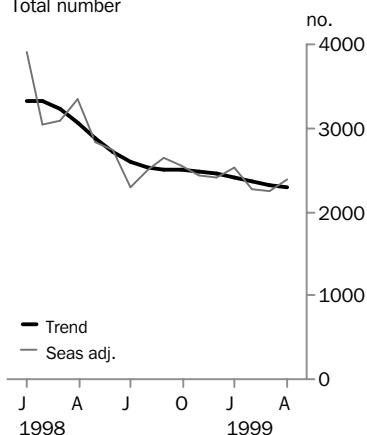


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 9 JUNE 1999

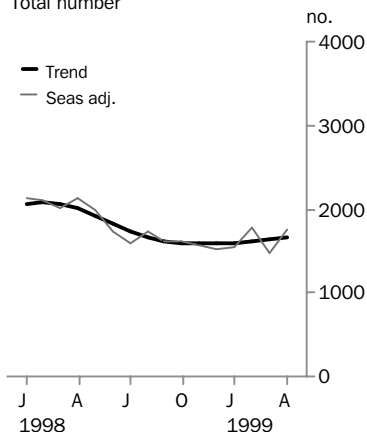
Dwelling units approved

Total number



Private sector houses approved

Total number



APRIL KEY FIGURES

TREND ESTIMATES

		% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved	Apr 1999		
Private sector houses	1 652	1.3	-17.6
Total dwelling units	2 303	-0.9	-24.7

SEASONALLY ADJUSTED

		% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved	Apr 1999		
Private sector houses	1 748	18.9	-17.7
Total dwelling units	2 375	5.6	-29.0

APRIL KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units has been falling continuously since the peak in January 1998. It has fallen by 30.9% since the peak fifteen months ago but only 7.7% over the last six months. The fall in trend in this later period has been moderated by revisions in the Brisbane area (see notes on page 2).
- The trend for private sector houses has been reversed and is now showing growth of over 1% per month for the last three months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased by 5.6% in April 1999 following a fall of 1.0% last month.
- The seasonally adjusted estimate for private sector houses increased by 18.9% in April following a decrease of 16.9% in March.

ORIGINAL ESTIMATES

- There were 2,305 dwellings (1,659 houses, 646 other dwellings) approved in April.
- The total value of building approved increased by \$64.9 million (14.1%) to \$524.3 million, all of the increase being in non-residential building.

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

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There are no data notes in this issue.

REVISIONS THIS MONTH

The Brisbane City Council is still unable to fully report all work done within its municipality. However, it has been able to give some indication of the size of the under-reporting and consequently estimates have been made for the January to April 1999 period. It is expected that reporting will be substantially improved next month. In original terms the following estimates have been included in the series:

January 1999	+50 dwellings
February 1999	+50 dwellings
March 1999	+100 dwellings
April 1999	+150 dwellings.

The impact of this in original terms over the whole period is approximately +4.3%. In addition, March 1999 has been revised upwards by 98 other dwelling units.

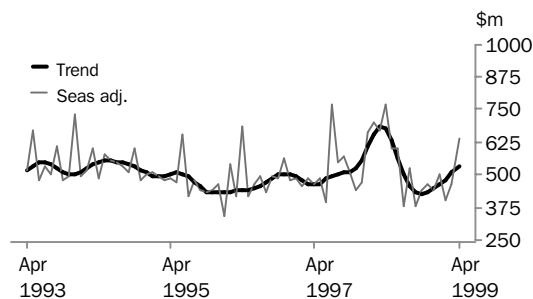
G. LEE

Acting Regional Director, Queensland

VALUE OF BUILDING APPROVED

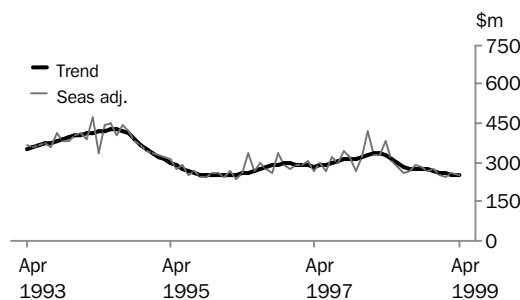
VALUE OF TOTAL BUILDING

The trend is now showing strong growth of over 3% per month over the last four months. It has increased by 23.7% over the last six months but is still 22.5% below the peak in March 1998.



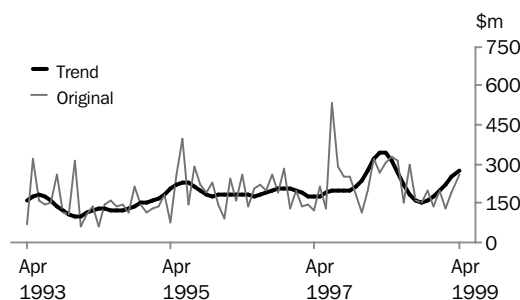
VALUE OF RESIDENTIAL BUILDING

The rate of decline in the trend has eased from -2.1% in January 1999 to -0.5% in April. The trend has fallen by 23.4% over the last year however it was relatively flat in the September to November 1998 period.



