

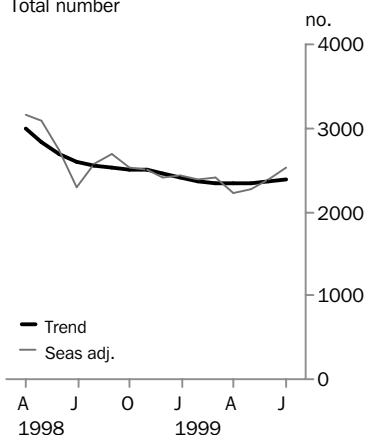


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 SEPT 1999

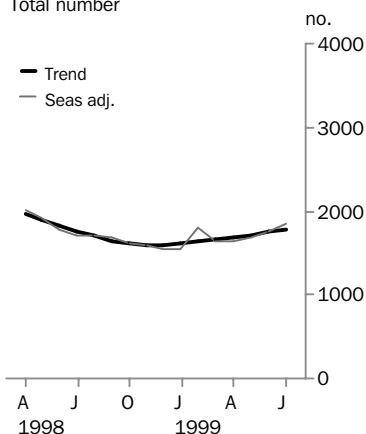
Dwelling units approved

Total number



Private sector houses approved

Total number



JULY KEY FIGURES

TREND ESTIMATES

	<i>Jul 1999</i>	<i>% change Jun 1999 to Jul 1999</i>	<i>% change Jul 1998 to Jul 1999</i>
Dwelling units approved			
Private sector houses	1 778	1.7	1.2
Total dwelling units	2 393	1.1	-7.6

SEASONALLY ADJUSTED

	<i>Jul 1999</i>	<i>% change Jun 1999 to Jul 1999</i>	<i>% change Jul 1998 to Jul 1999</i>
Dwelling units approved			
Private sector houses	1 843	4.9	8.5
Total dwelling units	2 524	5.4	10.4

JULY KEY POINTS

TREND ESTIMATES

- The decline in the trend for total dwelling units has been arrested and is now showing an increase of 2.3% over the last three months.
- The trend for private sector houses has continued to grow, increasing 1.7% in July to be 11.3% higher than the last low in December 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased for the third consecutive month to be 14.2% higher than the last low in April 1999.
- The seasonally adjusted estimate for private sector houses increased 4.9% to 1 843 in July. This is the highest since May 1998.

ORIGINAL ESTIMATES

- There were 2 699 dwellings (1 943 houses and 756 other dwellings) approved in July.
- The total value of building approved increased by \$86.3 million (18.6%) to \$549.3 million. The value of non-residential building approved increased \$63.3 million to \$220.5 million. The redevelopment of the Lavarack Barracks in Townsville accounted for more than half this total.

- For further information about these and related statistics, contact Loucas Harous on Adelaide 08 8237 7585 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997-98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year had been advanced to 1997-98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20-21 of the Explanatory Notes).

DATA NOTES

The Brisbane City Council (BCC) and the Maroochy Shire Council (MSC) were unable to fully report all work done within their municipalities this month. Therefore, in original terms, estimates of 350 dwellings for the BCC and 120 dwellings for MSC have been included in this issue. It is expected that reporting will be substantially improved over the next two months and therefore revisions can be expected in forthcoming issues.

REVISIONS THIS MONTH

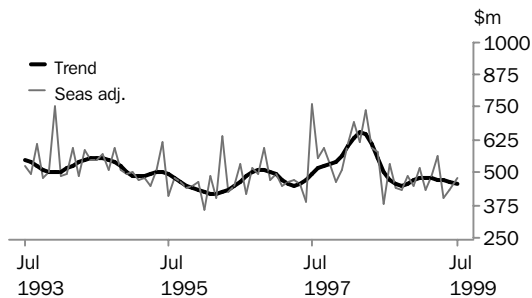
There are no revisions this month.

B. DOYLE
Regional Director, Queensland

VALUE OF BUILDING APPROVED

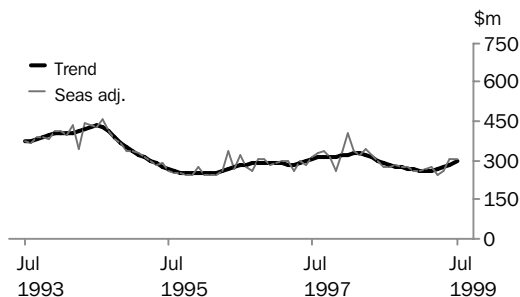
VALUE OF TOTAL BUILDING

The trend continues to decline and has now fallen 6.0% in the last five months.



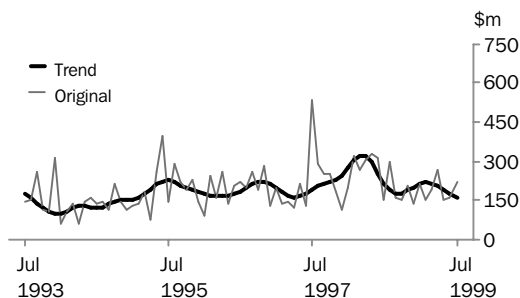
VALUE OF RESIDENTIAL BUILDING

The trend has increased 3.1% in July and has now grown 12.6% since the last low in February 1999.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has continued its decline and has now fallen 28.1% over the last five months. This is a volatile series and substantial movements can be expected, even in the trend.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JUNE QUARTER 1999

Changes in the original series for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below:

	ORIGINAL SERIES	
	<i>Mar Qtr 1999 to Jun Qtr 1999</i>	<i>Jun Qtr 1998 to Jun Qtr 1999</i>
	<i>% change</i>	<i>% change</i>
New residential building	16.9	-16.2
Alterations and additions to residential buildings	5.0	-21.5
Non-residential building	2.2	-40.5
Total building	9.9	-28.2

The total value of building approved increased 9.9% to \$1 386.8 million after a fall of 34.7% in the last three quarters.

