

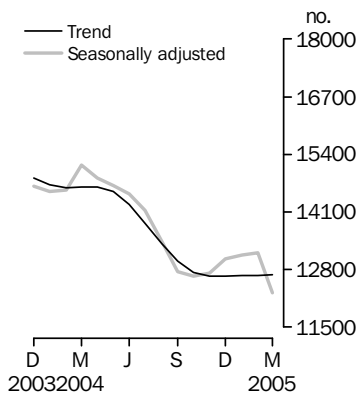
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 3 MAY 2005

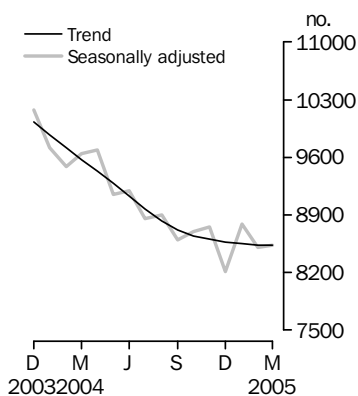
Dwelling units approved

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

	Mar 05 no.	Feb 05 to Mar 05 % change	Mar 04 to Mar 05 % change
TREND			
Total dwelling units approved	12 684	0.1	-13.5
Private sector houses	8 537	—	-10.8
Private sector other dwellings	3 859	0.9	-19.6
SEASONALLY ADJUSTED			
Total dwelling units approved	12 270	-6.8	-19.1
Private sector houses	8 534	0.3	-11.5
Private sector other dwellings	3 374	-25.5	-35.2

— nil or rounded to zero (including null cells)

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals was relatively flat (+0.1%) in March 2005.
- The seasonally adjusted estimate for total dwelling units approved fell 6.8%, to 12,270, in March 2005.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals was flat in March 2005, following seventeen months of decline.
- The seasonally adjusted estimate for private sector houses approved rose 0.3%, to 8,534, in March 2005.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved rose 0.9% in March 2005, the fourth consecutive monthly rise.
- The seasonally adjusted estimate for private sector other dwellings approved fell 25.5%, to 3,374, in March 2005. This is the lowest estimate since February 2002.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved fell 1.4%, to \$4,570.7m, in March 2005. The value of new residential building approved fell 6.1%, to \$2,420.8m, while the value of alterations and additions fell 2.5%, to \$425.3m.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
April 2005	2 June 2005
May 2005	1 July 2005
June 2005	3 August 2005
July 2005	31 August 2005
August 2005	5 October 2005
September 2005	2 November 2005

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	1998-01	2001-02	2002-03	2003-04	2004-05
New South Wales	81	95	555	-9	37
Victoria	2	—	4	—	-30
Queensland	1	6	83	8	1
South Australia	—	—	54	—	33
Western Australia	4	13	8	—	2
Tasmania	—	—	—	—	—
Northern Territory	—	—	—	—	—
Australian Capital Territory	—	—	—	—	—
TOTAL	88	114	704	-1	43

Ongoing audits of building approvals data, conducted by municipalities and the ABS, identified three municipalities in NSW that experienced data provision difficulties in 2002-03. These difficulties have been rectified and the full data for these municipalities in 2002-03 is now represented in building approvals data.

DATA NOTES

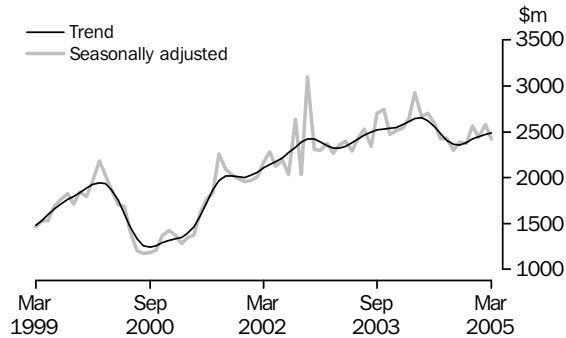
Estimates have been included in this issue for the municipality of Campbelltown (New South Wales) which was unable to report all building work approved in their municipality this month.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

