

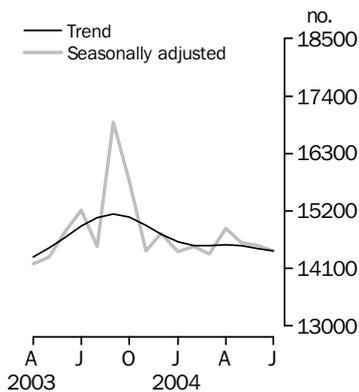
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 2 SEP 2004

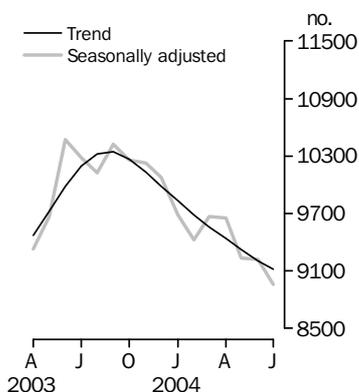
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## INQUIRIES

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or David Finlay on Adelaide (08) 8237 7431.

## KEY FIGURES

	<i>Jul 04</i>	<i>Jun 04 to Jul 04</i>	<i>Jul 03 to Jul 04</i>
	<i>no.</i>	<i>% change</i>	<i>% change</i>
<b>TREND</b>			
<b>Dwelling units approved</b>			
Private sector houses	9 116	-1.0	-10.6
Total dwelling units	14 437	-0.3	-3.1
<b>SEASONALLY ADJUSTED</b>			
<b>Dwelling units approved</b>			
Private sector houses	8 960	-2.8	-12.9
Total dwelling units	14 438	-0.7	-5.1

## KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 0.3% in July 2004. This series has been relatively flat for the past 5 months.
- The trend estimate for private sector houses approved fell 1.0% in July 2004. The trend has now fallen for ten consecutive months.
- The trend estimate for other dwellings approved has risen for the last seven months, with the rate of growth slowing in recent months. The trend rose 0.5% in July 2004.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 0.7%, to 14,438, in July 2004.
- The seasonally adjusted estimate for private sector houses approved fell 2.8%, to 8,960, in July 2004.
- The seasonally adjusted estimate for other dwellings approved rose 4.1%, to 5,286, in July 2004.
- The seasonally adjusted estimate of the value of total building approved rose 0.6%, to \$4,244.4m, in July 2004. The value of new residential building approved fell for the second consecutive month, falling 3.1% in July 2004, to \$2,477.0m.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
August 2004	1 October 2004
September 2004	3 November 2004
October 2004	30 November 2004
November 2004	7 January 2005
December 2004	3 February 2005
January 2005	4 March 2005

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## CHANGES IN THIS ISSUE

A new base year, 2002–03, has been introduced into the chain volume estimates which has resulted in revisions to growth rates in subsequent periods. In addition, the chain volume estimates have been re-referenced to 2002–03, thereby preserving additivity in the quarters after the reference year. Re-referencing affects the levels of, but not the movements in, chain volume estimates.

A feature article, *'Are We Building on Smaller Blocks?'*, is included on pages 7–9.

The ABS is planning changes to the format and content of the front page of this publication from the August 2004 issue.

## REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue:

.....

	2003-04
New South Wales	164
Victoria	-46
Queensland	-56
South Australia	5
Western Australia	-19
Tasmania	-2
<b>TOTAL</b>	<b>46</b>

.....

A significant upward revision has been made to the value of non-residential building approved in May 2004, mostly as a result of including a previously unreported approval in New South Wales.

## DATA NOTES

There will be 232 permanent dwellings constructed for the Commonwealth Games Village as well as some non-residential construction. All the buildings will be included as public sector. As a result, 9 dwellings included in May 2004 will be reclassified from private to public. A further 101 dwellings have been included in July 2004. The remaining approvals are expected to be submitted prior to the end of 2005.

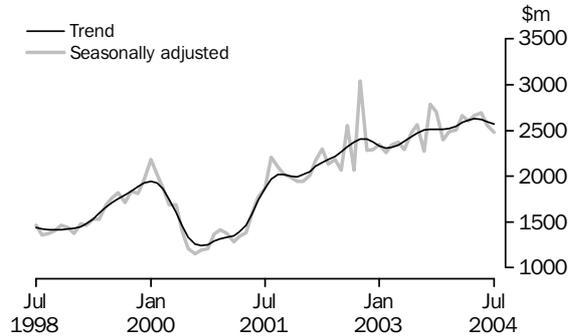
Estimates have been included in this issue for two councils unable to report all building work approved in their municipalities this month (Blue Mountains in New South Wales and Rockingham in Western Australia).

Susan Linacre  
Acting Australian Statistician

## VALUE OF BUILDING APPROVED

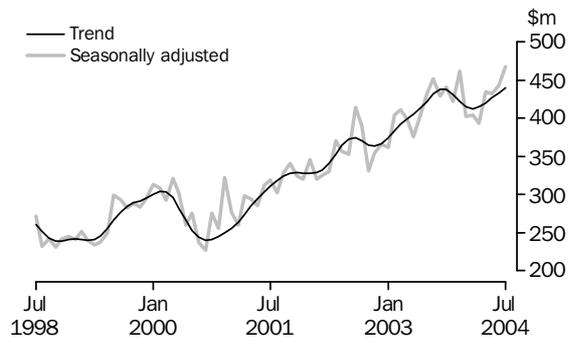
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is now showing a decline over the last three months, falling 1.1% in July 2004.



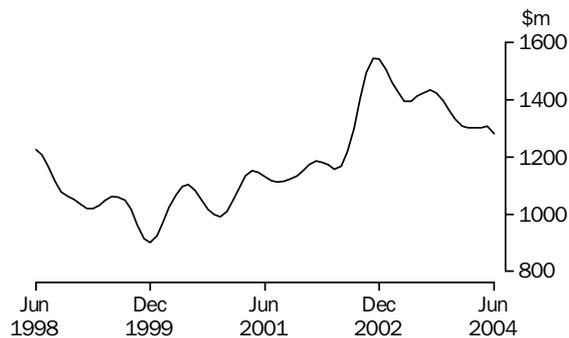
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has risen over the last five months, following five months of decline. The trend rose 1.6% in July 2004.



### NON-RESIDENTIAL BUILDING

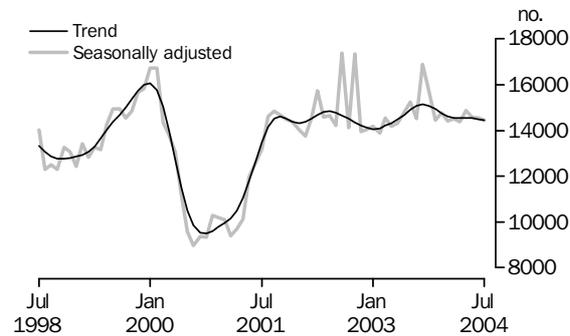
The trend estimate of the value of non-residential building continues the general decline starting in December 2002, falling 1.4% in July 2004.



## DWELLINGS APPROVED

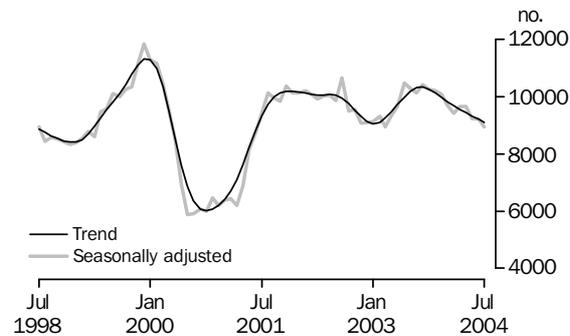
### TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has been relatively flat for the last five months.



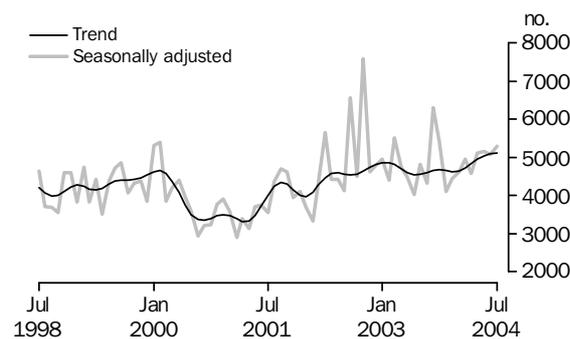
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen for the last ten months after eight months of growth. The trend fell 1.0% in July 2004.



### OTHER DWELLINGS

The trend estimate for other dwellings approved has risen for the last seven months with growth slowing in recent months. The trend rose 0.5% in July 2004.



# DWELLING UNITS APPROVED STATES AND TERRITORIES

## SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 0.3% in July 2004. The trend fell in New South Wales (-1.4%), Victoria (-1.9%), Tasmania (-1.8%) and the Australian Capital Territory (-9.8%).

The trend estimate for private sector houses approved fell 1.0% in July 2004. The trend fell in all states except Victoria (+0.4%) and South Australia (+0.7%).

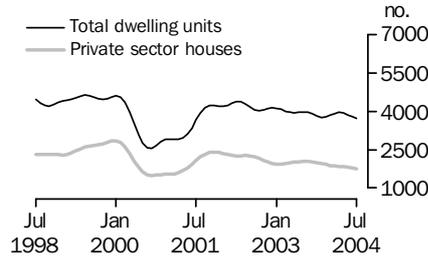
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 609	2 930	2 233	662	1 517	190	50	72	<b>9 263</b>
Total dwelling units (no.)	3 481	3 779	3 544	1 087	2 210	221	125	72	<b>14 519</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-18.4	-0.3	1.5	-20.5	-2.4	-3.6	56.3	-1.4	<b>-5.5</b>
Total dwelling units (%)	-4.4	3.3	-7.1	-0.1	3.2	-5.6	-10.1	-62.7	<b>-2.6</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 651	2 845	2 073	627	1 437	na	na	na	<b>8 960</b>
Total dwelling units (no.)	3 636	3 694	3 381	1 052	2 242	233	na	na	<b>14 438</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-9.1	2.5	0.1	-17.8	-2.0	na	na	na	<b>-2.8</b>
Total dwelling units (%)	-4.5	5.6	-6.7	3.4	11.8	-2.9	na	na	<b>-0.7</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 754	2 805	2 040	686	1 487	na	na	na	<b>9 116</b>
Total dwelling units (no.)	3 733	3 540	3 360	1 004	2 108	270	135	202	<b>14 437</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-1.2	0.4	-2.4	0.7	-1.9	na	na	na	<b>-1.0</b>
Total dwelling units (%)	-1.4	-1.9	0.3	5.5	1.6	-1.8	7.1	-9.8	<b>-0.3</b>

na not available

# DWELLING UNITS APPROVED

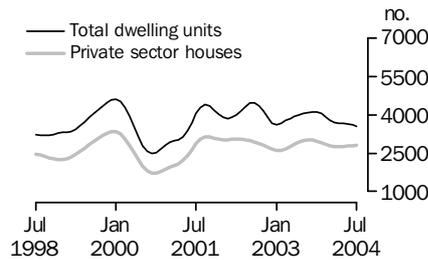
## STATE TRENDS

### NEW SOUTH WALES



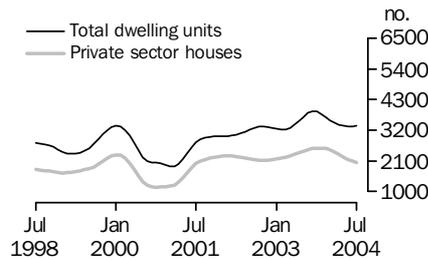
The trend estimate for total dwelling units approved in New South Wales has fallen for the last four months, following four months of growth. The trend for private sector houses is showing declines for the last eleven months.

### VICTORIA



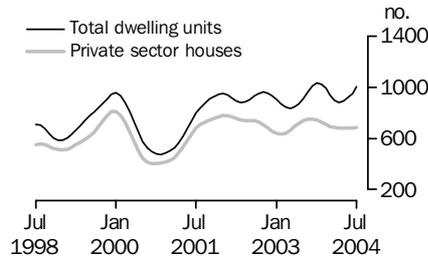
The trend estimate for total dwelling units in Victoria has fallen for the last three months. The trend for private sector houses approved is now showing slight growth for the last four months.

### QUEENSLAND



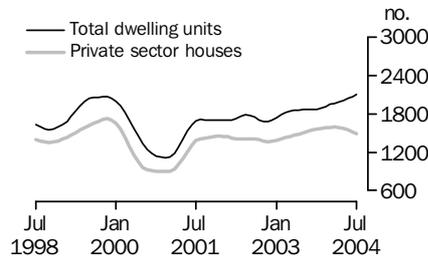
The trend estimate for total dwelling units approved in Queensland is flat after falling for the previous nine months. The trend for private sector houses has fallen for the last nine months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for the last four months. The trend for private sector houses has been flat for the last five months.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the last ten months. The trend for private sector houses has fallen for the last five months.

## FEATURE ARTICLE

### ARE WE BUILDING ON SMALLER BLOCKS?

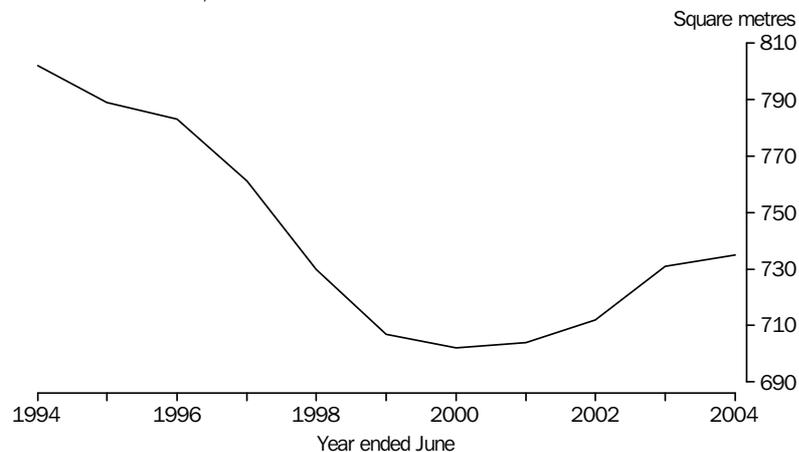
#### INTRODUCTION

An article released in the November 2003 issue of *Building Approvals, Australia* (cat. no. 8731.0) highlighted the increasing size of new houses being built in Australia. This article presents data on site area, which is the size of land that new houses are being built on. It shows a growing trend of building bigger houses on smaller blocks.

#### SITE AREA OF NEW HOUSES

Graph 1 shows how the average site area of new houses in Australian capital cities has decreased over the last 11 years. In 1993–94, the average site area was 802m<sup>2</sup>, compared to 735m<sup>2</sup> in 2003–04. The graph shows there has been a steady decrease in the site area of new houses from 1993–94 to 1999–00. Over the last four years, however, site area has been increasing.