1998–1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997–98, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1995–1996 to 1996–1997</i>	<i>1996–1997 to 1997–1998</i>	<i>1997–1998 to 1998–1999</i>
	<i>% change</i>	<i>% change</i>	<i>% change</i>
New residential building	10.2	13.4	-17.9
Alterations and additions to residential buildings	8.3	8.1	-7.5
Non-residential building	-5.9	46.2	-35.1
Total building	3.3	26.0	-25.5

The total value of building approved in 1998–99 decreased 25.5% to \$5 419.3 million after a rise of 26.0% in 1997–98. The value of residential building decreased \$668 million to \$3 229.7 million and the value of non-residential building decreased \$1 183 million to \$2 189.6 million.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

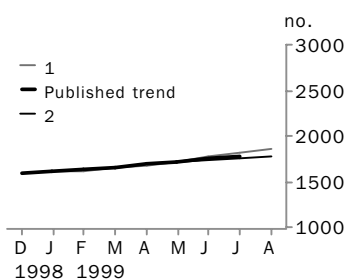
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

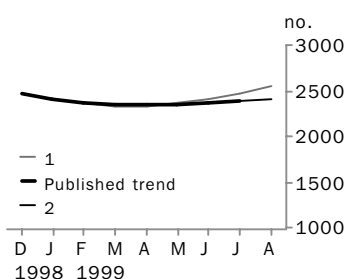
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 5% for the number of private sector houses approved and 6% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 5% for the number of private sector houses approved and 6% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 5% on Jul 1999</i>		2 <i>falls by 5% on Jul 1999</i>	
			no.	% change	no.	% change
March 1999	1 655	1.8	1 649	1.7	1 656	1.8
April 1999	1 686	1.8	1 683	2.1	1 686	1.9
May 1999	1 717	1.8	1 723	2.4	1 714	1.7
June 1999	1 749	1.9	1 769	2.7	1 740	1.5
July 1999	1 778	1.7	1 819	2.8	1 765	1.4
August 1999	n.y.a.	n.y.a.	1 859	2.2	1 777	0.7

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jul 1999</i>		2 <i>falls by 6% on Jul 1999</i>	
			no.	% change	no.	% change
March 1999	2 346	-1.0	2 333	-1.2	2 344	-1.1
April 1999	2 339	-0.3	2 333	0.0	2 338	-0.3
May 1999	2 346	0.3	2 361	1.2	2 346	0.3
June 1999	2 367	0.9	2 412	2.2	2 363	0.7
July 1999	2 393	1.1	2 477	2.7	2 384	0.9
August 1999	n.y.a.	n.y.a.	2 547	2.8	2 406	0.9

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
May	1 942	2 015	872	1 051	2 814	3 066
June	1 792	1 859	847	947	2 639	2 806
July	1 775	1 802	690	692	2 465	2 494
August	1 778	1 790	778	798	2 556	2 588
September	1 849	1 913	1 071	1 123	2 920	3 036
October	1 823	1 880	738	770	2 561	2 650
November	1 660	1 727	766	772	2 426	2 499
December	1 359	1 367	885	897	2 244	2 264
1999						
January	1 187	1 221	643	654	1 830	1 875
February	1 651	1 671	439	470	2 090	2 141
March	1 723	1 764	591	677	2 314	2 441
April	1 603	1 658	533	632	2 136	2 290
May	1 700	1 731	392	514	2 092	2 245
June	1 762	1 841	481	746	2 243	2 587
July	1 923	1 943	733	756	2 656	2 699
SEASONALLY ADJUSTED						
1998						
May	1 929	1 992	n.a.	n.a.	2 703	3 085
June	1 784	1 814	n.a.	n.a.	2 652	2 740
July	1 699	1 751	n.a.	n.a.	2 196	2 287
August	1 714	1 737	n.a.	n.a.	2 538	2 583
September	1 692	1 759	n.a.	n.a.	2 550	2 679
October	1 613	1 677	n.a.	n.a.	2 447	2 520
November	1 587	1 642	n.a.	n.a.	2 428	2 495
December	1 548	1 565	n.a.	n.a.	2 364	2 407
1999						
January	1 535	1 574	n.a.	n.a.	2 379	2 443
February	1 791	1 812	n.a.	n.a.	2 348	2 395
March	1 628	1 670	n.a.	n.a.	2 320	2 417
April	1 636	1 677	n.a.	n.a.	2 120	2 211
May	1 684	1 712	n.a.	n.a.	2 053	2 272
June	1 758	1 795	n.a.	n.a.	2 185	2 394
July	1 843	1 882	n.a.	n.a.	2 389	2 524
TREND ESTIMATES						
1998						
May	1 897	1 934	851	887	2 749	2 821
June	1 825	1 866	779	816	2 604	2 682
July	1 758	1 804	751	787	2 509	2 591
August	1 696	1 746	763	796	2 459	2 542
September	1 645	1 697	791	820	2 436	2 517
October	1 613	1 662	823	849	2 436	2 511
November	1 598	1 644	837	857	2 435	2 500
December	1 597	1 637	814	830	2 411	2 467
1999						
January	1 606	1 641	754	777	2 359	2 417
February	1 626	1 658	671	711	2 297	2 370
March	1 655	1 688	592	658	2 247	2 346
April	1 686	1 720	525	618	2 211	2 339
May	1 717	1 752	476	594	2 193	2 346
June	1 749	1 786	444	581	2 193	2 367
July	1 778	1 815	427	578	2 205	2 393

