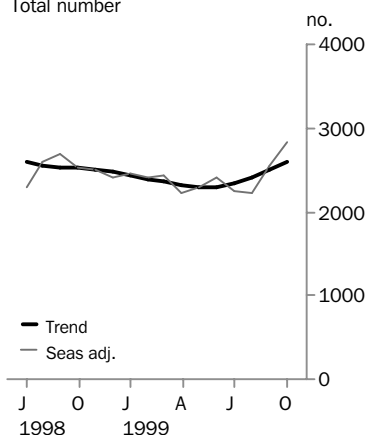


BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 DEC 1999

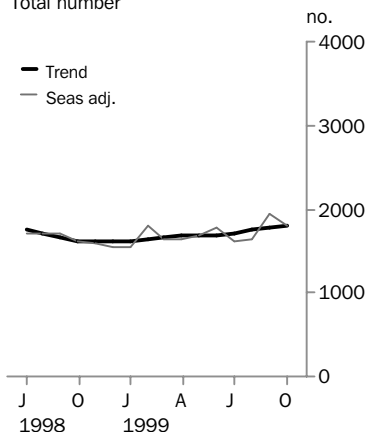
Dwelling units approved

Total number



Private sector houses approved

Total number



OCTOBER KEY FIGURES

TREND ESTIMATES

		% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved	Oct 1999		
Private sector houses	1 808	1.7	11.7
Total dwelling units	2 598	3.9	3.1

SEASONALLY ADJUSTED

		% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved	Oct 1999		
Private sector houses	1 793	-8.0	10.8
Total dwelling units	2 828	10.7	11.8

OCTOBER KEY POINTS

TREND ESTIMATES

- Rises in the trends for dwelling approvals appear to be gathering strength, however care should be exercised as revisions to the series are expected. See the 'Data Notes' section on page 2.

SEASONALLY ADJUSTED ESTIMATES

- Total dwelling unit approvals recorded an increase in the seasonally adjusted estimate in October (10.7%), whilst the estimate for private sector houses was weaker than the previous month(-8.0%).

ORIGINAL ESTIMATES

- Total dwellings approved (2,790) comprised 1,939 houses and 851 other dwellings.
- The total value of building approved in October was \$504.3 million, up 7.8% on the previous month. The increase was largely due to the increase in the value of non-residential building.

- For further information about these and related statistics, contact Roger Mables on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

November 1999

13 January 2000

December 1999

10 February 2000

January 2000

8 March 2000

February 2000

6 April 2000

March 2000

12 May 2000

April 2000

7 June 2000

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

DATA NOTES

The collection problems at the Brisbane City Council are close to being resolved with revisions extending to mid 1998 expected in the November issue.

A number of other local government authorities are also experiencing difficulties in extracting data and reporting privately certified work. Estimates have been included this month for Cairns and Maroochy. Revisions will be made when full data becomes available.

.....

REVISIONS THIS MONTH

There are no revisions this month.

.....

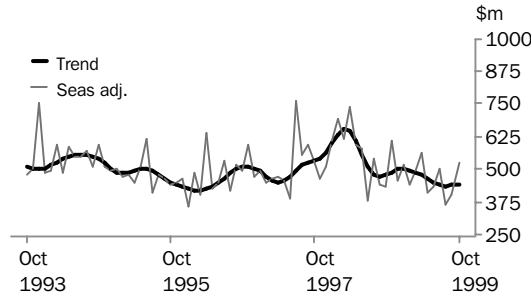
B. DOYLE

Regional Director, Queensland

VALUE OF BUILDING APPROVED

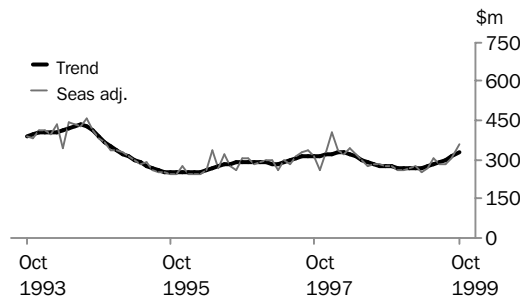
VALUE OF TOTAL BUILDING

The stronger October estimate has reversed the downward movement evident in this series over recent months.



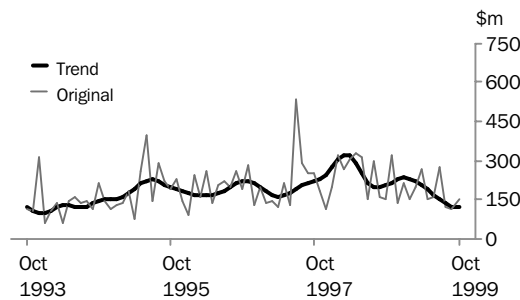
VALUE OF RESIDENTIAL BUILDING

The trend has shown continual growth since February 1999.



VALUE OF NON-RESIDENTIAL BUILDING

Since the last high point in this series the trend has fallen in nine consecutive months but the rate of decline is slowing.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

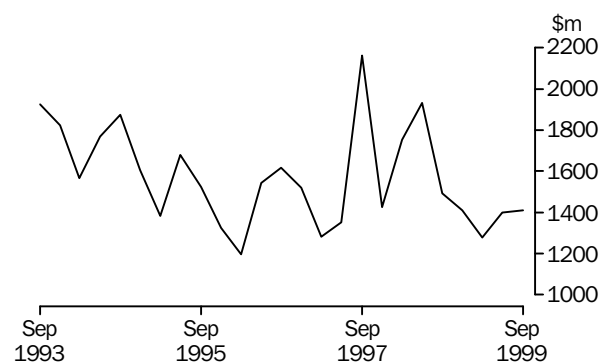
SEPTEMBER QUARTER 1999

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

	ORIGINAL	
	<i>Jun Qtr 1999 to Sep Qtr 1999 % change</i>	<i>Sep Qtr 1998 to Sep Qtr 1999 % change</i>
New residential building	10.2	3.8
Alterations and additions to residential buildings	19.0	-2.8
Non residential building	-13.3	-17.9
Total building	1.1	-5.3

