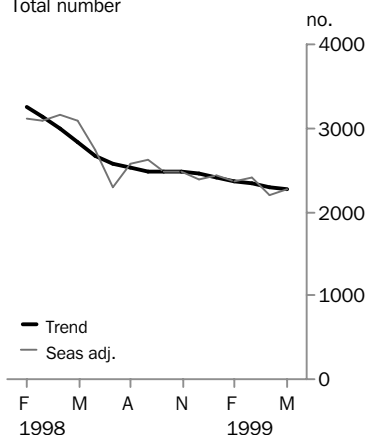


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 JULY 1999

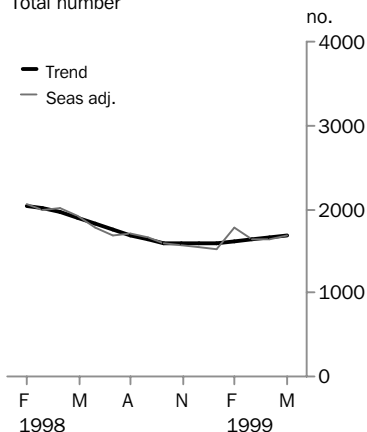
Dwelling units approved

Total number



Private sector houses approved

Total number



MAY KEY FIGURES

TREND ESTIMATES

		% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	1 679	0.9	-11.5
Total dwelling units	2 273	-1.3	-19.4

SEASONALLY ADJUSTED

		% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	1 681	2.8	-12.9
Total dwelling units	2 270	2.7	-26.4

MAY KEY POINTS

TREND ESTIMATES

- The trend for total dwellings is 19.4% below the level of May 1998, with a major part of that fall occurring in mid 1998. It has fallen 8.8% over the last 8 months.
- The trend for private sector houses has shown steady growth since November 1998 and is now 6.3% above that level.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings increased by 2.7% in May, but will need to rise by a further 6.7% in June to stop the decline of the trend next month (the average monthly movement is 5%).
- The seasonally adjusted estimate for private sector houses increased by 2.8% in May, following a 0.5% rise in April. A fall of 4.3% in this estimate in June will be required to halt the growth currently shown in the trend for private sector houses (the average monthly movement is 6%).

ORIGINAL ESTIMATES

- The 2,242 dwellings approved in May were slightly down on the (revised) levels of April (2,289) and March (2,440). There were 1,728 houses and 514 other dwellings included in the total.
- The total value of building approved was \$421.3 million. While the value of residential building was steady, non-residential fell by \$117.5 million (43.5%) over the previous month.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Seasonally adjusted and trend estimates to April 1999 have been revised as a result of the annual reanalysis of the seasonal factors.

REVISIONS THIS MONTH

The Brisbane City Council has been able to provide reports back to January 1999 and consequently last month's estimates of 350 dwellings for the period January to April have been replaced with actual jobs. In addition, there have been some revisions for Mackay for March and April. The net effect of the changes are:

January 1999 - 25 dwellings
February 1999 +50 dwellings
March 1999 +147 dwellings
April 1999 -16 dwellings.

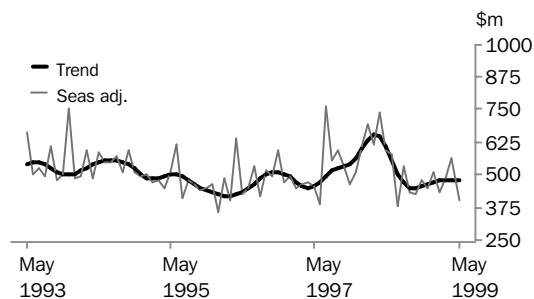
While reporting has improved substantially there are still issues to be resolved. Further revisions will be required but they are not expected to be as high as the current round of revisions.

B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

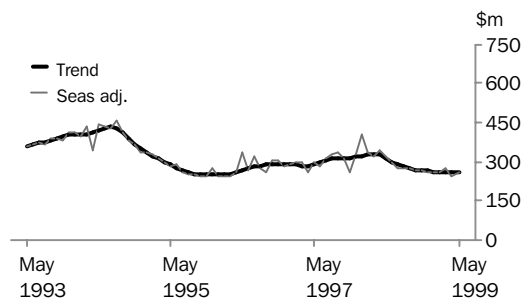
VALUE OF TOTAL BUILDING

The trend has fallen by 1.3% in the last two months after a five month period which saw it grow by 8.1%. The growth will only resume with an increase in the seasonally adjusted estimate of 24% which is one and a half times its average monthly movement.



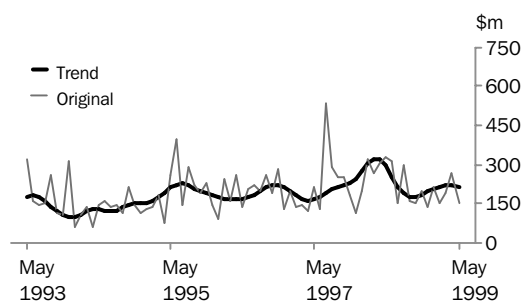
VALUE OF RESIDENTIAL BUILDING

The trend has been declining since March 1998 but the rate of decline has slowed from 4.3% per month to the current 0.3%.



VALUE OF NON-RESIDENTIAL BUILDING

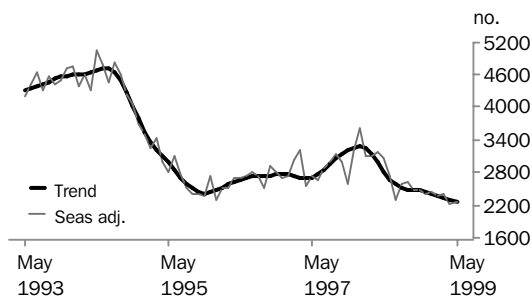
The trend growth experienced from October 1998 has weakened and reversed in the past two months. This is a very volatile series.



