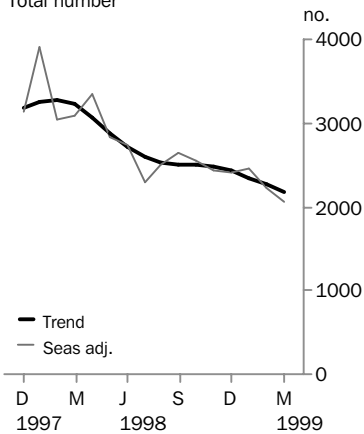


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) TUES 11 MAY 1999

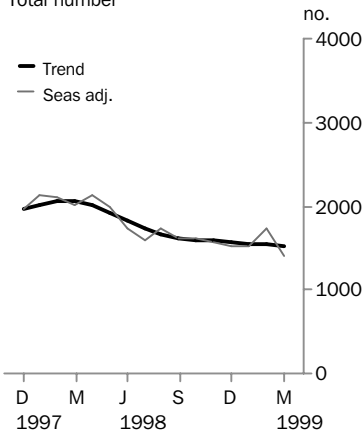
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

TREND ESTIMATES

		% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved	Mar 1999		
Private sector houses	1 532	-0.5	-25.7
Total dwelling units	2 175	-3.7	-32.4

SEASONALLY ADJUSTED

		% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved	Mar 1999		
Private sector houses	1 406	-19.0	-29.9
Total dwelling units	2 056	-7.3	-33.5

MARCH KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units has fallen by over 3% per month for the last three months to be 32.4% below the level of a year ago. Some caution needs to be exercised in assessing the situation because of some under-reporting (see DATA NOTES next page).
- The trend for private sector houses has resumed its decline. It has fallen by 2.4% over the last three months and 25.7% over the last year.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell by 7.3% in March and follows a fall of 9.8% in February.

ORIGINAL ESTIMATES

- There were 2,095 dwellings (1,574 houses, 521 other dwellings) approved in March, an increase of 75 dwellings or 3.7% on February.
- The value of new residential building increased by \$21.2 million (10.4%) to \$224.8 million. The Brisbane Statistical Division accounted for \$75.1 million (33.4%) of this total.
- The value of non-residential building increased by \$60.9 million to \$191.0 million.

- 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>
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Under-reporting - The Brisbane City Council has been unable to report all work done by private certifiers within its municipality area. Initially the significance of this was considered to be small however the level of under-reporting may now be more substantial with a change in the pattern of certification activity since December 1998. Until the council is able to fully implement its new systems extra caution should be exercised in assessing the Queensland situation. It is expected that reporting will be substantially improved over the next month or two. This will result in revisions to previous months' figures.

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period October 1998 to December 1998 was released 4 May 1999. Associated with this release was an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

There are no revisions this month.



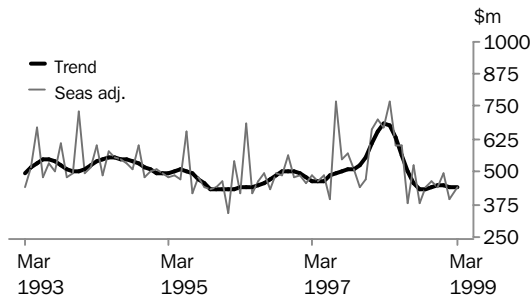
G. LEE
Acting Regional Director, Queensland



VALUE OF BUILDING APPROVED

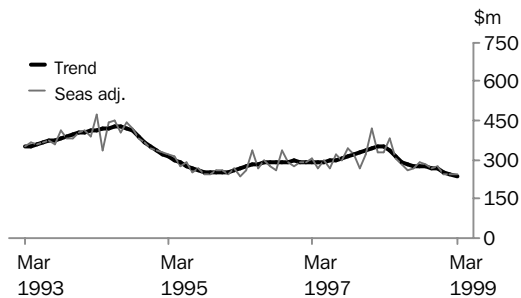
VALUE OF TOTAL BUILDING

The trend increased by 0.5% in March but is still 35.1% below the peak in March 1998. Some caution needs to be exercised in assessing the situation because of some under-reporting (see DATA NOTES page 2).



