

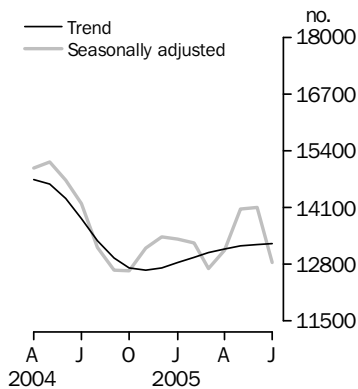
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 31 AUG 2005

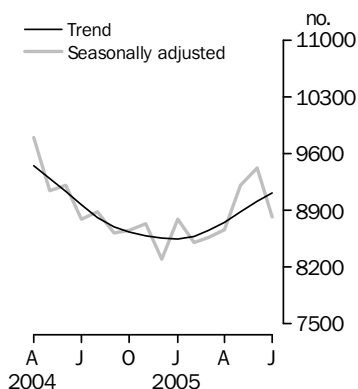
## Dwelling units approved

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

	Jul 05 no.	Jun 05 to Jul 05 % change	Jul 04 to Jul 05 % change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>13 275</b>	<b>0.2</b>	<b>-4.1</b>
Private sector houses	9 111	1.1	1.7
Private sector other dwellings	3 837	-2.3	-15.1
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>12 837</b>	<b>-8.9</b>	<b>-9.5</b>
Private sector houses	8 823	-6.3	0.4
Private sector other dwellings	3 730	-12.6	-23.9

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend for total dwelling approvals was relatively flat (+0.2%) in July 2005.
- The seasonally adjusted estimate for total dwelling units approved fell 8.9%, to 12,837, in July 2005. The main contributor to this decline was a fall of 36.9% in Victoria (see Data Notes on page 2).

### PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals rose 1.1% in July 2005, the sixth consecutive monthly rise.
- The seasonally adjusted estimate for private sector houses approved fell 6.3%, to 8,823, in July 2005.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 2.3% in July 2005.
- The seasonally adjusted estimate for private sector other dwellings approved fell 12.6%, to 3,730, in July 2005.

### VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved has risen for the past eight months, rising 1.1% in July 2005. The value of new residential building approved rose 0.7% and the value of alterations and additions rose 1.4%. The value of non-residential building approved rose 1.8%.
- The seasonally adjusted estimate of the value of total building approved rose 11.0%, to \$5,206.2m, in July 2005. The value of new residential building approved fell 2.0%, to \$2,580.7m, while the value of alterations and additions rose 0.9%, to \$459.1m.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 2005	5 October 2005
September 2005	2 November 2005
October 2005	2 December 2005
November 2005	6 January 2006
December 2005	2 February 2006
January 2006	2 March 2006

## CHANGES IN THIS ISSUE

A new base year, 2003-04, 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 2003-04, thereby preserving additivity in the quarters after the reference year. Re-referencing affects the levels of, but not the movements in, chain volume estimates.

Seasonally adjusted and trend estimates of other dwellings have been revised in this issue as the result of a reanalysis of seasonal factors. This has in turn affected seasonally adjusted and trend estimates of total dwellings approved.

## REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:

	<i>NSW</i>	<i>Vic.</i>	<i>Qld.</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>TOTAL</i>
2004-05	77	10	40	60	-37	48	17	—	215

## DATA NOTES

Changes to Victorian building regulations regarding owner-builders were introduced on 14 June, 2005, and the 5 Star Standard for energy rating for all new houses became fully operational on 1 July, 2005. There is some evidence that there may have been a resulting 'pull forward' of residential building approvals in Victoria, as evidenced by rises in approvals in May and June of this year followed by a sharp decline in July.

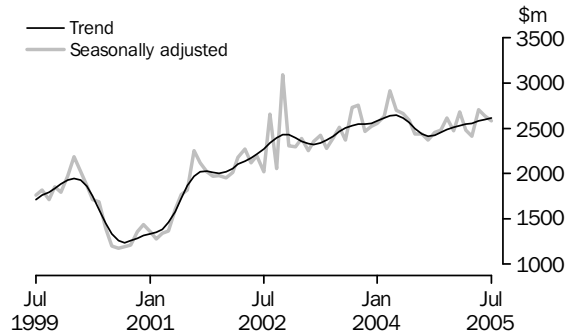
Estimates have been included in this issue for the municipalities of Campbelltown in New South Wales and Kwinana in Western Australia which were unable to report all building work approved in their municipalities this month.

Dennis Trewin  
Australian Statistician

## VALUE OF BUILDING APPROVED

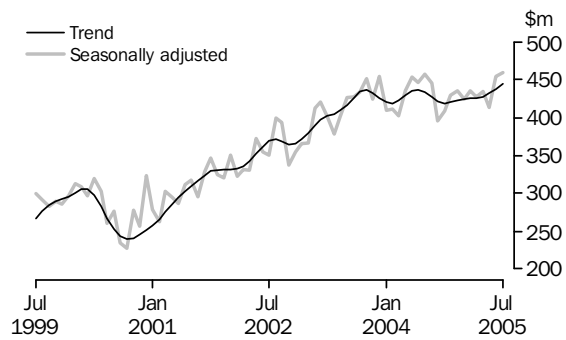
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing rises for the past ten months. The trend rose 0.7% in July 2005.



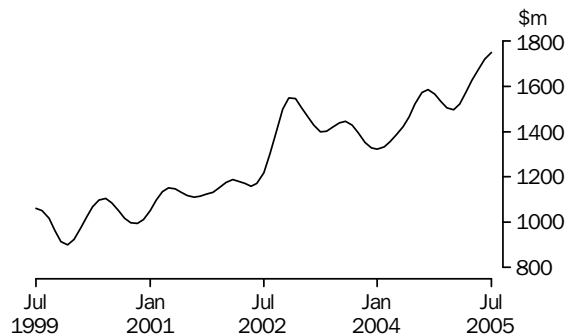
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is showing rises for the past nine months. The trend rose 1.4% in July 2005.



### NON-RESIDENTIAL BUILDING

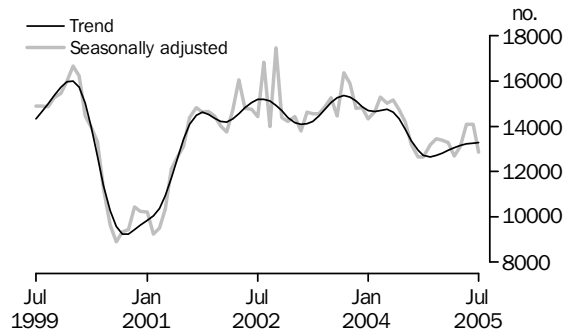
The trend estimate of the value of non-residential building shows six months of strong growth, rising 1.8% in July 2005.



## DWELLINGS APPROVED

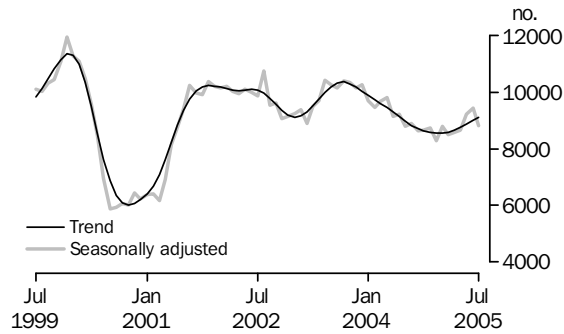
### TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved shows eight months of growth, with the rate of growth slowing in recent months.



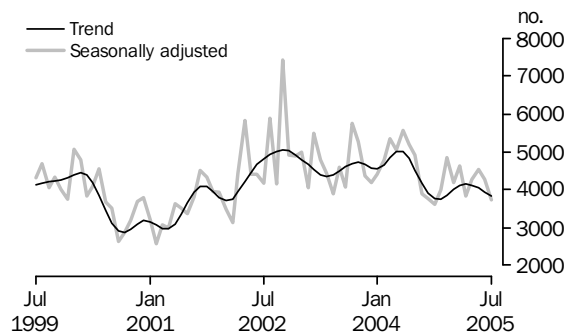
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved is showing growth for the past six months, after sixteen months of decline.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved is now showing declines for the past four months.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved rose 0.2% in July 2005. The trend fell in New South Wales (-0.9%), Western Australia (-0.9%), Tasmania (-0.9%) and the Australian Capital Territory (-0.7%), was flat in South Australia, and rose in the other states and territories.

The trend estimate for private sector houses approved rose 1.1% in July 2005. The trend fell in Western Australia (-1.0%), was flat in South Australia, and rose in New South Wales (+3.3%), Victoria (+1.1%) and Queensland (+1.4%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 829	2 246	2 131	645	1 669	206	46	85	<b>8 857</b>
Total dwelling units (no.)	2 989	2 743	3 385	908	2 077	219	183	89	<b>12 593</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	2.2	-37.2	-2.3	-0.8	2.3	24.1	-30.3	7.6	<b>-12.7</b>
Total dwelling units (%)	5.4	-46.2	-2.6	19.9	-4.9	11.7	50.0	-21.2	<b>-14.8</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 924	2 210	2 100	641	1 612	na	na	na	<b>8 823</b>
Total dwelling units (no.)	3 068	3 023	3 386	878	1 989	216	na	na	<b>12 837</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	20.8	-31.5	2.1	4.0	2.3	na	na	na	<b>-6.3</b>
Total dwelling units (%)	7.3	-36.9	6.2	14.5	-1.7	3.8	na	na	<b>-8.9</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 707	2 710	2 100	653	1 583	na	na	na	<b>9 111</b>
Total dwelling units (no.)	2 844	3 804	3 284	865	2 028	220	94	135	<b>13 275</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	3.3	1.1	1.4	—	-1.0	na	na	na	<b>1.1</b>
Total dwelling units (%)	-0.9	1.2	0.8	—	-0.9	-0.9	3.3	-0.7	<b>0.2</b>

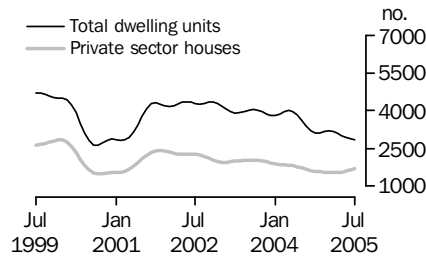
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# DWELLING UNITS APPROVED

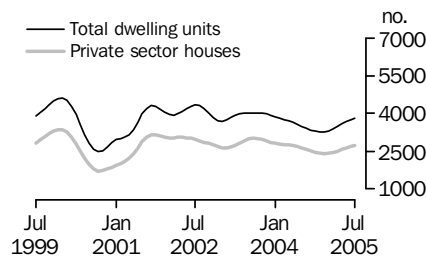
## STATE TRENDS

### NEW SOUTH WALES



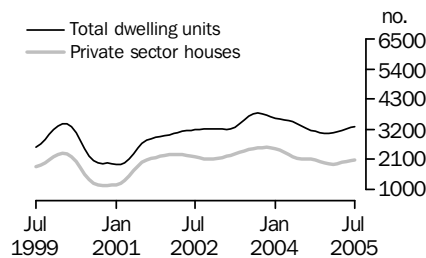
The trend estimate for total dwelling units approved in New South Wales has fallen for the past six months. The trend for private sector houses is now showing rises for the past five months.

### VICTORIA



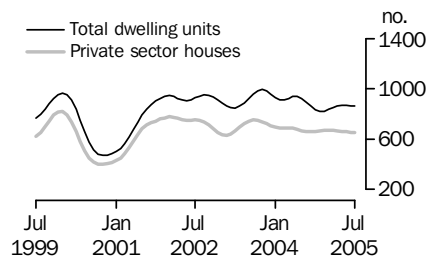
The trend estimate for total dwelling units approved in Victoria has risen for the past eight months. The trend for private sector houses is showing rises for the past seven months.

### QUEENSLAND



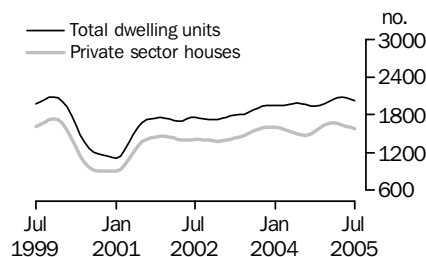
The trend estimate for total dwelling units in Queensland is showing rises for the past seven months. The trend for private sector houses shows rises for the past five months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now flat. The trend for private sector houses is now flat after five months of decline.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the past three months after six months of growth. The trend for private sector houses is showing falls for the past five months.

