

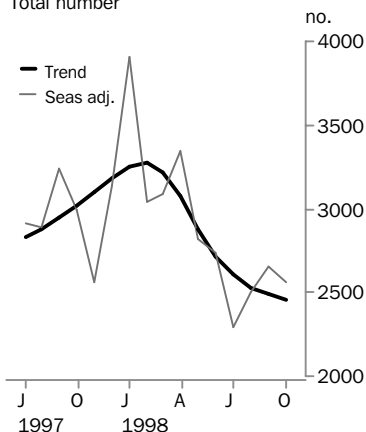


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 9 DEC 1998

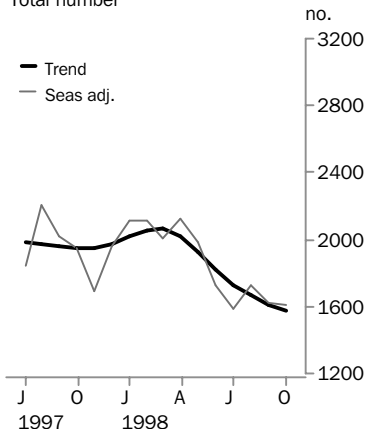
Dwelling units approved

Total number



Private sector houses approved

Total number



OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	1 571	-2.6	-19.2
Total dwelling units	2 460	-1.0	-18.5

SEASONALLY ADJUSTED

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	1 604	-1.1	-17.6
Total dwelling units	2 559	-3.5	-14.7

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units fell for the eighth consecutive month and is 25.0% lower than the estimate for February 1998. However, the rate of decline is slowing.
- The trend for private sector houses has fallen by 23.8% since the peak in March 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell 3.5% in October following increases in the previous two months.
- The seasonally adjusted estimate for private sector houses has fallen 7.3% over the last two months.

ORIGINAL ESTIMATES

- The value of new residential building approved in October was \$265.9 million. The Brisbane Statistical Division accounted for \$110.8 million (41.7%) of this total.
- The value of non-residential building approved in October fell to \$154.5 million. Categories making major contributions to this total were Entertainment and Recreation (\$30.2 million), Other Business Premises (\$24.4 million) and Shops (\$20.6 million).
- In chain volume measure terms the total value of building approved in the September quarter 1998 fell to \$1,473.6 million which is a decrease of 23.5% on the previous quarter (see table 8).

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999

CHANGES IN THIS ISSUE

Constant price estimates in table 8 have been replaced by chain volume measures. For more information see paragraphs 20 and 21 of Explanatory Notes.

DATA NOTES

Census Collector District data up to June 1998 has been updated and released.

REVISIONS THIS MONTH

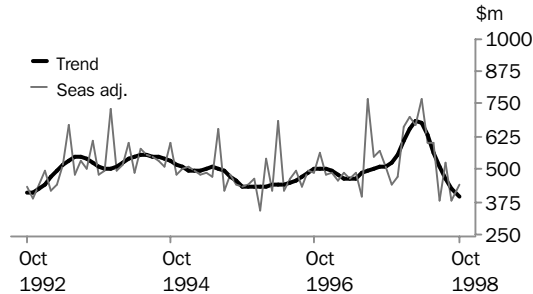
The nett effect of three revisions in September 1998 is an increase of 167 dwellings. The changes are largely the result of reporting difficulties by a single council in September.

B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

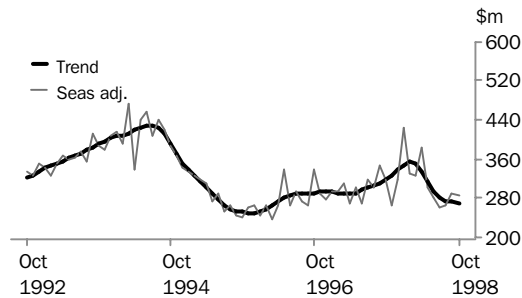
VALUE OF TOTAL BUILDING

The trend for this series has fallen for the seventh consecutive month and is 42.5% lower than the peak in March 1998.



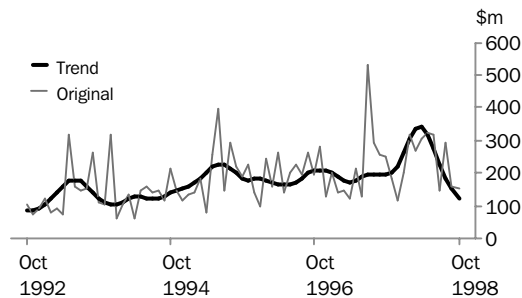
VALUE OF RESIDENTIAL BUILDING

The trend for this series is showing signs of flattening after being in strong decline for much of this year.



VALUE OF NON-RESIDENTIAL BUILDING

The decline in the trend for this series continues with October being 63.5% lower than the peak in April 1998.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

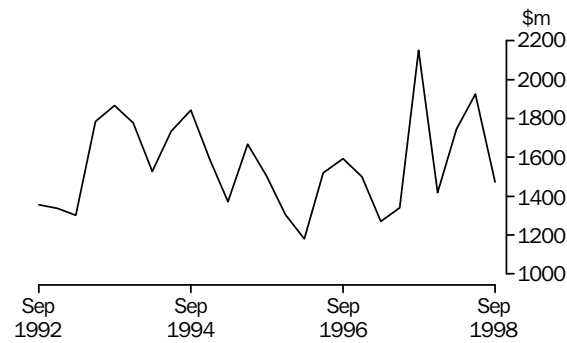
SEPTEMBER QUARTER 1998

Changes in the original series of value of building approvals in the September Quarter 1998 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Jun Qtr 1998 to Sep Qtr 1998 % change</i>	<i>Sep Qtr 1997 to Sep Qtr 1998 % change</i>
New residential building	-11.6	-19.1
Alterations and additions to residential buildings	-3.7	1.4
Non residential building	-36.9	-45.3
Total buildings	-23.5	-31.5

The total value of building work approved in the September quarter fell by 23.5% to \$1473.6 million and is 31.5% below the September quarter 1997.

