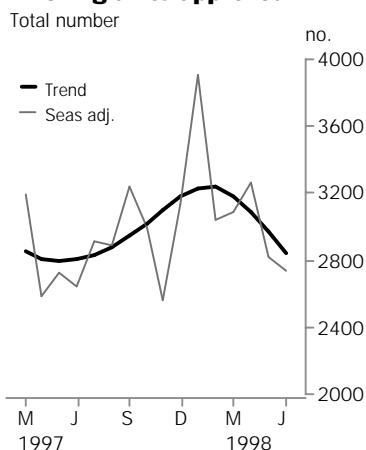




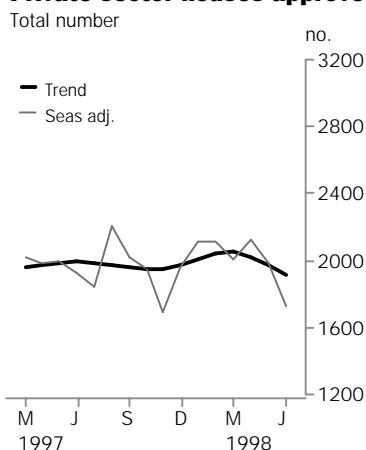
BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 AUG 1998

Dwelling units approved



Private sector houses approved



JUNE KEY FIGURES

TREND ESTIMATES

	<i>Jun 1998</i>	<i>% change May 1998 to Jun 1998</i>	<i>% change Jun 1997 to Jun 1998</i>
Dwelling units approved			
Private sector houses	1 911	-3.3	-4.1
Total dwelling units	2 838	-4.6	1.0

SEASONALLY ADJUSTED

	<i>Jun 1998</i>	<i>% change May 1998 to Jun 1998</i>	<i>% change Jun 1997 to Jun 1998</i>
Dwelling units approved			
Private sector houses	1 730	-13.0	-10.0
Total dwelling units	2 741	-2.7	3.7

JUNE KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units fell for the fourth consecutive month and is 12.3% lower than February 1998.
- The trend for private sector houses has fallen for the past three months to be 6.7% below March 1998.
- The trend for the value of non-residential building rose marginally in June, after having shown strong growth since October 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwelling units has fallen 15.9% over the past two months.
- The seasonally adjusted estimate for private sector houses has fallen 18.6% over the past two months.

ORIGINAL ESTIMATES

- The value of new residential building approved in June was \$269.5 million. This is 11.0% down on the figure for May and the lowest figure recorded this year. The Brisbane Statistical Division contributed \$104.1 million (38.6%) to this total.
- Categories making major contributions to the total non-residential value of \$316.9 million were Hotels (\$83.1 million), Health (\$72.9 million) and Educational (\$49.7 million). There were eight jobs valued at \$5 million and over included in the total.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
July 1998	8 September 1998
August 1998	8 October 1998
September 1998	9 November 1998



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

As advised in the last issue, Census Collectors District level information for dwelling approval data up to December 1997 is now available. This has also involved some changes to the Statistical Local Area coding of approximately 1900 dwellings throughout Queensland over the period July 1996 to April 1998. For further information please contact Tamra Nitschke on 08 8237 7655.



REVISIONS THIS MONTH

There were no revisions this month.



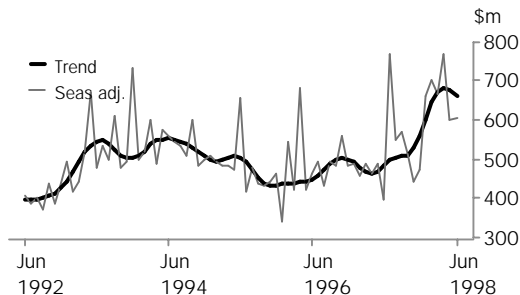
B. DOYLE
Regional Director, Queensland



VALUE OF BUILDING APPROVED

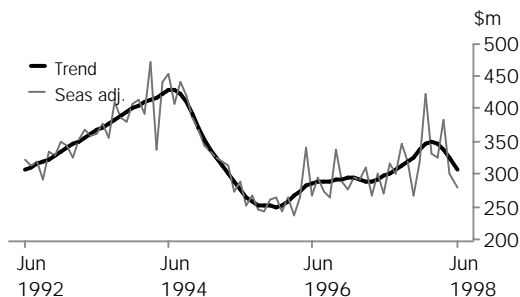
VALUE OF TOTAL BUILDING

After 12 months of strong growth the trend has turned and now exhibits a slight decline, but the series remains 36.7% higher than the level of a year ago.



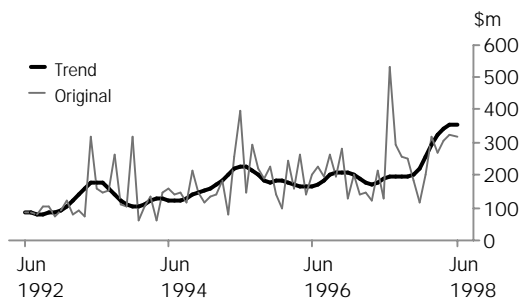
VALUE OF RESIDENTIAL BUILDING

With a further 7.0% fall in the seasonally adjusted estimate for June, the trend for this series now shows four consecutive months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has steadied after having shown strong growth for the past eight months. The June 1998 level is 89.3% higher than the figure for June 1997.