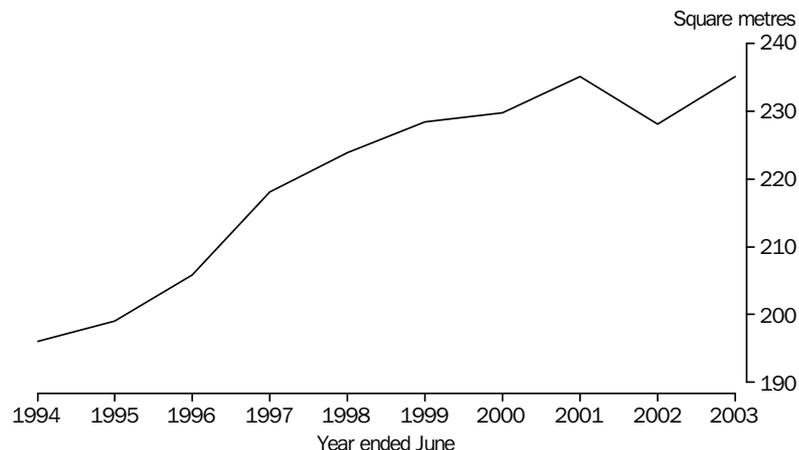
GRAPH 1. AVERAGE SITE AREA OF NEW HOUSES IN AUSTRALIAN CAPITAL CITIES, Trend



#### FLOOR AREA OF NEW HOUSES

While the site area of new houses has decreased over the last eleven years, the floor area of new houses being built has increased. In 1993–94, the average floor area of new houses built in Australian capital cities was 196m<sup>2</sup>. In 2002–03, the average size was 235m<sup>2</sup>. Graph 2 shows there has been a steady increase in the size of new houses over the last 10 years, although the average did fall in 2001–02. Data for the first three quarters of 2003–04 indicates the average size of new houses is still increasing (239m<sup>2</sup>).

GRAPH 2. AVERAGE FLOOR AREA OF NEW HOUSES IN AUSTRALIAN CAPITAL CITIES



GROWTH AREAS

Table 1 shows the average site area of new houses in selected growth areas around Australia. These growth areas were selected based on the number of new house approvals and the level of site area reporting.

TABLE 1. AVERAGE SITE AREA OF NEW HOUSES, SELECTED GROWTH SLA'S

SLA (a)	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
	m <sup>2</sup>										
<b>New South Wales</b>											
Bankstown (C)	n.a.	n.a.	n.a.	n.a.	n.a.	667	665	666	590	608	614
Liverpool (C)	n.a.	n.a.	n.a.	n.a.	n.a.	573	565	540	514	564	549
Gosford (C)	n.a.	n.a.	n.a.	n.a.	763	719	720	728	717	743	718
<b>Victoria</b>											
Melton (S) - East	n.a.	716	748	718	776	656	627	570	608	618	571
Hume (C) - Craigieburn	n.a.	n.a.	n.a.	843	712	692	654	621	610	602	549
Whittlesea (C) - South	n.a.	623	618	588	592	582	538	525	540	346	565
Manningham (C) - West	n.a.	n.a.	1 155	977	919	663	828	778	739	773	705
Casey (C) - Berwick	n.a.	n.a.	722	717	739	749	741	697	684	664	721
Casey (C) - Cranbourne	n.a.	n.a.	n.a.	643	588	532	607	578	613	588	648
<b>South Australia</b>											
Tea Tree Gully (C) - North	596	634	626	658	656	646	604	542	545	630	735
<b>Western Australia</b>											
Swan (C)	n.a.	710	720	722	709	662	627	727	718	728	814
Wanneroo (C) - North-West	666	654	639	654	677	660	613	645	613	599	588
Cockburn (C)	725	695	640	719	639	612	606	597	622	593	604
Melville (C)	880	826	791	780	659	591	642	594	602	557	575
Rockingham (C)	694	681	698	845	696	705	712	746	697	685	682
<b>Northern Territory</b>											
Palmerston (C) Bal	n.a.	732	990	736	707	687	697	665	599	698	764

(a) Some SLA's have changed name and area over the period of analysis. The SLA names shown are current for 2003/04.

For most growth SLA's in Australia, there has been a noticeable decrease in the site area of new houses. In Bankstown, NSW, for example, the average block size of new houses has decreased from 667m<sup>2</sup> in 1998–99 to 614m<sup>2</sup> in 2003–04.

Most selected growth areas in Victoria have seen a significant decrease in the site area of new houses. In Melton - East, the average site area has decreased from 716m<sup>2</sup> in 1994–95 to 571m<sup>2</sup> in 2003–04. Similarly, the average site area of new houses in Hume - Craigieburn decreased from 843m<sup>2</sup> in 1996–97 to 549m<sup>2</sup> in 2003–04.

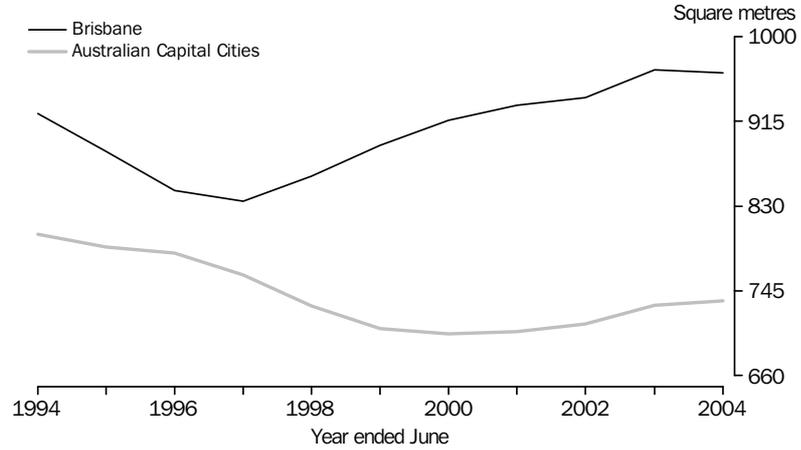
Some growth areas in Australia have maintained, and even increased, the site area of new houses over the last decade. In South Australia, Tea Tree Gully - North has seen an increase in site area from 596m<sup>2</sup> in 1993–94 to 735m<sup>2</sup> in 2003–04. In Western Australia, Swan has seen an increase in site area from 710m<sup>2</sup> in 1994–95 to 814m<sup>2</sup> in 2003–04. Other SLA's in Western Australia such as Wanneroo - North West, Cockburn and Melville have seen a decrease in the site area of new houses. In Melville, for example, site area has decreased from 880m<sup>2</sup> in 1993–94 to 575m<sup>2</sup> in 2003–04.

The largest growth area in the Northern Territory over the last decade has been Palmerston. The average site area of new houses in Palmerston Bal has fluctuated between a high of 990m<sup>2</sup> in 1995–96 to a low of 599m<sup>2</sup> in 2001–02.

GROWTH AREAS *continued*

The experience in Brisbane has been notably different to the national average for all Australian capital cities. Graph 3 shows the site area of new houses in Brisbane Statistical Division has increased over the last decade from 923m<sup>2</sup> in 1993–94 to 964m<sup>2</sup> in 2003–04. This is well above the national average of Australian capital cities (735m<sup>2</sup>).

GRAPH 3. AVERAGE SITE AREA OF NEW HOUSES, Trend



Some caution should be used with this data as site area was only reported for about 50% of new house approvals in Australian capital cities, while floor area was reported for about 90% of newly completed houses. Site area and floor area data can be affected by changes in the composition of dwelling units reporting those data items.

If you have any queries about site area data, please contact Melanie Wilson on Adelaide (08) 8237 7382.



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## DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.

### ORIGINAL

2003							
May	10 173	10 342	4 541	4 854	14 714	482	<b>15 196</b>
June	10 651	10 963	3 275	3 711	13 926	748	<b>14 674</b>
July	11 243	11 352	4 854	5 026	16 097	281	<b>16 378</b>
August	10 150	10 227	4 543	4 652	14 693	186	<b>14 879</b>
September	10 760	10 922	6 112	6 151	16 872	201	<b>17 073</b>
October	11 145	11 265	6 272	6 394	17 417	242	<b>17 659</b>
November	10 035	10 153	4 117	4 247	14 152	248	<b>14 400</b>
December	9 738	9 985	4 197	4 345	13 935	395	<b>14 330</b>

2004							
January	7 734	7 850	4 060	4 137	11 794	193	<b>11 987</b>
February	9 169	9 299	4 279	4 438	13 448	289	<b>13 737</b>
March	10 703	10 819	4 421	4 621	15 124	316	<b>15 440</b>
April	8 839	8 925	4 658	4 770	13 497	198	<b>13 695</b>
May	9 462	9 665	5 294	5 584	14 756	493	<b>15 249</b>
June	9 797	10 041	4 721	4 868	14 518	391	<b>14 909</b>
July	9 263	9 455	4 688	5 064	13 951	568	<b>14 519</b>

### SEASONALLY ADJUSTED

2003							
May	9 670	9 839	4 273	4 480	13 943	376	<b>14 319</b>
June	10 473	10 785	3 833	4 027	14 306	506	<b>14 812</b>
July	10 283	10 392	4 694	4 829	14 977	244	<b>15 221</b>
August	10 128	10 205	4 153	4 317	14 281	241	<b>14 522</b>
September	10 428	10 590	6 246	6 310	16 674	226	<b>16 900</b>
October	10 255	10 375	5 233	5 408	15 488	295	<b>15 783</b>
November	10 225	10 343	3 905	4 099	14 130	312	<b>14 442</b>
December	10 081	10 328	4 261	4 442	14 342	428	<b>14 770</b>

2004							
January	9 685	9 801	4 469	4 616	14 154	263	<b>14 417</b>
February	9 428	9 558	4 821	4 962	14 249	271	<b>14 520</b>
March	9 672	9 788	4 386	4 586	14 058	316	<b>14 374</b>
April	9 651	9 737	4 995	5 125	14 646	216	<b>14 862</b>
May	9 237	9 440	4 971	5 153	14 208	385	<b>14 593</b>
June	9 217	9 461	5 006	5 079	14 223	317	<b>14 540</b>
July	8 960	9 152	5 014	5 286	13 974	464	<b>14 438</b>

### TREND

2003							
May	9 728	9 894	4 414	4 593	14 142	345	<b>14 487</b>
June	9 981	10 150	4 373	4 541	14 354	337	<b>14 691</b>
July	10 192	10 352	4 399	4 554	14 591	315	<b>14 906</b>
August	10 325	10 473	4 452	4 599	14 777	295	<b>15 072</b>
September	10 348	10 488	4 507	4 653	14 855	286	<b>15 141</b>
October	10 268	10 407	4 531	4 681	14 799	289	<b>15 088</b>
November	10 135	10 278	4 498	4 655	14 633	300	<b>14 933</b>
December	9 982	10 127	4 459	4 626	14 441	312	<b>14 753</b>

2004							
January	9 831	9 973	4 474	4 642	14 305	310	<b>14 615</b>
February	9 684	9 820	4 561	4 724	14 245	299	<b>14 544</b>
March	9 556	9 694	4 687	4 843	14 243	294	<b>14 537</b>
April	9 440	9 589	4 810	4 965	14 250	304	<b>14 554</b>
May	9 323	9 490	4 883	5 043	14 206	327	<b>14 533</b>
June	9 208	9 394	4 919	5 088	14 127	355	<b>14 482</b>
July	9 116	9 326	4 930	5 111	14 046	391	<b>14 437</b>

## DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
<b>2003</b>							
May	17.4	17.5	-4.3	-0.4	9.7	83.3	<b>11.2</b>
June	4.7	6.0	-27.9	-23.5	-5.4	55.2	<b>-3.4</b>
July	5.6	3.5	48.2	35.4	15.6	-62.4	<b>11.6</b>
August	-9.7	-9.9	-6.4	-7.4	-8.7	-33.8	<b>-9.2</b>
September	6.0	6.8	34.5	32.2	14.8	8.1	<b>14.7</b>
October	3.6	3.1	2.6	4.0	3.2	20.4	<b>3.4</b>
November	-10.0	-9.9	-34.4	-33.6	-18.7	2.5	<b>-18.5</b>
December	-3.0	-1.7	1.9	2.3	-1.5	59.3	<b>-0.5</b>
<b>2004</b>							
January	-20.6	-21.4	-3.3	-4.8	-15.4	-51.1	<b>-16.4</b>
February	18.6	18.5	5.4	7.3	14.0	49.7	<b>14.6</b>
March	16.7	16.3	3.3	4.1	12.5	9.3	<b>12.4</b>
April	-17.4	-17.5	5.4	3.2	-10.8	-37.3	<b>-11.3</b>
May	7.0	8.3	13.7	17.1	9.3	149.0	<b>11.3</b>
June	3.5	3.9	-10.8	-12.8	-1.6	-20.7	<b>-2.2</b>
July	-5.5	-5.8	-0.7	4.0	-3.9	45.3	<b>-2.6</b>
SEASONALLY ADJUSTED							
<b>2003</b>							
May	3.6	3.9	-6.8	-5.3	0.2	33.3	<b>0.9</b>
June	8.3	9.6	-10.3	-10.1	2.6	34.6	<b>3.4</b>
July	-1.8	-3.6	22.5	19.9	4.7	-51.8	<b>2.8</b>
August	-1.5	-1.8	-11.5	-10.6	-4.6	-1.2	<b>-4.6</b>
September	3.0	3.8	50.4	46.2	16.8	-6.2	<b>16.4</b>
October	-1.7	-2.0	-16.2	-14.3	-7.1	30.5	<b>-6.6</b>
November	-0.3	-0.3	-25.4	-24.2	-8.8	5.8	<b>-8.5</b>
December	-1.4	-0.1	9.1	8.4	1.5	37.2	<b>2.3</b>
<b>2004</b>							
January	-3.9	-5.1	4.9	3.9	-1.3	-38.6	<b>-2.4</b>
February	-2.6	-2.5	7.9	7.5	0.7	3.0	<b>0.7</b>
March	2.6	2.4	-9.0	-7.6	-1.3	16.6	<b>-1.0</b>
April	-0.2	-0.5	13.9	11.8	4.2	-31.6	<b>3.4</b>
May	-4.3	-3.1	-0.5	0.5	-3.0	78.2	<b>-1.8</b>
June	-0.2	0.2	0.7	-1.4	0.1	-17.7	<b>-0.4</b>
July	-2.8	-3.3	0.1	4.1	-1.8	46.4	<b>-0.7</b>
TREND							
<b>2003</b>							
May	2.7	2.8	-2.4	-2.2	1.1	4.9	<b>1.2</b>
June	2.6	2.6	-0.9	-1.1	1.5	-2.3	<b>1.4</b>
July	2.1	2.0	0.6	0.3	1.7	-6.5	<b>1.5</b>
August	1.3	1.2	1.2	1.0	1.3	-6.3	<b>1.1</b>
September	0.2	0.1	1.2	1.2	0.5	-3.1	<b>0.5</b>
October	-0.8	-0.8	0.5	0.6	-0.4	1.0	<b>-0.4</b>
November	-1.3	-1.2	-0.7	-0.6	-1.1	3.8	<b>-1.0</b>
December	-1.5	-1.5	-0.9	-0.6	-1.3	4.0	<b>-1.2</b>
<b>2004</b>							
January	-1.5	-1.5	0.3	0.3	-0.9	-0.6	<b>-0.9</b>
February	-1.5	-1.5	1.9	1.8	-0.4	-3.5	<b>-0.5</b>
March	-1.3	-1.3	2.8	2.5	—	-1.7	—
April	-1.2	-1.1	2.6	2.5	—	3.4	<b>0.1</b>
May	-1.2	-1.0	1.5	1.6	-0.3	7.6	<b>-0.1</b>
June	-1.2	-1.0	0.7	0.9	-0.6	8.6	<b>-0.4</b>
July	-1.0	-0.7	0.2	0.5	-0.6	10.1	<b>-0.3</b>

