

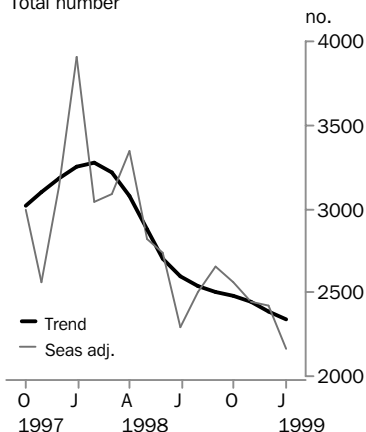


# BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 MAR 1999

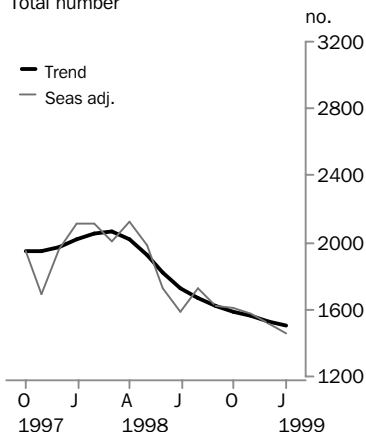
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	1 500	-1.8	-25.6
Total dwelling units	2 343	-1.9	-27.9

### SEASONALLY ADJUSTED

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	1 460	-3.8	-31.1
Total dwelling units	2 162	-10.7	-44.6

## JANUARY KEY POINTS

### TREND ESTIMATES

- For the tenth consecutive month there has been a decline in the trend estimate for private sector houses. Although the rate of decline is slowing the series is now 27.3% below the level of March 1998.
- Although the rate of decline in the trend for total dwelling units has moderated since July 1998 the estimate recorded in January represents the eleventh consecutive fall in this series.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen 31.3% since April 1998. It will take an increase of over 15% in the seasonally adjusted estimate to halt the decline in the trend series.
- The seasonally adjusted estimate for total dwelling units fell a further 10.7% in January making the series 18.5% lower than the September level. An increase of over 28% is required to halt the decline in the trend series.

### ORIGINAL ESTIMATES

- In January there were 1,617 dwellings approved with houses accounting for 1,150 and other dwelling units 467.
- The value of new residential building approved in January was \$157.6 million with the Brisbane Statistical Division accounting for \$63.1 million (40%) of this total.
- The value of non-residential building approved in January rose to \$199.0 million. A new shopping centre complex, work on new and existing hotels and a new correctional facility accounted for approximately two-thirds of this 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>
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
July 1999	7 September 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS MONTH

There are no revisions this month.



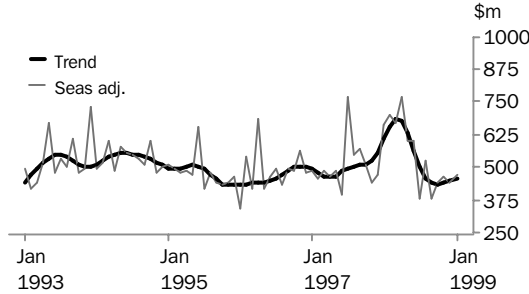
B. DOYLE  
Regional Director, Queensland



# VALUE OF BUILDING APPROVED

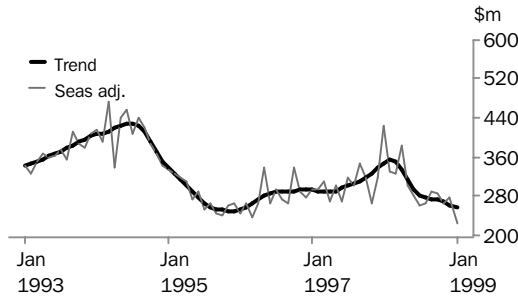
## VALUE OF TOTAL BUILDING

The trend for this series has risen by 5.3% over the last three months but is still 32.9% lower than the peak of March 1998.



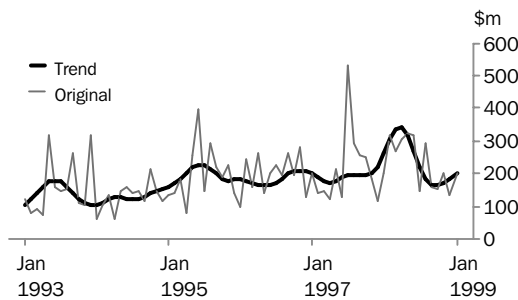
## VALUE OF RESIDENTIAL BUILDING

The trend for this series continues to decline and is 27.6% below the peak of February 1998.