The value of total building has increased by 1.1% in the September Quarter. Residential and non-residential components have been moving in opposite directions, with a 10.8% rise in all residential building and a 13.3% fall in the non-residential sector.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

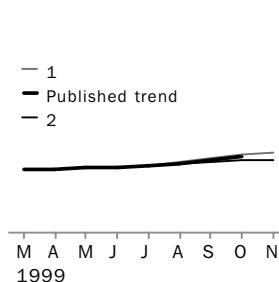
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

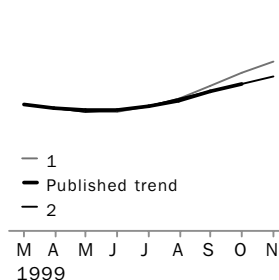
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 5% for the number of private sector houses approved and 6% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 5% on Oct 1999</i>		2 <i>falls by 5% on Oct 1999</i>	
		no.	% change	no.	% change	no.	% change
June 1999		1 694	0.5	1 692	0.5	1 698	0.6
July 1999		1 713	1.1	1 712	1.2	1 715	1.0
August 1999		1 743	1.8	1 748	2.1	1 740	1.4
September 1999		1 778	2.0	1 789	2.3	1 761	1.2
October 1999		1 808	1.7	1 828	2.2	1 775	0.8
November 1999		n.y.a.	n.y.a.	1 861	1.8	1 781	0.3

TOTAL DWELLING UNITS



		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 6% on Oct 1999</i>		2 <i>falls by 6% on Oct 1999</i>	
		no.	% change	no.	% change	no.	% change
June 1999		2 302	0.3	2 284	0.0	2 297	0.2
July 1999		2 346	1.9	2 337	2.3	2 343	2.0
August 1999		2 416	3.0	2 437	4.3	2 420	3.3
September 1999		2 501	3.5	2 565	5.3	2 510	3.7
October 1999		2 598	3.9	2 705	5.5	2 601	3.6
November 1999		n.y.a.	n.y.a.	2 834	4.8	2 677	2.9

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						
August	1 784	1 797	786	806	2 570	2 603
September	1 854	1 919	1 077	1 129	2 931	3 048
October	1 830	1 892	738	770	2 568	2 662
November	1 666	1 735	766	772	2 432	2 507
December	1 364	1 373	885	897	2 249	2 270
1999						
January	1 197	1 232	647	658	1 844	1 890
February	1 661	1 683	439	470	2 100	2 153
March	1 741	1 782	593	679	2 334	2 461
April	1 613	1 668	533	632	2 146	2 300
May	1 706	1 737	398	520	2 104	2 257
June	1 779	1 858	491	756	2 270	2 614
July	1 685	1 705	672	695	2 357	2 400
August	1 747	1 751	609	613	2 356	2 364
September	2 177	2 225	656	667	2 833	2 892
October	1 917	1 939	845	851	2 762	2 790
SEASONALLY ADJUSTED						
1998						
August	1 719	1 744	n.a.	n.a.	2 552	2 599
September	1 696	1 764	n.a.	n.a.	2 560	2 690
October	1 619	1 689	n.a.	n.a.	2 453	2 530
November	1 593	1 649	n.a.	n.a.	2 434	2 502
December	1 554	1 574	n.a.	n.a.	2 369	2 414
1999						
January	1 548	1 588	n.a.	n.a.	2 397	2 462
February	1 802	1 825	n.a.	n.a.	2 359	2 408
March	1 645	1 687	n.a.	n.a.	2 340	2 437
April	1 647	1 688	n.a.	n.a.	2 130	2 221
May	1 690	1 718	n.a.	n.a.	2 065	2 284
June	1 775	1 812	n.a.	n.a.	2 211	2 420
July	1 615	1 654	n.a.	n.a.	2 120	2 255
August	1 634	1 641	n.a.	n.a.	2 211	2 222
September	1 949	2 005	n.a.	n.a.	2 491	2 554
October	1 793	1 819	n.a.	n.a.	2 804	2 828
TREND ESTIMATES						
1998						
August	1 699	1 751	766	799	2 465	2 549
September	1 650	1 703	794	823	2 443	2 525
October	1 618	1 670	826	851	2 444	2 521
November	1 605	1 654	839	858	2 444	2 511
December	1 606	1 649	815	831	2 421	2 479
1999						
January	1 621	1 658	756	778	2 376	2 436
February	1 647	1 681	670	713	2 317	2 394
March	1 668	1 701	586	658	2 254	2 360
April	1 680	1 714	506	607	2 186	2 321
May	1 685	1 720	460	576	2 146	2 296
June	1 694	1 728	463	574	2 157	2 302
July	1 713	1 746	509	599	2 223	2 346
August	1 743	1 775	581	640	2 324	2 416
September	1 778	1 809	662	691	2 440	2 501
October	1 808	1 839	757	758	2 565	2 598

