

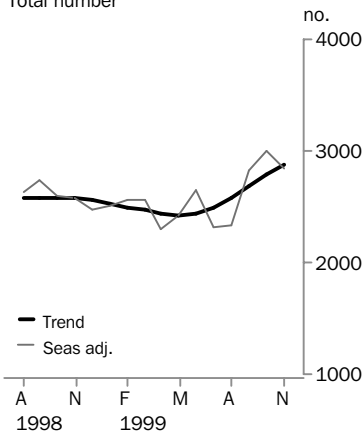


# BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 13 JAN 2000

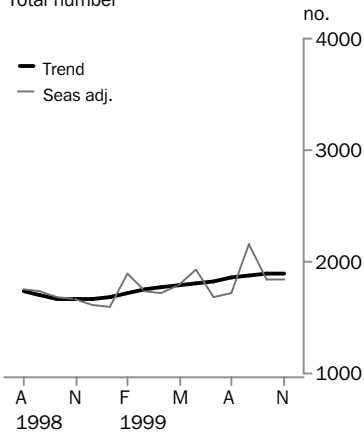
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## NOVEMBER KEY FIGURES

### TREND ESTIMATES

		% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	1 902	0.4	14.1
Total dwelling units	2 877	3.1	11.5

### SEASONALLY ADJUSTED

		% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	1 837	-0.7	10.6
Total dwelling units	2 844	-5.3	10.4

## NOVEMBER KEY POINTS

### TREND ESTIMATES

- The trend for private sector house approvals increased 0.4% in November, with the rate of growth weakening over the past 3 months.
- The trend for total dwelling units approved increased 3.1% in November. The series has shown strong growth for the past 6 months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals fell 0.7% in November and was the second consecutive decrease for this series.
- The seasonally adjusted estimate for total dwelling units approved fell 5.3% in November, after increases in the 3 previous months.

### ORIGINAL ESTIMATES

- In original terms, the number of dwelling units approved in November increased by 88 to 3,052. Houses increased by 21 to 2,027 and other dwellings by 67 to 1,025.
- The total value of building approved was \$672.4 million of which \$383.1 million was residential and \$289.3 million was non-residential.

- 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>
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

There are no data notes in this issue.

## REVISIONS THIS MONTH

Revisions have been made to data from July 1998 and reflect the resolution of reporting difficulties experienced by a number of councils in Queensland that had resulted in underreporting of building approvals. The reporting difficulties related mainly to Brisbane City Council but also involved Ipswich and Logan City Councils, and from July 1999 revisions have also applied to Thuringowa and Cairns City Councils.

The effect of the revisions for 1998–99 is the addition of 1,091 dwelling unit approvals which comprised of 853 new house approvals and 238 other residential building approvals. Since July 1999 there has been an additional 644 dwelling units approved, July (66 dwelling units), August (108), September (296) and October (174).

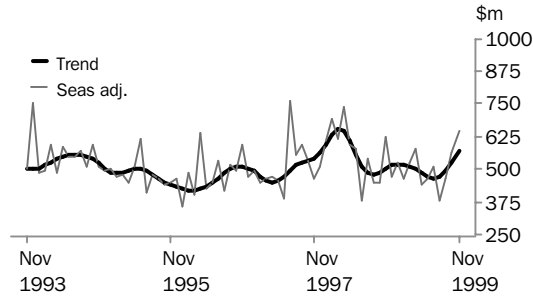
**B. DOYLE**

Regional Director, Queensland

# VALUE OF BUILDING APPROVED

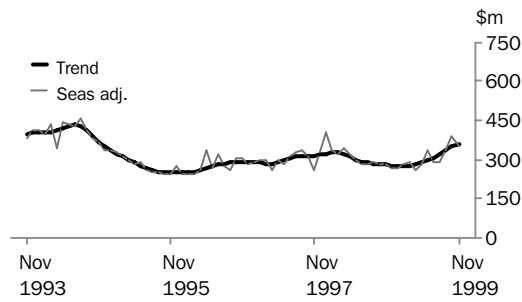
## VALUE OF TOTAL BUILDING

The trend rose 7.5% in November 1999 and has increased strongly over the past 4 months.



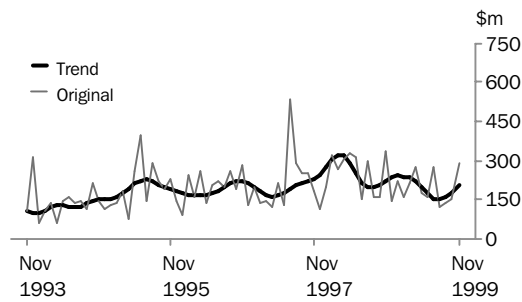
## VALUE OF RESIDENTIAL BUILDING

The trend has shown growth for the past 10 months.



## VALUE OF NON-RESIDENTIAL BUILDING

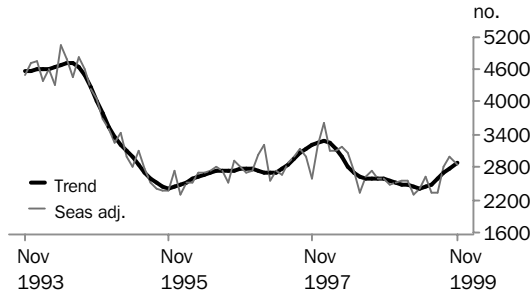
After a period of decline between February 1999 and August 1999, the trend has increased 37.6% in the past 3 months.



# DWELLINGS APPROVED

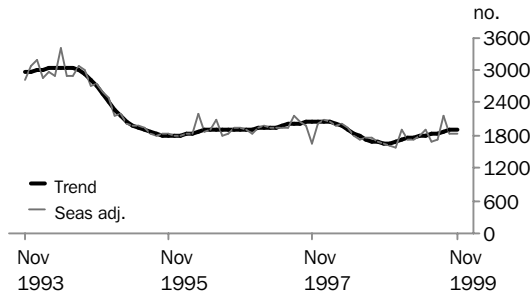
## TOTAL DWELLING UNITS

The trend has increased for the past 6 months and is 11.5% higher than the same time last year.



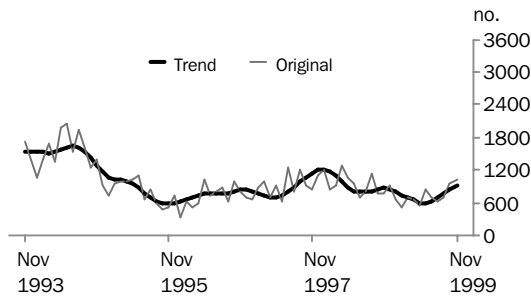
## PRIVATE SECTOR HOUSES

The trend has shown a steady increase over the past 12 months but the rate of increase has eased in the past 2 months.



