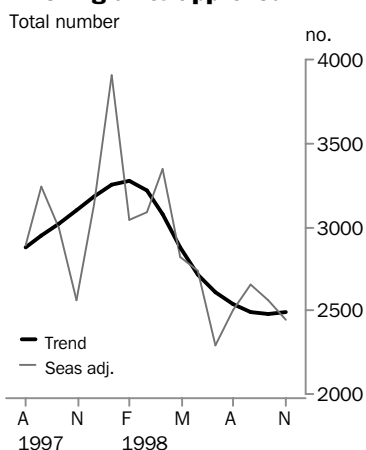




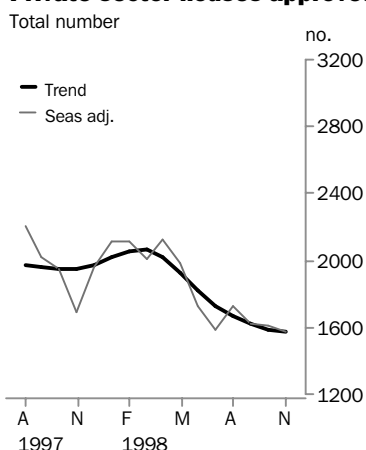
# BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 JAN 1999

## Dwelling units approved



## Private sector houses approved



## NOVEMBER KEY FIGURES

### TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	1 570	-1.0	-19.3
Total dwelling units	2 488	0.5	-19.6

### SEASONALLY ADJUSTED

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	1 578	-1.6	-6.7
Total dwelling units	2 442	-4.6	-4.6

## NOVEMBER KEY POINTS

### TREND ESTIMATES

- The trend for private sector houses has fallen for eight months and is 23.9% below the level of March 1998. However, the rate of decline has slowed.
- The trend for other dwelling units has increased by 6.6% over the last three months.
- The trend for total dwelling units has flattened with a small increase of 0.5% in November.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen 8.8% over the last three months.
- The seasonally adjusted estimate for total dwelling units has fallen 8.0% over the last two months.

### ORIGINAL ESTIMATES

- In original terms 2,477 dwellings (1,705 houses, 772 other dwellings) were approved in November.
- The total value of building approved in November was \$474.0 million (residential building - \$271.2 million, non-residential building \$202.7 million), about 6% more than October and 5% more than November 1997.
- Hotels and motels (\$44.5 million), Health (\$41.3 million) and Shops (\$34.6 million) accounted for most of the non-residential approvals.

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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS MONTH

There are no revisions this month.



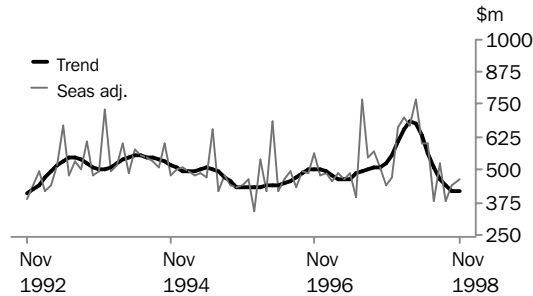
B. DOYLE  
Regional Director, Queensland



# VALUE OF BUILDING APPROVED

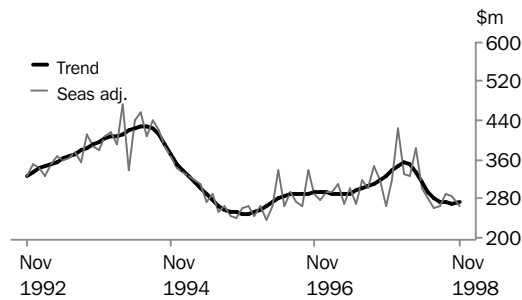
## VALUE OF TOTAL BUILDING

The trend has declined for the last eight months to be \$265.3 million (-38.7%) below the peak in March 1998. However the rate of decline has slowed from -10.4% in July to -0.2% in November.



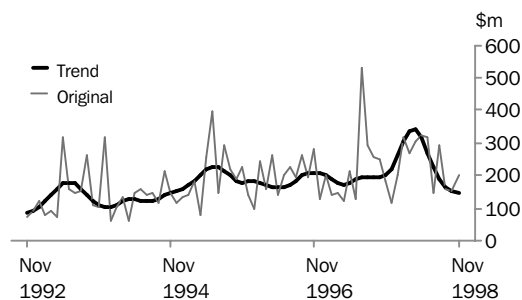
## VALUE OF RESIDENTIAL BUILDING

The trend has flattened with a small increase of 1.2% in November. This follows a decline of 23.5% over the previous eight months.



## VALUE OF NON-RESIDENTIAL BUILDING

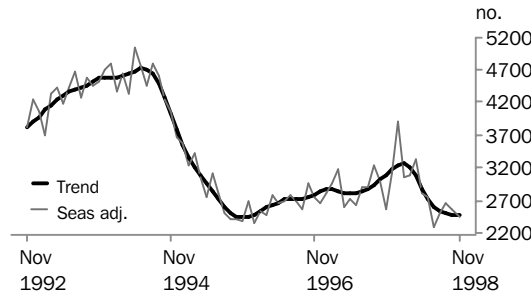
The trend is still declining quite strongly but the rate of decline has slowed from -17.3% in July to -2.9% in November.



# DWELLINGS APPROVED

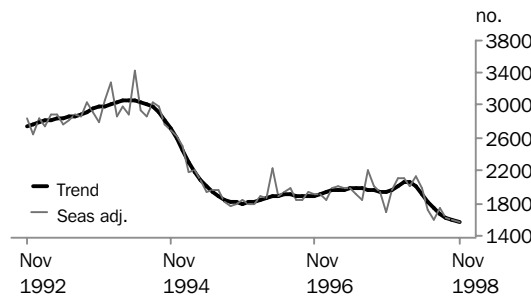
## TOTAL DWELLING UNITS

A slowing in the rate of decline in private houses and a an increasing rate of growth in other dwellings has caused this summary series to flatten. The trend is showing an increase of 0.5% in November following a fall of 24.5% over the previous eight months.