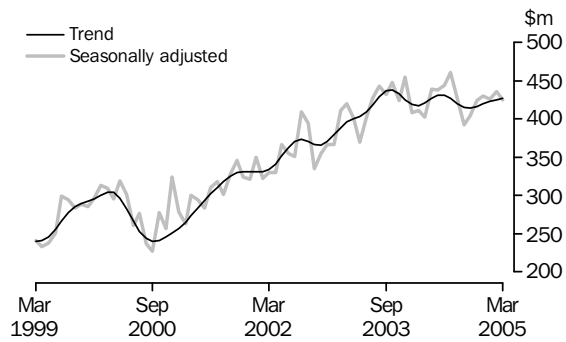
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a rise over the past five months after six months of decline. The trend rose 0.8% in March 2005.



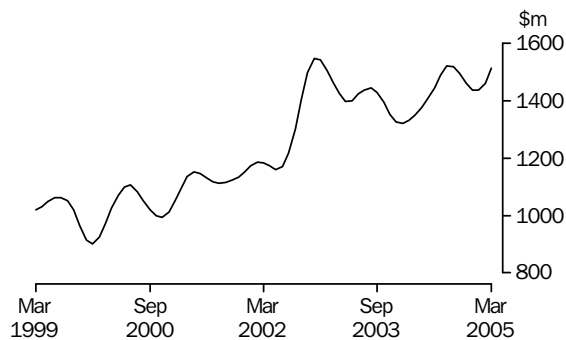
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing a rise over the past five months. The trend rose 0.5% in March 2005.



NON-RESIDENTIAL BUILDING

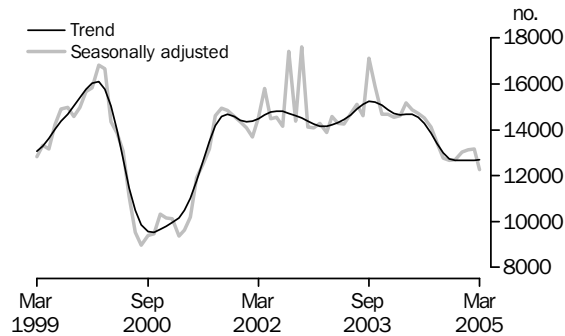
The trend estimate of the value of non-residential building is now showing three months of growth, rising 3.5% in March 2005.



DWELLINGS APPROVED

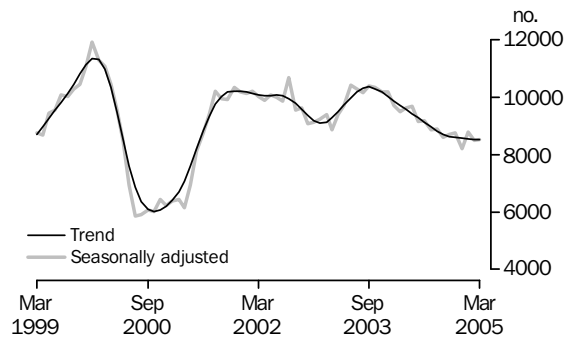
TOTAL DWELLING UNITS

For the fourth consecutive month the trend estimate for total dwelling units approved was relatively flat. This follows a general decline starting in October 2003.



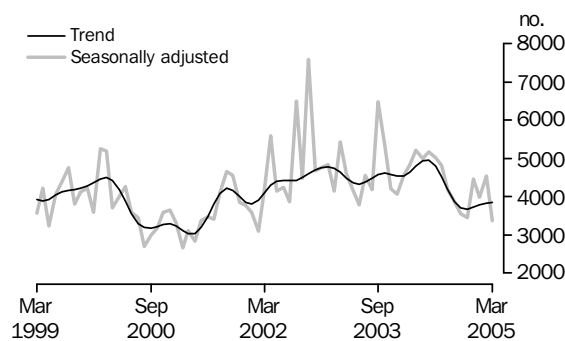
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved was flat in March 2005 following seventeen months of decline.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved rose 0.9% in March 2005, the fourth consecutive monthly rise.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved was relatively flat (+0.1%) in March 2005. The trend rose in New South Wales (+1.9%), Victoria (+0.3%), South Australia (+1.4%) and Western Australia (+2.6%), but fell in all other states and territories.