QUARTERLY VALUE OF
BUILDING APPROVED
(CHAIN VOLUME MEASURES)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

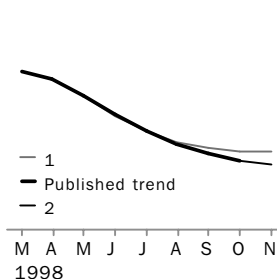
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

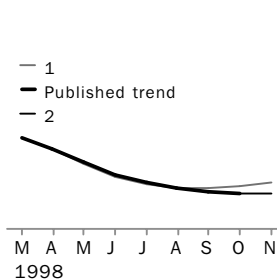
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 6% on Oct 1998</i>		<i>falls by 6% on Oct 1998</i>	
	no.	% change	no.	% change	no.	% change
June 1998	1 818	-5.4	1 814	-5.5	1 820	-5.4
July 1998	1 732	-4.7	1 729	-4.7	1 732	-4.8
August 1998	1 664	-3.9	1 672	-3.3	1 663	-4.0
September 1998	1 613	-3.1	1 637	-2.0	1 610	-3.2
October 1998	1 571	-2.6	1 618	-1.2	1 567	-2.7
November 1998	n.y.a.	n.y.a.	1 619	0.1	1 542	-1.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 7% on Oct 1998</i>		<i>falls by 7% on Oct 1998</i>	
	no.	% change	no.	% change	no.	% change
June 1998	2 713	-5.8	2 699	-6.2	2 711	-6.0
July 1998	2 606	-3.9	2 598	-3.7	2 604	-4.0
August 1998	2 532	-2.8	2 548	-1.9	2 532	-2.8
September 1998	2 486	-1.8	2 540	-0.3	2 486	-1.8
October 1998	2 460	-1.0	2 558	0.7	2 457	-1.2
November 1998	n.y.a.	n.y.a.	2 613	2.2	2 460	0.1

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
August	2 263	2 285	792	809	3 055	3 094
September	2 247	2 296	1 185	1 195	3 432	3 491
October	2 244	2 251	878	925	3 122	3 176
November	1 730	1 769	785	859	2 515	2 628
December	1 688	1 695	1 084	1 118	2 772	2 813
1998						
January	1 721	1 734	1 189	1 201	2 910	2 935
February	1 882	1 905	836	858	2 718	2 763
March	2 111	2 136	848	928	2 959	3 064
April	1 959	1 982	1 167	1 298	3 126	3 280
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
July	1 770	1 797	690	692	2 460	2 489
August	1 769	1 781	778	798	2 547	2 579
September	1 816	1 862	1 071	1 123	2 887	2 985
October	1 804	1 836	738	770	2 542	2 606
SEASONALLY ADJUSTED						
1997						
August	2 200	2 240	n.a.	n.a.	2 845	2 893
September	2 021	2 071	n.a.	n.a.	3 151	3 236
October	1 947	1 955	n.a.	n.a.	2 957	2 999
November	1 691	1 729	n.a.	n.a.	2 440	2 560
December	1 957	1 967	n.a.	n.a.	3 043	3 129
1998						
January	2 118	2 134	n.a.	n.a.	3 875	3 902
February	2 110	2 131	n.a.	n.a.	3 004	3 046
March	2 005	2 031	n.a.	n.a.	2 979	3 091
April	2 125	2 142	n.a.	n.a.	3 242	3 343
May	1 988	2 064	n.a.	n.a.	2 575	2 819
June	1 730	1 758	n.a.	n.a.	2 650	2 741
July	1 591	1 660	n.a.	n.a.	2 182	2 290
August	1 731	1 749	n.a.	n.a.	2 460	2 499
September	1 622	1 680	n.a.	n.a.	2 510	2 653
October	1 604	1 642	n.a.	n.a.	2 511	2 559
TREND ESTIMATES						
1997						
August	1 974	2 006	844	869	2 818	2 876
September	1 957	1 988	923	957	2 880	2 945
October	1 944	1 972	1 005	1 047	2 949	3 019
November	1 945	1 968	1 082	1 126	3 027	3 094
December	1 970	1 990	1 141	1 188	3 111	3 177
1998						
January	2 016	2 033	1 164	1 217	3 180	3 251
February	2 056	2 077	1 138	1 201	3 194	3 278
March	2 062	2 090	1 054	1 129	3 117	3 219
April	2 013	2 049	941	1 026	2 955	3 075
May	1 921	1 962	830	919	2 751	2 881
June	1 818	1 863	767	849	2 585	2 713
July	1 732	1 778	760	828	2 492	2 606
August	1 664	1 709	771	823	2 435	2 532
September	1 613	1 657	791	829	2 403	2 486
October	1 571	1 614	818	846	2 389	2 460

