

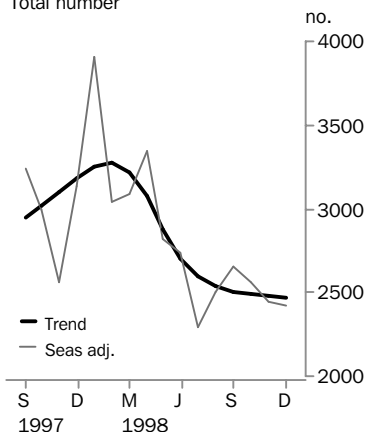


BUILDING APPROVALS QUEENSLAND

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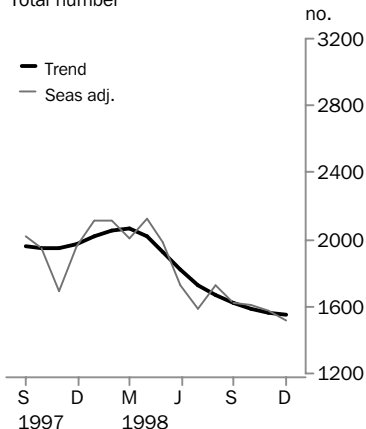
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

TREND ESTIMATES

		% change Nov 1998 to Dec 1998	% change Dec 1997 to Dec 1998
Dwelling units approved			
Private sector houses	1 551	-0.8	-21.3
Total dwelling units	2 469	-0.4	-22.3

SEASONALLY ADJUSTED

		% change Nov 1998 to Dec 1998	% change Dec 1997 to Dec 1998
Dwelling units approved			
Private sector houses	1 518	-3.8	-22.4
Total dwelling units	2 420	-0.9	-22.7

DECEMBER KEY POINTS

TREND ESTIMATES

- Although the rate of decline is slowing, a fall of 0.8% in December sees the trend for private sector houses decline for the ninth consecutive month. The series is now 24.8% below the level of March 1998.
- The trend for other dwelling units is now 7.8% above the level of August 1998.
- Contrary movements in the trends for private sector houses and other dwelling units have resulted in the trend for total dwelling units flattening over the last 3 months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen 12.3% over the last four months.
- The seasonally adjusted estimate for total dwelling units has fallen 8.8% over the last three months.

ORIGINAL ESTIMATES

- In original terms there were 2,251 dwellings approved in December with houses accounting for 1,354 and other dwelling units 897.
- The value of new residential building approved in December was \$214.4 million with the Brisbane Statistical Division accounting for \$100.4 million (46.8%) of this total.
- The value of non-residential building approved in December was \$136.0 million. The Educational category, with 3 jobs valued at \$5 million and over, was the largest contributor accounting for almost one third of the total.

- 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>
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Dwelling approvals are geographically coded down to the Census Collectors District (CCD) level. CCD level information for all States and Territories for the period July 1998 to September 1998 will be released in the next week. Associated with this will be an update for the period July 1996 to June 1998.



REVISIONS THIS MONTH

There are no revisions this month.



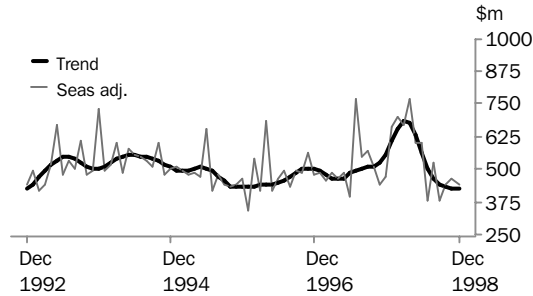
B. DOYLE
Regional Director, Queensland



VALUE OF BUILDING APPROVED

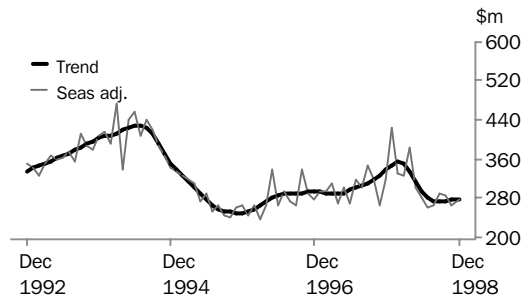
VALUE OF TOTAL BUILDING

For the first time since its peak in March 1998 the trend for this series has remained virtually constant - rising only 0.1% in December.