— nil or rounded to zero (including null cells)

## DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.

## ORIGINAL

## 2003

June	3 587	4 090	3 242	900	2 437	189	67	162	<b>14 674</b>
July	4 408	3 962	4 505	1 027	1 933	284	73	186	<b>16 378</b>
August	4 105	3 726	3 830	919	1 868	247	58	126	<b>14 879</b>
September	4 728	4 427	4 091	1 043	1 932	251	233	368	<b>17 073</b>
October	4 189	5 145	3 858	1 245	2 394	238	105	485	<b>17 659</b>
November	3 786	3 553	3 723	832	2 006	325	50	125	<b>14 400</b>
December	3 912	3 350	3 427	1 192	1 925	290	90	144	<b>14 330</b>

## 2004

January	2 711	3 643	3 006	692	1 551	198	72	114	<b>11 987</b>
February	3 909	3 382	3 117	827	2 004	200	82	216	<b>13 737</b>
March	3 871	3 824	4 081	983	2 117	276	86	202	<b>15 440</b>
April	3 672	3 751	3 264	796	1 586	291	92	243	<b>13 695</b>
May	4 046	3 971	3 020	875	2 163	307	133	734	<b>15 249</b>
June	3 640	3 660	3 814	1 088	2 141	234	139	193	<b>14 909</b>
July	3 481	3 779	3 544	1 087	2 210	221	125	72	<b>14 519</b>

## SEASONALLY ADJUSTED

## 2003

June	3 909	4 005	3 108	861	2 451	213	na	na	<b>14 812</b>
July	4 138	3 751	4 058	923	1 818	279	na	na	<b>15 221</b>
August	3 795	3 760	3 845	951	1 761	236	na	na	<b>14 522</b>
September	4 752	4 336	4 090	949	1 930	238	na	na	<b>16 900</b>
October	3 126	4 851	3 645	1 225	2 151	224	na	na	<b>15 783</b>
November	3 596	3 703	3 901	845	1 923	301	na	na	<b>14 442</b>
December	4 010	3 476	3 685	1 222	1 868	272	na	na	<b>14 770</b>

## 2004

January	3 359	4 372	3 536	834	1 867	215	na	na	<b>14 417</b>
February	4 640	3 280	3 152	840	2 111	221	na	na	<b>14 520</b>
March	3 672	3 532	3 698	891	2 037	252	na	na	<b>14 374</b>
April	4 163	3 768	3 485	866	1 896	343	na	na	<b>14 862</b>
May	3 663	3 976	2 881	876	2 041	309	na	na	<b>14 593</b>
June	3 808	3 498	3 623	1 017	2 005	240	na	na	<b>14 540</b>
July	3 636	3 694	3 381	1 052	2 242	233	na	na	<b>14 438</b>

## TREND

## 2003

June	3 957	4 000	3 529	868	1 861	235	76	184	<b>14 691</b>
July	3 976	4 056	3 677	912	1 869	243	83	194	<b>14 906</b>
August	3 956	4 097	3 815	964	1 873	246	90	207	<b>15 072</b>
September	3 900	4 123	3 888	1 010	1 871	245	93	219	<b>15 141</b>
October	3 822	4 115	3 873	1 035	1 872	241	91	221	<b>15 088</b>
November	3 770	4 049	3 785	1 026	1 891	235	88	210	<b>14 933</b>
December	3 782	3 918	3 667	992	1 921	237	81	195	<b>14 753</b>

## 2004

January	3 847	3 787	3 549	942	1 947	245	78	192	<b>14 615</b>
February	3 920	3 696	3 464	901	1 966	257	81	201	<b>14 544</b>
March	3 960	3 669	3 404	883	1 988	269	92	220	<b>14 537</b>
April	3 926	3 670	3 368	895	2 014	276	105	237	<b>14 554</b>
May	3 858	3 648	3 351	921	2 042	277	117	237	<b>14 533</b>
June	3 785	3 610	3 349	952	2 075	275	126	224	<b>14 482</b>
July	3 733	3 540	3 360	1 004	2 108	270	135	202	<b>14 437</b>

na not available

## DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

## ORIGINAL

## 2003

June	-14.8	0.9	-7.8	9.6	18.7	-24.7	-30.9	-15.6	<b>-3.4</b>
July	22.9	-3.1	39.0	14.1	-20.7	50.3	9.0	14.8	<b>11.6</b>
August	-6.9	-6.0	-15.0	-10.5	-3.4	-13.0	-20.5	-32.3	<b>-9.2</b>
September	15.2	18.8	6.8	13.5	3.4	1.6	301.7	192.1	<b>14.7</b>
October	-11.4	16.2	-5.7	19.4	23.9	-5.2	-54.9	31.8	<b>3.4</b>
November	-9.6	-30.9	-3.5	-33.2	-16.2	36.6	-52.4	-74.2	<b>-18.5</b>
December	3.3	-5.7	-8.0	43.3	-4.0	-10.8	80.0	15.2	<b>-0.5</b>

## 2004

January	-30.7	8.7	-12.3	-41.9	-19.4	-31.7	-20.0	-20.8	<b>-16.4</b>
February	44.2	-7.2	3.7	19.5	29.2	1.0	13.9	89.5	<b>14.6</b>
March	-1.0	13.1	30.9	18.9	5.6	38.0	4.9	-6.5	<b>12.4</b>
April	-5.1	-1.9	-20.0	-19.0	-25.1	5.4	7.0	20.3	<b>-11.3</b>
May	10.2	5.9	-7.5	9.9	36.4	5.5	44.6	202.1	<b>11.3</b>
June	-10.0	-7.8	26.3	24.3	-1.0	-23.8	4.5	-73.7	<b>-2.2</b>
July	-4.4	3.3	-7.1	-0.1	3.2	-5.6	-10.1	-62.7	<b>-2.6</b>

## SEASONALLY ADJUSTED

## 2003

June	1.6	1.9	-6.6	5.5	31.2	-16.1	na	na	<b>3.4</b>
July	5.9	-6.3	30.6	7.2	-25.8	31.0	na	na	<b>2.8</b>
August	-8.3	0.2	-5.2	3.0	-3.1	-15.4	na	na	<b>-4.6</b>
September	25.2	15.3	6.4	-0.2	9.6	0.8	na	na	<b>16.4</b>
October	-34.2	11.9	-10.9	29.1	11.5	-5.9	na	na	<b>-6.6</b>
November	15.0	-23.7	7.0	-31.0	-10.6	34.4	na	na	<b>-8.5</b>
December	11.5	-6.1	-5.5	44.6	-2.9	-9.6	na	na	<b>2.3</b>

## 2004

January	-16.2	25.8	-4.0	-31.8	-0.1	-21.0	na	na	<b>-2.4</b>
February	38.1	-25.0	-10.9	0.7	13.1	2.8	na	na	<b>0.7</b>
March	-20.9	7.7	17.3	6.1	-3.5	14.0	na	na	<b>-1.0</b>
April	13.4	6.7	-5.8	-2.8	-6.9	36.1	na	na	<b>3.4</b>
May	-12.0	5.5	-17.3	1.2	7.6	-9.9	na	na	<b>-1.8</b>
June	4.0	-12.0	25.8	16.1	-1.8	-22.3	na	na	<b>-0.4</b>
July	-4.5	5.6	-6.7	3.4	11.8	-2.9	na	na	<b>-0.7</b>

## TREND

## 2003

June	0.3	1.8	4.1	2.7	0.4	5.9	10.1	0.5	<b>1.4</b>
July	0.5	1.4	4.2	5.1	0.4	3.4	9.2	5.4	<b>1.5</b>
August	-0.5	1.0	3.8	5.7	0.2	1.2	8.4	6.7	<b>1.1</b>
September	-1.4	0.6	1.9	4.8	-0.1	-0.4	3.3	5.8	<b>0.5</b>
October	-2.0	-0.2	-0.4	2.5	0.1	-1.6	-2.2	0.9	<b>-0.4</b>
November	-1.4	-1.6	-2.3	-0.9	1.0	-2.5	-3.3	-5.0	<b>-1.0</b>
December	0.3	-3.2	-3.1	-3.3	1.6	0.9	-8.0	-7.1	<b>-1.2</b>

## 2004

January	1.7	-3.3	-3.2	-5.0	1.4	3.4	-3.7	-1.5	<b>-0.9</b>
February	1.9	-2.4	-2.4	-4.4	1.0	4.9	3.8	4.7	<b>-0.5</b>
March	1.0	-0.7	-1.7	-2.0	1.1	4.7	13.6	9.5	<b>—</b>
April	-0.9	—	-1.1	1.4	1.3	2.6	14.1	7.7	<b>0.1</b>
May	-1.7	-0.6	-0.5	2.9	1.4	0.4	11.4	—	<b>-0.1</b>
June	-1.9	-1.0	-0.1	3.4	1.6	-0.7	7.7	-5.5	<b>-0.4</b>
July	-1.4	-1.9	0.3	5.5	1.6	-1.8	7.1	-9.8	<b>-0.3</b>

— nil or rounded to zero (including null cells)

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.

## ORIGINAL

<b>2003</b>									
June	2 135	3 121	2 390	763	1 880	167	35	160	<b>10 651</b>
July	2 034	3 373	2 946	869	1 636	223	35	127	<b>11 243</b>
August	1 961	2 901	2 595	708	1 597	232	33	123	<b>10 150</b>
September	2 239	2 999	2 608	854	1 634	225	42	159	<b>10 760</b>
October	2 131	3 277	2 563	753	1 980	219	40	182	<b>11 145</b>
November	2 041	2 898	2 430	692	1 589	244	21	120	<b>10 035</b>
December	1 983	2 569	2 393	771	1 656	233	37	96	<b>9 738</b>
<b>2004</b>									
January	1 396	2 207	2 103	474	1 289	176	21	68	<b>7 734</b>
February	1 820	2 627	2 282	673	1 437	184	21	125	<b>9 169</b>
March	1 957	3 091	2 743	770	1 736	260	52	94	<b>10 703</b>
April	1 712	2 760	2 064	627	1 301	262	26	87	<b>8 839</b>
May	1 867	2 770	2 132	647	1 683	225	28	110	<b>9 462</b>
June	1 971	2 938	2 199	833	1 554	197	32	73	<b>9 797</b>
July	1 609	2 930	2 233	662	1 517	190	50	72	<b>9 263</b>

## SEASONALLY ADJUSTED

<b>2003</b>									
June	2 052	3 036	2 345	724	1 894	na	na	na	<b>10 473</b>
July	1 988	3 162	2 505	765	1 489	na	na	na	<b>10 283</b>
August	1 950	2 935	2 610	740	1 526	na	na	na	<b>10 128</b>
September	2 203	2 908	2 591	760	1 549	na	na	na	<b>10 428</b>
October	1 949	2 983	2 339	733	1 854	na	na	na	<b>10 255</b>
November	1 941	3 048	2 608	705	1 564	na	na	na	<b>10 225</b>
December	2 012	2 695	2 631	801	1 590	na	na	na	<b>10 081</b>
<b>2004</b>									
January	1 662	2 936	2 598	616	1 542	na	na	na	<b>9 685</b>
February	1 957	2 525	2 322	686	1 609	na	na	na	<b>9 428</b>
March	1 836	2 799	2 359	678	1 615	na	na	na	<b>9 672</b>
April	1 896	2 777	2 279	697	1 568	na	na	na	<b>9 651</b>
May	1 780	2 775	2 082	648	1 607	na	na	na	<b>9 237</b>
June	1 817	2 776	2 071	762	1 466	na	na	na	<b>9 217</b>
July	1 651	2 845	2 073	627	1 437	na	na	na	<b>8 960</b>

## TREND

<b>2003</b>									
June	2 025	2 933	2 389	717	1 479	na	na	na	<b>9 981</b>
July	2 039	3 002	2 449	738	1 501	na	na	na	<b>10 192</b>
August	2 041	3 027	2 505	751	1 526	na	na	na	<b>10 325</b>
September	2 027	3 009	2 547	753	1 545	na	na	na	<b>10 348</b>
October	1 996	2 958	2 567	743	1 559	na	na	na	<b>10 268</b>
November	1 956	2 898	2 565	729	1 570	na	na	na	<b>10 135</b>
December	1 916	2 837	2 545	711	1 580	na	na	na	<b>9 982</b>
<b>2004</b>									
January	1 883	2 787	2 501	695	1 590	na	na	na	<b>9 831</b>
February	1 861	2 753	2 430	686	1 594	na	na	na	<b>9 684</b>
March	1 849	2 740	2 339	682	1 588	na	na	na	<b>9 556</b>
April	1 832	2 751	2 241	682	1 571	na	na	na	<b>9 440</b>
May	1 806	2 771	2 158	682	1 545	na	na	na	<b>9 323</b>
June	1 775	2 794	2 090	681	1 515	na	na	na	<b>9 208</b>
July	1 754	2 805	2 040	686	1 487	na	na	na	<b>9 116</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

## ORIGINAL

## 2003

June	-1.9	6.4	-0.8	8.7	18.4	-11.6	34.6	7.4	<b>4.7</b>
July	-4.7	8.1	23.3	13.9	-13.0	33.5	—	-20.6	<b>5.6</b>
August	-3.6	-14.0	-11.9	-18.5	-2.4	4.0	-5.7	-3.1	<b>-9.7</b>
September	14.2	3.4	0.5	20.6	2.3	-3.0	27.3	29.3	<b>6.0</b>
October	-4.8	9.3	-1.7	-11.8	21.2	-2.7	-4.8	14.5	<b>3.6</b>
November	-4.2	-11.6	-5.2	-8.1	-19.7	11.4	-47.5	-34.1	<b>-10.0</b>
December	-2.8	-11.4	-1.5	11.4	4.2	-4.5	76.2	-20.0	<b>-3.0</b>

## 2004

January	-29.6	-14.1	-12.1	-38.5	-22.2	-24.5	-43.2	-29.2	<b>-20.6</b>
February	30.4	19.0	8.5	42.0	11.5	4.5	—	83.8	<b>18.6</b>
March	7.5	17.7	20.2	14.4	20.8	41.3	147.6	-24.8	<b>16.7</b>
April	-12.5	-10.7	-24.8	-18.6	-25.1	0.8	-50.0	-7.4	<b>-17.4</b>
May	9.1	0.4	3.3	3.2	29.4	-14.1	7.7	26.4	<b>7.0</b>
June	5.6	6.1	3.1	28.7	-7.7	-12.4	14.3	-33.6	<b>3.5</b>
July	-18.4	-0.3	1.5	-20.5	-2.4	-3.6	56.3	-1.4	<b>-5.5</b>

