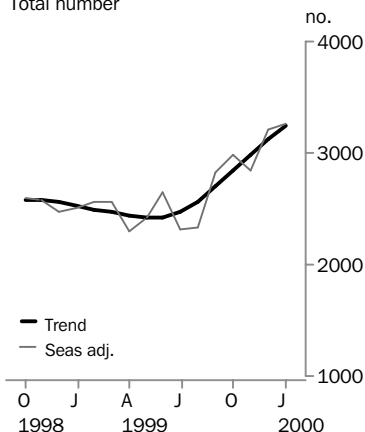


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 MAR 2000

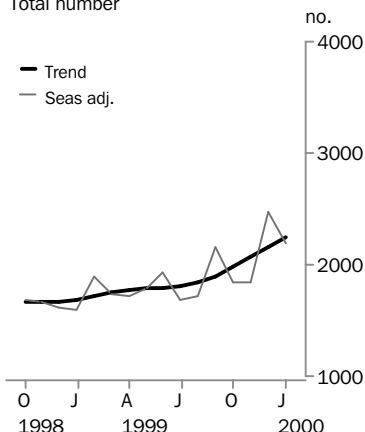
Dwelling units approved

Total number



Private sector houses approved

Total number



JANUARY KEY FIGURES

TREND ESTIMATES

		% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	2 239	4.0	32.5
Total dwelling units	3 243	4.0	28.4

SEASONALLY ADJUSTED

		% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	2 192	-11.7	37.8
Total dwelling units	3 256	1.4	29.6

JANUARY KEY POINTS

TREND ESTIMATES

- The trend for private sector house approvals continued to rise in January, with a gain of 4.0%. It is 32.5% higher than in January 1999.
- The trend for total dwellings approved increased by 4.0% in January, its eighth consecutive rise. It is now 33.8% above the level of May 1999.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals fell by 11.7% in January after rising by 35.1% in the previous month.
- The seasonally adjusted estimate for total dwellings approved was 1.4% in January, following a 12.9% rise in the previous month.

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved in January was 2,462. There were 1,731 houses approved in the month (down from 2,124 in December 1999) and 731 other dwellings (up from 688 in December 1999).
- The total value of building approved was \$497.3 million. The lower value of residential building (down \$66.6 million) was more than offset by the increase in non-residential building (up \$126.9 million). The Health (+\$74.6 million), Educational (+\$18.6 million) and other business premises (+\$15.0 million) categories were primarily responsible for the non-residential growth recorded in January.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000
June 2000	8 August 2000
July 2000	6 September 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

There are no revisions this month.

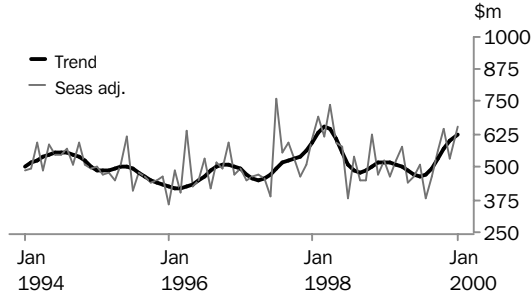


B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

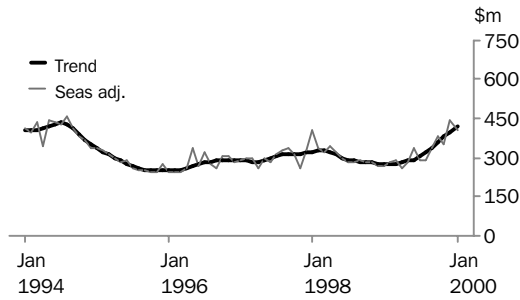
VALUE OF TOTAL BUILDING

The trend for the value of total building has been rising since July 1999 and, at \$628.3 million, is now close to the peak set in March 1998 (\$654.2 million).