## VALUE OF NON-RESIDENTIAL BUILDING

A large upward movement in the original estimate in January has resulted in the trend being turned around for this series. The January value is 24.5% higher than October 1998.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

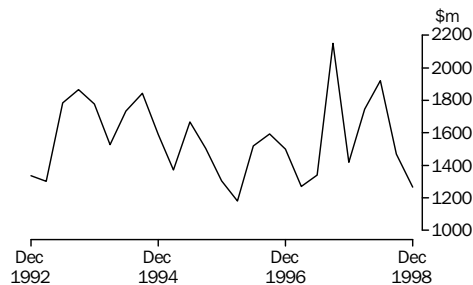
DECEMBER QUARTER 1998

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

	ORIGINAL	
	<i>Sep Qtr 1998 to Dec Qtr 1998 % change</i>	<i>Dec Qtr 1997 to Dec Qtr 1998 % change</i>
New residential building	-10.2	-10.3
Alterations and additions to residential buildings	-12.2	1.0
Non residential building	-19.2	-12.7
<b>Total building</b>	<b>-13.9</b>	<b>-10.7</b>

The value of total building approved in the December quarter fell from \$1,469.9 million to \$1,265.7 million (-13.9%) All categories declined over the previous quarter, with the greatest fall coming from the non-residential sector (-19.2%).

QUARTERLY VALUE OF BUILDING APPROVED  
(chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

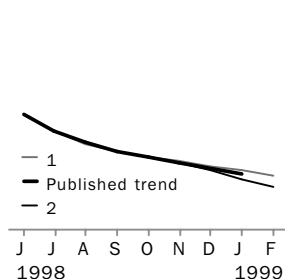
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

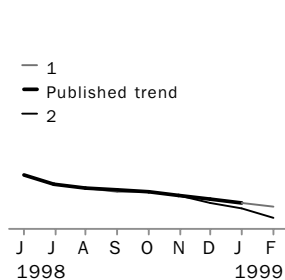
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 5% for the number of private sector houses approved and 7% for total dwelling units approved; and that the February seasonally adjusted estimate is lower than the January 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	<b>1</b> <i>rises by 5% on Jan 1999</i>		<b>2</b> <i>falls by 5% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	1 621	-2.6	1 616	-2.7	1 622	-2.6
October 1998	1 591	-1.9	1 588	-1.7	1 591	-1.9
November 1998	1 560	-2.0	1 564	-1.5	1 557	-2.1
December 1998	1 529	-2.0	1 537	-1.7	1 513	-2.8
January 1999	1 500	-1.8	1 514	-1.5	1 467	-3.0
February 1999	n.y.a.	n.y.a.	1 490	-1.6	1 420	-3.2

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 7% on Jan 1999</i>		<b>2</b> <i>falls by 7% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	2 503	-1.4	2 497	-1.5	2 508	-1.3
October 1998	2 482	-0.8	2 479	-0.7	2 485	-0.9
November 1998	2 442	-1.6	2 444	-1.4	2 430	-2.2
December 1998	2 388	-2.2	2 388	-2.3	2 343	-3.6
January 1999	2 343	-1.9	2 333	-2.3	2 247	-4.1
February 1999	n.y.a.	n.y.a.	2 268	-2.8	2 139	-4.8

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
November	1 730	1 769	785	859	2 515	2 628
December	1 688	1 695	1 084	1 118	2 772	2 813
<b>1998</b>						
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
<b>1999</b>						
January	1 116	1 150	456	467	1 572	1 617
SEASONALLY ADJUSTED						
<b>1997</b>						
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
<b>1998</b>						
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
<b>1999</b>						
January	1 460	1 501	n.a.	n.a.	2 103	2 162
TREND ESTIMATES						
<b>1997</b>						
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
<b>1998</b>						
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	1 729	1 777	750	819	2 479	2 596
August	1 665	1 711	775	827	2 440	2 537
September	1 621	1 664	801	839	2 422	2 503
October	1 591	1 630	822	852	2 413	2 482
November	1 560	1 596	822	846	2 382	2 442
December	1 529	1 564	804	824	2 332	2 388
<b>1999</b>						
January	1 500	1 532	794	811	2 295	2 343