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
August	8.1	8.6	-37.1	-35.7	-8.9	-8.0
September	-0.7	0.5	49.6	47.7	12.3	12.8
October	-0.1	-2.0	-25.9	-22.6	-9.0	-9.0
November	-22.9	-21.4	-10.6	-7.1	-19.4	-17.3
December	-2.4	-4.2	38.1	30.2	10.2	7.0
1998						
January	2.0	2.3	9.7	7.4	5.0	4.3
February	9.4	9.9	-29.7	-28.6	-6.6	-5.9
March	12.2	12.1	1.4	8.2	8.9	10.9
April	-7.2	-7.2	37.6	39.9	5.6	7.0
May	-0.9	1.7	-25.3	-19.0	-10.0	-6.5
June	-7.7	-7.7	-2.9	-9.9	-6.2	-8.5
July	-1.2	-3.3	-18.5	-26.9	-6.8	-11.3
August	-0.1	-0.9	12.8	15.3	3.5	3.6
September	2.7	4.5	37.7	40.7	13.3	15.7
October	-0.7	-1.4	-31.1	-31.4	-12.0	-12.7
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
August	19.3	19.8	n.a.	n.a.	-1.1	-0.6
September	-8.2	-7.6	n.a.	n.a.	10.8	11.9
October	-3.7	-5.6	n.a.	n.a.	-6.2	-7.3
November	-13.1	-11.5	n.a.	n.a.	-17.5	-14.6
December	15.7	13.8	n.a.	n.a.	24.7	22.2
1998						
January	8.2	8.5	n.a.	n.a.	27.4	24.7
February	-0.4	-0.2	n.a.	n.a.	-22.5	-21.9
March	-5.0	-4.7	n.a.	n.a.	-0.8	1.5
April	5.9	5.4	n.a.	n.a.	8.8	8.2
May	-6.4	-3.6	n.a.	n.a.	-20.6	-15.7
June	-13.0	-14.8	n.a.	n.a.	2.9	-2.7
July	-8.0	-5.6	n.a.	n.a.	-17.7	-16.5
August	8.8	5.4	n.a.	n.a.	12.7	9.1
September	-6.3	-4.0	n.a.	n.a.	2.0	6.2
October	-1.1	-2.3	n.a.	n.a.	0.0	-3.5
TREND ESTIMATES (% change from preceding month)						
1997						
August	-0.8	-0.8	7.1	7.6	1.4	1.6
September	-0.8	-0.9	9.4	10.1	2.2	2.4
October	-0.7	-0.8	8.9	9.3	2.4	2.5
November	0.1	-0.2	7.6	7.6	2.6	2.5
December	1.3	1.1	5.4	5.5	2.8	2.7
1998						
January	2.3	2.2	2.1	2.5	2.2	2.3
February	2.0	2.1	-2.3	-1.4	0.4	0.8
March	0.3	0.6	-7.3	-6.0	-2.4	-1.8
April	-2.4	-2.0	-10.7	-9.1	-5.2	-4.5
May	-4.6	-4.2	-11.8	-10.5	-6.9	-6.3
June	-5.4	-5.1	-7.6	-7.5	-6.0	-5.8
July	-4.7	-4.6	-0.9	-2.6	-3.6	-3.9
August	-3.9	-3.9	1.4	-0.6	-2.3	-2.8
September	-3.1	-3.1	2.5	0.7	-1.3	-1.8
October	-2.6	-2.6	3.5	2.0	-0.6	-1.0

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
August	301.7	27.3	329.0	293.6	622.6
September	361.7	26.2	388.0	255.9	643.9
October	303.1	24.4	327.5	249.4	576.9
November	246.1	24.5	270.7	182.0	452.6
December	255.0	18.2	273.2	116.3	389.5
1998					
January	309.5	19.8	329.3	200.1	529.4
February	280.8	22.5	303.2	320.7	624.0
March	305.8	24.0	329.8	270.5	600.3
April	341.4	25.1	366.6	305.4	671.9
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
July	262.2	26.1	288.3	149.5	437.8
August	252.9	22.6	275.5	296.9	572.4
September	293.9	28.8	322.7	157.8	480.5
October	265.9	26.4	292.3	154.5	446.8
SEASONALLY ADJUSTED					
1997					
August	273.7	27.2	300.9	n.a.	548.5
September	325.2	21.6	346.8	n.a.	571.8
October	297.6	21.8	319.4	n.a.	512.8
November	243.6	23.6	267.2	n.a.	440.4
December	297.9	21.5	319.4	n.a.	472.7
1998					
January	397.2	26.7	423.9	n.a.	663.2
February	305.4	26.7	332.1	n.a.	701.7
March	303.7	23.3	327.0	n.a.	667.8
April	357.2	26.3	383.5	n.a.	769.7
May	275.1	27.2	302.3	n.a.	602.8
June	251.2	29.9	281.1	n.a.	604.1
July	238.4	21.1	259.5	n.a.	378.5
August	245.3	21.3	266.6	n.a.	525.2
September	266.5	24.6	291.2	n.a.	381.3
October	260.6	23.9	284.6	n.a.	438.1
TREND ESTIMATES					
1997					
August	283.8	22.4	306.2	198.4	504.6
September	289.7	22.2	311.9	195.5	507.4
October	295.6	22.5	318.1	193.4	511.5
November	303.0	23.1	326.2	201.0	527.2
December	313.2	23.8	337.0	222.7	559.7
1998					
January	323.1	24.5	347.6	261.3	608.9
February	328.3	25.4	353.7	304.2	657.9
March	323.4	26.2	349.6	335.9	685.4
April	308.4	26.4	334.8	341.6	676.5
May	287.3	26.1	313.4	317.3	630.6
June	268.8	25.4	294.2	272.9	567.1
July	257.9	24.6	282.5	226.0	508.5
August	251.4	23.9	275.4	185.6	460.9
September	248.3	23.4	271.7	152.5	424.2
October	246.5	22.8	269.3	124.8	394.1