VALUE OF NON-RESIDENTIAL BUILDING

The rate of growth of the trend has strengthened with growth of greater than 9.8% per month over each of the last five months. This is a very volatile series and substantial movements will occur.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

MARCH QUARTER 1999

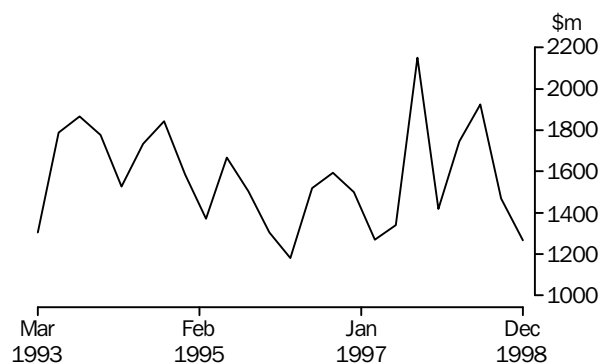
Changes in the original series of value of building approvals in the March Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Dec Qtr 1998 to Mar Qtr 1999 % change</i>	<i>Mar Qtr 1998 to Mar Qtr 1999 % change</i>
New residential building	-13.3	-30.1
Alterations and additions to residential buildings	-18.3	-16.2
Non residential building	5.3	-36.3
Total building	-6.6	-32.3

The total value of building approved has fallen by \$83.7 million or 6.6% to \$1,182.0 million in the March quarter 1999. Whilst this decline is much less than the -13.9% in the December quarter 1998, it compares unfavourably with the +23.2% achieved in the March quarter 1998.

Non-residential building increased by 5.3% in the March quarter and follows two quarters of decline. New other residential building had the greatest decline (-28.3%) in the March quarter 1999.

QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

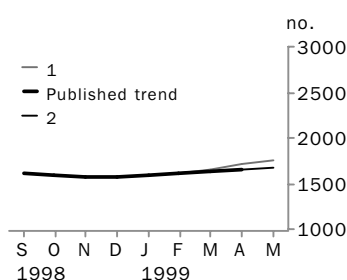
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

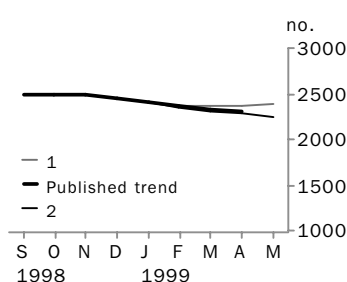
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the May seasonally adjusted estimate is lower than the April 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



			WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
TREND AS PUBLISHED			<i>rises by 6% on Apr 1999</i>		<i>falls by 6% on Apr 1999</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
December 1998	1 581	0.1	1 572	−0.1	1 579	0.1
January 1999	1 589	0.6	1 586	0.8	1 589	0.6
February 1999	1 607	1.1	1 618	2.0	1 609	1.3
March 1999	1 630	1.4	1 660	2.6	1 631	1.4
April 1999	1 652	1.3	1 706	2.7	1 650	1.2
May 1999	n.v.a.	n.v.a.	1 752	2.7	1 668	1.1

TOTAL DWELLING UNITS



TREND AS PUBLISHED			WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
			<i>rises by 7% on Apr 1999</i>		<i>falls by 7% on Apr 1999</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
December 1998	2 453	−1.4	2 445	−1.5	2 457	−1.3
January 1999	2 403	−2.1	2 399	−1.9	2 405	−2.1
February 1999	2 358	−1.9	2 370	−1.2	2 355	−2.1
March 1999	2 323	−1.5	2 364	−0.2	2 314	−1.7
April 1999	2 303	−0.9	2 374	0.4	2 280	−1.5
May 1999	n.y.a.	n.y.a.	2 396	0.9	2 254	−1.1

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						
February	1 882	1 905	836	858	2 718	2 763
March	2 111	2 136	848	928	2 959	3 064
April	1 959	1 982	1 167	1 298	3 126	3 280
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
July	1 770	1 797	690	692	2 460	2 489
August	1 769	1 781	778	798	2 547	2 579
September	1 816	1 862	1 071	1 123	2 887	2 985
October	1 804	1 836	738	770	2 542	2 606
November	1 647	1 705	766	772	2 413	2 477
December	1 346	1 354	885	897	2 231	2 251
1999						
January	1 184	1 218	659	670	1 843	1 888
February	1 583	1 603	436	467	2 019	2 070
March	1 603	1 644	563	649	2 166	2 293
April	1 604	1 659	547	646	2 151	2 305
SEASONALLY ADJUSTED						
1998						
February	2 110	2 131	n.a.	n.a.	3 004	3 046
March	2 005	2 031	n.a.	n.a.	2 979	3 091
April	2 125	2 142	n.a.	n.a.	3 242	3 343
May	1 988	2 064	n.a.	n.a.	2 575	2 819
June	1 730	1 758	n.a.	n.a.	2 650	2 741
July	1 591	1 660	n.a.	n.a.	2 182	2 290
August	1 731	1 749	n.a.	n.a.	2 460	2 499
September	1 622	1 680	n.a.	n.a.	2 510	2 653
October	1 604	1 642	n.a.	n.a.	2 511	2 559
November	1 578	1 624	n.a.	n.a.	2 376	2 442
December	1 518	1 532	n.a.	n.a.	2 384	2 420
1999						
January	1 549	1 590	n.a.	n.a.	2 466	2 524
February	1 770	1 788	n.a.	n.a.	2 226	2 272
March	1 470	1 512	n.a.	n.a.	2 114	2 249
April	1 748	1 789	n.a.	n.a.	2 273	2 375
TREND ESTIMATES						
1998						
February	2 078	2 100	1 152	1 215	3 230	3 315
March	2 062	2 090	1 054	1 129	3 117	3 219
April	2 004	2 039	935	1 020	2 939	3 059
May	1 916	1 957	825	914	2 740	2 871
June	1 818	1 864	758	842	2 576	2 706
July	1 728	1 775	744	814	2 472	2 589
August	1 655	1 701	773	824	2 428	2 525
September	1 608	1 651	810	845	2 418	2 496
October	1 584	1 623	847	872	2 431	2 495
November	1 579	1 614	851	873	2 430	2 488
December	1 581	1 614	814	839	2 394	2 453
1999						
January	1 589	1 621	749	781	2 339	2 403
February	1 607	1 640	677	719	2 284	2 358
March	1 630	1 663	608	660	2 238	2 323
April	1 652	1 687	550	616	2 202	2 303