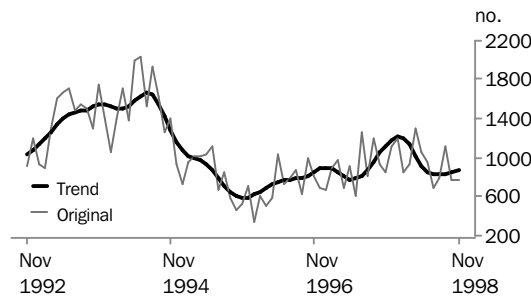
## PRIVATE SECTOR HOUSES

The trend has declined 23.9% since March 1998 but the rate of decline has slowed from -5.4% in June to -1.0% in November.



## OTHER DWELLINGS(a)

The trend is now showing growth of 6.6% over the last three months. This is a volatile series and substantial movements in the original and trend series can be expected.



(a) See Glossary for definition

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

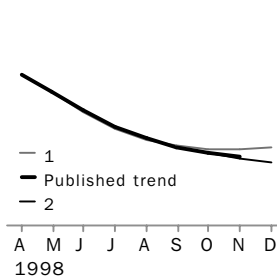
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

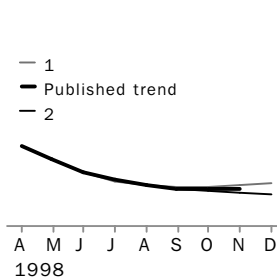
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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:			
			<b>1</b>		<b>2</b>	
			<i>rises by 6% on Nov 1998</i>	<i>falls by 6% on Nov 1998</i>		
	no.	% change	no.	% change	no.	% change
July 1998	1 731	-4.8	1 725	-5.0	1 731	-4.8
August 1998	1 666	-3.7	1 663	-3.6	1 666	-3.7
September 1998	1 620	-2.8	1 628	-2.1	1 620	-2.8
October 1998	1 585	-2.1	1 612	-1.0	1 585	-2.1
November 1998	1 570	-1.0	1 606	-0.4	1 556	-1.9
December 1998	n.y.a.	n.y.a.	1 614	0.5	1 539	-1.1

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b>		<b>2</b>	
			<i>rises by 7% on Nov 1998</i>	<i>falls by 7% on Nov 1998</i>		
	no.	% change	no.	% change	no.	% change
July 1998	2 603	-3.9	2 589	-4.2	2 601	-4.0
August 1998	2 535	-2.6	2 530	-2.3	2 536	-2.5
September 1998	2 496	-1.5	2 509	-0.8	2 494	-1.7
October 1998	2 475	-0.8	2 517	0.3	2 465	-1.1
November 1998	2 488	0.5	2 534	0.7	2 437	-1.2
December 1998	n.y.a.	n.y.a.	2 551	0.7	2 405	-1.3

## 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						
<b>1997</b>						
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
<b>1998</b>						
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
September	1 816	1 862	1 071	1 123	2 887	2 985
October	1 804	1 836	738	770	2 542	2 606
November	1 647	1 705	766	772	2 413	2 477
SEASONALLY ADJUSTED						
<b>1997</b>						
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
<b>1998</b>						
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
September	1 622	1 680	n.a.	n.a.	2 510	2 653
October	1 604	1 642	n.a.	n.a.	2 511	2 559
November	1 578	1 624	n.a.	n.a.	2 376	2 442
TREND ESTIMATES						
<b>1997</b>						
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
<b>1998</b>						
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	2 062	2 090	1 054	1 129	3 117	3 219
April	2 013	2 049	941	1 026	2 955	3 075
May	1 922	1 964	829	918	2 751	2 882
June	1 818	1 863	762	846	2 580	2 709
July	1 731	1 777	757	825	2 488	2 603
August	1 666	1 712	772	823	2 438	2 535
September	1 620	1 664	794	832	2 414	2 496
October	1 585	1 629	819	846	2 404	2 475
November	1 570	1 611	860	877	2 430	2 488

(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)						
<b>1997</b>						
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
<b>1998</b>						
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
September	2.7	4.5	37.7	40.7	13.3	15.7
October	-0.7	-1.4	-31.1	-31.4	-12.0	-12.7
November	-8.7	-7.1	3.8	0.3	-5.1	-5.0
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
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
September	-6.3	-4.0	n.a.	n.a.	2.0	6.2
October	-1.1	-2.3	n.a.	n.a.	0.0	-3.5
November	-1.6	-1.1	n.a.	n.a.	-5.4	-4.6
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
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	0.3	0.6	-7.3	-6.0	-2.4	-1.8
April	-2.4	-2.0	-10.7	-9.1	-5.2	-4.5
May	-4.5	-4.1	-11.9	-10.6	-6.9	-6.3
June	-5.4	-5.1	-8.0	-7.9	-6.2	-6.0
July	-4.8	-4.6	-0.7	-2.4	-3.6	-3.9
August	-3.7	-3.7	1.9	-0.3	-2.0	-2.6
September	-2.8	-2.8	2.9	1.1	-1.0	-1.5
October	-2.1	-2.1	3.1	1.7	-0.4	-0.8
November	-1.0	-1.1	5.0	3.6	1.1	0.5

