

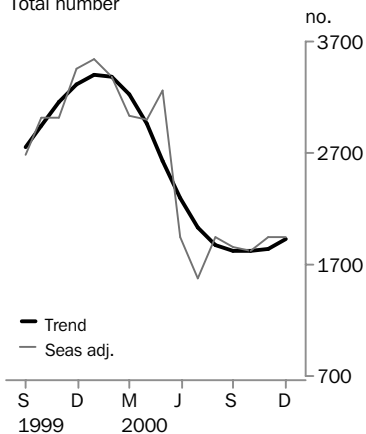


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 FEB 2001

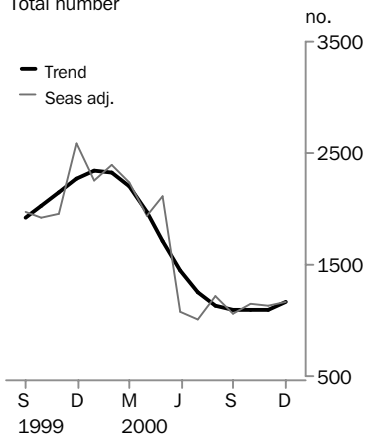
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

	Oct 2000	Nov 2000	Dec 2000
Dwelling units approved			
Original	1 866	2 178	1 620
Seasonally adjusted	1 819	1 953	1 951
Trend	1 825	1 846	1 932

	% change Sep 2000 to Oct 2000	% change Oct 2000 to Nov 2000	% change Nov 2000 to Dec 2000
Dwelling units approved			
Original	-6.1	16.7	-25.6
Seasonally adjusted	-2.5	7.4	-0.1
Trend	0.1	1.2	4.6

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimates for total dwellings approved has increased for the last three months to 1,932 in December 2000. This estimate is still 43.2% below that of the series high in January 2000 of 3,400.
- The trend for private sector house approvals reached a lowpoint of 1,096 dwellings in October 2000 after falling for nine consecutive months. It has increased by 5.8% in the two months since to be 1,160 in December 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved fell 2.5% in October and 0.1% in December 2000, but increased by 7.4% in November 2000.
- The seasonally adjusted estimates for private sector houses increased in October 2000 (by 8.1%), fell slightly in November (1.4%) and increased again in December (2.4%).

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved in the December quarter 2000 (5,664) was 1.4% down on the previous quarter.
- The total value of building work approved in the December quarter 2000 was \$1,548.9 million. This represents a return to the levels recorded in the first two quarters of the year and is primarily due to increases in the non-residential sector.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536, or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2001	11 May 2001
June 2001	7 August 2001



CHANGES IN THIS ISSUE

The Explanatory Notes (pages 21-24) have been updated to include more information about building approval values, including the treatment of the Goods and Service Tax (GST).



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

Revisions to data for the months of December 1999, January, February, April, June and September 2000 have been made in this issue. These have resulted in additional dwellings for December 1999 (151), January (56), February (46), April (141) and September 2000 (3) and 37 fewer dwellings for June 2000 when compared with the previous issue.

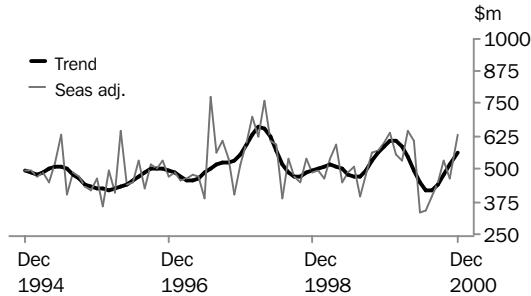


B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

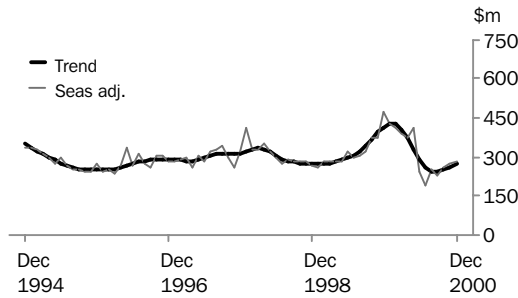
VALUE OF TOTAL BUILDING

The trend for the value of total building has risen for the last four consecutive months to \$566.8 million, which is within 6.8% of the peak set in February 2000.



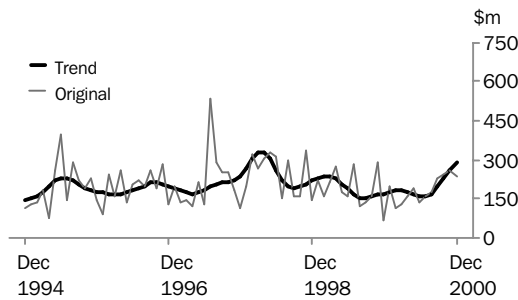
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building has increased 13.9% from the series low in September 2000.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has continued to show strong growth for the last six months.



SUMMARY OF 2000 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 1999 and 2000 calendar years and the percentage movements between 1999 and 2000 for Queensland are summarised below.

	1999	2000	1999 to 2000
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	31 545	28 780	-8.8
Alterations and additions to residential buildings	44	61	38.6
Conversions	100	157	57.0
Non-residential building	125	20	-84.0
Total dwelling units	31 814	29 018	-8.8

The total number of dwelling units approved in the 2000 calendar year (29,018 dwellings) fell 8.8% compared to the previous year (31,814 dwellings).

VALUE OF BUILDING APPROVED

The value of building approved in the 1999 and 2000 calendar years and the percentage movements between 1999 and 2000 for Queensland are summarised below.

	1999	2000	1999 to 2000
	<i>\$m</i>	<i>\$m</i>	<i>% change</i>
New residential building	3 540.7	3 383.4	-4.4
Alterations and additions creating dwellings to residential building	3.7	4.5	21.2
Alterations and additions not creating dwellings to residential building	301.6	345.6	14.6
Conversions	9.7	8.5	-12.4
Non-residential building	2 271.1	2 247.1	-1.1
Total building	6 126.7	5 989.0	-2.2

The total value of building approved for the 2000 calendar year was \$5,989.0 million, a fall of 2.2% on the previous year.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

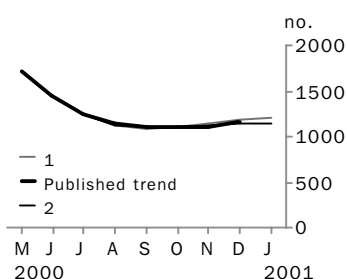
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