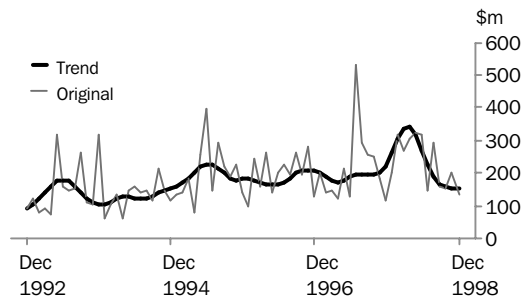
VALUE OF RESIDENTIAL BUILDING

The trend for this series has been relatively flat over the past three months following strong declines earlier in the year (particularly April - July).



VALUE OF NON-RESIDENTIAL BUILDING

Following sharp falls in June to September 1998 the decline in the trend has slowed markedly, falling 0.4% in December.



SUMMARY OF 1998 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 1998 calendar year and the percentage movements between 1997 and 1998 are summarised below.

DWELLING UNITS APPROVED

No. of dwelling units	New residential building	Alterations and additions to residential buildings	Conversions	Non-residential building	Total dwelling units
1998	32 987	98	120	96	33 301
1997 to 1998 % change	-3.0	46.3	-47.4	-73.4	-3.9

VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1997 and 1998 are summarised below.

VALUE OF BUILDING APPROVED

Value (\$M)	New residential building	Alterations and additions to residential buildings creating dwellings	Alterations and additions to residential buildings not creating dwellings	Conversions	Non-residential building	Total building
1998	3 347.3	5.2	277.4	9.3	2 837.8	6 477.1
1997 to 1998 % change	0.5	48.4	10.3	-34.7	9.8	4.8

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

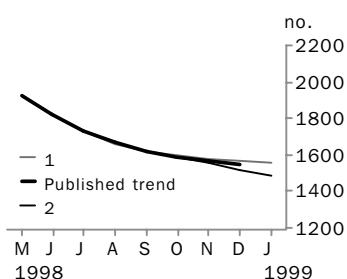
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

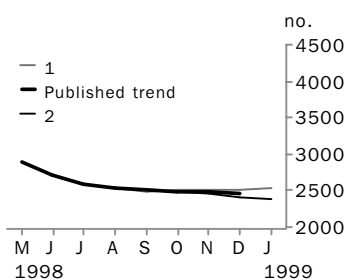
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 5% for the number of private sector houses approved and 7% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 5% 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 5% on Dec 1998</i>	<i>falls by 5% on Dec 1998</i>		
	no.	% change	no.	% change	no.	% change
August 1998	1 666	-3.7	1 660	-3.9	1 666	-3.7
September 1998	1 621	-2.7	1 619	-2.5	1 622	-2.6
October 1998	1 590	-1.9	1 597	-1.3	1 589	-2.0
November 1998	1 564	-1.6	1 581	-1.0	1 555	-2.1
December 1998	1 551	-0.8	1 569	-0.8	1 521	-2.2
January 1999	n.y.a.	n.y.a.	1 561	-0.5	1 488	-2.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 7% on Dec 1998</i>	<i>falls by 7% on Dec 1998</i>		
	no.	% change	no.	% change	no.	% change
August 1998	2 533	-2.4	2 523	-2.5	2 534	-2.3
September 1998	2 501	-1.3	2 495	-1.1	2 501	-1.3
October 1998	2 488	-0.5	2 501	0.2	2 486	-0.6
November 1998	2 479	-0.4	2 506	0.2	2 455	-1.2
December 1998	2 469	-0.4	2 508	0.1	2 412	-1.8
January 1999	n.y.a.	n.y.a.	2 524	0.7	2 380	-1.3