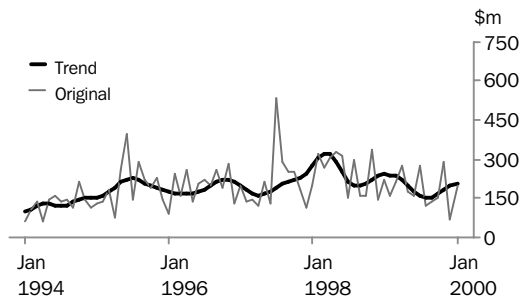
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building has risen by 52.2% since January 1999.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building continued to grow in January, making five consecutive rises since August 1999. This series experiences wide fluctuations in the original and seasonally adjusted data.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

DECEMBER QUARTER 1999

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

	ORIGINAL	
	<i>Sep Qtr 1999 to Dec Qtr 1999 % change</i>	<i>Dec Qtr 1998 to Dec Qtr 1999 % change</i>
	New residential building	11.5
Alterations and additions to residential buildings	11.7	30.9
Non residential building	-5.5	-20.8
Total building	5.6	9.6

The value of total building, expressed in chain volume measures, increased by 5.6% in the December quarter 1999. The residential (+11.5%) and non-residential (-5.5%) components continue to move in opposing fashion.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

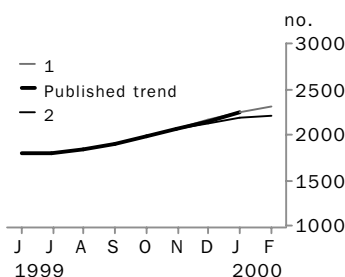
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

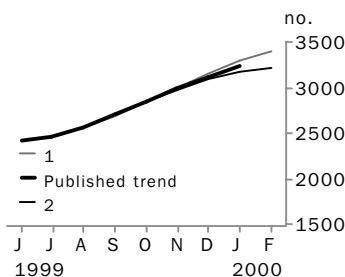
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the February seasonally adjusted estimate is lower than the January estimate by 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 Jan 2000</i>		2 <i>falls by 6% on Jan 2000</i>	
	no.	% change	no.	% change	no.	% change
September 1999	1 900	3.4	1 897	3.3	1 905	3.5
October 1999	1 978	4.1	1 977	4.2	1 981	4.0
November 1999	2 067	4.5	2 070	4.7	2 060	4.0
December 1999	2 152	4.1	2 163	4.5	2 129	3.3
January 2000	2 239	4.0	2 248	3.9	2 183	2.6
February 2000	n.y.a.	n.y.a.	2 310	2.8	2 212	1.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jan 2000</i>		2 <i>falls by 7% on Jan 2000</i>	
	no.	% change	no.	% change	no.	% change
September 1999	2 696	5.1	2 686	5.0	2 701	5.3
October 1999	2 842	5.4	2 838	5.7	2 845	5.3
November 1999	2 987	5.1	2 998	5.6	2 978	4.7
December 1999	3 118	4.4	3 149	5.0	3 086	3.6
January 2000	3 243	4.0	3 286	4.4	3 166	2.6
February 2000	n.y.a.	n.y.a.	3 393	3.3	3 212	1.5

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
November	1 736	1 805	770	776	2 506	2 581
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
SEASONALLY ADJUSTED						
1998						
November	1 660	1 716	n.a.	n.a.	2 508	2 576
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
TREND ESTIMATES						
1998						
November	1 668	1 716	846	866	2 513	2 581
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	542	630	2 339	2 469
August	1 839	1 883	630	687	2 462	2 564
September	1 900	1 946	717	750	2 618	2 696
October	1 978	2 024	796	818	2 774	2 842
November	2 067	2 110	851	878	2 918	2 987
December	2 152	2 193	889	924	3 042	3 118
2000						
January	2 239	2 278	916	964	3 156	3 243

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
November	-8.9	-8.2	4.1	0.5	-5.3	-5.8
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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
November	-1.5	-2.2	n.a.	n.a.	-0.8	-1.1
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
TREND ESTIMATES (% change from preceding month)						
1998						
November	-0.4	-0.6	2.1	1.3	0.4	0.0
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	2.0	2.1	16.0	9.0	5.2	3.8
September	3.4	3.3	15.1	10.1	6.3	5.1
October	4.1	4.0	11.0	9.1	6.0	5.4
November	4.5	4.2	6.9	7.3	5.2	5.1
December	4.1	3.9	4.5	5.2	4.2	4.4
2000						
January	4.0	3.9	3.0	4.3	3.7	4.0