DWELLING UNITS APPROVED, Percentage Change

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
Month	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
August	0.5	-0.3	13.9	16.5	4.3	4.4
September	3.9	6.8	37.0	40.1	14.0	17.1
October	-1.3	-1.4	-31.5	-31.8	-12.4	-12.7
November	-9.0	-8.3	3.8	0.3	-5.3	-5.8
December	-18.1	-20.9	15.5	16.2	-7.5	-9.5
1999						
January	-12.2	-10.3	-26.9	-26.6	-18.0	-16.7
February	38.8	36.6	-32.1	-28.6	13.9	13.9
March	4.8	5.9	35.1	44.5	11.1	14.3
April	-7.4	-6.4	-10.1	-6.9	-8.1	-6.5
May	5.8	4.1	-25.3	-17.7	-2.0	-1.9
June	4.3	7.0	23.4	45.4	7.9	15.8
July	-5.3	-8.2	36.9	-8.1	3.8	-8.2
August	3.7	2.7	-9.4	-11.8	0.0	-1.5
September	24.6	27.1	7.7	8.8	20.2	22.3
October	-11.9	-12.9	28.8	27.6	-2.5	-3.5
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
August	1.2	-0.4	n.a.	n.a.	16.2	13.6
September	-1.4	1.1	n.a.	n.a.	0.3	3.5
October	-4.6	-4.3	n.a.	n.a.	-4.2	-5.9
November	-1.6	-2.4	n.a.	n.a.	-0.8	-1.1
December	-2.5	-4.5	n.a.	n.a.	-2.6	-3.5
1999						
January	-0.3	0.9	n.a.	n.a.	1.2	2.0
February	16.4	14.9	n.a.	n.a.	-1.6	-2.2
March	-8.7	-7.6	n.a.	n.a.	-0.8	1.2
April	0.1	0.1	n.a.	n.a.	-9.0	-8.9
May	2.6	1.8	n.a.	n.a.	-3.0	2.8
June	5.0	5.5	n.a.	n.a.	7.1	6.0
July	-9.0	-8.7	n.a.	n.a.	-4.1	-6.8
August	1.2	-0.8	n.a.	n.a.	4.3	-1.5
September	19.3	22.2	n.a.	n.a.	12.7	14.9
October	-8.0	-9.3	n.a.	n.a.	12.5	10.7
TREND ESTIMATES (% change from preceding month)						
1998						
August	-3.4	-3.1	1.6	1.3	-1.9	-1.8
September	-2.9	-2.7	3.7	3.0	-0.9	-0.9
October	-1.9	-1.9	4.0	3.4	0.0	-0.2
November	-0.8	-1.0	1.6	0.8	0.0	-0.4
December	0.0	-0.3	-2.9	-3.1	-0.9	-1.3
1999						
January	0.9	0.5	-7.2	-6.4	-1.9	-1.7
February	1.6	1.4	-11.4	-8.4	-2.5	-1.7
March	1.3	1.2	-12.5	-7.7	-2.7	-1.4
April	0.7	0.8	-13.7	-7.8	-3.0	-1.7
May	0.3	0.4	-9.1	-5.1	-1.8	-1.1
June	0.5	0.5	0.7	-0.3	0.6	0.3
July	1.1	1.0	9.9	4.4	3.0	1.9
August	1.8	1.7	14.1	6.8	4.5	3.0
September	2.0	1.9	13.9	8.0	5.0	3.5
October	1.7	1.7	14.4	9.7	5.1	3.9

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1998					
August	256.4	22.7	279.1	296.9	576.0
September	302.1	28.8	330.9	157.8	488.7
October	273.3	26.4	299.7	156.3	456.0
November	252.3	23.3	275.5	324.3	599.8
December	216.8	18.3	235.2	136.0	371.2
1999					
January	178.2	17.1	195.3	217.5	412.8
February	221.1	20.5	241.6	155.9	397.5
March	267.2	22.8	290.0	197.4	487.3
April	250.1	16.7	266.8	271.3	538.1
May	251.7	19.1	270.8	153.1	423.8
June	281.8	28.1	309.9	157.2	467.1
July	282.3	19.7	302.0	273.1	575.1
August	262.6	30.7	293.3	120.4	413.7
September	326.1	26.3	352.4	115.5	467.9
October	320.6	32.2	352.7	151.6	504.3
SEASONALLY ADJUSTED					
1998					
August	259.6	21.6	281.2	n.a.	538.0
September	261.8	24.1	285.9	n.a.	444.1
October	255.3	23.3	278.6	n.a.	434.1
November	253.1	22.1	275.2	n.a.	609.3
December	242.3	21.6	263.9	n.a.	452.9
1999					
January	240.5	23.4	263.8	n.a.	518.6
February	244.5	23.9	268.4	n.a.	440.2
March	255.2	22.3	277.5	n.a.	495.8
April	231.8	17.5	249.3	n.a.	565.9
May	246.3	18.5	264.8	n.a.	408.2
June	278.3	29.5	307.8	n.a.	434.4
July	265.9	16.7	282.7	n.a.	500.7
August	251.2	28.4	279.6	n.a.	364.9
September	282.5	22.2	304.7	n.a.	406.5
October	327.0	30.2	357.2	n.a.	529.0
TREND ESTIMATES					
1998					
August	259.9	23.2	283.0	197.1	480.1
September	254.9	22.8	277.7	195.9	473.6
October	252.0	22.7	274.7	204.2	479.0
November	250.1	22.9	272.9	218.0	491.0
December	247.0	22.7	269.7	229.6	499.3
1999					
January	243.8	22.4	266.2	233.9	500.1
February	242.9	21.8	264.7	231.3	496.1
March	244.5	21.4	265.9	224.7	490.6
April	247.1	21.2	268.3	210.0	478.3
May	251.3	21.3	272.6	191.9	464.6
June	257.6	22.0	279.6	171.6	451.2
July	265.9	23.2	289.1	151.5	440.7
August	276.0	24.5	300.5	136.4	436.9
September	286.8	25.8	312.6	126.2	438.8
October	298.3	27.2	325.5	119.3	444.8