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						
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	-0.9	-3.1	-18.5	-26.9	-6.6	-11.1
August	0.2	-0.7	12.8	15.3	3.7	3.8
September	4.0	6.9	37.7	40.7	14.2	17.3
October	-1.4	-1.7	-31.1	-31.4	-12.3	-12.7
November	-8.9	-8.1	3.8	0.3	-5.3	-5.7
December	-18.1	-20.8	15.5	16.2	-7.5	-9.4
1999						
January	-12.7	-10.7	-27.3	-27.1	-18.4	-17.2
February	39.1	36.9	-31.7	-28.1	14.2	14.2
March	4.4	5.6	34.6	44.0	10.7	14.0
April	-7.0	-6.0	-9.8	-6.6	-7.7	-6.2
May	6.1	4.4	-26.5	-18.7	-2.1	-2.0
June	3.6	6.4	22.7	45.1	7.2	15.2
July	9.1	5.5	52.4	1.3	18.4	4.3
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
May	-4.1	-1.9	n.a.	n.a.	-12.0	-2.4
June	-7.5	-8.9	n.a.	n.a.	-1.9	-11.2
July	-4.8	-3.5	n.a.	n.a.	-17.2	-16.5
August	0.8	-0.8	n.a.	n.a.	15.5	12.9
September	-1.3	1.3	n.a.	n.a.	0.5	3.7
October	-4.7	-4.7	n.a.	n.a.	-4.1	-5.9
November	-1.6	-2.1	n.a.	n.a.	-0.8	-1.0
December	-2.5	-4.7	n.a.	n.a.	-2.6	-3.5
1999						
January	-0.8	0.6	n.a.	n.a.	0.6	1.5
February	16.7	15.1	n.a.	n.a.	-1.3	-2.0
March	-9.1	-7.8	n.a.	n.a.	-1.2	0.9
April	0.5	0.4	n.a.	n.a.	-8.6	-8.5
May	2.9	2.1	n.a.	n.a.	-3.1	2.8
June	4.4	4.8	n.a.	n.a.	6.4	5.4
July	4.9	4.8	n.a.	n.a.	9.4	5.4
TREND ESTIMATES (% change from preceding month)						
1998						
May	-3.5	-3.2	-11.0	-10.5	-5.9	-5.6
June	-3.8	-3.5	-8.5	-8.0	-5.3	-4.9
July	-3.7	-3.3	-3.6	-3.6	-3.7	-3.4
August	-3.5	-3.2	1.6	1.1	-2.0	-1.9
September	-3.0	-2.8	3.7	3.0	-0.9	-1.0
October	-2.0	-2.1	4.0	3.5	0.0	-0.2
November	-0.9	-1.1	1.7	0.9	0.0	-0.4
December	-0.1	-0.4	-2.7	-3.2	-1.0	-1.3
1999						
January	0.5	0.2	-7.4	-6.4	-2.1	-2.0
February	1.3	1.0	-11.0	-8.5	-2.7	-1.9
March	1.8	1.8	-11.8	-7.5	-2.2	-1.0
April	1.8	1.9	-11.3	-6.1	-1.6	-0.3
May	1.8	1.9	-9.3	-3.9	-0.8	0.3
June	1.9	1.9	-6.7	-2.2	0.0	0.9
July	1.7	1.6	-3.8	-0.5	0.6	1.1

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1998					
May	302.9	25.3	328.2	326.8	655.0
June	269.5	29.8	299.4	316.9	616.3
July	262.8	26.1	288.9	149.5	438.4
August	253.9	22.7	276.6	296.9	573.5
September	300.7	28.8	329.5	157.8	487.3
October	271.7	26.4	298.1	154.5	452.6
November	251.0	23.3	274.2	203.3	477.6
December	216.0	18.3	234.3	136.0	370.3
1999					
January	176.2	17.1	193.3	217.2	410.5
February	219.4	20.5	239.9	151.5	391.4
March	264.3	22.7	286.9	194.3	481.2
April	248.5	16.6	265.1	270.4	535.5
May	250.3	19.0	269.3	152.8	422.1
June	277.9	27.9	305.8	157.2	463.0
July	310.9	17.9	328.8	220.5	549.3
SEASONALLY ADJUSTED					
1998					
May	294.1	25.7	319.8	n.a.	597.8
June	267.6	30.4	297.9	n.a.	576.9
July	252.9	22.7	275.5	n.a.	379.0
August	257.1	21.6	278.7	n.a.	535.7
September	260.5	24.1	284.7	n.a.	442.8
October	253.8	23.3	277.1	n.a.	430.9
November	251.8	22.1	273.9	n.a.	485.1
December	241.3	21.6	262.9	n.a.	451.8
1999					
January	237.7	23.4	261.1	n.a.	515.6
February	242.6	23.9	266.5	n.a.	433.4
March	252.4	22.2	274.6	n.a.	489.5
April	230.3	17.4	247.8	n.a.	563.3
May	244.9	18.4	263.3	n.a.	406.5
June	274.4	29.4	303.8	n.a.	430.6
July	292.9	15.2	308.1	n.a.	478.3
TREND ESTIMATES					
1998					
May	288.4	24.9	313.4	295.2	608.6
June	276.0	24.4	300.3	256.0	556.3
July	266.2	23.7	289.9	216.1	506.0
August	258.8	23.2	282.0	188.9	470.9
September	253.6	22.8	276.4	177.6	454.0
October	250.5	22.7	273.2	177.6	450.8
November	248.4	22.9	271.3	187.9	459.1
December	245.2	22.7	268.0	202.0	470.0
1999					
January	241.4	22.4	263.8	214.9	478.7
February	239.9	22.0	261.8	220.7	482.5
March	242.2	21.6	263.9	218.0	481.9
April	248.1	21.3	269.3	206.3	475.7
May	256.1	20.9	277.0	191.3	468.3
June	265.4	20.5	285.9	175.5	461.5
July	274.7	20.1	294.8	158.7	453.4