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
August	-8.7	22.4	-6.8	-45.1	-29.9
September	19.9	-4.0	17.9	-12.8	3.4
October	-16.2	-6.9	-15.6	-2.5	-10.4
November	-18.8	0.4	-17.3	-27.0	-21.5
December	3.6	-25.7	0.9	-36.1	-13.9
1998					
January	21.4	8.8	20.5	72.1	35.9
February	-9.3	13.6	-7.9	60.3	17.9
March	8.9	6.7	8.8	-15.7	-3.8
April	11.6	4.6	11.2	12.9	11.9
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
July	-2.7	-12.4	-3.7	-52.8	-29.0
August	-3.5	-13.4	-4.4	98.6	30.7
September	16.2	27.4	17.1	-46.9	-16.1
October	-9.5	-8.3	-9.4	-2.1	-7.0
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
August	-8.9	60.0	-5.3	n.a.	-28.9
September	18.8	-20.6	15.3	n.a.	4.2
October	-8.5	0.9	-7.9	n.a.	-10.3
November	-18.1	8.3	-16.3	n.a.	-14.1
December	22.3	-8.9	19.5	n.a.	7.3
1998					
January	33.3	24.2	32.7	n.a.	40.3
February	-23.1	0.0	-21.7	n.a.	5.8
March	-0.6	-12.7	-1.5	n.a.	-4.8
April	17.6	12.9	17.3	n.a.	15.3
May	-23.0	3.4	-21.2	n.a.	-21.7
June	-8.7	9.9	-7.0	n.a.	0.2
July	-5.1	-29.4	-7.7	n.a.	-37.3
August	2.9	0.9	2.7	n.a.	38.8
September	8.6	15.5	9.2	n.a.	-27.4
October	-2.2	-2.8	-2.3	n.a.	14.9
TREND ESTIMATES (% change from preceding month)					
1997					
August	1.8	-2.6	1.5	1.2	1.4
September	2.1	-0.9	1.9	-1.5	0.6
October	2.0	1.4	2.0	-1.1	0.8
November	2.5	2.7	2.5	3.9	3.1
December	3.4	3.0	3.3	10.8	6.2
1998					
January	3.2	2.9	3.1	17.3	8.8
February	1.6	3.7	1.8	16.4	8.0
March	-1.5	3.1	-1.2	10.4	4.2
April	-4.6	0.8	-4.2	1.7	-1.3
May	-6.8	-1.1	-6.4	-7.1	-6.8
June	-6.4	-2.7	-6.1	-14.0	-10.1
July	-4.1	-3.1	-4.0	-17.2	-10.3
August	-2.5	-2.8	-2.5	-17.9	-9.4
September	-1.2	-2.1	-1.3	-17.8	-8.0
October	-0.7	-2.6	-0.9	-18.2	-7.1

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-97	23 104	8 506	60	151	32	31 853
1997-98	23 655	11 035	85	232	408	35 415
1997						
October	2 242	854	11	4	11	3 122
November	1 729	721	5	58	2	2 515
December	1 687	1 080	2	1	2	2 772
1998						
January	1 718	1 183	7	0	2	2 910
February	1 880	800	0	32	6	2 718
March	2 109	799	5	2	44	2 959
April	1 957	1 101	30	32	6	3 126
May	1 942	865	2	0	5	2 814
June	1 791	800	4	42	2	2 639
July	1 768	682	9	0	1	2 460
August	1 765	757	12	2	11	2 547
September	1 814	1 062	5	0	6	2 887
October	1 802	729	8	0	3	2 542
PUBLIC SECTOR (Number)						
1995-96	329	543	(b) 0	(b) 0	0	872
1996-97	429	782	0	22	0	1 233
1997-98	358	706	0	0	0	1 064
1997						
October	7	47	0	0	0	54
November	39	74	0	0	0	113
December	7	34	0	0	0	41
1998						
January	13	12	0	0	0	25
February	23	22	0	0	0	45
March	25	80	0	0	0	105
April	23	131	0	0	0	154
May	73	179	0	0	0	252
June	67	100	0	0	0	167
July	27	2	0	0	0	29
August	12	20	0	0	0	32
September	46	51	0	0	1	98
October	32	32	0	0	0	64
TOTAL (Number)						
1995-96	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-97	23 533	9 288	60	173	32	33 086
1997-98	24 013	11 741	85	232	408	36 479
1997						
October	2 249	901	11	4	11	3 176
November	1 768	795	5	58	2	2 628
December	1 694	1 114	2	1	2	2 813
1998						
January	1 731	1 195	7	0	2	2 935
February	1 903	822	0	32	6	2 763
March	2 134	879	5	2	44	3 064
April	1 980	1 232	30	32	6	3 280
May	2 015	1 044	2	0	5	3 066
June	1 858	900	4	42	2	2 806
July	1 795	684	9	0	1	2 489
August	1 777	777	12	2	11	2 579
September	1 860	1 113	5	0	7	2 985
October	1 834	761	8	0	3	2 606