(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					
<b>1997</b>					
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
<b>1998</b>					
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
September	293.9	28.8	322.7	157.8	480.5
October	265.9	26.4	292.3	154.5	446.8
November	248.0	23.2	271.2	202.7	474.0
SEASONALLY ADJUSTED					
<b>1997</b>					
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
<b>1998</b>					
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
September	266.5	24.6	291.2	n.a.	381.3
October	260.6	23.9	284.6	n.a.	438.1
November	243.5	21.1	264.7	n.a.	464.0
TREND ESTIMATES					
<b>1997</b>					
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
<b>1998</b>					
January	323.1	24.5	347.6	261.3	608.9
February	328.3	25.4	353.7	304.2	657.9
March	323.4	26.2	349.6	335.9	685.4
April	308.4	26.4	334.8	341.6	676.5
May	287.4	26.1	313.6	317.3	630.8
June	268.5	25.5	294.0	272.2	566.1
July	257.6	24.7	282.2	225.0	507.2
August	251.7	23.8	275.5	189.5	465.0
September	249.2	23.1	272.3	165.7	437.9
October	248.2	22.4	270.6	150.5	421.1
November	252.0	21.9	273.9	146.2	420.1

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
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
September	16.2	27.4	17.1	-46.9	-16.1
October	-9.5	-8.3	-9.4	-2.1	-7.0
November	-6.7	-12.1	-7.2	31.2	6.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
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
September	8.6	15.5	9.2	n.a.	-27.4
October	-2.2	-2.8	-2.3	n.a.	14.9
November	-6.6	-11.7	-7.0	n.a.	5.9
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
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	-1.2	10.4	4.2
April	-4.6	0.8	-4.2	1.7	-1.3
May	-6.8	-1.1	-6.3	-7.1	-6.8
June	-6.6	-2.3	-6.3	-14.2	-10.3
July	-4.1	-3.1	-4.0	-17.3	-10.4
August	-2.3	-3.6	-2.4	-15.8	-8.3
September	-1.0	-2.9	-1.2	-12.6	-5.8
October	-0.4	-3.0	-0.6	-9.2	-3.8
November	1.5	-2.2	1.2	-2.9	-0.2

(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)						
<b>1995-96</b>	22 492	6 897	(b) 111	(b) 0	79	<b>29 579</b>
<b>1996-97</b>	23 104	8 506	60	151	32	<b>31 853</b>
<b>1997-98</b>	23 655	11 035	85	232	408	<b>35 415</b>
<b>1997</b>						
November	1 729	721	5	58	2	<b>2 515</b>
December	1 687	1 080	2	1	2	<b>2 772</b>
<b>1998</b>						
January	1 718	1 183	7	0	2	<b>2 910</b>
February	1 880	800	0	32	6	<b>2 718</b>
March	2 109	799	5	2	44	<b>2 959</b>
April	1 957	1 101	30	32	6	<b>3 126</b>
May	1 942	865	2	0	5	<b>2 814</b>
June	1 791	800	4	42	2	<b>2 639</b>
July	1 768	682	9	0	1	<b>2 460</b>
August	1 765	757	12	2	11	<b>2 547</b>
September	1 814	1 062	5	0	6	<b>2 887</b>
October	1 802	729	8	0	3	<b>2 542</b>
November	1 647	744	13	0	9	<b>2 413</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	329	543	(b) 0	(b) 0	0	<b>872</b>
<b>1996-97</b>	429	782	0	22	0	<b>1 233</b>
<b>1997-98</b>	358	706	0	0	0	<b>1 064</b>
<b>1997</b>						
November	39	74	0	0	0	<b>113</b>
December	7	34	0	0	0	<b>41</b>
<b>1998</b>						
January	13	12	0	0	0	<b>25</b>
February	23	22	0	0	0	<b>45</b>
March	25	80	0	0	0	<b>105</b>
April	23	131	0	0	0	<b>154</b>
May	73	179	0	0	0	<b>252</b>
June	67	100	0	0	0	<b>167</b>
July	27	2	0	0	0	<b>29</b>
August	12	20	0	0	0	<b>32</b>
September	46	51	0	0	1	<b>98</b>
October	32	32	0	0	0	<b>64</b>
November	58	6	0	0	0	<b>64</b>
TOTAL (Number)						
<b>1995-96</b>	22 821	7 440	(b) 111	(b) 0	79	<b>30 451</b>
<b>1996-97</b>	23 533	9 288	60	173	32	<b>33 086</b>
<b>1997-98</b>	24 013	11 741	85	232	408	<b>36 479</b>
<b>1997</b>						
November	1 768	795	5	58	2	<b>2 628</b>
December	1 694	1 114	2	1	2	<b>2 813</b>
<b>1998</b>						
January	1 731	1 195	7	0	2	<b>2 935</b>
February	1 903	822	0	32	6	<b>2 763</b>
March	2 134	879	5	2	44	<b>3 064</b>
April	1 980	1 232	30	32	6	<b>3 280</b>
May	2 015	1 044	2	0	5	<b>3 066</b>
June	1 858	900	4	42	2	<b>2 806</b>
July	1 795	684	9	0	1	<b>2 489</b>
August	1 777	777	12	2	11	<b>2 579</b>
September	1 860	1 113	5	0	7	<b>2 985</b>
October	1 834	761	8	0	3	<b>2 606</b>
November	1 705	750	13	0	9	<b>2 477</b>