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
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
<b>1999</b>						
January	-17.1	-15.1	-48.5	-47.9	-29.5	-28.2
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
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
<b>1999</b>						
January	-3.8	-2.0	n.a.	n.a.	-11.8	-10.7
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
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	-4.9	-4.7	-1.1	-2.7	-3.8	-4.1
August	-3.7	-3.7	3.4	0.9	-1.6	-2.3
September	-2.6	-2.7	3.3	1.5	-0.7	-1.4
October	-1.9	-2.0	2.6	1.5	-0.4	-0.8
November	-2.0	-2.1	0.0	-0.7	-1.3	-1.6
December	-2.0	-2.1	-2.2	-2.6	-2.1	-2.2
<b>1999</b>						
January	-1.8	-2.0	-1.2	-1.6	-1.6	-1.9

## VALUE OF BUILDING APPROVED

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>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>1997</b>					
November	246.1	24.5	270.7	182.0	452.6
December	255.0	18.2	273.2	116.3	389.5
<b>1998</b>					
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
<b>1999</b>					
January	157.6	16.4	174.0	199.0	373.0
SEASONALLY ADJUSTED					
<b>1997</b>					
November	243.6	23.6	267.2	n.a.	440.4
December	297.9	21.5	319.4	n.a.	472.7
<b>1998</b>					
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
<b>1999</b>					
January	202.5	23.9	226.4	n.a.	475.0
TREND ESTIMATES					
<b>1997</b>					
November	303.0	23.1	326.2	201.0	527.2
December	313.2	23.8	337.0	222.7	559.7
<b>1998</b>					
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	256.7	24.7	281.3	221.9	503.2
August	252.3	23.8	276.1	183.8	459.9
September	250.8	23.0	273.8	165.3	439.1
October	250.4	22.5	273.0	163.5	436.5
November	246.7	22.4	269.1	171.2	440.3
December	240.5	22.3	262.8	183.0	445.8
<b>1999</b>					
January	233.4	22.7	256.1	203.6	459.7

(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)					
<b>1997</b>					
November	-18.8	0.4	-17.3	-27.0	-21.5
December	3.6	-25.7	0.9	-36.1	-13.9
<b>1998</b>					
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
<b>1999</b>					
January	-26.5	-10.4	-25.2	46.3	1.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
November	-18.1	8.3	-16.3	n.a.	-14.1
December	22.3	-8.9	19.5	n.a.	7.3
<b>1998</b>					
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
<b>1999</b>					
January	-21.0	12.7	-18.4	n.a.	8.4
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
November	2.5	2.7	2.5	3.9	3.1
December	3.4	3.0	3.3	10.8	6.2
<b>1998</b>					
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	-4.2	-3.1	-4.2	-18.5	-11.1
August	-1.7	-3.6	-1.8	-17.2	-8.6
September	-0.6	-3.4	-0.8	-10.1	-4.5
October	-0.2	-2.2	-0.3	-1.1	-0.6
November	-1.5	-0.4	-1.4	4.7	0.9
December	-2.5	-0.4	-2.3	6.9	1.2
<b>1999</b>					
January	-3.0	1.8	-2.5	11.3	3.1