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						
February	9.4	9.9	-29.7	-28.6	-6.6	-5.9
March	12.2	12.1	1.4	8.2	8.9	10.9
April	-7.2	-7.2	37.6	39.9	5.6	7.0
May	-0.9	1.7	-25.3	-19.0	-10.0	-6.5
June	-7.7	-7.7	-2.9	-9.9	-6.2	-8.5
July	-1.2	-3.3	-18.5	-26.9	-6.8	-11.3
August	-0.1	-0.9	12.8	15.3	3.5	3.6
September	2.7	4.5	37.7	40.7	13.3	15.7
October	-0.7	-1.4	-31.1	-31.4	-12.0	-12.7
November	-8.7	-7.1	3.8	0.3	-5.1	-5.0
December	-18.3	-20.6	15.5	16.2	-7.5	-9.1
1999						
January	-12.0	-10.0	-25.5	-25.3	-17.4	-16.1
February	33.7	31.6	-33.8	-30.3	9.5	9.6
March	1.3	2.6	29.1	39.0	7.3	10.8
April	0.1	0.9	-2.8	-0.5	-0.7	0.5
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
February	-0.4	-0.2	n.a.	n.a.	-22.5	-21.9
March	-5.0	-4.7	n.a.	n.a.	-0.8	1.5
April	5.9	5.4	n.a.	n.a.	8.8	8.2
May	-6.4	-3.6	n.a.	n.a.	-20.6	-15.7
June	-13.0	-14.8	n.a.	n.a.	2.9	-2.7
July	-8.0	-5.6	n.a.	n.a.	-17.7	-16.5
August	8.8	5.4	n.a.	n.a.	12.7	9.1
September	-6.3	-4.0	n.a.	n.a.	2.0	6.2
October	-1.1	-2.3	n.a.	n.a.	0.0	-3.5
November	-1.6	-1.1	n.a.	n.a.	-5.4	-4.6
December	-3.8	-5.6	n.a.	n.a.	0.4	-0.9
1999						
January	2.0	3.8	n.a.	n.a.	3.4	4.3
February	14.3	12.4	n.a.	n.a.	-9.7	-10.0
March	-16.9	-15.4	n.a.	n.a.	-5.0	-1.0
April	18.9	18.3	n.a.	n.a.	7.5	5.6
TREND ESTIMATES (% change from preceding month)						
1998						
February	0.6	0.7	-3.7	-2.7	-1.0	-0.6
March	-0.8	-0.4	-8.5	-7.1	-3.5	-2.9
April	-2.8	-2.4	-11.3	-9.7	-5.7	-5.0
May	-4.4	-4.0	-11.8	-10.4	-6.8	-6.2
June	-5.1	-4.8	-8.1	-7.8	-6.0	-5.7
July	-5.0	-4.8	-1.8	-3.4	-4.0	-4.3
August	-4.2	-4.2	3.9	1.3	-1.8	-2.5
September	-2.8	-2.9	4.8	2.6	-0.4	-1.2
October	-1.5	-1.7	4.5	3.1	0.5	-0.1
November	-0.3	-0.5	0.5	0.2	0.0	-0.3
December	0.1	0.0	-4.4	-3.9	-1.5	-1.4
1999						
January	0.6	0.5	-7.9	-6.9	-2.3	-2.1
February	1.1	1.1	-9.7	-8.0	-2.3	-1.9
March	1.4	1.4	-10.2	-8.1	-2.0	-1.5
April	1.3	1.5	-9.5	-6.7	-1.6	-0.9