(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)					
1998					
May	-11.3	0.8	-10.5	7.0	-2.5
June	-11.0	17.8	-8.8	-3.0	-5.9
July	-2.5	-12.4	-3.5	-52.8	-28.9
August	-3.4	-13.0	-4.3	98.6	30.8
September	18.4	26.9	19.1	-46.9	-15.0
October	-9.6	-8.3	-9.5	-2.1	-7.1
November	-7.6	-11.7	-8.0	31.6	5.5
December	-13.9	-21.5	-14.6	-33.1	-22.5
1999					
January	-18.4	-6.6	-17.5	59.7	10.9
February	24.5	19.9	24.1	-30.2	-4.7
March	20.5	10.7	19.6	28.3	22.9
April	-6.0	-26.9	-7.6	39.2	11.3
May	0.7	14.5	1.6	-43.5	-21.2
June	11.0	46.8	13.6	2.9	9.7
July	11.9	-35.8	7.5	40.3	18.6
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
May	-6.9	-1.5	-6.5	n.a.	-19.6
June	-9.0	18.3	-6.8	n.a.	-3.5
July	-5.5	-25.3	-7.5	n.a.	-34.3
August	1.7	-4.8	1.2	n.a.	41.3
September	1.3	11.6	2.2	n.a.	-17.3
October	-2.6	-3.3	-2.7	n.a.	-2.7
November	-0.8	-5.2	-1.2	n.a.	12.6
December	-4.2	-2.3	-4.0	n.a.	-6.9
1999					
January	-1.5	8.3	-0.7	n.a.	14.1
February	2.1	2.1	2.1	n.a.	-15.9
March	4.0	-7.1	3.0	n.a.	12.9
April	-8.8	-21.6	-9.8	n.a.	15.1
May	6.3	5.7	6.3	n.a.	-27.8
June	12.0	59.8	15.4	n.a.	5.9
July	6.7	-48.3	1.4	n.a.	11.1
TREND ESTIMATES (% change from preceding month)					
1998					
May	-3.8	-2.0	-3.6	-8.0	-5.8
June	-4.3	-2.0	-4.2	-13.3	-8.6
July	-3.6	-2.9	-3.5	-15.6	-9.0
August	-2.8	-2.1	-2.7	-12.6	-6.9
September	-2.0	-1.7	-2.0	-6.0	-3.6
October	-1.2	-0.4	-1.2	0.0	-0.7
November	-0.8	0.9	-0.7	5.8	1.8
December	-1.3	-0.9	-1.2	7.5	2.4
1999					
January	-1.5	-1.3	-1.6	6.4	1.9
February	-0.6	-1.8	-0.8	2.7	0.8
March	1.0	-1.8	0.8	-1.2	-0.1
April	2.4	-1.4	2.0	-5.4	-1.3
May	3.2	-1.9	2.9	-7.3	-1.6
June	3.6	-1.9	3.2	-8.3	-1.5
July	3.5	-2.0	3.1	-9.6	-1.8

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	23 104	8 506	60	151	32	31 853
1997-1998	23 655	11 035	85	232	408	35 415
1998-1999	19 852	7 821	71	15	118	27 877
1998						
July	1 773	682	9	0	1	2 465
August	1 774	757	12	2	11	2 556
September	1 847	1 062	5	0	6	2 920
October	1 821	729	8	0	3	2 561
November	1 660	744	13	0	9	2 426
December	1 356	875	3	10	0	2 244
1999						
January	1 187	596	4	0	43	1 830
February	1 649	430	5	2	4	2 090
March	1 721	585	5	0	3	2 314
April	1 602	513	0	1	20	2 136
May	1 700	387	4	0	1	2 092
June	1 762	461	3	0	17	2 243
July	1 923	729	2	0	2	2 656
PUBLIC SECTOR (Number)						
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998-1999	495	736	0	0	2	1 233
1998						
July	27	2	0	0	0	29
August	12	20	0	0	0	32
September	64	51	0	0	1	116
October	57	32	0	0	0	89
November	67	6	0	0	0	73
December	8	12	0	0	0	20
1999						
January	34	11	0	0	0	45
February	20	31	0	0	0	51
March	41	85	0	0	1	127
April	55	99	0	0	0	154
May	31	122	0	0	0	153
June	79	265	0	0	0	344
July	20	23	0	0	0	43
TOTAL (Number)						
1996-1997	23 533	9 288	60	173	32	33 086
1997-1998	24 013	11 741	85	232	408	36 479
1998-1999	20 347	8 557	71	15	120	29 110
1998						
July	1 800	684	9	0	1	2 494
August	1 786	777	12	2	11	2 588
September	1 911	1 113	5	0	7	3 036
October	1 878	761	8	0	3	2 650
November	1 727	750	13	0	9	2 499
December	1 364	887	3	10	0	2 264
1999						
January	1 221	607	4	0	43	1 875
February	1 669	461	5	2	4	2 141
March	1 762	670	5	0	4	2 441
April	1 657	612	0	1	20	2 290
May	1 731	509	4	0	1	2 245
June	1 841	726	3	0	17	2 587
July	1 943	752	2	0	2	2 699

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
1997-1998	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
1998-1999	2 241.6	634.2	5.0	249.1	0.5	3 130.4	1 586.2	4 716.9
1998								
July	200.0	59.0	0.4	25.3	0.0	284.7	125.4	410.2
August	199.6	51.5	1.5	20.9	0.2	273.7	104.0	377.7
September	206.4	81.9	0.2	26.6	0.0	315.1	116.5	431.6
October	201.6	61.3	0.3	26.1	0.0	289.2	113.4	402.6
November	186.0	58.0	0.9	20.1	0.0	265.1	182.3	447.4
December	149.9	64.2	0.2	16.5	0.2	231.0	84.0	315.0
1999								
January	130.0	41.2	0.3	16.6	0.0	188.1	155.4	343.5
February	178.3	35.6	0.4	19.8	0.1	234.2	125.0	359.3
March	201.9	50.8	0.3	22.2	0.0	275.2	128.1	403.4
April	180.5	54.1	0.0	15.7	0.0	250.3	197.3	447.6
May	198.5	39.0	0.4	18.6	0.0	256.5	133.9	390.4
June	208.9	37.6	0.1	20.7	0.0	267.3	120.9	388.2
July	237.8	68.8	0.1	17.4	0.1	324.2	84.1	408.3
PUBLIC SECTOR (\$ million)								
1996-1997	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
1997-1998	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
1998-1999	57.7	59.2	0.0	14.8	0.0	131.6	655.1	786.6
1998								
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	8.1	4.3	0.0	2.0	0.0	14.4	41.3	55.7
October	6.6	2.2	0.0	0.0	0.0	8.9	41.1	50.0
November	6.4	0.5	0.0	2.2	0.0	9.1	21.1	30.2
December	0.9	1.0	0.0	1.5	0.0	3.3	52.0	55.3
1999								
January	3.9	1.1	0.0	0.2	0.0	5.2	61.8	67.0
February	3.0	2.5	0.0	0.2	0.0	5.7	26.4	32.1
March	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.8
April	6.5	7.4	0.0	0.9	0.0	14.9	73.1	87.9
May	3.6	9.3	0.0	0.0	0.0	12.8	18.9	31.7
June	9.1	22.3	0.0	7.2	0.0	38.6	36.3	74.9
July	2.5	1.8	0.0	0.3	0.0	4.7	136.4	141.1
TOTAL (\$ million)								
1996-1997	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
1997-1998	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
1998-1999	2 299.1	693.5	5.0	263.9	0.5	3 261.9	2 241.4	5 503.4
1998								
July	203.6	59.2	0.4	25.7	0.0	288.9	149.5	438.4
August	200.9	53.0	1.5	21.0	0.2	276.6	296.9	573.5
September	214.5	86.2	0.2	28.6	0.0	329.5	157.8	487.3
October	208.2	63.5	0.3	26.1	0.0	298.1	154.5	452.6
November	192.4	58.6	0.9	22.3	0.0	274.2	203.3	477.6
December	150.8	65.2	0.2	18.0	0.2	234.3	136.0	370.3
1999								
January	133.9	42.3	0.3	16.8	0.0	193.3	217.2	410.5
February	181.4	38.0	0.4	20.0	0.1	239.9	151.5	391.4
March	206.5	57.7	0.3	22.4	0.0	286.9	194.3	481.2
April	187.0	61.5	0.0	16.6	0.0	265.1	270.4	535.5
May	202.0	48.3	0.4	18.6	0.0	269.3	152.8	422.1
June	217.9	60.0	0.1	27.8	0.0	305.8	157.2	463.0
July	240.3	70.6	0.1	17.8	0.1	328.8	220.5	549.3

