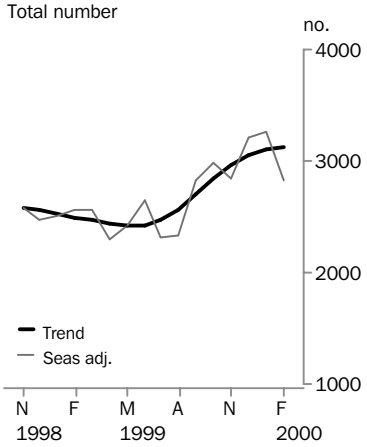
Australian Bureau of Statistics

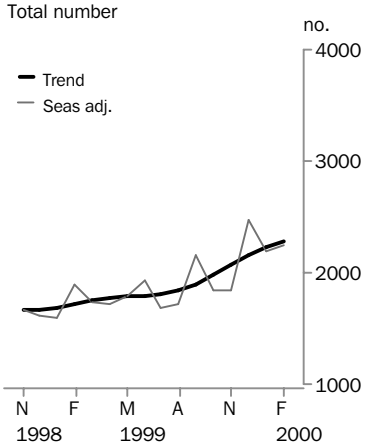
BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 APR 2000

Dwelling units approved
Total number



Private sector houses approved
Total number



FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	2 286	2.4	32.7
Total dwelling units	3 119	0.5	24.9

SEASONALLY ADJUSTED

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	2 250	2.7	18.5
Total dwelling units	2 818	–13.5	10.1

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses increased 2.4% in February 2000. The rate of growth has slowed over the last three months.
- Growth in the trend of total dwelling units approved eased in February 2000 with an increase of just 0.5% from the previous month.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 2.7% in February 2000 after an 11.7% fall in January.
- Total dwelling unit approvals fell 13.5% in seasonally adusted terms.

ORIGINAL ESTIMATES

- In original terms there were 2,733 dwelling units approved in February 2000, an 11.0% increase from January 2000. The number of houses approved increased 29.2% after an 18.5% decrease last month and other dwellings fell 32.0% after a 6.3% rise in January.
- The value of total building approved was $451.9 million, a decrease of 9.1% from the previous month. The decrease resulted from a fall in non–residential building of $95.8 million which was partly offset by the rise in residential building (up $50.5 million).

- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
March 2000	12 May 2000
June 2000	8 August 2000

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There will be some changes to the frequency and content of this publication, commencing with the next issue (March 2000) which will be released on 12 May 2000. From next month this publication will only be released on a quarterly basis, although it will continue to include monthly data at the State/Territory level. Sub-state data (table 12) will however include quarterly, not monthly data - monthly data will still be available as a special data service. Subsequent issues will be released at the time of the June, September and December periods.

The national publication, Building Approvals, Australia (Catalogue 8731.0) will continue to be released on a monthly basis and will, from the next issue, include a number of additional tables containing State and Capital City data. If you have any questions about these changes please contact Loucas Harous on (08) 8237-7585.

REVISIONS THIS MONTH

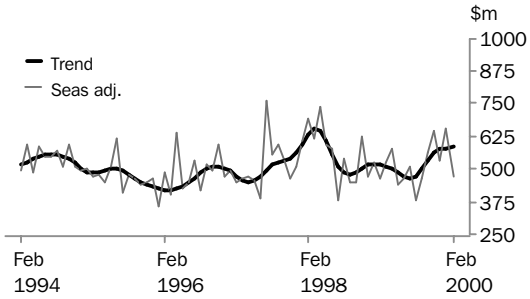
There are no revisions this month.

B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

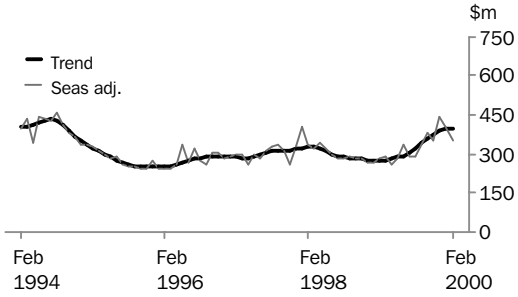
VALUE OF TOTAL BUILDING

Growth in the trend for the value of total building has gradually eased since October 1999 and showed an increase of just 0.3% in February 2000.



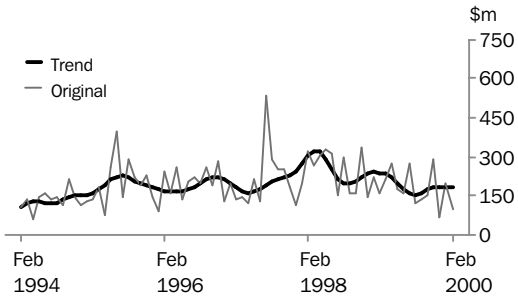
VALUE OF RESIDENTIAL BUILDING

After strong growth from February 1999 to September 1999, the trend for the value of residential building has eased to an increase of 0.7% in February 2000.



VALUE OF NON-RESIDENTIAL BUILDING

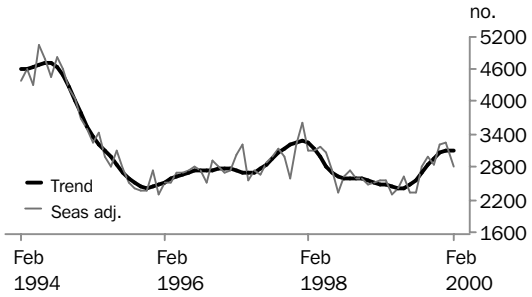
The trend for the value of non–residential building has flattened after a short period of growth from September to December 1999.



DWELLINGS APPROVED

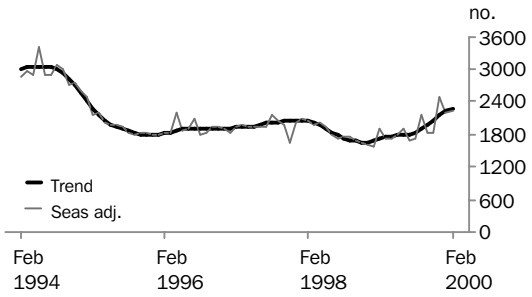
TOTAL DWELLING UNITS

The trend for total dwelling units increased 0.5% in February but the rate of increase has slowed over the past 5 months.



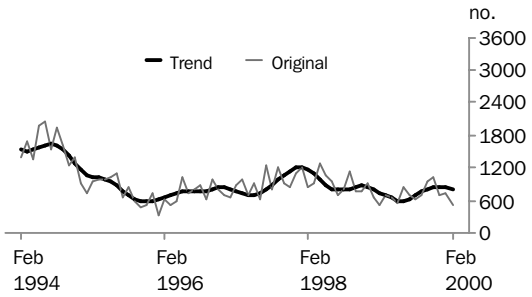
PRIVATE SECTOR HOUSES

Although the trend series for private sector houses has eased over the last 3 months, the series has continued the growth evident since November 1998.