SUMMARY OF 1997-98 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in 1997-98 and the percentage movements between 1996-97 and 1997-98 are summarised below:

	DWELLING UNITS APPROVED				
	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1997-98	35 674	85	232	408	36 399
% change 1996-97 to 1997-98	8.7	41.7	34.1	1 175.0	10.0

VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1996-97 and 1997-98 are summarised below:

	VALUE OF BUILDING APPROVED					
	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1997-98	3 608.0	3.6	270.2	15.8	3 372.7	7 270.4
% change 1996-97 to 1997-98	13.0	-10.0	6.0	41.1	50.3	27.4

(a) See Glossary for definition

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

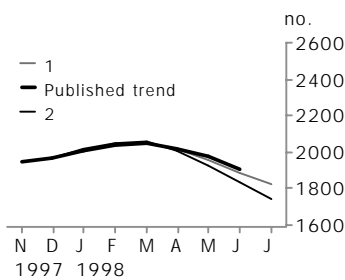
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

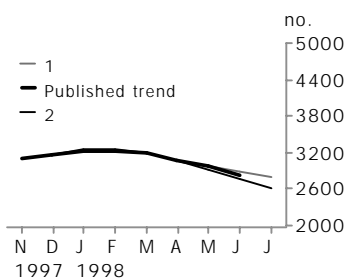
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the July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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jun 1998</i>		2 <i>falls by 6% on Jun 1998</i>	
	no.	% change	no.	% change	no.	% change
February 1998	2 043	1.7	2 046	1.8	2 053	1.9
March 1998	2 049	0.3	2 052	0.3	2 055	0.1
April 1998	2 021	-1.4	2 015	-1.8	2 006	-2.4
May 1998	1 977	-2.2	1 955	-3.0	1 926	-4.0
June 1998	1 911	-3.3	1 889	-3.3	1 834	-4.7
July 1998	n.y.a.	n.y.a.	1 827	-3.3	1 744	-4.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jun 1998</i>		2 <i>falls by 7% on Jun 1998</i>	
	no.	% change	no.	% change	no.	% change
February 1998	3 235	0.1	3 238	0.2	3 251	0.3
March 1998	3 183	-1.6	3 183	-1.7	3 190	-1.9
April 1998	3 085	-3.1	3 082	-3.2	3 064	-3.9
May 1998	2 976	-3.5	2 970	-3.6	2 913	-4.9
June 1998	2 838	-4.6	2 873	-3.3	2 764	-5.1
July 1998	n.y.a.	n.y.a.	2 784	-3.1	2 620	-5.2

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						
April	2 007	2 055	679	693	2 686	2 748
May	2 073	2 107	847	907	2 920	3 014
June	1 880	1 937	553	609	2 433	2 546
July	2 094	2 104	1 259	1 259	3 353	3 363
August	2 263	2 285	792	809	3 055	3 094
September	2 247	2 296	1 185	1 195	3 432	3 491
October	2 244	2 251	878	925	3 122	3 176
November	1 730	1 769	785	859	2 515	2 628
December	1 688	1 695	1 084	1 118	2 772	2 813
1998						
January	1 721	1 734	1 189	1 201	2 910	2 935
February	1 882	1 905	836	858	2 718	2 763
March	2 111	2 136	848	928	2 959	3 064
April	1 959	1 982	1 087	1 218	3 046	3 200
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
SEASONALLY ADJUSTED						
1997						
April	1 986	2 021	n.a.	n.a.	2 539	2 585
May	1 996	2 031	n.a.	n.a.	2 655	2 727
June	1 922	1 946	n.a.	n.a.	2 580	2 643
July	1 845	1 870	n.a.	n.a.	2 876	2 912
August	2 200	2 240	n.a.	n.a.	2 845	2 893
September	2 021	2 071	n.a.	n.a.	3 151	3 236
October	1 947	1 955	n.a.	n.a.	2 957	2 999
November	1 691	1 729	n.a.	n.a.	2 440	2 560
December	1 957	1 967	n.a.	n.a.	3 043	3 129
1998						
January	2 118	2 134	n.a.	n.a.	3 875	3 902
February	2 110	2 131	n.a.	n.a.	3 004	3 046
March	2 005	2 031	n.a.	n.a.	2 979	3 091
April	2 125	2 142	n.a.	n.a.	3 159	3 260
May	1 988	2 064	n.a.	n.a.	2 575	2 819
June	1 730	1 758	n.a.	n.a.	2 650	2 741
TREND ESTIMATES						
1997						
April	1 970	2 006	760	805	2 731	2 810
May	1 983	2 017	750	781	2 733	2 798
June	1 993	2 026	761	783	2 754	2 809
July	1 989	2 022	788	808	2 777	2 830
August	1 974	2 006	844	869	2 818	2 876
September	1 957	1 988	923	957	2 880	2 945
October	1 944	1 972	1 007	1 048	2 951	3 020
November	1 945	1 968	1 084	1 128	3 029	3 097
December	1 970	1 990	1 141	1 188	3 111	3 177
1998						
January	2 008	2 027	1 152	1 204	3 160	3 230
February	2 043	2 065	1 111	1 170	3 154	3 235
March	2 049	2 077	1 034	1 106	3 083	3 183
April	2 021	2 055	944	1 030	2 965	3 085
May	1 977	2 016	862	960	2 839	2 976
June	1 911	1 956	773	882	2 684	2 838