(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					
August	-2.4	-13.0	-3.4	98.6	31.4
September	17.8	26.9	18.6	-46.9	-15.2
October	-9.5	-8.3	-9.4	-1.0	-6.7
November	-7.7	-11.7	-8.1	107.5	31.5
December	-14.1	-21.5	-14.6	-58.1	-38.1
1999					
January	-17.8	-6.6	-17.0	59.9	11.2
February	24.1	19.9	23.7	-28.3	-3.7
March	20.9	11.2	20.0	26.6	22.6
April	-6.4	-26.8	-8.0	37.4	10.4
May	0.6	14.4	1.5	-43.6	-21.2
June	12.0	47.1	14.4	2.7	10.2
July	0.2	-29.9	-2.5	73.7	23.1
August	-7.0	55.8	-2.9	-55.9	-28.1
September	24.2	-14.3	20.2	-4.1	13.1
October	-1.7	22.4	0.1	31.3	7.8
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
August	2.6	-4.8	2.1	n.a.	42.0
September	0.8	11.6	1.7	n.a.	-17.5
October	-2.5	-3.3	-2.6	n.a.	-2.3
November	-0.9	-5.2	-1.2	n.a.	40.4
December	-4.3	-2.3	-4.1	n.a.	-25.7
1999					
January	-0.7	8.3	0.0	n.a.	14.5
February	1.7	2.1	1.7	n.a.	-15.1
March	4.4	-6.7	3.4	n.a.	12.6
April	-9.2	-21.5	-10.2	n.a.	14.1
May	6.3	5.7	6.2	n.a.	-27.9
June	13.0	59.5	16.2	n.a.	6.4
July	-4.5	-43.4	-8.2	n.a.	15.3
August	-5.5	70.1	-1.1	n.a.	-27.1
September	12.5	-21.8	9.0	n.a.	11.4
October	15.8	36.0	17.2	n.a.	30.1
TREND ESTIMATES (% change from preceding month)					
1998					
August	-2.6	-2.1	-2.6	-8.8	-5.3
September	-1.9	-1.7	-1.9	-0.6	-1.4
October	-1.1	-0.4	-1.1	4.2	1.1
November	-0.8	0.9	-0.7	6.8	2.5
December	-1.2	-0.9	-1.2	5.3	1.7
1999					
January	-1.3	-1.3	-1.3	1.9	0.2
February	-0.4	-2.7	-0.6	-1.1	-0.8
March	0.7	-1.8	0.5	-2.9	-1.1
April	1.1	-0.9	0.9	-6.5	-2.5
May	1.7	0.5	1.6	-8.6	-2.9
June	2.5	3.3	2.6	-10.6	-2.9
July	3.2	5.5	3.4	-11.7	-2.3
August	3.8	5.6	3.9	-10.0	-0.9
September	3.9	5.3	4.0	-7.5	0.4
October	4.0	5.4	4.1	-5.5	1.4

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
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	19 952	7 857	71	15	118	28 013
1998						
October	1 828	729	8	0	3	2 568
November	1 666	744	13	0	9	2 432
December	1 361	875	3	10	0	2 249
1999						
January	1 197	600	4	0	43	1 844
February	1 659	430	5	2	4	2 100
March	1 739	587	5	0	3	2 334
April	1 612	513	0	1	20	2 146
May	1 706	393	4	0	1	2 104
June	1 779	471	3	0	17	2 270
July	1 685	668	2	0	2	2 357
August	1 747	505	5	92	7	2 356
September	2 176	632	5	1	19	2 833
October	1 916	840	2	1	3	2 762
PUBLIC SECTOR (Number)						
1996-1997	429	782	0	22	0	1 233
1997-1998	358	706	0	0	0	1 064
1998-1999	508	736	0	0	2	1 246
1998						
October	62	32	0	0	0	94
November	69	6	0	0	0	75
December	9	12	0	0	0	21
1999						
January	35	11	0	0	0	46
February	22	31	0	0	0	53
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
August	4	4	0	0	0	8
September	48	11	0	0	0	59
October	22	6	0	0	0	28
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	20 460	8 593	71	15	120	29 259
1998						
October	1 890	761	8	0	3	2 662
November	1 735	750	13	0	9	2 507
December	1 370	887	3	10	0	2 270
1999						
January	1 232	611	4	0	43	1 890
February	1 681	461	5	2	4	2 153
March	1 780	672	5	0	4	2 461
April	1 667	612	0	1	20	2 300
May	1 737	515	4	0	1	2 257
June	1 858	736	3	0	17	2 614
July	1 705	691	2	0	2	2 400
August	1 751	509	5	92	7	2 364
September	2 224	643	5	1	19	2 892
October	1 938	846	2	1	3	2 790

