

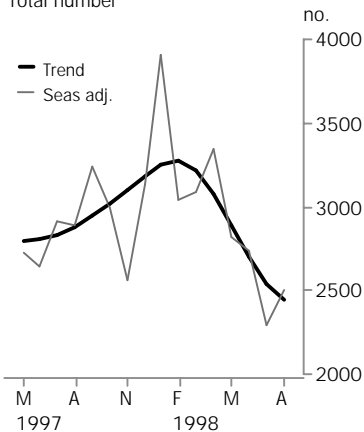


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 7 OCT 1998

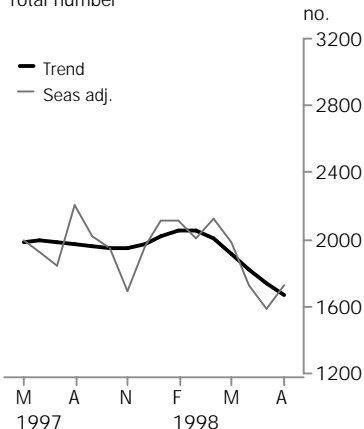
Dwelling units approved

Total number



Private sector houses approved

Total number



- 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.

AUGUST KEY FIGURES

TREND ESTIMATES

		% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	1 666	-4.0	-15.6
Total dwelling units	2 448	-3.7	-14.9

SEASONALLY ADJUSTED

		% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	1 731	8.8	-21.3
Total dwelling units	2 499	9.1	-13.6

AUGUST KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units fell for the sixth consecutive month and is 25.3% lower than February 1998.
- The trend for private sector houses has continued to decline in August to be 19.1% lower than March 1998.

SEASONALLY ADJUSTED ESTIMATES

- Following three months of consecutive declines, the seasonally adjusted estimates for both total dwelling units and private sector houses have risen in August by 9.1% and 8.8% respectively.

ORIGINAL ESTIMATES

- The value of new residential building approved was \$252.9 million which is the lowest figure recorded since November 1997. The Brisbane Statistical Division contributed \$111.5 million (44.1%) to this total.
- The value of non-residential building approved in August rose to \$296.9 million. The most significant contributor was Health with major work at a Brisbane hospital accounting for most of the \$183.9 million in this category. Shops was the next largest category contributing \$44.3 million to the total.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	9 November 1998
October 1998	9 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Private certification of building applications was introduced in Queensland in May 1998. Fundamental changes such as this may be expected to have some temporary impact on monthly movements as administrative and computing systems are changed to cope with the legislative changes. This may lead to some revisions.



REVISIONS THIS MONTH

Other dwellings units approved in April 1998 have been revised upwards by 80 dwelling units following a change in the reporting of a single large job.

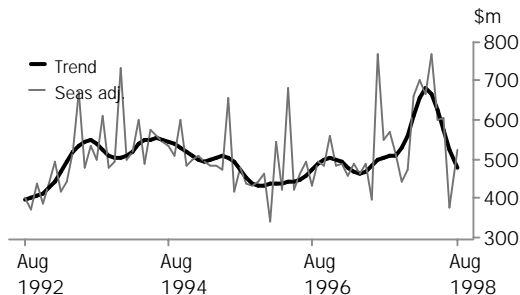


B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

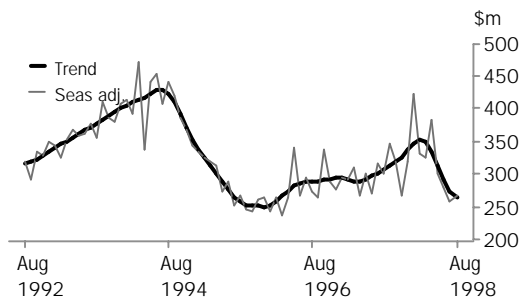
VALUE OF TOTAL BUILDING

The trend for this series continues to fall with the decline in August making the trend estimate 4.8% lower than the level of a year ago.



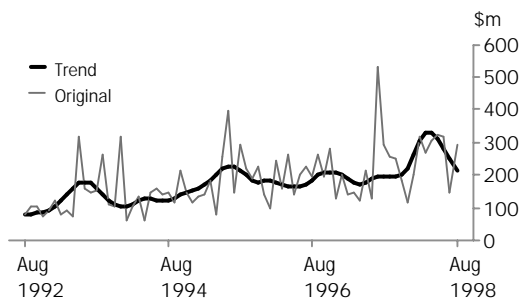
VALUE OF RESIDENTIAL BUILDING

The trend estimate for this series has fallen for the sixth consecutive month to be at its lowest point since late 1995.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for this series continues to decline with the value for August being the lowest value since November 1997.



D W E L L I N G S A P P R O V E D : 1 9 9 7 – 9 8

TYPE OF DWELLING

The number of dwelling units approved in Queensland during 1997–98 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1996–97 and 1997–98.