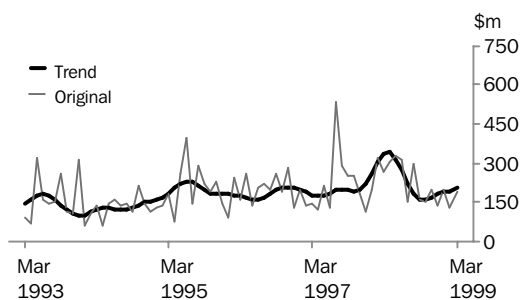
VALUE OF RESIDENTIAL BUILDING

Apart from a small increase in October 1998 the trend has declined over the year to be 31.3% below the level of March 1998.



VALUE OF NON-RESIDENTIAL BUILDING

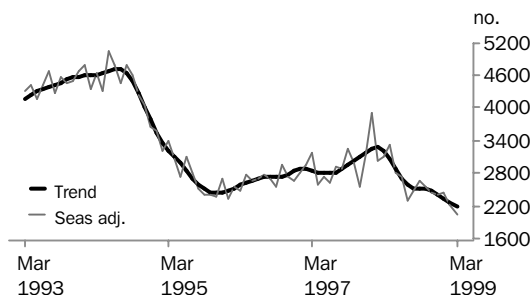
The trend has risen by 26.8% over the last five months.



DWELLINGS APPROVED

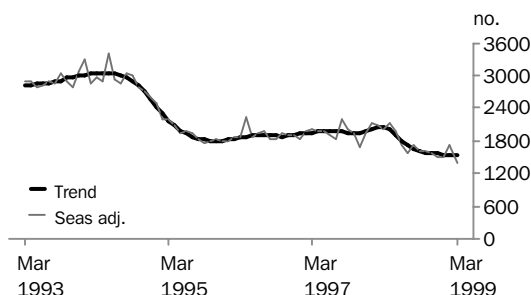
TOTAL DWELLING UNITS

The trend has fallen continuously over the last year to be 32.4% below the level of March 1998. In the period April to July 1998 the rate of decline was more than 4% per month. That decline slackened in the August to December 1998 period but has increased in the last three months to greater than 3% per month. Some caution needs to be exercised in assessing the situation because of some under-reporting (see DATA NOTES page 2).



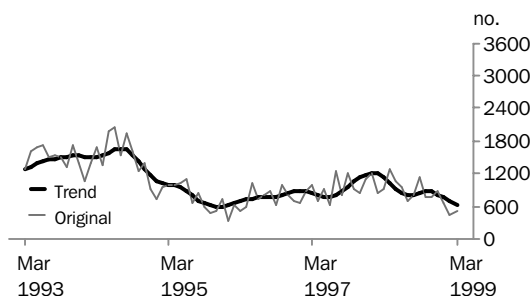
PRIVATE SECTOR HOUSES

The decline in trend has resumed with a decline of 2.4% over the last three months.



OTHER DWELLINGS

The decline has been greater than 7% per month for the last three months.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

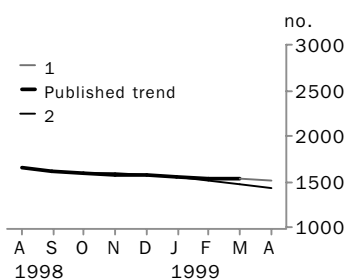
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