The trend estimate for private sector houses approved was flat in March 2005. The trend rose in New South Wales (+0.5%), Victoria (+0.1%) and Western Australia (+2.3%), but fell in Queensland (-2.3%) and South Australia (-1.6%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 441	2 467	1 991	712	1 539	193	39	104	8 486
Total dwelling units (no.)	2 774	3 363	2 760	1 059	1 935	218	74	154	12 337
Percentage change from previous month									
Private sector houses (%)	-4.7	4.9	7.9	22.8	-0.1	14.2	-17.0	121.3	4.9
Total dwelling units (%)	-13.0	7.3	1.9	38.4	-2.6	14.7	-52.6	227.7	1.4
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 559	2 421	1 804	639	1 788	na	na	na	8 534
Total dwelling units (no.)	2 752	3 317	2 576	986	2 207	200	na	na	12 270
Percentage change from previous month									
Private sector houses (%)	-3.3	—	-4.7	7.2	4.8	na	na	na	0.3
Total dwelling units (%)	-29.1	3.6	-6.5	26.2	3.0	-5.2	na	na	-6.8
TREND									
Dwelling units approved									
Private sector houses (no.)	1 576	2 423	1 844	642	1 761	na	na	na	8 537
Total dwelling units (no.)	3 258	3 162	2 741	883	2 135	213	73	218	12 684
Percentage change from previous month									
Private sector houses (%)	0.5	0.1	-2.3	-1.6	2.3	na	na	na	—
Total dwelling units (%)	1.9	0.3	-3.9	1.4	2.6	-3.2	-1.4	-2.7	0.1

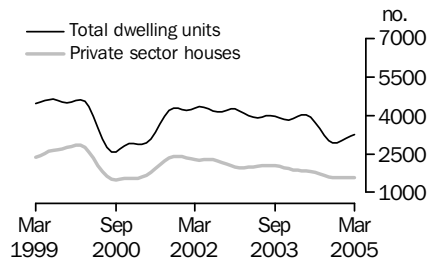
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

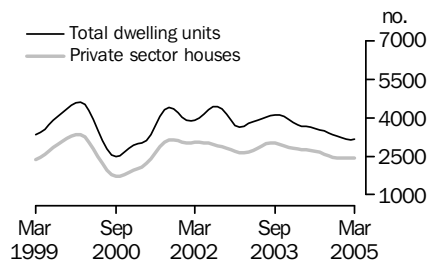
STATE TRENDS

NEW SOUTH WALES



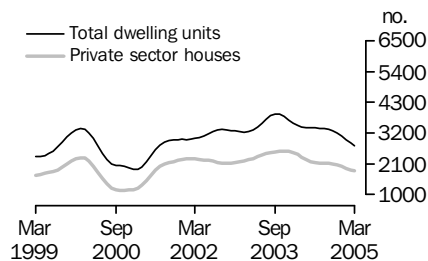
The trend estimate for total dwelling units approved in New South Wales rose 1.9% in March 2005, the fifth consecutive monthly rise. The trend for private sector houses is now showing small rises for the past three months.

VICTORIA



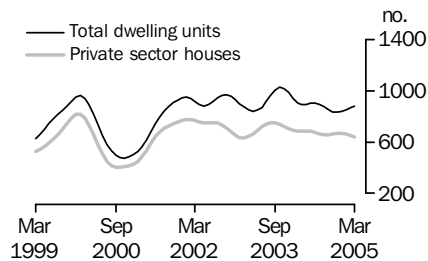
The trend estimate for total dwelling units in Victoria rose 0.3% in the latest month after declines in the previous sixteen months. The trend for private sector houses has been relatively flat for the past three months.