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	22 492	6 897	(b) 111	(b) 0	79	<b>29 579</b>
<b>1996-97</b>	23 104	8 506	60	151	32	<b>31 853</b>
<b>1997-98</b>	23 655	11 035	85	232	408	<b>35 415</b>
<b>1998</b>						
January	1 718	1 183	7	0	2	<b>2 910</b>
February	1 880	800	0	32	6	<b>2 718</b>
March	2 109	799	5	2	44	<b>2 959</b>
April	1 957	1 101	30	32	6	<b>3 126</b>
May	1 942	865	2	0	5	<b>2 814</b>
June	1 791	800	4	42	2	<b>2 639</b>
July	1 768	682	9	0	1	<b>2 460</b>
August	1 765	757	12	2	11	<b>2 547</b>
September	1 814	1 062	5	0	6	<b>2 887</b>
October	1 802	729	8	0	3	<b>2 542</b>
November	1 647	744	13	0	9	<b>2 413</b>
December	1 343	875	3	10	0	<b>2 231</b>
<b>1999</b>						
January	1 116	409	4	0	43	<b>1 572</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	329	543	(b) 0	(b) 0	0	<b>872</b>
<b>1996-97</b>	429	782	0	22	0	<b>1 233</b>
<b>1997-98</b>	358	706	0	0	0	<b>1 064</b>
<b>1998</b>						
January	13	12	0	0	0	<b>25</b>
February	23	22	0	0	0	<b>45</b>
March	25	80	0	0	0	<b>105</b>
April	23	131	0	0	0	<b>154</b>
May	73	179	0	0	0	<b>252</b>
June	67	100	0	0	0	<b>167</b>
July	27	2	0	0	0	<b>29</b>
August	12	20	0	0	0	<b>32</b>
September	46	51	0	0	1	<b>98</b>
October	32	32	0	0	0	<b>64</b>
November	58	6	0	0	0	<b>64</b>
December	8	12	0	0	0	<b>20</b>
<b>1999</b>						
January	34	11	0	0	0	<b>45</b>
TOTAL (Number)						
<b>1995-96</b>	22 821	7 440	(b) 111	(b) 0	79	<b>30 451</b>
<b>1996-97</b>	23 533	9 288	60	173	32	<b>33 086</b>
<b>1997-98</b>	24 013	11 741	85	232	408	<b>36 479</b>
<b>1998</b>						
January	1 731	1 195	7	0	2	<b>2 935</b>
February	1 903	822	0	32	6	<b>2 763</b>
March	2 134	879	5	2	44	<b>3 064</b>
April	1 980	1 232	30	32	6	<b>3 280</b>
May	2 015	1 044	2	0	5	<b>3 066</b>
June	1 858	900	4	42	2	<b>2 806</b>
July	1 795	684	9	0	1	<b>2 489</b>
August	1 777	777	12	2	11	<b>2 579</b>
September	1 860	1 113	5	0	7	<b>2 985</b>
October	1 834	761	8	0	3	<b>2 606</b>
November	1 705	750	13	0	9	<b>2 477</b>
December	1 351	887	3	10	0	<b>2 251</b>
<b>1999</b>						
January	1 150	420	4	0	43	<b>1 617</b>

(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)								
<b>1995-96</b>	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
<b>1996-97</b>	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
<b>1997-98</b>	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
<b>1998</b>								
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
<b>1999</b>								
January	123.5	29.1	0.3	15.9	0.0	168.8	140.2	309.0
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
<b>1996-97</b>	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
<b>1997-98</b>	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
<b>1998</b>								
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
<b>1999</b>								
January	3.9	1.1	0.0	0.2	0.0	5.2	58.8	64.0
TOTAL (\$ million)								
<b>1995-96</b>	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
<b>1996-97</b>	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
<b>1997-98</b>	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
<b>1998</b>								
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
<b>1999</b>								
January	127.4	30.2	0.3	16.1	0.0	174.0	199.0	373.0

(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	New houses			Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total				
NUMBER OF DWELLING UNITS											
<b>1995-96</b>	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	<b>30 261</b>	
<b>1996-97</b>	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	<b>32 821</b>	
<b>1997-98</b>	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	<b>35 754</b>	
<b>1997</b>											
November	1 768	219	200	419	135	195	46	376	795	<b>2 563</b>	
December	1 694	390	372	762	142	100	110	352	1 114	<b>2 808</b>	
<b>1998</b>											
January	1 731	165	103	268	114	111	702	927	1 195	<b>2 926</b>	
February	1 903	114	312	426	40	263	93	396	822	<b>2 725</b>	
March	2 134	276	233	509	187	83	100	370	879	<b>3 013</b>	
April	1 980	246	390	636	126	59	411	596	1 232	<b>3 212</b>	
May	2 015	200	350	550	165	106	223	494	1 044	<b>3 059</b>	
June	1 858	182	428	610	118	133	39	290	900	<b>2 758</b>	
July	1 795	159	272	431	93	131	29	253	684	<b>2 479</b>	
August	1 777	149	366	515	110	132	20	262	777	<b>2 554</b>	
September	1 860	307	533	840	89	107	77	273	1 113	<b>2 973</b>	
October	1 834	175	345	520	43	70	128	241	761	<b>2 595</b>	
November	1 705	116	368	484	65	83	118	266	750	<b>2 455</b>	
December	1 351	153	236	389	288	132	78	498	887	<b>2 238</b>	
<b>1999</b>											
January	1 150	23	258	281	76	33	30	139	420	<b>1 570</b>	
VALUE (\$ million)											
<b>1995-96</b>	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	<b>2 891.5</b>	
<b>1996-97</b>	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	<b>3 191.8</b>	
<b>1997-98</b>	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	<b>3 608.0</b>	
<b>1997</b>											
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	<b>246.1</b>	
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	<b>255.0</b>	
<b>1998</b>											
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	<b>309.5</b>	
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	<b>280.8</b>	
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	<b>305.8</b>	
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	<b>341.4</b>	
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	<b>302.9</b>	
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	<b>269.5</b>	
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	<b>262.2</b>	
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	<b>252.9</b>	
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	<b>293.9</b>	
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	<b>265.9</b>	
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	<b>248.0</b>	
December	149.2	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	<b>214.4</b>	
<b>1999</b>											
January	127.4	1.7	19.7	21.4	4.6	2.0	2.3	8.8	30.2	<b>157.6</b>	