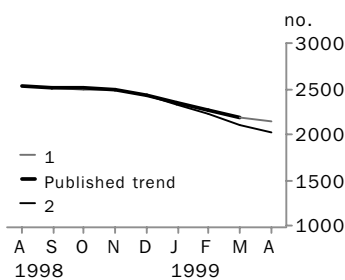
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Mar 1999</i>		2 <i>falls by 6% on Mar 1999</i>	
	no.	% change	no.	% change	no.	% change
November 1998	1 581	-0.5	1 580	-0.5	1 586	-0.3
December 1998	1 569	-0.8	1 569	-0.7	1 572	-0.9
January 1999	1 555	-0.9	1 554	-1.0	1 546	-1.6
February 1999	1 540	-0.9	1 538	-1.0	1 514	-2.1
March 1999	1 532	-0.5	1 523	-1.0	1 478	-2.4
April 1999	n.y.a.	n.y.a.	1 506	-1.1	1 438	-2.7

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Mar 1999</i>		2 <i>falls by 7% on Mar 1999</i>	
	no.	% change	no.	% change	no.	% change
November 1998	2 482	-0.7	2 482	-0.7	2 492	-0.5
December 1998	2 425	-2.3	2 425	-2.3	2 430	-2.5
January 1999	2 345	-3.3	2 343	-3.4	2 330	-4.1
February 1999	2 258	-3.7	2 263	-3.4	2 220	-4.7
March 1999	2 175	-3.7	2 192	-3.1	2 111	-4.9
April 1999	n.y.a.	n.y.a.	2 140	-2.4	2 017	-4.4

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						
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
1999						
January	1 154	1 188	639	650	1 793	1 838
February	1 553	1 573	416	447	1 969	2 020
March	1 533	1 574	435	521	1 968	2 095
SEASONALLY ADJUSTED						
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
1999						
January	1 509	1 551	n.a.	n.a.	2 399	2 457
February	1 736	1 754	n.a.	n.a.	2 171	2 217
March	1 406	1 448	n.a.	n.a.	1 921	2 056
TREND ESTIMATES						
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	1 728	1 776	745	814	2 473	2 590
August	1 657	1 703	774	825	2 431	2 528
September	1 610	1 653	813	848	2 424	2 502
October	1 590	1 629	847	872	2 436	2 501
November	1 581	1 617	841	865	2 422	2 482
December	1 569	1 602	797	823	2 366	2 425
1999						
January	1 555	1 586	727	759	2 282	2 345
February	1 540	1 571	647	687	2 188	2 258
March	1 532	1 561	566	614	2 098	2 175

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)						
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
1999						
January	-14.3	-12.3	-27.8	-27.5	-19.6	-18.3
February	34.6	32.4	-34.9	-31.2	9.8	9.9
March	-1.3	0.1	4.6	16.6	-0.1	3.7
SEASONALLY ADJUSTED (% change from preceding month)						
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
1999						
January	-0.5	1.2	n.a.	n.a.	0.6	1.6
February	15.0	13.1	n.a.	n.a.	-9.5	-9.8
March	-19.0	-17.4	n.a.	n.a.	-11.5	-7.3
TREND ESTIMATES (% change from preceding month)						
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	-4.9	-4.7	-1.8	-3.3	-4.0	-4.3
August	-4.2	-4.1	3.9	1.4	-1.7	-2.4
September	-2.8	-2.9	5.1	2.8	-0.3	-1.1
October	-1.3	-1.5	4.1	2.8	0.5	0.0
November	-0.5	-0.7	-0.7	-0.8	-0.6	-0.7
December	-0.8	-0.9	-5.3	-4.9	-2.3	-2.3
1999						
January	-0.9	-1.0	-8.7	-7.8	-3.5	-3.3
February	-0.9	-1.0	-11.0	-9.4	-4.1	-3.7
March	-0.5	-0.6	-12.6	-10.7	-4.1	-3.7