<i>Type of dwelling</i>	<i>Number of units</i>	<i>1997–98 % of total dwellings</i>	<i>1996–97 % of total dwellings</i>
New residential			
Houses	24 013	65.8	71.7
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 393	6.6	6.6
2 or more storeys	3 410	9.3	7.0
<i>Total</i>	5 803	15.9	13.6
Flats, units, apartments in a building of:			
1 or 2 storeys	1 674	4.6	4.0
3 storeys	1 697	4.7	4.1
4 or more storeys	2 567	7.0	6.4
<i>Total</i>	5 938	16.3	14.5
<i>Total other residential building</i>	11 741	32.2	28.1
Other			
Alterations and additions to residential building	85	0.2	0.2
Conversions	232	0.6	0.5
Non-residential building	408	1.1	0.1
Total building	36 479	100.0	100.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

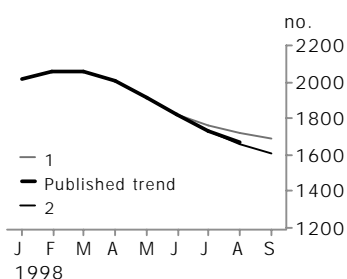
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

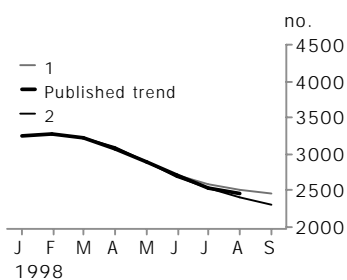
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 6% on Aug 1998</i>		<i>falls by 6% on Aug 1998</i>	
	no.	% change	no.	% change	no.	% change
April 1998	2 006	-2.6	2 004	-2.6	2 011	-2.5
May 1998	1 915	-4.5	1 914	-4.5	1 918	-4.6
June 1998	1 821	-4.9	1 827	-4.6	1 818	-5.2
July 1998	1 735	-4.7	1 762	-3.6	1 732	-4.7
August 1998	1 666	-4.0	1 717	-2.5	1 662	-4.1
September 1998	n.y.a.	n.y.a.	1 693	-1.4	1 610	-3.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 7% on Aug 1998</i>		<i>falls by 7% on Aug 1998</i>	
	no.	% change	no.	% change	no.	% change
April 1998	3 076	-4.5	3 074	-4.5	3 086	-4.3
May 1998	2 884	-6.2	2 882	-6.2	2 888	-6.4
June 1998	2 704	-6.2	2 717	-5.7	2 701	-6.5
July 1998	2 542	-6.0	2 597	-4.4	2 545	-5.8
August 1998	2 448	-3.7	2 518	-3.1	2 419	-4.9
September 1998	n.y.a.	n.y.a.	2 452	-2.6	2 302	-4.8

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		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						
1997						
June	1 880	1 937	553	609	2 433	2 546
July	2 094	2 104	1 259	1 259	3 353	3 363
August	2 263	2 285	792	809	3 055	3 094
September	2 247	2 296	1 185	1 195	3 432	3 491
October	2 244	2 251	878	925	3 122	3 176
November	1 730	1 769	785	859	2 515	2 628
December	1 688	1 695	1 084	1 118	2 772	2 813
1998						
January	1 721	1 734	1 189	1 201	2 910	2 935
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
SEASONALLY ADJUSTED						
1997						
June	1 922	1 946	n.a.	n.a.	2 580	2 643
July	1 845	1 870	n.a.	n.a.	2 876	2 912
August	2 200	2 240	n.a.	n.a.	2 845	2 893
September	2 021	2 071	n.a.	n.a.	3 151	3 236
October	1 947	1 955	n.a.	n.a.	2 957	2 999
November	1 691	1 729	n.a.	n.a.	2 440	2 560
December	1 957	1 967	n.a.	n.a.	3 043	3 129
1998						
January	2 118	2 134	n.a.	n.a.	3 875	3 902
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
TREND ESTIMATES						
1997						
June	1 993	2 026	761	783	2 754	2 809
July	1 989	2 022	788	808	2 777	2 830
August	1 974	2 006	844	869	2 818	2 876
September	1 957	1 988	923	957	2 880	2 945
October	1 944	1 972	1 005	1 047	2 949	3 019
November	1 945	1 968	1 082	1 126	3 027	3 094
December	1 970	1 990	1 141	1 188	3 111	3 177
1998						
January	2 016	2 033	1 164	1 217	3 180	3 251
February	2 056	2 077	1 138	1 201	3 194	3 278
March	2 059	2 087	1 058	1 133	3 117	3 220
April	2 006	2 041	951	1 035	2 956	3 076
May	1 915	1 956	841	927	2 756	2 884
June	1 821	1 866	758	839	2 580	2 704
July	1 735	1 781	694	762	2 429	2 542
August	1 666	1 711	685	737	2 351	2 448