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	2 222.4	673.1	2 898.0	249.5	3 147.6	2 361.9	5 506.0
<b>1996-97</b>	2 412.5	779.2	3 191.6	270.2	3 461.9	2 244.0	5 705.8
<b>1997-98</b>	2 616.7	1 001.3	3 618.0	292.2	3 910.1	3 324.4	7 234.7
<b>1997</b>							
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	541.7	1 416.9
<b>1998</b>							
March	643.9	254.6	898.5	66.8	965.3	779.9	1 745.2
June	639.3	273.8	913.1	80.9	993.9	928.7	1 922.7
September	614.1	192.8	806.9	77.9	884.8	585.1	1 469.9
December	544.5	180.1	724.6	68.4	793.0	472.7	1 265.7
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
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
<b>1998</b>							
March	6.7	25.0	11.3	-1.3	10.3	44.0	23.2
June	-0.7	7.5	1.6	21.1	3.0	19.1	10.2
September	-3.9	-29.6	-11.6	-3.7	-11.0	-37.0	-23.6
December	-11.3	-6.6	-10.2	-12.2	-10.4	-19.2	-13.9

(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>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>1998</b>												
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
<b>1999</b>												
January	2	0.2	27	2.8	4	0.5	9	1.0	17	1.4	8	1.0
Value—\$200,000–\$499,999												
<b>1998</b>												
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
<b>1999</b>												
January	3	1.0	13	3.5	3	0.8	7	2.2	10	2.8	7	2.5
Value—\$500,000–\$999,999												
<b>1998</b>												
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
<b>1999</b>												
January	0	0.0	4	2.6	0	0.0	2	1.3	5	3.2	3	2.0
Value—\$1,000,000–\$4,999,999												
<b>1998</b>												
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
<b>1999</b>												
January	0	0.0	2	4.9	1	1.5	3	6.0	2	6.7	3	8.9
Value—\$5,000,000 and over												
<b>1998</b>												
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
<b>1999</b>												
January	2	45.4	1	55.5	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
<b>1995-96</b>	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
<b>1996-97</b>	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
<b>1997-98</b>	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
<b>1998</b>												
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
<b>1999</b>												
January	7	46.6	47	69.3	8	2.8	21	10.5	34	14.1	21	14.3

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	4	0.6	4	0.5	6	0.7	81	8.7
Value—\$200,000—\$499,999										
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	0	0.0	5	1.1	1	0.2	49	14.0
Value—\$500,000—\$999,999										
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	2	1.5	1	0.5	0	0.0	17	11.2
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	0	0.0	1	2.6	1	3.2	13	33.7
Value—\$5,000,000 and over										
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	0	0.0	0	0.0	1	30.5	4	131.4
Value—Total										
<b>1995-96</b>	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
<b>1996-97</b>	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
<b>1997-98</b>	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
<b>1998</b>										
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
<b>1999</b>										
January	0	0.0	6	2.1	11	4.7	9	34.6	164	199.0