QUEENSLAND



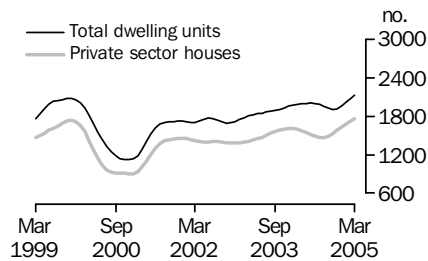
The trend estimate for total dwelling units approved in Queensland is showing a general decline over the last eighteen months. The trend for private sector houses has also fallen over the last sixteen months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a rise for the past four months. The trend for private sector houses is now showing a fall over the past three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia shows rises for the past five months after five months of decline. The trend for private sector houses shows a rise over the past seven 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

2004							
January	7 749	7 867	4 119	4 196	11 868	195	12 063
February	9 147	9 278	4 298	4 455	13 445	288	13 733
March	10 716	10 832	5 279	5 473	15 995	310	16 305
April	8 842	8 888	4 699	4 811	13 541	158	13 699
May	9 438	9 638	5 517	5 808	14 955	491	15 446
June	9 798	10 032	4 879	5 026	14 677	381	15 058
July	9 164	9 354	4 677	5 057	13 841	570	14 411
August	9 450	9 624	4 373	4 482	13 823	283	14 106
September	9 114	9 298	4 108	4 155	13 222	231	13 453
October	8 551	8 657	3 923	4 211	12 474	394	12 868
November	9 314	9 522	3 314	3 521	12 628	415	13 043
December	7 812	7 967	4 718	4 883	12 530	320	12 850

2005							
January	6 872	6 956	3 510	3 637	10 382	211	10 593
February	8 093	8 197	3 942	3 975	12 035	137	12 172
March	8 486	8 606	3 493	3 731	11 979	358	12 337

SEASONALLY ADJUSTED

2004							
January	9 722	9 840	4 566	4 722	14 288	274	14 562
February	9 491	9 622	4 842	4 982	14 333	271	14 604
March	9 644	9 760	5 209	5 404	14 853	311	15 164
April	9 695	9 741	4 992	5 121	14 687	175	14 862
May	9 153	9 353	5 171	5 351	14 324	380	14 704
June	9 196	9 430	5 013	5 088	14 209	309	14 518
July	8 857	9 047	4 816	5 084	13 673	458	14 131
August	8 898	9 072	4 179	4 365	13 077	360	13 437
September	8 596	8 780	3 872	3 975	12 468	287	12 755
October	8 698	8 804	3 559	3 851	12 257	398	12 655
November	8 757	8 965	3 459	3 751	12 216	500	12 716
December	8 212	8 367	4 454	4 675	12 666	376	13 042

2005							
January	8 794	8 878	3 979	4 252	12 773	357	13 130
February	8 509	8 613	4 530	4 559	13 039	133	13 172
March	8 534	8 654	3 374	3 616	11 908	362	12 270

TREND

2004							
January	9 873	10 013	4 541	4 707	14 414	306	14 720
February	9 718	9 849	4 643	4 806	14 361	294	14 655
March	9 574	9 703	4 801	4 960	14 375	288	14 663
April	9 435	9 575	4 943	5 098	14 378	295	14 673
May	9 284	9 441	4 963	5 117	14 247	311	14 558
June	9 132	9 307	4 803	4 962	13 935	334	14 269
July	8 973	9 161	4 521	4 692	13 494	359	13 853
August	8 825	9 014	4 177	4 370	13 002	382	13 384
September	8 712	8 892	3 877	4 093	12 589	396	12 985
October	8 644	8 808	3 702	3 934	12 346	396	12 742
November	8 601	8 750	3 673	3 907	12 274	383	12 657
December	8 573	8 710	3 723	3 948	12 296	362	12 658

2005							
January	8 552	8 677	3 782	3 992	12 334	335	12 669
February	8 537	8 652	3 823	4 019	12 360	311	12 671
March	8 537	8 643	3 859	4 041	12 396	288	12 684