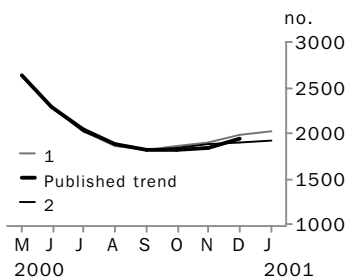
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 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 Dec 2000</i>		2 <i>falls by 6% on Dec 2000</i>	
	no.	% change	no.	% change	no.	% change
August 2000	1 136	-8.9	1 120	-9.5	1 124	-9.4
September 2000	1 098	-3.3	1 091	-2.6	1 093	-2.7
October 2000	1 096	-0.2	1 111	1.8	1 105	1.1
November 2000	1 104	0.7	1 141	2.8	1 122	1.6
December 2000	1 160	5.0	1 177	3.1	1 141	1.7
January 2001	n.y.a.	n.y.a.	1 195	1.6	1 141	0.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Dec 2000</i>		2 <i>falls by 7% on Dec 2000</i>	
	no.	% change	no.	% change	no.	% change
August 2000	1 884	-7.5	1 862	-8.0	1 871	-7.8
September 2000	1 824	-3.2	1 814	-2.6	1 818	-2.8
October 2000	1 825	0.1	1 847	1.8	1 836	1.0
November 2000	1 846	1.2	1 906	3.2	1 869	1.8
December 2000	1 932	4.6	1 971	3.4	1 902	1.8
January 2001	n.y.a.	n.y.a.	2 022	2.6	1 918	0.8

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						
1999						
October	2 009	2 038	984	990	2 993	3 028
November	2 048	2 085	1 078	1 089	3 126	3 174
December	2 205	2 224	828	882	3 033	3 106
2000						
January	1 768	1 802	863	883	2 631	2 685
February	2 374	2 410	856	874	3 230	3 284
March	2 467	2 483	749	769	3 216	3 252
April	1 796	1 798	1 010	1 045	2 806	2 843
May	2 290	2 342	1 163	1 210	3 453	3 552
June	1 073	1 118	723	906	1 796	2 024
July	977	997	503	518	1 480	1 515
August	1 344	1 358	847	853	2 191	2 211
September	1 161	1 184	801	804	1 962	1 988
October	1 228	1 248	607	618	1 835	1 866
November	1 268	1 271	891	907	2 159	2 178
December	920	937	644	683	1 564	1 620
SEASONALLY ADJUSTED						
1999						
October	1 923	1 954	n.a.	n.a.	2 976	3 013
November	1 952	1 982	n.a.	n.a.	2 979	3 020
December	2 589	2 633	n.a.	n.a.	3 351	3 449
2000						
January	2 250	2 286	n.a.	n.a.	3 484	3 540
February	2 399	2 432	n.a.	n.a.	3 333	3 384
March	2 239	2 258	n.a.	n.a.	3 001	3 040
April	1 935	1 937	n.a.	n.a.	2 957	2 994
May	2 117	2 181	n.a.	n.a.	3 149	3 260
June	1 078	1 101	n.a.	n.a.	1 738	1 944
July	1 009	1 045	n.a.	n.a.	1 526	1 577
August	1 211	1 242	n.a.	n.a.	1 901	1 938
September	1 068	1 084	n.a.	n.a.	1 847	1 866
October	1 155	1 174	n.a.	n.a.	1 789	1 819
November	1 139	1 142	n.a.	n.a.	1 934	1 953
December	1 166	1 210	n.a.	n.a.	1 868	1 951
TREND ESTIMATES						
1999						
October	2 032	2 065	877	888	2 909	2 953
November	2 154	2 187	951	961	3 105	3 148
December	2 271	2 304	988	1 003	3 259	3 307
2000						
January	2 346	2 378	1 000	1 022	3 346	3 400
February	2 329	2 359	991	1 020	3 320	3 379
March	2 204	2 233	952	993	3 156	3 226
April	1 980	2 009	897	951	2 877	2 960
May	1 705	1 736	829	891	2 534	2 627
June	1 442	1 473	759	821	2 201	2 294
July	1 247	1 277	708	760	1 955	2 037
August	1 136	1 163	685	721	1 821	1 884
September	1 098	1 121	681	703	1 779	1 824
October	1 096	1 117	695	708	1 791	1 825
November	1 104	1 124	712	722	1 816	1 846
December	1 160	1 182	742	750	1 902	1 932

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)						
1999						
October	-13.5	-14.0	38.0	36.7	-1.4	-2.2
November	1.9	2.3	9.6	10.0	4.4	4.8
December	7.7	6.7	-23.2	-19.0	-3.0	-2.1
2000						
January	-19.8	-19.0	4.2	0.1	-13.3	-13.6
February	34.3	33.7	-0.8	-1.0	22.8	22.3
March	3.9	3.0	-12.5	-12.0	-0.4	-1.0
April	-27.2	-27.6	34.8	35.9	-12.7	-12.6
May	27.5	30.3	15.1	15.8	23.1	24.9
June	-53.1	-52.3	-37.8	-25.1	-48.0	-43.0
July	-8.9	-10.8	-30.4	-42.8	-17.6	-25.1
August	37.6	36.2	68.4	64.7	48.0	45.9
September	-13.6	-12.8	-5.4	-5.7	-10.5	-10.1
October	5.8	5.4	-24.2	-23.1	-6.5	-6.1
November	3.3	1.8	46.8	46.8	17.7	16.7
December	-27.4	-26.3	-27.7	-24.7	-27.6	-25.6
SEASONALLY ADJUSTED (% change from preceding month)						
1999						
October	-2.8	-2.8	n.a.	n.a.	12.5	12.1
November	1.5	1.4	n.a.	n.a.	0.1	0.2
December	32.6	32.8	n.a.	n.a.	12.5	14.2
2000						
January	-13.1	-13.2	n.a.	n.a.	4.0	2.6
February	6.6	6.4	n.a.	n.a.	-4.3	-4.4
March	-6.6	-7.2	n.a.	n.a.	-10.0	-10.2
April	-13.6	-14.2	n.a.	n.a.	-1.5	-1.5
May	9.4	12.6	n.a.	n.a.	6.5	8.9
June	-49.1	-49.5	n.a.	n.a.	-44.8	-40.4
July	-6.4	-5.1	n.a.	n.a.	-12.2	-18.9
August	20.0	18.9	n.a.	n.a.	24.6	22.9
September	-11.8	-12.7	n.a.	n.a.	-2.8	-3.7
October	8.1	8.3	n.a.	n.a.	-3.1	-2.5
November	-1.4	-2.7	n.a.	n.a.	8.1	7.4
December	2.4	6.0	n.a.	n.a.	-3.4	-0.1
TREND ESTIMATES (% change from preceding month)						
1999						
October	5.8	5.8	13.7	11.6	8.1	7.5
November	6.0	5.9	8.4	8.2	6.7	6.6
December	5.4	5.3	3.9	4.4	5.0	5.1
2000						
January	3.3	3.2	1.2	1.9	2.7	2.8
February	-0.7	-0.8	-0.9	-0.2	-0.8	-0.6
March	-5.4	-5.3	-3.9	-2.6	-4.9	-4.5
April	-10.1	-10.0	-5.8	-4.2	-8.8	-8.3
May	-13.9	-13.6	-7.6	-6.3	-11.9	-11.2
June	-15.4	-15.1	-8.4	-7.9	-13.1	-12.7
July	-13.5	-13.3	-6.7	-7.4	-11.2	-11.2
August	-8.9	-8.9	-3.2	-5.1	-6.9	-7.5
September	-3.3	-3.6	-0.6	-2.5	-2.3	-3.2
October	-0.2	-0.4	2.1	0.7	0.7	0.1
November	0.7	0.6	2.4	2.0	1.4	1.2
December	5.0	5.2	4.2	3.9	4.7	4.6