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
June	-9.3	-8.1	-34.7	-32.9	-16.7	-15.5
July	11.4	8.6	127.7	106.7	37.8	32.1
August	8.1	8.6	-37.1	-35.7	-8.9	-8.0
September	-0.7	0.5	49.6	47.7	12.3	12.8
October	-0.1	-2.0	-25.9	-22.6	-9.0	-9.0
November	-22.9	-21.4	-10.6	-7.1	-19.4	-17.3
December	-2.4	-4.2	38.1	30.2	10.2	7.0
1998						
January	2.0	2.3	9.7	7.4	5.0	4.3
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
June	-3.7	-4.2	n.a.	n.a.	-2.8	-3.1
July	-4.0	-3.9	n.a.	n.a.	11.5	10.1
August	19.3	19.8	n.a.	n.a.	-1.1	-0.6
September	-8.2	-7.6	n.a.	n.a.	10.8	11.9
October	-3.7	-5.6	n.a.	n.a.	-6.2	-7.3
November	-13.1	-11.5	n.a.	n.a.	-17.5	-14.6
December	15.7	13.8	n.a.	n.a.	24.7	22.2
1998						
January	8.2	8.5	n.a.	n.a.	27.4	24.7
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
TREND ESTIMATES (% change from preceding month)						
1997						
June	0.5	0.4	1.6	0.3	0.8	0.4
July	-0.2	-0.2	3.5	3.1	0.9	0.7
August	-0.8	-0.8	7.1	7.6	1.4	1.6
September	-0.8	-0.9	9.4	10.1	2.2	2.4
October	-0.7	-0.8	8.9	9.3	2.4	2.5
November	0.1	-0.2	7.6	7.6	2.6	2.5
December	1.3	1.1	5.4	5.5	2.8	2.7
1998						
January	2.3	2.2	2.1	2.5	2.2	2.3
February	2.0	2.1	-2.3	-1.4	0.4	0.8
March	0.2	0.5	-7.0	-5.7	-2.4	-1.8
April	-2.6	-2.2	-10.1	-8.6	-5.1	-4.5
May	-4.5	-4.1	-11.6	-10.4	-6.8	-6.2
June	-4.9	-4.6	-9.8	-9.6	-6.4	-6.2
July	-4.7	-4.6	-8.6	-9.2	-5.8	-6.0
August	-4.0	-3.9	-1.2	-3.2	-3.2	-3.7

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
June	243.8	19.6	263.4	128.7	392.1
July	330.5	22.3	352.9	535.1	888.0
August	301.7	27.3	329.0	293.6	622.6
September	361.7	26.2	388.0	255.9	643.9
October	303.1	24.4	327.5	249.4	576.9
November	246.1	24.5	270.7	182.0	452.6
December	255.0	18.2	273.2	116.3	389.5
1998					
January	309.5	19.8	329.3	200.1	529.4
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
SEASONALLY ADJUSTED					
1997					
June	248.3	21.0	269.3	n.a.	394.6
July	300.6	17.0	317.7	n.a.	771.8
August	273.7	27.2	300.9	n.a.	548.5
September	325.2	21.6	346.8	n.a.	571.8
October	297.6	21.8	319.4	n.a.	512.8
November	243.6	23.6	267.2	n.a.	440.4
December	297.9	21.5	319.4	n.a.	472.7
1998					
January	397.2	26.7	423.9	n.a.	663.2
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
TREND ESTIMATES					
1997					
June	273.7	23.5	297.2	186.8	484.0
July	278.7	23.0	301.7	196.0	497.7
August	283.8	22.4	306.2	198.4	504.6
September	289.7	22.2	311.9	195.5	507.4
October	295.6	22.5	318.1	193.4	511.5
November	303.0	23.1	326.2	201.0	527.2
December	313.2	23.8	337.0	222.7	559.7
1998					
January	323.1	24.5	347.6	261.3	608.9
February	328.3	25.4	353.7	304.2	657.9
March	323.5	26.2	349.7	331.9	681.5
April	308.7	26.4	335.0	332.9	668.0
May	287.7	26.1	313.7	311.4	625.2
June	267.9	25.4	293.3	280.2	573.5
July	250.2	24.4	274.6	248.3	523.0
August	240.3	23.5	263.8	216.6	480.4

(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)					
1997					
June	-18.2	-37.8	-20.1	-40.1	-27.9
July	35.6	13.8	34.0	315.8	126.5
August	-8.7	22.4	-6.8	-45.1	-29.9
September	19.9	-4.0	17.9	-12.8	3.4
October	-16.2	-6.9	-15.6	-2.5	-10.4
November	-18.8	0.4	-17.3	-27.0	-21.5
December	3.6	-25.7	0.9	-36.1	-13.9
1998					
January	21.4	8.8	20.5	72.1	35.9
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
June	-8.4	-32.7	-10.9	n.a.	-19.6
July	21.1	-19.0	18.0	n.a.	95.6
August	-8.9	60.0	-5.3	n.a.	-28.9
September	18.8	-20.6	15.3	n.a.	4.2
October	-8.5	0.9	-7.9	n.a.	-10.3
November	-18.1	8.3	-16.3	n.a.	-14.1
December	22.3	-8.9	19.5	n.a.	7.3
1998					
January	33.3	24.2	32.7	n.a.	40.3
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
TREND ESTIMATES (% change from preceding month)					
1997					
June	2.1	-0.8	1.9	6.0	3.5
July	1.8	-2.1	1.5	4.9	2.8
August	1.8	-2.6	1.5	1.2	1.4
September	2.1	-0.9	1.9	-1.5	0.6
October	2.0	1.4	2.0	-1.1	0.8
November	2.5	2.7	2.5	3.9	3.1
December	3.4	3.0	3.3	10.8	6.2
1998					
January	3.2	2.9	3.1	17.3	8.8
February	1.6	3.7	1.8	16.4	8.0
March	-1.5	3.1	-1.1	9.1	3.6
April	-4.6	0.8	-4.2	0.3	-2.0
May	-6.8	-1.1	-6.4	-6.5	-6.4
June	-6.9	-2.7	-6.5	-10.0	-8.3
July	-6.6	-3.9	-6.4	-11.4	-8.8
August	-4.0	-3.7	-3.9	-12.8	-8.1