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004

January	-20.6	-21.4	-1.9	-3.5	-15.0	-50.5	-15.9
February	18.0	17.9	4.3	6.2	13.3	47.7	13.8
March	17.2	16.7	22.8	22.9	19.0	7.6	18.7
April	-17.5	-17.9	-11.0	-12.1	-15.3	-49.0	-16.0
May	6.7	8.4	17.4	20.7	10.4	210.8	12.8
June	3.8	4.1	-11.6	-13.5	-1.9	-22.4	-2.5
July	-6.5	-6.8	-4.1	0.6	-5.7	49.6	-4.3
August	3.1	2.9	-6.5	-11.4	-0.1	-50.4	-2.1
September	-3.6	-3.4	-6.1	-7.3	-4.3	-18.4	-4.6
October	-6.2	-6.9	-4.5	1.3	-5.7	70.6	-4.3
November	8.9	10.0	-15.5	-16.4	1.2	5.3	1.4
December	-16.1	-16.3	42.4	38.7	-0.8	-22.9	-1.5

2005

January	-12.0	-12.7	-25.6	-25.5	-17.1	-34.1	-17.6
February	17.8	17.8	12.3	9.3	15.9	-35.1	14.9
March	4.9	5.0	-11.4	-6.1	-0.5	161.3	1.4

SEASONALLY ADJUSTED

2004

January	-4.5	-5.6	12.3	10.9	0.3	-37.3	-0.8
February	-2.4	-2.2	6.0	5.5	0.3	-1.1	0.3
March	1.6	1.4	7.6	8.5	3.6	14.8	3.8
April	0.5	-0.2	-4.2	-5.2	-1.1	-43.7	-2.0
May	-5.6	-4.0	3.6	4.5	-2.5	117.1	-1.1
June	0.5	0.8	-3.1	-4.9	-0.8	-18.7	-1.3
July	-3.7	-4.1	-3.9	-0.1	-3.8	48.2	-2.7
August	0.5	0.3	-13.2	-14.1	-4.4	-21.4	-4.9
September	-3.4	-3.2	-7.4	-8.9	-4.7	-20.3	-5.1
October	1.2	0.3	-8.1	-3.1	-1.7	38.7	-0.8
November	0.7	1.8	-2.8	-2.6	-0.3	25.6	0.5
December	-6.2	-6.7	28.8	24.6	3.7	-24.8	2.6

2005

January	7.1	6.1	-10.7	-9.0	0.8	-5.1	0.7
February	-3.2	-3.0	13.9	7.2	2.1	-62.7	0.3
March	0.3	0.5	-25.5	-20.7	-8.7	172.2	-6.8

TREND

2004

January	-1.5	-1.6	0.1	0.2	-1.0	-0.6	-1.0
February	-1.6	-1.6	2.3	2.1	-0.4	-3.9	-0.4
March	-1.5	-1.5	3.4	3.2	0.1	-2.0	0.1
April	-1.4	-1.3	2.9	2.8	—	2.4	0.1
May	-1.6	-1.4	0.4	0.4	-0.9	5.4	-0.8
June	-1.6	-1.4	-3.2	-3.0	-2.2	7.4	-2.0
July	-1.7	-1.6	-5.9	-5.4	-3.2	7.5	-2.9
August	-1.7	-1.6	-7.6	-6.9	-3.6	6.4	-3.4
September	-1.3	-1.4	-7.2	-6.3	-3.2	3.7	-3.0
October	-0.8	-0.9	-4.5	-3.9	-1.9	—	-1.9
November	-0.5	-0.7	-0.8	-0.7	-0.6	-3.3	-0.7
December	-0.3	-0.5	1.4	1.0	0.2	-5.5	—

2005

January	-0.2	-0.4	1.6	1.1	0.3	-7.5	0.1
February	-0.2	-0.3	1.1	0.7	0.2	-7.2	—
March	—	-0.1	0.9	0.5	0.3	-7.4	0.1