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building		
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys			Four or more storeys	
NUMBER OF DWELLING UNITS										
1996-1997	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	32 821
1997-1998	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	35 754
1998-1999	20 347	1 779	3 339	5 118	1 399	1 061	979	3 439	8 557	28 904
1998										
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	1 800	159	272	431	93	131	29	253	684	2 484
August	1 786	149	366	515	110	132	20	262	777	2 563
September	1 911	307	533	840	89	107	77	273	1 113	3 024
October	1 878	175	345	520	43	70	128	241	761	2 639
November	1 727	116	368	484	65	83	118	266	750	2 477
December	1 364	153	236	389	288	132	78	498	887	2 251
1999										
January	1 221	43	402	445	76	56	30	162	607	1 828
February	1 669	72	139	211	121	105	24	250	461	2 130
March	1 762	190	218	408	101	63	98	262	670	2 432
April	1 657	101	155	256	106	79	171	356	612	2 269
May	1 731	106	124	230	60	55	164	279	509	2 240
June	1 841	208	181	389	247	48	42	337	726	2 567
July	1 943	86	288	374	70	126	182	378	752	2 695
VALUE (\$ million)										
1996-1997	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	3 191.8
1997-1998	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	3 608.0
1998-1999	2 299.1	121.5	258.4	379.4	105.1	90.6	118.2	313.7	693.5	2 992.7
1998										
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	203.6	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	262.8
August	200.9	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	253.9
September	214.5	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	300.7
October	208.2	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	271.7
November	192.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	251.0
December	150.8	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	216.0
1999										
January	133.9	2.6	28.8	31.4	4.6	4.0	2.3	10.9	42.3	176.2
February	181.4	4.7	12.4	17.1	11.1	7.5	2.3	21.0	38.0	219.4
March	206.5	14.2	20.2	34.4	7.3	3.7	12.2	23.3	57.7	264.3
April	187.0	7.1	14.5	21.6	7.7	11.2	21.0	39.9	61.5	248.5
May	202.0	9.7	9.8	19.4	4.0	4.1	20.8	28.8	48.3	250.3
June	217.9	15.7	14.6	30.2	20.2	3.8	5.8	29.7	60.0	277.9
July	240.3	6.6	22.0	28.6	4.1	12.2	25.7	42.0	70.6	310.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	2 391.5	789.3	3 183.1	267.7	3 450.9	2 306.8	5 768.8
1997-1998	2 593.5	1 014.7	3 608.1	289.5	3 897.7	3 372.6	7 270.4
1998-1999	2 286.3	675.4	2 961.8	267.9	3 229.7	2 189.6	5 419.3
1998							
March	638.2	258.0	896.0	66.2	962.1	789.0	1 751.6
June	633.6	277.5	910.6	80.1	990.7	941.6	1 930.9
September	616.9	195.6	812.5	77.3	889.9	596.0	1 485.9
December	550.0	182.9	733.0	67.8	800.8	484.3	1 285.0
1999							
March	519.2	133.8	653.0	59.9	712.9	548.7	1 261.6
June	600.2	163.1	763.3	62.9	826.1	560.6	1 386.8
ORIGINAL (% change from preceding quarter)							
1998							
March	6.7	24.9	11.3	-1.3	10.3	43.7	22.9
June	-0.7	7.6	1.6	21.0	3.0	19.3	10.2
September	-2.6	-29.5	-10.8	-3.5	-10.2	-36.7	-23.0
December	-10.8	-6.5	-9.8	-12.3	-10.0	-18.7	-13.5
1999							
March	-5.6	-26.8	-10.9	-11.7	-11.0	13.3	-1.8
June	15.6	21.9	16.9	5.0	15.9	2.2	9.9