OTHER DWELLINGS

The trend for other dwellings has fallen in the past 2 months after a period of growth between July and December 1999.



EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

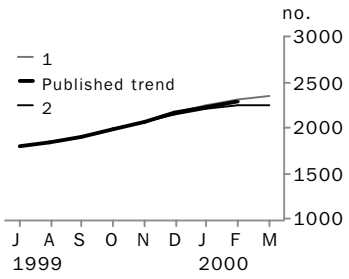
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

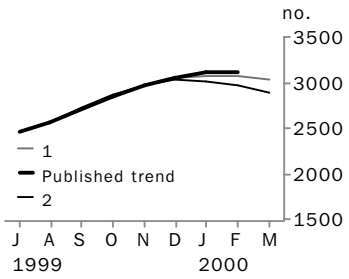
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February 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 MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 6% on Feb 2000		2 falls by 6% on Feb 2000	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
October 1999	1 978	4.2	1 975	4.1	1 983	4.3
November 1999	2 068	4.5	2 066	4.6	2 070	4.4
December 1999	2 154	4.2	2 158	4.4	2 147	3.7
January 2000	2 232	3.6	2 236	3.6	2 201	2.5
February 2000	2 286	2.4	2 302	2.9	2 235	1.5
March 2000	n.y.a.	n.y.a.	2 342	1.7	2 241	0.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 7% on Feb 2000		2 falls by 7% on Feb 2000	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
October 1999	2 849	5.2	2 856	5.3	2 868	5.5
November 1999	2 969	4.2	2 971	4.0	2 978	3.8
December 1999	3 052	2.8	3 045	2.5	3 028	1.7
January 2000	3 104	1.7	3 072	0.9	3 017	–0.4
February 2000	3 119	0.5	3 073	0.0	2 969	–1.6
March 2000	n.y.a.	n.y.a.	3 040	–1.1	2 883	–2.9

1 DWELLING UNITS APPROVED

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
			ORIGINAL			
1998						
December	1 421	1 430	891	903	2 312	2 333
1999						
January	1 230	1 266	651	662	1 881	1 928
February	1 750	1 774	483	514	2 233	2 288
March	1 831	1 872	625	711	2 456	2 583
April	1 678	1 733	555	654	2 233	2 387
May	1 807	1 839	431	553	2 238	2 392
June	1 928	2 009	573	838	2 501	2 847
July	1 749	1 771	672	695	2 421	2 466
August	1 840	1 849	619	623	2 459	2 472
September	2 406	2 489	688	699	3 094	3 188
October	1 967	1 996	950	956	2 917	2 952
November	1 990	2 027	1 014	1 025	3 004	3 052
December	2 106	2 124	634	688	2 740	2 812
2000						
January	1 697	1 731	711	731	2 408	2 462
February	2 201	2 236	479	497	2 680	2 733
			SEASONALLY ADJUSTED			
1998						
December	1 618	1 638	n.a.	n.a.	2 436	2 481
1999						
January	1 591	1 632	n.a.	n.a.	2 445	2 512
February	1 899	1 924	n.a.	n.a.	2 508	2 559
March	1 730	1 772	n.a.	n.a.	2 462	2 559
April	1 713	1 754	n.a.	n.a.	2 216	2 307
May	1 790	1 819	n.a.	n.a.	2 197	2 418
June	1 923	1 961	n.a.	n.a.	2 436	2 646
July	1 677	1 720	n.a.	n.a.	2 178	2 319
August	1 721	1 736	n.a.	n.a.	2 308	2 326
September	2 155	2 252	n.a.	n.a.	2 721	2 822
October	1 840	1 874	n.a.	n.a.	2 961	2 991
November	1 837	1 864	n.a.	n.a.	2 803	2 844
December	2 481	2 524	n.a.	n.a.	3 049	3 210
2000						
January	2 192	2 231	n.a.	n.a.	3 186	3 256
February	2 250	2 283	n.a.	n.a.	2 771	2 818
			TREND ESTIMATES			
1998						
December	1 671	1 714	827	843	2 498	2 557
1999						
January	1 690	1 727	775	797	2 465	2 525
February	1 722	1 757	697	740	2 420	2 497
March	1 749	1 782	620	693	2 369	2 475
April	1 768	1 802	542	643	2 310	2 445
May	1 784	1 820	486	603	2 270	2 423
June	1 790	1 829	486	597	2 276	2 426
July	1 802	1 844	537	625	2 339	2 469
August	1 837	1 881	630	688	2 467	2 569
September	1 899	1 945	730	763	2 629	2 708
October	1 978	2 023	803	826	2 781	2 849
November	2 068	2 111	831	858	2 899	2 969
December	2 154	2 194	824	859	2 978	3 052
2000						
January	2 232	2 268	795	836	3 027	3 104
February	2 286	2 320	751	798	3 037	3 119