## 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)											
<b>1995-96</b>	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	<b>1 807.9</b>
<b>1996-97</b>	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	<b>1 568.0</b>
<b>1997-98</b>	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	<b>1 821.9</b>
<b>1998</b>											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	<b>114.2</b>
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	<b>153.2</b>
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	<b>95.6</b>
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	<b>133.0</b>
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	<b>213.4</b>
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	<b>234.7</b>
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	<b>125.4</b>
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	<b>104.0</b>
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	<b>116.5</b>
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	<b>113.4</b>
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	<b>181.7</b>
December	8.4	21.7	11.7	10.2	15.5	5.5	0.3	4.7	5.4	0.5	<b>84.0</b>
<b>1999</b>											
January	46.6	68.4	2.3	4.9	10.8	3.4	0.0	1.7	1.5	0.5	<b>140.2</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	<b>518.1</b>
<b>1996-97</b>	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	<b>675.8</b>
<b>1997-98</b>	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	<b>1 550.5</b>
<b>1998</b>											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	<b>85.9</b>
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	<b>167.5</b>
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	<b>174.9</b>
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	<b>172.3</b>
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	<b>113.4</b>
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	<b>82.2</b>
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	<b>24.1</b>
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	<b>192.9</b>
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	<b>41.3</b>
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	<b>41.1</b>
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	<b>21.1</b>
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	<b>52.0</b>
<b>1999</b>											
January	0.0	0.9	0.5	5.6	3.3	10.9	0.0	0.4	3.2	34.1	<b>58.8</b>
TOTAL (\$ million)											
<b>1995-96</b>	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	<b>2 326.0</b>
<b>1996-97</b>	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	<b>2 244.1</b>
<b>1997-98</b>	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	<b>3 372.7</b>
<b>1998</b>											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	<b>200.1</b>
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	<b>320.7</b>
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	<b>270.5</b>
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	<b>305.4</b>
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	<b>326.8</b>
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	<b>316.9</b>
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	<b>149.5</b>
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	<b>296.9</b>
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	<b>157.8</b>
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	<b>154.5</b>
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	<b>202.7</b>
December	8.4	22.4	11.7	18.6	16.5	44.4	0.3	4.7	5.7	3.2	<b>136.0</b>
<b>1999</b>											
January	46.6	69.3	2.8	10.5	14.1	14.3	0.0	2.1	4.7	34.6	<b>199.0</b>



## 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
<b>PRIVATE SECTOR</b>									
<b>1996-97</b>	10 229	3 814	14 192	1 052 668	322 386	142 199	1 517 253	731 539	2 248 792
<b>1997-98</b>	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
<b>1998</b>									
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	770	290	1 064	86 601	28 117	13 708	128 426	72 561	200 986
August	719	426	1 156	83 534	26 549	9 953	120 036	52 512	172 548
September	715	660	1 379	78 836	44 207	14 361	137 404	44 086	181 490
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
<b>1999</b>									
January	448	183	674	49 217	13 481	8 340	71 037	51 262	122 299
<b>PUBLIC SECTOR</b>									
<b>1996-97</b>	148	494	642	12 838	35 658	138	48 633	307 566	356 199
<b>1997-98</b>	126	349	475	12 356	25 757	302	38 415	912 258	950 673
<b>1998</b>									
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
<b>1999</b>									
January	5	0	5	402	0	68	470	41 538	42 008
<b>TOTAL</b>									
<b>1996-97</b>	10 377	4 308	14 834	1 065 506	358 044	142 337	1 565 886	1 039 105	2 604 991
<b>1997-98</b>	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
<b>1998</b>									
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	770	290	1 064	86 601	28 117	13 851	128 568	83 276	211 845
August	722	444	1 177	83 775	27 837	9 953	121 565	227 143	348 707
September	728	660	1 392	80 169	44 207	14 767	139 143	53 162	192 304
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
<b>1999</b>									
January	453	183	679	49 619	13 481	8 407	71 507	92 800	164 306