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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							
<b>2004</b>							
May	9 438	9 638	5 517	5 808	14 955	491	<b>15 446</b>
June	9 799	10 033	4 976	5 123	14 775	381	<b>15 156</b>
July	9 164	9 354	4 710	5 097	13 874	577	<b>14 451</b>
August	9 441	9 619	4 593	4 702	14 034	287	<b>14 321</b>
September	9 114	9 300	4 146	4 193	13 260	233	<b>13 493</b>
October	8 551	8 658	4 041	4 329	12 592	395	<b>12 987</b>
November	9 323	9 531	3 786	3 993	13 109	415	<b>13 524</b>
December	7 814	7 969	4 738	4 903	12 552	320	<b>12 872</b>
<b>2005</b>							
January	6 893	6 976	3 631	3 758	10 524	210	<b>10 734</b>
February	8 103	8 207	4 092	4 125	12 195	137	<b>12 332</b>
March	8 501	8 621	3 807	4 066	12 308	379	<b>12 687</b>
April	8 285	8 384	4 023	4 100	12 308	176	<b>12 484</b>
May	9 852	10 015	4 390	4 632	14 242	405	<b>14 647</b>
June	10 141	10 388	4 081	4 397	14 222	563	<b>14 785</b>
July	8 857	9 015	3 400	3 578	12 257	336	<b>12 593</b>
SEASONALLY ADJUSTED							
<b>2004</b>							
May	9 141	9 341	5 563	5 799	14 704	436	<b>15 140</b>
June	9 210	9 444	5 198	5 276	14 408	312	<b>14 720</b>
July	8 791	8 981	4 900	5 205	13 691	495	<b>14 186</b>
August	8 886	9 064	3 886	4 115	12 772	407	<b>13 179</b>
September	8 625	8 811	3 774	3 854	12 399	266	<b>12 665</b>
October	8 647	8 754	3 604	3 900	12 251	403	<b>12 654</b>
November	8 735	8 943	3 985	4 227	12 720	450	<b>13 170</b>
December	8 292	8 447	4 840	4 987	13 132	302	<b>13 434</b>
<b>2005</b>							
January	8 787	8 870	4 200	4 504	12 987	387	<b>13 374</b>
February	8 501	8 605	4 628	4 674	13 129	150	<b>13 279</b>
March	8 567	8 687	3 838	4 010	12 405	292	<b>12 697</b>
April	8 660	8 759	4 265	4 349	12 925	183	<b>13 108</b>
May	9 205	9 368	4 527	4 703	13 732	339	<b>14 071</b>
June	9 420	9 667	4 269	4 429	13 689	407	<b>14 096</b>
July	8 823	8 981	3 730	3 856	12 553	284	<b>12 837</b>
TREND							
<b>2004</b>							
May	9 297	9 454	5 018	5 178	14 315	317	<b>14 632</b>
June	9 133	9 309	4 825	4 999	13 958	350	<b>14 308</b>
July	8 963	9 152	4 517	4 694	13 480	366	<b>13 846</b>
August	8 806	8 996	4 176	4 350	12 982	364	<b>13 346</b>
September	8 694	8 875	3 904	4 076	12 598	353	<b>12 951</b>
October	8 629	8 794	3 760	3 931	12 389	336	<b>12 725</b>
November	8 583	8 731	3 759	3 928	12 342	317	<b>12 659</b>
December	8 552	8 684	3 855	4 026	12 407	303	<b>12 710</b>
<b>2005</b>							
January	8 545	8 664	4 000	4 167	12 545	286	<b>12 831</b>
February	8 575	8 689	4 108	4 270	12 683	276	<b>12 959</b>
March	8 649	8 770	4 144	4 293	12 793	270	<b>13 063</b>
April	8 756	8 892	4 114	4 252	12 870	274	<b>13 144</b>
May	8 881	9 036	4 040	4 177	12 921	292	<b>13 213</b>
June	9 012	9 187	3 929	4 066	12 941	312	<b>13 253</b>
July	9 111	9 304	3 837	3 971	12 948	327	<b>13 275</b>



## DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%

## ORIGINAL

2004							
May	6.7	8.4	17.4	20.7	10.4	210.8	<b>12.7</b>
June	3.8	4.1	-9.8	-11.8	-1.2	-22.4	<b>-1.9</b>
July	-6.5	-6.8	-5.3	-0.5	-6.1	51.4	<b>-4.7</b>
August	3.0	2.8	-2.5	-7.7	1.2	-50.3	<b>-0.9</b>
September	-3.5	-3.3	-9.7	-10.8	-5.5	-18.8	<b>-5.8</b>
October	-6.2	-6.9	-2.5	3.2	-5.0	69.5	<b>-3.8</b>
November	9.0	10.1	-6.3	-7.8	4.1	5.1	<b>4.1</b>
December	-16.2	-16.4	25.1	22.8	-4.2	-22.9	<b>-4.8</b>
2005							
January	-11.8	-12.5	-23.4	-23.4	-16.2	-34.4	<b>-16.6</b>
February	17.6	17.6	12.7	9.8	15.9	-34.8	<b>14.9</b>
March	4.9	5.0	-7.0	-1.4	0.9	176.6	<b>2.9</b>
April	-2.5	-2.7	5.7	0.8	—	-53.6	<b>-1.6</b>
May	18.9	19.5	9.1	13.0	15.7	130.1	<b>17.3</b>
June	2.9	3.7	-7.0	-5.1	-0.1	39.0	<b>0.9</b>
July	-12.7	-13.2	-16.7	-18.6	-13.8	-40.3	<b>-14.8</b>

## SEASONALLY ADJUSTED

2004							
May	-6.7	-5.1	10.3	12.3	-0.9	162.7	<b>0.9</b>
June	0.8	1.1	-6.6	-9.0	-2.0	-28.4	<b>-2.8</b>
July	-4.5	-4.9	-5.7	-1.3	-5.0	58.7	<b>-3.6</b>
August	1.1	0.9	-20.7	-20.9	-6.7	-17.8	<b>-7.1</b>
September	-2.9	-2.8	-2.9	-6.3	-2.9	-34.6	<b>-3.9</b>
October	0.3	-0.6	-4.5	1.2	-1.2	51.5	<b>-0.1</b>
November	1.0	2.2	10.6	8.4	3.8	11.7	<b>4.1</b>
December	-5.1	-5.5	21.5	18.0	3.2	-32.9	<b>2.0</b>
2005							
January	6.0	5.0	-13.2	-9.7	-1.1	28.1	<b>-0.4</b>
February	-3.2	-3.0	10.2	3.8	1.1	-61.2	<b>-0.7</b>
March	0.8	1.0	-17.1	-14.2	-5.5	94.7	<b>-4.4</b>
April	1.1	0.8	11.1	8.5	4.2	-37.3	<b>3.2</b>
May	6.3	7.0	6.1	8.1	6.2	85.2	<b>7.3</b>
June	2.3	3.2	-5.7	-5.8	-0.3	20.1	<b>0.2</b>
July	-6.3	-7.1	-12.6	-12.9	-8.3	-30.2	<b>-8.9</b>

## TREND

2004							
May	-1.6	-1.4	0.2	0.6	-1.0	13.2	<b>-0.7</b>
June	-1.8	-1.5	-3.8	-3.5	-2.5	10.4	<b>-2.2</b>
July	-1.9	-1.7	-6.4	-6.1	-3.4	4.6	<b>-3.2</b>
August	-1.7	-1.7	-7.5	-7.3	-3.7	-0.5	<b>-3.6</b>
September	-1.3	-1.3	-6.5	-6.3	-3.0	-3.0	<b>-3.0</b>
October	-0.8	-0.9	-3.7	-3.6	-1.7	-4.8	<b>-1.7</b>
November	-0.5	-0.7	—	-0.1	-0.4	-5.7	<b>-0.5</b>
December	-0.4	-0.5	2.6	2.5	0.5	-4.4	<b>0.4</b>
2005							
January	-0.1	-0.2	3.8	3.5	1.1	-5.6	<b>1.0</b>
February	0.3	0.3	2.7	2.5	1.1	-3.5	<b>1.0</b>
March	0.9	0.9	0.9	0.5	0.9	-2.2	<b>0.8</b>
April	1.2	1.4	-0.7	-1.0	0.6	1.5	<b>0.6</b>
May	1.4	1.6	-1.8	-1.8	0.4	6.6	<b>0.5</b>
June	1.5	1.7	-2.7	-2.7	0.2	6.8	<b>0.3</b>
July	1.1	1.3	-2.3	-2.3	0.1	4.8	<b>0.2</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

## 2004

May	4 248	3 962	3 022	875	2 165	307	133	734	<b>15 446</b>
June	3 846	3 667	3 854	1 082	2 142	234	138	193	<b>15 156</b>
July	3 616	3 800	3 546	971	2 105	216	125	72	<b>14 451</b>
August	3 698	3 643	3 573	905	1 981	250	162	109	<b>14 321</b>
September	3 269	3 347	3 353	910	2 093	220	209	92	<b>13 493</b>
October	2 972	3 575	3 217	868	1 939	261	80	75	<b>12 987</b>
November	3 381	3 523	3 155	897	1 926	271	121	250	<b>13 524</b>
December	3 198	2 845	3 069	914	1 957	262	84	543	<b>12 872</b>

## 2005

January	2 432	2 318	2 567	982	1 662	210	82	481	<b>10 734</b>
February	3 236	3 162	2 869	683	1 987	192	156	47	<b>12 332</b>
March	3 081	3 363	2 779	1 059	1 936	220	95	154	<b>12 687</b>
April	2 933	3 649	2 676	795	2 042	201	52	136	<b>12 484</b>
May	2 831	4 052	4 048	907	2 249	265	100	195	<b>14 647</b>
June	2 836	5 103	3 474	757	2 184	196	122	113	<b>14 785</b>
July	2 989	2 743	3 385	908	2 077	219	183	89	<b>12 593</b>

## SEASONALLY ADJUSTED

## 2004

May	4 096	3 848	3 111	888	2 044	299	na	na	<b>15 140</b>
June	3 882	3 494	3 643	1 103	2 015	236	na	na	<b>14 720</b>
July	3 620	3 895	3 416	881	1 945	228	na	na	<b>14 186</b>
August	3 381	3 226	3 297	868	1 925	228	na	na	<b>13 179</b>
September	3 095	3 209	2 978	867	2 008	205	na	na	<b>12 665</b>
October	2 888	3 259	3 272	883	1 957	252	na	na	<b>12 654</b>
November	3 124	3 704	3 025	866	1 831	251	na	na	<b>13 170</b>
December	3 296	3 126	3 210	898	2 019	253	na	na	<b>13 434</b>

## 2005

January	3 254	2 964	3 189	1 159	1 984	235	na	na	<b>13 374</b>
February	3 354	3 539	3 195	739	2 038	217	na	na	<b>13 279</b>
March	3 080	3 486	2 547	916	2 188	227	na	na	<b>12 697</b>
April	3 108	3 559	3 010	962	2 064	227	na	na	<b>13 108</b>
May	2 569	3 863	4 175	879	2 069	249	na	na	<b>14 072</b>
June	2 859	4 791	3 188	767	2 023	208	na	na	<b>14 096</b>
July	3 068	3 023	3 386	878	1 989	216	na	na	<b>12 837</b>

## TREND

## 2004

May	3 964	3 664	3 478	940	1 978	240	111	235	<b>14 632</b>
June	3 824	3 569	3 414	939	1 986	234	125	202	<b>14 308</b>
July	3 611	3 481	3 326	922	1 977	231	134	159	<b>13 846</b>
August	3 381	3 402	3 230	893	1 961	229	133	118	<b>13 346</b>
September	3 209	3 329	3 164	862	1 944	234	126	87	<b>12 951</b>
October	3 121	3 283	3 127	835	1 936	237	113	74	<b>12 725</b>
November	3 129	3 269	3 081	820	1 946	240	99	74	<b>12 659</b>
December	3 179	3 272	3 049	823	1 976	240	88	82	<b>12 710</b>

## 2005

January	3 210	3 306	3 052	838	2 014	238	82	91	<b>12 831</b>
February	3 186	3 377	3 077	851	2 051	234	80	102	<b>12 959</b>
March	3 108	3 474	3 118	862	2 075	229	82	117	<b>13 063</b>
April	3 006	3 586	3 169	866	2 078	227	84	128	<b>13 144</b>
May	2 927	3 683	3 222	869	2 067	225	88	134	<b>13 213</b>
June	2 871	3 760	3 259	865	2 047	222	91	136	<b>13 253</b>
July	2 844	3 804	3 284	865	2 028	220	94	135	<b>13 275</b>