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					
February	280.8	22.5	303.2	320.7	624.0
March	305.8	24.0	329.8	270.5	600.3
April	341.4	25.1	366.6	305.4	671.9
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
July	262.2	26.1	288.3	149.5	437.8
August	252.9	22.6	275.5	296.9	572.4
September	293.9	28.8	322.7	157.8	480.5
October	265.9	26.4	292.3	154.5	446.8
November	248.0	23.2	271.2	202.7	474.0
December	214.4	18.3	232.7	136.0	368.7
1999					
January	176.7	16.4	193.1	202.8	395.9
February	208.5	18.6	227.1	130.1	357.2
March	247.6	20.7	268.4	191.0	459.4
April	247.6	14.6	262.2	262.2	524.3
SEASONALLY ADJUSTED					
1998					
February	305.4	26.7	332.1	n.a.	701.7
March	303.7	23.3	327.0	n.a.	667.8
April	357.2	26.3	383.5	n.a.	769.7
May	275.1	27.2	302.3	n.a.	602.8
June	251.2	29.9	281.1	n.a.	604.1
July	238.4	21.1	259.5	n.a.	378.5
August	245.3	21.3	266.6	n.a.	525.2
September	266.5	24.6	291.2	n.a.	381.3
October	260.6	23.9	284.6	n.a.	438.1
November	243.5	21.1	264.7	n.a.	464.0
December	256.2	21.2	277.4	n.a.	438.1
1999					
January	227.0	23.9	251.0	n.a.	504.1
February	226.0	22.1	248.1	n.a.	401.5
March	244.0	19.9	263.9	n.a.	463.8
April	239.4	15.5	254.9	n.a.	643.1
TREND ESTIMATES					
1998					
February	312.7	25.5	338.1	319.7	657.9
March	312.6	26.2	338.8	346.6	685.4
April	303.7	26.4	330.1	346.4	676.5
May	287.4	26.1	313.6	317.3	630.8
June	270.0	25.5	295.5	270.3	565.8
July	257.6	24.7	282.3	220.4	502.7
August	251.4	23.7	275.2	183.2	458.4
September	249.8	23.0	272.8	163.1	435.9
October	250.3	22.6	272.9	156.1	429.1
November	249.3	22.6	271.9	162.8	434.8
December	244.9	22.4	267.3	178.7	446.0
1999					
January	240.0	21.8	261.7	199.0	460.7
February	236.6	20.8	257.4	223.8	481.2
March	234.5	19.7	254.2	253.3	507.5
April	234.3	18.7	252.9	278.1	531.0

(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					
February	-9.3	13.6	-7.9	60.3	17.9
March	8.9	6.7	8.8	-15.7	-3.8
April	11.6	4.6	11.2	12.9	11.9
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
July	-2.7	-12.4	-3.7	-52.8	-29.0
August	-3.5	-13.4	-4.4	98.6	30.7
September	16.2	27.4	17.1	-46.9	-16.1
October	-9.5	-8.3	-9.4	-2.1	-7.0
November	-6.7	-12.1	-7.2	31.2	6.1
December	-13.5	-21.1	-14.2	-32.9	-22.2
1999					
January	-17.6	-10.4	-17.0	49.1	7.4
February	18.0	13.4	17.6	-35.8	-9.8
March	18.8	11.3	18.2	46.8	28.6
April	0.0	-29.5	-2.3	37.3	14.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
February	-23.1	0.0	-21.7	n.a.	5.8
March	-0.6	-12.7	-1.5	n.a.	-4.8
April	17.6	12.9	17.3	n.a.	15.3
May	-23.0	3.4	-21.2	n.a.	-21.7
June	-8.7	9.9	-7.0	n.a.	0.2
July	-5.1	-29.4	-7.7	n.a.	-37.3
August	2.9	0.9	2.7	n.a.	38.8
September	8.6	15.5	9.2	n.a.	-27.4
October	-2.2	-2.8	-2.3	n.a.	14.9
November	-6.6	-11.7	-7.0	n.a.	5.9
December	5.2	0.5	4.8	n.a.	-5.6
1999					
January	-11.4	12.7	-9.5	n.a.	15.1
February	-0.4	-7.5	-1.2	n.a.	-20.4
March	8.0	-10.0	6.4	n.a.	15.5
April	-1.9	-22.1	-3.4	n.a.	38.7
TREND ESTIMATES (% change from preceding month)					
1998					
February	2.3	3.7	2.4	14.8	8.0
March	0.0	2.7	0.2	8.4	4.2
April	-2.8	0.8	-2.6	-0.1	-1.3
May	-5.4	-1.1	-5.0	-8.4	-6.8
June	-6.1	-2.3	-5.8	-14.8	-10.3
July	-4.6	-3.1	-4.5	-18.5	-11.2
August	-2.4	-4.0	-2.5	-16.9	-8.8
September	-0.6	-3.0	-0.9	-11.0	-4.9
October	0.2	-1.7	0.0	-4.3	-1.6
November	-0.4	0.0	-0.4	4.3	1.3
December	-1.8	-0.9	-1.7	9.8	2.6
1999					
January	-2.0	-2.7	-2.1	11.4	3.3
February	-1.4	-4.6	-1.6	12.5	4.4
March	-0.9	-5.3	-1.2	13.2	5.5
April	-0.1	-5.1	-0.5	9.8	4.6

(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						
April	1 957	1 101	30	32	6	3 126
May	1 942	865	2	0	5	2 814
June	1 791	800	4	42	2	2 639
July	1 768	682	9	0	1	2 460
August	1 765	757	12	2	11	2 547
September	1 814	1 062	5	0	6	2 887
October	1 802	729	8	0	3	2 542
November	1 647	744	13	0	9	2 413
December	1 343	875	3	10	0	2 231
1999						
January	1 184	612	4	0	43	1 843
February	1 581	427	5	2	4	2 019
March	1 601	557	5	0	3	2 166
April	1 603	527	0	1	20	2 151
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						
April	23	131	0	0	0	154
May	73	179	0	0	0	252
June	67	100	0	0	0	167
July	27	2	0	0	0	29
August	12	20	0	0	0	32
September	46	51	0	0	1	98
October	32	32	0	0	0	64
November	58	6	0	0	0	64
December	8	12	0	0	0	20
1999						
January	34	11	0	0	0	45
February	20	31	0	0	0	51
March	41	85	0	0	1	127
April	55	99	0	0	0	154
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						
April	1 980	1 232	30	32	6	3 280
May	2 015	1 044	2	0	5	3 066
June	1 858	900	4	42	2	2 806
July	1 795	684	9	0	1	2 489
August	1 777	777	12	2	11	2 579
September	1 860	1 113	5	0	7	2 985
October	1 834	761	8	0	3	2 606
November	1 705	750	13	0	9	2 477
December	1 351	887	3	10	0	2 251
1999						
January	1 218	623	4	0	43	1 888
February	1 601	458	5	2	4	2 070
March	1 642	642	5	0	4	2 293
April	1 658	626	0	1	20	2 305