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1999					
October	356.9	34.3	391.2	157.9	549.1
November	365.5	32.1	397.6	290.2	687.8
December	377.8	28.8	406.6	72.0	478.6
2000					
January	300.9	21.4	322.3	198.9	521.2
February	374.3	29.1	403.4	113.9	517.3
March	372.6	41.4	414.0	129.4	543.4
April	340.4	24.9	365.4	162.7	528.0
May	411.6	45.9	457.5	194.0	651.5
June	213.6	26.1	239.6	136.4	376.0
July	169.6	20.0	189.6	163.6	353.1
August	254.5	28.2	282.7	177.7	460.4
September	229.6	33.2	262.8	226.4	489.2
October	243.1	28.9	272.0	242.1	514.2
November	268.3	36.8	305.1	263.2	568.3
December	204.8	22.6	227.4	238.9	466.4
SEASONALLY ADJUSTED					
1999					
October	347.6	30.2	377.9	n.a.	562.3
November	344.2	28.5	372.7	n.a.	567.9
December	435.8	35.6	471.4	n.a.	600.1
2000					
January	396.3	28.7	425.0	n.a.	643.8
February	385.5	29.6	415.1	n.a.	558.1
March	350.9	40.4	391.3	n.a.	530.0
April	347.4	27.9	375.3	n.a.	647.0
May	372.1	44.0	416.2	n.a.	610.6
June	218.3	27.3	245.6	n.a.	334.1
July	174.1	19.3	193.3	n.a.	341.3
August	229.5	26.1	255.6	n.a.	398.0
September	205.4	27.8	233.2	n.a.	452.0
October	234.3	24.5	258.8	n.a.	532.4
November	241.7	34.6	276.3	n.a.	463.5
December	252.2	28.7	280.8	n.a.	629.0
TREND ESTIMATES					
1999					
October	341.1	29.3	370.4	159.7	530.1
November	365.8	30.4	396.1	165.3	561.4
December	385.6	31.3	416.9	171.2	588.1
2000					
January	396.5	32.5	429.0	178.1	607.1
February	392.1	33.7	425.8	182.6	608.3
March	371.6	34.2	405.9	180.9	586.8
April	338.1	33.7	371.8	174.4	546.2
May	298.2	32.0	330.2	166.2	496.4
June	259.8	29.5	289.4	158.5	447.9
July	232.0	27.4	259.4	158.9	418.3
August	217.6	26.2	243.8	171.9	415.8
September	216.0	26.4	242.4	196.3	438.7
October	222.2	27.4	249.6	227.6	477.1
November	230.6	28.4	259.0	259.4	518.4
December	245.9	30.3	276.2	290.6	566.8

(a) Refer to Explanatory Notes paragraph 18.

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)					
1999					
October	2.8	9.2	3.3	12.5	5.8
November	2.4	-6.4	1.6	83.8	25.3
December	3.4	-10.3	2.3	-75.2	-30.4
2000					
January	-20.4	-25.7	-20.7	176.3	8.9
February	24.4	36.0	25.2	-42.7	-0.7
March	-0.5	42.3	2.6	13.6	5.0
April	-8.6	-39.9	-11.7	25.7	-2.8
May	20.9	84.3	25.2	19.2	23.4
June	-48.1	-43.1	-47.6	-29.7	-42.3
July	-20.6	-23.4	-20.9	19.9	-6.1
August	50.1	41.0	49.1	8.6	30.4
September	-9.8	17.7	-7.0	27.4	6.3
October	5.9	-13.0	3.5	6.9	5.1
November	10.4	27.3	12.2	8.7	10.5
December	-23.7	-38.6	-25.5	-9.2	-17.9
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
October	17.9	12.3	17.5	n.a.	17.1
November	-1.0	-5.6	-1.4	n.a.	1.0
December	26.6	24.9	26.5	n.a.	5.7
2000					
January	-9.1	-19.4	-9.8	n.a.	7.3
February	-2.7	3.1	-2.3	n.a.	-13.3
March	-9.0	36.5	-5.7	n.a.	-5.0
April	-1.0	-30.9	-4.1	n.a.	22.1
May	7.1	57.7	10.9	n.a.	-5.6
June	-41.3	-38.0	-41.0	n.a.	-45.3
July	-20.2	-29.3	-21.3	n.a.	2.2
August	31.8	35.2	32.2	n.a.	16.6
September	-10.5	6.5	-8.8	n.a.	13.6
October	14.1	-11.9	11.0	n.a.	17.8
November	3.2	41.2	6.8	n.a.	-12.9
December	4.3	-17.1	1.6	n.a.	35.7
TREND ESTIMATES (% change from preceding month)					
1999					
October	8.4	5.8	8.1	3.6	6.7
November	7.2	3.8	6.9	3.5	5.9
December	5.4	3.0	5.3	3.6	4.8
2000					
January	2.8	3.8	2.9	4.0	3.2
February	-1.1	3.7	-0.7	2.5	0.2
March	-5.2	1.5	-4.7	-0.9	-3.5
April	-9.0	-1.5	-8.4	-3.6	-6.9
May	-11.8	-5.0	-11.2	-4.7	-9.1
June	-12.9	-7.8	-12.4	-4.6	-9.8
July	-10.7	-7.1	-10.4	0.3	-6.6
August	-6.2	-4.4	-6.0	8.2	-0.6
September	-0.7	0.8	-0.6	14.2	5.5
October	2.9	3.8	3.0	15.9	8.8
November	3.8	3.6	3.8	14.0	8.7
December	6.6	6.7	6.6	12.0	9.3

(a) Refer to Explanatory Notes paragraph 18.