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
May	13.6	6.0	-7.0	9.5	36.1	5.5	155.8	202.1	<b>12.7</b>
June	-9.5	-7.4	27.5	23.7	-1.1	-23.8	3.8	-73.7	<b>-1.9</b>
July	-6.0	3.6	-8.0	-10.3	-1.7	-7.7	-9.4	-62.7	<b>-4.7</b>
August	2.3	-4.1	0.8	-6.8	-5.9	15.7	29.6	51.4	<b>-0.9</b>
September	-11.6	-8.1	-6.2	0.6	5.7	-12.0	29.0	-15.6	<b>-5.8</b>
October	-9.1	6.8	-4.1	-4.6	-7.4	18.6	-61.7	-18.5	<b>-3.8</b>
November	13.8	-1.5	-1.9	3.3	-0.7	3.8	51.3	233.3	<b>4.1</b>
December	-5.4	-19.2	-2.7	1.9	1.6	-3.3	-30.6	117.2	<b>-4.8</b>
<b>2005</b>									
January	-24.0	-18.5	-16.4	7.4	-15.1	-19.8	-2.4	-11.4	<b>-16.6</b>
February	33.1	36.4	11.8	-30.4	19.6	-8.6	90.2	-90.2	<b>14.9</b>
March	-4.8	6.4	-3.1	55.1	-2.6	14.6	-39.1	227.7	<b>2.9</b>
April	-4.8	8.5	-3.7	-24.9	5.5	-8.6	-45.3	-11.7	<b>-1.6</b>
May	-3.5	11.0	51.3	14.1	10.1	31.8	92.3	43.4	<b>17.3</b>
June	0.2	25.9	-14.2	-16.5	-2.9	-26.0	22.0	-42.1	<b>0.9</b>
July	5.4	-46.2	-2.6	19.9	-4.9	11.7	50.0	-21.2	<b>-14.8</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	-0.8	1.3	-13.6	-7.0	7.9	-11.5	na	na	<b>0.9</b>
June	-5.2	-9.2	17.1	24.2	-1.4	-21.1	na	na	<b>-2.8</b>
July	-6.7	11.5	-6.2	-20.1	-3.5	-3.4	na	na	<b>-3.6</b>
August	-6.6	-17.2	-3.5	-1.5	-1.0	—	na	na	<b>-7.1</b>
September	-8.5	-0.5	-9.7	-0.1	4.3	-10.1	na	na	<b>-3.9</b>
October	-6.7	1.6	9.9	1.8	-2.5	22.9	na	na	<b>-0.1</b>
November	8.2	13.7	-7.5	-1.9	-6.4	-0.4	na	na	<b>4.1</b>
December	5.5	-15.6	6.1	3.7	10.3	0.8	na	na	<b>2.0</b>
<b>2005</b>									
January	-1.3	-5.2	-0.7	29.1	-1.7	-7.1	na	na	<b>-0.4</b>
February	3.1	19.4	0.2	-36.2	2.7	-7.7	na	na	<b>-0.7</b>
March	-8.2	-1.5	-20.3	24.0	7.4	4.6	na	na	<b>-4.4</b>
April	0.9	2.1	18.2	5.0	-5.7	—	na	na	<b>3.2</b>
May	-17.3	8.5	38.7	-8.6	0.2	9.7	na	na	<b>7.4</b>
June	11.3	24.0	-23.6	-12.7	-2.2	-16.5	na	na	<b>0.2</b>
July	7.3	-36.9	6.2	14.5	-1.7	3.8	na	na	<b>-8.9</b>
TREND									
<b>2004</b>									
May	-1.0	-1.7	-1.2	1.5	0.8	-1.2	15.6	-2.5	<b>-0.7</b>
June	-3.5	-2.6	-1.8	-0.1	0.4	-2.5	12.6	-14.0	<b>-2.2</b>
July	-5.6	-2.5	-2.6	-1.8	-0.5	-1.3	7.2	-21.3	<b>-3.2</b>
August	-6.4	-2.3	-2.9	-3.1	-0.8	-0.9	-0.7	-25.8	<b>-3.6</b>
September	-5.1	-2.1	-2.0	-3.5	-0.9	2.2	-5.3	-26.3	<b>-3.0</b>
October	-2.7	-1.4	-1.2	-3.1	-0.4	1.3	-10.3	-14.9	<b>-1.7</b>
November	0.3	-0.4	-1.5	-1.8	0.5	1.3	-12.4	—	<b>-0.5</b>
December	1.6	0.1	-1.0	0.4	1.5	—	-11.1	10.8	<b>0.4</b>
<b>2005</b>									
January	1.0	1.0	0.1	1.8	1.9	-0.8	-6.8	11.0	<b>1.0</b>
February	-0.7	2.1	0.8	1.6	1.8	-1.7	-2.4	12.1	<b>1.0</b>
March	-2.4	2.9	1.3	1.3	1.2	-2.1	2.5	14.7	<b>0.8</b>
April	-3.3	3.2	1.6	0.5	0.1	-0.9	2.4	9.4	<b>0.6</b>
May	-2.6	2.7	1.7	0.3	-0.5	-0.9	4.8	4.7	<b>0.5</b>
June	-1.9	2.1	1.1	-0.5	-1.0	-1.3	3.4	1.5	<b>0.3</b>
July	-0.9	1.2	0.8	—	-0.9	-0.9	3.3	-0.7	<b>0.2</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>2004</b>									
May	1 838	2 768	2 134	646	1 689	225	28	110	<b>9 438</b>
June	1 978	2 938	2 200	827	1 555	197	31	73	<b>9 799</b>
July	1 661	2 929	2 233	658	1 376	185	50	72	<b>9 164</b>
August	1 795	2 520	2 414	695	1 632	225	59	101	<b>9 441</b>
September	1 636	2 563	2 187	686	1 702	211	60	69	<b>9 114</b>
October	1 518	2 507	2 162	613	1 441	201	44	65	<b>8 551</b>
November	1 801	2 677	2 132	729	1 679	216	28	61	<b>9 323</b>
December	1 522	2 011	1 699	744	1 537	204	26	71	<b>7 814</b>
<b>2005</b>									
January	1 264	1 865	1 552	470	1 512	180	22	28	<b>6 893</b>
February	1 512	2 357	1 849	579	1 541	171	47	47	<b>8 103</b>
March	1 442	2 467	2 002	712	1 540	195	39	104	<b>8 501</b>
April	1 426	2 617	1 818	625	1 443	183	43	130	<b>8 285</b>
May	1 649	2 999	2 243	732	1 837	221	44	127	<b>9 852</b>
June	1 790	3 576	2 182	650	1 632	166	66	79	<b>10 141</b>
July	1 829	2 246	2 131	645	1 669	206	46	85	<b>8 857</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	1 774	2 710	2 088	646	1 582	na	na	na	<b>9 141</b>
June	1 791	2 725	2 111	759	1 497	na	na	na	<b>9 210</b>
July	1 686	2 740	2 110	634	1 307	na	na	na	<b>8 791</b>
August	1 696	2 479	2 175	653	1 535	na	na	na	<b>8 886</b>
September	1 601	2 465	2 058	628	1 548	na	na	na	<b>8 625</b>
October	1 552	2 488	2 159	650	1 507	na	na	na	<b>8 647</b>
November	1 576	2 560	2 093	660	1 566	na	na	na	<b>8 735</b>
December	1 550	2 145	1 913	760	1 626	na	na	na	<b>8 292</b>
<b>2005</b>									
January	1 575	2 583	1 954	658	1 734	na	na	na	<b>8 787</b>
February	1 606	2 427	1 904	591	1 689	na	na	na	<b>8 501</b>
March	1 542	2 443	1 848	647	1 747	na	na	na	<b>8 567</b>
April	1 495	2 539	2 042	731	1 479	na	na	na	<b>8 660</b>
May	1 536	2 873	2 099	675	1 673	na	na	na	<b>9 205</b>
June	1 593	3 224	2 057	616	1 575	na	na	na	<b>9 420</b>
July	1 924	2 210	2 100	641	1 612	na	na	na	<b>8 823</b>
TREND									
<b>2004</b>									
May	1 810	2 734	2 187	686	1 518	na	na	na	<b>9 297</b>
June	1 771	2 698	2 143	678	1 494	na	na	na	<b>9 133</b>
July	1 718	2 642	2 125	666	1 477	na	na	na	<b>8 963</b>
August	1 661	2 576	2 116	658	1 474	na	na	na	<b>8 806</b>
September	1 616	2 509	2 106	658	1 496	na	na	na	<b>8 694</b>
October	1 587	2 457	2 082	661	1 542	na	na	na	<b>8 629</b>
November	1 572	2 422	2 037	664	1 596	na	na	na	<b>8 583</b>
December	1 563	2 407	1 983	668	1 642	na	na	na	<b>8 552</b>
<b>2005</b>									
January	1 552	2 416	1 944	670	1 667	na	na	na	<b>8 545</b>
February	1 543	2 449	1 933	668	1 671	na	na	na	<b>8 575</b>
March	1 546	2 500	1 952	664	1 660	na	na	na	<b>8 649</b>
April	1 564	2 563	1 990	660	1 638	na	na	na	<b>8 756</b>
May	1 602	2 624	2 032	658	1 616	na	na	na	<b>8 881</b>
June	1 652	2 682	2 070	653	1 599	na	na	na	<b>9 012</b>
July	1 707	2 710	2 100	653	1 583	na	na	na	<b>9 111</b>

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
May	7.2	0.5	3.3	2.5	29.3	-14.1	7.7	26.4	<b>6.7</b>
June	7.6	6.1	3.1	28.0	-7.9	-12.4	10.7	-33.6	<b>3.8</b>
July	-16.0	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	<b>-6.5</b>
August	8.1	-14.0	8.1	5.6	18.6	21.6	18.0	40.3	<b>3.0</b>
September	-8.9	1.7	-9.4	-1.3	4.3	-6.2	1.7	-31.7	<b>-3.5</b>
October	-7.2	-2.2	-1.1	-10.6	-15.3	-4.7	-26.7	-5.8	<b>-6.2</b>
November	18.6	6.8	-1.4	18.9	16.5	7.5	-36.4	-6.2	<b>9.0</b>
December	-15.5	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	16.4	<b>-16.2</b>
<b>2005</b>									
January	-17.0	-7.3	-8.7	-36.8	-1.6	-11.8	-15.4	-60.6	<b>-11.8</b>
February	19.6	26.4	19.1	23.2	1.9	-5.0	113.6	67.9	<b>17.6</b>
March	-4.6	4.7	8.3	23.0	-0.1	14.0	-17.0	121.3	<b>4.9</b>
April	-1.1	6.1	-9.2	-12.2	-6.3	-6.2	10.3	25.0	<b>-2.5</b>
May	15.6	14.6	23.4	17.1	27.3	20.8	2.3	-2.3	<b>18.9</b>
June	8.6	19.2	-2.7	-11.2	-11.2	-24.9	50.0	-37.8	<b>2.9</b>
July	2.2	-37.2	-2.3	-0.8	2.3	24.1	-30.3	7.6	<b>-12.7</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	-7.6	-3.5	-10.6	-9.4	-0.9	na	na	na	<b>-6.7</b>
June	0.9	0.6	1.1	17.5	-5.4	na	na	na	<b>0.8</b>
July	-5.9	0.6	-0.1	-16.5	-12.7	na	na	na	<b>-4.5</b>
August	0.6	-9.5	3.1	3.0	17.4	na	na	na	<b>1.1</b>
September	-5.6	-0.5	-5.4	-3.9	0.9	na	na	na	<b>-2.9</b>
October	-3.1	0.9	4.9	3.5	-2.7	na	na	na	<b>0.3</b>
November	1.5	2.9	-3.1	1.5	3.9	na	na	na	<b>1.0</b>
December	-1.6	-16.2	-8.6	15.1	3.8	na	na	na	<b>-5.1</b>
<b>2005</b>									
January	1.6	20.4	2.2	-13.4	6.7	na	na	na	<b>6.0</b>
February	2.0	-6.1	-2.6	-10.1	-2.6	na	na	na	<b>-3.2</b>
March	-4.0	0.7	-2.9	9.4	3.5	na	na	na	<b>0.8</b>
April	-3.0	3.9	10.5	13.1	-15.3	na	na	na	<b>1.1</b>
May	2.7	13.2	2.8	-7.7	13.1	na	na	na	<b>6.3</b>
June	3.8	12.3	-2.0	-8.7	-5.9	na	na	na	<b>2.3</b>
July	20.8	-31.5	2.1	4.0	2.3	na	na	na	<b>-6.3</b>
TREND									
<b>2004</b>									
May	-1.3	-0.9	-3.5	-0.2	-1.7	na	na	na	<b>-1.6</b>
June	-2.2	-1.3	-2.0	-1.2	-1.6	na	na	na	<b>-1.8</b>
July	-3.0	-2.1	-0.9	-1.7	-1.1	na	na	na	<b>-1.9</b>
August	-3.3	-2.5	-0.4	-1.2	-0.2	na	na	na	<b>-1.7</b>
September	-2.7	-2.6	-0.5	—	1.5	na	na	na	<b>-1.3</b>
October	-1.8	-2.1	-1.1	0.4	3.1	na	na	na	<b>-0.8</b>
November	-0.9	-1.4	-2.2	0.5	3.5	na	na	na	<b>-0.5</b>
December	-0.5	-0.6	-2.6	0.6	2.9	na	na	na	<b>-0.4</b>
<b>2005</b>									
January	-0.7	0.4	-2.0	0.3	1.5	na	na	na	<b>-0.1</b>
February	-0.6	1.4	-0.6	-0.4	0.2	na	na	na	<b>0.3</b>
March	0.2	2.1	1.0	-0.6	-0.7	na	na	na	<b>0.9</b>
April	1.2	2.5	2.0	-0.5	-1.4	na	na	na	<b>1.2</b>
May	2.4	2.4	2.1	-0.4	-1.3	na	na	na	<b>1.4</b>
June	3.2	2.2	1.9	-0.7	-1.1	na	na	na	<b>1.5</b>
July	3.3	1.1	1.4	—	-1.0	na	na	na	<b>1.1</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>2002-03</b>	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	<b>117 055</b>
<b>2003-04</b>	23 321	34 643	29 352	9 063	19 567	2 697	547	1 373	<b>120 563</b>
<b>2004-05</b>	19 272	31 385	24 674	8 208	19 396	2 435	679	973	<b>107 022</b>
<b>2004</b>									
August	1 822	2 570	2 425	735	1 664	226	76	101	<b>9 619</b>
September	1 677	2 584	2 220	742	1 726	214	67	70	<b>9 300</b>
October	1 523	2 519	2 177	635	1 480	201	51	72	<b>8 658</b>
November	1 856	2 731	2 139	737	1 723	239	44	62	<b>9 531</b>
December	1 527	2 028	1 717	789	1 555	238	41	74	<b>7 969</b>
<b>2005</b>									
January	1 274	1 886	1 559	474	1 538	181	36	28	<b>6 976</b>
February	1 524	2 368	1 866	610	1 556	171	65	47	<b>8 207</b>
March	1 454	2 478	2 013	758	1 570	196	48	104	<b>8 621</b>
April	1 439	2 630	1 842	638	1 464	187	48	136	<b>8 384</b>
May	1 659	3 012	2 269	742	1 915	227	64	127	<b>10 015</b>
June	1 833	3 604	2 199	662	1 766	168	76	80	<b>10 388</b>
July	1 853	2 261	2 154	675	1 724	212	51	85	<b>9 015</b>
OTHER DWELLINGS									
<b>2002-03</b>	24 995	14 686	13 875	2 226	3 741	172	432	1 281	<b>61 408</b>
<b>2003-04</b>	24 402	11 769	15 206	2 458	4 142	444	625	1 763	<b>60 809</b>
<b>2004-05</b>	18 211	10 995	13 652	2 440	4 665	329	709	1 294	<b>52 295</b>
<b>2004</b>									
August	1 876	1 073	1 148	170	317	24	86	8	<b>4 702</b>
September	1 592	763	1 133	168	367	6	142	22	<b>4 193</b>
October	1 449	1 056	1 040	233	459	60	29	3	<b>4 329</b>
November	1 525	792	1 016	160	203	32	77	188	<b>3 993</b>
December	1 671	817	1 352	125	402	24	43	469	<b>4 903</b>
<b>2005</b>									
January	1 158	432	1 008	508	124	29	46	453	<b>3 758</b>
February	1 712	794	1 003	73	431	21	91	—	<b>4 125</b>
March	1 627	885	766	301	366	24	47	50	<b>4 066</b>
April	1 494	1 019	834	157	578	14	4	—	<b>4 100</b>
May	1 172	1 040	1 779	165	334	38	36	68	<b>4 632</b>
June	1 003	1 499	1 275	95	418	28	46	33	<b>4 397</b>
July	1 136	482	1 231	233	353	7	132	4	<b>3 578</b>
TOTAL DWELLING UNITS									
<b>2002-03</b>	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	<b>178 463</b>
<b>2003-04</b>	47 723	46 412	44 558	11 521	23 709	3 141	1 172	3 136	<b>181 372</b>
<b>2004-05</b>	37 483	42 380	38 326	10 648	24 061	2 764	1 388	2 267	<b>159 317</b>
<b>2004</b>									
August	3 698	3 643	3 573	905	1 981	250	162	109	<b>14 321</b>
September	3 269	3 347	3 353	910	2 093	220	209	92	<b>13 493</b>
October	2 972	3 575	3 217	868	1 939	261	80	75	<b>12 987</b>
November	3 381	3 523	3 155	897	1 926	271	121	250	<b>13 524</b>
December	3 198	2 845	3 069	914	1 957	262	84	543	<b>12 872</b>
<b>2005</b>									
January	2 432	2 318	2 567	982	1 662	210	82	481	<b>10 734</b>
February	3 236	3 162	2 869	683	1 987	192	156	47	<b>12 332</b>
March	3 081	3 363	2 779	1 059	1 936	220	95	154	<b>12 687</b>
April	2 933	3 649	2 676	795	2 042	201	52	136	<b>12 484</b>
May	2 831	4 052	4 048	907	2 249	265	100	195	<b>14 647</b>
June	2 836	5 103	3 474	757	2 184	196	122	113	<b>14 785</b>
July	2 989	2 743	3 385	908	2 077	219	183	89	<b>12 593</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>2002-03</b>	10 787	22 657	13 015	5 537	13 295	918	316	1 888
<b>2003-04</b>	9 252	22 698	12 903	5 582	14 077	1 182	330	1 373
<b>2004-05</b>	7 344	20 356	9 736	4 940	13 521	916	428	972
<b>2004</b>								
August	762	1 605	1 002	454	1 202	92	54	101
September	646	1 630	928	421	1 192	81	36	70
October	623	1 685	833	396	898	71	34	72
November	721	1 807	850	432	1 245	91	22	62
December	589	1 247	706	486	1 137	75	22	74
<b>2005</b>								
January	466	1 241	600	262	1 102	52	20	28
February	639	1 571	776	376	1 155	49	44	47
March	573	1 651	741	434	1 153	81	37	104
April	556	1 722	682	414	1 000	70	37	136
May	588	1 896	857	481	1 307	96	37	127
June	569	2 399	843	373	1 158	81	40	79
July	609	1 439	861	411	1 170	98	26	85
OTHER DWELLINGS								
<b>2002-03</b>	20 710	13 792	6 282	2 031	2 893	60	361	1 281
<b>2003-04</b>	19 436	10 672	6 900	2 221	3 077	242	578	1 763
<b>2004-05</b>	13 325	9 698	6 310	1 889	3 673	179	642	1 294
<b>2004</b>								
August	1 388	979	478	155	246	18	70	8
September	1 197	644	680	118	288	2	134	22
October	1 130	887	738	202	327	59	29	3
November	1 175	735	222	146	181	11	75	188
December	995	713	775	99	352	8	43	469
<b>2005</b>								
January	984	346	418	273	65	6	40	453
February	1 194	733	400	69	338	6	91	—
March	1 255	729	408	178	326	8	24	50
April	1 259	930	367	138	455	8	4	—
May	687	908	1 046	157	271	31	33	68
June	494	1 333	380	86	274	20	43	33
July	644	411	801	197	254	5	132	4
TOTAL DWELLING UNITS								
<b>2002-03</b>	31 497	36 449	19 297	7 568	16 188	978	677	3 169
<b>2003-04</b>	28 688	33 370	19 803	7 803	17 154	1 424	908	3 136
<b>2004-05</b>	20 669	30 054	16 046	6 829	17 194	1 095	1 070	2 266
<b>2004</b>								
August	2 150	2 584	1 480	609	1 448	110	124	109
September	1 843	2 274	1 608	539	1 480	83	170	92
October	1 753	2 572	1 571	598	1 225	130	63	75
November	1 896	2 542	1 072	578	1 426	102	97	250
December	1 584	1 960	1 481	585	1 489	83	65	543
<b>2005</b>								
January	1 450	1 587	1 018	535	1 167	58	60	481
February	1 833	2 304	1 176	445	1 493	55	135	47
March	1 828	2 380	1 149	612	1 479	89	61	154
April	1 815	2 652	1 049	552	1 455	78	41	136
May	1 275	2 804	1 903	638	1 578	127	70	195
June	1 063	3 732	1 223	459	1 432	101	83	112
July	1 253	1 850	1 662	608	1 424	103	158	89