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>QUEENSLAND</b>	<b>1 150</b>	<b>420</b>	<b>1 617</b>	<b>127 438</b>	<b>30 177</b>	<b>16 381</b>	<b>173 996</b>	<b>199 043</b>	<b>373 039</b>
<b>Brisbane and Moreton (SDs)</b>	<b>739</b>	<b>319</b>	<b>1 104</b>	<b>84 157</b>	<b>23 184</b>	<b>11 247</b>	<b>118 587</b>	<b>153 814</b>	<b>272 401</b>
Beaudesert (S)	23	0	24	2 356	0	313	2 670	456	3 126
Boonah (S)	1	0	1	148	0	0	148	0	148
Brisbane (C)	185	167	393	22 050	12 838	6 422	41 310	79 715	121 025
Caboolture (S)	52	0	52	4 946	0	619	5 565	665	6 230
Caloundra (C)	33	0	33	4 420	0	484	4 904	397	5 301
Esk (S)	1	0	1	74	0	44	118	0	118
Gatton (S)	5	0	5	448	0	0	448	0	448
Gold Coast (C)	140	118	261	16 642	8 573	1 223	26 438	58 466	84 904
Ipswich (C)	19	7	26	1 577	250	219	2 046	4 948	6 994
Kilcoy (S)	1	0	1	98	0	0	98	0	98
Laidley (S)	7	0	7	740	0	107	847	0	847
Logan (C)	29	0	29	2 615	0	94	2 709	950	3 659
Maroochy (S)	67	14	81	8 088	700	393	9 180	1 512	10 692
Noosa (S)	43	4	47	5 270	430	624	6 324	750	7 074
Pine Rivers (S)	51	0	52	5 583	0	294	5 876	682	6 558
Redcliffe (C)	9	9	18	1 201	393	190	1 784	203	1 987
Redland (S)	73	0	73	7 902	0	221	8 123	5 070	13 193
<b>Wide Bay-Burnett (SD)</b>	<b>92</b>	<b>6</b>	<b>98</b>	<b>8 090</b>	<b>397</b>	<b>496</b>	<b>8 983</b>	<b>4 244</b>	<b>13 227</b>
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	12	2	14	943	99	132	1 174	2 720	3 894
Burnett (S)	7	2	9	652	200	13	865	147	1 011
Cooloola (S)	14	0	14	1 234	0	113	1 348	254	1 602
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)	33	2	35	3 306	98	88	3 492	255	3 747
Isis (S)	2	0	2	180	0	0	180	165	345
Kilkivan (S)	2	0	2	120	0	0	120	0	120
Kingaroy (S)	0	0	0	0	0	23	23	517	540
Kolan (S)	2	0	2	158	0	0	158	0	158
Maryborough (C)	1	0	1	77	0	51	128	0	128
Miriam Vale (S)	6	0	6	539	0	0	539	0	539
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	6	0	6	296	0	32	328	0	328
Perry (S)	1	0	1	26	0	0	26	0	26
Tiaro (S)	2	0	2	85	0	46	131	186	317
Wondai (S)	1	0	1	117	0	0	117	0	117
Woocoo (S)	3	0	3	356	0	0	356	0	356
<b>Darling Downs (SD)</b>	<b>90</b>	<b>0</b>	<b>90</b>	<b>10 290</b>	<b>0</b>	<b>926</b>	<b>11 216</b>	<b>4 428</b>	<b>15 644</b>
Cambooya (S)	0	0	0	0	0	0	0	0	0
Chinchilla (S)	0	0	0	0	0	14	14	0	14
Clifton (S)	1	0	1	45	0	0	45	494	539
Crow's Nest (S)	6	0	6	785	0	61	846	0	846
Dalby (T)	1	0	1	120	0	0	120	0	120
Goondiwindi (T)	2	0	2	239	0	29	267	140	407
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	5	0	5	631	0	72	703	130	834
Millmerran (S)	1	0	1	122	0	20	142	0	142
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	1	0	1	69	0	0	69	0	69
Rosalie (S)	4	0	4	397	0	33	429	0	429
Stanthorpe (S)	5	0	5	500	0	66	566	0	566
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>Darling Downs (SD) continued</b>									
Toowoomba (C)	53	0	53	5 945	0	332	6 278	300	6 578
Waggamba (S)	4	0	4	751	0	0	751	0	751
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	7	0	7	686	0	301	986	3 364	4 350
<b>South West (SD)</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>1 135</b>	<b>0</b>	<b>180</b>	<b>1 315</b>	<b>449</b>	<b>1 763</b>
Balonne (S)	3	0	3	210	0	50	260	120	380
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	2	0	2	105	0	0	105	0	105
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	1	0	1	230	0	0	230	0	230
Murweh (S)	2	0	2	224	0	130	354	0	354
Paroo (S)	0	0	0	0	0	0	0	329	329
Quilpie (S)	2	0	2	191	0	0	191	0	191
Roma (T)	1	0	1	175	0	0	175	0	175
Warroo (S)	0	0	0	0	0	0	0	0	0
<b>Fitzroy (SD)</b>	<b>42</b>	<b>4</b>	<b>46</b>	<b>4 460</b>	<b>190</b>	<b>386</b>	<b>5 036</b>	<b>7 152</b>	<b>12 188</b>
Banana (S)	3	0	3	299	0	0	299	0	299
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	8	0	8	912	0	40	952	0	952
Duaringa (S)	0	0	0	0	0	50	50	0	50
Emerald (S)	4	0	4	490	0	22	512	4 728	5 240
Fitzroy (S)	1	0	1	100	0	0	100	0	100
Gladstone (C)	7	0	7	737	0	0	737	58	794
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	10	4	14	1 071	190	95	1 356	128	1 483
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	26	26	0	26
Rockhampton (C)	9	0	9	852	0	153	1 005	2 239	3 243
<b>Central West (SD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	0	0
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	0	0	0	0	0	0	0	0	0
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
<b>Mackay (SD)</b>	<b>36</b>	<b>9</b>	<b>45</b>	<b>3 531</b>	<b>876</b>	<b>842</b>	<b>5 249</b>	<b>945</b>	<b>6 194</b>
Belyando (S)	0	0	0	0	0	23	23	0	23
Broadsound (S)	0	0	0	0	0	0	0	0	0
Mackay (C)	19	9	28	1 900	876	545	3 320	311	3 632
Mirani (S)	4	0	4	345	0	0	345	120	465
Nebo (S)	2	0	2	297	0	10	307	0	307
Sarina (S)	4	0	4	408	0	70	477	214	691
Whitsunday (S)	7	0	7	582	0	194	777	300	1 077
<b>Northern (SD)</b>	<b>68</b>	<b>6</b>	<b>74</b>	<b>8 022</b>	<b>587</b>	<b>1 245</b>	<b>9 854</b>	<b>3 524</b>	<b>13 378</b>
Bowen (S)	1	0	1	203	0	39	242	0	242
Burdekin (S)	5	0	5	387	0	79	465	0	465
Charters Towers (C)	1	0	1	81	0	10	91	130	221
Dalrymple (S)	1	0	1	72	0	62	135	0	135
Hinchinbrook (S)	1	0	1	47	0	60	107	0	107
Thuringowa (C)	38	0	38	4 721	0	357	5 077	0	5 077
Townsville (C)	21	6	27	2 511	587	639	3 737	3 394	7 131