DWELLINGS APPROVED

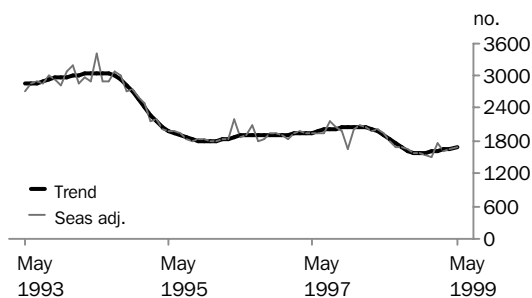
TOTAL DWELLING UNITS

The trend has been in constant decline since January 1998. In the early stages the monthly falls were in the order of -5% and they weakened to -0.4% in October and November 1998. In the last six months the rate of decline has been steady between -1% and -2% per month.



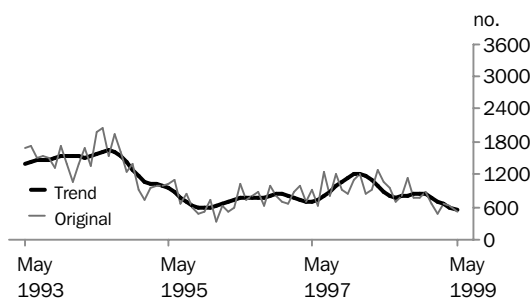
PRIVATE SECTOR HOUSES

The trend fell for the greater part of 1998 but this has been followed by six months of continuous, although relatively weaker, growth.



OTHER DWELLINGS

Apart from a mild recovery between August and November this series has been in strong decline since January 1998.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

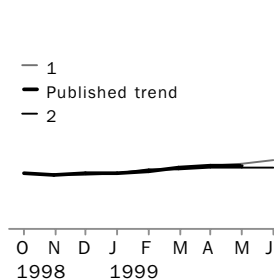
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

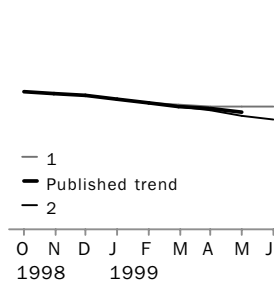
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 5% for the number of private sector houses approved and 6% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May estimate by 5% for the number of private sector houses approved and 6% 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



		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 5% on May 1999</i>		2 <i>falls by 5% on May 1999</i>	
		no.	% change	no.	% change	no.	% change
January 1999		1 599	1.0	1 594	0.9	1 600	1.1
February 1999		1 622	1.5	1 620	1.6	1 623	1.4
March 1999		1 645	1.4	1 650	1.8	1 642	1.2
April 1999		1 664	1.1	1 677	1.6	1 651	0.5
May 1999		1 679	0.9	1 702	1.5	1 652	0.1
June 1999		n.y.a.	n.y.a.	1 725	1.4	1 650	-0.1

TOTAL DWELLING UNITS



		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 6% on May 1999</i>		2 <i>falls by 6% on May 1999</i>	
		no.	% change	no.	% change	no.	% change
January 1999		2 408	-1.6	2 403	-1.6	2 414	-1.5
February 1999		2 370	-1.6	2 367	-1.5	2 372	-1.7
March 1999		2 336	-1.4	2 344	-1.0	2 330	-1.7
April 1999		2 303	-1.4	2 327	-0.7	2 283	-2.1
May 1999		2 273	-1.3	2 317	-0.4	2 233	-2.2
June 1999		n.y.a.	n.y.a.	2 317	0.0	2 190	-1.9

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						
March	2 111	2 136	848	928	2 959	3 064
April	1 959	1 982	1 167	1 298	3 126	3 280
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
July	1 770	1 797	690	692	2 460	2 489
August	1 769	1 781	778	798	2 547	2 579
September	1 816	1 862	1 071	1 123	2 887	2 985
October	1 804	1 836	738	770	2 542	2 606
November	1 647	1 705	766	772	2 413	2 477
December	1 346	1 354	885	897	2 231	2 251
1999						
January	1 175	1 209	643	654	1 818	1 863
February	1 630	1 650	439	470	2 069	2 120
March	1 722	1 763	591	677	2 313	2 440
April	1 602	1 657	533	632	2 135	2 289
May	1 697	1 728	392	514	2 089	2 242
SEASONALLY ADJUSTED						
1998						
March	1 995	2 021	n.a.	n.a.	3 017	3 099
April	2 012	2 030	n.a.	n.a.	3 071	3 163
May	1 929	1 992	n.a.	n.a.	2 703	3 085
June	1 784	1 814	n.a.	n.a.	2 652	2 740
July	1 694	1 747	n.a.	n.a.	2 192	2 283
August	1 705	1 728	n.a.	n.a.	2 529	2 574
September	1 661	1 710	n.a.	n.a.	2 521	2 630
October	1 596	1 632	n.a.	n.a.	2 429	2 481
November	1 575	1 622	n.a.	n.a.	2 415	2 473
December	1 533	1 550	n.a.	n.a.	2 350	2 393
1999						
January	1 520	1 559	n.a.	n.a.	2 363	2 428
February	1 769	1 790	n.a.	n.a.	2 324	2 371
March	1 627	1 670	n.a.	n.a.	2 319	2 416
April	1 635	1 676	n.a.	n.a.	2 119	2 210
May	1 681	1 709	n.a.	n.a.	2 051	2 270
TREND ESTIMATES						
1998						
March	2 018	2 045	1 063	1 100	3 081	3 145
April	1 967	2 000	956	991	2 923	2 991
May	1 897	1 934	851	887	2 748	2 821
June	1 821	1 862	780	816	2 601	2 678
July	1 750	1 792	751	787	2 501	2 579
August	1 684	1 726	763	796	2 447	2 522
September	1 630	1 670	791	821	2 421	2 491
October	1 595	1 632	823	850	2 418	2 482
November	1 580	1 615	837	858	2 417	2 473
December	1 583	1 616	812	830	2 395	2 447
1999						
January	1 599	1 632	751	776	2 350	2 408
February	1 622	1 655	674	715	2 297	2 370
March	1 645	1 678	595	657	2 240	2 336
April	1 664	1 698	518	605	2 182	2 303
May	1 679	1 713	447	560	2 126	2 273