## OTHER DWELLINGS

There was a 9.4% increase in November 1999 which continues the strong growth in the trend series which has increased 56.3% over the past 5 months.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

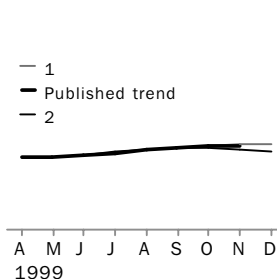
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

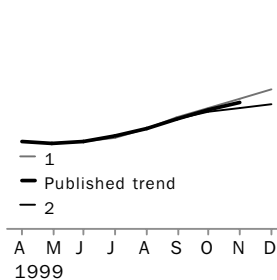
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 5% for the number of private sector houses approved and 6% for total dwelling units approved; and that the December seasonally adjusted estimate is lower than the November estimate by 5% for the number of private sector houses approved and 6% 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	<b>1</b> <i>rises by 5% on Nov 1999</i>		<b>2</b> <i>falls by 5% on Nov 1999</i>	
	no.	% change	no.	% change	no.	% change
July 1999	1 824	1.3	1 823	1.2	1 830	1.4
August 1999	1 853	1.6	1 852	1.6	1 855	1.4
September 1999	1 878	1.3	1 879	1.4	1 870	0.8
October 1999	1 896	0.9	1 898	1.0	1 869	0.0
November 1999	1 902	0.4	1 912	0.7	1 857	-0.6
December 1999	n.y.a.	n.y.a.	1 919	0.4	1 837	-1.1

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 6% on Nov 1999</i>		<b>2</b> <i>falls by 6% on Nov 1999</i>	
	no.	% change	no.	% change	no.	% change
July 1999	2 490	2.3	2 482	2.1	2 495	2.4
August 1999	2 581	3.7	2 577	3.8	2 584	3.6
September 1999	2 686	4.1	2 694	4.5	2 677	3.6
October 1999	2 791	3.9	2 811	4.3	2 756	3.0
November 1999	2 877	3.1	2 916	3.7	2 812	2.0
December 1999	n.y.a.	n.y.a.	3 002	2.9	2 844	1.1

## 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						
<b>1998</b>						
September	1 908	1 973	1 077	1 129	2 985	3 102
October	1 905	1 967	740	772	2 645	2 739
November	1 736	1 805	770	776	2 506	2 581
December	1 421	1 430	891	903	2 312	2 333
<b>1999</b>						
January	1 230	1 266	651	662	1 881	1 928
February	1 750	1 774	483	514	2 233	2 288
March	1 831	1 872	625	711	2 456	2 583
April	1 678	1 733	555	654	2 233	2 387
May	1 807	1 839	431	553	2 238	2 392
June	1 928	2 009	573	838	2 501	2 847
July	1 749	1 771	672	695	2 421	2 466
August	1 840	1 849	619	623	2 459	2 472
September	2 406	2 489	688	699	3 094	3 188
October	1 977	2 006	952	958	2 929	2 964
November	1 990	2 027	1 014	1 025	3 004	3 052
SEASONALLY ADJUSTED						
<b>1998</b>						
September	1 745	1 813	n.a.	n.a.	2 607	2 737
October	1 685	1 755	n.a.	n.a.	2 527	2 604
November	1 660	1 716	n.a.	n.a.	2 508	2 576
December	1 618	1 638	n.a.	n.a.	2 436	2 481
<b>1999</b>						
January	1 591	1 632	n.a.	n.a.	2 445	2 512
February	1 899	1 924	n.a.	n.a.	2 508	2 559
March	1 730	1 772	n.a.	n.a.	2 462	2 559
April	1 713	1 754	n.a.	n.a.	2 216	2 307
May	1 790	1 819	n.a.	n.a.	2 197	2 418
June	1 923	1 961	n.a.	n.a.	2 436	2 646
July	1 677	1 720	n.a.	n.a.	2 178	2 319
August	1 721	1 736	n.a.	n.a.	2 308	2 326
September	2 155	2 252	n.a.	n.a.	2 721	2 822
October	1 850	1 884	n.a.	n.a.	2 973	3 003
November	1 837	1 864	n.a.	n.a.	2 803	2 844
TREND ESTIMATES						
<b>1998</b>						
September	1 696	1 750	796	825	2 492	2 574
October	1 674	1 726	829	855	2 503	2 580
November	1 668	1 716	846	866	2 513	2 581
December	1 671	1 714	827	843	2 498	2 557
<b>1999</b>						
January	1 690	1 727	775	797	2 465	2 525
February	1 722	1 757	697	740	2 420	2 497
March	1 749	1 782	620	693	2 369	2 475
April	1 768	1 802	542	643	2 310	2 445
May	1 784	1 820	486	603	2 270	2 423
June	1 801	1 840	482	595	2 283	2 434
July	1 824	1 865	535	625	2 358	2 490
August	1 853	1 897	626	684	2 479	2 581
September	1 878	1 923	735	762	2 613	2 686
October	1 896	1 941	848	850	2 743	2 791
November	1 902	1 947	951	930	2 853	2 877

## 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)						
<b>1998</b>						
September	5.3	8.1	36.0	39.0	14.6	17.6
October	-0.2	-0.3	-31.3	-31.6	-11.4	-11.7
November	-8.9	-8.2	4.1	0.5	-5.3	-5.8
December	-18.1	-20.8	15.7	16.4	-7.7	-9.6
<b>1999</b>						
January	-13.4	-11.5	-26.9	-26.7	-18.6	-17.4
February	42.3	40.1	-25.8	-22.4	18.7	18.7
March	4.6	5.5	29.4	38.3	10.0	12.9
April	-8.4	-7.4	-11.2	-8.0	-9.1	-7.6
May	7.7	6.1	-22.3	-15.4	0.2	0.2
June	6.7	9.2	32.9	51.5	11.8	19.0
July	-9.3	-11.8	17.3	-17.1	-3.2	-13.4
August	5.2	4.4	-7.9	-10.4	1.6	0.2
September	30.8	34.6	11.1	12.2	25.8	29.0
October	-17.8	-19.4	38.4	37.1	-5.3	-7.0
November	0.7	1.0	6.5	7.0	2.6	3.0
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
September	-0.1	2.4	n.a.	n.a.	0.8	3.9
October	-3.5	-3.2	n.a.	n.a.	-3.1	-4.9
November	-1.5	-2.2	n.a.	n.a.	-0.8	-1.1
December	-2.5	-4.5	n.a.	n.a.	-2.9	-3.7
<b>1999</b>						
January	-1.7	-0.4	n.a.	n.a.	0.4	1.2
February	19.4	17.9	n.a.	n.a.	2.6	1.9
March	-8.9	-7.9	n.a.	n.a.	-1.8	0.0
April	-1.0	-1.0	n.a.	n.a.	-10.0	-9.8
May	4.5	3.7	n.a.	n.a.	-0.9	4.8
June	7.5	7.8	n.a.	n.a.	10.9	9.4
July	-12.8	-12.3	n.a.	n.a.	-10.6	-12.4
August	2.7	0.9	n.a.	n.a.	6.0	0.3
September	25.2	29.7	n.a.	n.a.	17.9	21.3
October	-14.2	-16.3	n.a.	n.a.	9.3	6.4
November	-0.7	-1.1	n.a.	n.a.	-5.7	-5.3
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
September	-2.2	-2.0	3.6	3.1	-0.4	-0.5
October	-1.3	-1.4	4.1	3.6	0.4	0.2
November	-0.4	-0.6	2.1	1.3	0.4	0.0
December	0.2	-0.1	-2.2	-2.7	-0.6	-0.9
<b>1999</b>						
January	1.1	0.8	-6.3	-5.5	-1.4	-1.3
February	1.9	1.7	-10.1	-7.2	-1.8	-1.1
March	1.6	1.4	-11.0	-6.4	-2.1	-0.9
April	1.1	1.1	-12.6	-7.2	-2.5	-1.2
May	0.9	1.0	-10.3	-6.2	-1.7	-0.9
June	1.0	1.1	-0.8	-1.3	0.6	0.5
July	1.3	1.4	11.0	5.0	3.3	2.3
August	1.6	1.7	17.0	9.4	5.1	3.7
September	1.3	1.4	17.4	11.4	5.4	4.1
October	0.9	0.9	15.4	11.5	5.0	3.9
November	0.4	0.3	12.1	9.4	4.0	3.1