(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						
April	9.6	9.9	-26.0	-29.0	-2.3	-3.4
May	3.3	2.5	24.7	30.9	8.7	9.7
June	-9.3	-8.1	-34.7	-32.9	-16.7	-15.5
July	11.4	8.6	127.7	106.7	37.8	32.1
August	8.1	8.6	-37.1	-35.7	-8.9	-8.0
September	-0.7	0.5	49.6	47.7	12.3	12.8
October	-0.1	-2.0	-25.9	-22.6	-9.0	-9.0
November	-22.9	-21.4	-10.6	-7.1	-19.4	-17.3
December	-2.4	-4.2	38.1	30.2	10.2	7.0
1998						
January	2.0	2.3	9.7	7.4	5.0	4.3
February	9.4	9.9	-29.7	-28.6	-6.6	-5.9
March	12.2	12.1	1.4	8.2	8.9	10.9
April	-7.2	-7.2	28.2	31.3	2.9	4.4
May	-0.9	1.7	-19.8	-13.7	-7.6	-4.2
June	-7.7	-7.7	-2.9	-9.9	-6.2	-8.5
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
April	-1.7	-1.9	n.a.	n.a.	-17.7	-19.0
May	0.5	0.5	n.a.	n.a.	4.6	5.5
June	-3.7	-4.2	n.a.	n.a.	-2.8	-3.1
July	-4.0	-3.9	n.a.	n.a.	11.5	10.1
August	19.3	19.8	n.a.	n.a.	-1.1	-0.6
September	-8.2	-7.6	n.a.	n.a.	10.8	11.9
October	-3.7	-5.6	n.a.	n.a.	-6.2	-7.3
November	-13.1	-11.5	n.a.	n.a.	-17.5	-14.6
December	15.7	13.8	n.a.	n.a.	24.7	22.2
1998						
January	8.2	8.5	n.a.	n.a.	27.4	24.7
February	-0.4	-0.2	n.a.	n.a.	-22.5	-21.9
March	-5.0	-4.7	n.a.	n.a.	-0.8	1.5
April	5.9	5.4	n.a.	n.a.	6.0	5.5
May	-6.4	-3.6	n.a.	n.a.	-18.5	-13.5
June	-13.0	-14.8	n.a.	n.a.	2.9	-2.7
TREND ESTIMATES (% change from preceding month)						
1997						
April	0.4	0.3	-3.7	-5.2	-0.8	-1.3
May	0.7	0.6	-1.4	-3.0	0.1	-0.4
June	0.5	0.4	1.6	0.3	0.8	0.4
July	-0.2	-0.2	3.5	3.1	0.9	0.7
August	-0.8	-0.8	7.1	7.6	1.4	1.6
September	-0.8	-0.9	9.4	10.1	2.2	2.4
October	-0.7	-0.8	9.1	9.5	2.5	2.5
November	0.1	-0.2	7.7	7.6	2.7	2.5
December	1.3	1.1	5.2	5.3	2.7	2.6
1998						
January	1.9	1.9	1.0	1.3	1.6	1.7
February	1.7	1.9	-3.6	-2.8	-0.2	0.1
March	0.3	0.6	-6.9	-5.5	-2.2	-1.6
April	-1.4	-1.1	-8.7	-6.9	-3.8	-3.1
May	-2.2	-1.9	-8.7	-6.8	-4.3	-3.5
June	-3.3	-3.0	-10.3	-8.1	-5.5	-4.6

(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					
April	258.2	23.6	281.9	122.5	404.3
May	298.0	31.5	329.5	214.7	544.2
June	243.8	19.6	263.4	128.7	392.1
July	330.5	22.3	352.9	535.1	888.0
August	301.7	27.3	329.0	293.6	622.6
September	361.7	26.2	388.0	255.9	643.9
October	303.1	24.4	327.5	249.4	576.9
November	246.1	24.5	270.7	182.0	452.6
December	255.0	18.2	273.2	116.3	389.5
1998					
January	309.5	19.8	329.3	200.1	529.4
February	280.8	22.5	303.2	320.7	624.0
March	305.8	24.0	329.8	270.5	600.3
April	341.4	25.1	366.6	305.4	671.9
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
SEASONALLY ADJUSTED					
1997					
April	246.3	22.3	268.6	n.a.	462.1
May	271.1	31.2	302.3	n.a.	490.9
June	248.3	21.0	269.3	n.a.	394.6
July	300.6	17.0	317.7	n.a.	771.8
August	273.7	27.2	300.9	n.a.	548.5
September	325.2	21.6	346.8	n.a.	571.8
October	297.6	21.8	319.4	n.a.	512.8
November	243.6	23.6	267.2	n.a.	440.4
December	297.9	21.5	319.4	n.a.	472.7
1998					
January	397.2	26.7	423.9	n.a.	663.2
February	305.4	26.7	332.1	n.a.	701.7
March	303.7	23.3	327.0	n.a.	667.8
April	357.2	26.3	383.5	n.a.	769.7
May	275.1	27.2	302.3	n.a.	602.8
June	251.2	29.9	281.1	n.a.	604.1
TREND ESTIMATES					
1997					
April	264.4	23.4	287.9	173.3	461.1
May	268.0	23.7	291.7	176.2	467.8
June	273.7	23.5	297.2	186.8	484.0
July	278.7	23.0	301.7	196.0	497.7
August	283.8	22.4	306.2	198.4	504.6
September	289.7	22.2	311.9	195.5	507.4
October	295.6	22.5	318.1	193.4	511.5
November	303.0	23.1	326.2	201.0	527.2
December	313.2	23.8	337.0	222.7	559.7
1998					
January	321.9	24.3	346.2	256.7	602.9
February	325.4	25.0	350.5	295.3	645.8
March	321.5	25.8	347.4	326.0	673.4
April	310.9	26.6	337.5	343.9	681.4
May	297.4	27.4	324.8	352.1	676.9
June	279.7	28.2	307.9	353.6	661.5