(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)						
1995-96	22 492	6 897	(b) 111	(b) 0	79	29 579
1996-97	23 104	8 506	60	151	32	31 853
1997-98	23 655	11 035	85	232	408	35 415
1997						
August	2 262	720	9	61	3	3 055
September	2 244	1 171	6	0	11	3 432
October	2 242	854	11	4	11	3 122
November	1 729	721	5	58	2	2 515
December	1 687	1 080	2	1	2	2 772
1998						
January	1 718	1 183	7	0	2	2 910
February	1 880	800	0	32	6	2 718
March	2 109	799	5	2	44	2 959
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
PUBLIC SECTOR (Number)						
1995-96	329	543	(b) 0	(b) 0	0	872
1996-97	429	782	0	22	0	1 233
1997-98	358	706	0	0	0	1 064
1997						
August	22	17	0	0	0	39
September	49	10	0	0	0	59
October	7	47	0	0	0	54
November	39	74	0	0	0	113
December	7	34	0	0	0	41
1998						
January	13	12	0	0	0	25
February	23	22	0	0	0	45
March	25	80	0	0	0	105
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
TOTAL (Number)						
1995-96	22 821	7 440	(b) 111	(b) 0	79	30 451
1996-97	23 533	9 288	60	173	32	33 086
1997-98	24 013	11 741	85	232	408	36 479
1997						
August	2 284	737	9	61	3	3 094
September	2 293	1 181	6	0	11	3 491
October	2 249	901	11	4	11	3 176
November	1 768	795	5	58	2	2 628
December	1 694	1 114	2	1	2	2 813
1998						
January	1 731	1 195	7	0	2	2 935
February	1 903	822	0	32	6	2 763
March	2 134	879	5	2	44	3 064
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

(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	Total building
PRIVATE SECTOR (\$ million)								
1995-96	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
1996-97	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-98	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1997								
August	244.7	52.6	0.4	23.2	3.5	324.4	125.6	450.0
September	241.5	111.4	0.2	26.0	0.0	379.1	205.0	584.1
October	233.4	65.7	0.4	23.8	0.0	323.3	132.4	455.8
November	179.1	57.0	0.3	20.3	3.3	260.0	124.5	384.5
December	180.0	71.8	0.1	17.6	0.1	269.5	70.7	340.2
1998								
January	193.4	113.6	0.2	18.5	0.0	325.7	114.2	439.9
February	202.6	73.8	0.0	18.6	2.8	297.9	153.2	451.1
March	235.2	61.2	0.2	23.5	0.1	320.2	95.6	415.7
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
PUBLIC SECTOR (\$ million)								
1995-96	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
1996-97	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-98	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1997								
August	2.8	1.5	0.0	0.2	0.0	4.6	168.0	172.5
September	7.7	1.1	0.0	0.0	0.0	8.9	50.8	59.7
October	0.7	3.4	0.0	0.2	0.0	4.2	116.9	121.1
November	4.2	5.8	0.0	0.7	0.0	10.7	57.5	68.1
December	0.9	2.3	0.0	0.4	0.0	3.6	45.6	49.2
1998								
January	1.5	1.0	0.0	1.1	0.0	3.6	85.9	89.5
February	2.6	1.8	0.0	1.0	0.0	5.4	167.5	172.9
March	3.4	6.0	0.0	0.2	0.0	9.6	174.9	184.6
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
TOTAL (\$ million)								
1995-96	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
1996-97	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-98	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1997								
August	247.6	54.1	0.4	23.4	3.5	329.0	293.6	622.6
September	249.2	112.5	0.2	26.0	0.0	388.0	255.9	643.9
October	234.0	69.1	0.4	24.0	0.0	327.5	249.4	576.9
November	183.3	62.9	0.3	20.9	3.3	270.7	182.0	452.6
December	180.9	74.1	0.1	18.0	0.1	273.2	116.3	389.5
1998								
January	194.9	114.6	0.2	19.6	0.0	329.3	200.1	529.4
February	205.1	75.7	0.0	19.6	2.8	303.2	320.7	624.0
March	238.7	67.1	0.2	23.7	0.1	329.8	270.5	600.3
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