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					
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
1999					
January	172.1	16.4	188.5	202.8	391.2
February	203.6	18.6	222.2	130.1	352.3
March	224.8	20.7	245.6	191.0	436.6
SEASONALLY ADJUSTED					
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
1999					
January	221.1	23.9	245.0	n.a.	498.2
February	220.7	22.1	242.8	n.a.	396.0
March	221.5	19.9	241.4	n.a.	440.8
TREND ESTIMATES					
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	221.8	502.8
August	251.7	23.7	275.4	183.2	458.6
September	250.4	23.0	273.4	163.1	436.5
October	251.1	22.6	273.6	161.0	434.7
November	248.8	22.4	271.3	170.7	441.9
December	242.0	22.4	264.4	182.3	446.7
1999					
January	233.9	22.1	256.0	190.5	446.5
February	226.3	21.7	248.0	194.4	442.4
March	219.1	21.2	240.3	204.2	444.6

(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)					
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
1999					
January	-19.7	-10.4	-19.0	49.1	6.1
February	18.3	13.4	17.9	-35.8	-9.9
March	10.4	11.3	10.5	46.8	23.9
SEASONALLY ADJUSTED (% change from preceding month)					
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
1999					
January	-13.7	12.7	-11.7	n.a.	13.7
February	-0.2	-7.5	-0.9	n.a.	-20.5
March	0.4	-10.0	-0.6	n.a.	11.3
TREND ESTIMATES (% change from preceding month)					
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	-18.6	-11.1
August	-1.8	-4.0	-2.0	-17.4	-8.8
September	-0.5	-3.0	-0.7	-11.0	-4.8
October	0.3	-1.7	0.1	-1.3	-0.4
November	-0.9	-0.9	-0.8	6.0	1.7
December	-2.7	0.0	-2.5	6.8	1.1
1999					
January	-3.3	-1.3	-3.2	4.5	0.0
February	-3.2	-1.8	-3.1	2.0	-0.9
March	-3.2	-2.3	-3.1	5.0	0.5

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-1997	23 104	8 506	60	151	32	31 853
1997-1998	23 655	11 035	85	232	408	35 415
1998						
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
1999						
January	1 154	592	4	0	43	1 793
February	1 551	407	5	2	4	1 969
March	1 531	429	5	0	3	1 968
PUBLIC SECTOR (Number)						
1995-1996	329	543	(b) 0	(b) 0	0	872
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998						
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
1999						
January	34	11	0	0	0	45
February	20	31	0	0	0	51
March	41	85	0	0	1	127
TOTAL (Number)						
1995-1996	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-1997	23 533	9 288	60	173	32	33 086
1997-1998	24 013	11 741	85	232	408	36 479
1998						
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
1999						
January	1 188	603	4	0	43	1 838
February	1 571	438	5	2	4	2 020
March	1 572	514	5	0	4	2 095

(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)								
1995-1996	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-1997	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-1998	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1998								
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
1999								
January	126.3	40.7	0.3	15.9	0.0	183.3	144.0	327.2
February	165.9	32.2	0.4	17.9	0.1	216.5	103.7	320.2
March	179.0	34.3	0.3	20.3	0.0	233.9	124.9	358.8
PUBLIC SECTOR (\$ million)								
1995-1996	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
1996-1997	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-1998	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1998								
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
1999								
January	3.9	1.1	0.0	0.2	0.0	5.2	58.8	64.0
February	3.0	2.5	0.0	0.2	0.0	5.7	26.4	32.1
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.7
TOTAL (\$ million)								
1995-1996	2 227.1	664.3	1.6	(b) 241.3	0.0 (b) 0.0	3 141.5	2 326.0	5 467.4
1996-1997	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-1998	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1998								
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
1999								
January	130.2	41.9	0.3	16.1	0.0	188.5	202.8	391.2
February	169.0	34.6	0.4	18.1	0.1	222.2	130.1	352.3
March	183.7	41.2	0.3	20.4	0.0	245.6	191.0	436.6

(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											
1995-1996	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261	
1996-1997	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821	
1997-1998	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754	
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	
1999											
January	1 188	41	400	441	76	56	30	162	603	1 791	
February	1 571	70	139	209	100	105	24	229	438	2 009	
March	1 572	158	209	367	84	63	0	147	514	2 086	
VALUE (\$ million)											
1995-1996	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5	
1996-1997	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8	
1997-1998	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0	
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	
1999											
January	130.2	2.5	28.5	31.0	4.6	4.0	2.3	10.9	41.9	172.1	
February	169.0	4.5	12.4	16.9	7.9	7.5	2.3	17.8	34.6	203.6	
March	183.7	11.6	19.3	30.9	6.6	3.7	0.0	10.3	41.2	224.8	