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1995-96	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-97	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-98	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1997								
October	233.4	65.7	0.4	23.8	0.0	323.3	132.4	455.8
November	179.1	57.0	0.3	20.3	3.3	260.0	124.5	384.5
December	180.0	71.8	0.1	17.6	0.1	269.5	70.7	340.2
1998								
January	193.4	113.6	0.2	18.5	0.0	325.7	114.2	439.9
February	202.6	73.8	0.0	18.6	2.8	297.9	153.2	451.1
March	235.2	61.2	0.2	23.5	0.1	320.2	95.6	415.7
April	211.9	116.7	1.0	22.3	1.5	353.4	133.0	486.4
May	209.4	72.4	0.1	24.7	0.0	306.5	213.4	519.9
June	195.3	58.5	0.3	24.0	4.5	282.5	234.7	517.2
July	199.4	59.0	0.4	25.3	0.0	284.1	125.4	409.6
August	198.7	51.5	1.5	20.9	0.2	272.7	104.0	376.7
September	202.2	81.9	0.2	26.6	0.0	310.8	116.5	427.3
October	199.1	61.3	0.3	26.0	0.0	286.7	113.4	400.1
PUBLIC SECTOR (\$ million)								
1995-96	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
1996-97	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-98	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1997								
October	0.7	3.4	0.0	0.2	0.0	4.2	116.9	121.1
November	4.2	5.8	0.0	0.7	0.0	10.7	57.5	68.1
December	0.9	2.3	0.0	0.4	0.0	3.6	45.6	49.2
1998								
January	1.5	1.0	0.0	1.1	0.0	3.6	85.9	89.5
February	2.6	1.8	0.0	1.0	0.0	5.4	167.5	172.9
March	3.4	6.0	0.0	0.2	0.0	9.6	174.9	184.6
April	2.8	10.1	0.0	0.3	0.0	13.2	172.3	185.5
May	7.7	13.5	0.0	0.6	0.0	21.7	113.4	135.1
June	8.2	7.5	0.0	1.1	0.0	16.9	82.2	99.1
July	3.6	0.2	0.0	0.4	0.0	4.1	24.1	28.2
August	1.3	1.5	0.0	0.1	0.0	2.9	192.9	195.8
September	5.6	4.3	0.0	2.0	0.0	11.9	41.3	53.2
October	3.3	2.2	0.0	0.0	0.0	5.5	41.1	46.7
TOTAL (\$ million)								
1995-96	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
1996-97	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-98	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1997								
October	234.0	69.1	0.4	24.0	0.0	327.5	249.4	576.9
November	183.3	62.9	0.3	20.9	3.3	270.7	182.0	452.6
December	180.9	74.1	0.1	18.0	0.1	273.2	116.3	389.5
1998								
January	194.9	114.6	0.2	19.6	0.0	329.3	200.1	529.4
February	205.1	75.7	0.0	19.6	2.8	303.2	320.7	624.0
March	238.7	67.1	0.2	23.7	0.1	329.8	270.5	600.3
April	214.7	126.8	1.0	22.6	1.5	366.6	305.4	671.9
May	217.0	85.9	0.1	25.3	0.0	328.2	326.8	655.0
June	203.5	66.0	0.3	25.1	4.5	299.4	316.9	616.3
July	203.0	59.2	0.4	25.6	0.0	288.3	149.5	437.8
August	200.0	53.0	1.5	21.0	0.2	275.5	296.9	572.4
September	207.7	86.2	0.2	28.6	0.0	322.7	157.8	480.5
October	202.4	63.5	0.3	26.0	0.0	292.3	154.5	446.8

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	Total houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
1995-96	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261
1996-97	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997-98	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1997										
August	2 284	154	225	379	203	107	48	358	737	3 021
September	2 293	145	160	305	154	239	483	876	1 181	3 474
October	2 249	132	385	517	117	195	72	384	901	3 150
November	1 768	219	200	419	135	195	46	376	795	2 563
December	1 694	390	372	762	142	100	110	352	1 114	2 808
1998										
January	1 731	165	103	268	114	111	702	927	1 195	2 926
February	1 903	114	312	426	40	263	93	396	822	2 725
March	2 134	276	233	509	187	83	100	370	879	3 013
April	1 980	246	390	636	126	59	411	596	1 232	3 212
May	2 015	200	350	550	165	106	223	494	1 044	3 059
June	1 858	182	428	610	118	133	39	290	900	2 758
July	1 795	159	272	431	93	131	29	253	684	2 479
August	1 777	149	366	515	110	132	20	262	777	2 554
September	1 860	307	533	840	89	107	77	273	1 113	2 973
October	1 834	175	345	520	43	70	128	241	761	2 595
VALUE (\$ million)										
1995-96	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5
1996-97	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997-98	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0
1997										
August	247.6	9.8	15.5	25.3	14.6	9.3	5.0	28.8	54.1	301.7
September	249.2	9.6	12.9	22.5	11.1	13.3	65.6	90.0	112.5	361.7
October	234.0	7.6	28.1	35.6	7.8	17.3	8.3	33.4	69.1	303.1
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	246.1
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	255.0
1998										
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	309.5
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	280.8
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	305.8
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	341.4
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	302.9
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	269.5
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.2
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	252.9
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	293.9
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	265.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	2 222.4	673.1	2 898.0	249.5	3 147.6	2 361.9	5 506.0
1996-97	2 412.5	779.2	3 191.6	270.2	3 461.9	2 244.0	5 705.8
1997-98	2 616.7	1 001.9	3 618.7	292.2	3 910.9	3 328.9	7 239.7
1997							
June	643.0	159.1	802.6	75.2	877.9	462.0	1 340.7
September	729.8	269.2	999.0	76.8	1 075.8	1 074.1	2 149.9
December	603.7	203.7	807.4	67.7	875.1	541.8	1 416.9
1998							
March	643.9	254.6	898.6	66.8	965.4	781.2	1 746.6
June	639.3	274.4	913.7	80.9	994.6	931.8	1 926.3
September	614.1	193.7	807.8	77.9	885.7	587.9	1 473.6
ORIGINAL (% change from preceding quarter)							
1997							
June	21.1	-21.7	9.3	44.9	11.7	-4.6	5.5
September	13.5	69.2	24.5	2.1	22.5	132.5	60.4
December	-17.3	-24.3	-19.2	-11.8	-18.7	-49.6	-34.1
1998							
March	6.7	25.0	11.3	-1.3	10.3	44.2	23.3
June	-0.7	7.8	1.7	21.1	3.0	19.3	10.3
September	-3.9	-29.4	-11.6	-3.7	-10.9	-36.9	-23.5