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion (a)</i>	<i>Non-residential building (a)</i>	<i>Total dwelling units</i>
<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>						
<b>2002-03</b>	114 814	56 523	818	1 841	381	<b>174 377</b>
<b>2003-04</b>	118 729	56 658	753	1 488	368	<b>177 996</b>
<b>2004-05</b>	105 012	47 911	516	1 605	176	<b>155 220</b>
<b>2004</b>						
August	9 430	4 205	36	331	32	<b>14 034</b>
September	9 105	4 052	36	59	8	<b>13 260</b>
October	8 538	3 902	55	85	12	<b>12 592</b>
November	9 305	3 711	36	45	12	<b>13 109</b>
December	7 776	4 495	67	200	14	<b>12 552</b>
<b>2005</b>						
January	6 884	3 603	19	10	8	<b>10 524</b>
February	8 092	3 870	40	177	16	<b>12 195</b>
March	8 490	3 727	52	20	19	<b>12 308</b>
April	8 273	3 902	75	53	5	<b>12 308</b>
May	9 831	4 335	30	34	12	<b>14 242</b>
June	10 130	3 771	48	248	25	<b>14 222</b>
July	8 842	3 256	23	81	55	<b>12 257</b>
.....						
<b>PUBLIC SECTOR</b>						
<b>2002-03</b>	2 081	1 992	12	—	1	<b>4 086</b>
<b>2003-04</b>	1 678	1 682	13	2	1	<b>3 376</b>
<b>2004-05</b>	1 840	2 196	22	34	5	<b>4 097</b>
<b>2004</b>						
August	178	109	—	—	—	<b>287</b>
September	186	47	—	—	—	<b>233</b>
October	107	288	—	—	—	<b>395</b>
November	208	203	—	—	4	<b>415</b>
December	155	165	—	—	—	<b>320</b>
<b>2005</b>						
January	83	125	2	—	—	<b>210</b>
February	104	33	—	—	—	<b>137</b>
March	120	259	—	—	—	<b>379</b>
April	99	62	15	—	—	<b>176</b>
May	163	242	—	—	—	<b>405</b>
June	247	276	5	34	1	<b>563</b>
July	158	178	—	—	—	<b>336</b>
.....						
<b>TOTAL</b>						
<b>2002-03</b>	116 895	58 515	830	1 841	382	<b>178 463</b>
<b>2003-04</b>	120 407	58 340	766	1 490	369	<b>181 372</b>
<b>2004-05</b>	106 852	50 107	538	1 639	181	<b>159 317</b>
<b>2004</b>						
August	9 608	4 314	36	331	32	<b>14 321</b>
September	9 291	4 099	36	59	8	<b>13 493</b>
October	8 645	4 190	55	85	12	<b>12 987</b>
November	9 513	3 914	36	45	16	<b>13 524</b>
December	7 931	4 660	67	200	14	<b>12 872</b>
<b>2005</b>						
January	6 967	3 728	21	10	8	<b>10 734</b>
February	8 196	3 903	40	177	16	<b>12 332</b>
March	8 610	3 986	52	20	19	<b>12 687</b>
April	8 372	3 964	90	53	5	<b>12 484</b>
May	9 994	4 577	30	34	12	<b>14 647</b>
June	10 377	4 047	53	282	26	<b>14 785</b>
July	9 000	3 434	23	81	55	<b>12 593</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.



DWELLING UNITS APPROVED, States and territories—By sector: **Original**

<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>
	no.	no.	no.	no.	no.	no.
<b>PRIVATE SECTOR</b>						
NSW	1 823	1 027	4	5	33	<b>2 892</b>
Vic.	2 243	381	5	73	11	<b>2 713</b>
Qld	2 126	1 212	13	1	10	<b>3 362</b>
SA	645	200	—	—	1	<b>846</b>
WA	1 669	294	1	—	—	<b>1 964</b>
Tas.	205	6	—	2	—	<b>213</b>
NT	46	132	—	—	—	<b>178</b>
ACT	85	4	—	—	—	<b>89</b>
Aust.	8 842	3 256	23	81	55	<b>12 257</b>
<b>PUBLIC SECTOR</b>						
NSW	24	73	—	—	—	<b>97</b>
Vic.	15	15	—	—	—	<b>30</b>
Qld	23	—	—	—	—	<b>23</b>
SA	30	32	—	—	—	<b>62</b>
WA	55	58	—	—	—	<b>113</b>
Tas.	6	—	—	—	—	<b>6</b>
NT	5	—	—	—	—	<b>5</b>
ACT	—	—	—	—	—	<b>—</b>
Aust.	158	178	—	—	—	<b>336</b>
<b>TOTAL</b>						
NSW	1 847	1 100	4	5	33	<b>2 989</b>
Vic.	2 258	396	5	73	11	<b>2 743</b>
Qld	2 149	1 212	13	1	10	<b>3 385</b>
SA	675	232	—	—	1	<b>908</b>
WA	1 724	352	1	—	—	<b>2 077</b>
Tas.	211	6	—	2	—	<b>219</b>
NT	51	132	—	—	—	<b>183</b>
ACT	85	4	—	—	—	<b>89</b>
Aust.	9 000	3 434	23	81	55	<b>12 593</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

## DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a), Number and value: Original

Period	NEW SEMIDETACHED, 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
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
<b>2002-03</b>	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	<b>175 410</b>
<b>2003-04</b>	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	<b>178 747</b>
<b>2004-05</b>	106 852	10 502	12 043	22 545	3 750	4 852	18 960	27 562	50 107	<b>156 959</b>
<b>2004</b>										
May	9 626	967	1 130	2 097	361	469	2 458	3 288	5 385	<b>15 011</b>
June	10 010	1 350	1 234	2 584	275	429	1 697	2 401	4 985	<b>14 995</b>
July	9 348	1 170	1 303	2 473	256	672	1 324	2 252	4 725	<b>14 073</b>
August	9 608	738	958	1 696	352	348	1 918	2 618	4 314	<b>13 922</b>
September	9 291	735	956	1 691	214	212	1 982	2 408	4 099	<b>13 390</b>
October	8 645	968	955	1 923	245	201	1 821	2 267	4 190	<b>12 835</b>
November	9 513	652	950	1 602	224	575	1 513	2 312	3 914	<b>13 427</b>
December	7 931	705	1 315	2 020	373	575	1 692	2 640	4 660	<b>12 591</b>
<b>2005</b>										
January	6 967	894	848	1 742	243	236	1 507	1 986	3 728	<b>10 695</b>
February	8 196	683	722	1 405	482	353	1 663	2 498	3 903	<b>12 099</b>
March	8 610	1 133	710	1 843	282	432	1 429	2 143	3 986	<b>12 596</b>
April	8 372	963	914	1 877	388	464	1 235	2 087	3 964	<b>12 336</b>
May	9 994	901	1 152	2 053	389	448	1 687	2 524	4 577	<b>14 571</b>
June	10 377	960	1 260	2 220	302	336	1 189	1 827	4 047	<b>14 424</b>
July	9 000	644	729	1 373	286	288	1 487	2 061	3 434	<b>12 434</b>
VALUE (\$m)										
<b>2002-03</b>	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	<b>28 550.8</b>
<b>2003-04</b>	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	<b>31 497.1</b>
<b>2004-05</b>	20 843.7	1 269.0	2 056.6	3 325.6	544.3	866.2	4 652.7	6 063.2	9 388.9	<b>30 232.5</b>
<b>2004</b>										
May	1 790.5	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	<b>2 741.3</b>
June	1 872.3	151.2	192.8	344.0	50.9	58.7	371.4	480.9	824.9	<b>2 697.2</b>
July	1 793.5	139.9	241.0	381.0	25.8	112.9	219.4	358.1	739.1	<b>2 532.6</b>
August	1 830.8	88.2	152.5	240.7	44.8	60.1	435.2	540.1	780.8	<b>2 611.6</b>
September	1 752.1	91.1	145.2	236.3	34.4	35.1	487.0	556.5	792.8	<b>2 544.8</b>
October	1 683.9	120.4	148.8	269.2	30.0	36.2	409.7	475.9	745.1	<b>2 429.0</b>
November	1 851.9	85.8	159.8	245.6	32.4	106.9	444.9	584.3	829.9	<b>2 681.7</b>
December	1 527.7	88.5	239.2	327.7	39.9	89.0	464.4	593.3	921.0	<b>2 448.7</b>
<b>2005</b>										
January	1 356.8	84.5	144.7	229.3	34.1	36.6	312.8	383.5	612.8	<b>1 969.6</b>
February	1 599.8	91.7	135.6	227.3	69.6	75.0	553.1	697.7	925.0	<b>2 524.8</b>
March	1 711.3	138.1	128.0	266.1	45.0	89.9	314.7	449.6	715.7	<b>2 427.0</b>
April	1 653.4	109.3	148.8	258.1	83.4	94.7	251.3	429.5	687.6	<b>2 341.0</b>
May	2 032.7	109.0	199.6	308.7	49.7	86.4	463.8	599.9	908.5	<b>2 941.2</b>
June	2 049.9	122.3	213.3	335.6	55.2	43.4	296.3	395.0	730.6	<b>2 780.5</b>
July	1 808.8	81.6	132.5	214.1	47.2	58.0	385.1	490.3	704.4	<b>2 513.2</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 SEMIDETACHED, 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	1 847	142	265	407	135	82	476	693	1 100	<b>2 947</b>
Vic.	2 258	149	136	285	17	80	14	111	396	<b>2 654</b>
Qld	2 149	158	225	383	51	63	715	829	1 212	<b>3 361</b>
SA	675	65	22	87	66	32	47	145	232	<b>907</b>
WA	1 724	124	73	197	17	14	124	155	352	<b>2 076</b>
Tas.	211	4	2	6	—	—	—	—	6	<b>217</b>
NT	51	—	4	4	—	17	111	128	132	<b>183</b>
ACT	85	2	2	4	—	—	—	—	4	<b>89</b>
Aust.	9 000	644	729	1 373	286	288	1 487	2 061	3 434	<b>12 434</b>
VALUE (\$m)										
NSW	403.9	20.8	41.3	62.1	19.3	16.2	99.9	135.3	197.4	<b>601.3</b>
Vic.	466.4	19.5	23.1	42.6	2.6	17.9	3.4	24.0	66.6	<b>532.9</b>
Qld	456.2	17.2	47.5	64.8	8.5	11.3	183.8	203.6	268.3	<b>724.6</b>
SA	105.9	7.4	4.1	11.5	11.8	6.8	9.8	28.3	39.8	<b>145.7</b>
WA	309.4	16.0	14.8	30.8	5.0	3.3	38.3	46.6	77.4	<b>386.8</b>
Tas.	34.9	0.4	0.5	0.9	—	—	—	—	0.9	<b>35.9</b>
NT	12.8	—	0.8	0.8	—	2.5	50.0	52.5	53.3	<b>66.1</b>
ACT	19.3	0.3	0.4	0.7	—	—	—	—	0.7	<b>20.0</b>
Aust.	1 808.8	81.6	132.5	214.1	47.2	58.0	385.1	490.3	704.4	<b>2 513.2</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>2004</b>					
June	2 697.2	464.3	3 161.5	1 300.8	<b>4 462.3</b>
July	2 532.6	453.0	2 985.6	1 487.8	<b>4 473.3</b>
August	2 611.6	533.3	3 144.9	1 794.6	<b>4 939.5</b>
September	2 544.8	431.4	2 976.2	1 514.8	<b>4 491.1</b>
October	2 429.0	422.7	2 851.6	1 637.8	<b>4 489.4</b>
November	2 681.7	425.9	3 107.7	1 673.6	<b>4 781.2</b>
December	2 448.7	393.0	2 841.7	1 295.1	<b>4 136.8</b>
<b>2005</b>					
January	1 969.6	314.0	2 283.6	1 514.3	<b>3 797.8</b>
February	2 524.8	410.6	2 935.4	1 631.0	<b>4 566.5</b>
March	2 427.0	435.7	2 862.7	1 833.2	<b>4 695.9</b>
April	2 341.0	410.0	2 751.0	1 804.6	<b>4 555.6</b>
May	2 941.2	464.5	3 405.8	1 538.0	<b>4 943.8</b>
June	2 780.5	466.1	3 246.6	1 603.5	<b>4 850.1</b>
July	2 513.2	441.9	2 955.1	2 166.3	<b>5 121.4</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
June	2 584.4	446.7	3 031.1	na	<b>4 331.9</b>
July	2 436.4	457.1	2 893.5	na	<b>4 381.3</b>
August	2 441.1	446.0	2 887.1	na	<b>4 681.7</b>
September	2 368.6	395.5	2 764.1	na	<b>4 279.0</b>
October	2 453.3	408.8	2 862.1	na	<b>4 499.9</b>
November	2 476.7	429.4	2 906.1	na	<b>4 579.7</b>
December	2 614.5	435.9	3 050.4	na	<b>4 345.5</b>
<b>2005</b>					
January	2 475.5	424.8	2 900.3	na	<b>4 414.5</b>
February	2 676.4	435.5	3 111.9	na	<b>4 742.9</b>
March	2 476.2	427.7	2 904.0	na	<b>4 737.2</b>
April	2 413.2	434.7	2 847.9	na	<b>4 652.6</b>
May	2 703.4	414.0	3 117.3	na	<b>4 655.3</b>
June	2 633.8	454.9	3 088.7	na	<b>4 692.1</b>
July	2 580.7	459.1	3 039.9	na	<b>5 206.2</b>
TREND					
<b>2004</b>					
June	2 558.2	436.7	2 994.9	1 463.3	<b>4 458.3</b>
July	2 493.2	433.3	2 926.5	1 522.6	<b>4 449.0</b>
August	2 438.7	427.1	2 865.8	1 571.3	<b>4 437.1</b>
September	2 413.1	421.6	2 834.7	1 584.4	<b>4 419.1</b>
October	2 422.7	419.0	2 841.7	1 565.5	<b>4 407.1</b>
November	2 451.8	420.1	2 871.9	1 531.8	<b>4 403.7</b>
December	2 483.3	422.8	2 906.1	1 504.0	<b>4 410.1</b>
<b>2005</b>					
January	2 509.3	424.4	2 933.7	1 493.8	<b>4 427.5</b>
February	2 527.9	425.2	2 953.1	1 521.9	<b>4 474.9</b>
March	2 542.2	425.9	2 968.1	1 571.2	<b>4 539.3</b>
April	2 557.9	428.0	2 985.8	1 625.4	<b>4 611.2</b>
May	2 577.2	432.4	3 009.6	1 674.2	<b>4 683.8</b>
June	2 596.4	437.8	3 034.2	1 719.4	<b>4 753.6</b>
July	2 613.9	444.0	3 057.9	1 750.2	<b>4 808.1</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>2004</b>					
June	-1.6	-4.7	-2.1	-20.3	<b>-8.2</b>
July	-6.1	-2.4	-5.6	14.4	<b>0.2</b>
August	3.1	17.7	5.3	20.6	<b>10.4</b>
September	-2.6	-19.1	-5.4	-15.6	<b>-9.1</b>
October	-4.6	-2.0	-4.2	8.1	—
November	10.4	0.8	9.0	2.2	<b>6.5</b>
December	-8.7	-7.7	-8.6	-22.6	<b>-13.5</b>
<b>2005</b>					
January	-19.6	-20.1	-19.6	16.9	<b>-8.2</b>
February	28.2	30.8	28.5	7.7	<b>20.2</b>
March	-3.9	6.1	-2.5	12.4	<b>2.8</b>
April	-3.5	-5.9	-3.9	-1.6	<b>-3.0</b>
May	25.6	13.3	23.8	-14.8	<b>8.5</b>
June	-5.5	0.3	-4.7	4.3	<b>-1.9</b>
July	-9.6	-5.2	-9.0	35.1	<b>5.6</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
June	-2.9	-1.4	-2.7	na	<b>-8.7</b>
July	-5.7	2.3	-4.5	na	<b>1.1</b>
August	0.2	-2.4	-0.2	na	<b>6.9</b>
September	-3.0	-11.3	-4.3	na	<b>-8.6</b>
October	3.6	3.4	3.5	na	<b>5.2</b>
November	1.0	5.0	1.5	na	<b>1.8</b>
December	5.6	1.5	5.0	na	<b>-5.1</b>
<b>2005</b>					
January	-5.3	-2.5	-4.9	na	<b>1.6</b>
February	8.1	2.5	7.3	na	<b>7.4</b>
March	-7.5	-1.8	-6.7	na	<b>-0.1</b>
April	-2.5	1.6	-1.9	na	<b>-1.8</b>
May	12.0	-4.8	9.5	na	<b>0.1</b>
June	-2.6	9.9	-0.9	na	<b>0.8</b>
July	-2.0	0.9	-1.6	na	<b>11.0</b>
TREND					
<b>2004</b>					
June	-2.2	0.3	-1.9	3.0	<b>-0.3</b>
July	-2.5	-0.8	-2.3	4.0	<b>-0.2</b>
August	-2.2	-1.4	-2.1	3.2	<b>-0.3</b>
September	-1.0	-1.3	-1.1	0.8	<b>-0.4</b>
October	0.4	-0.6	0.2	-1.2	<b>-0.3</b>
November	1.2	0.3	1.1	-2.1	<b>-0.1</b>
December	1.3	0.6	1.2	-1.8	<b>0.1</b>
<b>2005</b>					
January	1.0	0.4	1.0	-0.7	<b>0.4</b>
February	0.7	0.2	0.7	1.9	<b>1.1</b>
March	0.6	0.2	0.5	3.2	<b>1.4</b>
April	0.6	0.5	0.6	3.4	<b>1.6</b>
May	0.8	1.0	0.8	3.0	<b>1.6</b>
June	0.7	1.3	0.8	2.7	<b>1.5</b>
July	0.7	1.4	0.8	1.8	<b>1.1</b>