(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)							
1995-1996	2 222.4	673.1	2 898.0	249.5	3 147.6	2 361.9	5 506.0
1996-1997	2 412.5	779.2	3 191.6	270.2	3 461.9	2 244.0	5 705.8
1997-1998	2 616.7	1 001.3	3 618.0	292.2	3 910.1	3 324.4	7 234.7
1997							
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
1998							
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)							
1997							
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	44.0	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												
1999												
January	2	0.2	27	2.8	6	0.8	9	1.0	17	1.4	8	1.0
February	6	0.5	52	4.8	12	1.2	16	1.6	15	1.7	9	0.9
March	4	0.4	46	3.8	17	1.9	16	1.4	25	2.2	6	0.5
Value—\$200,000–\$499,999												
1999												
January	3	1.0	13	3.5	3	0.8	7	2.2	10	2.8	7	2.5
February	0	0.0	13	4.2	7	2.2	8	2.7	9	2.8	1	0.3
March	1	0.2	7	1.9	9	3.0	5	1.5	10	2.5	6	1.9
Value—\$500,000–\$999,999												
1999												
January	0	0.0	4	2.6	0	0.0	2	1.3	5	3.2	3	2.0
February	2	1.5	3	1.7	0	0.0	1	0.8	6	3.6	0	0.0
March	3	2.3	8	5.9	2	1.3	3	1.8	2	1.4	3	2.1
Value—\$1,000,000–\$4,999,999												
1999												
January	1	3.3	2	4.9	1	1.5	3	6.0	2	6.7	3	8.9
February	2	2.6	1	1.5	4	8.7	2	3.1	4	10.4	3	7.6
March	1	1.0	3	7.5	2	2.6	1	1.4	3	5.5	2	3.4
Value—\$5,000,000 and over												
1999												
January	2	45.4	1	55.5	0	0.0	0	0.0	0	0.0	0	0.0
February	2	18.0	2	20.9	0	0.0	0	0.0	0	0.0	0	0.0
March	2	13.7	0	0.0	1	20.0	1	8.9	1	20.0	1	23.0
Value—Total												
1995-1996	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-1997	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-1998	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1999												
January	8	49.9	47	69.3	10	3.0	21	10.5	34	14.1	21	14.3
February	12	22.5	71	33.1	23	12.2	27	8.1	34	18.4	13	8.9
March	11	17.6	64	19.2	31	28.8	26	15.1	41	31.5	18	31.0

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										
1999										
January	0	0.0	4	0.6	4	0.5	6	0.7	83	9.0
February	2	0.3	2	0.2	6	0.5	12	1.0	132	12.7
March	1	0.1	1	0.1	8	0.8	10	1.0	134	12.3
Value—\$200,000—\$499,999										
1999										
January	0	0.0	0	0.0	6	1.3	1	0.2	50	14.2
February	2	0.9	3	1.0	0	0.0	3	1.1	46	15.2
March	1	0.3	4	1.2	2	0.7	2	0.7	47	14.0
Value—\$500,000—\$999,999										
1999										
January	0	0.0	2	1.5	1	0.5	0	0.0	17	11.2
February	0	0.0	3	2.1	1	0.6	1	0.5	17	10.7
March	0	0.0	2	1.7	2	1.3	1	0.7	26	18.5
Value—\$1,000,000—\$4,999,999										
1999										
January	0	0.0	0	0.0	1	2.6	1	3.2	14	37.0
February	0	0.0	2	2.5	2	5.4	2	3.1	22	44.9
March	0	0.0	1	1.0	0	0.0	4	13.2	17	35.6
Value—\$5,000,000 and over										
1999										
January	0	0.0	0	0.0	0	0.0	1	30.5	4	131.4
February	0	0.0	0	0.0	1	7.8	0	0.0	5	46.6
March	0	0.0	1	25.0	0	0.0	0	0.0	7	110.7
Value—Total										
1995-1996	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-1997	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-1998	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1999										
January	0	0.0	6	2.1	12	4.9	9	34.6	168	202.8
February	4	1.1	10	5.8	10	14.2	18	5.8	222	130.1
March	2	0.4	9	29.0	12	2.8	17	15.6	231	191.0