## 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					
<b>1998</b>					
September	307.9	29.3	337.2	159.3	496.5
October	280.7	27.3	308.0	161.2	469.2
November	259.8	24.0	283.8	333.3	617.1
December	223.1	18.8	241.9	141.9	383.8
<b>1999</b>					
January	181.6	18.0	199.6	219.0	418.6
February	233.5	22.1	255.6	160.8	416.4
March	278.8	24.3	303.0	213.8	516.9
April	258.7	20.2	278.9	274.8	553.7
May	266.5	20.5	287.0	173.8	460.8
June	305.9	30.2	336.1	162.7	498.8
July	290.4	21.0	311.4	275.8	587.2
August	273.8	31.6	305.4	125.7	431.2
September	361.0	31.1	392.0	140.1	532.2
October	348.9	33.5	382.4	155.7	538.1
November	351.4	31.7	383.1	289.3	672.4
SEASONALLY ADJUSTED					
<b>1998</b>					
September	266.8	24.5	291.3	n.a.	451.1
October	262.2	24.1	286.3	n.a.	446.6
November	260.7	22.8	283.5	n.a.	626.9
December	249.3	22.1	271.4	n.a.	468.4
<b>1999</b>					
January	245.0	24.6	269.7	n.a.	525.8
February	258.2	25.7	283.9	n.a.	461.1
March	266.3	23.8	290.0	n.a.	525.8
April	239.7	21.2	260.9	n.a.	582.4
May	260.8	19.8	280.6	n.a.	443.8
June	302.1	31.8	333.8	n.a.	463.9
July	273.6	17.8	291.4	n.a.	511.3
August	261.9	29.2	291.2	n.a.	380.3
September	312.7	26.2	338.9	n.a.	462.3
October	355.9	31.5	387.4	n.a.	564.5
November	320.3	28.2	348.4	n.a.	647.2
TREND ESTIMATES					
<b>1998</b>					
September	259.8	23.2	283.1	198.9	482.0
October	258.0	23.3	281.3	208.5	489.8
November	256.9	23.6	280.5	223.3	503.8
December	254.4	23.7	278.1	236.0	514.1
<b>1999</b>					
January	252.1	23.7	275.8	241.5	517.3
February	252.6	23.5	276.1	240.3	516.4
March	255.5	23.4	278.8	234.3	513.1
April	259.1	23.2	282.3	219.6	501.9
May	264.2	23.4	287.6	197.7	485.3
June	272.0	23.9	295.9	174.6	470.6
July	282.4	25.0	307.4	156.7	464.1
August	295.0	26.3	321.3	152.1	473.4
September	308.0	27.6	335.6	161.8	497.4
October	320.6	28.6	349.2	179.8	529.0
November	330.0	29.4	359.4	209.3	568.7

(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)					
<b>1998</b>					
September	18.5	26.8	19.2	-46.5	-14.5
October	-8.8	-6.8	-8.7	1.2	-5.5
November	-7.4	-12.1	-7.9	106.8	31.5
December	-14.1	-21.7	-14.8	-57.4	-37.8
<b>1999</b>					
January	-18.6	-4.3	-17.5	54.3	9.1
February	28.6	22.8	28.1	-26.6	-0.5
March	19.4	10.0	18.5	33.0	24.1
April	-7.2	-16.9	-8.0	28.5	7.1
May	3.0	1.5	2.9	-36.8	-16.8
June	14.8	47.3	17.1	-6.4	8.2
July	-5.1	-30.5	-7.3	69.5	17.7
August	-5.7	50.5	-1.9	-54.4	-26.6
September	31.8	-1.6	28.4	11.5	23.4
October	-3.4	7.7	-2.4	11.1	1.1
November	0.7	-5.4	0.2	85.8	25.0
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
September	1.4	11.4	2.2	n.a.	-16.8
October	-1.7	-1.6	-1.7	n.a.	-1.0
November	-0.6	-5.4	-1.0	n.a.	40.4
December	-4.4	-3.1	-4.3	n.a.	-25.3
<b>1999</b>					
January	-1.7	11.3	-0.6	n.a.	12.3
February	5.4	4.5	5.3	n.a.	-12.3
March	3.1	-7.4	2.1	n.a.	14.0
April	-10.0	-10.9	-10.0	n.a.	10.8
May	8.8	-6.6	7.6	n.a.	-23.8
June	15.8	60.6	19.0	n.a.	4.5
July	-9.4	-44.0	-12.7	n.a.	10.2
August	-4.3	64.0	-0.1	n.a.	-25.6
September	19.4	-10.3	16.4	n.a.	21.6
October	13.8	20.2	14.3	n.a.	22.1
November	-10.0	-10.5	-10.1	n.a.	14.7
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
September	-1.4	-1.3	-1.4	0.1	-0.8
October	-0.7	0.4	-0.6	4.8	1.6
November	-0.4	1.3	-0.3	7.1	2.9
December	-1.0	0.4	-0.9	5.7	2.0
<b>1999</b>					
January	-0.9	0.0	-0.8	2.3	0.6
February	0.2	-0.8	0.1	-0.5	-0.2
March	1.1	-0.4	1.0	-2.5	-0.6
April	1.4	-0.9	1.3	-6.3	-2.2
May	2.0	0.9	1.9	-10.0	-3.3
June	3.0	2.1	2.9	-11.7	-3.0
July	3.8	4.6	3.9	-10.3	-1.4
August	4.5	5.2	4.5	-2.9	2.0
September	4.4	4.9	4.5	6.4	5.1
October	4.1	3.6	4.1	11.1	6.4
November	2.9	2.8	2.9	16.4	7.5