(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)								
<b>1995-96</b>	2 192.9	626.6	(b) 1.6	239.0	(b) 0.0	3 067.1	1 807.9	4 875.0
<b>1996-97</b>	2 366.6	716.8	4.0	253.4	11.0	3 352.0	1 568.0	4 919.9
<b>1997-98</b>	2 549.8	960.7	3.6	264.2	15.8	3 793.8	1 821.9	5 615.8
<b>1997</b>								
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
<b>1998</b>								
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
September	202.2	81.9	0.2	26.6	0.0	310.8	116.5	427.3
October	199.1	61.3	0.3	26.0	0.0	286.7	113.4	400.1
November	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	34.1	37.9	(b) 0.0	2.1	(b) 0.0	74.3	518.1	592.5
<b>1996-97</b>	45.8	62.5	0.0	1.4	0.2	109.9	675.8	786.2
<b>1997-98</b>	43.8	54.0	0.0	6.1	0.0	103.9	1 550.5	1 654.3
<b>1997</b>								
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
<b>1998</b>								
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
September	5.6	4.3	0.0	2.0	0.0	11.9	41.3	53.2
October	3.3	2.2	0.0	0.0	0.0	5.5	41.1	46.7
November	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
TOTAL (\$ million)								
<b>1995-96</b>	2 227.1	664.3	(b) 1.6	241.3	(b) 0.0	3 141.5	2 326.0	5 467.4
<b>1996-97</b>	2 412.3	779.3	4.0	254.8	11.2	3 461.8	2 244.1	5 705.8
<b>1997-98</b>	2 593.4	1 014.8	3.6	270.2	15.8	3 897.8	3 372.7	7 270.4
<b>1997</b>								
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
<b>1998</b>								
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
September	207.7	86.2	0.2	28.6	0.0	322.7	157.8	480.5
October	202.4	63.5	0.3	26.0	0.0	292.3	154.5	446.8
November	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0

(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										
<b>1995-96</b>	22 821	2 145	1 973	4 118	1 244	839	1 239	3 322	7 440	<b>30 261</b>
<b>1996-97</b>	23 533	2 176	2 329	4 505	1 333	1 349	2 101	4 783	9 288	<b>32 821</b>
<b>1997-98</b>	24 013	2 393	3 410	5 803	1 674	1 697	2 567	5 938	11 741	<b>35 754</b>
<b>1997</b>										
September	2 293	145	160	305	154	239	483	876	1 181	<b>3 474</b>
October	2 249	132	385	517	117	195	72	384	901	<b>3 150</b>
November	1 768	219	200	419	135	195	46	376	795	<b>2 563</b>
December	1 694	390	372	762	142	100	110	352	1 114	<b>2 808</b>
<b>1998</b>										
January	1 731	165	103	268	114	111	702	927	1 195	<b>2 926</b>
February	1 903	114	312	426	40	263	93	396	822	<b>2 725</b>
March	2 134	276	233	509	187	83	100	370	879	<b>3 013</b>
April	1 980	246	390	636	126	59	411	596	1 232	<b>3 212</b>
May	2 015	200	350	550	165	106	223	494	1 044	<b>3 059</b>
June	1 858	182	428	610	118	133	39	290	900	<b>2 758</b>
July	1 795	159	272	431	93	131	29	253	684	<b>2 479</b>
August	1 777	149	366	515	110	132	20	262	777	<b>2 554</b>
September	1 860	307	533	840	89	107	77	273	1 113	<b>2 973</b>
October	1 834	175	345	520	43	70	128	241	761	<b>2 595</b>
November	1 705	116	368	484	65	83	118	266	750	<b>2 455</b>

### VALUE (\$ million)

<b>1995-96</b>	2 227.1	139.0	147.8	286.8	92.1	68.6	216.9	377.7	664.3	<b>2 891.5</b>
<b>1996-97</b>	2 412.3	132.9	173.3	306.2	92.4	102.0	278.7	473.1	779.3	<b>3 191.8</b>
<b>1997-98</b>	2 593.4	148.4	269.3	417.8	124.4	141.1	331.8	596.8	1 014.8	<b>3 608.0</b>
<b>1997</b>										
September	249.2	9.6	12.9	22.5	11.1	13.3	65.6	90.0	112.5	<b>361.7</b>
October	234.0	7.6	28.1	35.6	7.8	17.3	8.3	33.4	69.1	<b>303.1</b>
November	183.3	17.1	16.6	33.8	12.5	12.7	3.9	29.1	62.9	<b>246.1</b>
December	180.9	17.6	27.7	45.3	11.2	7.2	10.4	28.8	74.1	<b>255.0</b>
<b>1998</b>										
January	194.9	9.2	12.6	21.8	7.6	14.1	71.2	92.8	114.6	<b>309.5</b>
February	205.1	8.0	26.1	34.1	3.3	30.3	8.1	41.6	75.7	<b>280.8</b>
March	238.7	18.3	17.9	36.2	13.8	5.6	11.6	30.9	67.1	<b>305.8</b>
April	214.7	17.4	30.3	47.7	9.1	4.3	65.6	79.0	126.8	<b>341.4</b>
May	217.0	12.3	32.0	44.4	11.8	8.2	21.6	41.5	85.9	<b>302.9</b>
June	203.5	10.9	30.6	41.5	9.3	11.5	3.7	24.5	66.0	<b>269.5</b>
July	203.0	10.0	24.3	34.2	7.2	10.6	7.2	24.9	59.2	<b>262.2</b>
August	200.0	8.1	25.0	33.1	7.9	10.1	1.8	19.8	53.0	<b>252.9</b>
September	207.7	21.1	42.3	63.3	5.7	11.0	6.2	22.9	86.2	<b>293.9</b>
October	202.4	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	<b>265.9</b>
November	189.4	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	<b>248.0</b>