## SEASONALLY ADJUSTED

## 2003

June	0.1	8.1	2.1	4.0	29.3	na	na	na	<b>8.3</b>
July	-3.1	4.1	6.8	5.7	-21.4	na	na	na	<b>-1.8</b>
August	-1.9	-7.2	4.2	-3.4	2.5	na	na	na	<b>-1.5</b>
September	13.0	-0.9	-0.7	2.8	1.5	na	na	na	<b>3.0</b>
October	-11.5	2.6	-9.7	-3.6	19.7	na	na	na	<b>-1.7</b>
November	-0.4	2.2	11.5	-3.9	-15.7	na	na	na	<b>-0.3</b>
December	3.6	-11.6	0.9	13.6	1.7	na	na	na	<b>-1.4</b>

## 2004

January	-17.4	8.9	-1.2	-23.0	-3.0	na	na	na	<b>-3.9</b>
February	17.8	-14.0	-10.6	11.3	4.3	na	na	na	<b>-2.6</b>
March	-6.2	10.8	1.6	-1.1	0.4	na	na	na	<b>2.6</b>
April	3.3	-0.8	-3.4	2.8	-2.9	na	na	na	<b>-0.2</b>
May	-6.1	-0.1	-8.7	-7.1	2.5	na	na	na	<b>-4.3</b>
June	2.1	—	-0.5	17.6	-8.8	na	na	na	<b>-0.2</b>
July	-9.1	2.5	0.1	-17.8	-2.0	na	na	na	<b>-2.8</b>

## TREND

## 2003

June	1.0	3.4	2.6	3.8	1.1	na	na	na	<b>2.6</b>
July	0.7	2.4	2.5	2.9	1.5	na	na	na	<b>2.1</b>
August	0.1	0.8	2.3	1.7	1.7	na	na	na	<b>1.3</b>
September	-0.7	-0.6	1.7	0.3	1.2	na	na	na	<b>0.2</b>
October	-1.5	-1.7	0.8	-1.2	0.9	na	na	na	<b>-0.8</b>
November	-2.0	-2.0	-0.1	-2.0	0.7	na	na	na	<b>-1.3</b>
December	-2.1	-2.1	-0.8	-2.5	0.7	na	na	na	<b>-1.5</b>

## 2004

January	-1.7	-1.8	-1.7	-2.1	0.6	na	na	na	<b>-1.5</b>
February	-1.2	-1.2	-2.8	-1.4	0.2	na	na	na	<b>-1.5</b>
March	-0.7	-0.5	-3.8	-0.6	-0.4	na	na	na	<b>-1.3</b>
April	-0.9	0.4	-4.2	—	-1.1	na	na	na	<b>-1.2</b>
May	-1.4	0.7	-3.7	0.1	-1.6	na	na	na	<b>-1.2</b>
June	-1.7	0.8	-3.2	-0.2	-1.9	na	na	na	<b>-1.2</b>
July	-1.2	0.4	-2.4	0.7	-1.9	na	na	na	<b>-1.0</b>

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
<b>2001-02</b>	27 633	37 071	26 594	9 208	17 422	1 882	643	1 214	<b>121 667</b>
<b>2002-03</b>	24 781	33 526	27 364	8 602	18 050	1 973	518	1 889	<b>116 703</b>
<b>2003-04</b>	23 334	34 654	29 303	9 062	19 492	2 697	588	1 373	<b>120 503</b>
<b>2003</b>									
August	1 978	2 903	2 605	737	1 610	232	38	124	<b>10 227</b>
September	2 271	3 010	2 635	882	1 659	225	78	162	<b>10 922</b>
October	2 161	3 292	2 585	786	1 985	219	51	186	<b>11 265</b>
November	2 060	2 943	2 434	701	1 628	244	22	121	<b>10 153</b>
December	2 008	2 576	2 402	855	1 767	238	43	96	<b>9 985</b>
<b>2004</b>									
January	1 407	2 214	2 135	487	1 321	176	42	68	<b>7 850</b>
February	1 827	2 650	2 322	705	1 465	184	21	125	<b>9 299</b>
March	1 961	3 113	2 778	814	1 746	260	53	94	<b>10 819</b>
April	1 721	2 768	2 072	637	1 307	262	71	87	<b>8 925</b>
May	1 905	2 814	2 142	666	1 749	225	54	110	<b>9 665</b>
June	1 996	2 985	2 224	900	1 596	209	58	73	<b>10 041</b>
July	1 632	2 976	2 248	693	1 579	192	63	72	<b>9 455</b>
OTHER DWELLINGS									
<b>2001-02</b>	22 772	12 468	9 755	1 728	2 952	151	307	1 018	<b>51 151</b>
<b>2002-03</b>	24 669	14 682	13 857	2 222	3 741	172	432	1 281	<b>61 056</b>
<b>2003-04</b>	23 643	11 740	14 433	2 457	4 128	444	625	1 763	<b>59 233</b>
<b>2003</b>									
August	2 127	823	1 225	182	258	15	20	2	<b>4 652</b>
September	2 457	1 417	1 456	161	273	26	155	206	<b>6 151</b>
October	2 028	1 853	1 273	459	409	19	54	299	<b>6 394</b>
November	1 726	610	1 289	131	378	81	28	4	<b>4 247</b>
December	1 904	774	1 025	337	158	52	47	48	<b>4 345</b>
<b>2004</b>									
January	1 304	1 429	871	205	230	22	30	46	<b>4 137</b>
February	2 082	732	795	122	539	16	61	91	<b>4 438</b>
March	1 910	711	1 303	169	371	16	33	108	<b>4 621</b>
April	1 951	983	1 192	159	279	29	21	156	<b>4 770</b>
May	2 141	1 157	878	209	414	82	79	624	<b>5 584</b>
June	1 644	675	1 590	188	545	25	81	120	<b>4 868</b>
July	1 849	803	1 296	394	631	29	62	—	<b>5 064</b>
TOTAL DWELLING UNITS									
<b>2001-02</b>	50 405	49 539	36 349	10 936	20 374	2 033	950	2 232	<b>172 818</b>
<b>2002-03</b>	49 450	48 208	41 221	10 824	21 791	2 145	950	3 170	<b>177 759</b>
<b>2003-04</b>	46 977	46 394	43 736	11 519	23 620	3 141	1 213	3 136	<b>179 736</b>
<b>2003</b>									
August	4 105	3 726	3 830	919	1 868	247	58	126	<b>14 879</b>
September	4 728	4 427	4 091	1 043	1 932	251	233	368	<b>17 073</b>
October	4 189	5 145	3 858	1 245	2 394	238	105	485	<b>17 659</b>
November	3 786	3 553	3 723	832	2 006	325	50	125	<b>14 400</b>
December	3 912	3 350	3 427	1 192	1 925	290	90	144	<b>14 330</b>
<b>2004</b>									
January	2 711	3 643	3 006	692	1 551	198	72	114	<b>11 987</b>
February	3 909	3 382	3 117	827	2 004	200	82	216	<b>13 737</b>
March	3 871	3 824	4 081	983	2 117	276	86	202	<b>15 440</b>
April	3 672	3 751	3 264	796	1 586	291	92	243	<b>13 695</b>
May	4 046	3 971	3 020	875	2 163	307	133	734	<b>15 249</b>
June	3 640	3 660	3 814	1 088	2 141	234	139	193	<b>14 909</b>
July	3 481	3 779	3 544	1 087	2 210	221	125	72	<b>14 519</b>

— nil or rounded to zero (including null cells)

## DWELLING UNITS APPROVED, By Capital City Statistical Division(a): Original

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<b>2001-02</b>	13 242	25 658	12 233	5 848	12 759	814	395	1 212
<b>2002-03</b>	10 727	22 657	13 007	5 517	13 293	918	316	1 888
<b>2003-04</b>	9 213	22 715	12 883	5 584	14 077	1 182	370	1 373
<b>2003</b>								
August	756	1 981	1 213	479	1 159	106	29	124
September	1 016	1 919	1 168	554	1 202	105	29	162
October	860	2 200	1 154	477	1 476	80	30	186
November	823	1 969	1 079	388	1 150	105	17	121
December	860	1 710	1 115	533	1 278	126	33	96
<b>2004</b>								
January	486	1 454	900	294	954	69	18	68
February	781	1 714	1 033	478	1 124	76	16	125
March	798	2 000	1 275	469	1 304	117	45	94
April	632	1 799	910	368	927	133	60	87
May	657	1 857	817	392	1 203	91	28	110
June	735	1 917	833	597	1 118	79	31	73
July	607	1 904	910	414	1 124	85	45	72
OTHER DWELLINGS								
<b>2001-02</b>	18 931	11 714	5 190	1 407	2 406	54	232	1 018
<b>2002-03</b>	20 469	13 788	6 274	2 027	2 893	60	361	1 281
<b>2003-04</b>	18 720	10 649	6 881	2 220	3 055	242	578	1 763
<b>2003</b>								
August	1 728	759	491	165	205	—	17	2
September	2 015	1 343	854	153	273	22	150	206
October	1 598	1 780	640	435	331	8	52	299
November	1 164	540	457	116	201	—	26	4
December	1 594	648	522	326	139	30	47	48
<b>2004</b>								
January	1 113	1 398	425	171	222	9	12	46
February	1 810	622	340	115	311	3	61	91
March	1 645	635	802	137	287	5	33	108
April	1 585	872	590	116	236	19	21	156
May	1 528	1 050	567	196	350	73	68	624
June	1 080	495	513	163	337	17	77	120
July	1 479	739	398	377	522	2	56	—
TOTAL DWELLING UNITS								
<b>2001-02</b>	32 173	37 372	17 423	7 255	15 165	868	627	2 230
<b>2002-03</b>	31 196	36 445	19 281	7 544	16 186	978	677	3 169
<b>2003-04</b>	27 933	33 364	19 764	7 804	17 132	1 424	948	3 136
<b>2003</b>								
August	2 484	2 740	1 704	644	1 364	106	46	126
September	3 031	3 262	2 022	707	1 475	127	179	368
October	2 458	3 980	1 794	912	1 807	88	82	485
November	1 987	2 509	1 536	504	1 351	105	43	125
December	2 454	2 358	1 637	859	1 417	156	80	144
<b>2004</b>								
January	1 599	2 852	1 325	465	1 176	78	30	114
February	2 591	2 336	1 373	593	1 435	79	77	216
March	2 443	2 635	2 077	606	1 591	122	78	202
April	2 217	2 671	1 500	484	1 163	152	81	243
May	2 185	2 907	1 384	588	1 553	164	96	734
June	1 815	2 412	1 346	760	1 455	96	108	193
July	2 086	2 643	1 308	791	1 646	87	101	72

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By sector: **Original**

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
<b>2001-02</b>	119 578	46 616	592	1 908	258	<b>168 952</b>
<b>2002-03</b>	114 465	56 173	818	1 841	381	<b>173 678</b>
<b>2003-04</b>	118 619	55 180	761	1 375	368	<b>176 303</b>
<b>2003</b>						
August	10 133	4 179	105	252	24	<b>14 693</b>
September	10 747	5 776	102	155	92	<b>16 872</b>
October	11 132	5 971	47	240	27	<b>17 417</b>
November	10 020	4 001	26	61	44	<b>14 152</b>
December	9 728	3 922	51	214	20	<b>13 935</b>
<b>2004</b>						
January	7 726	3 965	35	59	9	<b>11 794</b>
February	9 159	4 205	46	25	13	<b>13 448</b>
March	10 692	4 349	54	18	11	<b>15 124</b>
April	8 823	4 467	57	104	46	<b>13 497</b>
May	9 450	4 965	123	187	31	<b>14 756</b>
June	9 774	4 599	85	37	23	<b>14 518</b>
July	9 257	4 316	22	343	13	<b>13 951</b>
PUBLIC SECTOR						
<b>2001-02</b>	1 938	1 917	7	1	3	<b>3 866</b>
<b>2002-03</b>	2 078	1 990	12	—	1	<b>4 081</b>
<b>2003-04</b>	1 728	1 689	13	2	1	<b>3 433</b>
<b>2003</b>						
August	77	109	—	—	—	<b>186</b>
September	162	39	—	—	—	<b>201</b>
October	120	116	6	—	—	<b>242</b>
November	118	130	—	—	—	<b>248</b>
December	247	148	—	—	—	<b>395</b>
<b>2004</b>						
January	116	77	—	—	—	<b>193</b>
February	130	159	—	—	—	<b>289</b>
March	116	200	—	—	—	<b>316</b>
April	86	111	—	—	1	<b>198</b>
May	203	290	—	—	—	<b>493</b>
June	244	140	7	—	—	<b>391</b>
July	192	376	—	—	—	<b>568</b>
TOTAL						
<b>2001-02</b>	121 516	48 533	599	1 909	261	<b>172 818</b>
<b>2002-03</b>	116 543	58 163	830	1 841	382	<b>177 759</b>
<b>2003-04</b>	120 347	56 869	774	1 377	369	<b>179 736</b>
<b>2003</b>						
August	10 210	4 288	105	252	24	<b>14 879</b>
September	10 909	5 815	102	155	92	<b>17 073</b>
October	11 252	6 087	53	240	27	<b>17 659</b>
November	10 138	4 131	26	61	44	<b>14 400</b>
December	9 975	4 070	51	214	20	<b>14 330</b>
<b>2004</b>						
January	7 842	4 042	35	59	9	<b>11 987</b>
February	9 289	4 364	46	25	13	<b>13 737</b>
March	10 808	4 549	54	18	11	<b>15 440</b>
April	8 909	4 578	57	104	47	<b>13 695</b>
May	9 653	5 255	123	187	31	<b>15 249</b>
June	10 018	4 739	92	37	23	<b>14 909</b>
July	9 449	4 692	22	343	13	<b>14 519</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
<b>PRIVATE SECTOR</b>						
NSW	1 607	1 704	18	31	3	<b>3 363</b>
Vic.	2 927	429	2	306	8	<b>3 672</b>
Qld	2 233	1 293	—	—	—	<b>3 526</b>
SA	662	390	—	—	—	<b>1 052</b>
WA	1 517	428	2	5	2	<b>1 954</b>
Tas.	189	20	—	1	—	<b>210</b>
NT	50	52	—	—	—	<b>102</b>
ACT	72	—	—	—	—	<b>72</b>
Aust.	9 257	4 316	22	343	13	<b>13 951</b>
<b>PUBLIC SECTOR</b>						
NSW	23	95	—	—	—	<b>118</b>
Vic.	46	61	—	—	—	<b>107</b>
Qld	15	3	—	—	—	<b>18</b>
SA	31	4	—	—	—	<b>35</b>
WA	62	194	—	—	—	<b>256</b>
Tas.	2	9	—	—	—	<b>11</b>
NT	13	10	—	—	—	<b>23</b>
ACT	—	—	—	—	—	<b>—</b>
Aust.	192	376	—	—	—	<b>568</b>
<b>TOTAL</b>						
NSW	1 630	1 799	18	31	3	<b>3 481</b>
Vic.	2 973	490	2	306	8	<b>3 779</b>
Qld	2 248	1 296	—	—	—	<b>3 544</b>
SA	693	394	—	—	—	<b>1 087</b>
WA	1 579	622	2	5	2	<b>2 210</b>
Tas.	191	29	—	1	—	<b>221</b>
NT	63	62	—	—	—	<b>125</b>
ACT	72	—	—	—	—	<b>72</b>
Aust.	9 449	4 692	22	343	13	<b>14 519</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