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<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												
May	6	0.6	42	3.6	7	0.6	28	2.5	20	2.0	2	0.3
June	7	0.4	51	4.7	6	0.6	21	1.9	27	2.6	4	0.5
July	2	0.3	33	3.0	8	1.0	22	2.4	24	2.4	2	0.3
Value—\$200,000–\$499,999												
1999												
May	5	1.8	10	3.4	5	1.6	8	2.5	16	4.6	2	0.9
June	10	3.1	15	4.8	8	2.4	10	3.0	11	3.4	1	0.2
July	2	0.6	12	3.7	3	0.7	9	2.7	15	4.2	2	0.5
Value—\$500,000–\$999,999												
1999												
May	6	4.0	8	5.2	0	0.0	2	1.2	5	3.0	0	0.0
June	1	0.7	2	1.3	2	1.1	5	3.5	4	2.7	3	1.9
July	0	0.0	4	2.9	1	0.5	4	2.7	2	1.1	2	1.2
Value—\$1,000,000–\$4,999,999												
1999												
May	4	7.5	4	9.9	2	4.8	6	13.3	2	3.3	3	9.1
June	2	4.1	9	16.5	3	7.5	1	3.0	4	4.8	2	5.5
July	2	5.8	2	3.9	0	0.0	1	2.5	3	6.4	0	0.0
Value—\$5,000,000 and over												
1999												
May	1	7.5	0	0.0	1	5.0	0	0.0	2	17.7	0	0.0
June	0	0.0	3	26.2	0	0.0	1	9.0	0	0.0	2	12.8
July	2	12.9	1	15.0	0	0.0	0	0.0	1	8.6	1	5.3
Value—Total												
1996-1997	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
1997-1998	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
1998-1999	138	259.9	912	430.0	278	189.9	389	234.0	483	260.4	205	203.0
1999												
May	22	21.4	64	22.0	15	12.1	44	19.5	45	30.6	7	10.3
June	20	8.3	80	53.5	19	11.7	38	20.4	46	13.5	12	20.9
July	8	19.6	52	28.4	12	2.2	36	10.3	45	22.7	7	7.3

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
May	4	0.4	0	0.0	7	0.7	7	0.6	123	11.3
June	1	0.1	4	0.4	10	1.0	16	1.3	147	13.6
July	0	0.0	8	0.8	5	0.5	15	1.3	119	11.9
Value—\$200,000—\$499,999										
1999										
May	0	0.0	3	1.1	3	0.8	4	1.2	56	17.8
June	0	0.0	2	0.7	2	0.7	3	1.3	62	19.5
July	1	0.4	0	0.0	3	1.1	2	0.5	49	14.4
Value—\$500,000—\$999,999										
1999										
May	1	0.5	3	1.9	0	0.0	1	0.5	26	16.3
June	0	0.0	0	0.0	1	0.6	2	1.4	20	13.1
July	0	0.0	1	0.9	2	1.4	1	0.7	17	11.4
Value—\$1,000,000—\$4,999,999										
1999										
May	0	0.0	1	1.5	5	11.7	2	3.5	29	64.6
June	0	0.0	3	5.8	4	7.7	0	0.0	28	55.0
July	0	0.0	2	3.1	1	2.3	0	0.0	11	24.0
Value—\$5,000,000 and over										
1999										
May	0	0.0	0	0.0	2	12.5	0	0.0	6	42.7
June	0	0.0	0	0.0	1	8.0	0	0.0	7	56.0
July	0	0.0	1	6.8	0	0.0	2	110.1	8	158.8
Value—Total										
1996-1997	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
1997-1998	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
1998-1999	32	12.8	114	353.3	170	164.0	174	133.7	2 895	2 241.4
1999										
May	5	0.9	7	4.5	17	25.8	14	5.8	240	152.8
June	1	0.1	9	6.9	18	18.0	21	3.9	264	157.2
July	1	0.4	12	11.6	11	5.3	20	112.6	204	220.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1996-1997	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	1 568.0
1997-1998	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	1 821.9
1998-1999	259.9	422.6	160.1	182.5	222.7	63.2	12.2	132.3	101.6	28.9	1 586.2
1998											
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	22.5	9.7	6.5	2.1	41.1	9.9	3.0	182.3
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	71.8	3.3	4.9	17.1	3.4	0.0	2.6	1.7	0.5	155.4
February	22.5	36.1	11.6	15.3	16.4	1.3	1.1	3.6	13.9	3.2	125.0
March	17.6	20.5	9.3	14.9	31.5	5.1	0.4	26.4	1.6	0.8	128.1
April	67.1	25.1	14.5	47.6	31.8	1.9	0.5	0.8	6.8	1.1	197.3
May	21.4	21.4	12.1	16.7	27.5	6.2	0.9	2.6	22.0	3.2	133.9
June	8.3	52.8	9.6	13.7	13.1	7.7	0.1	4.9	8.9	1.8	120.9
July	19.6	28.2	2.2	5.7	12.7	0.4	0.4	9.4	3.7	1.8	84.1
PUBLIC SECTOR (\$ million)											
1996-1997	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	675.8
1997-1998	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	1 550.5
1998-1999	0.0	7.5	29.8	51.8	37.8	139.5	0.6	221.1	62.3	104.8	655.1
1998											
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	192.9
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	41.3
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	41.1
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
December	0.0	0.7	0.0	8.5	0.9	38.8	0.0	0.0	0.4	2.7	52.0
1999											
January	0.0	0.9	0.5	5.6	6.3	10.9	0.0	0.4	3.2	34.1	61.8
February	0.0	0.2	0.6	2.6	6.7	7.8	0.0	2.2	3.7	2.5	26.4
March	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.1	66.1
April	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	26.4	73.1
May	0.0	0.6	0.0	2.8	3.2	4.0	0.0	1.9	3.7	2.6	18.9
June	0.0	0.7	2.1	6.7	0.4	13.2	0.0	2.1	9.0	2.2	36.3
July	0.0	0.3	0.0	4.5	10.0	7.0	0.0	2.2	1.6	110.8	136.4
TOTAL (\$ million)											
1996-1997	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	2 244.1
1997-1998	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	3 372.7
1998-1999	259.9	430.0	189.9	234.0	260.4	203.0	12.8	353.3	164.0	133.7	2 241.4
1998											
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	10.2	10.4	2.1	41.3	10.9	8.7	203.3
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	72.7	3.8	10.5	23.5	14.3	0.0	3.0	4.9	34.6	217.2
February	22.5	36.3	12.2	17.9	23.1	9.1	1.1	5.8	17.6	5.8	151.5
March	17.6	20.6	29.3	15.4	31.9	31.4	0.4	29.0	2.8	15.9	194.3
April	67.1	25.2	19.0	55.1	35.9	17.0	0.5	10.4	12.7	27.5	270.4
May	21.4	22.0	12.1	19.5	30.6	10.3	0.9	4.5	25.8	5.8	152.8
June	8.3	53.5	11.7	20.4	13.5	20.9	0.1	6.9	18.0	3.9	157.2
July	19.6	28.4	2.2	10.3	22.7	7.3	0.4	11.6	5.3	112.6	220.5