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						
March	12.2	12.1	1.4	8.2	8.9	10.9
April	-7.2	-7.2	37.6	39.9	5.6	7.0
May	-0.9	1.7	-25.3	-19.0	-10.0	-6.5
June	-7.7	-7.7	-2.9	-9.9	-6.2	-8.5
July	-1.2	-3.3	-18.5	-26.9	-6.8	-11.3
August	-0.1	-0.9	12.8	15.3	3.5	3.6
September	2.7	4.5	37.7	40.7	13.3	15.7
October	-0.7	-1.4	-31.1	-31.4	-12.0	-12.7
November	-8.7	-7.1	3.8	0.3	-5.1	-5.0
December	-18.3	-20.6	15.5	16.2	-7.5	-9.1
1999						
January	-12.7	-10.7	-27.3	-27.1	-18.5	-17.2
February	38.7	36.5	-31.7	-28.1	13.8	13.8
March	5.6	6.8	34.6	44.0	11.8	15.1
April	-7.0	-6.0	-9.8	-6.6	-7.7	-6.2
May	5.9	4.3	-26.5	-18.7	-2.2	-2.1
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
March	-3.0	-2.8	n.a.	n.a.	-1.4	-0.1
April	0.9	0.4	n.a.	n.a.	1.8	2.0
May	-4.1	-1.9	n.a.	n.a.	-12.0	-2.5
June	-7.5	-8.9	n.a.	n.a.	-1.9	-11.2
July	-5.0	-3.7	n.a.	n.a.	-17.3	-16.7
August	0.6	-1.1	n.a.	n.a.	15.4	12.8
September	-2.6	-1.1	n.a.	n.a.	-0.3	2.2
October	-3.9	-4.6	n.a.	n.a.	-3.7	-5.7
November	-1.3	-0.6	n.a.	n.a.	-0.6	-0.3
December	-2.7	-4.4	n.a.	n.a.	-2.7	-3.2
1999						
January	-0.9	0.5	n.a.	n.a.	0.6	1.5
February	16.4	14.8	n.a.	n.a.	-1.7	-2.3
March	-8.0	-6.7	n.a.	n.a.	-0.2	1.9
April	0.5	0.4	n.a.	n.a.	-8.6	-8.5
May	2.8	2.0	n.a.	n.a.	-3.2	2.7
TREND ESTIMATES (% change from preceding month)						
1998						
March	-1.1	-0.9	-7.0	-7.2	-3.3	-3.2
April	-2.5	-2.2	-10.0	-9.9	-5.1	-4.9
May	-3.6	-3.3	-11.0	-10.5	-6.0	-5.7
June	-4.0	-3.7	-8.4	-7.9	-5.4	-5.1
July	-3.9	-3.8	-3.7	-3.6	-3.8	-3.7
August	-3.8	-3.7	1.6	1.2	-2.2	-2.2
September	-3.2	-3.2	3.7	3.1	-1.1	-1.2
October	-2.2	-2.3	4.1	3.5	-0.1	-0.4
November	-0.9	-1.0	1.7	0.9	-0.1	-0.4
December	0.2	0.1	-3.0	-3.2	-0.9	-1.0
1999						
January	1.0	0.9	-7.5	-6.5	-1.9	-1.6
February	1.5	1.4	-10.2	-7.9	-2.3	-1.6
March	1.4	1.4	-11.8	-8.0	-2.5	-1.4
April	1.1	1.2	-13.0	-7.9	-2.6	-1.4
May	0.9	0.9	-13.6	-7.5	-2.6	-1.3

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1998					
March	305.8	24.0	329.8	270.5	600.3
April	341.4	25.1	366.6	305.4	671.9
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
July	262.2	26.1	288.3	149.5	437.8
August	252.9	22.6	275.5	296.9	572.4
September	293.9	28.8	322.7	157.8	480.5
October	265.9	26.4	292.3	154.5	446.8
November	248.0	23.2	271.2	202.7	474.0
December	214.4	18.3	232.7	136.0	368.7
1999					
January	174.8	17.0	191.8	213.1	404.9
February	217.0	20.5	237.5	151.4	388.9
March	264.1	22.6	286.8	193.9	480.7
April	248.4	16.6	265.0	269.9	534.9
May	249.9	19.0	268.9	152.4	421.3
SEASONALLY ADJUSTED					
1998					
March	295.3	23.8	319.1	n.a.	613.8
April	315.9	26.1	342.0	n.a.	743.6
May	294.1	25.7	319.8	n.a.	597.8
June	267.6	30.4	297.9	n.a.	576.9
July	252.3	22.6	275.0	n.a.	378.5
August	256.1	21.6	277.7	n.a.	534.7
September	254.7	24.1	278.8	n.a.	436.6
October	248.4	23.3	271.6	n.a.	425.3
November	248.8	22.1	270.9	n.a.	481.5
December	239.6	21.5	261.1	n.a.	449.9
1999					
January	235.8	23.3	259.0	n.a.	508.6
February	240.0	23.8	263.8	n.a.	430.6
March	252.3	22.2	274.4	n.a.	489.0
April	230.2	17.4	247.6	n.a.	562.6
May	244.5	18.4	262.9	n.a.	405.7
TREND ESTIMATES					
1998					
March	305.9	25.4	331.3	323.4	654.7
April	300.1	25.4	325.5	320.9	646.4
May	288.5	24.9	313.4	295.3	608.7
June	275.4	24.3	299.8	256.0	555.8
July	264.7	23.7	288.4	216.2	504.6
August	256.3	23.2	279.5	189.0	468.4
September	250.2	22.8	273.0	177.5	450.5
October	246.8	22.7	269.5	177.1	446.5
November	244.8	22.8	267.6	186.9	454.5
December	243.0	22.9	265.8	199.1	464.9
1999					
January	241.4	22.5	263.9	209.4	473.3
February	240.6	21.9	262.5	217.3	479.8
March	240.4	21.0	261.4	221.2	482.6
April	240.5	20.0	260.5	221.1	481.6
May	240.6	19.1	259.7	216.4	476.1