### Original

Period	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
<b>2001-02</b>	121 516	9 063	10 567	19 630	3 455	5 000	20 448	28 903	48 533	<b>170 049</b>
<b>2002-03</b>	116 543	9 477	11 905	21 382	3 572	5 366	27 843	36 781	58 163	<b>174 706</b>
<b>2003-04</b>	120 347	10 608	13 018	23 626	4 319	5 243	23 681	33 243	56 869	<b>177 216</b>
<b>2003</b>										
May	10 325	974	1 003	1 977	336	656	1 472	2 464	4 441	<b>14 766</b>
June	10 944	740	1 259	1 999	280	379	919	1 578	3 577	<b>14 521</b>
July	11 344	749	977	1 726	369	470	2 386	3 225	4 951	<b>16 295</b>
August	10 210	790	1 367	2 157	349	377	1 405	2 131	4 288	<b>14 498</b>
September	10 909	771	1 068	1 839	416	498	3 062	3 976	5 815	<b>16 724</b>
October	11 252	1 219	1 274	2 493	307	588	2 699	3 594	6 087	<b>17 339</b>
November	10 138	871	1 155	2 026	574	497	1 034	2 105	4 131	<b>14 269</b>
December	9 975	734	997	1 731	308	442	1 589	2 339	4 070	<b>14 045</b>
<b>2004</b>										
January	7 842	502	853	1 355	179	249	2 259	2 687	4 042	<b>11 884</b>
February	9 289	983	863	1 846	355	448	1 715	2 518	4 364	<b>13 653</b>
March	10 808	907	951	1 858	560	524	1 607	2 691	4 549	<b>15 357</b>
April	8 909	762	1 147	1 909	296	288	2 085	2 669	4 578	<b>13 487</b>
May	9 653	970	1 126	2 096	355	457	2 347	3 159	5 255	<b>14 908</b>
June	10 018	1 350	1 240	2 590	251	405	1 493	2 149	4 739	<b>14 757</b>
July	9 449	1 260	1 283	2 543	250	597	1 302	2 149	4 692	<b>14 141</b>
VALUE (\$m)										
<b>2001-02</b>	17 674.0	867.8	1 392.5	2 260.3	364.7	702.4	3 771.7	4 838.8	7 099.1	<b>24 773.1</b>
<b>2002-03</b>	18 658.9	972.1	1 692.9	2 665.0	441.3	750.2	5 922.9	7 114.4	9 779.4	<b>28 438.3</b>
<b>2003-04</b>	21 387.3	1 198.6	2 015.5	3 214.1	616.5	796.3	5 022.4	6 435.2	9 649.3	<b>31 036.6</b>
<b>2003</b>										
May	1 731.4	99.1	145.7	244.8	51.6	87.4	294.4	433.4	678.2	<b>2 409.6</b>
June	1 830.8	77.2	188.1	265.3	52.6	46.1	184.1	282.8	548.1	<b>2 378.9</b>
July	1 912.7	79.4	154.0	233.4	54.0	85.4	497.2	636.6	870.0	<b>2 782.7</b>
August	1 715.6	79.8	177.7	257.5	45.9	54.9	251.5	352.3	609.9	<b>2 325.4</b>
September	1 870.0	84.9	172.0	256.9	52.9	71.1	670.6	794.6	1 051.4	<b>2 921.4</b>
October	1 943.1	131.5	176.1	307.6	40.6	82.4	605.0	728.0	1 035.6	<b>2 978.6</b>
November	1 776.4	93.4	185.8	279.2	62.0	79.3	209.7	351.0	630.3	<b>2 406.7</b>
December	1 771.7	80.4	152.9	233.3	45.5	69.3	292.6	407.4	640.7	<b>2 412.4</b>
<b>2004</b>										
January	1 395.8	56.1	140.4	196.5	28.1	40.7	443.7	512.5	709.0	<b>2 104.8</b>
February	1 697.5	119.7	149.0	268.7	57.7	72.4	383.6	513.7	782.5	<b>2 479.9</b>
March	1 962.8	112.4	147.8	260.2	84.8	74.6	327.8	487.1	747.4	<b>2 710.2</b>
April	1 675.9	88.4	193.4	281.8	48.2	43.4	502.3	594.0	875.8	<b>2 551.7</b>
May	1 790.7	121.3	172.2	293.5	51.5	68.0	513.6	633.2	926.7	<b>2 717.4</b>
June	1 875.3	151.2	194.0	345.2	45.2	54.7	324.9	424.8	770.0	<b>2 645.3</b>
July	1 808.4	146.3	236.6	382.9	24.9	96.2	207.9	329.0	711.9	<b>2 520.3</b>

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING, States and territories—Number and value: **Original**

States and territories	New houses	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 630	323	674	997	31	158	613	802	1 799	<b>3 429</b>
Vic.	2 973	135	122	257	31	47	155	233	490	<b>3 463</b>
Qld	2 248	245	356	601	150	336	209	695	1 296	<b>3 544</b>
SA	693	291	43	334	4	—	56	60	394	<b>1 087</b>
WA	1 579	223	79	302	27	56	237	320	622	<b>2 201</b>
Tas.	191	29	—	29	—	—	—	—	29	<b>220</b>
NT	63	14	9	23	7	—	32	39	62	<b>125</b>
ACT	72	—	—	—	—	—	—	—	—	<b>72</b>
Aust.	9 449	1 260	1 283	2 543	250	597	1 302	2 149	4 692	<b>14 141</b>
VALUE (\$m)										
NSW	361.4	42.6	137.6	180.2	5.0	26.2	93.3	124.4	304.6	<b>666.0</b>
Vic.	576.8	19.0	17.1	36.1	3.0	5.5	24.9	33.4	69.5	<b>646.2</b>
Qld	443.7	25.6	57.7	83.3	13.2	57.3	36.8	107.3	190.6	<b>634.3</b>
SA	100.6	27.9	8.1	36.0	0.4	—	9.0	9.4	45.4	<b>146.0</b>
WA	264.6	25.3	14.4	39.7	2.8	7.3	37.3	47.4	87.1	<b>351.7</b>
Tas.	31.4	3.0	—	3.0	—	—	—	—	3.0	<b>34.3</b>
NT	14.8	2.8	1.8	4.6	0.6	—	6.6	7.1	11.7	<b>26.5</b>
ACT	15.2	—	—	—	—	—	—	—	—	<b>15.2</b>
Aust.	1 808.4	146.3	236.6	382.9	24.9	96.2	207.9	329.0	711.9	<b>2 520.3</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2003</b>					
June	2 378.9	389.8	2 768.7	1 280.0	<b>4 048.6</b>
July	2 782.7	440.3	3 223.0	1 500.4	<b>4 723.4</b>
August	2 325.4	485.0	2 810.4	1 406.0	<b>4 216.4</b>
September	2 921.4	470.3	3 391.7	1 419.6	<b>4 811.3</b>
October	2 978.6	501.7	3 480.4	1 689.5	<b>5 169.9</b>
November	2 406.7	392.2	2 798.9	987.8	<b>3 786.7</b>
December	2 412.4	415.5	2 827.9	1 411.2	<b>4 239.1</b>
<b>2004</b>					
January	2 104.8	316.7	2 421.4	1 429.5	<b>3 851.0</b>
February	2 479.9	389.7	2 869.6	1 236.8	<b>4 106.4</b>
March	2 710.2	433.7	3 143.9	1 281.9	<b>4 425.8</b>
April	2 551.7	397.7	2 949.4	1 324.8	<b>4 274.2</b>
May	2 717.4	471.5	3 188.9	1 558.8	<b>4 747.7</b>
June	2 645.3	459.2	3 104.5	1 220.8	<b>4 325.4</b>
July	2 520.3	448.4	2 968.7	1 300.0	<b>4 268.8</b>
SEASONALLY ADJUSTED					
<b>2003</b>					
June	2 470.3	403.6	2 873.9	na	<b>4 153.9</b>
July	2 566.0	433.0	2 999.1	na	<b>4 499.4</b>
August	2 273.3	451.9	2 725.2	na	<b>4 131.1</b>
September	2 784.6	428.6	3 213.2	na	<b>4 632.8</b>
October	2 701.2	440.8	3 141.9	na	<b>4 831.4</b>
November	2 401.7	421.7	2 823.4	na	<b>3 811.2</b>
December	2 488.7	461.6	2 950.2	na	<b>4 361.5</b>
<b>2004</b>					
January	2 505.9	402.8	2 908.7	na	<b>4 338.2</b>
February	2 659.9	403.9	3 063.8	na	<b>4 300.6</b>
March	2 601.0	393.6	2 994.6	na	<b>4 276.5</b>
April	2 658.1	434.9	3 093.0	na	<b>4 417.8</b>
May	2 693.7	431.8	3 125.6	na	<b>4 684.4</b>
June	2 556.9	443.3	3 000.2	na	<b>4 221.1</b>
July	2 477.0	467.4	2 944.4	na	<b>4 244.4</b>
TREND					
<b>2003</b>					
June	2 429.7	413.1	2 842.8	1 415.5	<b>4 258.3</b>
July	2 473.9	422.3	2 896.3	1 428.1	<b>4 324.4</b>
August	2 502.5	431.5	2 934.0	1 434.6	<b>4 368.5</b>
September	2 512.8	437.9	2 950.7	1 420.3	<b>4 371.1</b>
October	2 512.2	437.6	2 949.8	1 389.0	<b>4 338.8</b>
November	2 509.3	431.0	2 940.3	1 347.0	<b>4 287.3</b>
December	2 518.7	421.8	2 940.5	1 317.3	<b>4 257.8</b>
<b>2004</b>					
January	2 548.0	414.8	2 962.8	1 304.4	<b>4 267.1</b>
February	2 583.9	412.6	2 996.5	1 310.3	<b>4 306.8</b>
March	2 615.7	414.8	3 030.5	1 321.0	<b>4 351.5</b>
April	2 628.0	420.4	3 048.4	1 325.5	<b>4 373.9</b>
May	2 617.6	427.2	3 044.8	1 313.7	<b>4 358.5</b>
June	2 595.6	433.3	3 028.9	1 291.9	<b>4 320.8</b>
July	2 568.0	440.3	3 008.3	1 273.2	<b>4 281.5</b>

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## 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					
<b>2003</b>					
June	-1.3	-8.7	-2.4	-16.2	-7.2
July	17.0	13.0	16.4	17.2	16.7
August	-16.4	10.2	-12.8	-6.3	-10.7
September	25.6	-3.0	20.7	1.0	14.1
October	2.0	6.7	2.6	19.0	7.5
November	-19.2	-21.8	-19.6	-41.5	-26.8
December	0.2	5.9	1.0	42.9	11.9
<b>2004</b>					
January	-12.8	-23.8	-14.4	1.3	-9.2
February	17.8	23.1	18.5	-13.5	6.6
March	9.3	11.3	9.6	3.6	7.8
April	-5.8	-8.3	-6.2	3.3	-3.4
May	6.5	18.5	8.1	17.7	11.1
June	-2.7	-2.6	-2.6	-21.7	-8.9
July	-4.7	-2.4	-4.4	6.5	-1.3
SEASONALLY ADJUSTED					
<b>2003</b>					
June	7.7	7.4	7.7	na	-1.0
July	3.9	7.3	4.4	na	8.3
August	-11.4	4.4	-9.1	na	-8.2
September	22.5	-5.2	17.9	na	12.1
October	-3.0	2.8	-2.2	na	4.3
November	-11.1	-4.3	-10.1	na	-21.1
December	3.6	9.4	4.5	na	14.4
<b>2004</b>					
January	0.7	-12.7	-1.4	na	-0.5
February	6.1	0.3	5.3	na	-0.9
March	-2.2	-2.6	-2.3	na	-0.6
April	2.2	10.5	3.3	na	3.3
May	1.3	-0.7	1.1	na	6.0
June	-5.1	2.7	-4.0	na	-9.9
July	-3.1	5.4	-1.9	na	0.6
TREND					
<b>2003</b>					
June	1.9	1.9	1.9	1.4	1.8
July	1.8	2.2	1.9	0.9	1.6
August	1.2	2.2	1.3	0.5	1.0
September	0.4	1.5	0.6	-1.0	0.1
October	—	-0.1	—	-2.2	-0.7
November	-0.1	-1.5	-0.3	-3.0	-1.2
December	0.4	-2.1	—	-2.2	-0.7
<b>2004</b>					
January	1.2	-1.7	0.8	-1.0	0.2
February	1.4	-0.5	1.1	0.5	0.9
March	1.2	0.6	1.1	0.8	1.0
April	0.5	1.3	0.6	0.3	0.5
May	-0.4	1.6	-0.1	-0.9	-0.4
June	-0.8	1.4	-0.5	-1.7	-0.9
July	-1.1	1.6	-0.7	-1.4	-0.9