(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	2 256.8	638.3	5.0	249.4	0.5	3 150.1	1 717.8	4 868.2
1998								
October	202.4	61.3	0.3	26.1	0.0	290.2	115.1	405.3
November	187.1	58.0	0.9	20.1	0.0	266.1	303.2	569.3
December	150.6	64.2	0.2	16.5	0.2	231.7	84.0	315.7
1999								
January	131.6	41.5	0.3	16.6	0.0	190.0	155.7	345.7
February	179.7	35.6	0.4	19.8	0.1	235.6	129.4	365.1
March	204.7	51.0	0.3	22.3	0.0	278.3	131.2	409.5
April	182.1	54.1	0.0	15.7	0.0	251.9	198.2	450.1
May	199.3	39.5	0.4	18.7	0.0	257.9	134.2	392.1
June	211.8	38.6	0.1	20.8	0.0	271.3	120.9	392.2
July	213.0	64.9	0.1	19.2	0.1	297.3	136.7	434.0
August	213.3	48.2	0.3	20.9	9.1	291.8	86.6	378.5
September	261.8	56.8	0.3	25.1	0.2	344.2	97.9	442.0
October	228.2	88.8	0.1	30.8	0.0	347.9	130.3	478.2
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	59.4	59.2	0.0	14.8	0.0	133.4	655.1	788.4
1998								
October	7.3	2.2	0.0	0.0	0.0	9.5	41.1	50.7
November	6.6	0.5	0.0	2.2	0.0	9.4	21.1	30.5
December	1.0	1.0	0.0	1.5	0.0	3.5	52.0	55.4
1999								
January	4.0	1.1	0.0	0.2	0.0	5.3	61.8	67.1
February	3.4	2.5	0.0	0.2	0.0	6.0	26.4	32.4
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
August	0.5	0.6	0.0	0.4	0.0	1.5	33.7	35.2
September	6.3	1.2	0.0	0.7	0.0	8.2	17.6	25.8
October	3.0	0.6	0.0	1.2	0.0	4.8	21.3	26.1
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	2 316.5	697.6	5.0	264.4	0.5	3 283.7	2 373.2	5 656.7
1998								
October	209.8	63.5	0.3	26.1	0.0	299.7	156.3	456.0
November	193.7	58.6	0.9	22.3	0.0	275.5	324.3	599.8
December	151.7	65.2	0.2	18.0	0.2	235.2	136.0	371.2
1999								
January	135.7	42.6	0.3	16.8	0.0	195.3	217.5	412.8
February	183.1	38.0	0.4	20.0	0.1	241.6	155.9	397.5
March	209.3	57.9	0.3	22.5	0.0	290.0	197.4	487.3
April	188.6	61.5	0.0	16.7	0.0	266.8	271.3	538.1
May	202.9	48.8	0.4	18.7	0.0	270.8	153.1	423.8
June	220.9	60.9	0.1	28.0	0.0	309.9	157.2	467.1
July	215.5	66.8	0.1	19.6	0.1	302.0	273.1	575.1
August	213.8	48.8	0.3	21.3	9.1	293.3	120.4	413.7
September	268.1	58.0	0.3	25.8	0.2	352.4	115.5	467.9
October	231.2	89.4	0.1	32.0	0.0	352.7	151.6	504.3

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total new residential building	
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
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	20 460	1 779	3 345	5 124	1 429	1 061	979	3 469	8 593	29 053
1998										
August	1 793	149	366	515	118	132	20	270	785	2 578
September	1 917	307	539	846	89	107	77	273	1 119	3 036
October	1 890	175	345	520	43	70	128	241	761	2 651
November	1 735	116	368	484	65	83	118	266	750	2 485
December	1 370	153	236	389	288	132	78	498	887	2 257
1999										
January	1 232	43	402	445	80	56	30	166	611	1 843
February	1 681	72	139	211	121	105	24	250	461	2 142
March	1 780	190	218	408	103	63	98	264	672	2 452
April	1 667	101	155	256	106	79	171	356	612	2 279
May	1 737	106	124	230	66	55	164	285	515	2 252
June	1 858	208	181	389	257	48	42	347	736	2 594
July	1 705	56	252	308	75	126	182	383	691	2 396
August	1 751	98	80	178	127	135	69	331	509	2 260
September	2 224	155	359	514	91	38	0	129	643	2 867
October	1 938	79	369	448	64	148	186	398	846	2 784
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	2 316.5	121.5	259.0	380.0	108.7	90.6	118.2	317.3	697.6	3 013.8
1998										
August	201.8	8.1	25.0	33.1	9.5	10.1	1.8	21.4	54.6	256.4
September	215.4	21.1	42.9	63.9	5.7	11.0	6.2	22.9	86.8	302.1
October	209.8	12.5	21.8	34.3	2.8	8.0	18.4	29.2	63.5	273.3
November	193.7	6.6	28.4	35.0	5.7	8.2	9.8	23.6	58.6	252.3
December	151.7	9.2	16.3	25.4	20.9	8.4	10.4	39.7	65.2	216.8
1999										
January	135.7	2.6	28.8	31.4	4.9	4.0	2.3	11.2	42.6	178.2
February	183.1	4.7	12.4	17.1	11.1	7.5	2.3	21.0	38.0	221.1
March	209.3	14.2	20.2	34.4	7.5	3.7	12.2	23.4	57.9	267.2
April	188.6	7.1	14.5	21.6	7.7	11.2	21.0	39.9	61.5	250.1
May	202.9	9.7	9.8	19.4	4.5	4.1	20.8	29.4	48.8	251.7
June	220.9	15.7	14.6	30.2	21.2	3.8	5.8	30.7	60.9	281.8
July	215.5	4.0	19.0	23.0	5.9	12.2	25.7	43.8	66.8	282.3
August	213.8	6.6	8.4	15.0	10.9	15.4	7.5	33.8	48.8	262.6
September	268.1	11.2	35.7	46.9	7.7	3.4	0.0	11.1	58.0	326.1
October	231.2	6.2	30.1	36.2	6.5	13.2	33.5	53.2	89.4	320.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
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	2 303.4	677.4	2 980.9	268.4	3 249.2	2 327.1	5 576.3
1998							
June	633.6	277.5	910.6	80.1	990.7	941.6	1 930.9
September	618.7	197.8	816.5	77.3	893.8	596.9	1 490.7
December	553.8	182.5	736.3	67.9	804.2	606.3	1 410.5
1999							
March	525.4	133.7	659.1	60.1	719.1	558.8	1 277.9
June	605.5	163.4	769.0	63.1	832.1	565.1	1 397.2
September	682.9	164.3	847.2	75.1	922.3	490.0	1 412.4
ORIGINAL (% change from preceding quarter)							
1998							
June	-0.7	7.6	1.6	21.0	3.0	19.3	10.2
September	-2.4	-28.7	-10.3	-3.5	-9.8	-36.6	-22.8
December	-10.5	-7.7	-9.8	-12.2	-10.0	1.6	-5.4
1999							
March	-5.1	-26.7	-10.5	-11.5	-10.6	-7.8	-9.4
June	15.2	22.2	16.7	5.0	15.7	1.1	9.3
September	12.8	0.6	10.2	19.0	10.8	-13.3	1.1