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)											
1995-1996	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-1997	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-1998	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1998											
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
1999											
January	49.9	68.4	2.5	4.9	10.8	3.4	0.0	1.7	1.7	0.5	144.0
February	22.5	32.9	11.6	5.5	11.7	1.0	1.1	3.6	10.5	3.2	103.7
March	17.6	19.1	8.8	14.5	31.1	4.8	0.4	26.4	1.6	0.6	124.9
PUBLIC SECTOR (\$ million)											
1995-1996	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-1997	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-1998	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1998											
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
1999											
January	0.0	0.9	0.5	5.6	3.3	10.9	0.0	0.4	3.2	34.1	58.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.0	66.1
TOTAL (\$ million)											
1995-1996	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-1997	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-1998	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1998											
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
1999											
January	49.9	69.3	3.0	10.5	14.1	14.3	0.0	2.1	4.9	34.6	202.8
February	22.5	33.1	12.2	8.1	18.4	8.9	1.1	5.8	14.2	5.8	130.1
March	17.6	19.2	28.8	15.1	31.5	31.0	0.4	29.0	2.8	15.6	191.0

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-1997	10 229	3 814	14 192	1 052 668	322 386	142 199	1 517 253	731 539	2 248 792
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998									
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
1999									
January	448	183	674	49 217	13 481	8 340	71 037	51 492	122 529
February	624	180	804	63 729	13 981	8 728	86 437	33 104	119 541
March	527	134	662	59 131	11 702	8 935	79 768	81 024	160 792
PUBLIC SECTOR									
1996-1997	148	494	642	12 838	35 658	138	48 633	307 566	356 199
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998									
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
1999									
January	5	0	5	402	0	68	470	41 538	42 008
February	1	2	3	140	222	66	428	10 840	11 267
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
TOTAL									
1996-1997	10 377	4 308	14 834	1 065 506	358 044	142 337	1 565 886	1 039 105	2 604 991
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998									
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
1999									
January	453	183	679	49 619	13 481	8 407	71 507	93 030	164 536
February	625	182	807	63 869	14 203	8 793	86 865	43 943	130 808
March	544	164	709	61 008	14 112	8 935	84 056	111 402	195 457