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1997-1998	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
1998-1999	8 104	3 855	12 057	903 370	294 047	124 556	1 321 973	722 698	2 044 671
1998									
July	770	290	1 064	86 601	28 117	13 708	128 426	72 561	200 986
August	719	426	1 156	83 534	26 549	9 953	120 036	52 512	172 548
September	715	660	1 379	78 836	44 207	14 361	137 404	44 086	181 490
October	750	378	1 129	81 970	26 413	13 119	121 501	45 123	166 624
November	701	410	1 119	77 941	30 236	11 013	119 190	65 392	184 582
December	555	591	1 154	61 119	39 024	8 149	108 291	34 112	142 402
1999									
January	469	187	699	51 494	13 901	8 957	74 352	58 842	133 194
February	701	203	904	73 724	17 381	10 594	101 698	54 380	156 078
March	703	290	994	79 922	28 272	10 806	119 000	83 869	202 868
April	689	84	773	75 158	8 118	6 765	90 040	81 393	171 433
May	650	149	800	73 932	16 911	7 792	98 635	66 747	165 382
June	682	187	886	79 140	14 921	9 339	103 400	63 683	167 082
July	819	128	947	101 143	10 332	6 853	118 328	19 852	138 181
PUBLIC SECTOR									
1997-1998	126	349	475	12 356	25 757	302	38 415	912 258	950 673
1998-1999	144	323	467	13 018	24 202	6 296	43 515	361 212	404 728
1998									
July	0	0	0	0	0	143	143	10 716	10 858
August	3	18	21	241	1 288	0	1 529	174 631	176 159
September	13	0	13	1 333	0	406	1 739	9 076	10 814
October	6	26	32	594	1 800	0	2 394	4 881	7 275
November	43	0	43	3 146	0	1 402	4 548	8 823	13 371
December	2	0	2	250	0	60	310	24 568	24 878
1999									
January	5	0	5	402	0	68	470	44 538	45 008
February	1	2	3	140	222	66	428	10 840	11 267
March	17	30	47	1 878	2 411	0	4 288	30 377	34 666
April	8	42	50	763	3 384	324	4 471	22 346	26 817
May	13	94	107	1 296	6 746	0	8 041	3 954	11 995
June	33	111	144	2 975	8 352	3 829	15 156	16 463	31 619
July	4	0	4	467	0	0	467	2 709	3 176
TOTAL									
1997-1998	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
1998-1999	8 248	4 178	12 524	916 388	318 249	130 852	1 365 488	1 083 911	2 449 399
1998									
July	770	290	1 064	86 601	28 117	13 851	128 568	83 276	211 845
August	722	444	1 177	83 775	27 837	9 953	121 565	227 143	348 707
September	728	660	1 392	80 169	44 207	14 767	139 143	53 162	192 304
October	756	404	1 161	82 564	28 212	13 119	123 895	50 004	173 899
November	744	410	1 162	81 088	30 236	12 415	123 738	74 215	197 954
December	557	591	1 156	61 369	39 024	8 209	108 601	58 680	167 281
1999									
January	474	187	704	51 896	13 901	9 025	74 821	103 380	178 201
February	702	205	907	73 864	17 603	10 659	102 126	65 219	167 346
March	720	320	1 041	81 800	30 682	10 806	123 288	114 246	237 534
April	697	126	823	75 921	11 501	7 089	94 511	103 739	198 250
May	663	243	907	75 227	23 657	7 792	106 676	70 701	177 377
June	715	298	1 030	82 115	23 273	13 168	118 556	80 145	198 701
July	823	128	951	101 610	10 332	6 853	118 796	22 561	141 357