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
June	1 035.6	1 213.1	899.1	251.4	509.5	60.8	25.3	53.8	<b>4 048.6</b>
July	1 674.9	1 121.3	1 089.0	257.7	421.7	78.3	27.6	52.7	<b>4 723.4</b>
August	1 223.8	1 318.0	891.8	282.7	369.3	52.9	27.5	50.4	<b>4 216.4</b>
September	1 450.7	1 191.0	1 291.4	202.9	462.8	48.2	53.7	110.6	<b>4 811.3</b>
October	1 404.8	1 507.1	1 061.8	496.8	455.2	57.5	39.1	147.6	<b>5 169.9</b>
November	1 056.5	1 041.5	932.9	185.2	442.7	64.3	23.3	40.2	<b>3 786.7</b>
December	1 248.8	1 123.8	846.1	270.0	542.5	65.0	48.3	94.7	<b>4 239.1</b>
<b>2004</b>									
January	958.1	1 201.4	1 005.4	200.6	367.1	45.9	30.4	42.0	<b>3 851.0</b>
February	1 393.5	1 143.6	807.3	178.9	435.0	47.6	25.6	74.8	<b>4 106.4</b>
March	1 129.4	1 379.2	1 113.4	214.3	443.7	61.9	35.5	48.3	<b>4 425.8</b>
April	1 162.2	1 259.8	959.8	274.1	377.7	61.8	47.6	131.1	<b>4 274.2</b>
May	1 408.9	1 511.8	822.8	196.3	556.2	100.1	36.3	115.4	<b>4 747.7</b>
June	1 306.8	1 111.7	1 031.4	241.2	464.8	57.5	42.2	69.8	<b>4 325.4</b>
July	1 076.9	1 321.6	1 010.9	222.0	500.4	51.1	46.9	39.0	<b>4 268.8</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
June	1 084.8	1 223.6	950.6	252.1	494.8	na	na	na	<b>4 153.9</b>
July	1 586.3	1 122.1	1 015.7	236.1	378.0	na	na	na	<b>4 499.4</b>
August	1 191.7	1 283.3	873.4	286.0	364.9	na	na	na	<b>4 131.1</b>
September	1 414.7	1 166.4	1 187.1	198.8	466.9	na	na	na	<b>4 632.8</b>
October	1 303.4	1 340.7	1 040.8	488.2	445.6	na	na	na	<b>4 831.4</b>
November	1 031.2	1 096.9	927.4	186.5	444.6	na	na	na	<b>3 811.2</b>
December	1 279.2	1 166.1	891.7	258.6	563.1	na	na	na	<b>4 361.5</b>
<b>2004</b>									
January	1 095.5	1 318.7	1 143.8	226.7	412.3	na	na	na	<b>4 338.2</b>
February	1 454.5	1 169.7	892.2	192.4	433.1	na	na	na	<b>4 300.6</b>
March	1 125.6	1 360.2	1 004.0	201.3	441.9	na	na	na	<b>4 276.5</b>
April	1 229.3	1 237.3	984.5	289.6	423.7	na	na	na	<b>4 417.8</b>
May	1 365.3	1 512.6	857.5	193.6	529.7	na	na	na	<b>4 684.4</b>
June	1 293.3	1 104.9	971.9	238.0	434.2	na	na	na	<b>4 221.1</b>
July	1 067.1	1 355.4	1 014.9	205.6	461.5	na	na	na	<b>4 244.4</b>
TREND									
<b>2003</b>									
June	1 290.2	1 195.8	932.4	240.7	408.3	na	na	na	<b>4 258.3</b>
July	1 312.7	1 196.4	968.1	259.9	416.2	na	na	na	<b>4 324.4</b>
August	1 315.1	1 194.7	998.9	276.5	425.1	na	na	na	<b>4 368.5</b>
September	1 296.9	1 182.9	1 017.3	285.5	434.2	na	na	na	<b>4 371.1</b>
October	1 262.6	1 174.7	1 019.5	281.9	442.9	na	na	na	<b>4 338.8</b>
November	1 227.3	1 175.0	1 008.9	268.4	447.0	na	na	na	<b>4 287.3</b>
December	1 210.5	1 193.7	996.9	249.3	447.2	na	na	na	<b>4 257.8</b>
<b>2004</b>									
January	1 216.5	1 225.0	983.5	231.6	445.8	na	na	na	<b>4 267.1</b>
February	1 237.0	1 260.5	971.2	220.7	443.7	na	na	na	<b>4 306.8</b>
March	1 248.2	1 289.2	964.7	218.8	446.1	na	na	na	<b>4 351.5</b>
April	1 242.6	1 303.1	960.3	223.7	452.1	na	na	na	<b>4 373.9</b>
May	1 218.8	1 305.6	955.9	225.7	458.5	na	na	na	<b>4 358.5</b>
June	1 185.7	1 301.3	956.3	223.9	463.3	na	na	na	<b>4 320.8</b>
July	1 158.2	1 290.6	952.8	223.0	469.9	na	na	na	<b>4 281.5</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
June	-26.8	-5.2	1.9	7.6	26.0	23.6	-0.9	-26.9	<b>-7.2</b>
July	61.7	-7.6	21.1	2.5	-17.2	28.8	9.3	-2.0	<b>16.7</b>
August	-26.9	17.5	-18.1	9.7	-12.4	-32.4	-0.6	-4.3	<b>-10.7</b>
September	18.5	-9.6	44.8	-28.2	25.3	-9.0	95.5	119.3	<b>14.1</b>
October	-3.2	26.5	-17.8	144.9	-1.6	19.3	-27.2	33.4	<b>7.5</b>
November	-24.8	-30.9	-12.1	-62.7	-2.7	11.9	-40.3	-72.8	<b>-26.8</b>
December	18.2	7.9	-9.3	45.8	22.5	1.1	107.2	135.7	<b>11.9</b>
<b>2004</b>									
January	-23.3	6.9	18.8	-25.7	-32.3	-29.4	-37.2	-55.6	<b>-9.2</b>
February	45.4	-4.8	-19.7	-10.8	18.5	3.7	-15.7	77.9	<b>6.6</b>
March	-19.0	20.6	37.9	19.8	2.0	30.0	38.7	-35.4	<b>7.8</b>
April	2.9	-8.7	-13.8	27.9	-14.9	-0.2	34.1	171.3	<b>-3.4</b>
May	21.2	20.0	-14.3	-28.4	47.2	61.8	-23.7	-12.0	<b>11.1</b>
June	-7.2	-26.5	25.4	22.9	-16.4	-42.5	16.1	-39.5	<b>-8.9</b>
July	-17.6	18.9	-2.0	-7.9	7.6	-11.1	11.2	-44.1	<b>-1.3</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
June	-19.4	-2.2	11.1	9.9	33.6	na	na	na	<b>-1.0</b>
July	46.2	-8.3	6.8	-6.3	-23.6	na	na	na	<b>8.3</b>
August	-24.9	14.4	-14.0	21.1	-3.5	na	na	na	<b>-8.2</b>
September	18.7	-9.1	35.9	-30.5	28.0	na	na	na	<b>12.1</b>
October	-7.9	14.9	-12.3	145.6	-4.6	na	na	na	<b>4.3</b>
November	-20.9	-18.2	-10.9	-61.8	-0.2	na	na	na	<b>-21.1</b>
December	24.1	6.3	-3.9	38.7	26.6	na	na	na	<b>14.4</b>
<b>2004</b>									
January	-14.4	13.1	28.3	-12.3	-26.8	na	na	na	<b>-0.5</b>
February	32.8	-11.3	-22.0	-15.1	5.1	na	na	na	<b>-0.9</b>
March	-22.6	16.3	12.5	4.6	2.0	na	na	na	<b>-0.6</b>
April	9.2	-9.0	-1.9	43.9	-4.1	na	na	na	<b>3.3</b>
May	11.1	22.3	-12.9	-33.1	25.0	na	na	na	<b>6.0</b>
June	-5.3	-27.0	13.3	22.9	-18.0	na	na	na	<b>-9.9</b>
July	-17.5	22.7	4.4	-13.6	6.3	na	na	na	<b>0.6</b>
TREND									
<b>2003</b>									
June	1.6	—	4.2	7.8	2.0	na	na	na	<b>1.8</b>
July	1.7	—	3.8	8.0	1.9	na	na	na	<b>1.6</b>
August	0.2	-0.1	3.2	6.4	2.1	na	na	na	<b>1.0</b>
September	-1.4	-1.0	1.8	3.3	2.1	na	na	na	<b>0.1</b>
October	-2.6	-0.7	0.2	-1.3	2.0	na	na	na	<b>-0.7</b>
November	-2.8	—	-1.0	-4.8	0.9	na	na	na	<b>-1.2</b>
December	-1.4	1.6	-1.2	-7.1	0.1	na	na	na	<b>-0.7</b>
<b>2004</b>									
January	0.5	2.6	-1.4	-7.1	-0.3	na	na	na	<b>0.2</b>
February	1.7	2.9	-1.3	-4.7	-0.5	na	na	na	<b>0.9</b>
March	0.9	2.3	-0.7	-0.8	0.5	na	na	na	<b>1.0</b>
April	-0.5	1.1	-0.5	2.2	1.3	na	na	na	<b>0.5</b>
May	-1.9	0.2	-0.5	0.9	1.4	na	na	na	<b>-0.4</b>
June	-2.7	-0.3	—	-0.8	1.0	na	na	na	<b>-0.9</b>
July	-2.3	-0.8	-0.4	-0.4	1.4	na	na	na	<b>-0.9</b>

— nil or rounded to zero (including null cells)

na not available

## VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
June	733.1	845.2	604.4	134.7	368.3	33.2	17.4	32.6	<b>2 768.7</b>
July	966.9	831.9	825.8	166.2	315.6	62.0	16.2	38.4	<b>3 223.0</b>
August	868.8	768.0	662.4	139.2	285.6	39.9	13.8	32.7	<b>2 810.4</b>
September	1 011.5	890.9	860.9	161.9	293.9	41.6	45.1	85.9	<b>3 391.7</b>
October	901.4	1 163.0	681.6	180.7	396.4	39.4	21.8	96.1	<b>3 480.4</b>
November	802.4	756.1	708.4	125.2	317.2	45.0	12.9	31.9	<b>2 798.9</b>
December	829.3	727.6	664.6	180.2	323.7	49.0	22.6	31.0	<b>2 827.9</b>
<b>2004</b>									
January	588.0	759.7	612.5	132.8	257.2	33.0	13.7	24.4	<b>2 421.4</b>
February	883.5	779.2	629.9	129.7	351.5	33.3	18.5	43.9	<b>2 869.6</b>
March	869.2	830.5	836.9	158.3	343.0	46.8	19.0	40.2	<b>3 143.9</b>
April	842.4	815.1	755.5	134.0	273.6	50.8	26.6	51.5	<b>2 949.4</b>
May	860.2	1 010.2	610.8	148.2	354.3	68.7	26.3	110.3	<b>3 188.9</b>
June	839.0	806.1	824.5	176.3	348.3	44.6	29.9	35.8	<b>3 104.5</b>
July	801.7	810.0	713.7	168.4	379.6	42.1	30.2	22.9	<b>2 968.7</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
June	782.3	855.7	655.9	135.4	353.5	na	na	na	<b>2 873.9</b>
July	878.2	832.6	752.4	144.6	271.9	na	na	na	<b>2 999.1</b>
August	836.7	733.3	644.0	142.4	281.2	na	na	na	<b>2 725.2</b>
September	975.4	866.3	756.6	157.7	298.0	na	na	na	<b>3 213.2</b>
October	799.9	996.6	660.6	172.0	386.8	na	na	na	<b>3 141.9</b>
November	777.0	811.4	702.9	126.5	319.1	na	na	na	<b>2 823.4</b>
December	859.8	770.0	710.2	168.8	344.2	na	na	na	<b>2 950.2</b>
<b>2004</b>									
January	725.4	877.1	750.9	158.9	302.4	na	na	na	<b>2 908.7</b>
February	944.6	805.3	714.7	143.2	349.6	na	na	na	<b>3 063.8</b>
March	865.5	811.5	727.5	145.2	341.1	na	na	na	<b>2 994.6</b>
April	909.5	792.5	780.2	149.5	319.6	na	na	na	<b>3 093.0</b>
May	816.6	1 011.0	645.6	145.6	327.8	na	na	na	<b>3 125.6</b>
June	825.5	799.3	765.0	173.2	317.7	na	na	na	<b>3 000.2</b>
July	791.8	843.9	717.8	152.0	340.8	na	na	na	<b>2 944.4</b>
TREND									
<b>2003</b>									
June	805.8	802.9	663.2	135.2	290.5	na	na	na	<b>2 842.8</b>
July	833.7	816.6	681.7	140.1	299.3	na	na	na	<b>2 896.3</b>
August	854.0	822.7	695.3	144.4	310.3	na	na	na	<b>2 934.0</b>
September	857.6	823.6	703.5	147.3	320.1	na	na	na	<b>2 950.7</b>
October	846.0	823.5	706.2	148.5	327.8	na	na	na	<b>2 949.8</b>
November	831.9	820.3	708.5	148.4	333.2	na	na	na	<b>2 940.3</b>
December	827.7	817.9	715.5	147.6	336.4	na	na	na	<b>2 940.5</b>
<b>2004</b>									
January	836.2	820.8	723.1	147.1	335.9	na	na	na	<b>2 962.8</b>
February	851.4	827.4	728.5	147.7	332.3	na	na	na	<b>2 996.5</b>
March	862.9	838.0	729.9	149.2	329.5	na	na	na	<b>3 030.5</b>
April	861.7	848.4	728.3	151.2	329.2	na	na	na	<b>3 048.4</b>
May	850.2	853.3	725.8	153.2	328.9	na	na	na	<b>3 044.8</b>
June	834.3	853.8	723.9	155.2	328.4	na	na	na	<b>3 028.9</b>
July	822.0	846.8	721.6	157.4	329.9	na	na	na	<b>3 008.3</b>

na not available

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories(a)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

## ORIGINAL

## 2003

May	588.9	480.5	199.5	105.4	94.8	16.0	5.4	36.9	<b>1 527.2</b>
June	302.5	367.9	294.8	116.7	141.2	27.6	7.9	21.2	<b>1 280.0</b>
July	708.0	289.5	263.2	91.5	106.1	16.3	11.5	14.3	<b>1 500.4</b>
August	355.0	550.0	229.4	143.5	83.7	13.0	13.7	17.7	<b>1 406.0</b>
September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	<b>1 419.6</b>
October	503.5	344.1	380.1	316.2	58.8	18.1	17.3	51.5	<b>1 689.5</b>
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	<b>987.8</b>
December	419.5	396.2	181.5	89.8	218.8	16.0	25.8	63.7	<b>1 411.2</b>

## 2004

January	370.1	441.6	392.9	67.8	109.9	12.9	16.6	17.7	<b>1 429.5</b>
February	509.9	364.4	177.5	49.2	83.6	14.3	7.0	30.8	<b>1 236.8</b>
March	260.1	548.7	276.5	56.0	100.8	15.1	16.5	8.2	<b>1 281.9</b>
April	319.8	444.8	204.3	140.1	104.2	11.1	21.0	79.6	<b>1 324.8</b>
May	548.7	501.6	212.0	48.0	201.9	31.4	10.1	5.1	<b>1 558.8</b>
June	467.8	305.6	206.9	64.9	116.5	12.9	12.3	34.0	<b>1 220.8</b>
July	275.3	511.5	297.1	53.6	120.8	9.0	16.7	16.1	<b>1 300.0</b>

## TREND

## 2003

May	483.9	413.8	252.9	92.3	113.8	na	na	na	<b>1 395.9</b>
June	484.5	392.9	269.2	105.5	117.7	na	na	na	<b>1 415.5</b>
July	479.0	379.8	286.4	119.8	116.9	na	na	na	<b>1 428.1</b>
August	461.1	372.0	303.6	132.0	114.8	na	na	na	<b>1 434.6</b>
September	439.3	359.3	313.8	138.2	114.1	na	na	na	<b>1 420.3</b>
October	416.6	351.2	313.3	133.3	115.1	na	na	na	<b>1 389.0</b>
November	395.4	354.7	300.4	119.9	113.7	na	na	na	<b>1 347.0</b>
December	382.8	375.9	281.4	101.7	110.9	na	na	na	<b>1 317.3</b>

## 2004

January	380.3	404.3	260.4	84.4	109.9	na	na	na	<b>1 304.4</b>
February	385.6	433.1	242.7	73.0	111.4	na	na	na	<b>1 310.3</b>
March	385.3	451.2	234.8	69.6	116.7	na	na	na	<b>1 321.0</b>
April	380.8	454.7	232.0	72.5	123.0	na	na	na	<b>1 325.5</b>
May	368.6	452.2	230.2	72.5	129.6	na	na	na	<b>1 313.7</b>
June	351.4	447.5	232.3	68.6	134.9	na	na	na	<b>1 291.9</b>
July	336.3	443.8	231.3	65.6	140.0	na	na	na	<b>1 273.2</b>

na not available

(a) Seasonally adjusted data is not available due to the volatility of the data.