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)						
1997-1998	23 655	11 035	85	232	408	35 415
1998-1999	20 799	8 095	71	15	118	29 098
1999-2000	23 937	10 078	50	133	50	34 248
1999						
December	2 204	822	4	1	2	3 033
2000						
January	1 768	856	5	0	2	2 631
February	2 373	854	2	0	1	3 230
March	2 465	722	6	21	2	3 216
April	1 793	1 006	4	2	1	2 806
May	2 290	1 153	7	0	3	3 453
June	1 072	703	3	13	5	1 796
July	976	499	2	1	2	1 480
August	1 342	842	6	1	0	2 191
September	1 159	686	3	114	0	1 962
October	1 222	594	15	2	2	1 835
November	1 268	883	7	0	1	2 159
December	918	642	1	3	0	1 564
PUBLIC SECTOR (Number)						
1997-1998	358	706	0	0	0	1 064
1998-1999	514	736	0	0	2	1 252
1999-2000	349	431	0	0	1	781
1999						
December	19	54	0	0	0	73
2000						
January	34	20	0	0	0	54
February	36	18	0	0	0	54
March	16	20	0	0	0	36
April	2	35	0	0	0	37
May	52	46	0	0	1	99
June	45	183	0	0	0	228
July	20	15	0	0	0	35
August	14	6	0	0	0	20
September	23	3	0	0	0	26
October	20	11	0	0	0	31
November	3	16	0	0	0	19
December	17	39	0	0	0	56
TOTAL (Number)						
1997-1998	24 013	11 741	85	232	408	36 479
1998-1999	21 313	8 831	71	15	120	30 350
1999-2000	24 286	10 509	50	133	51	35 029
1999						
December	2 223	876	4	1	2	3 106
2000						
January	1 802	876	5	0	2	2 685
February	2 409	872	2	0	1	3 284
March	2 481	742	6	21	2	3 252
April	1 795	1 041	4	2	1	2 843
May	2 342	1 199	7	0	4	3 552
June	1 117	886	3	13	5	2 024
July	996	514	2	1	2	1 515
August	1 356	848	6	1	0	2 211
September	1 182	689	3	114	0	1 988
October	1 242	605	15	2	2	1 866
November	1 271	899	7	0	1	2 178
December	935	681	1	3	0	1 620

(a) See Glossary for definition.

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)								
1997-1998	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1998-1999	2 345.4	658.4	5.0	263.9	0.5	3 273.1	1 792.8	5 065.7
1999-2000	2 933.9	1 004.3	3.7	332.1	14.3	4 288.0	1 326.6	5 615.2
1999								
December	279.2	91.7	1.1	25.5	0.0	397.6	65.7	463.4
2000								
January	215.8	79.6	0.3	21.0	0.0	316.6	90.6	407.2
February	296.4	71.6	0.1	24.9	0.3	393.3	88.9	482.3
March	303.9	65.1	0.5	36.9	3.9	410.2	105.3	515.5
April	215.7	120.9	0.2	20.5	0.0	357.2	103.5	460.7
May	279.2	119.0	0.4	41.7	0.2	440.5	129.2	569.8
June	132.7	54.6	0.1	24.6	0.3	212.3	120.7	333.0
July	123.7	40.9	0.1	19.0	0.1	183.7	153.9	337.6
August	166.4	85.6	0.5	26.3	0.0	278.7	126.8	405.6
September	146.5	80.0	0.1	28.4	3.5	258.4	179.3	437.7
October	156.9	81.9	1.1	27.6	0.0	267.5	190.8	458.3
November	171.2	95.9	1.0	35.5	0.0	303.6	155.4	459.1
December	125.3	72.8	0.0	20.8	0.1	219.0	102.0	321.1
PUBLIC SECTOR (\$ million)								
1997-1998	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1998-1999	59.8	59.2	0.0	14.8	0.0	134.0	656.0	789.8
1999-2000	48.7	42.1	0.0	18.4	0.0	109.3	674.7	783.9
1999								
December	2.2	4.7	0.0	2.1	0.0	9.0	6.3	15.3
2000								
January	3.9	1.7	0.0	0.1	0.0	5.7	108.2	114.0
February	4.6	1.6	0.0	3.8	0.0	10.1	25.0	35.0
March	1.9	1.7	0.0	0.2	0.0	3.8	24.1	27.8
April	0.3	3.7	0.0	4.2	0.0	8.2	59.2	67.4
May	9.5	3.9	0.0	3.6	0.0	16.9	64.8	81.7
June	7.1	19.2	0.0	1.0	0.0	27.3	15.7	43.0
July	3.3	1.8	0.0	0.8	0.0	5.9	9.6	15.5
August	1.8	0.6	0.0	1.5	0.0	3.9	50.9	54.9
September	2.9	0.3	0.0	1.2	0.0	4.4	47.1	51.5
October	2.9	1.4	0.0	0.3	0.0	4.5	51.3	55.9
November	0.2	1.1	0.0	0.2	0.0	1.5	107.8	109.2
December	2.4	4.3	0.0	1.7	0.0	8.4	136.9	145.3
TOTAL (\$ million)								
1997-1998	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1998-1999	2 405.3	717.6	5.0	278.9	0.5	3 407.1	2 448.7	5 855.9
1999-2000	2 982.3	1 046.7	3.7	350.5	14.3	4 397.5	2 001.5	6 398.8
1999								
December	281.4	96.5	1.1	27.6	0.0	406.6	72.0	478.6
2000								
January	219.7	81.3	0.3	21.1	0.0	322.3	198.9	521.2
February	301.0	73.3	0.1	28.7	0.3	403.4	113.9	517.3
March	305.8	66.8	0.5	37.0	3.9	414.0	129.4	543.4
April	215.9	124.5	0.2	24.8	0.0	365.4	162.7	528.0
May	288.6	122.9	0.4	45.2	0.2	457.5	194.0	651.5
June	139.8	73.8	0.1	25.7	0.3	239.6	136.4	376.0
July	127.0	42.6	0.1	19.8	0.1	189.6	163.6	353.1
August	168.2	86.2	0.5	27.8	0.0	282.7	177.7	460.4
September	149.3	80.3	0.1	29.5	3.5	262.8	226.4	489.2
October	159.8	83.3	1.1	27.8	0.0	272.0	242.1	514.2
November	171.4	96.9	1.0	35.7	0.0	305.1	263.2	568.3
December	127.7	77.1	0.0	22.5	0.1	227.4	238.9	466.4

(a) See Glossary for definition.