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS.... Private sector	OTHER DWELLINGS.... Total	TOTAL DWELLING UNITS Private sector	TOTAL DWELLING UNITS Total
			ORIGINAL (% change from preceding month)			
1998						
December	–18.1	–20.8	15.7	16.4	–7.7	–9.6
1999						
January	–13.4	–11.5	–26.9	–26.7	–18.6	–17.4
February	42.3	40.1	–25.8	–22.4	18.7	18.7
March	4.6	5.5	29.4	38.3	10.0	12.9
April	–8.4	–7.4	–11.2	–8.0	–9.1	–7.6
May	7.7	6.1	–22.3	–15.4	0.2	0.2
June	6.7	9.2	32.9	51.5	11.8	19.0
July	–9.3	–11.8	17.3	–17.1	–3.2	–13.4
August	5.2	4.4	–7.9	–10.4	1.6	0.2
September	30.8	34.6	11.1	12.2	25.8	29.0
October	–18.2	–19.8	38.1	36.8	–5.7	–7.4
November	1.2	1.6	6.7	7.2	3.0	3.4
December	5.8	4.8	–37.5	–32.9	–8.8	–7.9
2000						
January	–19.4	–18.5	12.1	6.3	–12.1	–12.4
February	29.7	29.2	–32.6	–32.0	11.3	11.0
			SEASONALLY ADJUSTED (% change from preceding month)			
1998						
December	–2.5	–4.5	n.a.	n.a.	–2.9	–3.7
1999						
January	–1.7	–0.4	n.a.	n.a.	0.4	1.2
February	19.4	17.9	n.a.	n.a.	2.6	1.9
March	–8.9	–7.9	n.a.	n.a.	–1.8	0.0
April	–1.0	–1.0	n.a.	n.a.	–10.0	–9.8
May	4.5	3.7	n.a.	n.a.	–0.9	4.8
June	7.5	7.8	n.a.	n.a.	10.9	9.4
July	–12.8	–12.3	n.a.	n.a.	–10.6	–12.4
August	2.7	0.9	n.a.	n.a.	6.0	0.3
September	25.2	29.7	n.a.	n.a.	17.9	21.3
October	–14.6	–16.8	n.a.	n.a.	8.8	6.0
November	–0.2	–0.5	n.a.	n.a.	–5.3	–4.9
December	35.1	35.4	n.a.	n.a.	8.8	12.9
2000						
January	–11.7	–11.6	n.a.	n.a.	4.5	1.4
February	2.7	2.3	n.a.	n.a.	–13.0	–13.5
			TREND ESTIMATES (% change from preceding month)			
1998						
December	0.2	–0.1	–2.2	–2.7	–0.6	–0.9
1999						
January	1.1	0.8	–6.3	–5.5	–1.4	–1.3
February	1.9	1.7	–10.1	–7.2	–1.8	–1.1
March	1.6	1.4	–11.0	–6.4	–2.1	–0.9
April	1.1	1.1	–12.6	–7.2	–2.5	–1.2
May	0.9	1.0	–10.3	–6.2	–1.7	–0.9
June	0.3	0.5	0.0	–1.0	0.2	0.1
July	0.7	0.8	10.5	4.7	2.8	1.8
August	1.9	2.0	17.3	10.1	5.5	4.1
September	3.4	3.4	15.9	10.9	6.6	5.4
October	4.2	4.0	10.0	8.3	5.8	5.2
November	4.5	4.3	3.5	3.9	4.2	4.2
December	4.2	3.9	–0.8	0.1	2.7	2.8
2000						
January	3.6	3.4	–3.5	–2.7	1.6	1.7
February	2.4	2.3	–5.5	–4.5	0.3	0.5

3 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					
December	223.1	18.8	241.9	141.9	**383.8**
1999					
January	181.6	18.0	199.6	219.0	**418.6**
February	233.5	22.1	255.6	160.8	**416.4**
March	278.8	24.3	303.0	213.8	**516.9**
April	258.7	20.2	278.9	274.8	**553.7**
May	266.5	20.5	287.0	173.8	**460.8**
June	305.9	30.2	336.1	162.7	**498.8**
July	290.4	21.0	311.4	275.8	**587.2**
August	273.8	31.6	305.4	125.7	**431.2**
September	361.0	31.1	392.0	140.1	**532.2**
October	347.5	33.6	381.1	156.1	**537.3**
November	351.4	31.7	383.1	289.3	**672.4**
December	337.8	28.4	366.2	70.8	**437.1**
2000					
January	279.5	20.1	299.6	197.7	**497.3**
February	322.3	27.8	350.1	101.9	**451.9**
			SEASONALLY ADJUSTED		
1998					
December	249.3	22.1	271.4	n.a.	**468.4**
1999					
January	245.0	24.6	269.7	n.a.	**525.8**
February	258.2	25.7	283.9	n.a.	**461.1**
March	266.3	23.8	290.0	n.a.	**525.8**
April	239.7	21.2	260.9	n.a.	**582.4**
May	260.8	19.8	280.6	n.a.	**443.8**
June	302.1	31.8	333.8	n.a.	**463.9**
July	273.6	17.8	291.4	n.a.	**511.3**
August	261.9	29.2	291.2	n.a.	**380.3**
September	312.7	26.2	338.9	n.a.	**462.3**
October	354.5	31.5	386.0	n.a.	**563.6**
November	320.3	28.2	348.4	n.a.	**647.2**
December	408.5	35.9	444.4	n.a.	**536.7**
2000					
January	380.1	26.2	406.3	n.a.	**657.6**
February	324.4	30.0	354.4	n.a.	**471.8**
			TREND ESTIMATES		
1998					
December	254.4	23.7	278.1	236.0	**514.1**
1999					
January	252.1	23.7	275.8	241.5	**517.3**
February	252.6	23.5	276.1	240.3	**516.4**
March	255.5	23.4	278.8	234.3	**513.1**
April	259.1	23.2	282.4	219.6	**502.0**
May	264.3	23.3	287.6	197.7	**485.3**
June	270.4	23.8	294.2	176.3	**470.5**
July	279.3	24.9	304.2	157.3	**461.5**
August	294.1	26.5	320.5	151.3	**471.8**
September	313.0	28.0	341.0	158.1	**499.1**
October	332.1	29.2	361.4	172.8	**534.1**
November	348.8	30.0	378.8	182.8	**561.6**
December	361.0	30.5	391.4	185.9	**577.4**
2000					
January	368.3	30.7	399.0	183.3	**582.3**
February	370.9	30.2	401.1	183.3	**584.3**

(a) Refer to Explanatory Notes paragraph 12.

4 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)		
1998					
December	–14.1	–21.7	–14.8	–57.4	**–37.8**
1999					
January	–18.6	–4.3	–17.5	54.3	**9.1**
February	28.6	22.8	28.1	–26.6	**–0.5**
March	19.4	10.0	18.5	33.0	**24.1**
April	–7.2	–16.9	–8.0	28.5	**7.1**
May	3.0	1.5	2.9	–36.8	**–16.8**
June	14.8	47.3	17.1	–6.4	**8.2**
July	–5.1	–30.5	–7.3	69.5	**17.7**
August	–5.7	50.5	–1.9	–54.4	**–26.6**
September	31.8	–1.6	28.4	11.5	**23.4**
October	–3.7	8.0	–2.8	11.4	**1.0**
November	1.1	–5.7	0.5	85.3	**25.1**
December	–3.9	–10.4	–4.4	–75.5	**–35.0**
2000					
January	–17.3	–29.2	–18.2	179.2	**13.8**
February	15.3	38.3	16.9	–48.5	**–9.1**
			SEASONALLY ADJUSTED (% change from preceding month)		
1998					
December	–4.4	–3.1	–4.3	n.a.	**–25.3**
1999					
January	–1.7	11.3	–0.6	n.a.	**12.3**
February	5.4	4.5	5.3	n.a.	**–12.3**
March	3.1	–7.4	2.1	n.a.	**14.0**
April	–10.0	–10.9	–10.0	n.a.	**10.8**
May	8.8	–6.6	7.6	n.a.	**–23.8**
June	15.8	60.6	19.0	n.a.	**4.5**
July	–9.4	–44.0	–12.7	n.a.	**10.2**
August	–4.3	64.0	–0.1	n.a.	**–25.6**
September	19.4	–10.3	16.4	n.a.	**21.6**
October	13.4	20.2	13.9	n.a.	**21.9**
November	–9.6	–10.5	–9.7	n.a.	**14.8**
December	27.5	27.3	27.6	n.a.	**–17.1**
2000					
January	–7.0	–27.0	–8.6	n.a.	**22.5**
February	–14.7	14.5	–12.8	n.a.	**–28.3**
			TREND ESTIMATES (% change from preceding month)		
1998					
December	–1.0	0.4	–0.9	5.7	**2.0**
1999					
January	–0.9	0.0	–0.8	2.3	**0.6**
February	0.2	–0.8	0.1	–0.5	**–0.2**
March	1.1	–0.4	1.0	–2.5	**–0.6**
April	1.4	–0.9	1.3	–6.3	**–2.2**
May	2.0	0.4	1.8	–10.0	**–3.3**
June	2.3	2.1	2.3	–10.8	**–3.0**
July	3.3	4.6	3.4	–10.8	**–1.9**
August	5.3	6.4	5.4	–3.8	**2.2**
September	6.4	5.7	6.4	4.5	**5.8**
October	6.1	4.3	6.0	9.3	**7.0**
November	5.0	2.7	4.8	5.8	**5.1**
December	3.5	1.7	3.3	1.7	**2.8**
2000					
January	2.0	0.7	1.9	–1.4	**0.8**
February	0.7	–1.6	0.5	0.0	**0.3**