(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								
April	211.9	116.7	1.0	22.3	1.5	353.4	133.0	486.4
May	209.4	72.4	0.1	24.7	0.0	306.5	213.4	519.9
June	195.3	58.5	0.3	24.0	4.5	282.5	234.7	517.2
July	199.4	59.0	0.4	25.3	0.0	284.1	125.4	409.6
August	198.7	51.5	1.5	20.9	0.2	272.7	104.0	376.7
September	202.2	81.9	0.2	26.6	0.0	310.8	116.5	427.3
October	199.1	61.3	0.3	26.0	0.0	286.7	113.4	400.1
November	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
December	148.3	64.2	0.2	16.5	0.2	229.4	84.0	313.4
1999								
January	129.6	42.1	0.3	15.9	0.0	187.9	144.0	331.9
February	169.1	33.8	0.4	17.9	0.1	221.4	103.7	325.1
March	187.1	48.9	0.3	20.3	0.0	256.7	124.9	381.6
April	178.8	54.8	0.0	13.7	0.0	247.3	191.1	438.4
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								
April	2.8	10.1	0.0	0.3	0.0	13.2	172.3	185.5
May	7.7	13.5	0.0	0.6	0.0	21.7	113.4	135.1
June	8.2	7.5	0.0	1.1	0.0	16.9	82.2	99.1
July	3.6	0.2	0.0	0.4	0.0	4.1	24.1	28.2
August	1.3	1.5	0.0	0.1	0.0	2.9	192.9	195.8
September	5.6	4.3	0.0	2.0	0.0	11.9	41.3	53.2
October	3.3	2.2	0.0	0.0	0.0	5.5	41.1	46.7
November	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
December	0.9	1.0	0.0	1.5	0.0	3.3	52.0	55.3
1999								
January	3.9	1.1	0.0	0.2	0.0	5.2	58.8	64.0
February	3.0	2.5	0.0	0.2	0.0	5.7	26.4	32.1
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.7
April	6.5	7.4	0.0	0.9	0.0	14.9	71.1	86.0
TOTAL (\$ million)								
1995-1996	2 227.1	664.3	(b) 1.6	241.3	(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								
April	214.7	126.8	1.0	22.6	1.5	366.6	305.4	671.9
May	217.0	85.9	0.1	25.3	0.0	328.2	326.8	655.0
June	203.5	66.0	0.3	25.1	4.5	299.4	316.9	616.3
July	203.0	59.2	0.4	25.6	0.0	288.3	149.5	437.8
August	200.0	53.0	1.5	21.0	0.2	275.5	296.9	572.4
September	207.7	86.2	0.2	28.6	0.0	322.7	157.8	480.5
October	202.4	63.5	0.3	26.0	0.0	292.3	154.5	446.8
November	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0
December	149.2	65.2	0.2	18.0	0.2	232.7	136.0	368.7
1999								
January	133.5	43.2	0.3	16.1	0.0	193.1	202.8	395.9
February	172.2	36.3	0.4	18.1	0.1	227.1	130.1	357.2
March	191.8	55.8	0.3	20.4	0.0	268.4	191.0	459.4
April	185.3	62.2	0.0	14.6	0.0	262.2	262.2	524.3

(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.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
Period		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										
February	1 903	114	312	426	40	263	93	396	822	2 725
March	2 134	276	233	509	187	83	100	370	879	3 013
April	1 980	246	390	636	126	59	411	596	1 232	3 212
May	2 015	200	350	550	165	106	223	494	1 044	3 059
June	1 858	182	428	610	118	133	39	290	900	2 758
July	1 795	159	272	431	93	131	29	253	684	2 479
August	1 777	149	366	515	110	132	20	262	777	2 554
September	1 860	307	533	840	89	107	77	273	1 113	2 973
October	1 834	175	345	520	43	70	128	241	761	2 595
November	1 705	116	368	484	65	83	118	266	750	2 455
December	1 351	153	236	389	288	132	78	498	887	2 238
1999										
January	1 218	41	410	451	86	56	30	172	623	1 841
February	1 601	70	149	219	110	105	24	239	458	2 059
March	1 642	158	224	382	99	63	98	260	642	2 284
April	1 658	86	172	258	131	66	171	368	626	2 284
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										
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	280.8
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	305.8
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	341.4
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	302.9
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	269.5
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.2
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	252.9
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	293.9
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	265.9
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	248.0
December	149.2	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	214.4
1999										
January	133.5	2.5	29.2	31.7	5.3	4.0	2.3	11.5	43.2	176.7
February	172.2	4.5	13.2	17.8	8.7	7.5	2.3	18.5	36.3	208.5
March	191.8	11.6	20.7	32.3	7.6	3.7	12.2	23.6	55.8	247.6
April	185.3	6.1	15.8	22.0	9.5	9.9	21.0	40.3	62.2	247.6