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## VALUE OF TOTAL 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>2004</b>									
May	1 480.9	1 539.3	833.5	200.5	555.1	100.1	36.3	115.0	<b>4 860.7</b>
June	1 395.2	1 120.6	1 050.1	240.9	487.8	57.2	40.6	69.8	<b>4 462.3</b>
July	1 224.4	1 370.9	1 019.9	218.6	505.5	48.1	46.9	39.0	<b>4 473.3</b>
August	1 491.6	1 262.6	1 262.4	243.1	494.5	71.9	55.7	57.7	<b>4 939.5</b>
September	1 391.8	1 153.3	1 023.8	231.9	541.2	49.9	73.1	26.1	<b>4 491.1</b>
October	1 088.6	1 200.4	1 296.1	308.0	451.6	67.1	37.5	40.0	<b>4 489.4</b>
November	1 513.8	1 231.0	1 035.2	233.0	541.0	73.9	65.8	87.6	<b>4 781.2</b>
December	1 123.8	1 002.1	969.3	206.1	546.7	86.0	52.8	150.0	<b>4 136.8</b>
<b>2005</b>									
January	1 048.0	851.1	806.4	309.7	460.8	66.5	35.8	219.4	<b>3 797.8</b>
February	1 230.0	1 100.4	1 243.5	184.9	639.8	66.8	71.4	29.8	<b>4 566.5</b>
March	1 610.3	1 132.2	1 008.6	349.4	431.1	55.1	52.3	57.0	<b>4 695.9</b>
April	1 201.7	1 338.3	1 009.1	260.1	519.7	114.2	50.9	61.7	<b>4 555.6</b>
May	1 128.7	1 372.4	1 315.0	248.8	555.6	91.0	58.0	174.4	<b>4 943.8</b>
June	1 131.4	1 643.4	1 099.2	254.3	550.0	61.7	41.1	69.1	<b>4 850.1</b>
July	1 177.9	1 460.6	1 513.3	214.9	561.7	71.1	75.5	46.5	<b>5 121.4</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	1 449.0	1 538.2	821.4	195.7	525.0	na	na	na	<b>4 746.6</b>
June	1 369.9	1 084.1	1 000.5	240.3	468.7	na	na	na	<b>4 331.9</b>
July	1 185.6	1 388.0	988.7	207.3	474.4	na	na	na	<b>4 381.3</b>
August	1 408.8	1 194.3	1 178.1	232.9	485.8	na	na	na	<b>4 681.7</b>
September	1 345.3	1 089.2	944.1	225.6	527.1	na	na	na	<b>4 279.0</b>
October	1 094.2	1 146.9	1 333.4	316.5	467.5	na	na	na	<b>4 499.9</b>
November	1 423.5	1 214.5	988.3	216.4	519.1	na	na	na	<b>4 579.7</b>
December	1 161.7	1 068.6	1 063.1	201.9	560.7	na	na	na	<b>4 345.5</b>
<b>2005</b>									
January	1 250.7	970.3	992.1	333.4	530.7	na	na	na	<b>4 414.5</b>
February	1 248.6	1 150.8	1 325.5	203.0	636.7	na	na	na	<b>4 742.9</b>
March	1 638.8	1 193.1	919.7	345.0	472.4	na	na	na	<b>4 737.2</b>
April	1 241.1	1 304.7	1 073.4	272.5	535.9	na	na	na	<b>4 652.6</b>
May	1 067.1	1 315.9	1 229.0	236.1	506.6	na	na	na	<b>4 655.3</b>
June	1 133.3	1 532.2	1 067.0	252.4	529.5	na	na	na	<b>4 692.1</b>
July	1 168.7	1 555.6	1 533.3	214.1	538.3	na	na	na	<b>5 206.2</b>
TREND									
<b>2004</b>									
May	1 308.3	1 259.9	965.5	227.2	467.3	na	na	na	<b>4 472.7</b>
June	1 302.9	1 234.4	984.9	228.3	477.5	na	na	na	<b>4 458.3</b>
July	1 297.2	1 213.0	1 023.0	229.1	485.4	na	na	na	<b>4 449.0</b>
August	1 289.4	1 192.0	1 059.9	229.4	493.7	na	na	na	<b>4 437.1</b>
September	1 283.0	1 166.4	1 087.9	228.1	503.3	na	na	na	<b>4 419.1</b>
October	1 272.4	1 136.3	1 105.2	227.7	511.5	na	na	na	<b>4 407.1</b>
November	1 264.8	1 105.1	1 102.7	230.6	514.7	na	na	na	<b>4 403.7</b>
December	1 252.8	1 085.3	1 091.7	236.5	510.5	na	na	na	<b>4 410.1</b>
<b>2005</b>									
January	1 233.1	1 093.2	1 077.5	247.1	499.0	na	na	na	<b>4 427.5</b>
February	1 213.5	1 135.4	1 072.3	257.7	487.8	na	na	na	<b>4 474.9</b>
March	1 193.1	1 196.3	1 086.3	264.8	482.8	na	na	na	<b>4 539.3</b>
April	1 169.5	1 265.7	1 123.1	265.5	485.6	na	na	na	<b>4 611.2</b>
May	1 151.6	1 328.4	1 173.2	259.5	496.0	na	na	na	<b>4 683.8</b>
June	1 141.2	1 378.1	1 231.1	250.0	509.3	na	na	na	<b>4 753.6</b>
July	1 127.7	1 413.8	1 293.7	237.4	525.3	na	na	na	<b>4 808.1</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
May	18.7	22.2	-12.8	-27.2	41.1	61.8	-12.7	-11.4	<b>11.4</b>
June	-5.8	-27.2	26.0	20.1	-12.1	-42.8	11.8	-39.3	<b>-8.2</b>
July	-12.2	22.3	-2.9	-9.2	3.6	-15.8	15.4	-44.1	<b>0.2</b>
August	21.8	-7.9	23.8	11.2	-2.2	49.5	18.8	47.9	<b>10.4</b>
September	-6.7	-8.7	-18.9	-4.6	9.4	-30.6	31.2	-54.8	<b>-9.1</b>
October	-21.8	4.1	26.6	32.8	-16.6	34.5	-48.7	53.5	—
November	39.1	2.6	-20.1	-24.4	19.8	10.0	75.3	118.9	<b>6.5</b>
December	-25.8	-18.6	-6.4	-11.6	1.0	16.4	-19.6	71.2	<b>-13.5</b>
<b>2005</b>									
January	-6.7	-15.1	-16.8	50.3	-15.7	-22.7	-32.2	46.3	<b>-8.2</b>
February	17.4	29.3	54.2	-40.3	38.8	0.4	99.1	-86.4	<b>20.2</b>
March	30.9	2.9	-18.9	88.9	-32.6	-17.5	-26.6	91.6	<b>2.8</b>
April	-25.4	18.2	—	-25.6	20.6	107.4	-2.7	8.2	<b>-3.0</b>
May	-6.1	2.5	30.3	-4.4	6.9	-20.3	13.9	182.9	<b>8.5</b>
June	0.2	19.7	-16.4	2.2	-1.0	-32.2	-29.2	-60.4	<b>-1.9</b>
July	4.1	-11.1	37.7	-15.5	2.1	15.2	84.0	-32.8	<b>5.6</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	9.6	25.1	-19.4	-32.5	24.4	na	na	na	<b>5.0</b>
June	-5.5	-29.5	21.8	22.8	-10.7	na	na	na	<b>-8.7</b>
July	-13.4	28.0	-1.2	-13.7	1.2	na	na	na	<b>1.1</b>
August	18.8	-14.0	19.2	12.3	2.4	na	na	na	<b>6.9</b>
September	-4.5	-8.8	-19.9	-3.1	8.5	na	na	na	<b>-8.6</b>
October	-18.7	5.3	41.2	40.3	-11.3	na	na	na	<b>5.2</b>
November	30.1	5.9	-25.9	-31.6	11.0	na	na	na	<b>1.8</b>
December	-18.4	-12.0	7.6	-6.7	8.0	na	na	na	<b>-5.1</b>
<b>2005</b>									
January	7.7	-9.2	-6.7	65.1	-5.3	na	na	na	<b>1.6</b>
February	-0.2	18.6	33.6	-39.1	20.0	na	na	na	<b>7.4</b>
March	31.2	3.7	-30.6	70.0	-25.8	na	na	na	<b>-0.1</b>
April	-24.3	9.3	16.7	-21.0	13.4	na	na	na	<b>-1.8</b>
May	-14.0	0.9	14.5	-13.4	-5.5	na	na	na	<b>0.1</b>
June	6.2	16.4	-13.2	6.9	4.5	na	na	na	<b>0.8</b>
July	3.1	1.5	43.7	-15.2	1.7	na	na	na	<b>11.0</b>
TREND									
<b>2004</b>									
May	0.4	-1.4	0.1	2.4	2.4	na	na	na	<b>0.2</b>
June	-0.4	-2.0	2.0	0.5	2.2	na	na	na	<b>-0.3</b>
July	-0.4	-1.7	3.9	0.3	1.7	na	na	na	<b>-0.2</b>
August	-0.6	-1.7	3.6	0.2	1.7	na	na	na	<b>-0.3</b>
September	-0.5	-2.1	2.6	-0.6	1.9	na	na	na	<b>-0.4</b>
October	-0.8	-2.6	1.6	-0.2	1.6	na	na	na	<b>-0.3</b>
November	-0.6	-2.7	-0.2	1.3	0.6	na	na	na	<b>-0.1</b>
December	-1.0	-1.8	-1.0	2.6	-0.8	na	na	na	<b>0.1</b>
<b>2005</b>									
January	-1.6	0.7	-1.3	4.5	-2.3	na	na	na	<b>0.4</b>
February	-1.6	3.9	-0.5	4.3	-2.2	na	na	na	<b>1.1</b>
March	-1.7	5.4	1.3	2.8	-1.0	na	na	na	<b>1.4</b>
April	-2.0	5.8	3.4	0.3	0.6	na	na	na	<b>1.6</b>
May	-1.5	5.0	4.5	-2.3	2.1	na	na	na	<b>1.6</b>
June	-0.9	3.7	4.9	-3.7	2.7	na	na	na	<b>1.5</b>
July	-1.2	2.6	5.1	-5.0	3.1	na	na	na	<b>1.1</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>2004</b>									
May	903.3	1 005.3	611.5	148.1	354.9	68.7	26.3	110.3	<b>3 228.3</b>
June	882.1	810.3	835.0	176.0	348.4	44.3	29.7	35.8	<b>3 161.5</b>
July	828.0	811.6	724.3	159.6	369.5	39.4	30.2	22.9	<b>2 985.6</b>
August	868.9	822.5	820.7	166.8	355.6	46.1	36.3	28.0	<b>3 144.9</b>
September	787.6	798.8	726.2	155.4	401.3	41.8	44.8	20.4	<b>2 976.2</b>
October	717.1	810.8	713.5	178.4	342.5	46.9	21.3	21.1	<b>2 851.6</b>
November	865.1	805.7	765.3	168.2	375.0	47.7	31.2	49.6	<b>3 107.7</b>
December	783.6	684.1	642.8	157.0	375.6	49.6	18.0	131.1	<b>2 841.7</b>
<b>2005</b>									
January	559.1	547.8	582.2	132.0	291.3	44.1	19.6	107.4	<b>2 283.6</b>
February	779.2	756.1	801.7	133.5	360.3	36.5	53.0	15.1	<b>2 935.4</b>
March	777.5	773.6	654.7	182.6	347.9	48.2	35.4	42.8	<b>2 862.7</b>
April	675.7	809.8	660.0	144.5	369.0	41.1	14.8	36.1	<b>2 751.0</b>
May	731.4	970.4	944.1	180.1	441.3	54.4	32.9	51.1	<b>3 405.8</b>
June	731.8	1 061.8	802.5	142.6	407.5	44.5	26.3	29.6	<b>3 246.6</b>
July	756.3	647.8	816.1	170.5	418.4	45.5	70.8	29.7	<b>2 955.1</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
May	871.4	1 004.2	599.4	143.3	324.8	na	na	na	<b>3 114.2</b>
June	856.7	773.7	785.4	175.4	329.2	na	na	na	<b>3 031.1</b>
July	789.3	828.7	693.2	148.2	338.4	na	na	na	<b>2 893.5</b>
August	786.1	754.2	736.4	156.6	346.9	na	na	na	<b>2 887.1</b>
September	741.1	734.7	646.5	149.0	387.2	na	na	na	<b>2 764.1</b>
October	722.7	757.3	750.8	186.8	358.4	na	na	na	<b>2 862.1</b>
November	774.8	789.1	718.4	151.7	353.0	na	na	na	<b>2 906.1</b>
December	821.5	750.6	736.6	152.9	389.6	na	na	na	<b>3 050.4</b>
<b>2005</b>									
January	761.7	667.0	767.8	155.7	361.2	na	na	na	<b>2 900.3</b>
February	797.8	806.5	883.6	151.6	357.2	na	na	na	<b>3 111.9</b>
March	806.0	834.6	565.8	178.3	389.3	na	na	na	<b>2 904.0</b>
April	715.1	776.2	724.3	156.9	385.3	na	na	na	<b>2 847.9</b>
May	669.9	913.9	858.1	167.4	392.3	na	na	na	<b>3 117.3</b>
June	733.7	950.7	770.2	140.7	387.0	na	na	na	<b>3 088.7</b>
July	747.1	742.8	836.1	169.7	395.1	na	na	na	<b>3 039.9</b>
TREND									
<b>2004</b>									
May	878.4	785.4	724.0	153.2	327.0	na	na	na	<b>3 052.1</b>
June	847.6	772.1	716.1	154.3	332.2	na	na	na	<b>2 994.9</b>
July	810.5	765.7	709.4	154.2	340.7	na	na	na	<b>2 926.5</b>
August	778.5	762.7	703.8	152.5	351.2	na	na	na	<b>2 865.8</b>
September	760.5	757.3	708.8	149.6	360.5	na	na	na	<b>2 834.7</b>
October	758.0	751.2	723.2	147.7	365.8	na	na	na	<b>2 841.7</b>
November	768.5	744.5	735.5	148.2	367.7	na	na	na	<b>2 871.9</b>
December	780.5	742.0	742.3	151.5	368.7	na	na	na	<b>2 906.1</b>
<b>2005</b>									
January	785.0	752.6	745.8	156.0	370.2	na	na	na	<b>2 933.7</b>
February	777.8	775.1	745.3	159.4	373.4	na	na	na	<b>2 953.1</b>
March	761.6	802.9	746.8	161.3	378.4	na	na	na	<b>2 968.1</b>
April	743.0	829.5	755.1	161.4	383.4	na	na	na	<b>2 985.8</b>
May	728.7	848.7	770.1	160.9	387.8	na	na	na	<b>3 009.6</b>
June	719.1	858.7	788.3	160.4	391.3	na	na	na	<b>3 034.2</b>
July	716.1	862.4	805.1	159.8	395.6	na	na	na	<b>3 057.9</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

**2004**

May	577.6	534.0	222.0	52.4	200.2	31.4	10.1	4.7	<b>1 632.4</b>
June	513.2	310.4	215.1	64.9	139.4	12.9	10.9	34.0	<b>1 300.8</b>
July	396.4	559.3	295.5	59.1	136.0	8.7	16.7	16.1	<b>1 487.8</b>
August	622.8	440.1	441.7	76.3	138.9	25.8	19.4	29.7	<b>1 794.6</b>
September	604.2	354.5	297.6	76.5	139.8	8.2	28.2	5.7	<b>1 514.8</b>
October	371.5	389.6	582.6	129.9	109.1	20.2	16.2	18.9	<b>1 637.8</b>
November	648.7	425.3	269.9	64.8	166.1	26.2	34.6	38.0	<b>1 673.6</b>
December	340.2	318.0	326.5	49.1	171.1	36.4	34.9	18.9	<b>1 295.1</b>

**2005**

January	488.9	303.3	224.2	177.7	169.5	22.3	16.2	112.0	<b>1 514.3</b>
February	450.8	344.3	441.9	51.4	279.5	30.2	18.3	14.7	<b>1 631.0</b>
March	832.8	358.6	353.9	166.7	83.2	6.9	17.0	14.2	<b>1 833.2</b>
April	526.0	528.5	349.1	115.6	150.7	73.0	36.2	25.5	<b>1 804.6</b>
May	397.2	402.0	370.8	68.7	114.2	36.6	25.1	123.3	<b>1 538.0</b>
June	399.5	581.5	296.8	111.6	142.5	17.2	14.7	39.6	<b>1 603.5</b>
July	421.6	812.8	697.2	44.4	143.2	25.6	4.8	16.7	<b>2 166.3</b>

## TREND

**2004**

May	429.9	474.5	241.6	74.0	140.3	na	na	na	<b>1 420.6</b>
June	455.3	462.3	268.9	74.0	145.3	na	na	na	<b>1 463.3</b>
July	486.7	447.3	313.7	74.9	144.7	na	na	na	<b>1 522.6</b>
August	510.8	429.3	356.1	77.0	142.5	na	na	na	<b>1 571.3</b>
September	522.4	409.1	379.0	78.5	142.8	na	na	na	<b>1 584.4</b>
October	514.4	385.1	382.0	80.0	145.7	na	na	na	<b>1 565.5</b>
November	496.3	360.6	367.2	82.4	147.0	na	na	na	<b>1 531.8</b>
December	472.3	343.3	349.4	85.0	141.8	na	na	na	<b>1 504.0</b>