(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	1 572	514	2 095	183 686	41 163	20 741	245 590	191 010	436 600
Brisbane and Moreton (SDs)	1 014	409	1 427	119 326	34 067	13 669	167 062	124 723	291 785
Beaudesert (S)	52	2	55	5 692	140	306	6 138	0	6 138
Boonah (S)	2	0	2	285	0	72	357	0	357
Brisbane (C)	139	153	292	15 913	13 383	6 070	35 366	77 752	113 118
Caboolture (S)	58	2	60	5 945	143	321	6 409	1 153	7 562
Caloundra (C)	73	0	73	8 352	0	717	9 069	401	9 470
Esk (S)	12	0	12	1 226	0	11	1 237	0	1 237
Gatton (S)	1	2	3	138	264	43	445	363	808
Gold Coast (C)	285	172	459	35 577	13 819	2 005	51 401	11 999	63 400
Ipswich (C)	33	2	35	3 526	237	468	4 231	24 701	28 932
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	2	0	2	152	0	97	249	100	349
Logan (C)	38	0	38	3 817	0	185	4 002	2 328	6 330
Maroochy (S)	68	49	118	7 601	4 349	1 235	13 185	1 333	14 518
Noosa (S)	54	27	81	7 060	1 732	539	9 331	3 282	12 613
Pine Rivers (S)	83	0	83	10 146	0	567	10 713	805	11 518
Redcliffe (C)	9	0	9	730	0	116	846	321	1 167
Redland (S)	105	0	105	13 166	0	917	14 083	185	14 268
Wide Bay-Burnett (SD)	146	15	161	14 421	1 111	1 187	16 719	2 979	19 698
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	8	2	10	1 038	99	137	1 274	1 363	2 637
Burnett (S)	45	5	50	5 163	485	373	6 021	107	6 128
Cooloola (S)	16	0	16	1 331	0	100	1 431	198	1 629
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	10	10	0	10
Hervey Bay (C)	43	6	49	4 275	409	274	4 958	355	5 313
Isis (S)	2	0	2	232	0	57	289	0	289
Kilkivan (S)	1	0	1	162	0	0	162	0	162
Kingaroy (S)	6	2	8	638	118	126	882	764	1 646
Kolan (S)	5	0	5	298	0	60	358	72	430
Maryborough (C)	0	0	0	0	0	0	0	0	0
Miriam Vale (S)	5	0	5	426	0	10	436	60	496
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	60	60
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	4	0	4	144	0	40	184	0	184
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	9	0	9	527	0	0	527	0	527
Wondai (S)	1	0	1	92	0	0	92	0	92
Woocoo (S)	1	0	1	95	0	0	95	0	95
Darling Downs (SD)	101	18	121	10 993	1 263	1 057	13 313	8 498	21 811
Cambooya (S)	2	0	2	274	0	11	285	0	285
Chinchilla (S)	1	0	1	100	0	35	135	0	135
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	18	0	18	1 854	0	38	1 892	0	1 892
Dalby (T)	2	0	2	239	0	19	258	980	1 238
Goondiwindi (T)	1	0	1	180	0	0	180	0	180
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	19	0	19	2 241	0	82	2 323	1 273	3 596
Millmerran (S)	1	0	1	61	0	0	61	0	61
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	2	0	2	204	0	0	204	0	204
Rosalie (S)	6	0	6	630	0	115	745	0	745
Stanthorpe (S)	5	0	5	557	0	86	643	299	942
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	1	8	9	65	628	0	693	0	693

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)	37	4	43	4 073	280	544	4 897	4 079	8 976
Waggamba (S)	0	0	0	0	0	0	0	153	153
Wambo (S)	2	0	2	237	0	46	283	0	283
Warwick (S)	4	6	10	278	355	81	714	1 714	2 428
South West (SD)	6	0	6	718	0	121	839	2 031	2 870
Balonne (S)	4	0	4	477	0	121	598	150	748
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)	0	0	0	0	0	0	0	1 266	1 266
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	2	0	2	241	0	0	241	615	856
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	74	30	104	9 683	1 695	819	12 197	11 440	23 637
Banana (S)	2	0	2	214	0	27	241	4 300	4 541
Bauhinia (S)	2	0	2	390	0	0	390	0	390
Calliope (S)	13	0	13	1 664	0	35	1 699	0	1 699
Duarina (S)	1	0	1	50	0	26	76	51	127
Emerald (S)	6	0	6	783	0	67	850	0	850
Fitzroy (S)	3	0	3	263	0	29	292	50	342
Gladstone (C)	27	0	27	3 021	0	136	3 157	4 590	7 747
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	6	2	8	1 008	95	302	1 405	93	1 498
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	14	28	42	2 290	1 600	197	4 087	2 356	6 443
Central West (SD)	1	0	1	133	0	0	133	0	133
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)	1	0	1	133	0	0	133	0	133
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	55	12	67	7 267	908	549	8 724	11 669	20 393
Belyando (S)	0	0	0	0	0	0	0	0	0
Broadsound (S)	0	0	0	0	0	93	93	0	93
Mackay (C)	36	2	38	4 480	147	251	4 878	2 337	7 215
Mirani (S)	0	0	0	0	0	0	0	0	0
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	4	0	4	542	0	138	680	92	772
Whitsunday (S)	15	10	25	2 245	761	67	3 073	9 240	12 313
Northern (SD)	90	6	97	11 157	309	1 303	12 769	21 336	34 105
Bowen (S)	2	0	2	238	0	15	253	100	353
Burdekin (S)	4	0	5	563	0	253	816	51	867
Charters Towers (C)	1	0	1	123	0	60	183	59	242
Dalrymple (S)	0	0	0	0	0	16	16	152	168
Hinchinbrook (S)	4	6	10	390	309	164	863	75	938
Thuringowa (C)	42	0	42	4 952	0	171	5 123	50	5 173
Townsville (C)	37	0	37	4 891	0	624	5 515	20 849	26 364