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

<b>Far North (SD)</b>	<b>67</b>	<b>74</b>	<b>142</b>	<b>7 222</b>	<b>4 793</b>	<b>1 028</b>	<b>13 043</b>	<b>24 118</b>	<b>37 161</b>
Atherton (S)	4	0	4	464	0	182	646	0	646
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	33	72	106	4 150	4 583	367	9 100	18 734	27 834
Cardwell (S)	3	0	3	229	0	95	324	0	324
Cook (S)	0	0	0	0	0	0	0	4 150	4 150
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	5	2	7	556	210	33	799	0	799
Eacham (S)	2	0	2	111	0	113	223	0	223
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	2	0	2	76	0	50	125	0	125
Johnstone (S)	8	0	8	695	0	117	812	198	1 010
Mareeba (S)	10	0	10	941	0	72	1 013	1 036	2 049
Torres (S)	0	0	0	0	0	0	0	0	0
<b>North West (SD)</b>	<b>5</b>	<b>2</b>	<b>7</b>	<b>532</b>	<b>151</b>	<b>30</b>	<b>713</b>	<b>370</b>	<b>1 083</b>
Burke (S)	3	0	3	320	0	0	320	70	390
Carpentaria (S)	1	0	1	92	0	0	92	0	92
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	2	3	120	151	30	301	0	301
Richmond (S)	0	0	0	0	0	0	0	300	300

## STATISTICAL DISTRICT

Sunshine Coast (QLD)	104	18	122	13 529	1 130	1 098	15 757	2 062	17 819
Bundaberg (QLD)	16	4	20	1 367	299	132	1 797	2 720	4 517
Rockhampton (QLD)	9	0	9	852	0	153	1 005	2 239	3 243
Gladstone (QLD)	14	0	14	1 603	0	10	1 613	58	1 671
Mackay (QLD)	17	9	26	1 747	876	516	3 138	311	3 449
Townsville (QLD)	52	6	58	6 471	587	769	7 827	3 394	11 221
Cairns (QLD)	33	72	106	4 150	4 583	342	9 075	18 734	27 809
Gold Coast-Tweed (QLD/NSW)	150	124	277	17 851	8 968	1 389	28 208	59 579	87 787

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

## EXPLANATORY NOTES

### TREND ESTIMATES

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

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

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 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 Activity, Building Work Done* (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)

# EXPLANATORY NOTES



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

**SYMBOLS AND OTHER USAGES**

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





## GLOSSARY

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

## GLOSSARY

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

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2873130001999  
ISSN 1031-198X

RRP \$17.00

*POST* Client Services, ABS, PO Box 10, Belconnen ACT 2616

*EMAIL* [client.services@abs.gov.au](mailto:client.services@abs.gov.au)

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Produced by the Australian Bureau of Statistics