.0	-38.4	-36.6	-12.0	-12.3
March	16.7	17.6	16.8	15.8	16.7	17.1
April	2.9	3.9	32.6	29.7	10.8	11.1
May	48.3	45.2	67.5	77.1	54.4	55.5
June	-10.3	-9.8	-49.1	-40.4	-23.7	-21.0
July	17.7	16.8	-11.2	-30.8	11.0	3.6
August	13.7	13.4	76.6	76.4	25.3	25.1
September	-14.9	-14.9	-1.4	-1.2	-11.4	-11.3
October	4.1	5.5	-17.0	-16.8	-2.0	-1.0
November	10.5	10.7	2.8	1.9	8.6	8.6
December	-22.5	-22.9	-43.8	-43.6	-27.4	-27.6
2002						
January	6.8	6.2	30.3	30.2	11.0	10.5
February	20.1	19.6	62.0	66.4	29.0	29.5
March	-11.4	-10.9	56.3	53.5	6.6	6.5
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
January	11.2	10.0	n.a.	n.a.	3.2	2.0
February	-14.6	-15.1	n.a.	n.a.	-14.8	-14.8
March	6.1	7.4	n.a.	n.a.	7.6	8.4
April	18.4	17.6	n.a.	n.a.	18.2	17.2
May	30.3	29.1	n.a.	n.a.	28.6	31.4
June	5.2	4.9	n.a.	n.a.	-7.1	-5.3
July	21.9	22.0	n.a.	n.a.	9.4	3.1
August	-0.1	-0.1	n.a.	n.a.	15.0	14.9
September	-15.0	-15.4	n.a.	n.a.	-10.5	-10.7
October	0.7	2.1	n.a.	n.a.	-8.9	-7.9
November	14.5	15.0	n.a.	n.a.	18.8	18.8
December	-1.8	-1.7	n.a.	n.a.	-14.7	-14.5
2002						
January	0.7	-0.6	n.a.	n.a.	2.9	1.7
February	1.9	1.6	n.a.	n.a.	27.7	28.1
March	-11.6	-11.0	n.a.	n.a.	0.7	0.7
TREND ESTIMATES (% change from preceding month)						
2001						
January	-0.3	-0.2	-2.4	-1.5	-1.1	-0.6
February	3.7	3.7	-1.7	-0.4	1.7	2.2
March	9.8	9.5	-0.2	1.6	6.3	6.7
April	14.3	13.9	0.8	2.5	9.9	10.0
May	14.7	14.3	1.4	2.2	10.7	10.5
June	11.9	11.5	2.7	2.0	9.3	8.7
July	7.7	7.7	2.3	0.1	6.3	5.6
August	3.7	3.7	-1.0	-3.7	2.5	1.8
September	1.1	1.3	-5.4	-8.0	-0.5	-1.0
October	-0.1	0.1	-4.6	-6.4	-1.2	-1.4
November	0.1	0.2	0.5	0.3	0.2	0.2
December	0.6	0.5	7.5	8.3	2.0	2.2
2002						
January	0.6	0.5	13.9	14.4	3.7	3.7
February	0.1	-0.1	16.8	17.0	4.3	4.2
March	0.2	0.0	16.9	16.9	4.9	4.8

VALUE OF BUILDING APPROVED

<i>Month</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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
2001					
January	226.8	30.9	257.7	228.6	486.3
February	213.9	32.0	245.9	139.2	385.1
March	221.0	44.8	265.7	230.2	495.9
April	263.2	39.4	302.5	97.3	399.8
May	377.7	47.9	425.6	274.2	699.9
June	298.2	35.5	333.7	298.6	632.4
July	340.5	38.9	379.4	188.3	567.7
August	393.4	37.5	430.9	144.5	575.4
September	432.1	34.4	466.5	145.9	612.4
October	382.3	41.1	423.4	155.3	578.8
November	450.5	49.6	500.1	158.9	659.1
December	319.5	33.2	352.7	119.0	471.7
2002					
January	320.7	31.2	351.9	168.2	520.1
February	447.3	41.0	488.3	196.7	685.1
March	468.0	56.3	524.3	221.0	745.3
SEASONALLY ADJUSTED					
2001					
January	254.6	35.8	290.4	n.a.	523.6
February	224.7	34.7	259.4	n.a.	449.7
March	214.6	42.5	257.1	n.a.	482.0
April	263.2	43.4	306.6	n.a.	411.3
May	326.6	44.1	370.7	n.a.	586.9
June	314.6	37.6	352.2	n.a.	595.9
July	364.2	40.7	404.9	n.a.	546.7
August	391.2	35.1	426.4	n.a.	587.9
September	425.2	31.4	456.6	n.a.	678.1
October	346.2	33.7	379.9	n.a.	597.4
November	434.6	44.6	479.2	n.a.	495.5
December	369.2	44.1	413.3	n.a.	655.9
2002					
January	348.7	37.0	385.7	n.a.	535.1
February	469.5	44.3	513.8	n.a.	802.8
March	469.9	57.2	527.2	n.a.	753.3
TREND ESTIMATES					
2001					
January	233.4	34.9	268.3	233.9	502.2
February	236.8	37.6	274.4	216.3	490.7
March	248.0	40.2	288.3	199.9	488.2
April	269.4	41.7	311.1	187.1	498.2
May	298.5	41.5	340.0	184.5	524.4
June	331.0	39.9	370.9	185.8	556.7
July	361.2	37.9	399.1	187.0	586.1
August	381.2	36.5	417.7	180.1	597.8
September	389.0	35.8	424.8	169.9	594.7
October	390.0	36.6	426.6	163.3	589.8
November	391.5	38.6	430.1	166.0	596.1
December	397.3	41.1	438.4	178.8	617.2
2002					
January	408.7	44.0	452.7	195.7	648.4
February	423.5	46.9	470.4	214.1	684.5
March	439.0	49.7	488.8	230.0	718.8

(a) Refer to Explanatory Notes paragraph 16.