(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)						
<b>1996-1997</b>	23 104	8 506	60	151	32	<b>31 853</b>
<b>1997-1998</b>	23 655	11 035	85	232	408	<b>35 415</b>
<b>1998-1999</b>	20 799	8 095	71	15	118	<b>29 098</b>
<b>1998</b>						
November	1 736	748	13	0	9	<b>2 506</b>
December	1 418	881	3	10	0	<b>2 312</b>
<b>1999</b>						
January	1 230	604	4	0	43	<b>1 881</b>
February	1 748	474	5	2	4	<b>2 233</b>
March	1 829	619	5	0	3	<b>2 456</b>
April	1 677	535	0	1	20	<b>2 233</b>
May	1 807	426	4	0	1	<b>2 238</b>
June	1 928	553	3	0	17	<b>2 501</b>
July	1 749	668	2	0	2	<b>2 421</b>
August	1 840	514	6	92	7	<b>2 459</b>
September	2 405	663	6	1	19	<b>3 094</b>
October	1 976	947	2	1	3	<b>2 929</b>
November	1 988	1 009	3	2	2	<b>3 004</b>
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	429	782	0	22	0	<b>1 233</b>
<b>1997-1998</b>	358	706	0	0	0	<b>1 064</b>
<b>1998-1999</b>	514	736	0	0	2	<b>1 252</b>
<b>1998</b>						
November	69	6	0	0	0	<b>75</b>
December	9	12	0	0	0	<b>21</b>
<b>1999</b>						
January	36	11	0	0	0	<b>47</b>
February	24	31	0	0	0	<b>55</b>
March	41	85	0	0	1	<b>127</b>
April	55	99	0	0	0	<b>154</b>
May	32	122	0	0	0	<b>154</b>
June	81	265	0	0	0	<b>346</b>
July	22	23	0	0	0	<b>45</b>
August	9	4	0	0	0	<b>13</b>
September	83	11	0	0	0	<b>94</b>
October	29	6	0	0	0	<b>35</b>
November	37	11	0	0	0	<b>48</b>
TOTAL (Number)						
<b>1996-1997</b>	23 533	9 288	60	173	32	<b>33 086</b>
<b>1997-1998</b>	24 013	11 741	85	232	408	<b>36 479</b>
<b>1998-1999</b>	21 313	8 831	71	15	120	<b>30 350</b>
<b>1998</b>						
November	1 805	754	13	0	9	<b>2 581</b>
December	1 427	893	3	10	0	<b>2 333</b>
<b>1999</b>						
January	1 266	615	4	0	43	<b>1 928</b>
February	1 772	505	5	2	4	<b>2 288</b>
March	1 870	704	5	0	4	<b>2 583</b>
April	1 732	634	0	1	20	<b>2 387</b>
May	1 839	548	4	0	1	<b>2 392</b>
June	2 009	818	3	0	17	<b>2 847</b>
July	1 771	691	2	0	2	<b>2 466</b>
August	1 849	518	6	92	7	<b>2 472</b>
September	2 488	674	6	1	19	<b>3 188</b>
October	2 005	953	2	1	3	<b>2 964</b>
November	2 025	1 020	3	2	2	<b>3 052</b>

(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)								
<b>1996-1997</b>	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
<b>1997-1998</b>	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
<b>1998-1999</b>	2 345.4	658.4	5.0	263.9	0.5	3 273.1	1 792.8	5 065.7
<b>1998</b>								
November	194.3	58.4	0.9	20.8	0.0	274.4	312.2	586.6
December	156.4	64.7	0.2	17.0	0.2	238.4	89.8	328.3
<b>1999</b>								
January	134.8	41.7	0.3	17.5	0.0	194.3	156.6	350.8
February	188.6	38.9	0.4	21.4	0.1	249.4	134.4	383.8
March	214.1	53.2	0.3	23.9	0.0	291.4	147.7	439.0
April	188.8	55.9	0.0	19.2	0.0	264.0	201.8	465.8
May	209.7	43.9	0.4	20.1	0.0	274.1	154.8	428.9
June	229.4	44.9	0.1	22.9	0.0	297.3	126.3	423.6
July	220.9	64.9	0.1	20.5	0.1	306.5	139.4	445.9
August	223.3	49.0	0.4	21.7	9.1	303.5	91.6	395.2
September	289.6	59.0	0.3	29.8	0.2	379.0	122.1	501.1
October	236.9	107.6	0.1	32.2	0.0	376.9	134.3	511.2
November	238.3	106.1	0.1	30.7	0.2	375.3	128.1	503.4
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
<b>1997-1998</b>	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
<b>1998-1999</b>	59.8	59.2	0.0	14.8	0.0	134.0	656.0	789.8
<b>1998</b>								
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	52.1	55.5
<b>1999</b>								
January	4.1	1.1	0.0	0.2	0.0	5.4	62.4	67.8
February	3.5	2.5	0.0	0.2	0.0	6.2	26.4	32.6
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	3.7	9.3	0.0	0.0	0.0	12.9	19.0	31.9
June	9.2	22.3	0.0	7.2	0.0	38.8	36.4	75.1
July	2.7	1.8	0.0	0.3	0.0	4.9	136.4	141.3
August	0.9	0.6	0.0	0.4	0.0	1.9	34.1	36.0
September	11.1	1.2	0.0	0.7	0.0	13.0	18.0	31.1
October	3.7	0.6	0.0	1.2	0.0	5.5	21.4	26.9
November	5.6	1.4	0.0	0.8	0.0	7.8	161.2	169.0
TOTAL (\$ million)								
<b>1996-1997</b>	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
<b>1997-1998</b>	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
<b>1998-1999</b>	2 405.3	717.6	5.0	278.9	0.5	3 407.1	2 448.7	5 855.9
<b>1998</b>								
November	200.9	58.9	0.9	23.0	0.0	283.8	333.3	617.1
December	157.5	65.7	0.2	18.5	0.2	241.9	141.9	383.8
<b>1999</b>								
January	138.9	42.8	0.3	17.7	0.0	199.6	219.0	418.6
February	192.1	41.4	0.4	21.6	0.1	255.6	160.8	416.4
March	218.7	60.0	0.3	24.0	0.0	303.0	213.8	516.9
April	195.3	63.3	0.0	20.2	0.0	278.9	274.8	553.7
May	213.4	53.2	0.4	20.1	0.0	287.0	173.8	460.8
June	238.6	67.3	0.1	30.1	0.0	336.1	162.7	498.8
July	223.7	66.8	0.1	20.8	0.1	311.4	275.8	587.2
August	224.2	49.6	0.4	22.1	9.1	305.4	125.7	431.2
September	300.7	60.2	0.3	30.6	0.2	392.0	140.1	532.2
October	240.6	108.2	0.1	33.4	0.0	382.4	155.7	538.1
November	243.9	107.5	0.1	31.4	0.2	383.1	289.3	672.4