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraphs 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>		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
August	4	0.4	49	4.9	10	1.0	13	1.1	19	1.9	1	0.2
September	4	0.3	55	5.2	17	1.5	21	1.9	29	2.9	5	0.7
October	5	0.5	54	4.8	6	0.6	19	2.1	11	1.2	4	0.5
Value—\$200,000—\$499,999												
1998												
August	2	0.5	6	1.9	9	2.9	6	2.1	8	2.8	3	1.0
September	4	1.3	14	3.8	9	3.4	7	2.4	15	3.9	3	0.7
October	1	0.2	17	5.0	7	2.1	6	1.9	3	0.8	4	1.7
Value—\$500,000—\$999,999												
1998												
August	0	0.0	5	3.7	2	1.4	1	0.8	6	3.4	1	0.8
September	2	1.6	6	3.3	2	1.1	4	2.8	8	4.7	5	3.5
October	1	0.5	5	3.2	1	0.5	3	1.8	6	3.6	5	3.4
Value—\$1,000,000—\$4,999,999												
1998												
August	1	1.5	4	6.5	5	9.1	2	3.2	3	4.6	4	9.1
September	3	3.6	3	4.9	4	5.9	3	4.8	3	4.7	3	3.8
October	3	7.2	4	7.6	1	1.8	4	11.5	4	7.0	2	2.2
Value—\$5,000,000 and over												
1998												
August	0	0.0	2	27.3	0	0.0	0	0.0	0	0.0	0	0.0
September	0	0.0	0	0.0	1	18.0	0	0.0	1	5.3	0	0.0
October	0	0.0	0	0.0	1	14.3	0	0.0	1	11.8	0	0.0
Value—Total												
1995-96	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-97	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-98	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1998												
August	7	2.4	66	44.3	26	14.4	22	7.1	36	12.6	9	11.0
September	13	6.8	78	17.2	33	29.8	35	12.0	56	21.5	16	8.6
October	10	8.5	80	20.6	16	19.2	32	17.2	25	24.4	15	7.7

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
August	1	0.1	3	0.3	6	0.6	6	0.5	112	10.8
September	2	0.2	2	0.2	5	0.5	11	1.0	151	14.4
October	1	0.1	2	0.3	5	0.6	9	1.2	116	11.8
Value—\$200,000—\$499,999										
1998										
August	3	0.8	3	1.1	6	1.9	3	1.0	49	16.0
September	0	0.0	5	1.5	3	1.0	4	1.1	64	19.1
October	1	0.3	2	0.8	4	1.1	2	0.8	47	14.6
Value—\$500,000—\$999,999										
1998										
August	1	0.5	0	0.0	1	0.6	2	1.3	19	12.4
September	1	0.6	6	5.0	2	1.2	3	2.5	39	26.3
October	0	0.0	3	2.5	1	0.6	1	0.8	26	16.9
Value—\$1,000,000—\$4,999,999										
1998										
August	0	0.0	1	1.5	5	11.2	2	2.7	27	49.3
September	0	0.0	3	8.4	2	2.5	4	6.7	28	45.3
October	1	4.0	3	10.2	2	5.7	2	5.9	26	63.0
Value—\$5,000,000 and over										
1998										
August	0	0.0	2	181.0	0	0.0	0	0.0	4	208.3
September	0	0.0	2	29.4	0	0.0	0	0.0	4	52.7
October	0	0.0	0	0.0	1	22.2	0	0.0	3	48.2
Value—Total										
1995-96	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-97	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-98	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1998										
August	5	1.4	9	183.9	18	14.2	13	5.5	211	296.9
September	3	0.8	18	44.4	12	5.2	22	11.4	286	157.8
October	3	4.4	10	13.7	13	30.2	14	8.6	218	154.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-97	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-98	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1997											
October	15.8	26.5	10.4	13.0	40.7	6.3	1.6	5.9	9.7	2.5	132.4
November	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	124.5
December	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	70.7
1998											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	114.2
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	153.2
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	95.6
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	133.0
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	213.4
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	234.7
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	125.4
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	104.0
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	116.5
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	113.4
PUBLIC SECTOR (\$ million)											
1995-96	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-97	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-98	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1997											
October	0.0	0.8	0.1	0.9	15.3	31.4	0.0	41.8	2.3	24.3	116.9
November	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	57.5
December	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	45.6
1998											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	85.9
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	167.5
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	174.9
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	172.3
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	113.4
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	82.2
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	192.9
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	41.3
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	41.1
TOTAL (\$ million)											
1995-96	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-97	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-98	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1997											
October	15.8	27.3	10.5	14.0	56.0	37.7	1.6	47.7	11.9	26.7	249.4
November	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	182.0
December	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	116.3
1998											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	200.1
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	320.7
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	270.5
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	305.4
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	326.8
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	316.9
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	149.5
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	296.9
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	157.8
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	154.5

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE ('000).....