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)					
2001					
January	10.3	36.1	12.8	-4.7	3.9
February	-5.7	3.6	-4.6	-39.1	-20.8
March	3.3	40.0	8.1	65.4	28.8
April	19.1	-12.1	13.9	-57.7	-19.4
May	43.5	21.6	40.7	181.8	75.1
June	-21.0	-25.9	-21.6	8.9	-9.6
July	14.2	9.6	13.7	-36.9	-10.2
August	15.5	-3.6	13.6	-23.3	1.4
September	9.8	-8.3	8.3	1.0	6.4
October	-11.5	19.5	-9.2	6.4	-5.5
November	17.8	20.7	18.1	2.3	13.9
December	-29.1	-33.1	-29.5	-25.1	-28.4
2002					
January	0.4	-6.0	-0.2	41.3	10.3
February	39.5	31.4	38.8	16.9	31.7
March	4.6	37.3	7.4	12.4	8.8
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
January	7.1	22.2	8.7	n.a.	-11.5
February	-11.7	-3.1	-10.7	n.a.	-14.1
March	-4.5	22.5	-0.9	n.a.	7.2
April	22.6	2.1	19.3	n.a.	-14.7
May	24.1	1.6	20.9	n.a.	42.7
June	-3.7	-14.7	-5.0	n.a.	1.5
July	15.8	8.2	15.0	n.a.	-8.3
August	7.4	-13.8	5.3	n.a.	7.5
September	8.7	-10.5	7.1	n.a.	15.3
October	-18.6	7.3	-16.8	n.a.	-11.9
November	25.5	32.3	26.1	n.a.	-17.1
December	-15.0	-1.1	-13.8	n.a.	32.4
2002					
January	-5.6	-16.1	-6.7	n.a.	-18.4
February	34.6	19.7	33.2	n.a.	50.0
March	0.1	29.1	2.6	n.a.	-6.2
TREND ESTIMATES (% change from preceding month)					
2001					
January	-0.5	7.4	0.5	-6.6	-2.9
February	1.5	7.7	2.3	-7.5	-2.3
March	4.7	6.9	5.1	-7.6	-0.5
April	8.6	3.7	7.9	-6.4	2.0
May	10.8	-0.5	9.3	-1.4	5.3
June	10.9	-3.9	9.1	0.7	6.2
July	9.1	-5.0	7.6	0.6	5.3
August	5.5	-3.7	4.7	-3.7	2.0
September	2.0	-1.9	1.7	-5.7	-0.5
October	0.3	2.2	0.4	-3.9	-0.8
November	0.4	5.5	0.8	1.7	1.1
December	1.5	6.5	1.9	7.7	3.5
2002					
January	2.9	7.1	3.3	9.5	5.1
February	3.6	6.6	3.9	9.4	5.6
March	3.7	6.0	3.9	7.4	5.0

(a) Refer to Explanatory Notes paragraph 16.

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)						
1998-1999	20 872	8 098	71	15	118	29 174
1999-2000	24 054	10 528	50	174	53	34 859
2000-2001	15 548	7 808	144	133	18	23 651
2001						
March	1 296	445	17	12	1	1 771
April	1 335	621	4	0	2	1 962
May	1 979	1 042	9	0	0	3 030
June	1 777	506	27	0	1	2 311
July	2 088	471	3	3	0	2 565
August	2 377	832	6	0	0	3 215
September	2 024	811	14	0	0	2 849
October	2 105	678	7	0	1	2 791
November	2 327	701	2	1	1	3 032
December	1 804	392	4	0	0	2 200
2002						
January	1 926	498	10	8	0	2 442
February	2 314	833	2	0	1	3 150
March	2 051	1 205	10	92	0	3 358
PUBLIC SECTOR (Number)						
1998-1999	514	736	0	0	2	1 252
1999-2000	334	431	0	0	1	766
2000-2001	245	505	19	0	0	769
2001						
March	25	32	0	0	0	57
April	40	28	0	0	0	68
May	16	110	0	0	0	126
June	24	139	18	0	0	181
July	13	4	0	0	0	17
August	8	6	0	0	0	14
September	7	8	0	0	0	15
October	36	8	0	0	0	44
November	44	2	0	0	0	46
December	25	2	0	0	0	27
2002						
January	17	2	0	0	0	19
February	10	26	0	0	0	36
March	20	16	0	0	0	36
TOTAL (Number)						
1998-1999	21 386	8 834	71	15	120	30 426
1999-2000	24 388	10 959	50	174	54	35 625
2000-2001	15 793	8 313	163	133	18	24 420
2001						
March	1 321	477	17	12	1	1 828
April	1 375	649	4	0	2	2 030
May	1 995	1 152	9	0	0	3 156
June	1 801	645	45	0	1	2 492
July	2 101	475	3	3	0	2 582
August	2 385	838	6	0	0	3 229
September	2 031	819	14	0	0	2 864
October	2 141	686	7	0	1	2 835
November	2 371	703	2	1	1	3 078
December	1 829	394	4	0	0	2 227
2002						
January	1 943	500	10	8	0	2 461
February	2 324	859	2	0	1	3 186
March	2 071	1 221	10	92	0	3 394