(a) Refer to Explanatory Notes paragraph 12.

5 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)			
1996-1997	23 104	8 506	60	151	32	**31 853**
1997-1998	23 655	11 035	85	232	408	**35 415**
1998-1999	20 799	8 095	71	15	118	**29 098**
1999						
February	1 748	474	5	2	4	**2 233**
March	1 829	619	5	0	3	**2 456**
April	1 677	535	0	1	20	**2 233**
May	1 807	426	4	0	1	**2 238**
June	1 928	553	3	0	17	**2 501**
July	1 749	668	2	0	2	**2 421**
August	1 840	514	6	92	7	**2 459**
September	2 405	663	6	1	19	**3 094**
October	1 966	945	2	1	3	**2 917**
November	1 988	1 009	3	2	2	**3 004**
December	2 105	628	4	1	2	**2 740**
2000						
January	1 697	704	5	0	2	**2 408**
February	2 200	477	2	0	1	**2 680**
			PUBLIC SECTOR (Number)			
1996-1997	429	782	0	22	0	**1 233**
1997-1998	358	706	0	0	0	**1 064**
1998-1999	514	736	0	0	2	**1 252**
1999						
February	24	31	0	0	0	**55**
March	41	85	0	0	1	**127**
April	55	99	0	0	0	**154**
May	32	122	0	0	0	**154**
June	81	265	0	0	0	**346**
July	22	23	0	0	0	**45**
August	9	4	0	0	0	**13**
September	83	11	0	0	0	**94**
October	29	6	0	0	0	**35**
November	37	11	0	0	0	**48**
December	18	54	0	0	0	**72**
2000						
January	34	20	0	0	0	**54**
February	35	18	0	0	0	**53**
			TOTAL (Number)			
1996-1997	23 533	9 288	60	173	32	**33 086**
1997-1998	24 013	11 741	85	232	408	**36 479**
1998-1999	21 313	8 831	71	15	120	**30 350**
1999						
February	1 772	505	5	2	4	**2 288**
March	1 870	704	5	0	4	**2 583**
April	1 732	634	0	1	20	**2 387**
May	1 839	548	4	0	1	**2 392**
June	2 009	818	3	0	17	**2 847**
July	1 771	691	2	0	2	**2 466**
August	1 849	518	6	92	7	**2 472**
September	2 488	674	6	1	19	**3 188**
October	1 995	951	2	1	3	**2 952**
November	2 025	1 020	3	2	2	**3 052**
December	2 123	682	4	1	2	**2 812**
2000						
January	1 731	724	5	0	2	**2 462**
February	2 235	495	2	0	1	**2 733**

(a) See Glossary for definition.

6 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)				
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**
1998-1999	2 345.4	658.4	5.0	263.9	0.5	3 273.1	1 792.8	**5 065.7**
1999								
February	188.6	38.9	0.4	21.4	0.1	249.4	134.4	**383.8**
March	214.1	53.2	0.3	23.9	0.0	291.4	147.7	**439.0**
April	188.8	55.9	0.0	19.2	0.0	264.0	201.8	**465.8**
May	209.7	43.9	0.4	20.1	0.0	274.1	154.8	**428.9**
June	229.4	44.9	0.1	22.9	0.0	297.3	126.3	**423.6**
July	220.9	64.9	0.1	20.5	0.1	306.5	139.4	**445.9**
August	223.3	49.0	0.4	21.7	9.1	303.5	91.6	**395.2**
September	289.6	59.0	0.3	29.8	0.2	379.0	122.1	**501.1**
October	235.7	107.5	0.1	32.2	0.0	375.6	134.7	**510.3**
November	238.3	106.1	0.1	30.7	0.2	375.3	128.1	**503.4**
December	268.0	63.0	1.1	25.2	0.0	357.3	65.0	**422.3**
2000								
January	207.9	66.0	0.3	19.7	0.0	293.8	89.5	**383.3**
February	275.1	41.1	0.1	23.5	0.3	340.1	78.1	**418.2**
				PUBLIC SECTOR ($ million)				
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**
1998-1999	59.8	59.2	0.0	14.8	0.0	134.0	656.0	**789.8**
1999								
February	3.5	2.5	0.0	0.2	0.0	6.2	26.4	**32.6**
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	**77.8**
April	6.5	7.4	0.0	0.9	0.0	14.9	73.1	**87.9**
May	3.7	9.3	0.0	0.0	0.0	12.9	19.0	**31.9**
June	9.2	22.3	0.0	7.2	0.0	38.8	36.4	**75.1**
July	2.7	1.8	0.0	0.3	0.0	4.9	136.4	**141.3**
August	0.9	0.6	0.0	0.4	0.0	1.9	34.1	**36.0**
September	11.1	1.2	0.0	0.7	0.0	13.0	18.0	**31.1**
October	3.7	0.6	0.0	1.2	0.0	5.5	21.4	**26.9**
November	5.6	1.4	0.0	0.8	0.0	7.8	161.2	**169.0**
December	2.1	4.7	0.0	2.1	0.0	8.9	5.9	**14.7**
2000								
January	3.9	1.7	0.0	0.1	0.0	5.7	108.2	**114.0**
February	4.5	1.6	0.0	3.8	0.0	10.0	23.7	**33.7**
				TOTAL ($ million)				
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**
1998-1999	2 405.3	717.6	5.0	278.9	0.5	3 407.1	2 448.7	**5 855.9**
1999								
February	192.1	41.4	0.4	21.6	0.1	255.6	160.8	**416.4**
March	218.7	60.0	0.3	24.0	0.0	303.0	213.8	**516.9**
April	195.3	63.3	0.0	20.2	0.0	278.9	274.8	**553.7**
May	213.4	53.2	0.4	20.1	0.0	287.0	173.8	**460.8**
June	238.6	67.3	0.1	30.1	0.0	336.1	162.7	**498.8**
July	223.7	66.8	0.1	20.8	0.1	311.4	275.8	**587.2**
August	224.2	49.6	0.4	22.1	9.1	305.4	125.7	**431.2**
September	300.7	60.2	0.3	30.6	0.2	392.0	140.1	**532.2**
October	239.3	108.2	0.1	33.5	0.0	381.1	156.1	**537.3**
November	243.9	107.5	0.1	31.4	0.2	383.1	289.3	**672.4**
December	270.0	67.8	1.1	27.2	0.0	366.2	70.8	**437.1**
2000								
January	211.8	67.7	0.3	19.8	0.0	299.6	197.7	**497.3**
February	279.6	42.7	0.1	27.4	0.3	350.1	101.9	**451.9**