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					
November	259.8	24.0	283.8	333.3	617.1
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
SEASONALLY ADJUSTED					
1998					
November	260.7	22.8	283.5	n.a.	626.9
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
TREND ESTIMATES					
1998					
November	256.9	23.6	280.5	223.3	503.8
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	293.0	26.4	319.4	150.2	469.6
September	310.9	28.0	338.9	156.3	495.2
October	331.0	29.2	360.2	171.8	532.0
November	351.7	30.1	381.8	186.8	568.6
December	370.6	30.6	401.2	199.9	601.1
2000					
January	388.3	31.4	419.7	208.7	628.3

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
November	-7.4	-12.1	-7.9	106.8	31.5
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
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
November	-0.6	-5.4	-1.0	n.a.	40.4
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
TREND ESTIMATES (% change from preceding month)					
1998					
November	-0.4	1.3	-0.3	7.1	2.9
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	4.9	6.0	5.0	-4.5	1.8
September	6.1	6.1	6.1	4.1	5.5
October	6.5	4.3	6.3	9.9	7.4
November	6.3	3.1	6.0	8.7	6.9
December	5.4	1.7	5.1	7.0	5.7
2000					
January	4.8	2.6	4.6	4.4	4.5

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
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						
January	1 230	604	4	0	43	1 881
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
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						
January	36	11	0	0	0	47
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
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	30 550
1999						
January	1 266	615	4	0	43	1 928
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						0
January	1 731	724	5	0	2	2 462

(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)								
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								
January	134.8	41.7	0.3	17.5	0.0	194.3	156.6	350.8
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
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								
January	4.1	1.1	0.0	0.2	0.0	5.4	62.4	67.8
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
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								
January	138.9	42.8	0.3	17.7	0.0	199.6	219.0	418.6
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

(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										
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										
November	1 805	116	368	484	65	87	118	270	754	2 559
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
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										
November	200.9	6.6	28.4	35.0	5.7	8.5	9.8	24.0	58.9	259.8
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

(a) See Glossary for definition.

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.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
November	18	1.9	97	8.7	15	1.4	19	1.8	20	1.8	10	1.2
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
Value—\$200,000—\$499,999												
1999												
November	3	0.7	14	3.9	4	1.1	12	3.9	11	3.6	7	2.0
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
Value—\$500,000—\$999,999												
1999												
November	3	2.6	7	4.9	3	2.4	0	0.0	9	6.0	3	1.8
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
Value—\$1,000,000—\$4,999,999												
1999												
November	2	4.2	6	13.9	2	8.9	2	3.3	5	10.8	1	1.2
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
Value—\$5,000,000 and over												
1999												
November	1	10.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
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
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												
November	27	19.5	124	31.4	24	13.8	33	9.0	45	22.2	21	6.2
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

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										
November	1	0.1	3	0.3	10	1.0	8	0.5	201	18.7
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
Value—\$200,000—\$499,999										
1999										
November	1	0.3	2	0.5	4	1.1	2	0.7	60	17.9
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
Value—\$500,000—\$999,999										
1999										
November	2	1.3	1	0.5	1	0.8	2	1.1	31	21.4
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
Value—\$1,000,000—\$4,999,999										
1999										
November	0	0.0	1	2.1	1	1.5	1	1.3	21	47.1
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
Value—\$5,000,000 and over										
1999										
November	0	0.0	1	20.7	0	0.0	2	153.5	4	184.2
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
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										
November	4	1.7	8	24.1	16	4.4	15	157.1	317	289.3
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

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)											
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											
January	49.9	71.8	3.3	4.9	18.2	3.4	0.0	2.6	1.7	0.5	156.6
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
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											
January	0.0	0.9	0.5	5.7	6.8	10.9	0.0	0.4	3.2	34.1	62.4
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
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											
January	49.9	72.8	3.8	10.6	25.0	14.3	0.0	3.0	4.9	34.6	219.0
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

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									
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									
January	502	191	736	54 662	14 101	9 873	78 636	59 692	138 327
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
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									
January	6	0	6	437	0	68	505	45 158	45 663
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
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									
January	508	191	742	55 099	14 101	9 940	79 140	104 850	183 990
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