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										
1997-1998	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1998-1999	21 313	1 800	3 460	5 260	1 521	1 071	979	3 571	8 831	30 144
1999-2000	24 286	1 856	3 090	4 946	1 874	1 456	2 233	5 563	10 509	34 795
1999										
October	2 037	79	404	483	59	151	292	502	985	3 022
November	2 083	110	282	392	184	151	357	692	1 084	3 167
December	2 223	128	253	381	171	131	193	495	876	3 099
2000										
January	1 802	146	391	537	92	93	154	339	876	2 678
February	2 409	116	322	438	181	155	98	434	872	3 281
March	2 481	278	112	390	140	127	85	352	742	3 223
April	1 795	264	219	483	170	94	294	558	1 041	2 836
May	2 342	160	217	377	248	192	382	822	1 199	3 541
June	1 117	244	145	389	292	78	127	497	886	2 003
July	996	191	115	306	40	68	100	208	514	1 510
August	1 356	177	177	354	59	123	312	494	848	2 204
September	1 182	150	148	298	20	128	243	391	689	1 871
October	1 242	53	215	268	76	46	215	337	605	1 847
November	1 271	160	251	411	54	133	301	488	899	2 170
December	935	76	219	295	56	90	240	386	681	1 616
VALUE (\$ million)										
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
1998-1999	2 405.3	122.9	269.0	391.5	116.5	91.4	118.2	325.8	717.6	3 122.8
1999-2000	2 982.3	135.5	273.2	408.8	159.9	146.5	331.6	637.8	1 046.7	4 029.0
1999										
October	245.6	6.2	33.5	39.7	6.3	13.8	51.5	71.5	111.3	356.9
November	250.1	8.8	26.1	34.9	13.5	14.8	52.1	80.5	115.4	365.5
December	281.4	10.9	25.9	36.8	14.9	12.7	32.1	59.7	96.5	377.8
2000										
January	219.7	14.3	36.5	50.9	6.4	7.4	16.6	30.4	81.3	300.9
February	301.0	10.3	23.9	34.1	13.6	16.6	8.9	39.1	73.3	374.3
March	305.8	17.5	9.8	27.4	12.8	16.0	10.7	39.4	66.8	372.6
April	215.9	16.6	20.3	36.9	18.6	7.8	61.3	87.6	124.5	340.4
May	288.6	11.9	18.4	30.3	21.2	20.3	51.1	92.6	122.9	411.6
June	139.8	15.9	11.4	27.3	25.1	7.3	14.1	46.5	73.8	213.6
July	127.0	12.8	10.7	23.5	3.6	6.7	8.8	19.1	42.6	169.6
August	168.2	11.7	19.6	31.3	7.8	10.3	36.8	54.9	86.2	254.5
September	149.3	9.3	16.9	26.1	1.5	11.0	41.7	54.2	80.3	229.6
October	159.8	3.8	18.9	22.7	20.2	3.6	36.7	60.6	83.3	243.1
November	171.4	11.4	23.2	34.6	5.0	14.3	43.1	62.4	96.9	268.3
December	127.7	6.1	20.3	26.4	5.4	6.9	38.5	50.8	77.1	204.8

(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)							
1997-1998	2 608.2	1 045.0	3 648.4	291.2	3 939.3	3 439.6	7 375.8
1998-1999	2 405.3	717.6	3 122.9	284.2	3 407.0	2 448.7	5 855.7
1999-2000	2 886.2	988.9	3 875.2	356.2	4 231.4	1 973.6	6 204.9
1999							
June	643.6	180.8	824.6	70.5	895.1	605.8	1 501.3
September	723.3	176.4	899.7	83.2	983.0	537.6	1 520.5
December	762.6	312.7	1 075.3	93.4	1 168.7	511.3	1 680.0
2000							
March	794.4	207.1	1 001.5	88.4	1 089.9	436.3	1 526.2
June	605.9	292.7	898.7	91.2	989.8	488.4	1 478.2
September	382.7	185.2	567.8	70.0	637.9	563.7	1 201.5
ORIGINAL (% change from preceding quarter)							
1999							
June	17.0	26.1	18.8	9.5	18.1	2.2	11.1
September	12.4	-2.4	9.1	18.0	9.8	-11.3	1.3
December	5.4	77.3	19.5	12.3	18.9	-4.9	10.5
2000							
March	4.2	-33.8	-6.9	-5.4	-6.7	-14.7	-9.2
June	-23.7	41.3	-10.3	3.2	-9.2	11.9	-3.1
September	-36.8	-36.7	-36.8	-23.2	-35.6	15.4	-18.7

(a) Reference year for chain volume measures is 1998-99.
Refer to Explanatory Notes paragraph 26-27.

(b) Refer to Explanatory Notes paragraph 18.

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												
2000												
October	3	0.2	62	5.6	8	0.9	38	3.6	27	2.9	7	0.7
November	8	0.7	96	8.4	10	1.1	39	3.9	28	2.8	13	1.3
December	6	0.6	46	4.6	15	1.3	24	2.4	15	1.5	13	1.3
Value—\$200,000—\$499,999												
2000												
October	0	0.0	15	4.1	6	1.8	17	4.8	20	6.8	7	2.4
November	0	0.0	18	5.5	6	1.9	19	5.7	22	6.8	9	3.3
December	0	0.0	14	4.9	7	2.2	11	3.0	12	3.5	11	3.7
Value—\$500,000—\$999,999												
2000												
October	0	0.0	6	4.4	4	2.6	4	3.0	4	2.1	5	3.1
November	0	0.0	4	2.7	2	1.3	8	5.6	2	1.2	3	2.1
December	3	2.5	4	2.2	5	3.7	2	1.6	10	7.2	2	1.3
Value—\$1,000,000—\$4,999,999												
2000												
October	2	2.6	2	3.5	2	4.8	4	10.3	3	4.5	6	13.9
November	1	3.2	4	8.1	6	14.2	3	4.5	11	23.5	5	7.2
December	5	7.6	3	5.8	3	7.9	2	3.5	4	8.9	7	18.1
Value—\$5,000,000 and over												
2000												
October	0	0.0	0	0.0	1	23.0	1	60.0	0	0.0	2	21.0
November	0	0.0	0	0.0	0	0.0	0	0.0	2	24.3	3	23.1
December	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1	2	94.3
Value—Total												
1997-1998	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1998-1999	143	264.1	971	577.3	293	193.9	426	249.4	516	284.6	212	206.9
1999-2000	167	132.0	1 009	300.5	271	130.0	490	212.4	580	298.1	207	201.6
2000												
October	5	2.8	85	17.5	21	33.1	64	81.6	54	16.2	27	41.2
November	9	3.9	122	24.8	24	18.5	69	19.7	65	58.7	33	36.9
December	14	10.7	67	17.6	30	15.0	39	10.5	42	27.2	35	118.7