(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 of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1996-1997</b>	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	<b>32 821</b>
<b>1997-1998</b>	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	<b>35 754</b>
<b>1998-1999</b>	21 313	1 800	3 460	5 260	1 521	1 071	979	3 571	8 831	<b>30 144</b>
<b>1998</b>										
September	1 971	307	539	846	89	107	77	273	1 119	<b>3 090</b>
October	1 965	177	345	522	43	70	128	241	763	<b>2 728</b>
November	1 805	116	368	484	65	87	118	270	754	<b>2 559</b>
December	1 427	153	236	389	288	138	78	504	893	<b>2 320</b>
<b>1999</b>										
January	1 266	43	402	445	84	56	30	170	615	<b>1 881</b>
February	1 772	74	181	255	121	105	24	250	505	<b>2 277</b>
March	1 870	197	225	422	121	63	98	282	704	<b>2 574</b>
April	1 732	103	158	261	123	79	171	373	634	<b>2 366</b>
May	1 839	111	142	253	76	55	164	295	548	<b>2 387</b>
June	2 009	211	223	434	294	48	42	384	818	<b>2 827</b>
July	1 771	56	252	308	75	126	182	383	691	<b>2 462</b>
August	1 849	98	80	178	136	135	69	340	518	<b>2 367</b>
September	2 488	159	377	536	115	23	0	138	674	<b>3 162</b>
October	2 005	79	378	457	59	145	292	496	953	<b>2 958</b>
November	2 025	110	260	370	169	124	357	650	1 020	<b>3 045</b>
VALUE (\$ million)										
<b>1996-1997</b>	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	<b>3 191.8</b>
<b>1997-1998</b>	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	<b>3 608.0</b>
<b>1998-1999</b>	2 405.3	122.9	269.0	391.5	116.5	91.4	118.2	325.8	717.6	<b>3 122.8</b>
<b>1998</b>										
September	221.1	21.1	42.9	63.9	5.7	11.0	6.2	22.9	86.8	<b>307.9</b>
October	217.1	12.6	21.8	34.4	2.8	8.0	18.4	29.2	63.6	<b>280.7</b>
November	200.9	6.6	28.4	35.0	5.7	8.5	9.8	24.0	58.9	<b>259.8</b>
December	157.5	9.2	16.3	25.4	20.9	8.9	10.4	40.2	65.7	<b>223.1</b>
<b>1999</b>										
January	138.9	2.6	28.8	31.4	5.1	4.0	2.3	11.4	42.8	<b>181.6</b>
February	192.1	4.9	15.5	20.4	11.1	7.5	2.3	21.0	41.4	<b>233.5</b>
March	218.7	14.6	20.8	35.4	8.7	3.7	12.2	24.6	60.0	<b>278.8</b>
April	195.3	7.3	14.8	22.1	9.1	11.2	21.0	41.2	63.3	<b>258.7</b>
May	213.4	10.0	12.3	22.3	6.0	4.1	20.8	30.8	53.2	<b>266.5</b>
June	238.6	15.9	17.9	33.7	24.0	3.8	5.8	33.5	67.3	<b>305.9</b>
July	223.7	4.0	19.0	23.0	5.9	12.2	25.7	43.8	66.8	<b>290.4</b>
August	224.2	6.6	8.4	15.0	11.7	15.4	7.5	34.6	49.6	<b>273.8</b>
September	300.7	11.5	37.5	49.0	9.0	2.2	0.0	11.2	60.2	<b>361.0</b>
October	240.6	6.2	31.2	37.4	6.3	13.1	51.5	70.8	108.2	<b>348.9</b>
November	243.9	8.8	23.6	32.4	11.5	11.6	52.1	75.1	107.5	<b>351.4</b>

(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)							
<b>1996-1997</b>	2 391.5	789.3	3 183.1	267.7	3 450.9	2 306.8	5 768.8
<b>1997-1998</b>	2 593.5	1 014.7	3 608.1	289.5	3 897.7	3 372.6	7 270.4
<b>1998-1999</b>	2 303.4	677.4	2 980.9	268.4	3 249.2	2 327.1	5 576.3
<b>1998</b>							
June	633.6	277.5	910.6	80.1	990.7	941.6	1 930.9
September	618.7	197.8	816.5	77.3	893.8	596.9	1 490.7
December	553.8	182.5	736.3	67.9	804.2	606.3	1 410.5
<b>1999</b>							
March	525.4	133.7	659.1	60.1	719.1	558.8	1 277.9
June	605.5	163.4	769.0	63.1	832.1	565.1	1 397.2
September	682.9	164.3	847.2	75.1	922.3	490.0	1 412.4
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
June	-0.7	7.6	1.6	21.0	3.0	19.3	10.2
September	-2.4	-28.7	-10.3	-3.5	-9.8	-36.6	-22.8
December	-10.5	-7.7	-9.8	-12.2	-10.0	1.6	-5.4
<b>1999</b>							
March	-5.1	-26.7	-10.5	-11.5	-10.6	-7.8	-9.4
June	15.2	22.2	16.7	5.0	15.7	1.1	9.3
September	12.8	0.6	10.2	19.0	10.8	-13.3	1.1

(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>		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												
<b>1999</b>												
September	10	0.9	78	7.1	9	0.8	24	2.4	25	2.2	1	0.2
October	7	0.8	80	6.9	7	0.7	21	2.3	19	2.1	6	0.8
November	18	1.9	97	8.7	15	1.4	19	1.8	20	1.8	10	1.2
Value—\$200,000–\$499,999												
<b>1999</b>												
September	1	0.2	18	5.3	6	1.7	4	1.4	12	4.3	11	3.7
October	5	1.4	19	5.6	8	2.0	10	3.5	18	5.1	5	1.7
November	3	0.7	14	3.9	4	1.1	12	3.9	11	3.6	7	2.0
Value—\$500,000–\$999,999												
<b>1999</b>												
September	2	1.4	13	7.8	2	1.1	6	4.6	7	4.7	3	2.0
October	1	0.5	6	4.3	3	2.1	9	6.3	3	2.3	2	1.5
November	3	2.6	7	4.9	3	2.4	0	0.0	9	6.0	3	1.8
Value—\$1,000,000–\$4,999,999												
<b>1999</b>												
September	2	3.1	4	6.1	1	1.2	10	15.9	3	4.6	3	4.1
October	1	1.1	4	8.3	2	3.2	4	5.0	2	9.1	5	7.2
November	2	4.2	6	13.9	2	8.9	2	3.3	5	10.8	1	1.2
Value—\$5,000,000 and over												
<b>1999</b>												
September	0	0.0	1	7.5	1	6.0	0	0.0	0	0.0	1	11.5
October	0	0.0	2	12.0	1	16.0	0	0.0	0	0.0	0	0.0
November	1	10.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
<b>1996-1997</b>	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
<b>1997-1998</b>	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
<b>1998-1999</b>	143	264.1	971	577.3	293	193.9	426	249.4	516	284.6	212	206.9
<b>1999</b>												
September	15	5.6	114	33.7	19	10.9	44	24.3	47	15.7	19	21.5
October	14	3.7	111	37.0	21	24.0	44	17.1	42	18.5	18	11.2
November	27	19.5	124	31.4	24	13.8	33	9.0	45	22.2	21	6.2