(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												
August	3	0.3	49	4.4	13	1.5	8	0.8	19	1.7	3	0.3
September	9	0.8	72	6.6	8	0.8	21	2.0	22	1.9	1	0.2
October	7	0.8	79	6.8	7	0.7	20	2.1	18	2.0	6	0.8
Value—\$200,000–\$499,999												
1999												
August	1	0.4	14	4.2	6	1.8	14	4.4	8	2.2	5	1.8
September	1	0.2	15	4.6	6	1.7	4	1.4	8	2.9	9	3.1
October	4	1.1	19	5.6	8	2.0	9	3.1	17	4.8	4	1.3
Value—\$500,000–\$999,999												
1999												
August	1	0.6	5	3.0	1	0.5	4	3.1	7	4.3	6	3.9
September	1	0.9	12	7.0	2	1.1	3	2.4	6	4.0	3	2.0
October	1	0.5	6	4.3	3	2.1	9	6.3	2	1.6	2	1.5
Value—\$1,000,000–\$4,999,999												
1999												
August	7	13.5	2	3.5	1	1.4	4	10.8	2	4.0	5	10.7
September	2	3.1	3	3.4	1	1.2	7	9.8	2	3.4	1	1.3
October	1	1.1	3	7.3	2	3.2	4	5.0	2	9.1	5	7.2
Value—\$5,000,000 and over												
1999												
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	14.4
September	0	0.0	1	7.5	1	6.0	0	0.0	0	0.0	1	11.5
October	0	0.0	2	12.0	1	16.0	0	0.0	0	0.0	0	0.0
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	139	261.6	918	553.3	281	190.4	394	237.3	488	261.6	205	203.0
1999												
August	12	14.8	70	15.1	21	5.1	30	19.1	36	12.2	20	31.2
September	13	5.0	103	29.1	18	10.8	35	15.6	38	12.2	15	18.1
October	13	3.4	109	35.9	21	24.0	42	16.5	39	17.6	17	10.8

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										
August	0	0.0	2	0.2	4	0.4	5	0.3	106	9.7
September	1	0.2	2	0.2	12	0.9	1	0.1	149	13.6
October	1	0.2	2	0.2	7	0.6	10	0.9	157	15.1
Value—\$200,000–\$499,999										
1999										
August	0	0.0	1	0.3	1	0.2	3	0.7	53	16.0
September	0	0.0	2	0.5	5	1.5	3	1.1	53	17.2
October	0	0.0	2	0.8	1	0.3	4	1.2	68	20.1
Value—\$500,000–\$999,999										
1999										
August	0	0.0	1	0.9	3	1.8	0	0.0	28	18.1
September	0	0.0	1	0.5	3	1.9	0	0.0	31	19.7
October	0	0.0	1	0.9	3	2.1	1	0.8	28	20.1
Value—\$1,000,000–\$4,999,999										
1999										
August	0	0.0	1	4.0	5	8.9	0	0.0	27	56.8
September	0	0.0	1	2.0	0	0.0	0	0.0	17	24.2
October	0	0.0	2	3.3	1	1.3	2	6.6	22	44.0
Value—\$5,000,000 and over										
1999										
August	0	0.0	0	0.0	1	5.4	0	0.0	2	19.8
September	0	0.0	0	0.0	2	15.8	0	0.0	5	40.8
October	0	0.0	1	12.3	0	0.0	2	11.9	6	52.2
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	171	165.8	174	133.7	2 916	2 373.2
1999										
August	0	0.0	5	5.4	14	16.6	8	1.0	216	120.4
September	1	0.2	6	3.2	22	20.1	4	1.2	255	115.5
October	1	0.2	8	17.5	12	4.3	19	21.4	281	151.6

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	261.6	545.8	160.6	185.8	223.8	63.2	12.2	132.3	103.4	28.9	1 717.8
1998											
October	8.5	20.4	19.2	10.7	24.2	6.1	4.4	7.4	9.0	5.3	115.1
November	44.5	151.1	12.2	23.2	9.7	6.5	2.1	41.1	9.9	3.0	303.2
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	17.4	3.4	0.0	2.6	1.7	0.5	155.7
February	22.5	37.7	11.9	17.8	16.4	1.3	1.1	3.6	13.9	3.2	129.4
March	19.3	21.5	9.4	14.9	31.8	5.1	0.4	26.4	1.6	0.8	131.2
April	67.1	25.4	14.5	47.7	32.3	1.9	0.5	0.8	6.8	1.1	198.2
May	21.4	21.5	12.2	16.7	27.5	6.2	0.9	2.6	22.0	3.2	134.2
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	30.1	2.2	7.4	16.7	0.4	0.4	54.4	3.7	1.8	136.7
August	14.8	14.6	5.1	17.7	12.2	6.7	0.0	4.4	10.4	0.8	86.6
September	5.0	29.1	10.8	13.2	11.0	5.4	0.2	3.2	19.3	0.7	97.9
October	3.4	35.8	23.7	9.4	16.5	5.5	0.2	17.1	3.5	15.1	130.3
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											
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
August	0.0	0.5	0.0	1.4	0.0	24.4	0.0	0.9	6.3	0.2	33.7
September	0.0	0.0	0.0	2.4	1.1	12.7	0.0	0.0	0.9	0.5	17.6
October	0.0	0.1	0.4	7.1	1.1	5.3	0.0	0.4	0.8	6.3	21.3
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	261.6	553.3	190.4	237.3	261.6	203.0	12.8	353.3	165.8	133.7	2 373.2
1998											
October	8.5	20.6	19.2	17.2	24.4	7.7	4.4	13.7	32.0	8.6	156.3
November	44.5	154.9	12.3	28.9	10.2	10.4	2.1	41.3	10.9	8.7	324.3
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	23.8	14.3	0.0	3.0	4.9	34.6	217.5
February	22.5	37.9	12.5	20.4	23.1	9.1	1.1	5.8	17.6	5.8	155.9
March	19.3	21.6	29.4	15.4	32.1	31.4	0.4	29.0	2.8	15.9	197.4
April	67.1	25.4	19.0	55.2	36.5	17.0	0.5	10.4	12.7	27.5	271.3
May	21.4	22.2	12.2	19.5	30.7	10.3	0.9	4.5	25.8	5.8	153.1
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	30.3	2.2	11.9	26.7	7.3	0.4	56.6	5.3	112.6	273.1
August	14.8	15.1	5.1	19.1	12.2	31.2	0.0	5.4	16.6	1.0	120.4
September	5.0	29.1	10.8	15.6	12.2	18.1	0.2	3.2	20.1	1.2	115.5
October	3.4	35.9	24.0	16.5	17.6	10.8	0.2	17.5	4.3	21.4	151.6

BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
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	8 108	3 855	12 061	903 926	294 047	124 556	1 322 529	842 698	2 165 227
1998									
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	185 392	304 582
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	690	84	774	75 311	8 118	6 765	90 194	81 393	171 586
May	653	149	803	74 335	16 911	7 792	99 038	66 747	165 785
June	682	187	886	79 140	14 921	9 339	103 400	63 683	167 082
July	604	87	691	76 507	8 092	8 641	93 240	71 970	165 210
August	651	188	841	81 710	18 398	8 772	108 881	21 039	129 919
September	810	187	1 000	100 239	12 652	13 504	126 396	41 994	168 390
October	951	327	1 279	111 179	27 068	18 507	156 754	47 613	204 367
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									
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
August	2	2	4	244	240	65	548	26 524	27 072
September	7	10	17	839	1 001	183	2 023	1 819	3 842
October	6	0	6	530	0	631	1 162	10 201	11 363
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	8 252	4 178	12 528	916 944	318 249	130 852	1 366 044	1 203 911	2 569 955
1998									
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	194 215	317 954
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	698	126	824	76 074	11 501	7 089	94 664	103 739	198 403
May	666	243	910	75 630	23 657	7 792	107 079	70 701	177 780
June	715	298	1 030	82 115	23 273	13 168	118 556	80 145	198 701
July	608	87	695	76 974	8 092	8 641	93 708	74 679	168 387
August	653	190	845	81 954	18 638	8 837	109 428	47 563	156 991
September	817	197	1 017	101 078	13 653	13 687	128 419	43 813	172 232
October	957	327	1 285	111 710	27 068	19 138	157 916	57 814	215 730

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....

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

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

QUEENSLAND	1 938	846	2 790	231 152	89 430	32 159	352 741	151 560	504 301
Brisbane and Moreton (SDs)	1 371	728	2 102	163 627	74 200	24 360	262 187	83 977	346 163
Beaudesert (S)	47	2	49	5 448	70	474	5 991	60	6 051
Boonah (S)	4	0	5	348	0	20	368	0	368
Brisbane (C)	527	250	777	64 325	17 852	15 838	98 015	38 732	136 747
Caboolture (S)	43	0	43	4 652	0	225	4 877	293	5 169
Caloundra (C)	75	4	79	8 969	418	751	10 139	3 828	13 966
Esk (S)	5	0	5	429	0	81	510	65	575
Gatton (S)	4	0	4	400	0	138	538	0	538
Gold Coast (C)	224	371	596	28 110	43 111	2 382	73 604	15 634	89 238
Ipswich (C)	45	0	46	3 738	0	1 016	4 754	1 126	5 880
Kilcoy (S)	5	0	5	740	0	40	780	0	780
Laidley (S)	3	0	3	276	0	89	365	0	365
Logan (C)	72	0	72	6 852	0	221	7 072	2 087	9 159
Maroochy (S)	66	2	68	8 001	75	445	8 521	3 817	12 338
Noosa (S)	43	24	67	5 638	3 527	1 043	10 209	3 544	13 752
Pine Rivers (S)	86	0	86	9 751	0	562	10 312	0	10 312
Redcliffe (C)	8	0	8	1 156	0	361	1 517	427	1 944
Redland (S)	114	75	189	14 793	9 146	675	24 614	14 366	38 979
Wide Bay-Burnett (SD)	111	11	122	11 017	704	1 103	12 824	11 506	24 330
Biggenden (S)	0	0	0	0	0	0	0	0	0
Bundaberg (C)	8	0	8	773	0	113	886	1 386	2 272
Burnett (S)	15	0	15	2 009	0	146	2 154	1 693	3 848
Cooloolia (S)	20	7	27	1 715	449	179	2 343	4 895	7 237
Eidsvold (S)	0	0	0	0	0	96	96	250	346
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	30	4	34	3 357	255	234	3 846	2 716	6 562
Isis (S)	2	0	2	194	0	64	259	0	259
Kilkivan (S)	2	0	2	83	0	0	83	0	83
Kingaroy (S)	4	0	4	442	0	11	453	112	565
Kolan (S)	5	0	5	353	0	30	384	0	384
Maryborough (C)	8	0	8	702	0	128	829	313	1 142
Miriam Vale (S)	3	0	3	303	0	35	338	0	338
Monto (S)	0	0	0	0	0	0	0	0	0
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	1	0	1	70	0	0	70	140	210
Nanango (S)	2	0	2	187	0	56	242	0	242
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	9	0	9	585	0	11	596	0	596
Wondai (S)	0	0	0	0	0	0	0	0	0
Woocoo (S)	2	0	2	245	0	0	245	0	245
Darling Downs (SD)	109	42	152	12 923	7 280	1 705	21 907	31 154	53 061
Cambooya (S)	0	0	0	0	0	0	0	0	0
Chinchilla (S)	0	0	0	0	0	0	0	0	0
Clifton (S)	3	0	3	277	0	0	277	0	277
Crow's Nest (S)	14	0	14	2 063	0	15	2 078	0	2 078
Dalby (T)	4	0	4	483	0	36	519	73	592
Goondiwindi (T)	2	0	2	193	0	0	193	614	807
Inglewood (S)	1	0	1	130	0	0	130	0	130
Jondaryan (S)	8	3	11	992	74	39	1 106	0	1 106
Millmerran (S)	3	0	3	244	0	0	244	4 927	5 171
Murilla (S)	2	0	2	207	0	0	207	0	207
Pittsworth (S)	1	0	1	80	0	32	112	63	175
Rosalie (S)	5	0	5	419	0	47	466	0	466
Stanthorpe (S)	8	0	8	873	0	33	906	340	1 246
Tara (S)	0	0	0	0	0	0	0	0	0
Taroom (S)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....