(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
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LOCAL GOVERNMENT AREAS

QUEENSLAND	1 731	724	2 462	211 798	67 653	20 115	299 566	197 699	497 264
Brisbane and Moreton (SDs)	1 203	643	1 852	150 045	60 542	14 845	225 432	157 089	382 521
Beaudesert (S)	26	0	27	2 841	0	318	3 159	139	3 298
Boonah (S)	0	0	0	0	0	0	0	0	0
Brisbane (C)	434	237	672	58 093	22 557	10 054	90 704	121 672	212 375
Caboolture (S)	31	43	74	3 322	1 830	167	5 318	1 405	6 723
Caloundra (C)	61	12	74	7 149	2 630	537	10 315	11 113	21 428
Esk (S)	0	0	0	0	0	0	0	0	0
Gatton (S)	11	0	11	1 287	0	15	1 302	0	1 302
Gold Coast (C)	256	259	517	31 519	24 488	1 204	57 211	7 004	64 215
Ipswich (C)	60	16	77	6 098	1 000	465	7 563	2 668	10 231
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	7	0	7	511	0	79	590	0	590
Logan (C)	76	0	76	8 908	0	347	9 254	650	9 904
Maroochy (S)	40	10	50	4 834	730	468	6 033	3 981	10 014
Noosa (S)	31	6	37	4 320	505	321	5 146	195	5 341
Pine Rivers (S)	75	0	75	9 055	0	344	9 399	1 880	11 279
Redcliffe (C)	14	28	42	1 625	3 359	176	5 160	931	6 091
Redland (S)	81	32	113	10 483	3 443	351	14 277	5 451	19 729
Wide Bay-Burnett (SD)	99	16	115	9 700	1 114	1 450	12 264	3 636	15 900
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	18	2	20	2 187	80	61	2 328	520	2 848
Burnett (S)	11	0	11	1 181	0	71	1 252	381	1 632
Cooloola (S)	9	0	9	800	0	46	846	288	1 134
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	100	100
Hervey Bay (C)	23	0	23	2 196	0	634	2 831	561	3 392
Isis (S)	2	0	2	116	0	87	204	0	204
Kilkivan (S)	2	0	2	145	0	0	145	0	145
Kingaroy (S)	2	0	2	425	0	32	457	0	457
Kolan (S)	6	0	6	283	0	0	283	0	283
Maryborough (C)	8	14	22	739	1 034	216	1 989	1 383	3 372
Miriam Vale (S)	9	0	9	1 055	0	248	1 304	200	1 504
Monto (S)	0	0	0	0	0	0	0	143	143
Mundubbera (S)	0	0	0	0	0	37	37	60	97
Murgon (S)	0	0	0	0	0	18	18	0	18
Nanango (S)	2	0	2	80	0	0	80	0	80
Perry (S)	1	0	1	23	0	0	23	0	23
Tiaro (S)	6	0	6	469	0	0	469	0	469
Wondai (S)	0	0	0	0	0	0	0	0	0
Woocoo (S)	0	0	0	0	0	0	0	0	0
Darling Downs (SD)	97	5	103	10 924	478	874	12 276	4 299	16 575
Cambooya (S)	13	0	13	1 459	0	77	1 536	0	1 536
Chinchilla (S)	0	0	0	0	0	0	0	0	0
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	9	0	9	1 013	0	0	1 013	0	1 013
Dalby (T)	3	0	3	302	0	0	302	0	302
Goondiwindi (T)	5	0	5	619	0	0	619	544	1 163
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	6	0	6	866	0	36	901	0	901
Millmerran (S)	2	0	2	298	0	11	309	505	814
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	3	0	3	325	0	29	354	0	354
Rosalie (S)	0	0	0	0	0	37	37	0	37
Stanthorpe (S)	6	2	8	447	100	68	616	340	956
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	1	0	0	81	81	555	636