(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)								
1998-1999	2 354.4	658.7	5.0	264.4	0.5	3 283.2	1 793.9	5 077.2
1999-2000	2 946.2	1 041.1	3.7	341.8	18.3	4 351.2	1 402.1	5 753.4
2000-2001	2 049.9	842.6	17.1	358.9	5.9	3 274.7	1 739.3	5 013.8
2001								
March	170.6	42.1	2.7	30.2	2.2	247.9	126.4	374.2
April	180.0	72.5	0.4	34.3	0.0	287.2	71.6	358.8
May	255.4	108.0	0.6	44.9	0.0	408.8	233.5	642.3
June	235.5	42.3	1.2	31.8	0.0	310.8	135.7	446.5
July	290.6	46.7	0.2	33.9	0.1	371.6	159.7	531.2
August	318.0	73.6	0.5	37.0	0.0	429.1	92.8	521.9
September	277.9	151.8	1.8	31.4	0.0	462.8	121.9	584.8
October	277.5	96.3	0.3	39.1	0.0	413.2	124.7	537.9
November	322.3	122.0	0.2	45.6	0.0	490.0	147.8	637.8
December	251.9	63.8	0.3	32.3	0.0	348.4	81.7	430.1
2002								
January	262.2	55.2	0.9	28.0	0.1	346.5	133.1	479.6
February	325.4	117.7	0.1	35.6	0.0	478.8	168.2	647.0
March	291.2	171.0	0.5	36.1	11.5	510.3	199.1	709.4
PUBLIC SECTOR (\$ million)								
1998-1999	59.8	59.2	0.0	14.8	0.0	134.0	670.5	804.3
1999-2000	47.8	42.1	0.0	17.9	0.0	107.8	683.9	791.8
2000-2001	37.3	57.7	1.3	27.0	0.0	123.3	861.7	985.3
2001								
March	3.9	4.3	0.0	9.6	0.0	17.8	103.8	121.7
April	7.0	3.8	0.0	4.6	0.0	15.4	25.7	41.0
May	2.7	11.7	0.0	2.4	0.0	16.8	40.8	57.6
June	3.8	16.6	1.3	1.2	0.0	22.9	162.9	185.8
July	2.5	0.7	0.0	4.7	0.0	7.8	28.7	36.5
August	1.0	0.8	0.0	0.0	0.0	1.8	51.7	53.5
September	1.2	1.2	0.0	1.3	0.0	3.7	23.9	27.6
October	6.3	2.2	0.0	1.7	0.0	10.2	30.6	40.8
November	6.0	0.3	0.0	3.8	0.0	10.1	11.2	21.3
December	3.5	0.3	0.0	0.5	0.0	4.3	37.3	41.6
2002								
January	2.8	0.4	0.0	2.2	0.0	5.4	35.1	40.5
February	1.5	2.8	0.0	5.2	0.0	9.5	28.5	38.0
March	3.0	2.8	0.0	8.1	0.0	13.9	22.0	35.9
TOTAL (\$ million)								
1998-1999	2 414.5	717.9	5.0	279.4	0.5	3 417.1	2 464.4	5 881.5
1999-2000	2 993.8	1 083.4	3.7	359.6	18.3	4 459.0	2 086.1	6 544.9
2000-2001	2 087.0	900.4	18.5	386.1	5.9	3 398.0	2 601.1	5 999.3
2001								
March	174.5	46.4	2.7	39.8	2.2	265.7	230.2	495.9
April	186.9	76.2	0.4	39.0	0.0	302.5	97.3	399.8
May	258.0	119.7	0.6	47.3	0.0	425.6	274.2	699.9
June	239.3	58.9	2.5	33.0	0.0	333.7	298.6	632.4
July	293.1	47.4	0.2	38.6	0.1	379.4	188.3	567.7
August	318.9	74.4	0.5	37.0	0.0	430.9	144.5	575.4
September	279.1	153.0	1.8	32.7	0.0	466.5	145.9	612.4
October	283.8	98.5	0.3	40.8	0.0	423.4	155.3	578.8
November	328.2	122.3	0.2	49.4	0.0	500.1	158.9	659.1
December	255.4	64.1	0.3	32.9	0.0	352.7	119.0	471.7
2002								
January	265.1	55.6	0.9	30.2	0.1	351.9	168.2	520.1
February	326.8	120.5	0.1	40.9	0.0	488.3	196.7	685.1
March	294.3	173.7	0.5	44.3	11.5	524.3	221.0	745.3