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
2000										
October	3	0.2	6	0.8	8	0.8	8	0.7	170	16.3
November	3	0.3	5	0.5	18	1.9	7	0.5	227	21.5
December	0	0.0	6	0.6	3	0.2	12	1.2	140	13.6
Value—\$200,000—\$499,999										
2000										
October	1	0.2	3	0.9	4	1.3	2	0.7	75	23.0
November	1	0.2	2	0.7	7	1.7	0	0.0	84	25.8
December	1	0.3	2	0.5	5	1.3	0	0.0	63	19.5
Value—\$500,000—\$999,999										
2000										
October	0	0.0	3	2.2	2	1.6	3	2.4	31	21.3
November	2	1.2	2	1.5	1	0.5	2	1.3	26	17.4
December	0	0.0	1	0.5	1	0.6	3	1.7	31	21.2
Value—\$1,000,000—\$4,999,999										
2000										
October	0	0.0	0	0.0	1	1.2	2	4.4	22	45.1
November	1	1.1	1	2.1	2	6.1	2	4.0	36	74.0
December	0	0.0	1	2.3	2	4.0	3	7.3	30	65.3
Value—\$5,000,000 and over										
2000										
October	0	0.0	2	27.1	1	5.3	0	0.0	7	136.4
November	0	0.0	2	53.9	2	23.2	0	0.0	9	124.5
December	0	0.0	1	12.9	0	0.0	1	6.0	5	119.3
Value—Total										
1997-1998	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1998-1999	34	12.9	118	357.4	178	167.5	175	134.0	3 066	2 448.7
1999-2000	36	22.4	98	215.3	184	102.0	177	387.2	3 219	2 001.5
2000										
October	4	0.5	14	30.9	16	10.2	15	8.2	305	242.1
November	7	2.8	12	58.7	30	33.4	11	5.7	382	263.2
December	1	0.3	11	16.8	11	6.1	19	16.1	269	238.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
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
1998-1999	264.1	570.2	164.0	197.8	246.6	67.1	12.3	136.2	105.1	29.2	1 792.8
1999-2000	130.8	297.8	128.2	168.6	258.8	68.9	22.0	129.5	86.4	35.7	1 326.6
1999											
December	8.5	15.8	12.0	11.5	7.9	2.5	0.7	2.0	3.8	1.1	65.7
2000											
January	12.0	15.5	5.9	15.2	20.0	12.4	2.9	2.6	2.6	1.5	90.6
February	5.9	22.8	6.7	10.1	23.8	0.4	2.1	8.8	8.0	0.2	88.9
March	0.8	27.4	17.9	9.7	24.3	5.6	2.0	6.8	6.5	4.5	105.3
April	3.0	18.3	17.6	26.8	16.2	1.9	4.5	1.0	11.4	2.8	103.5
May	16.8	20.2	7.6	17.1	42.8	11.4	0.2	2.1	9.4	1.5	129.2
June	20.6	30.7	4.6	8.1	37.9	8.0	2.5	3.6	2.5	2.2	120.7
July	23.2	54.2	3.8	26.8	23.7	5.1	0.0	0.9	11.2	5.0	153.9
August	11.5	26.8	14.5	26.0	26.8	3.0	1.9	5.0	10.2	1.1	126.8
September	23.2	54.0	7.6	21.1	42.1	7.3	3.7	2.7	15.6	2.0	179.3
October	2.8	17.3	32.7	79.8	13.3	29.6	0.5	2.2	7.7	4.9	190.8
November	3.9	24.5	18.2	18.2	48.7	12.5	2.8	2.7	18.2	5.6	155.4
December	8.0	17.6	10.2	9.5	27.0	10.5	0.3	3.3	5.6	10.0	102.0
PUBLIC SECTOR (\$ million)											
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
1998-1999	0.0	7.5	29.9	51.9	38.3	139.5	0.6	221.1	62.6	104.8	656.0
1999-2000	1.4	2.6	2.0	43.8	39.3	132.7	0.4	85.6	15.9	351.5	674.7
1999											
December	0.7	0.1	0.0	0.1	1.7	1.6	0.0	0.0	0.1	2.1	6.3
2000											
January	0.0	0.0	0.4	5.3	5.6	9.5	0.0	73.9	0.4	13.2	108.2
February	0.2	0.0	0.2	6.1	1.7	9.0	0.0	0.4	0.7	6.6	25.0
March	0.0	0.5	0.0	2.5	1.1	0.7	0.0	2.4	0.9	16.0	24.1
April	0.1	0.1	0.7	5.1	0.3	11.2	0.0	2.9	0.6	38.4	59.2
May	0.4	0.1	0.3	4.5	15.1	39.0	0.4	0.0	1.9	3.2	64.8
June	0.0	0.1	0.0	3.0	0.6	10.8	0.0	0.3	0.7	0.2	15.7
July	0.0	0.4	0.3	2.5	0.8	0.0	0.0	3.7	1.2	0.7	9.6
August	0.0	0.0	0.6	7.7	12.3	20.0	0.0	6.0	1.6	2.8	50.9
September	0.0	0.1	0.1	0.5	0.5	6.7	0.0	38.2	0.4	0.6	47.1
October	0.0	0.2	0.3	1.9	3.0	11.5	0.0	28.7	2.5	3.3	51.3
November	0.0	0.3	0.3	1.5	10.0	24.4	0.0	56.0	15.2	0.1	107.8
December	2.7	0.0	4.8	1.0	0.2	108.2	0.0	13.5	0.4	6.1	136.9
TOTAL (\$ million)											
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
1998-1999	264.1	577.3	193.9	249.4	284.6	206.9	12.9	357.4	167.5	134.0	2 448.7
1999-2000	132.0	300.5	130.0	212.4	298.1	201.6	22.4	215.3	102.0	387.2	2 001.5
1999											
December	9.1	15.9	12.0	11.6	9.6	4.2	0.7	2.0	3.8	3.2	72.0
2000											
January	12.0	15.5	6.3	20.4	25.5	22.0	2.9	76.6	3.0	14.8	198.9
February	6.1	22.8	6.9	16.2	25.5	9.5	2.1	9.2	8.8	6.8	113.9
March	0.8	27.9	17.9	12.1	25.3	6.3	2.0	9.2	7.3	20.5	129.4
April	3.0	18.4	18.2	31.9	16.5	13.0	4.5	3.9	12.0	41.1	162.7
May	17.2	20.3	7.9	21.6	58.0	50.4	0.6	2.1	11.2	4.7	194.0
June	20.6	30.8	4.6	11.1	38.6	18.8	2.5	3.9	3.1	2.4	136.4
July	23.2	54.6	4.1	29.3	24.5	5.1	0.0	4.7	12.5	5.6	163.6
August	11.5	26.8	15.1	33.8	39.0	23.0	1.9	11.0	11.7	3.9	177.7
September	23.2	54.1	7.7	21.6	42.6	14.0	3.7	40.9	16.0	2.7	226.4
October	2.8	17.5	33.1	81.6	16.2	41.2	0.5	30.9	10.2	8.2	242.1
November	3.9	24.8	18.5	19.7	58.7	36.9	2.8	58.7	33.4	5.7	263.2
December	10.7	17.6	15.0	10.5	27.2	118.7	0.3	16.8	6.1	16.1	238.9