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						
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
November	1 647	1 705	766	772	2 413	2 477
December	1 346	1 354	885	897	2 231	2 251
SEASONALLY ADJUSTED						
1997						
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
November	1 578	1 624	n.a.	n.a.	2 376	2 442
December	1 518	1 532	n.a.	n.a.	2 384	2 420
TREND ESTIMATES						
1997						
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	1 922	1 964	829	918	2 751	2 882
June	1 818	1 864	758	842	2 576	2 706
July	1 730	1 777	749	818	2 479	2 596
August	1 666	1 712	770	821	2 436	2 533
September	1 621	1 664	799	836	2 420	2 501
October	1 590	1 629	830	859	2 420	2 488
November	1 564	1 599	859	880	2 423	2 479
December	1 551	1 584	864	885	2 416	2 469

(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						
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
November	-8.7	-7.1	3.8	0.3	-5.1	-5.0
December	-18.3	-20.6	15.5	16.2	-7.5	-9.1
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
November	-1.6	-1.1	n.a.	n.a.	-5.4	-4.6
December	-3.8	-5.6	n.a.	n.a.	0.4	-0.9
TREND ESTIMATES (% change from preceding month)						
1997						
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	-4.5	-4.1	-11.9	-10.6	-6.9	-6.3
June	-5.4	-5.1	-8.5	-8.3	-6.4	-6.1
July	-4.8	-4.6	-1.2	-2.8	-3.8	-4.1
August	-3.7	-3.7	2.8	0.4	-1.7	-2.4
September	-2.7	-2.8	3.7	1.8	-0.7	-1.3
October	-1.9	-2.1	3.9	2.7	0.0	-0.5
November	-1.6	-1.9	3.5	2.5	0.1	-0.4
December	-0.8	-0.9	0.6	0.5	-0.3	-0.4

(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					
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
November	248.0	23.2	271.2	202.7	474.0
December	214.4	18.3	232.7	136.0	368.7
SEASONALLY ADJUSTED					
1997					
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
November	243.5	21.1	264.7	n.a.	464.0
December	256.2	21.2	277.4	n.a.	438.1
TREND ESTIMATES					
1997					
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	287.4	26.1	313.6	317.3	630.8
June	267.9	25.5	293.5	272.4	565.8
July	256.3	24.7	281.0	224.3	505.3
August	251.3	23.8	275.1	188.7	463.8
September	250.3	23.0	273.3	167.7	441.0
October	251.8	22.4	274.2	157.2	431.4
November	253.9	21.9	275.8	153.4	429.2
December	255.4	21.5	276.9	152.8	429.7

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1997					
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
November	-6.7	-12.1	-7.2	31.2	6.1
December	-13.5	-21.1	-14.2	-32.9	-22.2
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
November	-6.6	-11.7	-7.0	n.a.	5.9
December	5.2	0.5	4.8	n.a.	-5.6
TREND ESTIMATES (% change from preceding month)					
1997					
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	-6.3	-7.1	-6.8
June	-6.8	-2.3	-6.4	-14.2	-10.3
July	-4.3	-3.1	-4.3	-17.7	-10.7
August	-2.0	-3.6	-2.1	-15.9	-8.2
September	-0.4	-3.4	-0.7	-11.1	-4.9
October	0.6	-2.6	0.3	-6.3	-2.2
November	0.8	-2.2	0.6	-2.4	-0.5
December	0.6	-1.8	0.4	-0.4	0.1

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
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						
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
November	1 647	744	13	0	9	2 413
December	1 343	875	3	10	0	2 231
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						
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
November	58	6	0	0	0	64
December	8	12	0	0	0	20
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						
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
November	1 705	750	13	0	9	2 477
December	1 351	887	3	10	0	2 251

(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(a)	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								
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
November	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
December	148.3	64.2	0.2	16.5	0.2	229.4	84.0	313.4
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								
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
November	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
December	0.9	1.0	0.0	1.5	0.0	3.3	52.0	55.3
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								
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
November	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0
December	149.2	65.2	0.2	18.0	0.2	232.7	136.0	368.7

(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										
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
November	1 705	116	368	484	65	83	118	266	750	2 455
December	1 351	153	236	389	288	132	78	498	887	2 238
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										
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
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	248.0
December	149.2	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	214.4