(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					
April	-4.2	21.6	-2.4	-15.0	-6.6
May	15.4	33.5	16.9	75.3	34.6
June	-18.2	-37.8	-20.1	-40.1	-27.9
July	35.6	13.8	34.0	315.8	126.5
August	-8.7	22.4	-6.8	-45.1	-29.9
September	19.9	-4.0	17.9	-12.8	3.4
October	-16.2	-6.9	-15.6	-2.5	-10.4
November	-18.8	0.4	-17.3	-27.0	-21.5
December	3.6	-25.7	0.9	-36.1	-13.9
1998					
January	21.4	8.8	20.5	72.1	35.9
February	-9.3	13.6	-7.9	60.3	17.9
March	8.9	6.7	8.8	-15.7	-3.8
April	11.6	4.6	11.2	12.9	11.9
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
April	-13.9	-2.6	-13.0	n.a.	-5.3
May	10.1	39.9	12.5	n.a.	6.2
June	-8.4	-32.7	-10.9	n.a.	-19.6
July	21.1	-19.0	18.0	n.a.	95.6
August	-8.9	60.0	-5.3	n.a.	-28.9
September	18.8	-20.6	15.3	n.a.	4.2
October	-8.5	0.9	-7.9	n.a.	-10.3
November	-18.1	8.3	-16.3	n.a.	-14.1
December	22.3	-8.9	19.5	n.a.	7.3
1998					
January	33.3	24.2	32.7	n.a.	40.3
February	-23.1	0.0	-21.7	n.a.	5.8
March	-0.6	-12.7	-1.5	n.a.	-4.8
April	17.6	12.9	17.3	n.a.	15.3
May	-23.0	3.4	-21.2	n.a.	-21.7
June	-8.7	9.9	-7.0	n.a.	0.2
TREND ESTIMATES (% change from preceding month)					
1997					
April	-0.5	2.6	-0.2	-2.9	-1.2
May	1.4	1.3	1.3	1.7	1.5
June	2.1	-0.8	1.9	6.0	3.5
July	1.8	-2.1	1.5	4.9	2.8
August	1.8	-2.6	1.5	1.2	1.4
September	2.1	-0.9	1.9	-1.5	0.6
October	2.0	1.4	2.0	-1.1	0.8
November	2.5	2.7	2.5	3.9	3.1
December	3.4	3.0	3.3	10.8	6.2
1998					
January	2.8	2.1	2.7	15.3	7.7
February	1.1	2.9	1.2	15.0	7.1
March	-1.2	3.2	-0.9	10.4	4.3
April	-3.3	3.1	-2.8	5.5	1.2
May	-4.3	3.0	-3.8	2.4	-0.7
June	-6.0	2.9	-5.2	0.4	-2.3

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
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	10 955	85	232	408	35 335
1997						
June	1 880	546	2	0	5	2 433
July	2 094	941	4	0	314	3 353
August	2 262	720	9	61	3	3 055
September	2 244	1 171	6	0	11	3 432
October	2 242	854	11	4	11	3 122
November	1 729	721	5	58	2	2 515
December	1 687	1 080	2	1	2	2 772
1998						
January	1 718	1 183	7	0	2	2 910
February	1 880	800	0	32	6	2 718
March	2 109	799	5	2	44	2 959
April	1 957	1 021	30	32	6	3 046
May	1 942	865	2	0	5	2 814
June	1 791	800	4	42	2	2 639
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						
June	57	56	0	0	0	113
July	10	0	0	0	0	10
August	22	17	0	0	0	39
September	49	10	0	0	0	59
October	7	47	0	0	0	54
November	39	74	0	0	0	113
December	7	34	0	0	0	41
1998						
January	13	12	0	0	0	25
February	23	22	0	0	0	45
March	25	80	0	0	0	105
April	23	131	0	0	0	154
May	73	179	0	0	0	252
June	67	100	0	0	0	167
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	11 661	85	232	408	36 399
1997						
June	1 937	602	2	0	5	2 546
July	2 104	941	4	0	314	3 363
August	2 284	737	9	61	3	3 094
September	2 293	1 181	6	0	11	3 491
October	2 249	901	11	4	11	3 176
November	1 768	795	5	58	2	2 628
December	1 694	1 114	2	1	2	2 813
1998						
January	1 731	1 195	7	0	2	2 935
February	1 903	822	0	32	6	2 763
March	2 134	879	5	2	44	3 064
April	1 980	1 152	30	32	6	3 200
May	2 015	1 044	2	0	5	3 066
June	1 858	900	4	42	2	2 806