(a) See Glossary for definition.

7 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				
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**
1998-1999	21 313	1 800	3 460	5 260	1 521	1 071	979	3 571	8 831	**30 144**
1998										
December	1 427	153	236	389	288	138	78	504	893	**2 320**
1999										
January	1 266	43	402	445	84	56	30	170	615	**1 881**
February	1 772	74	181	255	121	105	24	250	505	**2 277**
March	1 870	197	225	422	121	63	98	282	704	**2 574**
April	1 732	103	158	261	123	79	171	373	634	**2 366**
May	1 839	111	142	253	76	55	164	295	548	**2 387**
June	2 009	211	223	434	294	48	42	384	818	**2 827**
July	1 771	56	252	308	75	126	182	383	691	**2 462**
August	1 849	98	80	178	136	135	69	340	518	**2 367**
September	2 488	159	377	536	115	23	0	138	674	**3 162**
October	1 995	77	378	455	59	145	292	496	951	**2 946**
November	2 025	110	260	370	169	124	357	650	1 020	**3 045**
December	2 123	128	219	347	81	100	154	335	682	**2 805**
2000										
January	1 731	146	303	449	75	78	122	275	724	**2 455**
February	2 235	116	189	305	34	120	36	190	495	**2 730**
					VALUE ($ million)				
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**
1998-1999	2 405.3	122.9	269.0	391.5	116.5	91.4	118.2	325.8	717.6	**3 122.8**
1998										
December	157.5	9.2	16.3	25.4	20.9	8.9	10.4	40.2	65.7	**223.1**
1999										
January	138.9	2.6	28.8	31.4	5.1	4.0	2.3	11.4	42.8	**181.6**
February	192.1	4.9	15.5	20.4	11.1	7.5	2.3	21.0	41.4	**233.5**
March	218.7	14.6	20.8	35.4	8.7	3.7	12.2	24.6	60.0	**278.8**
April	195.3	7.3	14.8	22.1	9.1	11.2	21.0	41.2	63.3	**258.7**
May	213.4	10.0	12.3	22.3	6.0	4.1	20.8	30.8	53.2	**266.5**
June	238.6	15.9	17.9	33.7	24.0	3.8	5.8	33.5	67.3	**305.9**
July	223.7	4.0	19.0	23.0	5.9	12.2	25.7	43.8	66.8	**290.4**
August	224.2	6.6	8.4	15.0	11.7	15.4	7.5	34.6	49.6	**273.8**
September	300.7	11.5	37.5	49.0	9.0	2.2	0.0	11.2	60.2	**361.0**
October	239.3	6.1	31.2	37.3	6.3	13.1	51.5	70.8	108.2	**347.5**
November	243.9	8.8	23.6	32.4	11.5	11.6	52.1	75.1	107.5	**351.4**
December	270.0	10.9	21.7	32.6	6.5	9.7	19.0	35.2	67.8	**337.8**
2000										
January	211.8	14.3	27.2	41.5	4.9	6.1	15.1	26.1	67.7	**279.5**
February	279.6	10.3	14.5	24.8	2.7	11.2	4.0	17.9	42.7	**322.3**

(a) See Glossary for definition.

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

Period	*New houses*	*New other residential building*	*New residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	***Total building***
			ORIGINAL ($ million)				
1996-1997	2 391.5	789.3	3 183.1	267.7	3 450.9	2 306.8	**5 768.8**
1997-1998	2 593.5	1 014.7	3 608.1	289.5	3 897.7	3 372.6	**7 270.4**
1998-1999	2 391.7	703.7	3 095.3	282.7	3 378.1	2 404.8	**5 782.8**
1998							
September	630.7	198.6	829.3	78.7	908.0	600.0	**1 508.0**
December	574.1	184.8	758.8	69.9	828.7	626.4	**1 455.1**
1999							
March	546.9	141.1	688.0	64.0	752.1	582.2	**1 334.2**
June	640.0	179.2	819.2	70.1	889.3	596.2	**1 485.5**
September	733.1	171.2	904.2	81.9	986.1	524.7	**1 510.8**
December	735.0	272.9	1 007.8	91.5	1 099.3	496.1	**1 595.4**
			ORIGINAL (% change from preceding quarter)				
1998							
September	–0.5	–28.4	–8.9	–1.7	–8.3	–36.3	**–21.9**
December	–9.0	–6.9	–8.5	–11.2	–8.7	4.4	**–3.5**
1999							
March	–4.7	–23.6	–9.3	–8.4	–9.2	–7.1	**–8.3**
June	17.0	27.0	19.1	9.5	18.2	2.4	**11.3**
September	14.5	–4.5	10.4	16.8	10.9	–12.0	**1.7**
December	0.3	59.4	11.5	11.7	11.5	–5.5	**5.6**