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) <i>continued</i>									
Toowoomba (C)	42	0	42	4 604	0	326	4 930	2 178	7 108
Waggamba (S)	2	0	2	248	0	0	248	0	248
Wambo (S)	0	0	0	0	0	50	50	0	50
Warwick (S)	6	3	9	744	378	158	1 280	177	1 457
South West (SD)	7	0	7	1 312	0	197	1 509	100	1 609
Balonne (S)	3	0	3	356	0	137	492	100	592
Bendemere (S)	1	0	1	149	0	0	149	0	149
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	0	0	0	0	0	50	50	0	50
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	0	0	0	0	0	0	0	0	0
Warroo (S)	3	0	3	808	0	11	818	0	818
Fitzroy (SD)	60	0	60	7 302	0	414	7 715	9 852	17 567
Banana (S)	2	0	2	225	0	53	278	126	404
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	11	0	11	1 233	0	52	1 286	0	1 286
Duarina (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	0	0	0	0	0	0	0	895	895
Fitzroy (S)	5	0	5	404	0	11	415	0	415
Gladstone (C)	10	0	10	1 325	0	243	1 568	542	2 110
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	31	0	31	4 035	0	54	4 088	52	4 140
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	1	0	1	80	0	0	80	791	871
Rockhampton (C)	0	0	0	0	0	0	0	7 445	7 445
Central West (SD)	3	0	3	298	0	0	298	0	298
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	1	0	1	120	0	0	120	0	120
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	178	0	0	178	0	178
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	60	22	82	7 372	2 400	250	10 023	1 189	11 211
Belyando (S)	0	0	0	0	0	22	22	0	22
Broadsound (S)	1	0	1	98	0	20	118	0	118
Mackay (C)	40	0	40	5 067	0	98	5 165	759	5 923
Mirani (S)	7	0	7	860	0	17	877	0	877
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	5	0	5	525	0	0	525	430	955
Whitsunday (S)	7	22	29	822	2 400	94	3 315	0	3 315
Northern (SD)	110	17	127	14 719	1 224	1 109	17 052	10 413	27 465
Bowen (S)	0	0	0	0	0	26	26	0	26
Burdekin (S)	5	0	5	672	0	115	786	100	886
Charters Towers (C)	3	0	3	400	0	77	476	0	476
Dalrymple (S)	2	0	2	170	0	0	170	57	227
Hinchinbrook (S)	5	0	5	670	0	0	670	0	670
Thuringowa (C)	52	4	56	6 374	186	450	7 009	3 518	10 527
Townsville (C)	43	13	56	6 435	1 038	443	7 915	6 739	14 654

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
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LOCAL GOVERNMENT AREAS

Far North (SD)	85	19	104	9 363	1 654	931	11 948	10 902	22 850
Atherton (S)	4	0	4	526	0	38	564	252	816
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	50	16	66	6 062	1 344	547	7 952	800	8 753
Cardwell (S)	1	0	1	117	0	84	201	0	201
Cook (S)	1	0	1	55	0	20	75	8 800	8 875
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	5	0	5	432	0	57	488	500	988
Eacham (S)	7	0	7	494	0	57	551	80	631
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	5	0	5	373	0	0	373	0	373
Johnstone (S)	5	0	5	602	0	0	602	0	602
Mareeba (S)	7	3	10	702	310	130	1 142	0	1 142
Torres (S)	0	0	0	0	0	0	0	470	470
North West (SD)	7	2	9	763	240	45	1 048	220	1 268
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	5	2	7	316	240	17	573	0	573
Cloncurry (S)	0	0	0	0	0	0	0	0	0
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	2	0	2	447	0	28	475	220	695
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	101	28	129	13 097	3 865	843	17 805	13 556	31 361
Bundaberg (QLD)	26	2	28	3 035	80	118	3 233	901	4 134
Rockhampton (QLD)	0	0	0	0	0	0	0	7 445	7 445
Gladstone (QLD)	20	0	20	2 444	0	283	2 727	542	3 269
Mackay (QLD)	34	0	34	4 308	0	98	4 406	759	5 164
Townsville (QLD)	90	17	107	12 277	1 224	801	14 302	10 256	24 558
Cairns (QLD)	49	16	65	5 971	1 344	547	7 861	800	8 661
Gold Coast-Tweed (QLD/NSW)	252	265	519	31 382	24 920	1 173	57 475	6 960	64 435

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 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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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c 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 75c per minute).
- INTERNET* www.abs.gov.au
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require.

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ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that is already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

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