(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	499.3	129.0	628.4	55.9	684.3	497.7	1 182.0
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	-8.3	-28.3	-13.3	-18.3	-13.7	5.3	-6.6

(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												
February	6	0.5	52	4.8	12	1.2	16	1.6	15	1.7	9	0.9
March	4	0.4	46	3.8	17	1.9	16	1.4	25	2.2	6	0.5
April	3	0.3	48	4.4	14	1.1	12	0.9	19	1.9	5	0.5
Value—\$200,000–\$499,999												
1999												
February	0	0.0	13	4.2	7	2.2	8	2.7	9	2.8	1	0.3
March	1	0.2	7	1.9	9	3.0	5	1.5	10	2.5	6	1.9
April	2	0.7	9	2.2	5	1.4	4	1.1	6	1.8	3	1.0
Value—\$500,000–\$999,999												
1999												
February	2	1.5	3	1.7	0	0.0	1	0.8	6	3.6	0	0.0
March	3	2.3	8	5.9	2	1.3	3	1.8	2	1.4	3	2.1
April	2	1.7	3	1.7	4	2.9	2	1.0	2	1.1	2	1.3
Value—\$1,000,000–\$4,999,999												
1999												
February	2	2.6	1	1.5	4	8.7	2	3.1	4	10.4	3	7.6
March	1	1.0	3	7.5	2	2.6	1	1.4	3	5.5	2	3.4
April	1	3.4	4	8.7	1	4.0	2	7.2	5	10.2	3	4.7
Value—\$5,000,000 and over												
1999												
February	2	18.0	2	20.9	0	0.0	0	0.0	0	0.0	0	0.0
March	2	13.7	0	0.0	1	20.0	1	8.9	1	20.0	1	23.0
April	3	61.0	1	5.2	1	9.2	1	44.5	1	20.0	1	9.0
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												
February	12	22.5	71	33.1	23	12.2	27	8.1	34	18.4	13	8.9
March	11	17.6	64	19.2	31	28.8	26	15.1	41	31.5	18	31.0
April	11	67.1	65	22.2	25	18.5	21	54.7	33	34.9	14	16.5

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										
February	2	0.3	2	0.2	6	0.5	12	1.0	132	12.7
March	1	0.1	1	0.1	8	0.8	10	1.0	134	12.3
April	2	0.2	4	0.5	4	0.3	6	0.8	117	11.0
Value—\$200,000—\$499,999										
1999										
February	2	0.9	3	1.0		0.0	3	1.1	46	15.2
March	1	0.3	4	1.2	2	0.7	2	0.7	47	14.0
April	1	0.3	1	0.3		0.0	4	1.5	35	10.0
Value—\$500,000—\$999,999										
1999										
February	0	0.0	3	2.1	1	0.6	1	0.5	17	10.7
March	0	0.0	2	1.7	2	1.3	1	0.7	26	18.5
April	0	0.0	2	1.2	0	0.0	0	0.0	17	10.8
Value—\$1,000,000—\$4,999,999										
1999										
February	0	0.0	2	2.5	2	5.4	2	3.1	22	44.9
March	0	0.0	1	1.0	0	0.0	4	13.2	17	35.6
April	0	0.0	1	1.5	0	0.0	4	5.7	21	45.4
Value—\$5,000,000 and over										
1999										
February	0	0.0	0	0.0	1	7.8	0	0.0	5	46.6
March	0	0.0	1	25.0	0	0.0	0	0.0	7	110.7
April	0	0.0	1	6.8	2	11.6	1	17.5	12	184.8
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										
February	4	1.1	10	5.8	10	14.2	18	5.8	222	130.1
March	2	0.4	9	29.0	12	2.8	17	15.6	231	191.0
April	3	0.5	9	10.3	6	12.0	15	25.5	202	262.2

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											
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	133.0
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	213.4
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	234.7
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	125.4
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	104.0
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	116.5
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	113.4
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	181.7
December	8.4	21.7	11.7	10.2	15.5	5.5	0.3	4.7	5.4	0.5	84.0
1999											
January	49.9	68.4	2.5	4.9	10.8	3.4	0.0	1.7	1.7	0.5	144.0
February	22.5	32.9	11.6	5.5	11.7	1.0	1.1	3.6	10.5	3.2	103.7
March	17.6	19.1	8.8	14.5	31.1	4.8	0.4	26.4	1.6	0.6	124.9
April	67.1	22.2	14.1	47.2	30.7	1.4	0.5	0.7	6.1	1.1	191.1
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											
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	172.3
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	113.4
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	82.2
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	192.9
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	41.3
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	41.1
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	52.0
1999											
January	0.0	0.9	0.5	5.6	3.3	10.9	0.0	0.4	3.2	34.1	58.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.0	66.1
April	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	24.4	71.1
TOTAL (\$ million)											
1995-1996	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-1997	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-1998	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1998											
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	305.4
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	326.8
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	316.9
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	149.5
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	296.9
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	157.8
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	154.5
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	202.7
December	8.4	22.4	11.7	18.6	16.5	44.4	0.3	4.7	5.7	3.2	136.0
1999											
January	49.9	69.3	3.0	10.5	14.1	14.3	0.0	2.1	4.9	34.6	202.8
February	22.5	33.1	12.2	8.1	18.4	8.9	1.1	5.8	14.2	5.8	130.1
March	17.6	19.2	28.8	15.1	31.5	31.0	0.4	29.0	2.8	15.6	191.0
April	67.1	22.2	18.5	54.7	34.9	16.5	0.5	10.3	12.0	25.5	262.2