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	10 220	3 814	14 183	1 051 768	322 386	142 199	1 516 353	731 539	2 247 892
1997-98	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1997									
October	1 038	344	1 387	110 401	22 940	12 507	145 847	64 400	210 248
November	864	230	1 152	88 568	14 698	14 614	117 881	77 153	195 034
December	767	650	1 418	81 301	39 823	10 205	131 328	35 965	167 293
1998									
January	726	792	1 520	79 388	77 762	10 783	167 933	45 272	213 205
February	845	572	1 449	91 039	52 294	12 257	155 590	72 177	227 767
March	1 008	360	1 409	111 664	24 618	11 880	148 162	37 817	185 979
April	903	541	1 500	94 172	54 094	14 858	163 123	60 790	223 913
May	827	410	1 239	90 164	29 291	12 164	131 619	146 926	278 544
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	769	290	1 063	86 494	28 117	13 708	128 319	72 561	200 880
August	718	426	1 155	83 432	26 549	9 953	119 934	52 512	172 446
September	716	660	1 380	78 971	44 207	14 361	137 539	44 086	181 625
October	750	378	1 129	81 970	26 413	13 119	121 501	45 123	166 624
PUBLIC SECTOR									
1996-97	148	494	642	12 838	35 658	138	48 633	307 566	356 199
1997-98	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1997									
October	3	4	7	206	346	12	563	40 303	40 867
November	20	46	66	1 769	3 752	75	5 596	14 271	19 866
December	0	16	16	0	961	0	961	18 385	19 346
1998									
January	4	0	4	515	0	0	515	35 965	36 480
February	7	18	25	741	1 522	0	2 263	148 386	150 649
March	13	57	70	1 487	4 316	0	5 803	37 644	43 446
April	6	79	85	651	5 884	0	6 535	82 003	88 538
May	49	94	143	4 659	6 583	22	11 264	74 786	86 050
June	16	27	43	1 584	1 860	0	3 444	56 173	59 616
July	0	0	0	0	0	143	143	10 716	10 858
August	3	18	21	241	1 288	0	1 529	174 631	176 159
September	13	0	13	1 333	0	406	1 739	9 076	10 814
October	6	26	32	594	1 800	0	2 394	4 881	7 275
TOTAL									
1996-97	10 368	4 308	14 825	1 064 606	358 044	142 337	1 564 986	1 039 105	2 604 091
1997-98	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1997									
October	1 041	348	1 394	110 606	23 285	12 519	146 411	104 704	251 114
November	884	276	1 218	90 338	18 450	14 689	123 476	91 424	214 900
December	767	666	1 434	81 301	40 783	10 205	132 289	54 350	186 639
1998									
January	730	792	1 524	79 903	77 762	10 783	168 448	81 236	249 685
February	852	590	1 474	91 780	53 816	12 257	157 853	220 563	378 416
March	1 021	417	1 479	113 151	28 934	11 880	153 965	75 461	229 425
April	909	620	1 585	94 823	59 977	14 858	169 658	142 793	312 451
May	876	504	1 382	94 824	35 874	12 185	142 882	221 712	364 594
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	769	290	1 063	86 494	28 117	13 851	128 462	83 276	211 738
August	721	444	1 176	83 673	27 837	9 953	121 463	227 143	348 605
September	729	660	1 393	80 304	44 207	14 767	139 278	53 162	192 439
October	756	404	1 161	82 564	28 212	13 119	123 895	50 004	173 899

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
LOCAL GOVERNMENT AREAS									
QUEENSLAND	1 834	761	2 606	202 397	63 491	26 372	292 260	154 510	446 770
Brisbane and Moreton (SDs)	1 274	722	1 999	142 257	60 985	19 603	222 845	77 212	300 057
Beaudesert (S)	38	0	38	4 355	0	381	4 736	4 106	8 842
Boonah (S)	1	0	1	119	0	12	131	300	431
Brisbane (C)	342	253	595	40 226	18 902	10 606	69 734	39 686	109 420
Caboolture (S)	74	4	78	7 863	280	796	8 939	4 180	13 119
Caloundra (C)	54	52	106	6 511	4 354	604	11 469	764	12 233
Esk (S)	9	0	9	853	0	98	951	0	951
Gatton (S)	3	0	3	278	0	38	315	67	382
Gold Coast (C)	313	160	475	35 660	12 311	3 615	51 586	16 913	68 499
Ipswich (C)	21	0	21	2 556	0	439	2 995	0	2 995
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	10	0	10	813	0	32	845	0	845
Logan (C)	52	0	52	4 287	0	41	4 327	780	5 107
Maroochy (S)	83	86	169	10 043	13 038	1 150	24 231	7 307	31 537
Noosa (S)	77	20	97	7 850	3 070	667	11 586	392	11 978
Pine Rivers (S)	78	22	100	9 001	1 500	345	10 846	89	10 935
Redcliffe (C)	8	0	8	767	0	251	1 018	1 175	2 193
Redland (S)	111	125	237	11 077	7 531	529	19 136	1 454	20 591
Wide Bay-Burnett (SD)	98	6	104	10 130	354	985	11 469	355	11 823
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	10	0	10	1 335	0	190	1 525	0	1 525
Burnett (S)	18	2	20	1 855	134	78	2 068	0	2 068
Cooloola (S)	13	0	13	1 169	0	108	1 276	0	1 276
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	68	68	110	178
Hervey Bay (C)	39	0	39	3 895	0	91	3 986	120	4 106
Isis (S)	2	0	2	165	0	20	185	0	185
Kilkivan (S)	1	0	1	80	0	0	80	0	80
Kingaroy (S)	3	0	3	444	0	104	548	0	548
Kolan (S)	1	0	1	50	0	0	50	0	50
Maryborough (C)	2	0	2	216	0	129	345	75	420
Miriam Vale (S)	3	0	3	274	0	20	294	50	344
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	1	4	5	120	220	0	340	0	340
Murgon (S)	0	0	0	0	0	15	15	0	15
Nanango (S)	1	0	1	80	0	63	143	0	143
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	0	0	0	0	0	0	0	0	0
Wondai (S)	1	0	1	120	0	100	220	0	220
Woocoo (S)	3	0	3	327	0	0	327	0	327
Darling Downs (SD)	96	4	100	9 670	313	1 277	11 260	7 185	18 445
Cambooya (S)	4	0	4	397	0	43	440	0	440
Chinchilla (S)	1	0	1	85	0	39	124	0	124
Clifton (S)	1	0	1	45	0	42	87	0	87
Crow's Nest (S)	13	0	13	1 305	0	83	1 388	0	1 388
Dalby (T)	1	0	1	101	0	240	341	734	1 075
Goondiwindi (T)	2	0	2	179	0	0	179	150	329
Inglewood (S)	0	0	0	0	0	0	0	50	50
Jondaryan (S)	10	0	10	981	0	170	1 151	220	1 371
Millmerran (S)	2	0	2	114	0	0	114	0	114
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	0	0	0	0	0	0	0	0	0
Rosalie (S)	3	0	3	396	0	0	396	0	396
Stanthorpe (S)	1	0	1	46	0	0	46	170	216
Tara (S)	1	0	1	132	0	0	132	0	132
Taroom (S)	2	0	2	215	0	0	215	0	215