(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								
June	194.8	36.6	0.1	19.4	0.0	250.9	98.7	349.5
July	223.3	106.0	0.4	21.7	0.0	351.3	219.6	571.0
August	244.7	52.6	0.4	23.2	3.5	324.4	125.6	450.0
September	241.5	111.4	0.2	26.0	0.0	379.1	205.0	584.1
October	233.4	65.7	0.4	23.8	0.0	323.3	132.4	455.8
November	179.1	57.0	0.3	20.3	3.3	260.0	124.5	384.5
December	180.0	71.8	0.1	17.6	0.1	269.5	70.7	340.2
1998								
January	193.4	113.6	0.2	18.5	0.0	325.7	114.2	439.9
February	202.6	73.8	0.0	18.6	2.8	297.9	153.2	451.1
March	235.2	61.2	0.2	23.5	0.1	320.2	95.6	415.7
April	211.9	116.7	1.0	22.3	1.5	353.4	133.0	486.4
May	209.4	72.4	0.1	24.7	0.0	306.5	213.4	519.9
June	195.3	58.5	0.3	24.0	4.5	282.5	234.7	517.2
PUBLIC SECTOR (\$ million)								
1995-96	34.1	37.9	(b)0	2.1	(b) 0.0	74.3	518.1	592.5
1996-97	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-98	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1997								
June	7.5	4.9	0.0	0.1	0.0	12.5	30.0	42.6
July	1.3	0.0	0.0	0.3	0.0	1.5	315.5	317.0
August	2.8	1.5	0.0	0.2	0.0	4.6	168.0	172.5
September	7.7	1.1	0.0	0.0	0.0	8.9	50.8	59.7
October	0.7	3.4	0.0	0.2	0.0	4.2	116.9	121.1
November	4.2	5.8	0.0	0.7	0.0	10.7	57.5	68.1
December	0.9	2.3	0.0	0.4	0.0	3.6	45.6	49.2
1998								
January	1.5	1.0	0.0	1.1	0.0	3.6	85.9	89.5
February	2.6	1.8	0.0	1.0	0.0	5.4	167.5	172.9
March	3.4	6.0	0.0	0.2	0.0	9.6	174.9	184.6
April	2.8	10.1	0.0	0.3	0.0	13.2	172.3	185.5
May	7.7	13.5	0.0	0.6	0.0	21.7	113.4	135.1
June	8.2	7.5	0.0	1.1	0.0	16.9	82.2	99.1
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								
June	202.3	41.5	0.1	19.5	0.0	263.4	128.7	392.1
July	224.5	106.0	0.4	22.0	0.0	352.9	535.1	888.0
August	247.6	54.1	0.4	23.4	3.5	329.0	293.6	622.6
September	249.2	112.5	0.2	26.0	0.0	388.0	255.9	643.9
October	234.0	69.1	0.4	24.0	0.0	327.5	249.4	576.9
November	183.3	62.9	0.3	20.9	3.3	270.7	182.0	452.6
December	180.9	74.1	0.1	18.0	0.1	273.2	116.3	389.5
1998								
January	194.9	114.6	0.2	19.6	0.0	329.3	200.1	529.4
February	205.1	75.7	0.0	19.6	2.8	303.2	320.7	624.0
March	238.7	67.1	0.2	23.7	0.1	329.8	270.5	600.3
April	214.7	126.8	1.0	22.6	1.5	366.6	305.4	671.9
May	217.0	85.9	0.1	25.3	0.0	328.2	326.8	655.0
June	203.5	66.0	0.3	25.1	4.5	299.4	316.9	616.3

(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	2 487	5 858	11 661	35 674
1997										
April	2 052	230	140	370	184	95	36	315	685	2 737
May	2 107	189	348	537	72	94	97	263	800	2 907
June	1 937	130	256	386	110	95	11	216	602	2 539
July	2 104	170	252	422	173	106	240	519	941	3 045
August	2 284	154	225	379	203	107	48	358	737	3 021
September	2 293	145	160	305	154	239	483	876	1 181	3 474
October	2 249	132	385	517	117	195	72	384	901	3 150
November	1 768	219	200	419	135	195	46	376	795	2 563
December	1 694	390	372	762	142	100	110	352	1 114	2 808
1998										
January	1 731	165	103	268	114	111	702	927	1 195	2 926
February	1 903	114	312	426	40	263	93	396	822	2 725
March	2 134	276	233	509	187	83	100	370	879	3 013
April	1 980	246	390	636	126	59	331	516	1 152	3 132
May	2 015	200	350	550	165	106	223	494	1 044	3 059
June	1 858	182	428	610	118	133	39	290	900	2 758
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										
April	213.8	12.7	9.0	21.8	13.1	5.4	4.2	22.7	44.4	258.2
May	223.3	12.8	24.6	37.4	4.6	7.7	25.0	37.3	74.7	298.0
June	202.3	8.2	16.8	25.0	7.6	6.6	2.3	16.5	41.5	243.8
July	224.5	10.6	19.0	29.6	12.3	7.3	56.8	76.4	106.0	330.5
August	247.6	9.8	15.5	25.3	14.6	9.3	5.0	28.8	54.1	301.7
September	249.2	9.6	12.9	22.5	11.1	13.3	65.6	90.0	112.5	361.7
October	234.0	7.6	28.1	35.6	7.8	17.3	8.3	33.4	69.1	303.1
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	246.1
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	255.0
1998										
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	309.5
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	280.8
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	305.8
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	341.4
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	302.9
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	269.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	2 544.5	1 114.2	3 658.7	211.8	3 870.5	2 027.9	5 898.4
1995-96	1 931.3	649.9	2 581.4	216.8	2 798.1	2 241.5	5 039.6
1996-97	2 096.7	752.4	2 849.1	234.7	3 083.8	2 129.7	5 213.4
1996							
December	518.5	225.0	743.5	56.9	800.4	576.3	1 376.6
1997							
March	461.6	196.3	657.9	45.1	703.0	459.7	1 162.6
June	558.8	153.6	712.4	65.3	777.7	438.4	1 216.2
September	634.3	259.9	894.2	66.7	961.0	1 015.9	1 976.8
December	524.6	195.8	720.5	58.9	779.3	510.7	1 290.0
1998							
March	559.6	243.6	803.3	58.0	861.3	733.8	1 595.1
ORIGINAL (% change from preceding quarter)							
1996							
December	-7.0	26.8	1.1	-15.6	-0.3	-12.1	-5.6
1997							
March	-11.0	-12.8	-11.5	-20.7	-12.2	-20.2	-15.5
June	21.1	-21.8	8.3	44.8	10.6	-4.6	4.6
September	13.5	69.2	25.5	2.1	23.6	131.7	62.5
December	-17.3	-24.7	-19.4	-11.7	-18.9	-49.7	-34.7
1998							
March	6.7	24.4	11.5	-1.5	10.5	43.7	23.7