(a) Reference year for chain volume measures is 1997-98. Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	*Hotels, motels and other short term accommodation* no.	$m	*Shops* no.	$m	*Factories* no.	$m	*Offices* no.	$m	*Other business premises* no.	$m	*Educational* no.	$m
Value—$50,000–$199,999												
1999												
December	5	0.4	58	5.0	15	1.7	17	1.6	19	1.9	11	1.3
2000												
January	7	0.6	47	4.2	13	1.7	18	1.9	15	1.5	5	0.5
February	5	0.5	42	3.5	12	1.3	31	3.0	22	2.2	5	0.5
Value—$200,000–$499,999												
1999												
December	5	1.4	14	4.0	7	2.2	10	2.8	11	2.8	5	1.4
2000												
January	4	1.3	7	2.1	7	2.2	8	2.6	14	3.9	7	2.1
February	4	1.2	12	3.6	8	2.4	8	2.9	9	3.2	3	0.9
Value—$500,000–$999,999												
1999												
December	2	1.3	3	2.3	1	0.5	4	2.8	4	2.6	1	0.7
2000												
January	0	0.0	3	1.9	1	1.0	3	2.4	8	5.0	2	1.2
February	4	2.9	3	2.2	1	0.5	5	3.3	7	4.2	0	0.0
Value—$1,000,000–$4,999,999												
1999												
December	3	6.1	4	4.6	3	7.6	3	4.3	1	2.2	0	0.0
2000												
January	1	1.3	1	1.8	1	1.4	7	13.3	7	14.2	6	18.2
February	1	1.5	1	1.5	2	2.6	3	6.9	3	7.2	0	0.0
Value—$5,000,000 and over												
1999												
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2000												
January	1	8.8	1	5.5	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	1	10.6	0	0.0	0	0.0	0	0.0	1	6.8
Value—Total												
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
1998-1999	143	264.1	971	577.3	293	193.9	426	249.4	516	284.6	212	206.9
1999												
December	15	9.1	79	15.8	26	12.0	34	11.6	35	9.5	17	3.4
2000												
January	13	12.0	59	15.5	22	6.3	36	20.3	44	24.5	20	22.0
February	14	6.1	59	21.5	23	6.8	47	16.1	41	16.7	9	8.2

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										
December	2	0.2	0	0.0	9	0.6	9	0.9	145	13.6
2000										
January	2	0.2	2	0.1	10	0.9	11	1.0	130	12.6
February	0	0.0	2	0.2	2	0.3	6	0.4	127	11.9
Value—$200,000–$499,999										
1999										
December	1	0.3	3	0.8	2	0.6	0	0.0	58	16.3
2000										
January	2	0.7	2	0.5	3	1.1	2	0.9	56	17.4
February	3	1.3	2	0.4	5	1.7	4	1.3	58	19.0
Value—$500,000–$999,999										
1999										
December	0	0.0	2	1.2	2	1.2	1	0.8	20	13.4
2000										
January	0	0.0	1	0.5	0	0.0	2	1.4	20	13.4
February	1	0.8	0	0.0	3	2.0	3	2.0	27	17.9
Value—$1,000,000–$4,999,999										
1999										
December	0	0.0	0	0.0	1	1.4	1	1.5	16	27.6
2000										
January	1	2.0	3	8.1	1	1.0	3	6.2	31	67.4
February	0	0.0	4	8.6	2	4.3	2	3.2	18	35.6
Value—$5,000,000 and over										
1999										
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2000										
January	0	0.0	3	67.3	0	0.0	1	5.2	6	86.9
February	0	0.0	0	0.0	0	0.0	0	0.0	2	17.4
Value—Total										
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
1998-1999	34	12.9	118	357.4	178	167.5	175	134.0	3 066	2 448.7
1999										
December	3	0.5	5	2.0	14	3.8	11	3.2	239	70.8
2000										
January	5	2.9	11	76.6	14	3.0	19	14.8	243	197.7
February	4	2.1	8	9.2	12	8.2	15	6.8	232	101.9

10 VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	**Total non-residential building**
					PRIVATE SECTOR ($ million)						
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**
1998-1999	264.1	570.2	164.0	197.8	246.6	67.1	12.3	136.2	105.1	29.2	**1 792.8**
1999											
February	22.5	39.6	13.0	17.9	17.0	2.0	1.2	3.6	14.4	3.2	**134.4**
March	19.3	25.7	10.5	19.8	36.1	5.1	0.4	27.8	1.9	1.1	**147.7**
April	67.1	27.0	14.5	48.4	32.9	2.6	0.5	0.8	6.8	1.1	**201.8**
May	21.8	29.7	12.2	20.3	32.8	6.2	0.9	5.1	22.6	3.2	**154.8**
June	8.3	54.4	9.6	14.9	15.8	7.7	0.1	4.9	8.9	1.8	**126.3**
July	19.6	30.3	2.2	10.0	16.7	0.4	0.4	54.4	3.7	1.8	**139.4**
August	14.8	15.4	5.1	20.3	13.6	6.8	0.0	4.4	10.4	0.8	**91.6**
September	5.6	33.7	10.9	21.9	14.6	8.4	2.7	3.6	20.1	0.7	**122.1**
October	3.7	36.8	23.7	10.5	17.5	5.9	0.2	17.1	4.3	15.1	**134.7**
November	19.5	30.5	13.8	7.2	21.3	5.2	1.7	21.9	3.7	3.3	**128.1**
December	8.5	15.7	12.0	11.5	7.9	2.1	0.5	2.0	3.8	1.1	**65.0**
2000											
January	12.0	15.5	5.9	15.0	19.0	12.4	2.9	2.6	2.6	1.5	**89.5**
February	5.9	21.5	6.6	10.1	15.1	0.4	2.1	8.8	7.5	0.2	**78.1**
					PUBLIC SECTOR ($ million)						
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**
1998-1999	0.0	7.5	29.9	51.9	38.3	139.5	0.6	221.1	62.6	104.8	**656.0**
1999											
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	15.1	**66.1**
April	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	26.4	**73.1**
May	0.0	0.6	0.0	2.8	3.2	4.0	0.0	1.9	3.9	2.6	**19.0**
June	0.0	0.7	2.1	6.7	0.4	13.2	0.0	2.1	9.1	2.2	**36.4**
July	0.0	0.3	0.0	4.5	10.0	7.0	0.0	2.2	1.6	110.8	**136.4**
August	0.0	0.5	0.0	1.4	0.0	24.4	0.0	0.9	6.6	0.3	**34.1**
September	0.0	0.0	0.0	2.4	1.1	13.1	0.0	0.0	0.9	0.5	**18.0**
October	0.0	0.1	0.4	7.1	1.1	5.3	0.0	0.4	0.8	6.4	**21.4**
November	0.0	0.8	0.0	1.8	0.9	1.0	0.0	2.2	0.7	153.8	**161.2**
December	0.7	0.1	0.0	0.1	1.6	1.3	0.0	0.0	0.1	2.1	**5.9**
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	7.8	0.0	0.4	0.7	6.6	**23.7**
					TOTAL ($ million)						
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**
1998-1999	264.1	577.3	193.9	249.4	284.6	206.9	12.9	357.4	167.5	134.0	**2 448.7**
1999											
February	22.5	39.7	13.6	20.5	23.7	9.8	1.2	5.8	18.1	5.8	**160.8**
March	19.3	25.7	30.5	20.4	36.4	31.4	0.4	30.5	3.1	16.2	**213.8**
April	67.1	27.0	19.0	55.8	37.0	17.7	0.5	10.4	12.7	27.5	**274.8**
May	21.8	30.3	12.2	23.1	35.9	10.3	0.9	7.1	26.4	5.8	**173.8**
June	8.3	55.1	11.7	21.5	16.2	20.9	0.1	6.9	18.0	3.9	**162.7**
July	19.6	30.5	2.2	14.5	26.7	7.3	0.4	56.6	5.3	112.6	**275.8**
August	14.8	15.8	5.1	21.7	13.6	31.2	0.0	5.4	17.0	1.1	**125.7**
September	5.6	33.7	10.9	24.3	15.7	21.5	2.7	3.6	21.0	1.2	**140.1**
October	3.7	36.9	24.0	17.6	18.5	11.2	0.2	17.5	5.1	21.5	**156.1**
November	19.5	31.4	13.8	9.0	22.2	6.2	1.7	24.1	4.4	157.1	**289.3**
December	9.1	15.8	12.0	11.6	9.5	3.4	0.5	2.0	3.8	3.2	**70.8**
2000											
January	12.0	15.5	6.3	20.3	24.5	22.0	2.9	76.6	3.0	14.8	**197.7**
February	6.1	21.5	6.8	16.1	16.7	8.2	2.1	9.2	8.2	6.8	**101.9**