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	NEW OTHER RESIDENTIAL BUILDING.....								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
1998-1999	21 386	1 800	3 460	5 260	1 524	1 071	979	3 574	8 834	30 220
1999-2000	24 388	1 870	3 257	5 127	2 063	1 485	2 284	5 832	10 959	35 347
2000-2001	15 793	1 359	2 017	3 376	1 225	1 304	2 408	4 937	8 313	24 106
2001										
January	1 090	31	276	307	58	78	235	371	678	1 768
February	1 125	56	90	146	120	14	133	267	413	1 538
March	1 321	88	73	161	184	115	17	316	477	1 798
April	1 375	77	110	187	48	90	324	462	649	2 024
May	1 995	147	273	420	211	294	227	732	1 152	3 147
June	1 801	127	55	182	251	114	98	463	645	2 446
July	2 101	101	171	272	92	64	47	203	475	2 576
August	2 385	125	225	350	189	165	134	488	838	3 223
September	2 031	95	226	321	98	28	372	498	819	2 850
October	2 141	123	168	291	32	127	236	395	686	2 827
November	2 371	55	39	94	17	86	506	609	703	3 074
December	1 829	35	99	134	33	43	184	260	394	2 223
2002										
January	1 943	128	77	205	22	96	177	295	500	2 443
February	2 324	114	140	254	67	139	399	605	859	3 183
March	2 071	130	166	296	72	79	774	925	1 221	3 292
VALUE (\$ million)										
1998-1999	2 414.5	122.9	269.0	391.5	116.8	91.4	118.2	326.1	717.9	3 132.2
1999-2000	2 993.8	136.8	286.5	423.3	173.4	149.7	337.4	659.9	1 083.4	4 077.1
2000-2001	2 087.0	103.7	195.6	299.1	111.6	128.3	361.5	601.3	900.4	2 987.5
2001										
January	150.8	2.7	28.3	31.0	4.9	7.2	33.0	45.0	76.0	226.8
February	157.0	4.4	9.8	14.3	10.3	1.4	30.9	42.6	56.8	213.9
March	174.5	8.2	7.9	16.1	13.0	11.7	5.6	30.3	46.4	221.0
April	186.9	10.4	11.5	21.9	4.5	9.8	40.1	54.3	76.2	263.2
May	258.0	11.9	22.1	34.0	23.2	31.6	30.9	85.7	119.7	377.7
June	239.3	7.9	5.0	12.8	20.6	13.1	12.4	46.1	58.9	298.2
July	293.1	8.4	16.3	24.7	9.6	7.0	6.2	22.7	47.4	340.5
August	318.9	9.2	21.2	30.4	14.3	15.4	14.4	44.1	74.4	393.4
September	279.1	9.5	29.8	39.3	9.5	2.9	101.3	113.7	153.0	432.1
October	283.8	7.2	16.2	23.4	3.1	16.7	55.3	75.1	98.5	382.3
November	328.2	4.3	5.4	9.7	1.7	8.5	102.4	112.6	122.3	450.5
December	255.4	3.2	10.6	13.9	2.6	5.3	42.3	50.2	64.1	319.5
2002										
January	265.1	12.2	10.6	22.8	2.1	7.4	23.4	32.8	55.6	320.7
February	326.8	9.6	19.3	29.0	6.6	18.3	66.6	91.5	120.5	447.3
March	294.3	10.5	21.3	31.8	6.1	12.3	123.6	141.9	173.7	468.0

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1998-1999	2 494.9	755.5	3 252.5	294.9	3 547.2	2 498.4	6 059.2
1999-2000	2 993.7	1 083.4	4 077.2	381.9	4 459.0	2 086.1	6 545.1
2000-2001	1 850.5	860.6	2 711.1	363.8	3 075.0	2 685.3	5 760.4
2000							
September	408.2	204.7	612.9	80.2	693.1	598.1	1 291.2
December	407.0	238.4	645.4	79.3	724.7	775.5	1 500.2
2001							
March	425.9	172.4	598.3	95.0	693.4	619.2	1 312.6
June	609.4	245.1	854.5	109.3	963.8	692.5	1 656.4
September	790.5	260.7	1 051.2	98.5	1 149.7	487.7	1 637.4
December	767.5	268.4	1 035.9	109.8	1 145.7	437.7	1 583.4
ORIGINAL (% change from preceding quarter)							
2000							
September	-35.1	-35.1	-35.1	-17.7	-33.4	14.0	-17.6
December	-0.3	16.5	5.3	-1.1	4.6	29.7	16.2
2001							
March	4.6	-27.7	-7.3	19.8	-4.3	-20.2	-12.5
June	43.1	42.2	42.8	15.1	39.0	11.8	26.2
September	29.7	6.4	23.0	-9.9	19.3	-29.6	-1.1
December	-2.9	3.0	-1.5	11.5	-0.3	-10.3	-3.3

(a) Reference year for chain volume measures is 1999-2000. Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<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												
2002												
January	2	0.1	38	3.8	8	1.1	29	3.4	17	1.7	6	0.8
February	4	0.3	43	3.7	7	0.8	17	1.3	19	1.8	8	0.9
March	6	0.7	63	6.3	4	0.4	25	2.7	19	1.9	4	0.6
Value—\$200,000—\$499,999												
2002												
January	2	0.7	9	2.9	3	0.6	7	2.3	9	2.7	6	1.6
February	4	1.1	10	2.6	4	1.2	8	2.7	9	2.6	12	3.9
March	1	0.4	10	2.9	9	2.5	4	1.3	5	1.6	5	1.4
Value—\$500,000—\$999,999												
2002												
January	0	0.0	2	1.3	0	0.0	3	1.9	8	5.5	6	4.3
February	0	0.0	4	2.5	0	0.0	4	2.7	4	2.5	6	4.3
March	3	2.1	3	2.2	0	0.0	6	4.2	3	2.6	4	3.0
Value—\$1,000,000—\$4,999,999												
2002												
January	5	11.7	1	1.0	0	0.0	8	15.7	17	35.3	5	7.8
February	1	1.3	2	2.3	1	1.7	4	9.1	4	6.1	5	10.3
March	1	2.6	0	0.0	3	7.1	4	7.3	13	20.3	9	12.4
Value—\$5,000,000 and over												
2002												
January	0	0.0	2	14.6	1	5.7	0	0.0	0	0.0	1	13.1
February	1	6.2	0	0.0	0	0.0	1	80.0	1	6.7	1	6.8
March	0	0.0	3	37.4	0	0.0	1	39.0	1	5.4	0	0.0
Value—Total												
1998-1999	143	264.1	973	577.5	295	194.0	429	249.8	517	284.8	214	207.3
1999-2000	168	132.1	1 046	325.6	279	137.5	512	217.7	604	334.2	211	202.3
2000-2001	108	103.9	1 036	438.9	258	168.1	616	359.5	592	411.0	271	424.0
2002												
January	9	12.5	52	23.7	12	7.4	47	23.3	51	45.1	24	27.6
February	10	8.9	59	11.1	12	3.7	34	95.9	37	19.7	32	26.1
March	11	5.7	79	48.7	16	10.0	40	54.5	41	31.7	22	17.3