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other 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>
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LOCAL GOVERNMENT AREAS

Far North (SD)	78	22	101	9 092	1 559	1 902	12 553	7 181	19 734
Atherton (S)	6	0	6	567	0	443	1 010	0	1 010
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	44	16	60	5 079	984	444	6 507	2 951	9 458
Cardwell (S)	5	0	5	442	0	182	624	80	704
Cook (S)	1	0	1	71	0	74	145	150	295
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	5	0	5	995	0	470	1 465	300	1 765
Eacham (S)	5	0	5	494	0	25	519	0	519
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	1	0	1	130	0	55	185	0	185
Johnstone (S)	5	6	11	452	575	81	1 108	0	1 108
Mareeba (S)	6	0	6	862	0	128	990	0	990
Torres (S)	0	0	1	0	0	0	0	3 700	3 700
North West (SD)	7	2	10	896	251	134	1 281	1 153	2 434
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	1	0	1	78	0	0	78	0	78
Cloncurry (S)	1	0	2	74	0	0	74	583	657
Flinders (S)	0	0	0	0	0	13	13	0	13
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)	4	2	6	677	251	121	1 049	570	1 619
Richmond (S)	1	0	1	67	0	0	67	0	67

STATISTICAL DISTRICT

Sunshine Coast (QLD)	144	76	220	17 429	6 081	1 609	25 119	2 333	27 452
Bundaberg (QLD)	41	7	48	4 992	584	418	5 994	1 363	7 357
Rockhampton (QLD)	16	28	44	2 471	1 600	214	4 285	2 406	6 691
Gladstone (QLD)	39	0	39	4 536	0	161	4 697	4 590	9 287
Mackay (QLD)	30	2	32	3 965	147	226	4 338	947	5 285
Townsville (QLD)	73	0	73	9 360	0	743	10 103	20 899	31 002
Cairns (QLD)	43	16	59	5 050	984	367	6 401	2 951	9 352
Gold Coast-Tweed (QLD/NSW)	287	173	462	36 385	14 013	1 806	52 204	8 232	60 436

(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

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.

OPTIONAL PAGES MARKER

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VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

FEBRUARY QUARTER 1999

Changes in the original series of value of building approvals in the February Quarter 1999 in chain volume measures are summarised below.

ORIGINAL

<i>Nov Qtr 1998 to Feb Qtr 1999 % change</i>	<i>Feb Qtr 1998 to Feb Qtr 1999 % change</i>
--	--

New residential building	~KF~	~KF~
Alterations and additions to residential buildings		
Non residential building		

Total building

Commentary text goes here.

Commentary text goes here.

Commentary text goes here.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)

SUMMARY OF 1998 – 1999 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in 1998–1999 and the percentage movements between 1997–1998 and 1998–1999 are summarised below:

DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1998–1999	~KF~				
% change 1997–1998 to 1998–1999	~KF~				

Commentary text goes here.

VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1997–1998 and 1998–1999 are summarised below:

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1998–1999	~KF~					
% change 1997–1998 to 1998–1999	~KF~					

Commentary text goes here.

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

EMAIL client.services@abs.gov.au

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