(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 paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1998												
October	5	0.5	54	4.8	6	0.6	19	2.1	11	1.2	4	0.5
November	3	0.4	72	6.7	16	1.6	16	1.5	13	1.6	11	1.5
December	1	0.1	62	5.3	7	0.7	22	2.1	21	2.6	11	1.3
Value—\$200,000–\$499,999												
1998												
October	1	0.2	17	5.0	7	2.1	6	1.9	3	0.8	4	1.7
November	5	1.6	12	3.7	5	1.8	10	2.8	13	4.1	6	1.9
December	1	0.3	12	4.0	9	2.2	9	2.5	8	2.5	10	3.3
Value—\$500,000–\$999,999												
1998												
October	1	0.5	5	3.2	1	0.5	3	1.8	6	3.6	5	3.4
November	1	0.5	4	3.1	3	1.6	5	2.9	4	2.2	3	1.9
December	0	0.0	2	1.5	3	2.1	4	2.4	5	3.4	0	0.0
Value—\$1,000,000–\$4,999,999												
1998												
October	3	7.2	4	7.6	1	1.8	4	11.5	4	7.0	2	2.2
November	1	1.0	8	14.7	3	7.4	6	15.0	1	1.8	4	5.1
December	1	1.6	4	11.7	4	6.8	4	11.6	3	8.0	8	16.1
Value—\$5,000,000 and over												
1998												
October	0	0.0	0	0.0	1	14.3	0	0.0	1	11.8	0	0.0
November	3	41.0	1	6.5	0	0.0	1	6.0	0	0.0	0	0.0
December	1	6.5	0	0.0	0	0.0	0	0.0	0	0.0	3	23.7
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												
October	10	8.5	80	20.6	16	19.2	32	17.2	25	24.4	15	7.7
November	13	44.5	97	34.6	27	12.3	38	28.2	31	9.7	24	10.4
December	4	8.4	80	22.4	23	11.7	39	18.6	37	16.5	32	44.4

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										
October	1	0.1	2	0.3	5	0.6	9	1.2	116	11.8
November	1	0.2	1	0.1	9	1.1	9	0.8	151	15.2
December	0	0.0	2	0.3	7	0.6	2	0.1	135	13.0
Value—\$200,000—\$499,999										
1998										
October	1	0.3	2	0.8	4	1.1	2	0.8	47	14.6
November	0	0.0	1	0.2	4	1.4	4	1.4	60	19.0
December	1	0.3	5	1.5	3	0.7	1	0.4	59	17.7
Value—\$500,000—\$999,999										
1998										
October	0	0.0	3	2.5	1	0.6	1	0.8	26	16.9
November	0	0.0	0	0.0	1	0.8	1	0.8	22	13.8
December	0	0.0	1	0.6	2	1.1	2	1.4	19	12.4
Value—\$1,000,000—\$4,999,999										
1998										
October	1	4.0	3	10.2	2	5.7	2	5.9	26	63.0
November	1	1.9	3	3.5	3	7.7	0	0.0	30	58.1
December	0	0.0	1	2.4	2	3.2	1	1.4	28	62.7
Value—\$5,000,000 and over										
1998										
October	0	0.0	0	0.0	1	22.2	0	0.0	3	48.2
November	0	0.0	1	37.5	0	0.0	1	5.7	7	96.6
December	0	0.0	0	0.0	0	0.0	0	0.0	4	30.2
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										
October	3	4.4	10	13.7	13	30.2	14	8.6	218	154.5
November	2	2.1	6	41.3	17	10.9	15	8.7	270	202.7
December	1	0.3	9	4.7	14	5.7	6	3.2	245	136.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
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											
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
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	181.7
December	8.4	21.7	11.7	10.2	15.5	5.5	0.3	4.7	5.4	0.5	84.0
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											
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
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	52.0
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											
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
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	202.7
December	8.4	22.4	11.7	18.6	16.5	44.4	0.3	4.7	5.7	3.2	136.0

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									
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
November	701	410	1 119	77 941	30 236	11 013	119 190	65 392	184 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
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									
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
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 568	24 878
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									
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
November	744	410	1 162	81 088	30 236	12 415	123 738	74 215	197 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281