11 BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
				PRIVATE SECTOR					
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998-1999	8 938	4 093	13 129	990 746	314 145	138 873	1 443 763	917 327	2 361 090
1999									
February	782	247	1 029	82 071	20 718	12 153	114 941	59 301	174 243
March	793	322	1 116	89 325	30 442	12 312	132 078	100 307	232 385
April	755	106	861	82 023	9 988	10 263	102 273	84 926	187 199
May	754	182	937	84 716	21 261	9 215	115 192	87 307	202 500
June	831	269	1 117	96 690	21 296	11 379	129 365	69 110	198 475
July	622	87	709	79 413	8 092	9 656	97 162	74 614	171 776
August	700	197	900	86 779	19 178	9 591	115 548	26 040	141 588
September	956	226	1 185	119 078	16 080	16 900	152 058	55 350	207 408
October	966	442	1 409	113 395	46 248	19 259	178 902	49 123	228 025
November	915	588	1 503	107 290	65 962	17 128	190 379	77 763	268 142
December	820	232	1 054	110 362	20 973	12 881	144 216	22 345	166 561
2000									
January	792	352	1 147	99 497	31 840	12 264	143 601	54 197	197 797
February	937	135	1 073	116 316	11 075	13 170	140 561	28 914	169 475
				PUBLIC SECTOR					
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998-1999	150	323	473	13 481	24 202	6 382	44 065	362 106	406 171
1999									
February	3	2	5	311	222	66	598	10 840	11 438
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	355	4 502	22 346	26 848
May	14	94	108	1 393	6 746	0	8 139	4 074	12 213
June	35	111	146	3 135	8 352	3 884	15 371	16 523	31 894
July	6	0	6	662	0	0	662	2 709	3 371
August	7	2	9	647	240	65	952	26 894	27 845
September	7	10	17	839	1 001	183	2 023	2 219	4 242
October	10	0	10	830	0	631	1 462	10 201	11 663
November	4	0	4	484	0	323	807	5 243	6 050
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	11	8	19	1 217	779	3 105	5 101	8 091	13 192
				TOTAL					
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998-1999	9 088	4 416	13 602	1 004 226	338 346	145 256	1 487 828	1 279 433	2 767 261
1999									
February	785	249	1 034	82 382	20 940	12 218	115 540	70 141	185 680
March	810	352	1 163	91 202	32 853	12 312	136 367	130 684	267 051
April	763	148	911	82 786	13 371	10 618	106 775	107 272	214 047
May	768	276	1 045	86 109	28 007	9 215	123 331	91 381	214 712
June	866	380	1 263	99 825	29 648	15 263	144 736	85 633	230 369
July	628	87	715	80 076	8 092	9 656	97 824	77 323	175 147
August	707	199	909	87 426	19 418	9 655	116 500	52 934	169 433
September	963	236	1 202	119 917	17 081	17 083	154 081	57 569	211 650
October	976	442	1 419	114 225	46 248	19 890	180 363	59 324	239 687
November	919	588	1 507	107 774	65 962	17 450	191 186	83 007	274 193
December	831	240	1 073	111 425	21 826	14 906	148 157	24 565	172 722
2000									
January	808	356	1 167	101 224	32 189	12 264	145 676	135 098	280 775
February	948	143	1 092	117 534	11 854	16 274	145 661	37 006	182 667

(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	**2 235**	**495**	**2 733**	**279 555**	**42 716**	**27 783**	**350 054**	**101 854**	**451 908**
Brisbane and Moreton (SDs)	**1 518**	**337**	**1 857**	**188 547**	**29 033**	**19 947**	**237 526**	**71 795**	**309 322**
Beaudesert (S)	67	0	67	7 642	0	345	7 986	55	8 041
Boonah (S)	0	0	0	0	0	0	0	0	0
Brisbane (C)	485	96	582	64 779	8 899	12 491	86 170	30 853	117 023
Caboolture (S)	61	2	63	6 638	185	303	7 126	109	7 235
Caloundra (C)	86	12	98	10 624	865	763	12 253	340	12 593
Esk (S)	0	0	0	0	0	0	0	0	0
Gatton (S)	10	0	10	1 060	0	69	1 128	350	1 478
Gold Coast (C)	406	180	587	49 648	14 299	2 554	66 502	33 076	99 578
Ipswich (C)	31	9	40	3 030	579	139	3 749	79	3 828
Kilcoy (S)	7	0	7	719	0	0	719	0	719
Laidley (S)	1	0	1	90	0	110	200	0	200
Logan (C)	96	0	96	10 272	0	1 484	11 757	898	12 654
Maroochy (S)	0	0	0	0	0	0	0	2 649	2 649
Noosa (S)	54	26	80	7 644	3 575	343	11 562	506	12 068
Pine Rivers (S)	74	0	74	9 178	0	597	9 775	0	9 775
Redcliffe (C)	18	12	30	1 645	630	207	2 483	200	2 683
Redland (S)	122	0	122	15 577	0	541	16 118	2 680	18 798
Wide Bay-Burnett (SD)	**168**	**18**	**187**	**17 791**	**1 221**	**1 166**	**20 178**	**2 171**	**22 349**
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	22	0	22	2 069	0	262	2 331	272	2 603
Burnett (S)	25	0	25	3 033	0	201	3 235	0	3 235
Cooloola (S)	20	0	20	1 924	0	193	2 116	150	2 266
Eidsvold (S)	0	0	0	0	0	42	42	0	42
Gayndah (S)	2	0	2	193	0	15	208	0	208
Hervey Bay (C)	51	8	59	6 238	676	112	7 026	122	7 148
Isis (S)	4	0	4	246	0	137	382	0	382
Kilkivan (S)	0	0	0	0	0	0	0	0	0
Kingaroy (S)	11	0	11	1 227	0	11	1 238	55	1 293
Kolan (S)	4	0	4	248	0	0	248	0	248
Maryborough (C)	7	4	11	734	210	94	1 039	514	1 552
Miriam Vale (S)	9	6	15	707	335	14	1 056	1 058	2 114
Monto (S)	6	0	6	600	0	0	600	0	600
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	5	0	6	323	0	40	363	0	363
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	1	0	1	160	0	21	181	0	181
Wondai (S)	1	0	1	89	0	0	89	0	89
Woocoo (S)	0	0	0	0	0	24	24	0	24
Darling Downs (SD)	**113**	**6**	**119**	**13 515**	**469**	**1 139**	**15 123**	**6 447**	**21 569**
Cambooya (S)	10	0	10	1 288	0	18	1 306	52	1 358
Chinchilla (S)	3	0	3	417	0	31	448	0	448
Clifton (S)	3	0	3	355	0	18	372	359	732
Crow's Nest (S)	4	0	4	394	0	34	428	0	428
Dalby (T)	3	0	3	280	0	27	307	147	455
Goondiwindi (T)	1	0	1	123	0	65	188	198	386
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	7	0	7	798	0	32	830	195	1 025
Millmerran (S)	2	0	2	113	0	18	131	624	755
Murilla (S)	1	0	1	92	0	14	106	0	106
Pittsworth (S)	0	2	2	0	132	75	207	0	207
Rosalie (S)	6	0	6	696	0	59	754	0	754
Stanthorpe (S)	7	0	7	699	0	65	764	1 903	2 667
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	1	0	1	70	0	0	70	0	70