**2005**

January	448.1	340.6	331.7	91.1	128.7	na	na	na	<b>1 493.8</b>
February	435.7	360.3	326.9	98.2	114.3	na	na	na	<b>1 521.9</b>
March	431.6	393.4	339.6	103.5	104.3	na	na	na	<b>1 571.2</b>
April	426.5	436.1	368.0	104.1	102.2	na	na	na	<b>1 625.4</b>
May	422.9	479.8	403.1	98.6	108.2	na	na	na	<b>1 674.2</b>
June	422.1	519.4	442.8	89.6	118.0	na	na	na	<b>1 719.4</b>
July	411.6	551.3	488.6	77.5	129.7	na	na	na	<b>1 750.2</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
<b>PRIVATE SECTOR</b>								
<b>2002-03</b>	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	<b>46 062.6</b>
<b>2003-04</b>	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.6	<b>48 961.4</b>
<b>2004-05</b>	20 491.3	9 011.8	63.4	4 680.6	220.5	34 467.5	15 238.1	<b>49 705.7</b>
<b>2004</b>								
August	1 796.1	765.0	3.8	432.3	76.8	3 074.1	1 488.0	<b>4 562.1</b>
September	1 722.0	787.3	3.4	409.8	5.0	2 927.6	1 232.3	<b>4 159.9</b>
October	1 664.0	689.9	6.6	392.0	9.3	2 761.8	1 313.1	<b>4 074.9</b>
November	1 809.7	782.5	3.8	406.3	4.4	3 006.8	1 385.5	<b>4 392.3</b>
December	1 501.2	896.8	8.5	335.9	35.8	2 778.1	945.4	<b>3 723.6</b>
<b>2005</b>								
January	1 339.0	594.4	3.1	296.5	1.8	2 234.7	1 080.5	<b>3 315.2</b>
February	1 578.3	918.3	6.1	361.0	25.7	2 889.4	1 211.4	<b>4 100.8</b>
March	1 689.9	668.5	7.8	413.1	1.8	2 781.2	1 514.8	<b>4 296.0</b>
April	1 634.5	680.2	8.3	378.3	2.6	2 704.0	1 484.0	<b>4 188.0</b>
May	1 994.0	873.3	3.2	431.1	3.2	3 304.8	1 078.9	<b>4 383.7</b>
June	2 007.2	679.2	6.3	421.0	10.1	3 123.9	1 321.7	<b>4 445.6</b>
July	1 780.5	680.4	3.9	416.8	6.3	2 888.0	1 718.6	<b>4 606.6</b>
<b>PUBLIC SECTOR</b>								
<b>2002-03</b>	292.5	255.1	1.8	177.9	—	727.4	3 458.5	<b>4 185.9</b>
<b>2003-04</b>	269.5	230.3	1.7	159.4	0.4	661.3	3 923.4	<b>4 584.7</b>
<b>2004-05</b>	352.4	377.0	7.4	174.3	14.1	925.2	4 090.1	<b>5 015.3</b>
<b>2004</b>								
August	34.6	15.8	—	20.3	—	70.8	306.6	<b>377.4</b>
September	30.1	5.4	—	13.2	—	48.7	282.5	<b>331.2</b>
October	19.8	55.2	—	14.7	—	89.8	324.7	<b>414.5</b>
November	42.1	47.4	—	11.4	—	100.9	288.0	<b>389.0</b>
December	26.5	24.2	—	12.8	—	63.5	349.7	<b>413.2</b>
<b>2005</b>								
January	17.9	18.4	1.5	11.0	—	48.8	433.8	<b>482.6</b>
February	21.5	6.7	—	17.8	—	46.0	419.7	<b>465.7</b>
March	21.4	47.2	—	13.0	—	81.5	318.4	<b>399.9</b>
April	18.9	7.4	4.4	16.3	—	47.0	320.6	<b>367.6</b>
May	38.6	35.3	—	27.1	—	101.0	459.1	<b>560.1</b>
June	42.7	51.4	1.4	13.2	14.1	122.7	281.8	<b>404.5</b>
July	28.3	24.0	—	14.9	—	67.1	447.7	<b>514.8</b>
<b>TOTAL</b>								
<b>2002-03</b>	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	<b>50 248.5</b>
<b>2003-04</b>	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 850.0	<b>53 546.1</b>
<b>2004-05</b>	20 843.7	9 388.9	70.7	4 854.9	234.5	35 392.7	19 328.2	<b>54 721.0</b>
<b>2004</b>								
August	1 830.8	780.8	3.8	452.6	76.8	3 144.9	1 794.6	<b>4 939.5</b>
September	1 752.1	792.8	3.4	423.0	5.0	2 976.2	1 514.8	<b>4 491.1</b>
October	1 683.9	745.1	6.6	406.8	9.3	2 851.6	1 637.8	<b>4 489.4</b>
November	1 851.9	829.9	3.8	417.8	4.4	3 107.7	1 673.6	<b>4 781.2</b>
December	1 527.7	921.0	8.5	348.7	35.8	2 841.7	1 295.1	<b>4 136.8</b>
<b>2005</b>								
January	1 356.8	612.8	4.6	307.5	1.8	2 283.6	1 514.3	<b>3 797.8</b>
February	1 599.8	925.0	6.1	378.9	25.7	2 935.4	1 631.0	<b>4 566.5</b>
March	1 711.3	715.7	7.8	426.1	1.8	2 862.7	1 833.2	<b>4 695.9</b>
April	1 653.4	687.6	12.7	394.6	2.6	2 751.0	1 804.6	<b>4 555.6</b>
May	2 032.7	908.5	3.2	458.1	3.2	3 405.8	1 538.0	<b>4 943.8</b>
June	2 049.9	730.6	7.7	434.2	24.2	3 246.6	1 603.5	<b>4 850.1</b>
July	1 808.8	704.4	3.9	431.7	6.3	2 955.1	2 166.3	<b>5 121.4</b>

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, States and territories—By sector: **Original**

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	398.8	185.8	0.5	151.2	1.2	737.5	335.8	1 073.3
Vic.	463.8	64.1	1.3	103.2	5.0	637.4	719.6	1 357.1
Qld	450.3	268.3	2.1	87.8	—	808.5	491.8	1 300.3
SA	101.4	36.6	—	24.8	—	162.8	37.5	200.2
WA	301.1	70.7	0.1	28.9	—	400.7	105.9	506.6
Tas.	34.2	0.9	—	8.7	—	43.9	14.3	58.1
NT	11.6	53.3	—	4.6	—	69.6	4.3	73.9
ACT	19.3	0.7	—	7.6	—	27.6	9.5	37.1
Aust.	1 780.5	680.4	3.9	416.8	6.3	2 888.0	1 718.6	4 606.6
PUBLIC SECTOR								
NSW	5.1	11.6	—	2.0	—	18.7	85.9	104.6
Vic.	2.5	2.5	—	5.4	—	10.4	93.2	103.6
Qld	6.0	—	—	1.7	—	7.7	205.3	213.0
SA	4.5	3.2	—	0.1	—	7.7	6.9	14.6
WA	8.3	6.7	—	2.7	—	17.7	37.4	55.1
Tas.	0.7	—	—	0.9	—	1.6	11.3	12.9
NT	1.2	—	—	—	—	1.2	0.4	1.6
ACT	—	—	—	2.1	—	2.1	7.2	9.3
Aust.	28.3	24.0	—	14.9	—	67.1	447.7	514.8
TOTAL								
NSW	403.9	197.4	0.5	153.3	1.2	756.3	421.6	1 177.9
Vic.	466.4	66.6	1.3	108.6	5.0	647.8	812.8	1 460.6
Qld	456.2	268.3	2.1	89.5	—	816.1	697.2	1 513.3
SA	105.9	39.8	—	24.8	—	170.5	44.4	214.9
WA	309.4	77.4	0.1	31.5	—	418.4	143.2	561.7
Tas.	34.9	0.9	—	9.6	—	45.5	25.6	71.1
NT	12.8	53.3	—	4.7	—	70.8	4.8	75.5
ACT	19.3	0.7	—	9.7	—	29.7	16.7	46.5
Aust.	1 808.8	704.4	3.9	431.7	6.3	2 955.1	2 166.3	5 121.4

— 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	72.2	99.7	238.2	6.7	24.3	4.7	0.8	0.8	447.5
Transport	3.7	26.5	8.7	3.4	0.2	—	—	—	42.5
Offices	50.0	82.9	57.0	7.7	33.4	1.7	1.5	10.0	244.3
Other commercial n.e.c.	1.0	6.3	3.9	0.5	0.6	0.2	—	—	12.6
<i>Total commercial</i>	<i>126.9</i>	<i>215.5</i>	<i>307.9</i>	<i>18.3</i>	<i>58.5</i>	<i>6.6</i>	<i>2.3</i>	<i>10.8</i>	<i>746.9</i>
<b>Industrial</b>									
Factories	50.8	21.5	44.8	2.0	7.7	1.1	0.5	—	128.4
Warehouses	56.5	111.0	65.6	5.5	15.1	0.7	1.0	1.7	257.1
Agricultural/aquacultural	5.5	0.9	0.4	0.3	3.6	0.3	0.1	—	10.9
Other industrial n.e.c.	5.9	0.7	1.4	0.4	1.3	0.7	—	—	10.3
<i>Total industrial</i>	<i>118.6</i>	<i>134.1</i>	<i>112.2</i>	<i>8.2</i>	<i>27.6</i>	<i>2.7</i>	<i>1.5</i>	<i>1.7</i>	<i>406.7</i>
<b>Other non-residential</b>									
Educational	71.9	70.3	90.2	7.3	24.7	3.7	0.7	1.8	270.5
Religious	4.6	—	0.1	0.1	0.6	0.8	—	—	6.1
Aged care facilities	6.5	32.3	7.8	2.0	3.2	1.1	—	1.1	54.1
Health	9.8	303.6	95.1	0.8	2.6	0.2	0.1	0.7	413.0
Entertainment and recreation	23.4	31.3	26.4	4.6	1.4	5.6	—	0.6	93.4
Accommodation	47.7	12.5	41.3	1.5	7.1	4.2	0.1	—	114.4
Other non-residential n.e.c.	12.1	13.3	16.2	1.5	17.5	0.7	—	—	61.2
<i>Total other non-residential</i>	<i>176.1</i>	<i>463.2</i>	<i>277.1</i>	<i>17.8</i>	<i>57.1</i>	<i>16.2</i>	<i>0.9</i>	<i>4.3</i>	<i>1 012.7</i>
<b>Total non-residential</b>	<b>421.6</b>	<b>812.8</b>	<b>697.2</b>	<b>44.4</b>	<b>143.2</b>	<b>25.6</b>	<b>4.8</b>	<b>16.7</b>	<b>2 166.3</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	71.4	99.0	238.2	6.7	23.8	4.3	0.8	0.8	445.0
Transport	3.7	26.3	1.5	3.4	0.2	—	—	—	35.1
Offices	38.5	63.4	47.7	5.5	24.4	0.3	1.5	4.0	185.2
Other commercial n.e.c.	1.0	6.2	3.9	0.5	0.6	0.2	—	—	12.5
<i>Total commercial</i>	<i>114.6</i>	<i>194.9</i>	<i>291.3</i>	<i>16.0</i>	<i>49.0</i>	<i>4.8</i>	<i>2.3</i>	<i>4.8</i>	<i>677.8</i>
Industrial									
Factories	49.7	21.1	35.4	1.9	6.8	1.1	0.5	—	116.6
Warehouses	54.0	111.0	65.5	5.5	15.1	0.7	1.0	1.7	254.5
Agricultural/aquacultural	5.5	0.9	0.4	0.3	3.6	0.3	0.1	—	10.9
Other industrial n.e.c.	5.9	0.6	1.4	0.4	1.3	0.7	—	—	10.2
<i>Total industrial</i>	<i>115.0</i>	<i>133.7</i>	<i>102.8</i>	<i>8.1</i>	<i>26.8</i>	<i>2.7</i>	<i>1.5</i>	<i>1.7</i>	<i>392.3</i>
Other non-residential									
Educational	24.8	33.0	17.5	4.6	2.6	0.5	0.4	1.0	84.5
Religious	4.6	—	0.1	0.1	0.6	0.8	—	—	6.1
Aged care facilities	6.0	31.5	7.8	2.0	2.4	—	—	1.1	50.9
Health	1.3	296.5	6.8	0.8	1.2	—	0.1	0.3	307.0
Entertainment and recreation	19.6	11.5	18.1	3.1	1.0	0.6	—	0.6	54.5
Accommodation	47.7	12.1	41.3	1.3	5.2	4.2	—	—	111.8
Other non-residential n.e.c.	2.2	6.4	6.1	1.3	17.1	0.7	—	—	33.8
<i>Total other non-residential</i>	<i>106.2</i>	<i>391.1</i>	<i>97.8</i>	<i>13.3</i>	<i>30.0</i>	<i>6.7</i>	<i>0.5</i>	<i>3.0</i>	<i>648.6</i>
<b>Total non-residential</b>	<b>335.8</b>	<b>719.6</b>	<b>491.8</b>	<b>37.5</b>	<b>105.9</b>	<b>14.3</b>	<b>4.3</b>	<b>9.5</b>	<b>1 718.7</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.8	0.8	—	—	0.5	0.4	—	—	2.4
Transport	—	0.2	7.2	—	—	—	—	—	7.4
Offices	11.5	19.5	9.3	2.3	9.0	1.4	—	6.0	59.1
Other commercial n.e.c.	—	0.1	—	—	—	—	—	—	0.1
<i>Total commercial</i>	<i>12.3</i>	<i>20.6</i>	<i>16.5</i>	<i>2.3</i>	<i>9.5</i>	<i>1.8</i>	<i>—</i>	<i>6.0</i>	<i>69.1</i>
Industrial									
Factories	1.1	0.3	9.4	0.1	0.8	—	—	—	11.7
Warehouses	2.5	—	0.1	—	—	—	—	—	2.6
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.1	—	—	—	—	—	—	0.1
<i>Total industrial</i>	<i>3.6</i>	<i>0.4</i>	<i>9.4</i>	<i>0.1</i>	<i>0.8</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>14.4</i>
Other non-residential									
Educational	47.1	37.2	72.7	2.7	22.1	3.2	0.3	0.8	186.1
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	0.5	0.8	—	—	0.8	1.1	—	—	3.2
Health	8.6	7.1	88.3	—	1.4	0.2	—	0.4	105.9
Entertainment and recreation	3.8	19.8	8.3	1.5	0.5	5.0	—	—	38.9
Accommodation	—	0.4	—	0.2	2.0	—	0.1	—	2.7
Other non-residential n.e.c.	9.9	6.9	10.0	0.2	0.4	—	—	—	27.4
<i>Total other non-residential</i>	<i>69.9</i>	<i>72.1</i>	<i>179.4</i>	<i>4.6</i>	<i>27.1</i>	<i>9.5</i>	<i>0.4</i>	<i>1.2</i>	<i>364.2</i>
<b>Total non-residential</b>	<b>85.9</b>	<b>93.2</b>	<b>205.3</b>	<b>6.9</b>	<b>37.4</b>	<b>11.3</b>	<b>0.4</b>	<b>7.2</b>	<b>447.7</b>

— nil or rounded to zero (including null cells)