(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)							
<b>1995-96</b>	2 222.4	673.1	2 898.0	249.5	3 147.6	2 361.9	5 506.0
<b>1996-97</b>	2 412.5	779.2	3 191.6	270.2	3 461.9	2 244.0	5 705.8
<b>1997-98</b>	2 616.7	1 001.9	3 618.7	292.2	3 910.9	3 328.9	7 239.7
<b>1997</b>							
June	643.0	159.1	802.6	75.2	877.9	462.0	1 340.7
September	729.8	269.2	999.0	76.8	1 075.8	1 074.1	2 149.9
December	603.7	203.7	807.4	67.7	875.1	541.8	1 416.9
<b>1998</b>							
March	643.9	254.6	898.6	66.8	965.4	781.2	1 746.6
June	639.3	274.4	913.7	80.9	994.6	931.8	1 926.3
September	614.1	193.7	807.8	77.9	885.7	587.9	1 473.6
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
June	21.1	-21.7	9.3	44.9	11.7	-4.6	5.5
September	13.5	69.2	24.5	2.1	22.5	132.5	60.4
December	-17.3	-24.3	-19.2	-11.8	-18.7	-49.6	-34.1
<b>1998</b>							
March	6.7	25.0	11.3	-1.3	10.3	44.2	23.3
June	-0.7	7.8	1.7	21.1	3.0	19.3	10.3
September	-3.9	-29.4	-11.6	-3.7	-10.9	-36.9	-23.5

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
September	4	0.3	55	5.2	17	1.5	21	1.9	29	2.9	5	0.7
October	5	0.5	54	4.8	6	0.6	19	2.1	11	1.2	4	0.5
November	3	0.4	72	6.7	16	1.6	16	1.5	13	1.6	11	1.5
Value—\$200,000—\$499,999												
<b>1998</b>												
September	4	1.3	14	3.8	9	3.4	7	2.4	15	3.9	3	0.7
October	1	0.2	17	5.0	7	2.1	6	1.9	3	0.8	4	1.7
November	5	1.6	12	3.7	5	1.8	10	2.8	13	4.1	6	1.9
Value—\$500,000—\$999,999												
<b>1998</b>												
September	2	1.6	6	3.3	2	1.1	4	2.8	8	4.7	5	3.5
October	1	0.5	5	3.2	1	0.5	3	1.8	6	3.6	5	3.4
November	1	0.5	4	3.1	3	1.6	5	2.9	4	2.2	3	1.9
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
September	3	3.6	3	4.9	4	5.9	3	4.8	3	4.7	3	3.8
October	3	7.2	4	7.6	1	1.8	4	11.5	4	7.0	2	2.2
November	1	1.0	8	14.7	3	7.4	6	15.0	1	1.8	4	5.1
Value—\$5,000,000 and over												
<b>1998</b>												
September	0	0.0	0	0.0	1	18.0	0	0.0	1	5.3	0	0.0
October	0	0.0	0	0.0	1	14.3	0	0.0	1	11.8	0	0.0
November	3	41.0	1	6.5	0	0.0	1	6.0	0	0.0	0	0.0
Value—Total												
<b>1995-96</b>	114	234.7	878	515.9	416	257.4	528	213.8	629	356.4	323	230.1
<b>1996-97</b>	133	291.8	965	515.1	317	134.2	509	208.6	610	321.8	349	281.9
<b>1997-98</b>	165	311.3	1 050	454.4	365	126.5	487	279.5	567	404.1	287	337.6
<b>1998</b>												
September	13	6.8	78	17.2	33	29.8	35	12.0	56	21.5	16	8.6
October	10	8.5	80	20.6	16	19.2	32	17.2	25	24.4	15	7.7
November	13	44.5	97	34.6	27	12.3	38	28.2	31	9.7	24	10.4

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										
<b>1998</b>										
September	2	0.2	2	0.2	5	0.5	11	1.0	151	14.4
October	1	0.1	2	0.3	5	0.6	9	1.2	116	11.8
November	1	0.2	1	0.1	9	1.1	9	0.8	151	15.2
Value—\$200,000—\$499,999										
<b>1998</b>										
September	0	0.0	5	1.5	3	1.0	4	1.1	64	19.1
October	1	0.3	2	0.8	4	1.1	2	0.8	47	14.6
November	0	0.0	1	0.2	4	1.4	4	1.4	60	19.0
Value—\$500,000—\$999,999										
<b>1998</b>										
September	1	0.6	6	5.0	2	1.2	3	2.5	39	26.3
October	0	0.0	3	2.5	1	0.6	1	0.8	26	16.9
November	0	0.0	0	0.0	1	0.8	1	0.8	22	13.8
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
September	0	0.0	3	8.4	2	2.5	4	6.7	28	45.3
October	1	4.0	3	10.2	2	5.7	2	5.9	26	63.0
November	1	1.9	3	3.5	3	7.7	0	0.0	30	58.1
Value—\$5,000,000 and over										
<b>1998</b>										
September	0	0.0	2	29.4	0	0.0	0	0.0	4	52.7
October	0	0.0	0	0.0	1	22.2	0	0.0	3	48.2
November	0	0.0	1	37.5	0	0.0	1	5.7	7	96.6
Value—Total										
<b>1995-96</b>	47	13.9	114	150.3	176	170.5	228	183.2	3 453	2 326.0
<b>1996-97</b>	29	8.0	121	167.9	201	144.6	266	170.3	3 500	2 244.1
<b>1997-98</b>	41	15.9	153	972.8	229	209.9	212	261.1	3 556	3 372.7
<b>1998</b>										
September	3	0.8	18	44.4	12	5.2	22	11.4	286	157.8
October	3	4.4	10	13.7	13	30.2	14	8.6	218	154.5
November	2	2.1	6	41.3	17	10.9	15	8.7	270	202.7