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										
2002										
January	2	0.1	5	0.6	9	1.1	5	0.4	121	13.1
February	0	0.0	5	0.4	8	0.9	8	0.8	119	11.0
March	1	0.1	2	0.3	11	1.0	10	0.8	145	14.8
Value—\$200,000—\$499,999										
2002										
January	2	0.8	1	0.3	4	1.1	2	0.6	45	13.6
February	0	0.0	2	0.7	3	0.8	3	1.1	55	16.6
March	0	0.0	0	0.0	1	0.3	4	1.1	39	11.3
Value—\$500,000—\$999,999										
2002										
January	0	0.0	0	0.0	2	1.2	1	0.6	22	14.8
February	0	0.0	0	0.0	2	1.4	0	0.0	20	13.5
March	1	0.6	0	0.0	1	0.7	1	0.5	22	15.8
Value—\$1,000,000—\$4,999,999										
2002										
January	0	0.0	3	5.0	1	2.5	6	14.3	46	93.3
February	0	0.0	2	3.2	0	0.0	2	2.8	21	36.7
March	1	1.5	2	7.1	1	1.8	2	4.1	36	64.1
Value—\$5,000,000 and over										
2002										
January	0	0.0	0	0.0	0	0.0	0	0.0	4	33.5
February	0	0.0	2	19.3	0	0.0	0	0.0	6	119.0
March	0	0.0	1	22.3	1	5.1	1	5.9	8	115.0
Value—Total										
1998-1999	34	12.9	118	357.4	179	182.0	175	134.0	3 077	2 464.4
1999-2000	38	22.7	100	216.0	188	104.9	183	392.9	3 329	2 086.1
2000-2001	46	17.9	135	345.2	202	167.0	202	166.1	3 466	2 601.1
2002										
January	4	0.9	9	5.9	16	5.9	14	15.8	238	168.2
February	0	0.0	11	23.7	13	3.1	13	4.7	221	196.7
March	3	2.1	5	29.7	15	8.8	18	12.4	250	221.0

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)											
1998-1999	264.1	570.4	164.1	198.0	246.7	67.5	12.3	136.2	105.1	29.2	1 793.9
1999-2000	130.9	323.0	132.7	174.0	290.9	69.2	22.3	130.0	88.2	41.0	1 402.1
2000-2001	99.9	436.3	158.2	304.1	346.1	115.9	17.9	63.8	134.8	62.6	1 739.3
2001											
March	9.4	33.3	7.7	22.3	21.2	17.1	0.0	4.6	4.5	6.2	126.4
April	0.8	15.1	3.4	24.1	9.1	4.3	0.1	0.4	10.4	4.0	71.6
May	6.4	97.9	26.3	22.9	47.7	6.4	3.0	4.9	7.3	10.8	233.5
June	5.1	22.0	9.6	27.4	39.8	3.3	2.7	3.4	21.0	1.4	135.7
July	39.4	35.7	11.2	33.6	15.5	2.8	1.9	1.4	6.7	11.5	159.7
August	11.1	33.8	5.3	15.3	9.9	5.2	1.7	2.7	2.6	5.2	92.8
September	18.0	49.6	1.5	9.5	16.0	7.7	0.5	9.7	2.2	7.1	121.9
October	1.7	18.8	7.8	6.5	21.1	24.1	1.7	29.3	4.7	8.9	124.7
November	5.6	64.2	3.9	11.2	16.7	7.7	0.6	27.6	7.3	2.8	147.8
December	2.8	22.6	4.1	12.9	22.1	5.6	0.6	3.3	5.6	2.1	81.7
2002											
January	12.5	23.3	7.4	20.5	44.1	7.1	0.9	5.9	2.0	9.4	133.1
February	8.9	11.1	3.6	91.4	19.2	4.8	0.0	23.7	1.9	3.8	168.2
March	5.7	48.7	10.0	50.0	29.7	7.6	2.1	29.5	3.5	12.2	199.1
PUBLIC SECTOR (\$ million)											
1998-1999	0.0	7.5	29.9	51.9	38.3	139.5	0.6	221.1	77.1	104.8	670.5
1999-2000	1.4	2.8	5.0	43.8	43.2	133.0	0.4	85.8	17.1	352.0	683.9
2000-2001	4.0	2.9	9.9	55.6	64.8	307.8	0.0	281.2	32.2	103.4	861.7
2001											
March	0.4	0.3	0.0	5.0	4.9	20.7	0.0	62.7	2.8	7.0	103.8
April	0.0	0.0	0.3	6.1	0.3	9.6	0.0	1.6	1.7	6.1	25.7
May	0.9	0.2	1.7	2.8	4.6	23.1	0.0	0.0	1.1	6.4	40.8
June	0.0	0.7	1.2	24.7	9.0	47.2	0.0	69.0	1.3	9.8	162.9
July	0.0	1.0	0.2	4.6	1.1	16.5	0.0	0.9	3.2	1.3	28.7
August	0.2	0.2	0.3	3.8	2.1	38.7	0.0	2.2	0.7	3.6	51.7
September	2.3	0.0	0.4	0.7	0.9	14.9	0.0	1.2	2.5	1.0	23.9
October	0.2	0.0	0.0	7.2	1.3	9.0	0.0	2.6	0.6	9.8	30.6
November	0.0	0.0	0.0	3.0	2.5	1.3	0.0	0.0	2.1	2.3	11.2
December	0.0	2.5	0.0	2.8	1.5	22.6	0.0	0.5	6.1	1.2	37.3
2002											
January	0.0	0.4	0.0	2.7	1.0	20.6	0.0	0.0	3.9	6.4	35.1
February	0.0	0.0	0.2	4.5	0.5	21.3	0.0	0.0	1.2	0.9	28.5
March	0.0	0.1	0.0	4.5	2.0	9.7	0.0	0.2	5.3	0.2	22.0
TOTAL (\$ million)											
1998-1999	264.1	577.5	194.0	249.8	284.8	207.3	12.9	357.4	182.0	134.0	2 464.4
1999-2000	132.1	325.6	137.5	217.7	334.2	202.3	22.7	216.0	104.9	392.9	2 086.1
2000-2001	103.9	438.9	168.1	359.5	411.0	424.0	17.9	345.2	167.0	166.1	2 601.1
2001											
March	9.8	33.6	7.7	27.3	26.2	37.8	0.0	67.3	7.3	13.2	230.2
April	0.8	15.1	3.7	30.1	9.4	13.9	0.1	2.1	12.1	10.1	97.3
May	7.3	98.0	28.0	25.7	52.3	29.5	3.0	4.9	8.4	17.2	274.2
June	5.1	22.7	10.8	52.1	48.8	50.6	2.7	72.4	22.3	11.2	298.6
July	39.4	36.7	11.4	38.2	16.6	19.2	1.9	2.3	9.9	12.8	188.3
August	11.3	34.0	5.6	19.1	12.0	43.8	1.7	4.9	3.3	8.8	144.5
September	20.3	49.6	1.9	10.2	16.9	22.6	0.5	10.9	4.7	8.2	145.9
October	1.9	18.8	7.8	13.7	22.4	33.1	1.7	31.9	5.3	18.7	155.3
November	5.6	64.2	3.9	14.2	19.2	9.0	0.6	27.6	9.3	5.1	158.9
December	2.8	25.1	4.1	15.7	23.6	28.3	0.6	3.8	11.7	3.4	119.0
2002											
January	12.5	23.7	7.4	23.3	45.1	27.6	0.9	5.9	5.9	15.8	168.2
February	8.9	11.1	3.7	95.9	19.7	26.1	0.0	23.7	3.1	4.7	196.7
March	5.7	48.7	10.0	54.5	31.7	17.3	2.1	29.7	8.8	12.4	221.0