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Other.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
April	6	0.6	48	4.1	14	1.4	29	2.6	25	3.0	6	0.7
May	3	0.3	32	3.3	12	1.3	27	2.8	21	1.9	6	0.8
June	5	0.5	49	4.7	18	2.0	30	3.0	27	2.8	6	0.7
Value—\$200,000—\$499,999												
1998												
April	2	0.7	10	2.9	6	1.9	10	3.3	11	3.6	5	1.5
May	3	1.0	10	3.0	13	4.2	9	3.2	17	5.3	7	2.0
June	10	3.5	16	4.8	7	2.4	10	2.8	13	4.3	5	1.3
Value—\$500,000—\$999,999												
1998												
April	0	0.0	5	3.8	1	0.9	8	5.1	3	1.7	5	2.8
May	1	0.6	11	7.6	2	1.7	8	5.3	9	6.4	1	0.6
June	1	0.5	7	4.8	4	2.5	6	4.2	3	2.3	5	3.5
Value—\$1,000,000—\$4,999,999												
1998												
April	0	0.0	6	11.6	2	2.9	5	11.5	3	6.5	1	3.9
May	0	0.0	5	11.7	0	0.0	7	15.0	10	18.7	1	3.6
June	5	10.5	5	14.3	2	2.2	3	5.3	3	4.5	4	11.4
Value—\$5,000,000 and over												
1998												
April	3	29.1	0	0.0	1	5.0	0	0.0	0	0.0	2	23.2
May	1	16.5	0	0.0	0	0.0	2	39.5	0	0.0	3	32.9
June	2	68.2	0	0.0	0	0.0	0	0.0	2	27.7	3	32.8
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												
April	11	30.5	69	22.3	24	12.0	52	22.5	42	14.8	19	32.1
May	8	18.3	58	25.6	27	7.3	53	65.8	57	32.3	18	39.9
June	23	83.1	77	28.5	31	9.1	49	15.4	48	41.6	23	49.7

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										
April	1	0.1	7	0.8	17	1.9	12	1.3	165	16.6
May	4	0.5	1	0.1	9	0.9	5	0.4	120	12.3
June	2	0.2	2	0.3	9	0.8	11	1.1	159	16.0
Value—\$200,000—\$499,999										
1998										
April	0	0.0	2	0.7	8	2.6	3	1.1	57	18.3
May	0	0.0	3	0.8	3	1.0	2	0.8	67	21.3
June	1	0.2	0	0.0	8	2.2	5	1.5	75	23.1
Value—\$500,000—\$999,999										
1998										
April	0	0.0	4	2.6	1	0.7	3	2.1	30	19.6
May	1	0.8	1	0.6	0	0.0	1	0.5	35	24.0
June	0	0.0	1	1.0	3	2.3	0	0.0	30	21.1
Value—\$1,000,000—\$4,999,999										
1998										
April	0	0.0	5	6.8	4	9.7	1	1.1	27	53.9
May	0	0.0	0	0.0	3	5.6	2	5.7	28	60.3
June	0	0.0	3	6.7	4	7.2	1	1.2	30	63.2
Value—\$5,000,000 and over										
1998										
April	0	0.0	9	111.8	0	0.0	2	27.9	17	197.0
May	0	0.0	2	58.4	4	61.6	0	0.0	12	208.9
June	0	0.0	1	65.0	0	0.0	0	0.0	8	193.6
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										
April	1	0.1	27	122.7	30	14.9	21	33.5	296	305.4
May	5	1.3	7	59.9	19	69.1	10	7.4	262	326.8
June	3	0.4	7	72.9	24	12.4	17	3.8	302	316.9

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											
June	27.2	32.0	5.9	8.7	8.9	6.0	0.1	3.7	3.8	2.4	98.7
July	37.7	53.4	21.6	4.6	58.8	30.6	0.4	1.3	8.8	2.5	219.6
August	4.5	37.0	13.1	10.8	25.9	8.4	0.4	9.3	13.2	3.0	125.6
September	27.8	90.1	7.8	12.7	21.7	5.5	0.2	8.2	25.2	6.0	205.0
October	15.8	26.5	10.4	13.0	40.7	6.3	1.6	5.9	9.7	2.5	132.4
November	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	124.5
December	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	70.7
1998											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	114.2
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	153.2
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	95.6
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	133.0
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	213.4
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	234.7
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											
June	0.0	0.2	0.0	8.4	8.6	8.8	0.0	3.0	0.3	0.6	30.0
July	0.0	0.2	0.0	2.8	1.3	33.5	0.0	272.1	1.7	3.8	315.5
August	0.0	0.3	0.6	6.6	17.3	27.8	0.0	112.0	2.8	0.6	168.0
September	0.0	0.0	0.7	22.3	0.7	4.8	0.0	11.9	0.0	10.5	50.8
October	0.0	0.8	0.1	0.9	15.3	31.4	0.0	41.8	2.3	24.3	116.9
November	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	57.5
December	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	45.6
1998											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	85.9
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	167.5
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	174.9
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	172.3
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	113.4
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	82.2
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											
June	27.2	32.2	5.9	17.1	17.4	14.8	0.1	6.7	4.1	3.0	128.7
July	37.7	53.6	21.6	7.5	60.1	64.1	0.4	273.4	10.5	6.3	535.1
August	4.5	37.3	13.7	17.4	43.2	36.2	0.4	121.3	16.0	3.6	293.6
September	27.8	90.1	8.5	34.9	22.3	10.3	0.2	20.1	25.2	16.5	255.9
October	15.8	27.3	10.5	14.0	56.0	37.7	1.6	47.7	11.9	26.7	249.4
November	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	182.0
December	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	116.3
1998											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	200.1
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	320.7
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	270.5
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	305.4
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	326.8
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	316.9

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE ('000).....