(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	1 351	887	2 251	149 227	65 187	18 308	232 722	135 987	368 709
Brisbane and Moreton (SDs)	943	789	1 741	106 044	53 450	12 064	171 558	95 734	267 292
Beaudesert (S)	32	0	33	3 095	0	396	3 491	856	4 347
Boonah (S)	3	0	3	265	0	34	299	350	649
Brisbane (C)	247	371	618	29 683	22 566	5 960	58 209	46 977	105 186
Caboolture (S)	30	0	30	2 897	0	436	3 333	1 230	4 563
Caloundra (C)	56	22	78	5 958	2 100	475	8 533	3 520	12 053
Esk (S)	5	0	5	481	0	52	532	0	532
Gatton (S)	2	0	2	212	0	151	363	230	593
Gold Coast (C)	210	149	359	23 569	9 947	1 143	34 658	29 272	63 930
Ipswich (C)	26	0	26	2 455	0	331	2 786	1 339	4 125
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	0	0	0	0	0	0	0	0	0
Logan (C)	39	0	39	3 527	0	207	3 734	225	3 959
Maroochy (S)	88	29	117	9 664	2 339	1 013	13 015	5 190	18 205
Noosa (S)	55	4	59	7 381	341	432	8 153	1 055	9 208
Pine Rivers (S)	69	46	115	7 787	3 100	447	11 333	1 044	12 377
Redcliffe (C)	16	4	27	1 843	308	487	2 638	2 204	4 842
Redland (S)	65	164	230	7 228	12 750	502	20 479	2 243	22 723
Wide Bay-Burnett (SD)	79	10	90	7 274	745	842	8 861	9 117	17 978
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	14	4	18	1 402	404	145	1 951	1 170	3 121
Burnett (S)	10	2	12	1 143	134	68	1 344	0	1 344
Cooloola (S)	9	0	9	883	0	0	883	960	1 844
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	23	4	27	2 182	207	156	2 546	4 920	7 466
Isis (S)	0	0	0	0	0	0	0	0	0
Kilkivan (S)	2	0	2	117	0	56	173	0	173
Kingaroy (S)	2	0	2	193	0	0	193	0	193
Kolan (S)	2	0	2	131	0	35	165	0	165
Maryborough (C)	1	0	1	80	0	159	239	1 854	2 092
Miriam Vale (S)	5	0	5	382	0	0	382	65	447
Monto (S)	0	0	0	0	0	0	0	148	148
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	14	14	0	14
Nanango (S)	4	0	5	149	0	97	246	0	246
Perry (S)	0	0	0	0	0	13	13	0	13
Tiaro (S)	2	0	2	110	0	35	145	0	145
Wondai (S)	0	0	0	0	0	0	0	0	0
Woocoo (S)	5	0	5	503	0	65	568	0	568
Darling Downs (SD)	75	52	128	7 907	8 801	785	17 493	8 443	25 936
Cambooya (S)	3	0	3	249	0	0	249	50	299
Chinchilla (S)	0	0	0	0	0	0	0	0	0
Clifton (S)	2	0	2	246	0	0	246	0	246
Crow's Nest (S)	12	0	12	1 525	0	62	1 588	0	1 588
Dalby (T)	0	3	3	0	259	31	290	350	640
Goondiwindi (T)	0	0	0	0	0	63	63	0	63
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	8	0	8	905	0	26	931	1 380	2 311
Millmerran (S)	0	0	0	0	0	19	19	0	19
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	0	0	0	0	0	0	0	0	0
Rosalie (S)	5	0	5	472	0	0	472	0	472
Stanthorpe (S)	2	0	2	185	0	12	196	60	256
Tara (S)	1	0	1	60	0	0	60	380	440
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)	35	49	85	3 512	8 542	524	12 579	6 157	18 735
Waggamba (S)	2	0	2	233	0	0	233	0	233
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	5	0	5	520	0	49	568	67	635
South West (SD)									
Balonne (S)	4	0	4	319	0	41	361	357	718
Bendemere (S)	2	0	2	155	0	16	171	0	171
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	0	0
Murweh (S)	1	0	1	110	0	0	110	0	110
Paroo (S)	1	0	1	54	0	0	54	0	54
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	0	0	0	0	0	25	25	357	383
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)									
Banana (S)	46	2	48	5 693	191	706	6 589	2 434	9 024
Banana (S)	2	0	2	225	0	29	254	0	254
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	9	0	9	1 051	0	165	1 216	730	1 946
Duaringa (S)	0	0	0	0	0	0	0	80	80
Emerald (S)	1	0	1	133	0	27	160	700	860
Fitzroy (S)	1	0	1	107	0	0	107	0	107
Gladstone (C)	12	2	14	1 618	191	30	1 839	200	2 039
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	9	0	9	1 014	0	185	1 199	70	1 268
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)	12	0	12	1 546	0	269	1 815	655	2 470
Central West (SD)									
Aramac (S)	1	0	1	93	0	93	186	329	515
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	1	0	1	93	0	0	93	0	93
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	56	56
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	93	93	273	366
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)									
Belyando (S)	46	0	46	5 241	0	326	5 567	1 524	7 091
Belyando (S)	0	0	0	0	0	0	0	0	0
Broadsound (S)	0	0	0	0	0	10	10	0	10
Mackay (C)	38	0	38	4 190	0	160	4 351	1 309	5 660
Mirani (S)	1	0	1	103	0	25	128	0	128
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	3	0	3	434	0	53	487	0	487
Whitsunday (S)	4	0	4	514	0	78	592	215	807
Northern (SD)									
Bowen (S)	69	0	69	7 414	0	2 369	9 783	8 582	18 365
Bowen (S)	3	0	3	339	0	0	339	0	339
Burdekin (S)	2	0	2	230	0	77	307	70	377
Charters Towers (C)	3	0	3	366	0	16	382	0	382
Dalrymple (S)	0	0	0	0	0	12	12	0	12
Hinchinbrook (S)	1	0	1	80	0	46	126	0	126
Thuringowa (C)	44	0	44	4 626	0	185	4 810	0	4 810
Townsville (C)	16	0	16	1 774	0	2 033	3 807	8 512	12 319