(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	Total 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			
NUMBER OF DWELLING UNITS										
1995-96	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	30 261
1996-97	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997-98	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1997										
June	1 937	130	256	386	110	95	11	216	602	2 539
July	2 104	170	252	422	173	106	240	519	941	3 045
August	2 284	154	225	379	203	107	48	358	737	3 021
September	2 293	145	160	305	154	239	483	876	1 181	3 474
October	2 249	132	385	517	117	195	72	384	901	3 150
November	1 768	219	200	419	135	195	46	376	795	2 563
December	1 694	390	372	762	142	100	110	352	1 114	2 808
1998										
January	1 731	165	103	268	114	111	702	927	1 195	2 926
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
VALUE (\$ million)										
1995-96	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	2 891.5
1996-97	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997-98	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0
1997										
June	202.3	8.2	16.8	25.0	7.6	6.6	2.3	16.5	41.5	243.8
July	224.5	10.6	19.0	29.6	12.3	7.3	56.8	76.4	106.0	330.5
August	247.6	9.8	15.5	25.3	14.6	9.3	5.0	28.8	54.1	301.7
September	249.2	9.6	12.9	22.5	11.1	13.3	65.6	90.0	112.5	361.7
October	234.0	7.6	28.1	35.6	7.8	17.3	8.3	33.4	69.1	303.1
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	246.1
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	255.0
1998										
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	309.5
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	1 931.3	649.9	2 581.4	216.8	2 798.1	2 241.5	5 039.6
1996-97	2 096.7	752.4	2 849.1	234.7	3 083.8	2 129.7	5 213.4
1997-98	2 274.1	967.6	3 241.8	253.9	3 495.6	3 159.3	6 654.9
1997							
March	461.6	196.3	657.9	45.1	703.0	459.7	1 162.6
June	558.8	153.6	712.4	65.3	777.7	438.4	1 216.2
September	634.3	259.9	894.2	66.7	961.0	1 019.4	1 980.3
December	524.6	196.7	721.4	58.9	780.2	514.2	1 294.4
1998							
March	559.6	245.9	805.5	58.0	863.5	741.4	1 605.0
June	555.6	265.1	820.7	70.3	890.9	884.3	1 775.2
ORIGINAL (% change from preceding quarter)							
1997							
March	-11.0	-12.8	-11.5	-20.7	-12.2	-20.2	-15.5
June	21.1	-21.8	8.3	44.8	10.6	-4.6	4.6
September	13.5	69.2	25.5	2.1	23.6	132.5	62.8
December	-17.3	-24.3	-19.3	-11.7	-18.8	-49.6	-34.6
1998							
March	6.7	25.0	11.7	-1.5	10.7	44.2	24.0
June	-0.7	7.8	1.9	21.2	3.2	19.3	10.6

(a) 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												
1998												
June	5	0.5	49	4.7	18	2.0	30	3.0	27	2.8	6	0.7
July	4	0.4	50	4.7	15	1.7	20	2.0	28	2.7	4	0.6
August	4	0.4	49	4.9	10	1.0	13	1.1	19	1.9	1	0.2
Value—\$200,000—\$499,999												
1998												
June	10	3.5	16	4.8	7	2.4	10	2.8	13	4.3	5	1.3
July	1	0.4	14	3.6	5	1.7	12	3.6	12	3.5	7	2.8
August	2	0.5	6	1.9	9	2.9	6	2.1	8	2.8	3	1.0
Value—\$500,000—\$999,999												
1998												
June	1	0.5	7	4.8	4	2.5	6	4.2	3	2.3	5	3.5
July	1	0.6	11	7.0	1	0.9	1	0.5	6	4.1	4	2.7
August	0	0.0	5	3.7	2	1.4	1	0.8	6	3.4	1	0.8
Value—\$1,000,000—\$4,999,999												
1998												
June	5	10.5	5	14.3	2	2.2	3	5.3	3	4.5	4	11.4
July	1	1.2	7	15.3	0	0.0	3	6.0	4	6.4	5	11.8
August	1	1.5	4	6.5	5	9.1	2	3.2	3	4.6	4	9.1
Value—\$5,000,000 and over												
1998												
June	2	68.2	0	0.0	0	0.0	0	0.0	2	27.7	3	32.8
July	0	0.0	2	30.0	1	10.1	0	0.0	0	0.0	0	0.0
August	0	0.0	2	27.3	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-96	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
1996-97	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-98	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1998												
June	23	83.1	77	28.5	31	9.1	49	15.4	48	41.6	23	49.7
July	7	2.5	84	60.6	22	14.4	36	12.1	50	16.7	20	17.9
August	7	2.4	66	44.3	26	14.4	22	7.1	36	12.6	9	11.0