NON-RESIDENTIAL BUILDING APPROVED, Jobs by value range: **Original**

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	664	45	10	719
Transport	17	5	2	24
Offices	348	51	8	407
Other commercial n.e.c.	22	5	—	27
<i>Total commercial</i>	<i>1 051</i>	<i>106</i>	<i>20</i>	<i>1 177</i>
Industrial				
Factories	95	21	5	121
Warehouses	156	44	10	210
Agricultural/aquacultural	31	2	—	33
Other industrial n.e.c.	37	1	—	38
<i>Total industrial</i>	<i>319</i>	<i>68</i>	<i>15</i>	<i>402</i>
Other non-residential				
Educational	108	36	12	156
Religious	10	1	—	11
Aged care facilities	21	9	4	34
Health	49	9	6	64
Entertainment and recreation	74	16	5	95
Accommodation	46	10	6	62
Other non-residential n.e.c.	78	10	2	90
<i>Total other non-residential</i>	<i>386</i>	<i>91</i>	<i>35</i>	<i>512</i>
<b>Total non-residential</b>	<b>1 756</b>	<b>265</b>	<b>70</b>	<b>2 091</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	119.3	86.6	241.6	447.5
Transport	5.6	12.7	24.2	42.5
Offices	76.8	109.2	58.3	244.3
Other commercial n.e.c.	4.4	8.1	—	12.6
<i>Total commercial</i>	<i>206.1</i>	<i>216.7</i>	<i>324.0</i>	<i>746.9</i>
Industrial				
Factories	25.7	40.9	61.7	128.4
Warehouses	52.8	88.5	115.8	257.1
Agricultural/aquacultural	3.8	7.1	—	10.9
Other industrial n.e.c.	8.3	2.0	—	10.3
<i>Total industrial</i>	<i>90.6</i>	<i>138.6</i>	<i>177.5</i>	<i>406.7</i>
Other non-residential				
Educational	33.2	80.4	156.9	270.5
Religious	3.8	2.3	—	6.1
Aged care facilities	7.4	17.7	29.0	54.1
Health	11.9	18.5	382.6	413.0
Entertainment and recreation	21.1	30.7	41.5	93.4
Accommodation	12.5	19.4	82.6	114.4
Other non-residential n.e.c.	19.4	28.7	13.0	61.2
<i>Total other non-residential</i>	<i>109.4</i>	<i>197.8</i>	<i>705.6</i>	<i>1 012.7</i>
<b>Total non-residential</b>	<b>406.1</b>	<b>553.1</b>	<b>1 207.1</b>	<b>2 166.3</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
<b>2002-03</b>	20 055.2	10 781.0	30 815.1	4 839.4	35 650.7	18 776.9	54 398.4
<b>2003-04</b>	21 408.1	10 089.0	31 497.1	5 199.0	36 696.1	16 850.0	53 546.1
<b>2004-05</b>	19 716.4	8 660.3	28 376.7	4 913.0	33 289.7	17 871.0	51 160.7
<b>2004</b>							
March Qtr	5 019.9	2 515.4	7 532.6	1 135.1	8 665.9	3 992.1	12 657.9
June Qtr	5 222.1	2 587.6	7 807.8	1 324.2	9 132.3	4 171.8	13 304.4
September Qtr	5 194.8	2 185.8	7 380.6	1 374.0	8 754.6	4 531.9	13 286.5
December Qtr	4 815.9	2 314.7	7 130.6	1 185.3	8 315.9	4 270.8	12 586.7
<b>2005</b>							
March Qtr	4 371.7	2 053.9	6 425.6	1 095.9	7 521.5	4 564.6	12 086.0
June Qtr	5 334.1	2 105.9	7 440.0	1 257.8	8 697.8	4 503.7	13 201.5
SEASONALLY ADJUSTED (\$m)							
<b>2004</b>							
March Qtr	5 361.5	2 712.1	8 042.4	1 221.2	9 264.7	na	13 285.9
June Qtr	5 181.0	2 576.0	7 767.5	1 316.5	9 083.5	na	13 243.9
September Qtr	4 920.4	2 078.7	6 999.1	1 276.9	8 275.9	na	12 807.9
December Qtr	4 814.3	2 251.6	7 066.0	1 203.0	8 269.0	na	12 539.8
<b>2005</b>							
March Qtr	4 854.4	2 338.7	7 193.2	1 217.1	8 410.2	na	12 974.8
June Qtr	5 127.2	1 991.3	7 118.5	1 216.1	8 334.6	na	12 838.3
TREND (\$m)							
<b>2004</b>							
March Qtr	5 380.4	2 555.3	7 920.3	1 296.4	9 216.0	4 123.8	13 356.4
June Qtr	5 170.3	2 452.5	7 614.9	1 278.3	8 892.8	4 188.9	13 089.5
September Qtr	4 938.0	2 320.4	7 260.6	1 259.3	8 520.1	4 341.8	12 858.7
December Qtr	4 864.5	2 219.5	7 087.7	1 235.1	8 322.7	4 440.0	12 753.9
<b>2005</b>							
March Qtr	4 908.4	2 186.0	7 094.6	1 211.7	8 306.3	4 479.2	12 784.2
June Qtr	5 023.2	2 147.3	7 164.0	1 206.3	8 370.3	4 501.1	12 870.3
TREND (% change from previous quarter)							
<b>2004</b>							
March Qtr	-1.4	2.7	-0.3	-0.3	-0.3	-1.1	-0.5
June Qtr	-3.9	-4.0	-3.9	-1.4	-3.5	1.6	-2.0
September Qtr	-4.5	-5.4	-4.7	-1.5	-4.2	3.6	-1.8
December Qtr	-1.5	-4.3	-2.4	-1.9	-2.3	2.3	-0.8
<b>2005</b>							
March Qtr	0.9	-1.5	0.1	-1.9	-0.2	0.9	0.2
June Qtr	2.3	-1.8	1.0	-0.4	0.8	0.5	0.7

na not available

(b) Refer to Explanatory Notes, paragraph 13.

(a) Reference year for chain volume measures is 2003-04. Refer to Explanatory Notes, paragraph 23.

VALUE OF BUILDING APPROVED, States and territories—Chain volume measures(a):  
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>2002-03</b>	10 560.2	10 351.6	8 168.0	1 761.5	3 621.7	350.9	203.4	590.7	<b>35 650.7</b>
<b>2003-04</b>	10 415.0	10 139.7	8 993.9	1 834.7	3 876.9	553.9	260.1	622.0	<b>36 696.1</b>
<b>2004-05</b>	8 596.3	9 321.6	8 235.5	1 817.9	3 978.3	485.7	328.1	526.2	<b>33 289.7</b>
<b>2004</b>									
March Qtr	2 341.0	2 364.1	2 342.9	415.3	944.1	111.8	51.1	107.9	<b>8 665.9</b>
June Qtr	2 588.1	2 593.5	2 124.3	449.3	945.3	158.2	73.6	195.8	<b>9 132.3</b>
September Qtr	2 389.0	2 371.1	2 168.4	468.8	1 063.0	120.2	103.9	70.1	<b>8 754.6</b>
December Qtr	2 237.5	2 232.8	1 982.2	480.8	998.3	129.7	64.4	190.2	<b>8 315.9</b>
<b>2005</b>									
March Qtr	1 980.5	1 993.4	1 881.2	425.3	878.5	113.6	95.3	153.7	<b>7 521.5</b>
June Qtr	1 989.2	2 724.3	2 203.8	443.0	1 038.4	122.2	64.6	112.3	<b>8 697.8</b>
NON-RESIDENTIAL BUILDING									
<b>2002-03</b>	6 513.6	5 475.2	3 299.4	1 057.6	1 692.7	210.9	160.1	388.9	<b>18 776.9</b>
<b>2003-04</b>	5 368.1	4 839.2	3 231.7	1 178.2	1 521.8	187.0	169.5	354.4	<b>16 850.0</b>
<b>2004-05</b>	5 690.0	4 738.7	3 793.6	1 070.4	1 628.7	293.8	243.3	412.5	<b>17 871.0</b>
<b>2004</b>									
March Qtr	1 155.7	1 363.3	865.0	178.1	295.7	42.2	39.7	57.1	<b>3 992.1</b>
June Qtr	1 417.4	1 248.1	607.9	251.6	439.9	54.1	40.1	113.7	<b>4 171.8</b>
September Qtr	1 545.6	1 294.1	955.0	202.9	386.1	41.0	58.8	48.5	<b>4 531.9</b>
December Qtr	1 276.6	1 075.9	1 060.1	228.7	405.8	78.6	75.7	69.3	<b>4 270.8</b>
<b>2005</b>									
March Qtr	1 648.8	949.5	896.7	366.3	476.5	55.8	44.5	126.5	<b>4 564.6</b>
June Qtr	1 219.1	1 419.2	881.8	272.4	360.3	118.3	64.3	168.3	<b>4 503.7</b>
TOTAL BUILDING									
<b>2002-03</b>	17 041.5	15 813.2	11 470.5	2 818.2	5 314.4	564.0	363.4	980.0	<b>54 398.4</b>
<b>2003-04</b>	15 783.1	14 978.9	12 225.5	3 012.9	5 398.7	740.9	429.6	976.4	<b>53 546.1</b>
<b>2004-05</b>	14 286.3	14 060.4	12 029.1	2 888.2	5 607.1	779.5	571.4	938.7	<b>51 160.7</b>
<b>2004</b>									
March Qtr	3 498.4	3 721.4	3 208.3	592.1	1 239.7	154.0	90.8	164.9	<b>12 657.9</b>
June Qtr	4 003.8	3 841.4	2 731.3	700.3	1 384.9	212.2	113.7	309.5	<b>13 304.4</b>
September Qtr	3 934.6	3 665.2	3 123.3	671.7	1 449.1	161.3	162.7	118.5	<b>13 286.5</b>
December Qtr	3 514.1	3 308.7	3 042.3	709.5	1 404.2	208.3	140.0	259.5	<b>12 586.7</b>
<b>2005</b>									
March Qtr	3 629.3	2 942.9	2 777.9	791.6	1 355.1	169.4	139.8	280.2	<b>12 086.0</b>
June Qtr	3 208.3	4 143.5	3 085.6	715.4	1 398.7	240.6	128.9	280.5	<b>13 201.5</b>

(a) Reference year for chain volume measures is 2003-04. Refer to Explanatory Notes, paragraph 23.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

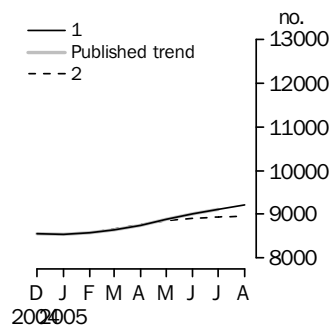
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### 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 3.7% for the number of private sector houses approved and 14% for private sector other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 3.7% for the number of private sector houses approved and 14% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

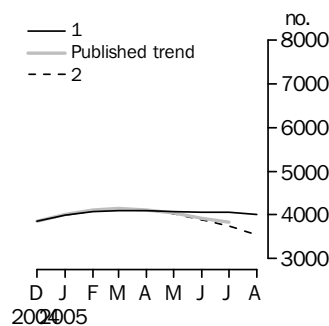
### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.7% on July 2005		(2) falls by 3.7% on July 2005	
	no.	% change	no.	% change	no.	% change
<b>2005</b>						
March	8 649	0.9	8 645	0.9	8 667	1.0
April	8 756	1.2	8 755	1.3	8 766	1.1
May	8 881	1.4	8 883	1.5	8 855	1.0
June	9 012	1.5	9 007	1.4	8 913	0.7
July	9 111	1.1	9 114	1.2	8 937	0.3
August	—	—	9 221	1.2	8 953	0.2

— nil or rounded to zero (including null cells)

### PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on July 2005		(2) falls by 14% on July 2005	
	no.	% change	no.	% change	no.	% change
<b>2005</b>						
March	4 144	0.9	4 102	0.6	4 140	1.0
April	4 114	-0.7	4 090	-0.3	4 109	-0.7
May	4 040	-1.8	4 072	-0.4	4 022	-2.1
June	3 929	-2.7	4 059	-0.3	3 893	-3.2
July	3 837	-2.3	4 058	—	3 746	-3.8
August	—	—	4 014	-1.1	3 543	-5.4

— 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 Australian Bureau of Statistics (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), 2005 Edition* (cat. no. 1216.0), effective from July 2005. Building work approved before July 2005 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.

## EXPLANATORY NOTES *continued*

### RELATED PUBLICATIONS

- 26** Users may also wish to refer to the following publications:  
*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
ASGC	Australian Standard Geographical Classification
Aust.	Australia
GST	goods and services tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

The following tables are available electronically via the ABS web site  
<<http://www.abs.gov.au>> and AusStats.

### DWELLING UNITS

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Dwelling units approved, New South Wales	1	1
Dwelling units approved, Victoria	1	2
Dwelling units approved, Queensland	1	3
Dwelling units approved, South Australia	1	4
Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
Dwelling units approved, state and territories, number	3	7
Dwelling units approved, states and territories, percentage change	4	n.a.
Private sector houses approved, states and territories	5	8
Private sector houses approved, states and territories, percentage change	6	n.a.
Dwelling units approved, states and territories, by type	7	9
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Dwelling units approved, by sector, Victoria	10	13
Dwelling units approved, by sector, Queensland	10	14
Dwelling units approved, by sector, South Australia	10	15
Dwelling units approved, by sector, Western Australia	10	16
Dwelling units approved, by sector, Tasmania	10	17
Dwelling units approved, by sector, Northern Territory	10	18
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Dwelling units approved in new residential buildings, number and value, Western Australia	12	26
Dwelling units approved in new residential buildings, number and value, Tasmania	12	27
Dwelling units approved in new residential buildings, number and value, Northern Territory	12	28
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

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Value of building approved, Australian Capital Territory	13	37
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Value of building approved, by sector, Victoria	20	44
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Value of building approved, by sector, Western Australia	20	47
Value of building approved, by sector, Tasmania	20	48
Value of building approved, by sector, Northern Territory	20	49
Value of building approved, by sector, Australian Capital Territory	20	50
Value of non-residential building approved, by sector, Australia	21	51
Value of non-residential building approved, by sector, New South Wales	22	52
Value of non-residential building approved, by sector, Victoria	22	53
Value of non-residential building approved, by sector, Queensland	22	54
Value of non-residential building approved, by sector, South Australia	22	55
Value of non-residential building approved, by sector, Western Australia	22	56
Value of non-residential building approved, by sector, Tasmania	22	57
Value of non-residential building approved, by sector, Northern Territory	22	58
Value of non-residential building approved, by sector, Australian Capital Territory	22	59
Number of non-residential building jobs approved, by value range, New South Wales	23	60
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Number of non-residential building jobs approved, by value range, Queensland	23	62
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Value of non-residential building approved, by value range, New South Wales	23	67
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Value of non-residential building approved, by value range, Queensland	23	69
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## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### CHAIN VOLUME MEASURES

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### ADDITIONAL TABLES

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### DATA CUBES

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Statistical Local Areas, Queensland, 2001–02, 2002–03, 2003–04, 2004–05	3	3
Statistical Local Areas, South Australia, 2001–02, 2002–03, 2003–04, 2004–05	4	4
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Statistical Local Areas, Tasmania, 2001–02, 2002–03, 2003–04, 2004–05	6	6
Statistical Local Areas, Northern Territory, 2001–02, 2002–03, 2003–04, 2004–05	7	7
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## 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: semidetached, row or terrace house or townhouse with one storey; semidetached, 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 semidetached, 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>Semidetached, 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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ISSN 1031 0177

RRP \$25.00