(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					
March	8.9	6.7	8.8	-15.7	-3.8
April	11.6	4.6	11.2	12.9	11.9
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
July	-2.7	-12.4	-3.7	-52.8	-29.0
August	-3.5	-13.4	-4.4	98.6	30.7
September	16.2	27.4	17.1	-46.9	-16.1
October	-9.5	-8.3	-9.4	-2.1	-7.0
November	-6.7	-12.1	-7.2	31.2	6.1
December	-13.5	-21.1	-14.2	-32.9	-22.2
1999					
January	-18.5	-7.1	-17.6	56.7	9.8
February	24.1	20.6	23.8	-29.0	-4.0
March	21.7	10.2	20.8	28.1	23.6
April	-5.9	-26.5	-7.6	39.2	11.3
May	0.6	14.5	1.5	-43.5	-21.2
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
March	-4.9	-9.2	-5.2	n.a.	-11.3
April	7.0	9.7	7.2	n.a.	21.1
May	-6.9	-1.5	-6.5	n.a.	-19.6
June	-9.0	18.3	-6.8	n.a.	-3.5
July	-5.7	-25.7	-7.7	n.a.	-34.4
August	1.5	-4.4	1.0	n.a.	41.3
September	-0.5	11.6	0.4	n.a.	-18.3
October	-2.5	-3.3	-2.6	n.a.	-2.6
November	0.2	-5.2	-0.3	n.a.	13.2
December	-3.7	-2.7	-3.6	n.a.	-6.6
1999					
January	-1.6	8.4	-0.8	n.a.	13.0
February	1.8	2.1	1.9	n.a.	-15.3
March	5.1	-6.7	4.0	n.a.	13.6
April	-8.8	-21.6	-9.8	n.a.	15.1
May	6.2	5.7	6.2	n.a.	-27.9
TREND ESTIMATES (% change from preceding month)					
1998					
March	0.3	1.2	0.4	6.1	3.1
April	-1.9	0.0	-1.8	-0.8	-1.3
May	-3.9	-2.0	-3.7	-8.0	-5.8
June	-4.5	-2.4	-4.3	-13.3	-8.7
July	-3.9	-2.5	-3.8	-15.5	-9.2
August	-3.2	-2.1	-3.1	-12.6	-7.2
September	-2.4	-1.7	-2.3	-6.1	-3.8
October	-1.4	-0.4	-1.3	-0.2	-0.9
November	-0.8	0.4	-0.7	5.5	1.8
December	-0.7	0.4	-0.7	6.5	2.3
1999					
January	-0.7	-1.7	-0.7	5.2	1.8
February	-0.3	-2.7	-0.5	3.8	1.4
March	-0.1	-4.1	-0.4	1.8	0.6
April	0.0	-4.8	-0.3	0.0	-0.2
May	0.0	-4.5	-0.3	-2.1	-1.1

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-1997	23 104	8 506	60	151	32	31 853
1997-1998	23 655	11 035	85	232	408	35 415
1998						
May	1 942	865	2	0	5	2 814
June	1 791	800	4	42	2	2 639
July	1 768	682	9	0	1	2 460
August	1 765	757	12	2	11	2 547
September	1 814	1 062	5	0	6	2 887
October	1 802	729	8	0	3	2 542
November	1 647	744	13	0	9	2 413
December	1 343	875	3	10	0	2 231
1999						
January	1 175	596	4	0	43	1 818
February	1 628	430	5	2	4	2 069
March	1 720	585	5	0	3	2 313
April	1 601	513	0	1	20	2 135
May	1 697	387	4	0	1	2 089
PUBLIC SECTOR (Number)						
1995-1996	329	543	(b) 0	(b) 0	0	872
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998						
May	73	179	0	0	0	252
June	67	100	0	0	0	167
July	27	2	0	0	0	29
August	12	20	0	0	0	32
September	46	51	0	0	1	98
October	32	32	0	0	0	64
November	58	6	0	0	0	64
December	8	12	0	0	0	20
1999						
January	34	11	0	0	0	45
February	20	31	0	0	0	51
March	41	85	0	0	1	127
April	55	99	0	0	0	154
May	31	122	0	0	0	153
TOTAL (Number)						
1995-1996	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-1997	23 533	9 288	60	173	32	33 086
1997-1998	24 013	11 741	85	232	408	36 479
1998						
May	2 015	1 044	2	0	5	3 066
June	1 858	900	4	42	2	2 806
July	1 795	684	9	0	1	2 489
August	1 777	777	12	2	11	2 579
September	1 860	1 113	5	0	7	2 985
October	1 834	761	8	0	3	2 606
November	1 705	750	13	0	9	2 477
December	1 351	887	3	10	0	2 251
1999						
January	1 209	607	4	0	43	1 863
February	1 648	461	5	2	4	2 120
March	1 761	670	5	0	4	2 440
April	1 656	612	0	1	20	2 289
May	1 728	509	4	0	1	2 242