Period	DWELLINGS (no.)			VALUE ('000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	10 214	3 814	14 177	1 051 225	322 386	142 199	1 515 810	731 539	2 247 349
1997-98	10 536	5 437	16 598	1 127 417	473 240	157 291	1 757 948	955 642	2 713 590
1997									
June	832	311	1 144	85 520	19 419	10 220	115 159	39 136	154 295
July	970	653	1 934	102 355	84 215	11 974	198 543	110 644	309 186
August	942	198	1 206	98 962	12 405	13 944	125 312	54 438	179 750
September	939	473	1 419	101 503	39 062	14 632	155 197	131 023	286 219
October	1 037	344	1 386	110 240	22 940	12 507	145 687	64 400	210 087
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	844	572	1 448	90 939	52 294	12 257	155 490	72 177	227 667
March	1 008	360	1 409	111 664	24 618	11 880	148 162	37 817	185 979
April	900	461	1 417	93 933	54 094	14 858	162 884	60 790	223 674
May	826	410	1 238	89 994	29 291	12 164	131 449	146 926	278 374
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
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									
June	11	50	61	1 038	4 437	0	5 475	15 792	21 267
July	2	0	2	214	0	0	214	239 984	240 198
August	3	0	3	196	0	171	366	152 590	152 956
September	3	8	11	334	534	23	891	11 770	12 661
October	3	4	7	206	346	12	563	40 303	40 867
November	20	46	66	1 769	3 752	75	5 596	14 271	19 866
December	0	16	16	0	961	0	961	18 385	19 346
1998									
January	4	0	4	515	0	0	515	35 965	36 480
February	7	18	25	741	1 522	0	2 263	148 386	150 649
March	13	57	70	1 487	4 316	0	5 803	37 644	43 446
April	6	79	85	651	5 884	0	6 535	82 003	88 538
May	49	94	143	4 659	6 583	22	11 264	74 786	86 050
June	16	27	43	1 584	1 860	0	3 444	56 173	59 616
TOTAL									
1996-97	10 362	4 308	14 819	1 064 062	358 044	142 337	1 564 442	1 039 105	2 603 547
1997-98	10 662	5 786	17 073	1 139 773	498 997	157 593	1 796 363	1 867 900	3 664 262
1997									
June	843	361	1 205	86 558	23 856	10 220	120 634	54 928	175 562
July	972	653	1 936	102 569	84 215	11 974	198 757	350 628	549 384
August	945	198	1 209	99 158	12 405	14 115	125 678	207 028	332 706
September	942	481	1 430	101 837	39 596	14 655	156 088	142 792	298 880
October	1 040	348	1 393	110 446	23 285	12 519	146 250	104 704	250 954
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	851	590	1 473	91 680	53 816	12 257	157 753	220 563	378 316
March	1 021	417	1 479	113 151	28 934	11 880	153 965	75 461	229 425
April	906	540	1 502	94 584	59 977	14 858	169 419	142 793	312 212
May	875	504	1 381	94 654	35 874	12 185	142 712	221 712	364 424
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737