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
June	2	0.2	2	0.3	9	0.8	11	1.1	159	16.0
July	2	0.3	5	0.5	7	0.8	3	0.2	138	13.9
August	1	0.1	3	0.3	6	0.6	6	0.5	112	10.8
Value—\$200,000—\$499,999										
1998										
June	1	0.2	0	0.0	8	2.2	5	1.5	75	23.1
July	1	0.5	2	0.6	5	1.2	2	0.6	61	18.4
August	3	0.8	3	1.1	6	1.9	3	1.0	49	16.0
Value—\$500,000—\$999,999										
1998										
June	0	0.0	1	1.0	3	2.3	0	0.0	30	21.1
July	0	0.0	2	1.5	0	0.0	1	0.5	27	17.8
August	1	0.5	0	0.0	1	0.6	2	1.3	19	12.4
Value—\$1,000,000—\$4,999,999										
1998										
June	0	0.0	3	6.7	4	7.2	1	1.2	30	63.1
July	0	0.0	1	3.1	6	14.0	1	1.5	28	59.4
August	0	0.0	1	1.5	5	11.2	2	2.7	27	49.3
Value—\$5,000,000 and over										
1998										
June	0	0.0	1	65.0	0	0.0	0	0.0	8	193.6
July	0	0.0	0	0.0	0	0.0	0	0.0	3	40.1
August	0	0.0	2	181.0	0	0.0	0	0.0	4	208.3
Value—Total										
1995-96	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
1996-97	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-98	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1998										
June	3	0.4	7	72.9	24	12.4	17	3.8	302	316.9
July	3	0.8	10	5.7	18	16.0	7	2.8	257	149.5
August	5	1.4	9	183.9	18	14.2	13	5.5	211	296.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	1 807.9
1996-97	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-98	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1997											
August	4.5	37.0	13.1	10.8	25.9	8.4	0.4	9.3	13.2	3.0	125.6
September	27.8	90.1	7.8	12.7	21.7	5.5	0.2	8.2	25.2	6.0	205.0
October	15.8	26.5	10.4	13.0	40.7	6.3	1.6	5.9	9.7	2.5	132.4
November	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	124.5
December	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	70.7
1998											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	114.2
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	153.2
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	95.6
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
PUBLIC SECTOR (\$ million)											
1995-96	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	518.1
1996-97	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-98	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1997											
August	0.0	0.3	0.6	6.6	17.3	27.8	0.0	112.0	2.8	0.6	168.0
September	0.0	0.0	0.7	22.3	0.7	4.8	0.0	11.9	0.0	10.5	50.8
October	0.0	0.8	0.1	0.9	15.3	31.4	0.0	41.8	2.3	24.3	116.9
November	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	57.5
December	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	45.6
1998											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	85.9
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	167.5
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	174.9
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
TOTAL (\$ million)											
1995-96	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	2 326.0
1996-97	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-98	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1997											
August	4.5	37.3	13.7	17.4	43.2	36.2	0.4	121.3	16.0	3.6	293.6
September	27.8	90.1	8.5	34.9	22.3	10.3	0.2	20.1	25.2	16.5	255.9
October	15.8	27.3	10.5	14.0	56.0	37.7	1.6	47.7	11.9	26.7	249.4
November	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	182.0
December	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	116.3
1998											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	200.1
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	320.7
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	270.5
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

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									
1996-97	10 214	3 814	14 177	1 051 225	322 386	142 199	1 515 810	731 539	2 247 349
1997-98	10 536	5 517	16 678	1 127 417	473 240	157 291	1 757 948	955 642	2 713 590
1997									
August	942	198	1 206	98 962	12 405	13 944	125 312	54 438	179 750
September	939	473	1 419	101 503	39 062	14 632	155 197	131 023	286 219
October	1 037	344	1 386	110 240	22 940	12 507	145 687	64 400	210 087
November	864	230	1 152	88 568	14 698	14 614	117 881	77 153	195 034
December	767	650	1 418	81 301	39 823	10 205	131 328	35 965	167 293
1998									
January	726	792	1 520	79 388	77 762	10 783	167 933	45 272	213 205
February	844	572	1 448	90 939	52 294	12 257	155 490	72 177	227 667
March	1 008	360	1 409	111 664	24 618	11 880	148 162	37 817	185 979
April	900	541	1 497	93 933	54 094	14 858	162 884	60 790	223 674
May	826	410	1 238	89 994	29 291	12 164	131 449	146 926	278 374
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	769	290	1 063	86 494	28 117	13 708	128 319	72 561	200 880
August	718	426	1 155	83 432	26 549	9 953	119 934	52 512	172 446
PUBLIC SECTOR									
1996-97	148	494	642	12 838	35 658	138	48 633	307 566	356 199
1997-98	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1997									
August	3	0	3	196	0	171	366	152 590	152 956
September	3	8	11	334	534	23	891	11 770	12 661
October	3	4	7	206	346	12	563	40 303	40 867
November	20	46	66	1 769	3 752	75	5 596	14 271	19 866
December	0	16	16	0	961	0	961	18 385	19 346
1998									
January	4	0	4	515	0	0	515	35 965	36 480
February	7	18	25	741	1 522	0	2 263	148 386	150 649
March	13	57	70	1 487	4 316	0	5 803	37 644	43 446
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
TOTAL									
1996-97	10 362	4 308	14 819	1 064 062	358 044	142 337	1 564 442	1 039 105	2 603 547
1997-98	10 662	5 866	17 153	1 139 773	498 997	157 593	1 796 363	1 867 900	3 664 262
1997									
August	945	198	1 209	99 158	12 405	14 115	125 678	207 028	332 706
September	942	481	1 430	101 837	39 596	14 655	156 088	142 792	298 880
October	1 040	348	1 393	110 446	23 285	12 519	146 250	104 704	250 954
November	884	276	1 218	90 338	18 450	14 689	123 476	91 424	214 900
December	767	666	1 434	81 301	40 783	10 205	132 289	54 350	186 639
1998									
January	730	792	1 524	79 903	77 762	10 783	168 448	81 236	249 685
February	851	590	1 473	91 680	53 816	12 257	157 753	220 563	378 316
March	1 021	417	1 479	113 151	28 934	11 880	153 965	75 461	229 425
April	906	620	1 582	94 584	59 977	14 858	169 419	142 793	312 212
May	875	504	1 381	94 654	35 874	12 185	142 712	221 712	364 424
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	769	290	1 063	86 494	28 117	13 851	128 462	83 276	211 738
August	721	444	1 176	83 673	27 837	9 953	121 463	227 143	348 605