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)	86	34	122	9 028	2 001	960	11 989	5 874	17 863
Atherton (S)	3	0	3	292	0	0	292	125	417
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	44	26	70	4 798	1 460	421	6 678	4 720	11 398
Cardwell (S)	2	2	5	156	360	39	555	119	674
Cook (S)	7	0	7	764	0	69	833	130	963
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	0	0	0	0	0	0	0	0	0
Eacham (S)	4	0	4	240	0	48	288	0	288
Etheridge (S)	0	4	4	0	113	0	113	0	113
Herberton (S)	4	0	5	302	0	45	347	0	347
Johnstone (S)	8	2	10	1 057	68	106	1 231	706	1 937
Mareeba (S)	14	0	14	1 420	0	231	1 651	75	1 726
Torres (S)	0	0	0	0	0	0	0	0	0
North West (SD)	2	0	2	215	0	122	337	3 591	3 928
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	1	0	1	115	0	0	115	0	115
Cloncurry (S)	0	0	0	0	0	0	0	0	0
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)	1	0	1	100	0	122	222	3 591	3 813
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	151	49	200	18 121	4 449	1 368	23 938	8 965	32 903
Bundaberg (QLD)	20	6	26	2 158	538	171	2 866	1 170	4 036
Rockhampton (QLD)	13	0	13	1 653	0	269	1 923	655	2 577
Gladstone (QLD)	21	2	23	2 669	191	195	3 055	200	3 255
Mackay (QLD)	34	0	34	3 896	0	150	4 046	1 309	5 355
Townsville (QLD)	44	0	44	4 745	0	2 124	6 870	8 512	15 382
Cairns (QLD)	44	26	70	4 798	1 460	421	6 678	4 720	11 398
Gold Coast-Tweed (QLD/NSW)	198	155	353	23 504	10 705	1 433	35 642	26 195	61 838

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 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 measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Queensland* (Cat. no. 8752.3)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)

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 (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

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

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