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-1997	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-1998	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1998								
May	209.4	72.4	0.1	24.7	0.0	306.5	213.4	519.9
June	195.3	58.5	0.3	24.0	4.5	282.5	234.7	517.2
July	199.4	59.0	0.4	25.3	0.0	284.1	125.4	409.6
August	198.7	51.5	1.5	20.9	0.2	272.7	104.0	376.7
September	202.2	81.9	0.2	26.6	0.0	310.8	116.5	427.3
October	199.1	61.3	0.3	26.0	0.0	286.7	113.4	400.1
November	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
December	148.3	64.2	0.2	16.5	0.2	229.4	84.0	313.4
1999								
January	128.6	41.2	0.3	16.5	0.0	186.6	151.3	337.9
February	175.9	35.6	0.4	19.8	0.1	231.8	125.0	356.8
March	201.7	50.8	0.3	22.2	0.0	275.1	127.8	402.9
April	180.4	54.1	0.0	15.7	0.0	250.1	196.9	447.0
May	198.0	39.0	0.4	18.6	0.0	256.0	133.5	389.6
PUBLIC SECTOR (\$ million)								
1995-1996	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
1996-1997	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-1998	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1998								
May	7.7	13.5	0.0	0.6	0.0	21.7	113.4	135.1
June	8.2	7.5	0.0	1.1	0.0	16.9	82.2	99.1
July	3.6	0.2	0.0	0.4	0.0	4.1	24.1	28.2
August	1.3	1.5	0.0	0.1	0.0	2.9	192.9	195.8
September	5.6	4.3	0.0	2.0	0.0	11.9	41.3	53.2
October	3.3	2.2	0.0	0.0	0.0	5.5	41.1	46.7
November	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
December	0.9	1.0	0.0	1.5	0.0	3.3	52.0	55.3
1999								
January	3.9	1.1	0.0	0.2	0.0	5.2	61.8	67.0
February	3.0	2.5	0.0	0.2	0.0	5.7	26.4	32.1
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.8
April	6.5	7.4	0.0	0.9	0.0	14.9	73.1	87.9
May	3.6	9.3	0.0	0.0	0.0	12.8	18.9	31.7
TOTAL (\$ million)								
1995-1996	2 227.1	664.3	1.6	(b) 241.3	0.0 (b) 0.0	3 141.5	2 326.0	5 467.4
1996-1997	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-1998	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1998								
May	217.0	85.9	0.1	25.3	0.0	328.2	326.8	655.0
June	203.5	66.0	0.3	25.1	4.5	299.4	316.9	616.3
July	203.0	59.2	0.4	25.6	0.0	288.3	149.5	437.8
August	200.0	53.0	1.5	21.0	0.2	275.5	296.9	572.4
September	207.7	86.2	0.2	28.6	0.0	322.7	157.8	480.5
October	202.4	63.5	0.3	26.0	0.0	292.3	154.5	446.8
November	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0
December	149.2	65.2	0.2	18.0	0.2	232.7	136.0	368.7
1999								
January	132.5	42.3	0.3	16.7	0.0	191.8	213.1	404.9
February	179.0	38.0	0.4	19.9	0.1	237.5	151.4	388.9
March	206.4	57.7	0.3	22.3	0.0	286.8	193.9	480.7
April	186.9	61.5	0.0	16.6	0.0	265.0	269.9	534.9
May	201.6	48.3	0.4	18.6	0.0	268.9	152.4	421.3

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1995-1996	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261
1996-1997	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997-1998	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1998										
March	2 134	276	233	509	187	83	100	370	879	3 013
April	1 980	246	390	636	126	59	411	596	1 232	3 212
May	2 015	200	350	550	165	106	223	494	1 044	3 059
June	1 858	182	428	610	118	133	39	290	900	2 758
July	1 795	159	272	431	93	131	29	253	684	2 479
August	1 777	149	366	515	110	132	20	262	777	2 554
September	1 860	307	533	840	89	107	77	273	1 113	2 973
October	1 834	175	345	520	43	70	128	241	761	2 595
November	1 705	116	368	484	65	83	118	266	750	2 455
December	1 351	153	236	389	288	132	78	498	887	2 238
1999										
January	1 209	43	402	445	76	56	30	162	607	1 816
February	1 648	72	139	211	121	105	24	250	461	2 109
March	1 761	190	218	408	101	63	98	262	670	2 431
April	1 656	101	155	256	106	79	171	356	612	2 268
May	1 728	106	124	230	60	55	164	279	509	2 237
VALUE (\$ million)										
1995-1996	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5
1996-1997	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997-1998	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0
1998										
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	305.8
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	341.4
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	302.9
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	269.5
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.2
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	252.9
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	293.9
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	265.9
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	248.0
December	149.2	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	214.4
1999										
January	132.5	2.6	28.8	31.4	4.6	4.0	2.3	10.9	42.3	174.8
February	179.0	4.7	12.4	17.1	11.1	7.5	2.3	21.0	38.0	217.0
March	206.4	14.2	20.2	34.4	7.3	3.7	12.2	23.3	57.7	264.1
April	186.9	7.1	14.5	21.6	7.7	11.2	21.0	39.9	61.5	248.4
May	201.6	9.7	9.8	19.4	4.0	4.1	20.8	28.8	48.3	249.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	2 221.6	673.9	2 896.0	249.3	3 145.2	2 363.7	5 506.1
1996-1997	2 412.5	779.2	3 191.8	270.1	3 461.8	2 243.9	5 705.8
1997-1998	2 615.9	1 002.1	3 617.9	292.0	3 910.0	3 328.2	7 238.3
1997							
December	603.5	203.9	807.3	67.7	875.1	542.3	1 417.4
1998							
March	643.7	254.8	898.5	66.7	965.2	780.9	1 746.2
June	639.0	274.1	913.1	80.8	993.9	930.1	1 924.0
September	614.1	192.8	806.9	77.9	884.8	585.1	1 469.9
December	544.5	180.0	724.6	68.4	792.9	472.7	1 265.7
1999							
March	519.8	131.6	651.4	60.3	711.7	530.5	1 242.2
ORIGINAL (% change from preceding quarter)							
1997							
December	-17.3	-24.3	-19.2	-11.8	-18.7	-49.5	-34.1
1998							
March	6.7	25.0	11.3	-1.5	10.3	44.0	23.2
June	-0.7	7.6	1.6	21.1	3.0	19.1	10.2
September	-3.9	-29.7	-11.6	-3.6	-11.0	-37.1	-23.6
December	-11.3	-6.6	-10.2	-12.2	-10.4	-19.2	-13.9
1999							
March	-4.5	-26.9	-10.1	-11.8	-10.2	12.2	-1.9