— 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

January	2 754	3 666	3 012	692	1 555	198	72	114	12 063
February	3 903	3 380	3 119	827	2 006	200	82	216	13 733
March	4 049	3 839	4 758	983	2 112	276	86	202	16 305
April	3 741	3 736	3 249	796	1 591	291	52	243	13 699
May	4 248	3 963	3 022	875	2 164	307	133	734	15 446
June	3 749	3 667	3 854	1 082	2 141	234	138	193	15 058
July	3 583	3 799	3 547	964	2 105	216	125	72	14 411
August	3 538	3 643	3 590	846	1 968	250	162	109	14 106
September	3 264	3 349	3 316	910	2 091	220	211	92	13 453
October	2 836	3 574	3 217	886	1 939	261	80	75	12 868
November	2 896	3 518	3 142	902	1 919	271	121	274	13 043
December	3 174	2 847	3 071	914	1 957	259	84	544	12 850

2005

January	2 305	2 315	2 564	982	1 671	193	82	481	10 593
February	3 187	3 133	2 708	765	1 986	190	156	47	12 172
March	2 774	3 363	2 760	1 059	1 935	218	74	154	12 337

SEASONALLY ADJUSTED

2004

January	3 473	4 375	3 564	868	1 813	229	na	na	14 562
February	4 591	3 424	3 132	840	2 116	217	na	na	14 604
March	3 804	3 519	4 376	893	2 025	257	na	na	15 164
April	4 176	3 749	3 507	879	1 915	336	na	na	14 862
May	3 848	3 917	2 886	877	2 019	309	na	na	14 704
June	3 784	3 475	3 683	1 003	1 984	239	na	na	14 518
July	3 591	3 632	3 434	945	2 107	224	na	na	14 131
August	3 236	3 609	3 430	804	1 873	232	na	na	13 437
September	3 019	3 242	3 177	844	1 972	198	na	na	12 755
October	2 597	3 559	3 262	934	1 902	258	na	na	12 655
November	2 867	3 413	3 158	835	1 801	248	na	na	12 716
December	2 987	2 948	3 309	923	1 998	248	na	na	13 042

2005

January	3 139	3 055	2 995	1 165	1 965	225	na	na	13 130
February	3 880	3 201	2 755	781	2 142	211	na	na	13 172
March	2 752	3 317	2 576	986	2 207	200	na	na	12 270

TREND

2004

January	3 875	3 816	3 564	942	1 978	248	75	194	14 720
February	3 959	3 721	3 478	906	1 988	260	75	206	14 655
March	4 031	3 678	3 419	891	1 997	272	82	227	14 663
April	4 036	3 661	3 394	894	2 004	278	96	243	14 673
May	3 926	3 626	3 389	905	2 008	274	111	236	14 558
June	3 734	3 576	3 391	906	2 002	262	126	200	14 269
July	3 483	3 534	3 380	896	1 983	247	134	148	13 853
August	3 217	3 483	3 358	875	1 953	235	134	107	13 384
September	3 019	3 405	3 330	852	1 925	231	126	98	12 985
October	2 924	3 333	3 281	836	1 908	234	114	123	12 742
November	2 943	3 272	3 191	833	1 919	238	101	165	12 657
December	3 028	3 214	3 090	842	1 960	236	90	201	12 658

2005

January	3 120	3 172	2 974	855	2 017	229	82	219	12 669
February	3 198	3 151	2 851	871	2 080	220	74	224	12 671
March	3 258	3 162	2 741	883	2 135	213	73	218	12 684