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
LOCAL GOVERNMENT AREAS									
QUEENSLAND	1 777	777	2 579	199 957	52 953	22 636	275 546	296 898	572 444
Brisbane and Moreton (SDs)	1 200	691	1 906	136 912	47 233	14 665	198 810	262 062	460 873
Beaudesert (S)	48	2	51	5 638	120	727	6 485	193	6 678
Boonah (S)	7	0	7	611	0	80	691	0	691
Brisbane (C)	347	330	687	42 308	22 304	7 132	71 744	211 474	283 218
Caboolture (S)	69	0	69	6 921	0	605	7 526	2 239	9 765
Caloundra (C)	55	6	61	6 263	360	832	7 455	100	7 555
Esk (S)	16	2	18	1 270	177	36	1 483	0	1 483
Gatton (S)	10	0	10	876	0	22	898	265	1 163
Gold Coast (C)	283	174	459	30 756	12 881	2 620	46 257	30 942	77 199
Ipswich (C)	21	6	28	2 362	240	496	3 098	2 393	5 491
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	7	0	7	647	0	49	695	0	695
Logan (C)	41	79	120	3 969	3 555	343	7 866	4 096	11 962
Maroochy (S)	102	45	147	10 848	4 237	399	15 484	1 736	17 220
Noosa (S)	29	18	47	3 989	1 622	232	5 843	2 754	8 597
Pine Rivers (S)	68	12	80	8 596	400	519	9 515	3 153	12 668
Redcliffe (C)	13	2	15	1 895	190	104	2 189	765	2 954
Redland (S)	84	15	100	9 964	1 148	470	11 583	1 953	13 535
Wide Bay-Burnett (SD)	117	3	121	11 055	250	1 217	12 522	5 641	18 163
Biggenden (S)	0	0	0	0	0	50	50	0	50
Bundaberg (C)	14	0	15	1 254	0	302	1 555	3 955	5 510
Burnett (S)	14	0	14	1 743	0	102	1 845	60	1 905
Cooloola (S)	21	0	21	1 759	0	110	1 869	1 046	2 915
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	1	0	1	42	0	0	42	0	42
Hervey Bay (C)	35	0	35	3 724	0	108	3 832	200	4 032
Isis (S)	1	0	1	119	0	21	140	0	140
Kilkivan (S)	3	0	3	190	0	0	190	0	190
Kingaroy (S)	1	0	1	85	0	0	85	0	85
Kolan (S)	3	0	3	165	0	0	165	0	165
Maryborough (C)	7	0	7	690	0	362	1 052	380	1 432
Miriam Vale (S)	2	3	5	108	250	88	446	0	446
Monto (S)	1	0	1	75	0	0	75	0	75
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	1	0	1	56	0	0	56	0	56
Nanango (S)	7	0	7	408	0	20	428	0	428
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	1	0	1	45	0	12	57	0	57
Wondai (S)	2	0	2	217	0	0	217	0	217
Woocoo (S)	3	0	3	375	0	44	419	0	419
Darling Downs (SD)	91	4	100	10 174	120	2 518	12 812	10 777	23 589
Cambooya (S)	6	0	6	704	0	33	737	0	737
Chinchilla (S)	1	0	1	95	0	0	95	0	95
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	15	0	15	1 542	0	329	1 871	380	2 251
Dalby (T)	0	0	0	0	0	0	0	95	95
Goondiwindi (T)	1	0	1	100	0	0	100	50	150
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	12	0	12	1 259	0	24	1 283	310	1 593
Millmerran (S)	0	0	0	0	0	35	35	0	35
Murilla (S)	1	0	1	100	0	19	118	0	118
Pittsworth (S)	0	0	0	0	0	0	0	0	0
Rosalie (S)	1	0	1	86	0	28	114	0	114
Stanthorpe (S)	4	4	8	328	120	118	566	522	1 088
Tara (S)	0	0	1	0	0	30	30	0	30
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
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) continued									
Toowoomba (C)	42	0	46	5 005	0	1 737	6 742	4 050	10 792
Waggamba (S)	1	0	1	119	0	0	119	0	119
Wambo (S)	1	0	1	113	0	77	190	0	190
Warwick (S)	6	0	6	723	0	90	813	5 370	6 183
South West (SD)	8	0	8	825	0	72	896	735	1 632
Balonne (S)	0	0	0	0	0	52	52	0	52
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	20	20	0	20
Murweh (S)	3	0	3	285	0	0	285	0	285
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	3	0	3	396	0	0	396	0	396
Roma (T)	2	0	2	144	0	0	144	735	879
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	58	13	72	6 285	731	529	7 544	1 065	8 609
Banana (S)	1	0	1	86	0	0	86	0	86
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	12	0	12	1 298	0	11	1 309	104	1 413
Duaringa (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	11	0	11	1 357	0	26	1 383	350	1 733
Fitzroy (S)	5	4	9	466	190	64	720	95	815
Gladstone (C)	6	7	13	577	442	62	1 080	0	1 080
Jericho (S)	1	0	1	159	0	24	183	0	183
Livingstone (S)	14	2	16	1 581	98	33	1 712	0	1 712
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	1	0	0	13	13	75	88
Rockhampton (C)	8	0	8	761	0	297	1 058	441	1 499
Central West (SD)	1	0	1	51	0	0	51	0	51
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	0	0
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	1	0	1	51	0	0	51	0	51
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	72	30	103	8 318	1 903	1 028	11 249	5 121	16 370
Belyando (S)	6	0	6	569	0	42	611	0	611
Broadsound (S)	3	0	3	144	0	28	172	58	230
Mackay (C)	47	13	61	5 918	863	727	7 507	4 863	12 370
Mirani (S)	0	0	0	0	0	0	0	0	0
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	3	0	3	308	0	232	540	0	540
Whitsunday (S)	13	17	30	1 380	1 040	0	2 420	200	2 620
Northern (SD)	97	19	117	11 194	1 727	1 280	14 200	7 013	21 213
Bowen (S)	7	0	7	677	0	11	688	0	688
Burdekin (S)	7	0	7	826	0	203	1 029	163	1 192
Charters Towers (C)	1	0	1	60	0	0	60	0	60
Dalrymple (S)	1	0	2	119	0	183	302	0	302
Hinchinbrook (S)	7	12	19	624	900	48	1 573	3 789	5 361
Thuringowa (C)	40	2	42	4 484	118	154	4 756	0	4 756
Townsville (C)	34	5	39	4 403	709	681	5 792	3 061	8 853