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									
1999-2000	10 397	5 105	15 579	1 278 623	481 383	193 509	1 953 514	711 273	2 664 787
2000-2001	7 577	3 854	11 624	992 276	406 739	220 044	1 619 059	1 113 621	2 732 680
2001									
March	636	217	870	83 436	20 371	20 326	124 133	43 539	167 672
April	705	264	969	97 539	23 485	21 104	142 128	36 839	178 967
May	1 009	460	1 471	127 924	42 952	29 430	200 306	186 607	386 913
June	870	307	1 183	116 481	23 223	20 260	159 964	103 193	263 157
July	981	219	1 201	134 284	20 882	19 330	174 496	81 581	256 077
August	1 015	266	1 281	134 427	24 218	16 890	175 535	34 283	209 818
September	887	307	1 208	126 491	30 604	17 411	174 506	63 410	237 916
October	942	402	1 349	122 180	59 833	23 003	205 017	65 680	270 697
November	1 087	234	1 322	148 803	33 825	30 381	213 009	46 301	259 310
December	786	318	1 105	117 661	54 057	22 869	194 587	47 169	241 756
2002									
January	843	263	1 122	116 507	29 490	18 669	164 666	89 039	253 704
February	1 047	222	1 270	151 354	47 997	24 055	223 406	124 803	348 209
March	852	972	1 923	123 259	140 639	30 971	294 869	127 095	421 963
PUBLIC SECTOR									
1999-2000	86	170	256	10 423	16 412	12 985	39 820	269 287	309 107
2000-2001	59	266	326	8 276	27 416	20 582	56 274	506 421	562 695
2001									
March	4	14	18	696	1 784	7 640	10 119	88 176	98 295
April	19	4	23	2 896	635	3 925	7 455	16 896	24 352
May	4	64	68	599	5 460	2 018	8 078	27 691	35 768
June	7	57	64	881	6 361	1 132	8 373	111 852	120 225
July	6	2	8	1 077	314	1 375	2 766	11 798	14 564
August	1	0	1	179	0	0	179	16 738	16 917
September	2	8	10	210	1 206	807	2 223	18 781	21 005
October	36	2	38	6 328	215	1 583	8 126	5 671	13 797
November	4	0	4	373	0	2 164	2 537	2 655	5 192
December	18	0	18	2 444	0	506	2 951	18 269	21 220
2002									
January	2	2	4	264	366	1 831	2 461	3 156	5 617
February	1	12	13	93	1 453	4 236	5 782	16 920	22 702
March	3	12	15	260	2 291	6 729	9 281	9 479	18 760
TOTAL									
1999-2000	10 483	5 275	15 835	1 289 046	497 794	206 494	1 993 334	980 560	2 973 894
2000-2001	7 636	4 120	11 950	1 000 552	434 155	240 626	1 675 333	1 620 042	3 295 375
2001									
March	640	231	888	84 132	22 155	27 966	134 252	131 714	265 967
April	724	268	992	100 434	24 120	25 029	149 583	53 736	203 319
May	1 013	524	1 539	128 523	48 413	31 448	208 384	214 297	422 681
June	877	364	1 247	117 362	29 583	21 392	168 337	215 045	383 382
July	987	221	1 209	135 361	21 196	20 705	177 261	93 380	270 641
August	1 016	266	1 282	134 606	24 218	16 890	175 714	51 021	226 735
September	889	315	1 218	126 701	31 810	18 218	176 729	82 191	258 921
October	978	404	1 387	128 508	60 048	24 586	213 143	71 351	284 494
November	1 091	234	1 326	149 176	33 825	32 545	215 546	48 955	264 502
December	804	318	1 123	120 106	54 057	23 375	197 537	65 439	262 976
2002									
January	845	265	1 126	116 771	29 856	20 500	167 127	92 195	259 322
February	1 048	234	1 283	151 447	49 449	28 291	229 188	141 723	370 911
March	855	984	1 938	123 519	142 930	37 700	304 149	136 573	440 723