(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	1 943	752	2 699	240 311	70 610	17 927	328 848	220 499	549 347
Brisbane and Moreton (SDs)	1 400	605	2 007	176 080	57 705	11 290	245 075	30 038	275 113
Beaudesert (S)	51	0	51	5 825	0	297	6 122	60	6 182
Boonah (S)	0	0	0	0	0	27	27	0	27
Brisbane (C)	452	103	555	58 298	8 525	3 903	70 726	16 050	86 776
Caboolture (S)	49	0	49	4 896	0	439	5 334	171	5 505
Caloundra (C)	58	139	198	7 005	15 321	1 235	23 561	710	24 271
Esk (S)	15	0	15	1 665	0	253	1 919	0	1 919
Gatton (S)	4	0	4	604	0	18	622	0	622
Gold Coast (C)	327	313	641	44 540	28 936	2 191	75 666	6 737	82 403
Ipswich (C)	50	2	52	4 254	140	292	4 687	1 274	5 960
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	3	0	3	276	0	0	276	0	276
Logan (C)	55	0	55	5 573	0	568	6 141	2 257	8 398
Maroochy (S)	104	20	124	11 377	1 600	0	12 977	100	13 077
Noosa (S)	51	19	70	7 759	2 375	664	10 797	200	10 997
Pine Rivers (S)	61	0	61	8 541	0	445	8 985	0	8 985
Redcliffe (C)	13	5	18	1 364	400	287	2 051	2 380	4 431
Redland (S)	107	4	111	14 103	408	672	15 183	100	15 283
Wide Bay-Burnett (SD)	120	19	140	12 172	1 592	1 315	15 079	22 723	37 802
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	19	0	19	1 827	0	71	1 898	1 243	3 141
Burnett (S)	17	0	17	2 183	0	213	2 396	135	2 531
Cooloola (S)	17	0	17	1 851	0	149	2 000	255	2 255
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	1	0	1	67	0	30	97	250	347
Hervey Bay (C)	34	19	53	3 859	1 592	280	5 731	5 331	11 062
Isis (S)	4	0	5	303	0	71	374	89	463
Kilkivan (S)	1	0	1	61	0	20	81	0	81
Kingaroy (S)	2	0	2	302	0	11	312	51	363
Kolan (S)	0	0	0	0	0	0	0	0	0
Maryborough (C)	7	0	7	554	0	74	629	15 000	15 629
Miriam Vale (S)	4	0	4	249	0	81	330	0	330
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	216	216	270	486
Murgon (S)	0	0	0	0	0	0	0	100	100
Nanango (S)	7	0	7	424	0	0	424	0	424
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	4	0	4	287	0	25	312	0	312
Wondai (S)	1	0	1	45	0	0	45	0	45
Woocoo (S)	2	0	2	160	0	73	234	0	234
Darling Downs (SD)	82	2	84	9 775	144	1 200	11 119	4 377	15 497
Cambooya (S)	9	0	9	1 120	0	11	1 132	0	1 132
Chinchilla (S)	1	0	1	95	0	0	95	132	227
Clifton (S)	0	0	0	0	0	0	0	0	0
Crow's Nest (S)	12	0	12	1 370	0	64	1 434	373	1 807
Dalby (T)	3	0	3	622	0	38	660	50	710
Goondiwindi (T)	3	0	3	354	0	0	354	218	572
Inglewood (S)	0	0	0	0	0	54	54	0	54
Jondaryan (S)	2	0	2	276	0	62	339	690	1 028
Millmerran (S)	1	0	1	45	0	22	67	70	137
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	5	0	5	505	0	10	515	150	665
Rosalie (S)	5	0	5	534	0	31	565	0	565
Stanthorpe (S)	3	0	3	272	0	66	339	0	339
Tara (S)	2	0	2	118	0	0	118	0	118
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) <i>continued</i>									
Toowoomba (C)	28	2	30	3 226	144	555	3 925	2 535	6 460
Waggamba (S)	0	0	0	0	0	0	0	0	0
Wambo (S)	1	0	1	32	0	37	69	0	69
Warwick (S)	7	0	7	1 205	0	250	1 455	160	1 615
South West (SD)	6	0	6	859	0	364	1 222	847	2 069
Balonne (S)	6	0	6	859	0	192	1 050	523	1 573
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	50	50
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	15	15	94	109
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	0	0	0	0	0	157	157	180	337
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)	53	15	68	6 601	1 250	870	8 721	3 027	11 748
Banana (S)	2	0	2	259	0	77	335	371	706
Bauhinia (S)	0	0	0	0	0	0	0	0	0
Calliope (S)	8	0	8	1 062	0	10	1 073	0	1 073
Duaringa (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	1	0	1	79	0	10	89	900	989
Fitzroy (S)	3	0	3	286	0	14	300	150	450
Gladstone (C)	9	0	9	855	0	176	1 031	180	1 211
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	20	15	35	2 741	1 250	269	4 261	0	4 261
Mount Morgan (S)	2	0	2	184	0	15	199	0	199
Peak Downs (S)	1	0	1	192	0	0	192	800	992
Rockhampton (C)	7	0	7	944	0	298	1 242	626	1 868
Central West (SD)	2	0	2	291	0	12	303	300	603
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	2	0	2	291	0	12	303	0	303
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)	0	0	0	0	0	0	0	300	300
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
Mackay (SD)	86	0	86	10 734	0	678	11 413	10 775	22 188
Belyando (S)	0	0	0	0	0	25	25	468	493
Broadsound (S)	1	0	1	120	0	11	131	0	131
Mackay (C)	64	0	64	8 495	0	239	8 733	1 515	10 248
Mirani (S)	2	0	2	193	0	0	193	0	193
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	7	0	7	750	0	160	910	0	910
Whitsunday (S)	12	0	12	1 177	0	244	1 420	8 792	10 213
Northern (SD)	90	40	130	10 922	2 851	867	14 639	135 793	150 433
Bowen (S)	3	0	3	315	0	20	335	140	475
Burdekin (S)	4	0	4	668	0	141	809	2 379	3 189
Charters Towers (C)	0	2	2	0	173	72	245	2 138	2 383
Dalrymple (S)	0	0	0	0	0	0	0	0	0
Hinchinbrook (S)	4	0	4	463	0	117	580	0	580
Thuringowa (C)	45	0	45	4 857	0	65	4 922	7 096	12 018
Townsville (C)	34	38	72	4 619	2 678	451	7 748	124 040	131 788

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)	100	63	164	12 356	6 516	1 287	20 159	12 559	32 718
Atherton (S)	10	0	10	1 021	0	65	1 087	60	1 147
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	45	63	109	6 711	6 516	643	13 869	5 973	19 842
Cardwell (S)	2	0	2	303	0	52	355	0	355
Cook (S)	15	0	15	1 499	0	0	1 499	200	1 699
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	9	0	9	853	0	177	1 030	5 000	6 030
Eacham (S)	0	0	0	0	0	0	0	0	0
Etheridge (S)	0	0	0	0	0	0	0	570	570
Herberton (S)	5	0	5	463	0	16	480	0	480
Johnstone (S)	6	0	6	691	0	215	905	250	1 155
Mareeba (S)	8	0	8	814	0	119	933	0	933
Torres (S)	0	0	0	0	0	0	0	506	506
North West (SD)	4	8	12	522	553	44	1 119	59	1 178
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	2	8	10	292	553	44	889	59	948
Cloncurry (S)	1	0	1	125	0	0	125	0	125
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	105	0	0	105	0	105
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	186	173	360	23 053	18 947	861	42 860	850	43 710
Bundaberg (QLD)	32	0	32	3 511	0	164	3 676	1 378	5 054
Rockhampton (QLD)	7	0	7	944	0	298	1 242	626	1 868
Gladstone (QLD)	16	0	16	1 838	0	186	2 025	180	2 205
Mackay (QLD)	61	0	61	8 251	0	179	8 430	1 515	9 945
Townsville (QLD)	74	38	112	9 038	2 678	451	12 167	131 011	143 178
Cairns (QLD)	43	63	107	6 406	6 516	643	13 565	5 973	19 538
Gold Coast-Tweed (QLD/NSW)	343	333	677	46 455	32 361	2 248	81 065	7 037	88 101

(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 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 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)

EXPLANATORY NOTES



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

SYMBOLS AND OTHER USAGES

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



GLOSSARY

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

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
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