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										
<b>1999</b>										
September	1	0.2	3	0.4	14	1.0	1	0.1	166	15.2
October	1	0.2	2	0.2	7	0.6	11	1.0	161	15.5
November	1	0.1	3	0.3	10	1.0	8	0.5	201	18.7
Value—\$200,000—\$499,999										
<b>1999</b>										
September	0	0.0	3	0.7	7	2.3	3	1.1	65	20.7
October	0	0.0	2	0.8	1	0.3	4	1.2	72	21.4
November	1	0.3	2	0.5	4	1.1	2	0.7	60	17.9
Value—\$500,000—\$999,999										
<b>1999</b>										
September	0	0.0	1	0.5	3	1.9	0	0.0	37	24.0
October	0	0.0	1	0.9	4	2.9	1	0.8	30	21.5
November	2	1.3	1	0.5	1	0.8	2	1.1	31	21.4
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
September	1	2.5	1	2.0	0	0.0	0	0.0	25	39.4
October	0	0.0	2	3.3	1	1.3	2	6.6	23	45.0
November	0	0.0	1	2.1	1	1.5	1	1.3	21	47.1
Value—\$5,000,000 and over										
<b>1999</b>										
September	0	0.0	0	0.0	2	15.8	0	0.0	5	40.8
October	0	0.0	1	12.3	0	0.0	2	11.9	6	52.2
November	0	0.0	1	20.7	0	0.0	2	153.5	4	184.2
Value—Total										
<b>1996-1997</b>	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
<b>1997-1998</b>	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
<b>1998-1999</b>	34	12.9	118	357.4	178	167.5	175	134.0	3 066	2 448.7
<b>1999</b>										
September	2	2.7	8	3.6	26	21.0	4	1.2	298	140.1
October	1	0.2	8	17.5	13	5.1	20	21.5	292	155.7
November	4	1.7	8	24.1	16	4.4	15	157.1	317	289.3

## 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)											
<b>1996-1997</b>	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	<b>1 568.0</b>
<b>1997-1998</b>	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	<b>1 821.9</b>
<b>1998-1999</b>	264.1	570.2	164.0	197.8	246.6	67.1	12.3	136.2	105.1	29.2	<b>1 792.8</b>
<b>1998</b>											
November	45.6	152.3	12.2	23.5	14.5	8.1	2.1	41.1	9.9	3.0	<b>312.2</b>
December	8.4	25.6	11.7	11.2	15.5	6.1	0.3	4.7	5.7	0.5	<b>89.8</b>
<b>1999</b>											
January	49.9	71.8	3.3	4.9	18.2	3.4	0.0	2.6	1.7	0.5	<b>156.6</b>
February	22.5	39.6	13.0	17.9	17.0	2.0	1.2	3.6	14.4	3.2	<b>134.4</b>
March	19.3	25.7	10.5	19.8	36.1	5.1	0.4	27.8	1.9	1.1	<b>147.7</b>
April	67.1	27.0	14.5	48.4	32.9	2.6	0.5	0.8	6.8	1.1	<b>201.8</b>
May	21.8	29.7	12.2	20.3	32.8	6.2	0.9	5.1	22.6	3.2	<b>154.8</b>
June	8.3	54.4	9.6	14.9	15.8	7.7	0.1	4.9	8.9	1.8	<b>126.3</b>
July	19.6	30.3	2.2	10.0	16.7	0.4	0.4	54.4	3.7	1.8	<b>139.4</b>
August	14.8	15.4	5.1	20.3	13.6	6.8	0.0	4.4	10.4	0.8	<b>91.6</b>
September	5.6	33.7	10.9	21.9	14.6	8.4	2.7	3.6	20.1	0.7	<b>122.1</b>
October	3.7	37.0	23.7	10.0	17.5	5.9	0.2	17.1	4.3	15.1	<b>134.3</b>
November	19.5	30.5	13.8	7.2	21.3	5.2	1.7	21.9	3.7	3.3	<b>128.1</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	<b>675.8</b>
<b>1997-1998</b>	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	<b>1 550.5</b>
<b>1998-1999</b>	0.0	7.5	29.9	51.9	38.3	139.5	0.6	221.1	62.6	104.8	<b>656.0</b>
<b>1998</b>											
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	<b>21.1</b>
December	0.0	0.7	0.1	8.5	0.9	38.8	0.0	0.0	0.4	2.7	<b>52.1</b>
<b>1999</b>											
January	0.0	0.9	0.5	5.7	6.8	10.9	0.0	0.4	3.2	34.1	<b>62.4</b>
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	<b>26.4</b>
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.1	<b>66.1</b>
April	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	26.4	<b>73.1</b>
May	0.0	0.6	0.0	2.8	3.2	4.0	0.0	1.9	3.9	2.6	<b>19.0</b>
June	0.0	0.7	2.1	6.7	0.4	13.2	0.0	2.1	9.1	2.2	<b>36.4</b>
July	0.0	0.3	0.0	4.5	10.0	7.0	0.0	2.2	1.6	110.8	<b>136.4</b>
August	0.0	0.5	0.0	1.4	0.0	24.4	0.0	0.9	6.6	0.3	<b>34.1</b>
September	0.0	0.0	0.0	2.4	1.1	13.1	0.0	0.0	0.9	0.5	<b>18.0</b>
October	0.0	0.1	0.4	7.1	1.1	5.3	0.0	0.4	0.8	6.4	<b>21.4</b>
November	0.0	0.8	0.0	1.8	0.9	1.0	0.0	2.2	0.7	153.8	<b>161.2</b>
TOTAL (\$ million)											
<b>1996-1997</b>	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	<b>2 244.1</b>
<b>1997-1998</b>	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	<b>3 372.7</b>
<b>1998-1999</b>	264.1	577.3	193.9	249.4	284.6	206.9	12.9	357.4	167.5	134.0	<b>2 448.7</b>
<b>1998</b>											
November	45.6	156.0	12.3	29.2	15.0	12.0	2.1	41.3	10.9	8.7	<b>333.3</b>
December	8.4	26.3	11.8	19.7	16.5	45.0	0.3	4.7	6.0	3.2	<b>141.9</b>
<b>1999</b>											
January	49.9	72.8	3.8	10.6	25.0	14.3	0.0	3.0	4.9	34.6	<b>219.0</b>
February	22.5	39.7	13.6	20.5	23.7	9.8	1.2	5.8	18.1	5.8	<b>160.8</b>
March	19.3	25.7	30.5	20.4	36.4	31.4	0.4	30.5	3.1	16.2	<b>213.8</b>
April	67.1	27.0	19.0	55.8	37.0	17.7	0.5	10.4	12.7	27.5	<b>274.8</b>
May	21.8	30.3	12.2	23.1	35.9	10.3	0.9	7.1	26.4	5.8	<b>173.8</b>
June	8.3	55.1	11.7	21.5	16.2	20.9	0.1	6.9	18.0	3.9	<b>162.7</b>
July	19.6	30.5	2.2	14.5	26.7	7.3	0.4	56.6	5.3	112.6	<b>275.8</b>
August	14.8	15.8	5.1	21.7	13.6	31.2	0.0	5.4	17.0	1.1	<b>125.7</b>
September	5.6	33.7	10.9	24.3	15.7	21.5	2.7	3.6	21.0	1.2	<b>140.1</b>
October	3.7	37.0	24.0	17.1	18.5	11.2	0.2	17.5	5.1	21.5	<b>155.7</b>
November	19.5	31.4	13.8	9.0	22.2	6.2	1.7	24.1	4.4	157.1	<b>289.3</b>



## BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

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									
<b>1997-1998</b>	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
<b>1998-1999</b>	8 938	4 093	13 129	990 746	314 145	138 873	1 443 763	917 327	2 361 090
<b>1998</b>									
November	769	414	1 191	84 683	30 586	11 710	126 979	194 387	321 366
December	611	597	1 216	66 845	39 504	8 614	114 963	39 916	154 879
<b>1999</b>									
January	502	191	736	54 662	14 101	9 873	78 636	59 692	138 327
February	782	247	1 029	82 071	20 718	12 153	114 941	59 301	174 243
March	793	322	1 116	89 325	30 442	12 312	132 078	100 307	232 385
April	755	106	861	82 023	9 988	10 263	102 273	84 926	187 199
May	754	182	937	84 716	21 261	9 215	115 192	87 307	202 500
June	831	269	1 117	96 690	21 296	11 379	129 365	69 110	198 475
July	622	87	709	79 413	8 092	9 656	97 162	74 614	171 776
August	700	197	900	86 779	19 178	9 591	115 548	26 040	141 588
September	956	226	1 185	119 078	16 080	16 900	152 058	55 350	207 408
October	966	442	1 409	113 395	46 248	19 259	178 902	49 123	228 025
November	915	588	1 503	107 290	65 962	17 128	190 379	77 763	268 142
PUBLIC SECTOR									
<b>1997-1998</b>	126	349	475	12 356	25 757	302	38 415	912 258	950 673
<b>1998-1999</b>	150	323	473	13 481	24 202	6 382	44 065	362 106	406 171
<b>1998</b>									
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 662	24 972
<b>1999</b>									
January	6	0	6	437	0	68	505	45 158	45 663
February	3	2	5	311	222	66	598	10 840	11 438
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	355	4 502	22 346	26 848
May	14	94	108	1 393	6 746	0	8 139	4 074	12 213
June	35	111	146	3 135	8 352	3 884	15 371	16 523	31 894
July	6	0	6	662	0	0	662	2 709	3 371
August	7	2	9	647	240	65	952	26 894	27 845
September	7	10	17	839	1 001	183	2 023	2 219	4 242
October	10	0	10	830	0	631	1 462	10 201	11 663
November	4	0	4	484	0	323	807	5 243	6 050
TOTAL									
<b>1997-1998</b>	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
<b>1998-1999</b>	9 088	4 416	13 602	1 004 226	338 346	145 256	1 487 828	1 279 433	2 767 261
<b>1998</b>									
November	812	414	1 234	87 830	30 586	13 112	131 527	203 211	334 737
December	613	597	1 218	67 095	39 504	8 674	115 272	64 578	179 851
<b>1999</b>									
January	508	191	742	55 099	14 101	9 940	79 140	104 850	183 990
February	785	249	1 034	82 382	20 940	12 218	115 540	70 141	185 680
March	810	352	1 163	91 202	32 853	12 312	136 367	130 684	267 051
April	763	148	911	82 786	13 371	10 618	106 775	107 272	214 047
May	768	276	1 045	86 109	28 007	9 215	123 331	91 381	214 712
June	866	380	1 263	99 825	29 648	15 263	144 736	85 633	230 369
July	628	87	715	80 076	8 092	9 656	97 824	77 323	175 147
August	707	199	909	87 426	19 418	9 655	116 500	52 934	169 433
September	963	236	1 202	119 917	17 081	17 083	154 081	57 569	211 650
October	976	442	1 419	114 225	46 248	19 890	180 363	59 324	239 687
November	919	588	1 507	107 774	65 962	17 450	191 186	83 007	274 193