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) <i>continued</i>									
Toowoomba (C)	46	2	48	4 685	150	614	5 449	5 706	11 155
Waggamba (S)	0	0	0	0	0	0	0	0	0
Wambo (S)	0	0	0	0	0	18	18	0	18
Warwick (S)	9	2	11	989	163	28	1 180	155	1 335
South West (SD)	3	0	3	425	0	131	556	1 070	1 626
Balonne (S)	0	0	0	0	0	116	116	0	116
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)	0	0	0	0	0	0	0	175	175
Murweh (S)	0	0	0	0	0	0	0	0	0
Paroo (S)	0	0	0	0	0	0	0	895	895
Quilpie (S)	1	0	1	86	0	0	86	0	86
Roma (T)	2	0	2	339	0	15	354	0	354
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	74	11	86	7 587	600	870	9 057	5 347	14 404
Banana (S)	2	0	2	157	0	50	206	0	206
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	6	0	6	507	0	53	560	0	560
Duaringa (S)	1	0	1	49	0	16	64	98	162
Emerald (S)	8	0	8	998	0	20	1 018	648	1 666
Fitzroy (S)	5	0	5	472	0	43	515	0	515
Gladstone (C)	20	4	24	2 406	235	164	2 805	2 616	5 420
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	18	3	22	2 020	105	146	2 271	320	2 591
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	14	4	18	978	260	380	1 618	1 666	3 284
Central West (SD)	1	0	1	95	0	15	110	0	110
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	15	15	0	15
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	0	0	0	0	0	0	0	0	0
Tambo (S)	1	0	1	95	0	0	95	0	95
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	50	5	55	6 080	395	328	6 803	450	7 253
Belyando (S)	0	0	0	0	0	56	56	0	56
Broadsound (S)	1	0	1	72	0	0	72	0	72
Mackay (C)	36	5	41	4 474	395	205	5 074	150	5 224
Mirani (S)	7	0	7	644	0	0	644	100	744
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	1	0	1	46	0	47	92	0	92
Whitsunday (S)	5	0	5	845	0	20	865	200	1 065
Northern (SD)	101	4	106	11 121	300	1 316	12 736	20 966	33 703
Bowen (S)	1	0	1	80	0	41	121	320	441
Burdekin (S)	3	0	4	413	0	144	557	785	1 342
Charters Towers (C)	2	0	2	118	0	131	249	200	449
Dalrymple (S)	2	0	2	189	0	30	219	0	219
Hinchinbrook (S)	2	0	2	193	0	210	404	135	539
Thuringowa (C)	52	0	52	4 929	0	201	5 130	700	5 830
Townsville (C)	39	4	43	5 200	300	558	6 057	18 826	24 883

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

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

Far North (SD)	128	6	140	14 360	304	1 705	16 369	41 112	57 481
Atherton (S)	6	0	6	607	0	88	695	0	695
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	72	6	82	8 994	304	754	10 052	28 007	38 058
Cardwell (S)	9	0	9	853	0	0	853	0	853
Cook (S)	10	0	10	1 196	0	65	1 261	0	1 261
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	7	0	9	640	0	85	724	7 386	8 110
Eacham (S)	5	0	5	446	0	327	773	165	938
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	6	0	6	316	0	31	347	0	347
Johnstone (S)	7	0	7	726	0	169	895	61	956
Mareeba (S)	6	0	6	584	0	186	769	142	911
Torres (S)	0	0	0	0	0	0	0	5 351	5 351
North West (SD)	9	3	12	673	240	143	1 056	813	1 869
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	5	0	5	348	0	0	348	0	348
Cloncurry (S)	2	0	2	175	0	0	175	472	647
Flinders (S)	1	0	1	90	0	0	90	0	90
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	3	4	60	240	113	413	247	660
Richmond (S)	0	0	0	0	0	30	30	94	124

STATISTICAL DISTRICT

Sunshine Coast (QLD)	155	156	311	17 475	20 112	1 434	39 021	8 282	47 303
Bundaberg (QLD)	23	2	25	2 697	134	210	3 041	0	3 041
Rockhampton (QLD)	16	4	20	1 173	260	413	1 846	1 666	3 512
Gladstone (QLD)	25	4	29	2 851	235	216	3 302	2 616	5 917
Mackay (QLD)	33	3	36	4 178	217	190	4 585	150	4 735
Townsville (QLD)	83	4	87	9 525	300	642	10 467	19 526	29 993
Cairns (QLD)	72	6	82	8 994	304	743	10 041	28 007	38 047
Gold Coast-Tweed (QLD/NSW)	300	174	476	35 659	14 216	3 766	53 642	16 178	69 820

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia (8762.0)*.

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the '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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996-97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measures 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 *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (5248.0).

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographic Classification*, 1998 Edition (1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Queensland* (8752.3)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0).
- *Price Index of Materials Used in House Building* (6408.0)

ROUNDING

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

EXPLANATORY NOTES



SYMBOLS AND OTHER USAGES

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



GLOSSARY

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

GLOSSARY

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

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