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									
April	903	541	1 500	94 172	54 094	14 858	163 123	60 790	223 913
May	827	410	1 239	90 164	29 291	12 164	131 619	146 926	278 544
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	770	290	1 064	86 601	28 117	13 708	128 426	72 561	200 986
August	719	426	1 156	83 534	26 549	9 953	120 036	52 512	172 548
September	715	660	1 379	78 836	44 207	14 361	137 404	44 086	181 490
October	750	378	1 129	81 970	26 413	13 119	121 501	45 123	166 624
November	701	410	1 119	77 941	30 236	11 013	119 190	65 392	184 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
1999									
January	478	203	724	52 487	14 861	8 340	75 687	51 492	127 179
February	654	200	854	66 939	15 651	8 728	91 317	33 104	124 421
March	597	262	860	67 251	26 372	8 935	102 558	81 024	183 582
April	711	98	809	76 115	8 893	4 867	89 875	76 040	165 915
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									
April	6	79	85	651	5 884	0	6 535	82 003	88 538
May	49	94	143	4 659	6 583	22	11 264	74 786	86 050
June	16	27	43	1 584	1 860	0	3 444	56 173	59 616
July	0	0	0	0	0	143	143	10 716	10 858
August	3	18	21	241	1 288	0	1 529	174 631	176 159
September	13	0	13	1 333	0	406	1 739	9 076	10 814
October	6	26	32	594	1 800	0	2 394	4 881	7 275
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 568	24 878
1999									
January	5	0	5	402	0	68	470	41 538	42 008
February	1	2	3	140	222	66	428	10 840	11 267
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	324	4 471	20 386	24 857
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									
April	909	620	1 585	94 823	59 977	14 858	169 658	142 793	312 451
May	876	504	1 382	94 824	35 874	12 185	142 882	221 712	364 594
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	770	290	1 064	86 601	28 117	13 851	128 568	83 276	211 845
August	722	444	1 177	83 775	27 837	9 953	121 565	227 143	348 707
September	728	660	1 392	80 169	44 207	14 767	139 143	53 162	192 304
October	756	404	1 161	82 564	28 212	13 119	123 895	50 004	173 899
November	744	410	1 162	81 088	30 236	12 415	123 738	74 215	197 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281
1999									
January	483	203	729	52 889	14 861	8 407	76 157	93 030	169 186
February	655	202	857	67 079	15 873	8 793	91 745	43 943	135 688
March	614	292	907	69 128	28 782	8 935	106 846	111 402	218 247
April	719	140	859	76 878	12 276	5 191	94 345	96 426	190 771

(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	1 658	626	2 305	185 338	62 249	14 602	262 189	262 166	524 355
Brisbane and Moreton (SDs)	1 183	555	1 755	131 996	55 359	9 943	197 298	182 375	379 673
Beaudesert (S)	53	0	53	5 754	0	273	6 027	280	6 307
Boonah (S)	0	0	0	0	0	0	0	0	0
Brisbane (C)	343	89	432	37 648	8 047	2 741	48 436	82 827	131 263
Caboolture (S)	58	5	63	4 881	476	395	5 752	70	5 822
Caloundra (C)	54	38	92	5 759	3 480	684	9 923	1 533	11 456
Esk (S)	0	0	0	0	0	0	0	0	0
Gatton (S)	1	0	1	117	0	47	164	91	255
Gold Coast (C)	239	227	466	30 260	22 769	1 499	54 528	14 749	69 277
Ipswich (C)	39	2	41	3 698	274	591	4 563	4 135	8 698
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	5	0	5	465	0	26	491	0	491
Logan (C)	34	0	34	3 422	0	302	3 724	6 028	9 752
Maroochy (S)	113	142	271	11 867	16 380	975	29 222	38 270	67 492
Noosa (S)	50	8	59	7 047	454	1 404	8 905	32 315	41 220
Pine Rivers (S)	68	8	76	7 831	776	171	8 778	2 002	10 780
Redcliffe (C)	17	16	33	1 543	1 133	212	2 888	75	2 963
Redland (S)	109	20	129	11 704	1 570	623	13 897	0	13 897
Wide Bay-Burnett (SD)	110	4	115	11 190	144	964	12 298	3 447	15 745
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	0	0	0	0	0	0	0	0	0
Burnett (S)	15	0	15	1 893	0	186	2 079	0	2 079
Cooloolia (S)	21	0	21	1 842	0	106	1 948	1 700	3 648
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	25	25	0	25
Hervey Bay (C)	21	2	23	2 207	95	212	2 514	1 180	3 694
Isis (S)	0	0	0	0	0	0	0	0	0
Kilkivan (S)	0	0	1	0	0	37	37	0	37
Kingaroy (S)	4	0	4	293	0	37	330	250	580
Kolan (S)	3	0	3	212	0	72	284	0	284
Maryborough (C)	29	0	29	3 499	0	212	3 711	134	3 845
Miriam Vale (S)	8	0	8	641	0	10	651	65	716
Monto (S)	1	0	1	99	0	0	99	0	99
Mundubbera (S)	0	0	0	0	0	22	22	54	76
Murgon (S)	0	0	0	0	0	0	0	0	0
Nanango (S)	5	0	5	349	0	45	394	0	394
Perry (S)	1	2	3	85	49	0	134	64	198
Tiaro (S)	2	0	2	70	0	0	70	0	70
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)	76	7	84	8 712	503	657	9 872	1 963	11 835
Cambooya (S)	7	0	7	633	0	30	663	0	663
Chinchilla (S)	0	0	0	0	0	10	10	0	10
Clifton (S)	2	0	2	148	0	35	183	558	741
Crow's Nest (S)	8	0	8	1 104	0	24	1 128	87	1 215
Dalby (T)	4	0	4	559	0	49	608	145	753
Goondiwindi (T)	2	0	2	308	0	68	376	0	376
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	6	3	9	795	216	60	1 071	0	1 071
Millmerran (S)	1	0	1	48	0	0	48	60	108
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	4	0	4	458	0	25	483	0	483
Rosalie (S)	4	0	4	431	0	0	431	0	431
Stanthorpe (S)	4	0	5	376	0	23	399	70	469
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)	26	2	28	2 905	108	263	3 276	1 043	4 319
Waggamba (S)	1	0	1	180	0	30	210	0	210
Wambo (S)	1	0	1	63	0	12	75	0	75
Warwick (S)	6	2	8	704	179	28	911	0	911