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

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

Darling Downs (SD) continued

Toowoomba (C)	45	39	85	5 586	7 206	1 416	14 207	2 876	17 083
Waggamba (S)	4	0	4	492	0	0	492	0	492
Wambo (S)	0	0	0	0	0	0	0	0	0
Warwick (S)	9	0	9	885	0	87	972	22 260	23 232

South West (SD)

Balonne (S)	1	0	1	81	0	11	91	0	91
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	2	0	2	205	0	67	272	127	399
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	0	3	474	0	0	474	0	474
Warroo (S)	0	0	0	0	0	0	0	0	0

Fitzroy (SD)

Banana (S)	4	0	4	546	0	67	613	1 532	2 145
Bauhinia (S)	1	0	1	250	0	0	250	0	250
Calliope (S)	16	0	16	2 133	0	113	2 246	50	2 296
Duaringa (S)	0	0	0	0	0	0	0	0	0
Emerald (S)	8	0	8	972	0	84	1 056	0	1 056
Fitzroy (S)	5	0	5	369	0	135	503	0	503
Gladstone (C)	19	0	19	2 058	0	188	2 246	0	2 246
Jericho (S)	0	0	0	0	0	0	0	230	230
Livingstone (S)	24	4	28	3 319	219	265	3 803	0	3 803
Mount Morgan (S)	0	0	0	0	0	0	0	0	0
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	10	0	10	1 175	0	86	1 261	1 275	2 536

Central West (SD)

Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	0	0	50	50
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	70	70	0	70
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	15	15	0	15
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	5	2	7	615	177	0	792	0	792
Longreach (S)	3	0	3	428	0	0	428	0	428
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0

Mackay (SD)

Belyando (S)	0	0	1	0	0	41	41	296	337
Broadsound (S)	3	0	3	115	0	75	190	150	340
Mackay (C)	51	6	57	7 139	520	344	8 003	1 823	9 827
Mirani (S)	5	0	5	570	0	25	595	0	595
Nebo (S)	2	0	2	189	0	0	189	0	189
Sarina (S)	6	0	6	687	0	85	772	0	772
Whitsunday (S)	6	2	8	788	220	150	1 157	0	1 157

Northern (SD)

Bowen (S)	0	0	0	0	0	40	40	2 083	2 123
Burdekin (S)	5	0	5	519	0	111	630	1 097	1 727
Charters Towers (C)	0	0	0	0	0	0	0	0	0
Dalrymple (S)	0	0	0	0	0	0	0	0	0
Hinchinbrook (S)	3	0	3	444	0	67	511	70	581
Thuringowa (C)	3	2	5	444	172	0	616	800	1 416
Townsville (C)	52	0	52	6 343	0	842	7 186	10 181	17 366

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)	104	47	152	12 917	5 819	1 441	20 177	4 663	24 839
Atherton (S)	4	4	8	384	449	206	1 038	156	1 194
Aurukun (S)	0	0	0	0	0	0	0	0	0
Cairns (C)	55	30	85	6 670	2 520	650	9 840	0	9 840
Cardwell (S)	4	0	4	719	0	224	943	809	1 752
Cook (S)	2	0	2	165	0	18	183	848	1 031
Croydon (S)	0	0	0	0	0	0	0	0	0
Douglas (S)	12	13	26	1 220	2 850	21	4 091	2 450	6 541
Eacham (S)	0	0	0	0	0	0	0	0	0
Etheridge (S)	0	0	0	0	0	0	0	0	0
Herberton (S)	2	0	2	100	0	0	100	0	100
Johnstone (S)	10	0	10	1 589	0	145	1 734	400	2 134
Mareeba (S)	10	0	10	1 171	0	178	1 348	0	1 348
Torres (S)	5	0	5	900	0	0	900	0	900
North West (SD)	6	2	8	804	120	672	1 596	497	2 093
Burke (S)	3	0	3	381	0	0	381	0	381
Carpentaria (S)	0	0	0	0	0	0	0	0	0
Cloncurry (S)	1	0	1	118	0	22	140	0	140
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	496	496	0	496
Mount Isa (C)	2	2	4	305	120	155	580	497	1 077
Richmond (S)	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Sunshine Coast (QLD)	144	30	174	18 097	4 020	1 522	23 639	10 076	33 715
Bundaberg (QLD)	19	0	19	2 343	0	247	2 590	3 080	5 670
Rockhampton (QLD)	12	0	12	1 338	0	136	1 473	1 275	2 748
Gladstone (QLD)	33	0	33	3 791	0	301	4 093	0	4 093
Mackay (QLD)	47	6	53	6 474	520	197	7 191	1 823	9 015
Townsville (QLD)	50	2	52	6 473	172	801	7 446	10 981	18 427
Cairns (QLD)	0	0	0	0	0	0	0	0	0
Gold Coast-Tweed (QLD/NSW)	234	379	614	29 497	43 751	2 382	75 631	16 615	92 246

(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, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

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SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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

G L O S S A R Y

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

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