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2002

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	6 338	2 580	9 041	886 159	349 820	128 502	1 364 480	585 975	1 950 455
Brisbane and Moreton (SDs)	4 474	2 342	6 935	652 420	325 457	104 023	1 081 900	448 891	1 530 790
Beaudesert (S)	155	0	158	18 347	0	863	19 210	2 166	21 376
Boonah (S)	11	8	19	1 490	750	175	2 415	402	2 817
Brisbane (C)	1 246	1 414	2 771	190 711	215 959	69 593	476 262	329 210	805 472
Caboolture (S)	165	2	167	19 621	127	1 544	21 292	1 269	22 561
Caloundra (C)	283	137	421	36 499	16 530	2 976	56 004	29 519	85 524
Esk (S)	14	0	14	1 531	0	200	1 730	0	1 730
Gatton (S)	10	0	10	1 058	0	263	1 321	300	1 621
Gold Coast (C)	1 039	640	1 680	165 418	75 300	10 889	251 607	36 496	288 102
Ipswich (C)	130	5	135	15 976	200	1 757	17 933	1 182	19 115
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	19	0	19	1 693	0	194	1 887	350	2 237
Logan (C)	179	2	181	21 529	366	4 121	26 016	9 063	35 079
Maroochy (S)	294	18	313	40 773	4 076	2 166	47 014	16 962	63 977
Noosa (S)	111	56	167	17 263	6 565	1 678	25 506	836	26 342
Pine Rivers (S)	469	16	486	66 915	1 137	2 355	70 407	4 995	75 402
Redcliffe (C)	60	24	84	9 044	2 508	2 047	13 599	10 144	23 743
Redland (S)	289	20	310	44 555	1 940	3 201	49 696	5 996	55 692
Wide Bay-Burnett (SD)	438	31	469	45 695	2 715	3 206	51 615	39 053	90 669
Biggenden (S)	1	0	1	190	0	0	190	0	190
Bundaberg (C)	32	14	46	3 958	1 060	257	5 274	12 620	17 894
Burnett (S)	62	2	64	7 667	198	459	8 324	2 600	10 924
Cooloola (S)	94	0	94	9 564	0	421	9 985	9 554	19 539
Eidsvold (S)	1	0	1	80	0	30	110	0	110
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	141	4	145	14 830	418	852	16 100	3 091	19 191
Isis (S)	11	0	11	834	0	81	914	1 260	2 174
Kilkivan (S)	1	0	1	68	0	34	102	0	102
Kingaroy (S)	19	0	19	2 120	0	151	2 271	473	2 744
Kolan (S)	2	0	2	149	0	15	164	0	164
Maryborough (C)	13	8	21	1 839	624	297	2 761	7 745	10 505
Miriam Vale (S)	19	3	22	1 407	415	143	1 965	1 201	3 166
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	3	0	3	297	0	0	297	0	297
Nanango (S)	9	0	9	393	0	65	458	225	683
Perry (S)	1	0	1	22	0	0	22	0	22
Tiaro (S)	14	0	14	935	0	144	1 079	70	1 149
Wondai (S)	12	0	12	953	0	165	1 118	80	1 198
Woocoo (S)	3	0	3	388	0	92	480	135	615
Darling Downs (SD)	283	62	346	36 179	4 883	5 257	46 318	26 912	73 230
Cambooya (S)	23	0	23	3 334	0	209	3 543	310	3 853
Chinchilla (S)	3	0	3	371	0	33	404	3 750	4 154
Clifton (S)	1	0	1	150	0	106	256	0	256
Crow's Nest (S)	28	0	28	3 795	0	353	4 148	150	4 298
Dalby (T)	4	5	9	406	545	304	1 255	108	1 363
Goondiwindi (T)	18	2	20	2 312	204	49	2 566	299	2 865
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	25	0	25	3 396	0	208	3 603	85	3 688
Millmerran (S)	4	0	4	510	0	39	549	565	1 114
Murilla (S)	2	0	2	197	0	62	259	0	259
Pittsworth (S)	6	0	6	634	0	0	634	220	854
Rosalie (S)	13	0	13	1 676	0	212	1 888	1 550	3 438
Stanthorpe (S)	18	0	18	1 753	0	64	1 817	250	2 067
Tara (S)	3	0	3	144	0	0	144	199	343
Taroom (S)	0	0	0	0	0	0	0	0	0