South West (SD)

Balonne (S)	1	0	1	83	0	12	95	342	437
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	0	0	0	0	0	0	0	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	83	0	12	95	342	437
Warroo (S)	0	0	0	0	0	0	0	0	0

Fitzroy (SD)

Banana (S)	47	2	49	5 230	140	429	5 799	1 341	7 140
Bauhinia (S)	2	0	2	248	0	0	248	110	358
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	9	0	9	913	0	110	1 023	0	1 023
Duaringa (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	2	2	4	359	140	12	511	396	907
Fitzroy (S)	2	0	2	179	0	0	179	0	179
Gladstone (C)	10	0	10	1 063	0	38	1 101	315	1 416
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	17	0	17	2 000	0	93	2 093	0	2 093
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)	4	0	4	378	0	176	554	520	1 074

Central West (SD)

Aramac (S)	1	0	1	69	0	25	94	2 653	2 747
Barcaldine (S)	0	0	0	0	0	0	0	0	0
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	1	0	1	69	0	25	94	0	94
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)	0	0	0	0	0	0	0	2 653	2 653
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)	56	25	81	6 350	4 062	541	10 953	2 027	12 980
Broadsound (S)	0	0	0	0	0	89	89	0	89
Mackay (C)	1	0	1	20	0	0	20	0	20
Mirani (S)	34	22	56	4 261	3 662	177	8 100	2 027	10 127
Nebo (S)	3	0	3	208	0	86	294	0	294
Sarina (S)	0	0	0	0	0	0	0	0	0
Whitsunday (S)	7	0	7	645	0	96	741	0	741
	11	3	14	1 216	400	93	1 709	0	1 709

Northern (SD)

Bowen (S)	89	4	93	10 421	181	1 118	11 720	21 893	33 613
Burdekin (S)	4	0	4	192	0	42	234	405	639
Charters Towers (C)	6	0	6	600	0	34	634	0	634
Dalrymple (S)	0	0	0	0	0	22	22	1 540	1 562
Hinchinbrook (S)	3	0	3	125	0	0	125	0	125
Thuringowa (C)	15	0	15	1 488	0	556	2 044	425	2 469
Townsville (C)	31	0	31	3 746	0	161	3 907	6 330	10 237
	30	4	34	4 270	181	303	4 754	13 193	17 947

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)	89	29	119	10 511	1 860	880	13 251	40 803	54 054
Atherton (S)	4	3	7	362	257	31	650	0	650
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	40	16	56	5 039	1 166	413	6 618	14 311	20 929
Cardwell (S)	4	0	4	254	0	190	444	0	444
Cook (S)	5	10	15	332	437	0	769	0	769
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	6	0	6	797	0	35	832	1 188	2 020
Eacham (S)	0	0	1	0	0	92	92	804	896
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	4	0	4	240	0	37	277	75	352
Johnstone (S)	6	0	6	513	0	58	571	50	621
Mareeba (S)	5	0	5	555	0	24	579	17 579	18 158
Torres (S)	15	0	15	2 419	0	0	2 419	6 796	9 215
North West (SD)	6	0	7	776	0	33	809	5 322	6 131
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	6	0	6	776	0	0	776	1 118	1 894
Cloncurry (S)	0	0	0	0	0	0	0	625	625
Flinders (S)	0	0	0	0	0	18	18	60	78
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)	0	0	1	0	0	15	15	3 519	3 534
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	166	188	371	18 403	20 314	2 480	41 197	71 890	113 087
Bundaberg (QLD)	12	0	12	1 535	0	176	1 711	0	1 711
Rockhampton (QLD)	4	0	4	378	0	176	554	520	1 074
Gladstone (QLD)	19	0	19	1 976	0	148	2 124	315	2 439
Mackay (QLD)	29	2	31	3 652	162	177	3 991	1 900	5 891
Townsville (QLD)	54	4	58	7 182	181	330	7 693	19 473	27 166
Cairns (QLD)	40	16	56	5 039	1 166	353	6 558	14 311	20 869
Gold Coast-Tweed (QLD/NSW)	252	237	489	30 319	23 518	1 966	55 803	19 295	75 098

(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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