VALUE OF BUILDING APPROVED, By sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
<b>2001-02</b>	17 419.8	6 885.6	66.1	3 472.0	276.3	28 119.8	9 944.8	<b>38 064.6</b>
<b>2002-03</b>	18 366.7	9 524.3	106.6	3 988.9	276.4	32 262.8	13 653.6	<b>45 916.5</b>
<b>2003-04</b>	21 110.4	9 417.2	119.6	4 619.0	270.6	35 536.8	12 578.3	<b>48 115.1</b>
<b>2003</b>								
August	1 703.6	599.1	14.3	390.7	69.0	2 776.7	1 221.0	<b>3 997.7</b>
September	1 845.0	1 046.6	14.4	426.0	22.9	3 354.9	1 123.8	<b>4 478.7</b>
October	1 924.0	1 018.6	5.1	432.6	49.4	3 429.7	1 106.8	<b>4 536.5</b>
November	1 757.8	616.2	3.1	361.7	13.4	2 752.3	785.1	<b>3 537.4</b>
December	1 736.4	619.9	5.4	357.8	31.7	2 751.2	1 030.9	<b>3 782.2</b>
<b>2004</b>								
January	1 373.7	698.3	3.8	301.8	3.9	2 381.4	1 042.1	<b>3 423.6</b>
February	1 676.3	763.4	9.1	362.6	2.2	2 813.6	960.8	<b>3 774.4</b>
March	1 943.9	718.4	9.6	406.3	1.3	3 079.6	974.3	<b>4 053.9</b>
April	1 660.6	856.3	7.8	355.6	20.8	2 901.0	957.0	<b>3 858.0</b>
May	1 753.7	880.0	18.2	389.4	49.2	3 090.5	1 176.5	<b>4 266.9</b>
June	1 840.2	749.8	24.8	417.0	4.3	3 036.1	962.2	<b>3 998.3</b>
July	1 770.0	649.7	2.4	398.7	43.9	2 864.7	1 020.6	<b>3 885.3</b>
PUBLIC SECTOR								
<b>2001-02</b>	254.3	213.4	0.4	156.6	0.1	624.8	3 796.3	<b>4 421.1</b>
<b>2002-03</b>	292.3	255.1	1.8	177.9	—	727.1	3 454.3	<b>4 181.4</b>
<b>2003-04</b>	276.9	232.1	1.7	162.2	0.4	673.2	3 888.9	<b>4 562.1</b>
<b>2003</b>								
August	12.0	10.7	—	11.0	—	33.7	185.0	<b>218.6</b>
September	25.0	4.8	—	7.0	—	36.8	295.9	<b>332.6</b>
October	19.1	17.0	0.7	14.0	—	50.7	582.7	<b>633.4</b>
November	18.7	14.0	—	14.0	—	46.7	202.6	<b>249.3</b>
December	35.3	20.8	—	20.6	—	76.7	380.3	<b>456.9</b>
<b>2004</b>								
January	22.1	10.7	—	7.2	—	40.0	387.4	<b>427.4</b>
February	21.2	19.0	—	15.8	—	56.0	276.0	<b>332.1</b>
March	18.9	28.9	—	16.5	—	64.2	307.7	<b>371.9</b>
April	15.3	19.6	—	13.6	—	48.4	367.8	<b>416.2</b>
May	37.0	46.7	—	14.7	—	98.4	382.3	<b>480.8</b>
June	35.1	20.2	1.1	12.1	—	68.4	258.6	<b>327.1</b>
July	38.5	62.2	—	3.4	—	104.0	279.5	<b>383.5</b>
TOTAL								
<b>2001-02</b>	17 674.0	7 099.1	66.5	3 628.6	276.4	28 744.5	13 741.1	<b>42 485.6</b>
<b>2002-03</b>	18 658.9	9 779.4	108.4	4 166.8	276.4	32 989.9	17 107.9	<b>50 097.8</b>
<b>2003-04</b>	21 387.3	9 649.3	121.4	4 781.1	271.0	36 210.1	16 467.1	<b>52 677.2</b>
<b>2003</b>								
August	1 715.6	609.9	14.3	401.7	69.0	2 810.4	1 406.0	<b>4 216.4</b>
September	1 870.0	1 051.4	14.4	433.0	22.9	3 391.7	1 419.6	<b>4 811.3</b>
October	1 943.1	1 035.6	5.8	446.6	49.4	3 480.4	1 689.5	<b>5 169.9</b>
November	1 776.4	630.3	3.1	375.7	13.4	2 798.9	987.8	<b>3 786.7</b>
December	1 771.7	640.7	5.4	378.3	31.7	2 827.9	1 411.2	<b>4 239.1</b>
<b>2004</b>								
January	1 395.8	709.0	3.8	309.0	3.9	2 421.4	1 429.5	<b>3 851.0</b>
February	1 697.5	782.5	9.1	378.4	2.2	2 869.6	1 236.8	<b>4 106.4</b>
March	1 962.8	747.4	9.6	422.8	1.3	3 143.9	1 281.9	<b>4 425.8</b>
April	1 675.9	875.8	7.8	369.1	20.8	2 949.4	1 324.8	<b>4 274.2</b>
May	1 790.7	926.7	18.2	404.1	49.2	3 188.9	1 558.8	<b>4 747.7</b>
June	1 875.3	770.0	25.9	429.0	4.3	3 104.5	1 220.8	<b>4 325.4</b>
July	1 808.4	711.9	2.4	402.1	43.9	2 968.7	1 300.0	<b>4 268.8</b>

— nil or rounded to zero (including null cells)

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	356.7	288.7	2.1	126.3	6.7	780.5	213.6	994.1
Vic.	564.6	59.4	0.1	125.7	36.8	786.6	419.6	1 206.2
Qld	440.3	190.0	—	79.3	—	709.6	210.0	919.6
SA	97.3	44.5	—	22.2	—	164.1	45.7	209.8
WA	252.9	56.2	0.2	26.6	0.5	336.3	102.9	439.3
Tas.	31.2	1.5	—	7.8	—	40.5	8.0	48.5
NT	11.7	9.3	—	3.1	—	24.2	9.8	34.0
ACT	15.2	—	—	7.7	—	22.9	10.9	33.9
Aust.	1 770.0	649.7	2.4	398.7	43.9	2 864.7	1 020.6	3 885.3
PUBLIC SECTOR								
NSW	4.7	15.9	—	0.5	—	21.1	61.7	82.8
Vic.	12.2	10.0	—	1.3	—	23.4	92.0	115.4
Qld	3.4	0.6	—	0.2	—	4.2	87.1	91.3
SA	3.3	0.9	—	0.2	—	4.4	7.9	12.2
WA	11.7	30.9	—	0.6	—	43.2	17.9	61.1
Tas.	0.2	1.4	—	—	—	1.6	1.0	2.7
NT	3.1	2.4	—	0.6	—	6.0	6.8	12.9
ACT	—	—	—	—	—	—	5.1	5.1
Aust.	38.5	62.2	—	3.4	—	104.0	279.5	383.5
TOTAL								
NSW	361.4	304.6	2.1	126.8	6.7	801.7	275.3	1 076.9
Vic.	576.8	69.5	0.1	126.9	36.8	810.0	511.5	1 321.6
Qld	443.7	190.6	—	79.5	—	713.7	297.1	1 010.9
SA	100.6	45.4	—	22.4	—	168.4	53.6	222.0
WA	264.6	87.1	0.2	27.2	0.5	379.6	120.8	500.4
Tas.	31.4	3.0	—	7.8	—	42.1	9.0	51.1
NT	14.8	11.7	—	3.7	—	30.2	16.7	46.9
ACT	15.2	—	—	7.7	—	22.9	16.1	39.0
Aust.	1 808.4	711.9	2.4	402.1	43.9	2 968.7	1 300.0	4 268.8

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	36.7	142.9	72.2	8.2	25.9	0.8	2.3	0.2	289.1
Transport	0.3	—	—	—	6.6	—	—	—	6.9
Offices	48.2	104.0	27.8	6.7	16.3	1.6	1.3	5.3	211.2
Other commercial n.e.c.	1.7	4.0	1.0	0.1	0.9	1.8	—	—	9.4
<i>Total commercial</i>	<i>86.9</i>	<i>250.8</i>	<i>101.0</i>	<i>15.1</i>	<i>49.7</i>	<i>4.1</i>	<i>3.6</i>	<i>5.5</i>	<i>516.6</i>
<b>Industrial</b>									
Factories	39.6	24.6	21.6	6.5	7.8	1.1	0.2	1.8	103.2
Warehouses	21.9	100.0	18.9	9.3	12.1	0.6	4.4	0.2	167.4
Agricultural/aquacultural	2.0	1.8	2.6	2.5	0.1	—	—	0.1	9.0
Other industrial n.e.c.	2.6	1.1	5.5	0.1	1.4	0.1	—	—	10.8
<i>Total industrial</i>	<i>66.1</i>	<i>127.4</i>	<i>48.6</i>	<i>18.3</i>	<i>21.5</i>	<i>1.8</i>	<i>4.7</i>	<i>2.1</i>	<i>290.4</i>
<b>Other non-residential</b>									
Educational	27.9	38.1	55.9	5.2	13.0	0.3	1.2	7.4	148.9
Religious	0.9	4.6	1.1	1.3	1.9	—	0.9	—	10.6
Aged care facilities	33.8	22.9	23.5	4.2	1.5	1.0	0.3	—	87.0
Health	3.0	11.5	15.2	3.0	0.5	—	0.1	0.4	33.7
Entertainment and recreation	23.4	20.0	9.7	2.5	1.3	0.2	0.1	0.4	57.6
Accommodation	4.1	12.2	17.0	0.7	19.4	1.5	3.8	—	58.8
Other non-residential n.e.c.	29.1	24.1	25.1	3.4	12.0	0.2	2.1	0.3	96.4
<i>Total other non-residential</i>	<i>122.3</i>	<i>133.3</i>	<i>147.6</i>	<i>20.2</i>	<i>49.6</i>	<i>3.1</i>	<i>8.4</i>	<i>8.5</i>	<i>493.1</i>
<b>Total non-residential</b>	<b>275.3</b>	<b>511.5</b>	<b>297.1</b>	<b>53.6</b>	<b>120.8</b>	<b>9.0</b>	<b>16.7</b>	<b>16.1</b>	<b>1 300.0</b>

— nil or rounded to zero (including null cells)

## Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	36.7	142.8	69.0	8.2	25.9	0.8	2.3	0.2	285.9
Transport	0.3	—	—	—	—	—	—	—	0.3
Offices	41.9	75.6	26.5	6.7	15.7	1.1	0.9	4.8	173.0
Other commercial n.e.c.	1.7	4.0	1.0	0.1	0.9	1.8	—	—	9.4
<i>Total commercial</i>	<b>80.6</b>	<b>222.3</b>	<b>96.5</b>	<b>15.0</b>	<b>42.5</b>	<b>3.6</b>	<b>3.2</b>	<b>5.0</b>	<b>468.6</b>
Industrial									
Factories	24.0	24.6	21.3	5.5	7.7	1.1	0.2	1.8	86.2
Warehouses	21.8	100.0	17.9	9.3	10.5	0.6	0.9	0.2	161.3
Agricultural/aquacultural	2.0	1.8	2.6	2.5	0.1	—	—	0.1	9.0
Other industrial n.e.c.	2.4	1.0	5.5	0.1	1.4	0.1	—	—	10.5
<i>Total industrial</i>	<b>50.3</b>	<b>127.3</b>	<b>47.4</b>	<b>17.3</b>	<b>19.7</b>	<b>1.8</b>	<b>1.2</b>	<b>2.1</b>	<b>267.1</b>
Other non-residential									
Educational	10.2	20.3	16.9	0.9	6.0	—	0.7	3.3	58.2
Religious	0.9	4.6	1.1	1.3	1.9	—	0.9	—	10.6
Aged care facilities	33.8	13.3	23.5	4.2	1.5	1.0	0.3	—	77.5
Health	1.8	7.1	0.9	3.0	0.5	—	—	0.4	13.7
Entertainment and recreation	21.2	8.6	3.8	2.5	0.4	0.2	—	—	36.5
Accommodation	3.1	11.6	14.1	0.7	19.4	1.5	3.7	—	54.1
Other non-residential n.e.c.	11.8	4.6	5.8	0.9	11.0	—	—	0.2	34.3
<i>Total other non-residential</i>	<b>82.8</b>	<b>70.0</b>	<b>66.2</b>	<b>13.4</b>	<b>40.7</b>	<b>2.6</b>	<b>5.4</b>	<b>3.9</b>	<b>284.9</b>
<b>Total non-residential</b>	<b>213.6</b>	<b>419.6</b>	<b>210.0</b>	<b>45.7</b>	<b>102.9</b>	<b>8.0</b>	<b>9.8</b>	<b>10.9</b>	<b>1 020.6</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	—	0.1	3.2	—	—	—	—	—	3.3
Transport	—	—	—	—	6.6	—	—	—	6.6
Offices	6.4	28.4	1.3	0.1	0.6	0.5	0.3	0.5	38.2
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	<b>6.4</b>	<b>28.5</b>	<b>4.5</b>	<b>0.1</b>	<b>7.2</b>	<b>0.5</b>	<b>0.3</b>	<b>0.5</b>	<b>48.0</b>
Industrial									
Factories	15.6	—	0.2	1.0	0.1	—	—	—	16.9
Warehouses	0.1	—	1.0	—	1.6	—	3.5	—	6.1
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.2	0.1	—	—	—	—	—	—	0.3
<i>Total industrial</i>	<b>15.8</b>	<b>0.1</b>	<b>1.2</b>	<b>1.0</b>	<b>1.7</b>	<b>—</b>	<b>3.5</b>	<b>—</b>	<b>23.3</b>
Other non-residential									
Educational	17.7	17.9	39.0	4.3	7.0	0.3	0.5	4.1	90.8
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	9.6	—	—	—	—	—	—	9.6
Health	1.2	4.4	14.3	—	—	—	0.1	—	20.0
Entertainment and recreation	2.3	11.4	5.9	—	0.9	—	0.1	0.4	21.1
Accommodation	1.1	0.6	2.9	—	—	—	0.1	—	4.7
Other non-residential n.e.c.	17.3	19.5	19.3	2.5	1.0	0.2	2.1	0.2	62.1
<i>Total other non-residential</i>	<b>39.5</b>	<b>63.3</b>	<b>81.4</b>	<b>6.8</b>	<b>8.9</b>	<b>0.5</b>	<b>3.0</b>	<b>4.6</b>	<b>208.1</b>
<b>Total non-residential</b>	<b>61.7</b>	<b>92.0</b>	<b>87.1</b>	<b>7.9</b>	<b>17.9</b>	<b>1.0</b>	<b>6.8</b>	<b>5.1</b>	<b>279.5</b>