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<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												
March	4	0.4	62	5.1	19	2.0	18	1.5	26	2.3	6	0.5
April	3	0.3	55	5.2	14	1.1	12	0.9	20	2.0	6	0.6
May	6	0.6	42	3.6	7	0.6	28	2.5	20	2.0	2	0.3
Value—\$200,000—\$499,999												
1999												
March	1	0.2	8	2.1	9	3.0	6	1.7	11	2.7	7	2.3
April	2	0.7	12	3.4	5	1.4	5	1.5	6	1.8	4	1.4
May	5	1.8	9	3.1	5	1.6	8	2.5	16	4.6	2	0.9
Value—\$500,000—\$999,999												
1999												
March	3	2.3	8	5.9	2	1.3	3	1.8	2	1.4	3	2.1
April	2	1.7	3	1.7	4	2.9	2	1.0	2	1.1	2	1.3
May	6	4.0	8	5.2	0	0.0	2	1.2	5	3.0	0	0.0
Value—\$1,000,000—\$4,999,999												
1999												
March	1	1.0	3	7.5	2	2.6	1	1.4	3	5.5	2	3.4
April	1	3.4	5	9.7	1	4.0	2	7.2	6	11.2	3	4.7
May	4	7.5	4	9.9	2	4.8	6	13.3	2	3.3	3	9.1
Value—\$5,000,000 and over												
1999												
March	2	13.7	0	0.0	1	20.0	1	8.9	1	20.0	1	23.0
April	3	61.0	1	5.2	1	9.2	1	44.5	1	20.0	1	9.0
May	1	7.5	0	0.0	1	5.0	0	0.0	2	17.7	0	0.0
Value—Total												
1995-1996	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-1997	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-1998	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1999												
March	11	17.6	81	20.6	33	28.9	29	15.4	43	31.9	19	31.4
April	11	67.1	76	25.2	25	18.5	22	55.1	35	35.9	16	17.0
May	22	21.4	63	21.8	15	12.1	44	19.5	45	30.6	7	10.3

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
March	1	0.1	1	0.1	8	0.8	11	1.0	156	14.0
April	2	0.2	5	0.6	4	0.3	6	0.8	127	12.0
May	4	0.4	0	0.0	7	0.7	6	0.5	122	11.2
Value—\$200,000—\$499,999										
1999										
March	1	0.3	4	1.2	2	0.7	3	0.9	52	15.2
April	1	0.3	1	0.3	0	0.0	4	1.5	40	12.1
May	0	0.0	3	1.1	3	0.8	4	1.2	55	17.5
Value—\$500,000—\$999,999										
1999										
March	0	0.0	2	1.7	2	1.3	1	0.7	26	18.5
April	0	0.0	2	1.2	1	0.8	0	0.0	18	11.6
May	1	0.5	3	1.9	0	0.0	1	0.5	26	16.3
Value—\$1,000,000—\$4,999,999										
1999										
March	0	0.0	1	1.0	0	0.0	4	13.2	17	35.6
April	0	0.0	1	1.5	0	0.0	5	7.7	24	49.4
May	0	0.0	1	1.5	5	11.7	2	3.5	29	64.6
Value—\$5,000,000 and over										
1999										
March	0	0.0	1	25.0	0	0.0	0	0.0	7	110.7
April	0	0.0	1	6.8	2	11.6	1	17.5	12	184.8
May	0	0.0	0	0.0	2	12.5	0	0.0	6	42.7
Value—Total										
1995-1996	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-1997	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-1998	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1999										
March	2	0.4	9	29.0	12	2.8	19	15.9	258	193.9
April	3	0.5	10	10.4	7	12.7	16	27.5	221	269.9
May	5	0.9	7	4.5	17	25.8	13	5.7	238	152.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-1997	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-1998	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1998											
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	213.4
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	234.7
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	125.4
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	104.0
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	116.5
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	113.4
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	181.7
December	8.4	21.7	11.7	10.2	15.5	5.5	0.3	4.7	5.4	0.5	84.0
1999											
January	49.9	68.6	2.5	4.9	17.0	3.4	0.0	2.6	1.7	0.5	151.3
February	22.5	36.1	11.6	15.3	16.3	1.3	1.1	3.6	13.9	3.2	125.0
March	17.6	20.5	8.9	14.9	31.5	5.1	0.4	26.4	1.6	0.8	127.8
April	67.1	25.1	14.1	47.6	31.8	1.9	0.5	0.8	6.8	1.1	196.9
May	21.4	21.1	12.1	16.7	27.5	6.2	0.9	2.6	22.0	3.1	133.5
PUBLIC SECTOR (\$ million)											
1995-1996	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-1997	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-1998	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1998											
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	113.4
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	82.2
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	192.9
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	41.3
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	41.1
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	52.0
1999											
January	0.0	0.9	0.5	5.6	6.3	10.9	0.0	0.4	3.2	34.1	61.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.1	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	3.7	2.6	18.9
TOTAL (\$ million)											
1995-1996	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-1997	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-1998	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1998											
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	326.8
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	316.9
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	149.5
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	296.9
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	157.8
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	154.5
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	202.7
December	8.4	22.4	11.7	18.6	16.5	44.4	0.3	4.7	5.7	3.2	136.0
1999											
January	49.9	69.5	3.0	10.5	23.3	14.3	0.0	3.0	4.9	34.6	213.1
February	22.5	36.3	12.2	17.9	23.0	9.1	1.1	5.8	17.6	5.8	151.4
March	17.6	20.6	28.9	15.4	31.9	31.4	0.4	29.0	2.8	15.9	193.9
April	67.1	25.2	18.5	55.1	35.9	17.0	0.5	10.4	12.7	27.5	269.9
May	21.4	21.8	12.1	19.5	30.6	10.3	0.9	4.5	25.8	5.7	152.4