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	232.5	512.0	251.7	186.2	261.9	68.1	13.4	89.7	97.1	95.2	<b>1 807.9</b>
<b>1996-97</b>	291.7	507.1	128.2	130.0	185.9	80.2	8.0	84.3	112.0	40.4	<b>1 568.0</b>
<b>1997-98</b>	309.4	450.4	122.9	151.6	294.6	98.6	15.9	145.0	185.3	49.0	<b>1 821.9</b>
<b>1997</b>											
November	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	<b>124.5</b>
December	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	<b>70.7</b>
<b>1998</b>											
January	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	<b>114.2</b>
February	24.3	69.3	6.3	6.3	9.7	7.0	3.0	11.5	5.8	10.0	<b>153.2</b>
March	24.8	26.1	5.6	10.2	13.2	5.1	1.5	2.8	4.7	1.6	<b>95.6</b>
April	30.5	21.5	12.0	15.9	14.6	1.8	0.1	13.4	12.9	10.5	<b>133.0</b>
May	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	<b>213.4</b>
June	82.5	28.4	9.1	14.6	12.9	5.2	0.4	72.9	5.9	2.8	<b>234.7</b>
July	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	<b>125.4</b>
August	2.4	44.2	12.5	4.6	9.5	4.5	1.4	16.4	7.9	0.7	<b>104.0</b>
September	6.8	17.2	29.7	10.1	13.8	7.3	0.2	19.3	5.2	6.8	<b>116.5</b>
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	7.2	5.3	<b>113.4</b>
November	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	<b>181.7</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	2.2	4.0	5.8	27.5	94.5	162.4	0.5	60.4	73.2	87.7	<b>518.1</b>
<b>1996-97</b>	0.1	7.9	6.1	78.4	135.8	201.5	0.0	83.6	32.7	129.7	<b>675.8</b>
<b>1997-98</b>	1.9	4.0	3.6	127.7	109.5	239.1	0.0	827.8	24.8	212.1	<b>1 550.5</b>
<b>1997</b>											
November	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	<b>57.5</b>
December	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	<b>45.6</b>
<b>1998</b>											
January	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	<b>85.9</b>
February	0.0	0.2	0.7	44.4	1.5	9.7	0.0	0.5	3.5	107.0	<b>167.5</b>
March	0.0	0.1	1.0	1.8	0.6	5.9	0.0	158.5	1.1	5.9	<b>174.9</b>
April	0.0	0.9	0.0	6.7	0.1	30.3	0.0	109.3	2.0	23.0	<b>172.3</b>
May	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	<b>113.4</b>
June	0.6	0.1	0.0	0.7	28.7	44.5	0.0	0.0	6.6	1.0	<b>82.2</b>
July	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	<b>24.1</b>
August	0.0	0.1	1.9	2.6	3.2	6.5	0.0	167.5	6.3	4.8	<b>192.9</b>
September	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	<b>41.3</b>
October	0.0	0.2	0.0	6.5	0.2	1.6	0.0	6.3	23.0	3.3	<b>41.1</b>
November	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	<b>21.1</b>
TOTAL (\$ million)											
<b>1995-96</b>	234.7	515.9	257.4	213.8	356.4	230.1	13.9	150.3	170.5	183.2	<b>2 326.0</b>
<b>1996-97</b>	291.8	515.1	134.2	208.6	321.8	281.9	8.0	167.9	144.6	170.3	<b>2 244.1</b>
<b>1997-98</b>	311.3	454.4	126.5	279.5	404.1	337.6	15.9	972.8	209.9	261.1	<b>3 372.7</b>
<b>1997</b>											
November	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	<b>182.0</b>
December	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	<b>116.3</b>
<b>1998</b>											
January	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	<b>200.1</b>
February	24.3	69.6	7.0	50.8	11.1	16.7	3.0	12.0	9.3	117.0	<b>320.7</b>
March	24.8	26.2	6.6	12.0	13.9	10.9	1.5	161.3	5.8	7.5	<b>270.5</b>
April	30.5	22.3	12.0	22.5	14.8	32.1	0.1	122.7	14.9	33.5	<b>305.4</b>
May	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	<b>326.8</b>
June	83.1	28.5	9.1	15.4	41.6	49.7	0.4	72.9	12.4	3.8	<b>316.9</b>
July	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	<b>149.5</b>
August	2.4	44.3	14.4	7.1	12.6	11.0	1.4	183.9	14.2	5.5	<b>296.9</b>
September	6.8	17.2	29.8	12.0	21.5	8.6	0.8	44.4	5.2	11.4	<b>157.8</b>
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	30.2	8.6	<b>154.5</b>
November	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	<b>202.7</b>



## BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

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									
<b>1996-97</b>	10 220	3 814	14 183	1 051 768	322 386	142 199	1 516 353	731 539	2 247 892
<b>1997-98</b>	10 544	5 517	16 686	1 128 190	473 240	157 291	1 758 720	955 642	2 714 362
<b>1997</b>									
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
<b>1998</b>									
January	726	792	1 520	79 388	77 762	10 783	167 933	45 272	213 205
February	845	572	1 449	91 039	52 294	12 257	155 590	72 177	227 767
March	1 008	360	1 409	111 664	24 618	11 880	148 162	37 817	185 979
April	903	541	1 500	94 172	54 094	14 858	163 123	60 790	223 913
May	827	410	1 239	90 164	29 291	12 164	131 619	146 926	278 544
June	713	294	1 051	78 569	22 040	17 475	118 084	119 037	237 121
July	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
September	716	660	1 380	78 971	44 207	14 361	137 539	44 086	181 625
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
PUBLIC SECTOR									
<b>1996-97</b>	148	494	642	12 838	35 658	138	48 633	307 566	356 199
<b>1997-98</b>	126	349	475	12 356	25 757	302	38 415	912 258	950 673
<b>1997</b>									
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
<b>1998</b>									
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
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
TOTAL									
<b>1996-97</b>	10 368	4 308	14 825	1 064 606	358 044	142 337	1 564 986	1 039 105	2 604 091
<b>1997-98</b>	10 670	5 866	17 161	1 140 546	498 997	157 593	1 797 135	1 867 900	3 665 035
<b>1997</b>									
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
<b>1998</b>									
January	730	792	1 524	79 903	77 762	10 783	168 448	81 236	249 685
February	852	590	1 474	91 780	53 816	12 257	157 853	220 563	378 416
March	1 021	417	1 479	113 151	28 934	11 880	153 965	75 461	229 425
April	909	620	1 585	94 823	59 977	14 858	169 658	142 793	312 451
May	876	504	1 382	94 824	35 874	12 185	142 882	221 712	364 594
June	729	321	1 094	80 153	23 900	17 475	121 527	175 210	296 737
July	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
September	729	660	1 393	80 304	44 207	14 767	139 278	53 162	192 439
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