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	542	40	5	587
Transport	2	—	1	3
Offices	339	31	7	377
Other commercial n.e.c.	21	3	—	24
<i>Total commercial</i>	904	74	13	991
Industrial				
Factories	114	25	2	141
Warehouses	146	33	1	180
Agricultural/aquacultural	37	2	—	39
Other industrial n.e.c.	39	2	—	41
<i>Total industrial</i>	336	62	3	401
Other non-residential				
Educational	126	32	4	162
Religious	15	4	—	19
Aged care facilities	13	12	4	29
Health	33	6	1	40
Entertainment and recreation	67	14	2	83
Accommodation	47	6	3	56
Other non-residential n.e.c.	72	11	6	89
<i>Total other non-residential</i>	373	85	20	478
<b>Total non-residential</b>	<b>1 613</b>	<b>221</b>	<b>36</b>	<b>1 870</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	87.6	79.6	122.0	289.1
Transport	0.3	—	6.6	6.9
Offices	72.8	67.4	71.0	211.2
Other commercial n.e.c.	3.2	6.2	—	9.4
<i>Total commercial</i>	163.9	153.1	199.6	516.6
Industrial				
Factories	31.2	51.4	20.6	103.2
Warehouses	42.7	62.9	61.8	167.4
Agricultural/aquacultural	5.9	3.1	—	9.0
Other industrial n.e.c.	8.2	2.6	—	10.8
<i>Total industrial</i>	87.9	120.1	82.4	290.4
Other non-residential				
Educational	33.5	72.8	42.6	148.9
Religious	4.7	5.9	—	10.6
Aged care facilities	3.2	23.1	60.8	87.0
Health	9.3	12.6	11.8	33.7
Entertainment and recreation	19.4	25.8	12.4	57.6
Accommodation	11.2	13.6	34.0	58.8
Other non-residential n.e.c.	17.6	26.7	52.1	96.4
<i>Total other non-residential</i>	99.0	180.5	213.6	493.1
<b>Total non-residential</b>	<b>350.8</b>	<b>453.7</b>	<b>495.5</b>	<b>1 300.0</b>

— nil or rounded to zero (including null cells)

## 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 (\$m)							
<b>2001-02</b>	18 442.4	7 480.8	25 937.3	4 130.0	30 067.2	14 519.7	44 594.1
<b>2002-03</b>	18 658.9	9 779.4	28 438.3	4 551.6	32 989.9	17 107.9	50 097.8
<b>2003-04</b>	19 964.6	8 835.3	28 799.9	4 878.9	33 678.8	15 158.1	48 836.9
<b>2003</b>							
March	4 227.4	2 151.7	6 379.1	1 092.2	7 471.7	4 450.2	11 916.8
June	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September	5 238.7	2 388.7	7 627.4	1 340.0	8 967.4	4 087.7	13 055.2
December	5 158.6	2 131.9	7 290.5	1 242.0	8 532.5	3 800.8	12 333.3
<b>2004</b>							
March	4 684.9	2 019.9	6 704.9	1 068.8	7 773.6	3 582.8	11 356.4
June	4 882.4	2 294.8	7 177.1	1 228.2	8 405.3	3 686.7	12 092.0
SEASONALLY ADJUSTED (\$m)							
<b>2003</b>							
March	4 563.6	2 354.3	6 911.5	1 186.0	8 080.2	na	12 552.0
June	4 843.1	2 072.0	6 967.5	1 151.8	8 116.9	na	12 053.2
September	4 942.2	2 243.9	7 186.1	1 249.9	8 436.0	na	12 523.8
December	5 169.1	2 061.1	7 230.2	1 264.2	8 494.5	na	12 295.3
<b>2004</b>							
March	4 991.7	2 202.7	7 194.4	1 142.5	8 336.9	na	11 919.7
June	4 861.6	2 327.6	7 189.2	1 222.3	8 411.5	na	12 098.2
TREND (\$m)							
<b>2003</b>							
March	4 613.3	2 556.9	7 159.7	1 138.6	8 294.4	4 387.7	12 693.7
June	4 785.0	2 267.9	7 067.0	1 190.8	8 251.7	4 191.8	12 434.5
September	4 991.5	2 078.0	7 088.7	1 228.8	8 315.2	3 960.6	12 259.3
December	5 052.5	2 146.3	7 202.8	1 222.5	8 425.9	3 800.9	12 228.9
<b>2004</b>							
March	5 010.9	2 205.8	7 213.8	1 207.3	8 421.2	3 686.7	12 112.4
June	4 925.4	2 261.6	7 195.0	1 187.7	8 382.7	3 632.1	11 996.4
TREND (% change from previous quarter)							
<b>2003</b>							
March	0.6	-4.0	-1.1	1.6	-0.8	-0.3	-0.6
June	3.7	-11.3	-1.3	4.6	-0.5	-4.5	-2.0
September	4.3	-8.4	0.3	3.2	0.8	-5.5	-1.4
December	1.2	3.3	1.6	-0.5	1.3	-4.0	-0.2
<b>2004</b>							
March	-0.8	2.8	0.2	-1.2	-0.1	-3.0	-1.0
June	-1.7	2.5	-0.3	-1.6	-0.5	-1.5	-1.0

na not available

(b) Refer to Explanatory Notes, paragraph 13.

(a) Reference year for chain volume measures is 2002-03. Refer to Explanatory Notes, paragraph 23.

## Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<b><i>Aust.</i></b>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2001-02</b>	9 342.1	9 338.3	6 045.0	1 461.2	2 985.8	297.5	168.5	410.9	<b>30 067.2</b>
<b>2002-03</b>	9 800.9	9 890.5	7 260.7	1 655.0	3 318.2	324.7	193.6	546.4	<b>32 989.9</b>
<b>2003-04</b>	9 637.3	9 689.1	7 733.7	1 730.8	3 543.3	513.7	254.0	576.9	<b>33 678.8</b>
<b>2003</b>									
March	2 263.5	2 040.7	1 733.9	406.5	816.6	74.9	37.0	101.6	<b>7 471.7</b>
June	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	<b>8 086.8</b>
September	2 728.8	2 403.4	2 177.7	453.8	846.0	137.1	73.9	146.7	<b>8 967.4</b>
December	2 399.6	2 544.6	1 837.7	461.3	961.4	125.4	55.0	147.3	<b>8 532.5</b>
<b>2004</b>									
March	2 175.0	2 259.4	1 827.9	391.8	867.4	103.6	48.7	99.9	<b>7 773.6</b>
June	2 333.9	2 481.7	1 890.5	423.8	868.5	147.6	76.4	182.9	<b>8 405.3</b>
NON-RESIDENTIAL BUILDING									
<b>2001-02</b>	4 698.5	4 709.8	2 641.8	829.0	1 038.8	174.8	162.8	256.9	<b>14 519.7</b>
<b>2002-03</b>	5 816.0	5 037.6	2 974.2	1 010.2	1 552.3	201.5	151.3	364.7	<b>17 107.9</b>
<b>2003-04</b>	4 644.0	4 427.1	2 887.5	1 133.8	1 381.4	181.2	164.4	338.7	<b>15 158.1</b>
<b>2003</b>									
March	1 411.5	1 636.1	739.4	155.5	354.2	58.3	19.5	73.5	<b>4 450.2</b>
June	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	<b>3 984.3</b>
September	1 394.1	1 091.0	868.0	269.7	342.2	35.1	33.2	54.4	<b>4 087.7</b>
December	1 066.5	961.5	719.2	453.0	379.0	52.0	51.9	117.9	<b>3 800.8</b>
<b>2004</b>									
March	1 011.1	1 242.9	755.5	167.3	272.9	40.9	38.4	53.8	<b>3 582.8</b>
June	1 172.3	1 131.8	544.9	243.8	387.3	53.1	40.9	112.6	<b>3 686.7</b>
TOTAL BUILDING									
<b>2001-02</b>	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	<b>44 594.1</b>
<b>2002-03</b>	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	<b>50 097.8</b>
<b>2003-04</b>	14 281.4	14 116.3	10 621.3	2 864.5	4 924.6	694.9	418.4	915.5	<b>48 836.9</b>
<b>2003</b>									
March	3 672.7	3 674.4	2 472.6	561.0	1 171.4	133.6	56.4	175.2	<b>11 916.8</b>
June	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	<b>12 070.5</b>
September	4 123.0	3 494.3	3 045.7	723.5	1 188.2	172.3	107.1	201.2	<b>13 055.2</b>
December	3 466.1	3 506.1	2 556.8	914.3	1 340.4	177.5	106.9	265.2	<b>12 333.3</b>
<b>2004</b>									
March	3 186.1	3 502.3	2 583.3	559.2	1 140.3	144.5	87.1	153.6	<b>11 356.4</b>
June	3 506.2	3 613.5	2 435.4	667.6	1 255.8	200.6	117.3	295.5	<b>12 092.0</b>

(a) Reference year for chain volume measures is 2002-2003. Refer to Explanatory Notes, paragraph 23.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

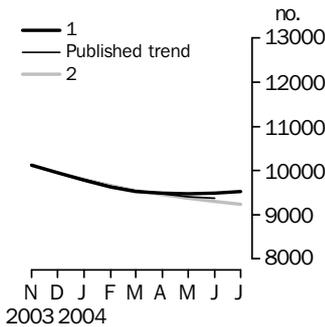
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### TREND REVISIONS

Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below. Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 4% for the number of private sector houses approved and 14% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 4% for the number of private sector houses approved and 14% for other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

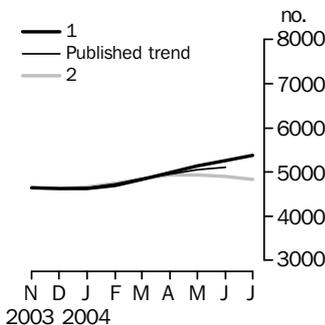
### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Jul 2004		(2) falls by 4% on Jul 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
March	9 556	-1.3	9 544	-1.4	9 566	-1.3
April	9 440	-1.2	9 434	-1.2	9 445	-1.3
May	9 323	-1.2	9 337	-1.0	9 308	-1.5
June	9 208	-1.2	9 246	-1.0	9 151	-1.7
July	9 116	-1.0	9 171	-0.8	8 991	-1.7
August	—	—	9 115	-0.6	8 844	-1.6

— nil or rounded to zero (including null cells)

### OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on Jul 2004		(2) falls by 14% on Jul 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
March	4 843	2.5	4 810	2.4	4 856	2.8
April	4 965	2.5	4 965	3.2	4 988	2.7
May	5 043	1.6	5 113	3.0	5 051	1.3
June	5 088	0.9	5 267	3.0	5 063	0.2
July	5 111	0.5	5 429	3.1	5 045	-0.4
August	—	—	5 577	2.7	4 999	-0.9

— nil or rounded to zero (including null cells)

## 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 other principal certifying authorities
- contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

**4** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (cat. no. 8762.0).

**5** 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.

### VALUE DATA

**6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

**7** The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

**8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

### OWNERSHIP

**9** 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.

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION

**10** *Functional classification of buildings.* A building is classified according to its intended major function. Hence 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 and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case, a detached administration building would be classified to Offices, a detached cafeteria building to Retail/wholesale trade, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational. The categories included under type of building classifications are defined in the Glossary.

**11** In the case of a large multi-function 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. 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** 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

**13** The TYPE OF WORK classification refers to the building activity carried out. Conversion jobs are shown separately in tables 9, 10, 19 and 20. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate TYPE OF BUILDING category, and in tables 13, 14 and 24 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**14** 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.

**15** 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.

**16** 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).

**17** From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

**18** The state/territory series have been seasonally adjusted independently. However, a further adjustment has been made to these series to provide coherence between the state/territory estimates and the Australian total estimates.

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

*continued*

**19** A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**20** 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 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 the quarterly chain volume measures (table 24), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6540 or email <timeseries@abs.gov.au>.

**21** While the smoothing techniques described in paragraph 20 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 may also lead to revisions to the trend.

**22** The ABS considered whether the introduction of the GST would cause a break in the trend series between June and July 2000 for building and construction value data. The ABS concluded that the data were unlikely to experience a significant one-off impact between June and July because values inclusive of GST had been gradually included in the series over that period. Therefore the trend value series was continued to be published as in the past. Users should, however, be cautious when analysing the most recent trend estimates as these are subject to revisions as new monthly data becomes available.

### CHAIN VOLUME MEASURES

**23** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this 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 hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. 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 GEOGRAPHIC CLASSIFICATION (ASGC)

**24** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2004 Edition* (cat. no. 1216.0), effective from July 2004. Building work approved before July 2003 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

**25** From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia.

### RELATED PUBLICATIONS

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

## EXPLANATORY NOTES *continued*

### RELATED PUBLICATIONS

*continued*

*Building Activity, Australia*, cat. no. 8752.0

*Dwelling Unit Commencements, Australia, Preliminary*, cat. no. 8750.0

*Construction Work Done, Australia, Preliminary*, cat. no. 8755.0

*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

*Producer Price Indexes, Australia*, cat. no. 6427.0.

**27** While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (cat. no. 8755.0) — in which residential work is published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values exclude GST.

### ABS DATA AVAILABLE ON REQUEST

**28** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

### ROUNDING

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

### ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

Aust. Australia

FCB functional classification of buildings

GST Goods and Services Tax

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

## GLOSSARY

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none"><li>■ Self contained, short term apartments (e.g. serviced apartments)</li><li>■ Hotels (predominantly accommodation), motels, boarding houses, cabins</li><li>■ Other short term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges)</li></ul>
<b>Aged care facilities</b>	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
<b>Agriculture/aquaculture</b>	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
<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 13.
<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>Commercial</b>	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
<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 January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes, paragraph 13.
<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>	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
<b>Entertainment and recreation</b>	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
<b>Factories</b>	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
<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>	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

## GLOSSARY *continued*

<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. caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.
<b>Industrial</b>	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
<b>New</b>	Building activity which will result in the creation of a building 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 January 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 9). 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>	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
<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 a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<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 11 and 12 of this publication.
<b>Religious</b>	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
<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>Retail/wholesale trade</b>	Buildings primarily used in the sale of goods to intermediate and end users.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Transport</b>	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none"><li>■ Passenger transport buildings (e.g. passenger terminals)</li><li>■ Non-passenger transport buildings (e.g. freight terminals)</li><li>■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)</li><li>■ Other transport buildings n.e.c.</li></ul>
<b>Warehouses</b>	Buildings primarily used for storage of goods, excluding produce storage.

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