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1998-1999	8 938	4 093	13 129	990 746	314 145	138 873	1 443 763	917 327	2 361 090
1999-2000	10 285	4 655	14 973	1 267 098	444 499	179 826	1 891 421	640 917	2 532 338
1999									
December	891	365	1 258	118 712	43 090	12 980	174 781	22 894	197 676
2000									
January	850	504	1 357	106 034	45 457	13 469	164 960	54 297	219 256
February	1 007	465	1 473	125 113	35 595	13 407	174 114	38 681	212 796
March	1 034	341	1 378	126 479	31 333	18 219	176 030	34 491	210 521
April	867	549	1 418	104 692	55 820	10 459	170 971	67 994	238 964
May	957	491	1 451	116 114	44 996	25 213	186 324	74 006	260 329
June	453	225	690	56 770	15 727	13 237	85 734	59 553	145 286
July	447	200	649	55 277	20 843	9 325	85 445	79 743	165 188
August	663	456	1 120	78 199	41 730	13 111	133 040	70 582	203 622
September	545	386	1 046	66 104	53 412	19 034	138 549	121 716	260 265
October	537	297	845	68 694	41 032	14 336	124 062	152 577	276 639
November	630	469	1 102	85 133	43 955	19 882	148 969	97 680	246 649
December	397	216	614	53 780	24 071	11 726	89 577	46 914	136 490
PUBLIC SECTOR									
1998-1999	150	323	473	13 481	24 202	6 382	44 065	362 106	406 171
1999-2000	101	170	271	11 402	16 412	13 561	41 375	259 927	301 303
1999									
December	11	8	19	1 063	853	2 025	3 941	2 220	6 161
2000									
January	16	4	20	1 726	349	0	2 075	80 902	82 977
February	12	8	20	1 328	779	3 105	5 211	9 340	14 551
March	5	20	25	424	1 680	124	2 228	17 742	19 969
April	0	12	12	0	1 532	4 247	5 779	50 197	55 976
May	4	6	10	523	617	1 831	2 971	46 727	49 698
June	19	100	119	2 875	9 362	1 028	13 265	5 269	18 535
July	3	4	7	333	478	0	811	3 284	4 095
August	1	6	7	97	619	781	1 496	34 640	36 136
September	1	0	1	55	0	1 161	1 216	7 667	8 883
October	4	3	7	424	439	148	1 011	6 985	7 995
November	3	16	19	218	1 071	178	1 467	59 727	61 194
December	9	31	40	1 124	3 270	728	5 122	98 018	103 140
TOTAL									
1998-1999	9 088	4 416	13 602	1 004 226	338 346	145 256	1 487 828	1 279 433	2 767 261
1999-2000	10 386	4 825	15 244	1 278 499	460 910	193 387	1 932 796	900 844	2 833 640
1999									
December	902	373	1 277	119 775	43 942	15 006	178 723	25 114	203 837
2000									
January	866	508	1 377	107 760	45 806	13 469	167 035	135 198	302 233
February	1 019	473	1 493	126 441	36 373	16 512	179 325	48 022	227 347
March	1 039	361	1 403	126 902	33 013	18 343	178 257	52 233	230 490
April	867	561	1 430	104 692	57 351	14 706	176 749	118 191	294 940
May	961	497	1 461	116 637	45 613	27 044	189 295	120 732	310 027
June	472	325	809	59 645	25 089	14 265	98 999	64 822	163 821
July	450	204	656	55 610	21 321	9 325	86 256	83 028	169 283
August	664	462	1 127	78 296	42 348	13 892	134 536	105 222	239 758
September	546	386	1 047	66 159	53 412	20 195	139 766	129 382	269 148
October	541	300	852	69 118	41 471	14 484	125 073	159 561	284 634
November	633	485	1 121	85 351	45 026	20 060	150 436	157 406	307 843
December	406	247	654	54 904	27 341	12 454	94 699	144 932	239 630

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

(b) Refer to Explanatory Notes paragraph 18.

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2000

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	3 448	2 185	5 664	458 905	257 371	88 293	804 569	744 282	1 548 851
Brisbane and Moreton (SDs)	2 510	2 020	4 556	341 664	239 349	62 882	643 895	567 262	1 211 158
Beaudesert (S)	71	0	74	8 062	0	1 139	9 201	1 479	10 680
Boonah (S)	7	0	7	674	0	112	785	780	1 565
Brisbane (C)	795	773	1 581	114 129	90 906	35 808	240 843	412 539	653 381
Caboolture (S)	60	0	60	6 994	0	1 605	8 598	841	9 439
Caloundra (C)	109	45	154	14 897	3 223	2 706	20 826	1 949	22 775
Esk (S)	13	0	13	1 158	0	210	1 369	0	1 369
Gatton (S)	9	0	9	1 056	0	63	1 119	6 250	7 369
Gold Coast (C)	519	653	1 180	75 760	78 963	8 301	163 024	57 092	220 115
Ipswich (C)	122	0	122	11 759	0	1 455	13 214	6 579	19 792
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	5	0	5	478	0	215	693	0	693
Logan (C)	74	5	79	8 350	520	1 503	10 373	9 971	20 344
Maroochy (S)	202	282	486	28 034	42 786	2 938	73 758	34 856	108 614
Noosa (S)	74	8	82	11 535	539	1 211	13 286	6 320	19 606
Pine Rivers (S)	226	146	372	30 055	12 000	1 847	43 902	9 728	53 630
Redcliffe (C)	42	24	66	4 902	2 674	1 278	8 854	2 258	11 112
Redland (S)	182	84	266	23 822	7 737	2 492	34 051	16 621	50 672
Wide Bay-Burnett (SD)	211	8	222	22 414	579	3 142	26 136	22 587	48 723
Biggenden (S)	1	0	1	101	0	0	101	0	101
Bundaberg (C)	17	2	19	2 088	99	254	2 441	7 508	9 949
Burnett (S)	32	2	34	3 692	179	275	4 146	2 246	6 391
Cooloola (S)	40	0	40	4 321	0	677	4 998	2 208	7 207
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	50	50	520	570
Hervey Bay (C)	67	4	73	8 043	301	498	8 842	1 617	10 459
Isis (S)	3	0	3	245	0	226	471	0	471
Kilkivan (S)	3	0	3	140	0	0	140	0	140
Kingaroy (S)	2	0	2	326	0	217	543	4 570	5 113
Kolan (S)	4	0	5	184	0	75	259	0	259
Maryborough (C)	9	0	9	1 161	0	479	1 640	2 441	4 081
Miriam Vale (S)	9	0	9	558	0	128	686	75	761
Monto (S)	0	0	0	0	0	75	75	0	75
Mundubbera (S)	1	0	1	105	0	36	141	80	220
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	8	0	8	530	0	88	618	1 161	1 778
Perry (S)	2	0	2	125	0	0	125	0	125
Tiaro (S)	10	0	10	623	0	43	666	70	736
Wondai (S)	2	0	2	141	0	20	161	92	253
Woocoo (S)	1	0	1	33	0	0	33	0	33
Darling Downs (SD)	191	21	212	23 502	1 672	4 211	29 386	25 486	54 872
Cambooya (S)	16	0	16	1 953	0	29	1 982	0	1 982
Chinchilla (S)	2	0	2	253	0	82	335	311	646
Clifton (S)	2	0	2	180	0	0	180	0	180
Crow's Nest (S)	24	0	24	3 225	0	389	3 614	247	3 861
Dalby (T)	6	0	6	730	0	102	832	165	997
Goondiwindi (T)	10	6	16	1 301	448	119	1 868	87	1 955
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	10	0	10	1 402	0	397	1 800	0	1 800
Millmerran (S)	4	0	4	468	0	80	548	1 919	2 467
Murilla (S)	1	0	1	97	0	0	97	321	418
Pittsworth (S)	8	0	8	854	0	23	876	0	876
Rosalie (S)	6	0	6	618	0	93	710	150	860
Stanthorpe (S)	7	0	7	976	0	216	1 192	60	1 252
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	1	0	1	350	0	108	458	809	1 267