(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									
<b>QUEENSLAND</b>	<b>2 025</b>	<b>1 020</b>	<b>3 052</b>	<b>243 865</b>	<b>107 536</b>	<b>31 687</b>	<b>383 088</b>	<b>289 300</b>	<b>672 388</b>
<b>Brisbane and Moreton (SDs)</b>	<b>1 408</b>	<b>883</b>	<b>2 293</b>	<b>170 003</b>	<b>91 492</b>	<b>21 646</b>	<b>283 140</b>	<b>164 889</b>	<b>448 029</b>
Beaudesert (S)	40	0	40	4 655	0	317	4 972	0	4 972
Boonah (S)	1	0	1	30	0	23	53	0	53
Brisbane (C)	516	448	964	63 874	57 685	12 675	134 234	60 885	195 119
Caboolture (S)	46	4	50	4 214	350	405	4 969	66 860	71 829
Caloundra (C)	75	48	123	9 063	5 140	661	14 864	5 597	20 461
Esk (S)	0	0	0	0	0	0	0	0	0
Gatton (S)	4	0	4	637	0	197	834	131	965
Gold Coast (C)	272	229	503	35 185	19 065	2 359	56 608	9 408	66 016
Ipswich (C)	49	2	51	5 209	130	720	6 059	4 601	10 660
Kilcoy (S)	2	0	2	325	0	0	325	0	325
Laidley (S)	0	0	0	0	0	0	0	0	0
Logan (C)	55	0	55	5 562	0	672	6 233	180	6 413
Maroochy (S)	108	4	112	12 267	325	275	12 867	570	13 437
Noosa (S)	32	22	54	4 538	1 720	568	6 826	50	6 876
Pine Rivers (S)	84	0	84	9 504	0	532	10 036	2 998	13 034
Redcliffe (C)	19	0	19	1 855	0	607	2 462	618	3 080
Redland (S)	105	126	231	13 084	7 077	1 636	21 797	12 990	34 787
<b>Wide Bay-Burnett (SD)</b>	<b>133</b>	<b>22</b>	<b>155</b>	<b>13 627</b>	<b>932</b>	<b>1 780</b>	<b>16 339</b>	<b>3 948</b>	<b>20 287</b>
Biggenden (S)	0	0	0	0	0	12	12	0	12
Bundaberg (C)	14	0	14	1 794	0	192	1 986	2 139	4 125
Burnett (S)	28	0	28	3 511	0	316	3 828	50	3 878
Cooloola (S)	32	0	32	2 892	0	274	3 166	927	4 093
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	114	114	0	114
Hervey Bay (C)	29	22	51	2 934	932	383	4 249	170	4 419
Isis (S)	1	0	1	49	0	12	61	0	61
Kilkivan (S)	0	0	0	0	0	39	39	0	39
Kingaroy (S)	8	0	8	806	0	43	849	0	849
Kolan (S)	9	0	9	508	0	152	660	0	660
Maryborough (C)	0	0	0	0	0	0	0	0	0
Miriam Vale (S)	2	0	2	228	0	92	320	60	380
Monto (S)	0	0	0	0	0	18	18	0	18
Mundubbera (S)	0	0	0	0	0	25	25	60	85
Murgon (S)	0	0	0	0	0	11	11	212	223
Nanango (S)	0	0	0	0	0	0	0	0	0
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	7	0	7	536	0	46	582	130	712
Wondai (S)	1	0	1	176	0	0	176	200	376
Woocoo (S)	2	0	2	192	0	52	244	0	244
<b>Darling Downs (SD)</b>	<b>114</b>	<b>17</b>	<b>131</b>	<b>13 210</b>	<b>1 356</b>	<b>1 780</b>	<b>16 346</b>	<b>3 891</b>	<b>20 237</b>
Cambooya (S)	12	0	12	1 297	0	306	1 603	0	1 603
Chinchilla (S)	0	0	0	0	0	0	0	132	132
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	28	0	28	3 425	0	204	3 629	0	3 629
Dalby (T)	2	5	7	257	498	157	913	60	973
Goondiwindi (T)	5	0	5	629	0	48	677	370	1 047
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	0	0	0	0	0	0	0	0	0
Millmerran (S)	1	4	5	36	200	73	309	0	309
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	0	0	0	0	0	67	67	0	67
Rosalie (S)	8	0	8	730	0	22	752	0	752
Stanthorpe (S)	0	0	0	0	0	0	0	187	187
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									
<b>Darling Downs (SD) continued</b>									
Toowoomba (C)	51	8	59	6 015	658	766	7 439	2 533	9 972
Waggamba (S)	2	0	2	204	0	0	204	0	204
Wambo (S)	0	0	0	0	0	10	10	609	619
Warwick (S)	5	0	5	616	0	128	744	0	744
<b>South West (SD)</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>949</b>	<b>0</b>	<b>297</b>	<b>1 246</b>	<b>980</b>	<b>2 226</b>
Balonne (S)	2	0	2	201	0	82	282	980	1 262
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	27	27	0	27
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	1	0	1	128	0	0	128	0	128
Murweh (S)	4	0	4	438	0	0	438	0	438
Paroo (S)	1	0	1	62	0	0	62	0	62
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	1	0	1	120	0	189	309	0	309
Warroo (S)	0	0	0	0	0	0	0	0	0
<b>Fitzroy (SD)</b>	<b>78</b>	<b>4</b>	<b>82</b>	<b>8 674</b>	<b>440</b>	<b>1 259</b>	<b>10 373</b>	<b>91 285</b>	<b>101 657</b>
Banana (S)	4	0	4	464	0	186	650	1 054	1 704
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	5	0	5	617	0	55	672	0	672
Duaringa (S)	0	0	0	0	0	13	13	93	106
Emerald (S)	1	0	1	100	0	74	174	370	544
Fitzroy (S)	4	0	4	447	0	70	516	117	633
Gladstone (C)	12	0	12	1 214	0	84	1 298	1 143	2 441
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	29	4	33	3 177	440	325	3 942	86 893	90 835
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	1	0	1	127	0	0	127	0	127
Rockhampton (C)	22	0	22	2 529	0	453	2 982	1 615	4 596
<b>Central West (SD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>59</b>	<b>59</b>	<b>0</b>	<b>59</b>
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	43	43	0	43
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	16	16	0	16
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
<b>Mackay (SD)</b>	<b>77</b>	<b>16</b>	<b>93</b>	<b>9 990</b>	<b>2 321</b>	<b>1 074</b>	<b>13 385</b>	<b>7 021</b>	<b>20 407</b>
Belyando (S)	0	0	0	0	0	35	35	5 066	5 101
Broadsound (S)	0	0	0	0	0	0	0	0	0
Mackay (C)	54	4	58	7 117	351	783	8 251	1 180	9 431
Mirani (S)	0	0	0	0	0	0	0	0	0
Nebo (S)	1	0	1	130	0	0	130	0	130
Sarina (S)	8	0	8	917	0	144	1 061	0	1 061
Whitsunday (S)	14	12	26	1 825	1 970	112	3 908	775	4 683
<b>Northern (SD)</b>	<b>58</b>	<b>23</b>	<b>81</b>	<b>6 509</b>	<b>1 879</b>	<b>1 537</b>	<b>9 925</b>	<b>3 059</b>	<b>12 984</b>
Bowen (S)	3	0	3	308	0	82	390	608	998
Burdekin (S)	3	0	3	418	0	24	442	130	572
Charters Towers (C)	2	0	2	273	0	88	361	0	361
Dalrymple (S)	0	0	0	0	0	37	37	0	37
Hinchinbrook (S)	3	0	3	345	0	146	491	97	588
Thuringowa (C)	18	0	18	1 965	0	329	2 294	50	2 344
Townsville (C)	29	23	52	3 202	1 879	830	5 910	2 174	8 084

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>Far North (SD)</b>	<b>147</b>	<b>55</b>	<b>207</b>	<b>20 838</b>	<b>9 116</b>	<b>2 026</b>	<b>31 980</b>	<b>14 227</b>	<b>46 207</b>
Atherton (S)	6	0	6	824	0	28	852	115	967
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	96	55	152	14 011	9 116	1 368	24 495	1 322	25 818
Cardwell (S)	5	0	5	818	0	50	868	365	1 233
Cook (S)	5	0	5	802	0	14	816	0	816
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	4	0	5	438	0	116	554	11 811	12 365
Eacham (S)	8	0	9	779	0	173	952	614	1 566
Etheridge (S)	1	0	1	224	0	0	224	0	224
Herberton (S)	2	0	2	125	0	0	125	0	125
Johnstone (S)	10	0	10	1 393	0	95	1 488	0	1 488
Mareeba (S)	5	0	7	412	0	183	595	0	595
Torres (S)	5	0	5	1 010	0	0	1 010	0	1 010
<b>North West (SD)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>	<b>0</b>	<b>229</b>	<b>295</b>	<b>0</b>	<b>295</b>
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	0	0	0	0	0	0	0	0	0
Cloncurry (S)	0	0	0	0	0	10	10	0	10
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	219	219	0	219
Mount Isa (C)	0	0	0	0	0	0	0	0	0
Richmond (S)	1	0	1	66	0	0	66	0	66
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	177	74	251	21 198	7 185	669	29 051	6 067	35 118
Bundaberg (QLD)	30	0	30	3 683	0	339	4 022	2 139	6 161
Rockhampton (QLD)	23	0	23	2 631	0	453	3 083	1 615	4 698
Gladstone (QLD)	16	0	16	1 731	0	139	1 870	1 143	3 013
Mackay (QLD)	52	4	56	6 909	351	631	7 890	1 180	9 070
Townsville (QLD)	45	23	68	4 983	1 879	937	7 799	2 224	10 023
Cairns (QLD)	95	55	150	13 948	9 116	1 353	24 417	1 322	25 739
Gold Coast-Tweed (QLD/NSW)	279	227	508	35 953	18 730	2 439	57 122	9 047	66 169

(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, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, 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

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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

<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.



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