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)	130	17	148	14 831	990	1 282	17 103	3 831	20 934
Atherton (S)	10	0	10	1 171	0	112	1 283	0	1 283
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	68	8	76	8 073	420	724	9 216	2 504	11 720
Cardwell (S)	15	7	22	2 105	400	146	2 651	127	2 778
Cook (S)	3	0	4	257	0	14	271	0	271
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	11	0	11	1 346	0	55	1 401	0	1 401
Eacham (S)	5	0	5	383	0	82	465	0	465
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	1	0	1	43	0	46	89	0	89
Johnstone (S)	10	0	10	789	0	43	832	0	832
Mareeba (S)	7	0	7	665	0	62	726	85	811
Torres (S)	0	2	2	0	170	0	170	1 115	1 285
North West (SD)	3	0	3	313	0	45	359	653	1 012
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	1	0	1	97	0	0	97	0	97
Cloncurry (S)	1	0	1	116	0	0	116	335	451
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	100	0	45	145	318	463
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	150	69	219	17 703	6 219	944	24 866	3 330	28 195
Bundaberg (QLD)	25	0	26	2 603	0	342	2 946	4 015	6 961
Rockhampton (QLD)	10	4	14	956	190	297	1 443	536	1 979
Gladstone (QLD)	17	7	24	1 803	442	72	2 317	0	2 317
Mackay (QLD)	44	13	57	5 500	863	457	6 819	4 863	11 682
Townsville (QLD)	63	7	70	7 773	827	749	9 349	3 061	12 410
Cairns (QLD)	67	6	73	7 834	330	724	8 888	2 504	11 392
Gold Coast-Tweed (QLD/NSW)	284	274	560	30 968	41 068	2 691	74 726	30 024	104 750

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

(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;
- 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 (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

CONSTANT PRICE ESTIMATES

20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 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* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Queensland* (8752.3)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0).
- *Price Index of Materials Used in House Building* (6408.0)

EXPLANATORY NOTES

ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

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

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on 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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