	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)	58	15	73	7 458	1 225	1 736	10 418	18 737	29 156
Waggamba (S)	2	0	2	405	0	23	428	0	428
Wambo (S)	8	0	8	726	0	18	744	150	894
Warwick (S)	26	0	26	2 508	0	797	3 304	2 530	5 834
South West (SD)	6	0	6	759	0	198	957	1 123	2 080
Balonne (S)	2	0	2	194	0	0	194	0	194
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	26	26	400	426
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	1	0	1	163	0	76	239	613	852
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	3	0	3	401	0	96	497	110	607
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	116	4	121	15 178	319	3 581	19 078	43 334	62 413
Banana (S)	5	0	5	728	0	133	861	480	1 341
Bauhinia (S)	2	0	2	283	0	63	346	0	346
Calliope (S)	12	0	12	1 599	0	470	2 069	187	2 256
Duarina (S)	0	0	1	0	0	55	55	0	55
Emerald (S)	4	0	4	407	0	148	555	1 705	2 261
Fitzroy (S)	6	0	6	609	0	189	798	100	898
Gladstone (C)	21	2	23	2 821	197	326	3 344	2 988	6 332
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	40	2	42	5 174	122	1 294	6 589	125	6 714
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)	26	0	26	3 558	0	902	4 460	37 750	42 210
Central West (SD)	1	0	1	75	0	60	135	4 815	4 949
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	10	10	0	10
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	1	0	1	75	0	50	125	4 815	4 939
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	93	9	102	13 094	730	2 197	16 022	16 369	32 391
Belyando (S)	0	0	0	0	0	81	81	109	190
Broadsound (S)	0	0	0	0	0	0	0	101	101
Mackay (C)	57	7	64	7 929	610	990	9 529	12 870	22 400
Mirani (S)	6	0	6	596	0	57	653	74	727
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	9	0	9	1 010	0	321	1 331	0	1 331
Whitsunday (S)	21	2	23	3 559	120	747	4 427	3 215	7 642
Northern (SD)	168	59	228	22 698	8 046	5 903	36 647	39 237	75 884
Bowen (S)	3	4	8	346	213	104	663	296	959
Burdekin (S)	6	0	6	848	0	357	1 205	740	1 945
Charters Towers (C)	2	0	2	223	0	54	277	587	864
Dalrymple (S)	4	8	12	434	1 053	83	1 570	0	1 570
Hinchinbrook (S)	5	0	5	535	0	407	942	258	1 199
Thuringowa (C)	63	0	63	8 342	0	1 462	9 804	2 059	11 863
Townsville (C)	85	47	132	11 970	6 780	3 436	22 187	35 297	57 484

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2000 *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
LOCAL GOVERNMENT AREAS									
Far North (SD)	143	60	203	18 119	6 295	5 766	30 181	22 961	53 142
Atherton (S)	9	0	9	830	0	189	1 019	218	1 237
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	62	15	77	8 770	1 150	3 060	12 980	15 696	28 676
Cardwell (S)	7	2	9	1 291	500	102	1 893	313	2 207
Cook (S)	5	2	7	390	140	82	612	0	612
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	19	37	56	2 226	3 905	688	6 820	3 168	9 987
Eacham (S)	9	0	9	1 183	0	225	1 408	0	1 408
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	6	0	6	324	0	38	361	0	361
Johnstone (S)	7	0	7	888	0	588	1 475	2 347	3 822
Mareeba (S)	17	0	17	1 819	0	309	2 128	635	2 763
Torres (S)	2	4	6	399	600	485	1 484	584	2 068
North West (SD)	9	4	13	1 400	381	352	2 133	1 107	3 240
Burke (S)	1	0	1	128	0	0	128	962	1 090
Carpentaria (S)	1	2	3	149	261	0	410	0	410
Cloncurry (S)	2	0	2	234	0	175	409	0	409
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	1	0	1	290	0	20	310	0	310
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	4	2	6	599	120	157	876	145	1 021
Richmond (S)	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	288	334	624	42 312	46 471	4 430	93 214	41 434	134 647
Bundaberg (QLD)	37	4	41	4 733	278	380	5 391	8 258	13 649
Rockhampton (QLD)	29	0	29	3 869	0	1 013	4 882	37 750	42 632
Gladstone (QLD)	32	2	34	4 365	197	797	5 358	2 988	8 346
Mackay (QLD)	53	7	60	7 576	610	845	9 031	12 870	21 901
Townsville (QLD)	135	47	182	18 903	6 780	4 374	30 057	37 356	67 413
Cairns (QLD)	61	15	76	8 680	1 150	3 039	12 869	15 696	28 565
Gold Coast-Tweed (QLD/NSW)	525	674	1 207	76 690	81 435	8 302	166 427	53 397	219 824

(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 18.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 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.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the costs of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a price value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

13 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 specific building, not to the function of the group as a whole.

14 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.

15 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.

16 In the case of a large multi-function 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.

17 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.

18 The Type of Work classification refers to the building activity carried out. 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.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

19 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.

20 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.

21 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).

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

23 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.

TREND ESTIMATES

24 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canaberra 02 6252 6076.

25 While the smoothing techniques described in paragraph 24 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

26 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

27 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)

28 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

EXPLANATORY NOTES

UNPUBLISHED DATA

29 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

30 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, Building Work Done* (Cat. no. 8755.0)
- *Building Activity, Queensland* (Cat. no. 8752.3)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0)

31 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.3 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

32 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 18.
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 18.
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. caretaker's residences) associated with a non-residential building are defined as houses.

GLOSSARY

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

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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