(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									
<b>QUEENSLAND</b>	<b>1 705</b>	<b>750</b>	<b>2 477</b>	<b>189 420</b>	<b>58 577</b>	<b>23 249</b>	<b>271 247</b>	<b>202 713</b>	<b>473 960</b>
<b>Brisbane and Moreton (SDs)</b>	<b>1 212</b>	<b>611</b>	<b>1 843</b>	<b>137 141</b>	<b>46 698</b>	<b>16 463</b>	<b>200 302</b>	<b>157 856</b>	<b>358 158</b>
Beaudesert (S)	47	4	54	5 238	400	785	6 424	4 945	11 369
Boonah (S)	1	0	1	148	0	0	148	90	238
Brisbane (C)	354	383	743	41 022	28 436	10 405	79 863	59 349	139 212
Caboolture (S)	52	0	52	5 512	0	301	5 813	2 493	8 306
Caloundra (C)	57	0	57	6 572	0	431	7 003	271	7 274
Esk (S)	8	0	8	803	0	35	839	50	889
Gatton (S)	3	0	3	259	0	162	421	0	421
Gold Coast (C)	355	145	502	39 835	11 196	1 747	52 778	70 799	123 577
Ipswich (C)	27	6	33	2 472	300	260	3 032	7 304	10 335
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	2	0	2	95	0	102	196	0	196
Logan (C)	23	0	23	1 964	0	185	2 149	3 030	5 179
Maroochy (S)	74	36	110	8 292	2 067	749	11 108	6 243	17 351
Noosa (S)	47	16	71	6 396	2 800	360	9 557	1 546	11 103
Pine Rivers (S)	66	0	66	7 110	0	299	7 409	830	8 239
Redcliffe (C)	14	15	29	1 770	855	255	2 879	107	2 986
Redland (S)	82	6	89	9 653	645	388	10 686	800	11 486
<b>Wide Bay-Burnett (SD)</b>	<b>116</b>	<b>18</b>	<b>134</b>	<b>10 088</b>	<b>1 408</b>	<b>836</b>	<b>12 332</b>	<b>6 621</b>	<b>18 953</b>
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	9	0	9	875	0	105	981	2 353	3 334
Burnett (S)	15	0	15	1 553	0	87	1 640	0	1 640
Cooloola (S)	31	0	31	2 847	0	155	3 002	2 789	5 791
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	21	18	39	1 917	1 408	193	3 518	984	4 502
Isis (S)	2	0	2	238	0	46	284	0	284
Kilkivan (S)	4	0	4	173	0	12	185	0	185
Kingaroy (S)	5	0	5	327	0	14	341	195	536
Kolan (S)	2	0	2	81	0	0	81	0	81
Maryborough (C)	3	0	3	350	0	90	440	0	440
Miriam Vale (S)	4	0	4	512	0	10	522	0	522
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	0	0	300	300
Nanango (S)	4	0	4	231	0	38	269	0	269
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	11	0	11	676	0	44	719	0	719
Wondai (S)	4	0	4	174	0	0	174	0	174
Woocoo (S)	1	0	1	133	0	43	176	0	176
<b>Darling Downs (SD)</b>	<b>80</b>	<b>0</b>	<b>80</b>	<b>8 686</b>	<b>0</b>	<b>1 511</b>	<b>10 196</b>	<b>4 404</b>	<b>14 600</b>
Cambooya (S)	5	0	5	592	0	18	609	0	609
Chinchilla (S)	2	0	2	118	0	0	118	345	463
Clifton (S)	0	0	0	0	0	38	38	0	38
Crow's Nest (S)	11	0	11	1 095	0	12	1 106	360	1 466
Dalby (T)	0	0	0	0	0	23	23	0	23
Goondiwindi (T)	3	0	3	295	0	84	379	100	479
Inglewood (S)	0	0	0	0	0	0	0	0	0
Jondaryan (S)	7	0	7	713	0	163	876	330	1 206
Millmerran (S)	1	0	1	86	0	63	149	0	149
Murilla (S)	3	0	3	288	0	24	312	0	312
Pittsworth (S)	3	0	3	266	0	0	266	0	266
Rosalie (S)	4	0	4	340	0	77	417	0	417
Stanthorpe (S)	1	0	1	120	0	20	140	85	225
Tara (S)	1	0	1	132	0	0	132	0	132
Taroom (S)	0	0	0	0	0	300	300	0	300