	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)	96	53	150	12 297	3 961	2 804	19 062	18 611	37 673
Waggamba (S)	4	0	4	666	0	74	740	51	791
Wambo (S)	2	0	2	225	0	31	255	0	255
Warwick (S)	33	2	35	4 313	173	709	5 195	764	5 960
South West (SD)	29	0	30	3 555	0	367	3 922	344	4 266
Balonne (S)	13	0	14	1 865	0	198	2 062	344	2 406
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	2	0	2	168	0	11	179	0	179
Murweh (S)	6	0	6	743	0	25	768	0	768
Paroo (S)	1	0	1	26	0	0	26	0	26
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	7	0	7	752	0	134	886	0	886
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	239	10	249	32 353	1 094	3 606	37 053	21 054	58 107
Banana (S)	4	0	4	719	0	212	931	298	1 229
Bauhinia (S)	4	0	4	549	0	50	599	280	879
Calliope (S)	44	0	44	6 002	0	416	6 418	5 270	11 688
Duarina (S)	2	0	2	684	0	251	935	7 190	8 125
Emerald (S)	6	0	6	800	0	194	995	140	1 135
Fitzroy (S)	21	0	21	1 903	0	156	2 059	70	2 129
Gladstone (C)	52	8	60	6 758	844	351	7 953	1 375	9 328
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	64	0	64	9 458	0	1 042	10 500	2 693	13 193
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	1	0	1	150	0	12	162	250	412
Rockhampton (C)	41	2	43	5 328	251	921	6 500	3 489	9 989
Central West (SD)	5	0	5	625	0	147	772	100	872
Aramac (S)	1	0	1	135	0	0	135	0	135
Barcaldine (S)	0	0	0	0	0	0	0	50	50
Barcoo (S)	0	0	0	0	0	42	42	50	92
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)	4	0	4	490	0	105	595	0	595
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	203	42	245	28 681	5 545	2 125	36 351	15 156	51 507
Belyando (S)	3	0	3	166	0	315	481	1 300	1 781
Bowen (S)	6	0	6	852	0	109	961	270	1 231
Broadsound (S)	0	0	0	0	0	0	0	555	555
Mackay (C)	146	32	178	20 148	4 754	1 285	26 187	10 075	36 262
Mirani (S)	0	0	0	0	0	0	0	0	0
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	17	0	17	2 086	0	198	2 284	0	2 284
Whitsunday (S)	31	10	41	5 429	791	218	6 438	2 956	9 394
Northern (SD)	380	28	409	52 615	2 440	4 303	59 358	7 766	67 124
Burdekin (S)	12	2	14	1 901	160	296	2 357	0	2 357
Charters Towers (C)	3	0	3	426	0	157	583	270	853
Dalrymple (S)	7	0	7	1 049	0	99	1 148	0	1 148
Hinchinbrook (S)	8	0	8	1 236	0	327	1 563	0	1 563
Thuringowa (C)	161	0	161	20 871	0	1 021	21 892	1 301	23 192
Townsville (C)	189	26	216	27 133	2 280	2 403	31 815	6 196	38 011

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2002 *continued*

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Far North (SD)	280	65	346	33 106	7 687	5 259	46 052	22 444	68 496
Atherton (S)	18	6	24	2 485	482	56	3 023	174	3 198
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	163	43	206	18 663	4 370	2 016	25 049	12 710	37 760
Cardwell (S)	21	0	21	2 549	0	1 643	4 192	140	4 332
Cook (S)	14	0	14	1 435	0	27	1 462	0	1 462
Croydon (S)	0	0	0	0	0	0	0	150	150
Douglas (S)	29	13	42	3 466	2 386	362	6 213	7 775	13 988
Eacham (S)	2	0	2	162	0	359	521	0	521
Etheridge (S)	0	0	0	0	0	0	0	123	123
Herberton (S)	4	0	5	283	0	161	445	225	670
Johnstone (S)	10	0	10	786	0	215	1 002	332	1 333
Mareeba (S)	18	0	18	3 176	0	409	3 585	815	4 400
Torres (S)	1	3	4	100	450	10	560	0	560
North West (SD)	7	0	7	931	0	208	1 139	4 254	5 393
Burke (S)	2	0	2	295	0	0	295	0	295
Carpentaria (S)	2	0	2	306	0	114	420	132	552
Cloncurry (S)	1	0	1	99	0	56	155	811	966
Flinders (S)	0	0	0	0	0	0	0	2 500	2 500
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)	1	0	1	180	0	38	218	811	1 029
Richmond (S)	1	0	1	51	0	0	51	0	51
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	562	211	774	77 325	27 171	4 569	109 065	41 881	150 947
Bundaberg (QLD)	73	16	89	9 274	1 257	520	11 051	15 220	26 270
Hervey Bay (QLD)	132	4	136	14 048	418	824	15 290	3 091	18 380
Rockhampton (QLD)	57	2	59	6 705	251	1 065	8 020	3 559	11 579
Gladstone (QLD)	94	8	102	12 489	844	671	14 004	4 596	18 600
Mackay (QLD)	119	32	151	16 967	4 754	955	22 676	9 711	32 387
Townsville (QLD)	337	26	364	46 604	2 280	3 174	52 058	7 497	59 555
Cairns (QLD)	161	43	204	18 385	4 370	1 926	24 681	12 560	37 241
Toowoomba (QLD)	171	53	225	22 490	3 961	3 531	29 982	19 005	48 987
Gold Coast-Tweed (QLD/NSW)	958	656	1 615	157 280	77 657	9 867	244 804	34 683	279 487

(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 16.

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 and other principal certifying authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

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

4 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.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the costs of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and are inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

11 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 specific building, not to the function of the group as a whole.

12 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.

13 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.

14 In the case of a large multi-function 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.

15 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.

16 The Type of Work classification refers to the building activity carried out. 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

17 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.

18 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.

19 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).

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

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **21** 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.
- TREND ESTIMATES **22** 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.
- 23** While the smoothing techniques described in paragraph 22 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 **24** 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.
- 25** 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) **26** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2001 Edition* (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.
- 27** Some Statistical Districts straddle State/Territory boundaries. The Gold Coast-Tweed Statistical District lies partly in Queensland and partly in New South Wales.
- ABS DATA AVAILABLE ON REQUEST **28** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

EXPLANATORY NOTES

RELATED PUBLICATIONS

29 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 Approvals, Australia* (Cat. no. 8731.0)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
- *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)
- *Producer Price Indexes, Australia* (Cat. no. 6427.0)

30 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.3 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

31 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 16.
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 16.
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. caretaker's 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.

FOR MORE INFORMATION...

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c 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 77c per minute).

INFORMATION SERVICE

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