	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)	51	2	53	6 510	160	493	7 163	1 829	8 992
Waggamba (S)	6	0	6	813	0	82	895	0	895
Wambo (S)	1	0	1	62	0	58	120	0	120
Warwick (S)	7	2	9	806	178	50	1 034	1 139	2 172
South West (SD)	**5**	**0**	**5**	**871**	**0**	**215**	**1 087**	**301**	**1 388**
Balonne (S)	3	0	3	510	0	66	577	138	715
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	1	0	1	195	0	137	332	163	495
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	1	0	1	166	0	12	178	0	178
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	**69**	**12**	**81**	**8 783**	**1 178**	**813**	**10 774**	**3 129**	**13 903**
Banana (S)	2	0	2	246	0	188	434	52	486
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	10	2	12	1 293	262	66	1 620	500	2 120
Duaringa (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	5	0	5	683	0	0	683	600	1 283
Fitzroy (S)	1	0	1	95	0	12	107	0	107
Gladstone (C)	23	10	33	3 104	916	45	4 065	1 173	5 238
Jericho (S)	1	0	1	101	0	0	101	0	101
Livingstone (S)	18	0	18	2 163	0	47	2 210	0	2 210
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)	9	0	9	1 098	0	456	1 553	804	2 357
Central West (SD)	**2**	**0**	**2**	**228**	**0**	**15**	**243**	**6 775**	**7 018**
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)	2	0	2	228	0	15	243	6 775	7 018
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	**86**	**20**	**106**	**12 638**	**1 780**	**528**	**14 946**	**1 062**	**16 008**
Belyando (S)	0	0	0	0	0	93	93	0	93
Broadsound (S)	0	0	0	0	0	0	0	0	0
Mackay (C)	65	0	65	9 347	0	250	9 596	155	9 751
Mirani (S)	1	0	1	127	0	22	149	0	149
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	5	12	17	643	1 200	14	1 857	650	2 507
Whitsunday (S)	15	8	23	2 521	580	150	3 251	257	3 508
Northern (SD)	**168**	**54**	**222**	**22 961**	**4 807**	**1 008**	**28 776**	**2 533**	**31 309**
Bowen (S)	4	2	6	465	137	107	709	0	709
Burdekin (S)	5	0	5	660	0	36	696	0	696
Charters Towers (C)	0	0	0	0	0	15	15	296	311
Dalrymple (S)	1	0	1	87	0	19	106	0	106
Hinchinbrook (S)	1	0	1	139	0	28	167	0	167
Thuringowa (C)	83	0	83	10 378	0	298	10 676	452	11 128
Townsville (C)	74	52	126	11 232	4 670	505	16 407	1 786	18 193

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLING (no.)			VALUE ($'000)					
	New houses	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non residential building*	*Total building*
LOCAL GOVERNMENT AREAS									
Far North (SD)	**105**	**48**	**153**	**14 111**	**4 229**	**2 878**	**21 218**	**5 530**	**26 748**
Atherton (S)	8	0	8	834	0	42	875	0	875
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	50	8	58	7 968	580	2 319	10 867	4 020	14 887
Cardwell (S)	3	0	3	334	0	50	384	55	439
Cook (S)	1	0	1	90	0	0	90	902	991
Croydon (S)	3	0	3	489	0	0	489	0	489
Douglas (S)	6	34	40	547	3 228	50	3 824	200	4 024
Eacham (S)	5	0	5	510	0	38	548	0	548
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	3	0	3	178	0	26	204	0	204
Johnstone (S)	6	0	6	638	0	195	833	253	1 086
Mareeba (S)	10	0	10	967	0	160	1 127	100	1 227
Torres (S)	10	6	16	1 556	421	0	1 977	0	1 977
North West (SD)	**1**	**0**	**1**	**110**	**0**	**73**	**183**	**2 110**	**2 293**
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	0	0	0	0	0	0	0	130	130
Cloncurry (S)	0	0	0	0	0	0	0	0	0
Flinders (S)	0	0	0	0	0	32	32	0	32
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	1	0	1	110	0	41	151	1 980	2 131
Richmond (S)	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	96	38	134	13 172	4 440	831	18 443	3 415	21 858
Bundaberg (QLD)	42	0	42	4 413	0	452	4 866	272	5 138
Rockhampton (QLD)	10	0	10	1 193	0	456	1 649	804	2 452
Gladstone (QLD)	33	12	45	4 397	1 178	99	5 673	1 673	7 347
Mackay (QLD)	54	0	54	7 610	0	202	7 812	155	7 967
Townsville (QLD)	148	52	200	20 485	4 670	631	25 786	2 238	28 024
Cairns (QLD)	47	8	55	7 540	580	2 309	10 429	4 020	14 449
Gold Coast-Tweed (QLD/NSW)	415	168	585	51 037	13 761	2 602	67 399	32 121	99 521

(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.

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 6076.

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 1997–98). 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, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, 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.

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2873130002002
ISSN 1031-198X

RRP $17.00

Produced by the Australian Bureau of Statistics