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									
<b>Darling Downs (SD) continued</b>									
Toowoomba (C)	31	0	31	3 813	0	565	4 378	2 381	6 759
Waggamba (S)	1	0	1	68	0	0	68	0	68
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	7	0	7	760	0	125	885	803	1 688
<b>South West (SD)</b>	<b>6</b>	<b>16</b>	<b>22</b>	<b>565</b>	<b>1 294</b>	<b>119</b>	<b>1 978</b>	<b>6 070</b>	<b>8 048</b>
Balonne (S)	2	10	12	172	789	38	1 000	3 210	4 210
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	1	4	5	70	404	0	474	360	834
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	0	0	0	0	0	0	0	0	0
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	3	2	5	323	101	81	505	2 500	3 005
Warroo (S)	0	0	0	0	0	0	0	0	0
<b>Fitzroy (SD)</b>	<b>38</b>	<b>2</b>	<b>40</b>	<b>4 364</b>	<b>142</b>	<b>245</b>	<b>4 750</b>	<b>1 656</b>	<b>6 406</b>
Banana (S)	5	2	7	460	142	0	601	550	1 151
Bauhinia (S)	1	0	1	142	0	0	142	0	142
Calliope (S)	5	0	5	635	0	42	676	0	676
Duarina (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	7	0	7	803	0	0	803	735	1 538
Fitzroy (S)	4	0	4	370	0	128	498	71	569
Gladstone (C)	5	0	5	623	0	45	669	300	969
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	11	0	11	1 332	0	12	1 344	0	1 344
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	18	18	0	18
Rockhampton (C)	0	0	0	0	0	0	0	0	0
<b>Central West (SD)</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>587</b>	<b>0</b>	<b>35</b>	<b>622</b>	<b>280</b>	<b>902</b>
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	35	35	0	35
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	1	0	1	60	0	0	60	0	60
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)	5	0	5	527	0	0	527	280	807
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
<b>Mackay (SD)</b>	<b>57</b>	<b>20</b>	<b>77</b>	<b>6 377</b>	<b>2 500</b>	<b>618</b>	<b>9 495</b>	<b>5 702</b>	<b>15 197</b>
Belyando (S)	1	0	1	118	0	18	135	0	135
Broadsound (S)	2	0	2	156	0	41	197	500	697
Mackay (C)	28	0	28	3 098	0	363	3 462	4 367	7 829
Mirani (S)	3	0	3	220	0	51	271	0	271
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	7	0	7	809	0	63	872	589	1 461
Whitsunday (S)	16	20	36	1 976	2 500	82	4 558	247	4 805
<b>Northern (SD)</b>	<b>83</b>	<b>8</b>	<b>91</b>	<b>9 799</b>	<b>675</b>	<b>1 864</b>	<b>12 338</b>	<b>10 073</b>	<b>22 412</b>
Bowen (S)	1	0	1	210	0	112	322	400	722
Burdekin (S)	3	0	3	446	0	211	657	191	847
Charters Towers (C)	1	0	1	37	0	22	59	237	295
Dalrymple (S)	0	0	0	0	0	0	0	0	0
Hinchinbrook (S)	3	0	3	374	0	111	485	400	885
Thuringowa (C)	34	6	40	3 569	543	247	4 359	130	4 489
Townsville (C)	41	2	43	5 164	133	1 161	6 458	8 716	15 174

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
LOCAL GOVERNMENT AREAS									
<b>Far North (SD)</b>	<b>105</b>	<b>67</b>	<b>172</b>	<b>11 554</b>	<b>5 630</b>	<b>1 411</b>	<b>18 594</b>	<b>8 551</b>	<b>27 145</b>
Atherton (S)	5	0	5	654	0	80	734	150	884
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	75	39	114	8 608	2 620	715	11 943	8 189	20 132
Cardwell (S)	10	0	10	816	0	149	965	134	1 098
Cook (S)	1	0	1	96	0	20	116	78	194
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	5	28	33	503	3 010	179	3 692	0	3 692
Eacham (S)	3	0	3	296	0	107	402	0	402
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	2	0	2	123	0	64	187	0	187
Johnstone (S)	4	0	4	459	0	97	555	0	555
Mareeba (S)	0	0	0	0	0	0	0	0	0
Torres (S)	0	0	0	0	0	0	0	0	0
<b>North West (SD)</b>	<b>2</b>	<b>8</b>	<b>12</b>	<b>260</b>	<b>230</b>	<b>149</b>	<b>639</b>	<b>1 500</b>	<b>2 139</b>
Burke (S)	0	0	0	0	0	0	0	0	0
Carpentaria (S)	0	0	0	0	0	0	0	0	0
Cloncurry (S)	1	0	1	120	0	0	120	1 500	1 620
Flinders (S)	0	0	0	0	0	0	0	0	0
McKinlay (S)	0	0	0	0	0	40	40	0	40
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	1	8	11	140	230	109	479	0	479
Richmond (S)	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	124	52	184	14 718	4 867	1 040	20 625	7 195	27 820
Bundaberg (QLD)	17	0	17	1 743	0	182	1 925	2 353	4 278
Rockhampton (QLD)	0	0	0	0	0	46	46	71	117
Gladstone (QLD)	10	0	10	1 258	0	87	1 345	300	1 645
Mackay (QLD)	27	0	27	3 026	0	218	3 244	4 367	7 611
Townsville (QLD)	69	8	77	8 244	675	1 259	10 178	8 846	19 024
Cairns (QLD)	74	39	113	8 498	2 620	715	11 833	8 189	20 022
Gold Coast-Tweed (QLD/NSW)	288	149	439	34 658	11 540	1 758	47 956	71 191	119 147

(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 and licensed private 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 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.

### CHAIN VOLUME MEASURES

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

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Queensland* (Cat. no. 8752.3)
- *Building 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)

### ROUNDING

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

**EXPLANATORY NOTES**



SYMBOLS AND OTHER USAGES

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





## GLOSSARY

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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

<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

## SELF-HELP ACCESS TO STATISTICS

*PHONE* Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics (call cost is 75c per minute).

*INTERNET* <http://www.abs.gov.au>

*LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

## WHY NOT SUBSCRIBE?

*PHONE* +61 1300 366 323

*FAX* +61 03 9615 7848

## CONTACTING THE ABS

ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7100	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

*POST* Client Services, ABS, PO Box 10, Belconnen, ACT 2616



2873130011981

ISSN 1031-198X

RRP \$17.00