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-1997	10 229	3 814	14 192	1 052 668	322 386	142 199	1 517 253	731 539	2 248 792
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998									
May	827	410	1 239	90 164	29 291	12 164	131 619	146 926	278 544
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	770	290	1 064	86 601	28 117	13 708	128 426	72 561	200 986
August	719	426	1 156	83 534	26 549	9 953	120 036	52 512	172 548
September	715	660	1 379	78 836	44 207	14 361	137 404	44 086	181 490
October	750	378	1 129	81 970	26 413	13 119	121 501	45 123	166 624
November	701	410	1 119	77 941	30 236	11 013	119 190	65 392	184 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
1999									
January	469	187	699	51 494	13 901	8 957	74 352	58 842	133 194
February	701	203	904	73 724	17 381	10 594	101 698	54 380	156 078
March	703	290	994	79 922	28 272	10 806	119 000	83 869	202 868
April	689	84	773	75 158	8 118	6 765	90 040	81 393	171 433
May	650	149	800	73 932	16 911	7 792	98 635	66 747	165 382
PUBLIC SECTOR									
1996-1997	148	494	642	12 838	35 658	138	48 633	307 566	356 199
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998									
May	49	94	143	4 659	6 583	22	11 264	74 786	86 050
June	16	27	43	1 584	1 860	0	3 444	56 173	59 616
July	0	0	0	0	0	143	143	10 716	10 858
August	3	18	21	241	1 288	0	1 529	174 631	176 159
September	13	0	13	1 333	0	406	1 739	9 076	10 814
October	6	26	32	594	1 800	0	2 394	4 881	7 275
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 568	24 878
1999									
January	5	0	5	402	0	68	470	44 538	45 008
February	1	2	3	140	222	66	428	10 840	11 267
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	324	4 471	22 346	26 817
May	13	94	107	1 296	6 746	0	8 041	3 954	11 995
TOTAL									
1996-1997	10 377	4 308	14 834	1 065 506	358 044	142 337	1 565 886	1 039 105	2 604 991
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998									
May	876	504	1 382	94 824	35 874	12 185	142 882	221 712	364 594
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	770	290	1 064	86 601	28 117	13 851	128 568	83 276	211 845
August	722	444	1 177	83 775	27 837	9 953	121 565	227 143	348 707
September	728	660	1 392	80 169	44 207	14 767	139 143	53 162	192 304
October	756	404	1 161	82 564	28 212	13 119	123 895	50 004	173 899
November	744	410	1 162	81 088	30 236	12 415	123 738	74 215	197 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281
1999									
January	474	187	704	51 896	13 901	9 025	74 821	103 380	178 201
February	702	205	907	73 864	17 603	10 659	102 126	65 219	167 346
March	720	320	1 041	81 800	30 682	10 806	123 288	114 246	237 534
April	697	126	823	75 921	11 501	7 089	94 511	103 739	198 250
May	663	243	907	75 227	23 657	7 792	106 676	70 701	177 377

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (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 buildings</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

QUEENSLAND	1 728	509	2 242	201 611	48 258	19 033	268 902	152 387	421 289
Brisbane and Moreton (SDs)	1 188	433	1 625	138 346	42 731	12 441	193 518	99 499	293 017
Beaudesert (S)	48	6	54	5 110	288	604	6 002	328	6 330
Boonah (S)	4	0	4	349	0	49	398	119	517
Brisbane (C)	320	128	448	36 903	10 537	5 370	52 810	60 869	113 679
Caboolture (S)	50	50	100	5 216	7 000	413	12 629	0	12 629
Caloundra (C)	75	22	97	8 330	2 752	800	11 882	1 157	13 039
Esk (S)	6	0	6	650	0	20	670	0	670
Gatton (S)	3	0	3	422	0	0	422	50	472
Gold Coast (C)	280	150	433	33 520	15 108	1 835	50 463	14 238	64 701
Ipswich (C)	32	2	34	3 027	264	67	3 358	8 360	11 718
Kilcoy (S)	1	0	1	150	0	0	150	0	150
Laidley (S)	4	0	4	444	0	79	523	330	853
Logan (C)	34	0	34	3 498	0	169	3 667	350	4 017
Maroochy (S)	99	9	108	12 294	757	757	13 808	3 386	17 194
Noosa (S)	57	3	60	7 390	170	809	8 369	9 260	17 629
Pine Rivers (S)	59	0	60	7 599	0	339	7 938	257	8 195
Redcliffe (C)	13	0	13	1 298	0	329	1 627	615	2 242
Redland (S)	103	63	166	12 146	5 855	801	18 802	180	18 982
Wide Bay-Burnett (SD)	135	18	153	13 761	1 449	1 266	16 476	6 122	22 598
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	33	0	33	3 501	0	279	3 780	3 703	7 483
Burnett (S)	22	0	22	2 466	0	161	2 627	0	2 627
Cooloolo (S)	17	4	21	1 795	404	221	2 420	1 366	3 786
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	33	4	37	3 490	246	221	3 957	55	4 012
Isis (S)	2	0	2	163	0	93	256	0	256
Kilkivan (S)	1	0	1	29	0	0	29	0	29
Kingaroy (S)	7	8	15	550	694	109	1 353	250	1 603
Kolan (S)	0	0	0	0	0	72	72	0	72
Maryborough (C)	8	0	8	829	0	83	912	138	1 050
Miriam Vale (S)	4	0	4	400	0	0	400	0	400
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	100	100
Murgon (S)	2	0	2	215	0	0	215	510	725
Nanango (S)	2	0	2	133	0	10	143	0	143
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	4	0	4	190	0	17	207	0	207
Wondai (S)	0	2	2	0	105	0	105	0	105
Woocoo (S)	0	0	0	0	0	0	0	0	0
Darling Downs (SD)	92	10	102	11 035	708	921	12 664	10 498	23 162
Cambooya (S)	6	0	6	995	0	25	1 020	0	1 020
Chinchilla (S)	1	0	1	149	0	15	164	0	164
Clifton (S)	1	0	1	90	0	0	90	0	90
Crow's Nest (S)	11	0	11	1 164	0	42	1 206	0	1 206
Dalby (T)	0	0	0	0	0	26	26	532	558
Goondiwindi (T)	1	2	3	130	128	15	273	0	273
Inglewood (S)	0	0	0	0	0	0	0	324	324
Jondaryan (S)	12	0	12	1 382	0	115	1 497	1 088	2 585
Millmerran (S)	1	0	1	28	0	0	28	0	28
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	1	0	1	158	0	0	158	0	158
Rosalie (S)	2	0	2	155	0	97	252	0	252
Stanthorpe (S)	3	0	3	307	0	0	307	0	307
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....