(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	1 858	900	2 806	203 504	66 007	29 843	299 354	316 934	616 287
Brisbane and Moreton (SDs)	1 264	646	1 958	141 395	48 642	22 265	212 302	260 614	472 916
Beaudesert (S)	34	0	34	3 776	0	339	4 115	394	4 509
Boonah (S)	2	0	2	206	0	38	244	0	244
Brisbane (C)	393	309	744	44 690	23 330	15 166	83 186	95 590	178 776
Caboolture (S)	97	0	97	9 554	0	472	10 027	1 840	11 867
Caloundra (C)	65	12	77	8 394	1 900	595	10 889	3 458	14 347
Esk (S)	11	0	11	984	0	57	1 041	52	1 093
Gatton (S)	7	0	7	724	0	27	751	0	751
Gold Coast (C)	272	279	557	29 597	18 799	2 316	50 712	76 118	126 830
Ipswich (C)	21	0	21	2 057	0	162	2 219	51	2 270
Kilcoy (S)	3	0	3	165	0	0	165	0	165
Laidley (S)	5	0	5	464	0	11	474	118	593
Logan (C)	69	0	69	7 015	0	493	7 508	65 756	73 264
Maroochy (S)	120	20	140	13 266	2 012	590	15 869	6 382	22 250
Noosa (S)	47	24	71	6 743	2 383	1 050	10 176	3 580	13 756
Pine Rivers (S)	62	0	62	7 273	0	264	7 537	5 735	13 272
Redcliffe (C)	3	2	5	398	218	262	878	345	1 223
Redland (S)	53	0	53	6 089	0	423	6 511	1 196	7 708
Wide Bay-Burnett (SD)	107	54	161	9 354	3 482	1 530	14 366	10 274	24 641
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	12	0	12	1 135	0	174	1 308	2 927	4 236
Burnett (S)	15	2	17	1 468	208	50	1 726	0	1 726
Cooloola (S)	9	8	17	771	668	254	1 693	6 451	8 144
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	2	0	2	211	0	80	291	0	291
Hervey Bay (C)	38	2	40	3 711	136	175	4 022	194	4 216
Isis (S)	6	0	6	512	0	64	576	0	576
Kilkivan (S)	0	0	0	0	0	0	0	0	0
Kingaroy (S)	1	4	5	28	260	146	434	162	596
Kolan (S)	4	0	4	248	0	13	261	0	261
Maryborough (C)	1	30	31	40	1 612	43	1 695	540	2 235
Miriam Vale (S)	10	8	18	678	598	444	1 721	0	1 721
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	25	25	0	25
Murgon (S)	1	0	1	127	0	46	173	0	173
Nanango (S)	4	0	4	208	0	17	225	0	225
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	2	0	2	117	0	0	117	0	117
Wondai (S)	1	0	1	37	0	0	37	0	37
Woocoo (S)	1	0	1	63	0	0	63	0	63
Darling Downs (SD)	82	64	146	8 898	4 202	1 377	14 477	18 702	33 179
Cambooya (S)	4	0	4	437	0	240	677	480	1 157
Chinchilla (S)	2	0	2	270	0	0	270	0	270
Clifton (S)	1	0	1	127	0	0	127	0	127
Crow's Nest (S)	10	6	16	1 347	360	219	1 926	0	1 926
Dalby (T)	3	0	3	306	0	70	376	150	526
Goondiwindi (T)	4	0	4	569	0	27	596	167	763
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	12	0	12	1 106	0	159	1 265	12 325	13 590
Millmerran (S)	1	0	1	119	0	25	144	0	144
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	1	0	1	250	0	38	288	0	288
Rosalie (S)	0	0	0	0	0	0	0	0	0
Stanthorpe (S)	4	4	8	406	200	107	713	500	1 213
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) continued									
Toowoomba (C)	32	54	86	3 194	3 642	385	7 221	5 080	12 302
Waggamba (S)	0	0	0	0	0	0	0	0	0
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	8	0	8	766	0	107	873	0	873
South West (SD)	5	2	7	576	151	122	849	200	1 049
Balonne (S)	2	0	2	180	0	85	264	200	464
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	1	0	1	38	0	0	38	0	38
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	1	2	3	200	151	19	370	0	370
Murweh (S)	0	0	0	0	0	19	19	0	19
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	1	0	1	158	0	0	158	0	158
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	57	39	96	5 564	2 078	713	8 355	2 569	10 924
Banana (S)	2	0	2	149	0	113	262	0	262
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	8	0	8	908	0	74	982	1 209	2 191
Duaringa (S)	0	2	2	0	94	0	94	0	94
Emerald (S)	4	0	4	330	0	0	330	0	330
Fitzroy (S)	4	2	6	321	150	85	556	0	556
Gladstone (C)	13	2	15	1 442	260	129	1 831	72	1 903
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	16	33	49	1 211	1 575	133	2 919	210	3 129
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)	10	0	10	1 204	0	178	1 383	1 078	2 461
Central West (SD)	14	0	14	1 648	0	20	1 668	300	1 968
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	0	0
Barcoo (S)	6	0	6	748	0	0	748	0	748
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	1	0	1	132	0	0	132	90	222
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	7	0	7	768	0	20	788	210	998
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	78	15	93	8 531	1 227	735	10 492	10 436	20 928
Belyando (S)	0	0	0	0	0	48	48	133	181
Broadsound (S)	0	0	0	0	0	0	0	130	130
Mackay (C)	52	15	67	5 407	1 227	475	7 109	8 282	15 391
Mirani (S)	5	0	5	530	0	17	547	0	547
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	10	0	10	1 046	0	49	1 094	368	1 462
Whitsunday (S)	11	0	11	1 549	0	146	1 694	1 524	3 218
Northern (SD)	101	29	130	10 524	2 914	1 676	15 113	4 869	19 982
Bowen (S)	2	0	2	115	0	48	163	84	247
Burdekin (S)	2	0	2	416	0	188	604	0	604
Charters Towers (C)	0	0	0	0	0	0	0	0	0
Dalrymple (S)	4	0	4	440	0	0	440	0	440
Hinchinbrook (S)	9	0	9	900	0	103	1 003	890	1 893
Thuringowa (C)	31	6	37	3 073	396	315	3 783	163	3 946
Townsville (C)	53	23	76	5 579	2 519	1 023	9 121	3 732	12 853

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

	DWELLING (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Far North (SD)	130	48	178	15 369	3 071	1 336	19 775	7 326	27 101
Atherton (S)	2	0	2	361	0	27	387	0	387
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	89	48	137	11 072	3 071	814	14 956	3 352	18 308
Cardwell (S)	9	0	9	884	0	15	899	0	899
Cook (S)	8	0	8	778	0	28	805	70	875
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	6	0	6	558	0	108	666	3 539	4 205
Eacham (S)	0	0	0	0	0	14	14	0	14
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	3	0	3	212	0	0	212	305	516
Johnstone (S)	4	0	4	430	0	216	646	60	706
Mareeba (S)	8	0	8	933	0	115	1 048	0	1 048
Torres (S)	1	0	1	142	0	0	142	0	142
North West (SD)	20	3	23	1 647	240	69	1 957	1 643	3 600
Burke (S)	6	0	6	646	0	0	646	0	646
Carpentaria (S)	2	0	2	151	0	0	151	60	211
Cloncurry (S)	1	0	1	90	0	44	134	582	716
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	0	0	0	0
Mount Isa (C)	11	3	14	760	240	25	1 025	910	1 935
Richmond (S)	0	0	0	0	0	0	0	92	92
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	172	54	226	21 004	6 183	1 315	28 501	10 785	39 286
Bundaberg (QLD)	21	2	23	2 003	208	214	2 425	2 927	5 352
Rockhampton (QLD)	12	2	14	1 372	150	178	1 700	1 078	2 778
Gladstone (QLD)	21	2	23	2 350	260	203	2 813	1 281	4 093
Mackay (QLD)	42	15	57	4 717	1 227	313	6 257	8 282	14 539
Townsville (QLD)	82	29	111	8 459	2 914	1 165	12 538	3 895	16 433
Cairns (QLD)	88	48	136	10 995	3 071	814	14 880	3 352	18 232
Gold Coast-Tweed (QLD/NSW)	308	277	589	33 778	18 952	2 250	54 980	71 569	126 550

(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 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate ‘Gross fixed capital expenditure’.

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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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