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

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

Darling Downs (SD) continued

Toowoomba (C)	40	6	46	4 776	460	373	5 609	8 127	13 736
Waggamba (S)	0	0	0	0	0	0	0	0	0
Wambo (S)	1	0	1	250	0	68	318	0	318
Warwick (S)	12	2	14	1 451	120	145	1 716	427	2 143

South West (SD)

Balonne (S)	4	0	4	354	0	135	489	800	1 289
Bendemere (S)	1	0	1	50	0	135	185	800	985
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	1	0	1	64	0	0	64	0	64
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	0	0	0	0	0	0	0	0	0
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	167	0	0	167	0	167
Warroo (S)	1	0	1	73	0	0	73	0	73

Fitzroy (SD)

Banana (S)	62	8	70	6 870	579	748	8 197	7 945	16 142
Banana (S)	4	2	6	510	100	24	634	170	804
Bauhinia (S)	1	0	1	24	0	27	51	0	51
Calliope (S)	8	0	8	1 000	0	32	1 032	0	1 032
Duaringa (S)	0	0	0	0	0	0	0	363	363
Emerald (S)	0	0	0	0	0	38	38	413	451
Fitzroy (S)	2	0	2	156	0	13	169	0	169
Gladstone (C)	19	2	21	2 219	159	121	2 499	75	2 574
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	22	0	22	2 203	0	188	2 391	555	2 946
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	1	0	1	90	0	0	90	0	90
Rockhampton (C)	5	4	9	668	320	305	1 293	6 369	7 662

Central West (SD)

Aramac (S)	3	0	3	417	0	28	445	180	625
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	50	50
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)	3	0	3	417	0	28	445	130	575
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0

Mackay (SD)

Belyando (S)	76	2	78	9 562	140	471	10 173	9 072	19 245
Belyando (S)	0	0	0	0	0	23	23	80	103
Broadsound (S)	2	0	2	115	0	0	115	454	569
Mackay (C)	55	2	57	6 890	140	335	7 365	7 173	14 538
Mirani (S)	2	0	2	200	0	0	200	170	370
Nebo (S)	1	0	1	79	0	10	89	95	184
Sarina (S)	6	0	6	565	0	15	580	0	580
Whitsunday (S)	10	0	10	1 713	0	88	1 801	1 100	2 901

Northern (SD)

Bowen (S)	71	12	83	9 468	1 027	1 407	11 902	6 347	18 249
Bowen (S)	2	0	2	292	0	16	308	100	408
Burdekin (S)	3	0	3	486	0	344	830	60	890
Charters Towers (C)	0	2	2	0	114	40	154	0	154
Dalrymple (S)	2	0	2	386	0	0	386	53	439
Hinchinbrook (S)	2	0	2	310	0	177	487	872	1 359
Thuringowa (C)	32	4	36	3 868	268	305	4 441	310	4 751
Townsville (C)	30	6	36	4 126	645	525	5 296	4 952	10 248

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

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

Far North (SD)	93	26	120	11 327	1 624	1 595	14 546	8 588	23 134
Atherton (S)	7	2	9	1 151	112	63	1 326	82	1 408
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	55	18	74	5 995	1 324	1 052	8 371	4 779	13 150
Cardwell (S)	5	4	9	871	70	67	1 008	510	1 518
Cook (S)	2	0	2	190	0	16	206	0	206
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	4	0	4	723	0	113	836	2 742	3 578
Eacham (S)	1	0	1	192	0	0	192	149	341
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	3	0	3	387	0	78	465	0	465
Johnstone (S)	6	2	8	673	118	72	863	136	999
Mareeba (S)	10	0	10	1 145	0	134	1 279	190	1 469
Torres (S)	0	0	0	0	0	0	0	0	0
North West (SD)	4	0	4	471	0	21	492	3 336	3 828
Burke (S)	2	0	2	336	0	0	336	0	336
Carpentaria (S)	1	0	1	25	0	0	25	0	25
Cloncurry (S)	0	0	0	0	0	0	0	2 224	2 224
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	1	0	1	110	0	21	131	1 112	1 243
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	177	34	211	21 220	3 679	1 642	26 541	5 743	32 284
Bundaberg (QLD)	50	0	50	5 583	0	292	5 875	3 703	9 578
Rockhampton (QLD)	7	4	11	824	320	318	1 462	6 369	7 831
Gladstone (QLD)	26	2	28	3 151	159	134	3 444	75	3 519
Mackay (QLD)	54	2	56	6 726	140	272	7 138	7 173	14 311
Townsville (QLD)	59	10	69	7 722	913	588	9 223	5 262	14 485
Cairns (QLD)	51	18	70	5 713	1 324	1 052	8 089	4 779	12 868
Gold Coast-Tweed (QLD/NSW)	311	161	475	37 140	16 005	2 271	55 416	16 652	72 068

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

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

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

25 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Queensland* (Cat. no. 8752.3)
- *Building Activity, Building Work Done* (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)

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SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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.

G L O S S A R Y

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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2873130005997
ISSN 1031-198X

RRP \$17.00

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Produced by the Australian Bureau of Statistics