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
January	-29.7	9.5	-12.1	-41.9	-19.9	-31.7	-20.0	-20.8	-15.9
February	41.7	-7.8	3.6	19.5	29.0	1.0	13.9	89.5	13.8
March	3.7	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	18.7
April	-7.6	-2.7	-31.7	-19.0	-24.7	5.4	-39.5	20.3	-16.0
May	13.6	6.1	-7.0	9.9	36.0	5.5	155.8	202.1	12.8
June	-11.7	-7.5	27.5	23.7	-1.1	-23.8	3.8	-73.7	-2.5
July	-4.4	3.6	-8.0	-10.9	-1.7	-7.7	-9.4	-62.7	-4.3
August	-1.3	-4.1	1.2	-12.2	-6.5	15.7	29.6	51.4	-2.1
September	-7.7	-8.1	-7.6	7.6	6.3	-12.0	30.2	-15.6	-4.6
October	-13.1	6.7	-3.0	-2.6	-7.3	18.6	-62.1	-18.5	-4.3
November	2.1	-1.6	-2.3	1.8	-1.0	3.8	51.3	265.3	1.4
December	9.6	-19.1	-2.3	1.3	2.0	-4.4	-30.6	98.5	-1.5
2005									
January	-27.4	-18.7	-16.5	7.4	-14.6	-25.5	-2.4	-11.6	-17.6
February	38.3	35.3	5.6	-22.1	18.9	-1.6	90.2	-90.2	14.9
March	-13.0	7.3	1.9	38.4	-2.6	14.7	-52.6	227.7	1.4
SEASONALLY ADJUSTED									
2004									
January	-8.0	25.0	-4.2	-25.2	-10.1	-16.4	na	na	-0.8
February	32.2	-21.7	-12.1	-3.2	16.7	-5.2	na	na	0.3
March	-17.1	2.8	39.7	6.3	-4.3	18.4	na	na	3.8
April	9.8	6.5	-19.9	-1.6	-5.4	30.7	na	na	-2.0
May	-7.9	4.5	-17.7	-0.2	5.4	-8.0	na	na	-1.1
June	-1.7	-11.3	27.6	14.4	-1.7	-22.7	na	na	-1.3
July	-5.1	4.5	-6.8	-5.8	6.2	-6.3	na	na	-2.7
August	-9.9	-0.6	-0.1	-14.9	-11.1	3.6	na	na	-4.9
September	-6.7	-10.2	-7.4	5.0	5.3	-14.7	na	na	-5.1
October	-14.0	9.8	2.7	10.7	-3.5	30.3	na	na	-0.8
November	10.4	-4.1	-3.2	-10.6	-5.3	-3.9	na	na	0.5
December	4.2	-13.6	4.8	10.5	10.9	—	na	na	2.6
2005									
January	5.1	3.6	-9.5	26.2	-1.7	-9.3	na	na	0.7
February	23.6	4.8	-8.0	-33.0	9.0	-6.2	na	na	0.3
March	-29.1	3.6	-6.5	26.2	3.0	-5.2	na	na	-6.8
TREND									
2004									
January	1.2	-3.2	-3.1	-4.5	0.9	3.3	-7.4	-1.0	-1.0
February	2.2	-2.5	-2.4	-3.8	0.5	4.8	—	6.2	-0.4
March	1.8	-1.2	-1.7	-1.7	0.5	4.6	9.3	10.2	0.1
April	0.1	-0.5	-0.7	0.3	0.4	2.2	17.1	7.0	0.1
May	-2.7	-1.0	-0.1	1.2	0.2	-1.4	15.6	-2.9	-0.8
June	-4.9	-1.4	0.1	0.1	-0.3	-4.4	13.5	-15.3	-2.0
July	-6.7	-1.2	-0.3	-1.1	-0.9	-5.7	6.3	-26.0	-2.9
August	-7.6	-1.4	-0.7	-2.3	-1.5	-4.9	—	-27.7	-3.4
September	-6.2	-2.2	-0.8	-2.6	-1.4	-1.7	-6.0	-8.4	-3.0
October	-3.1	-2.1	-1.5	-1.9	-0.9	1.3	-9.5	25.5	-1.9
November	0.6	-1.8	-2.7	-0.4	0.6	1.7	-11.4	34.1	-0.7
December	2.9	-1.8	-3.2	1.1	2.1	-0.8	-10.9	21.8	—
2005									
January	3.0	-1.3	-3.8	1.5	2.9	-3.0	-8.9	9.0	0.1
February	2.5	-0.7	-4.1	1.9	3.1	-3.9	-9.8	2.3	—
March	1.9	0.3	-3.9	1.4	2.6	-3.2	-1.4	-2.7	0.1

— 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									
2004									
January	1 403	2 207	2 108	474	1 292	176	21	68	7 749
February	1 795	2 627	2 284	673	1 438	184	21	125	9 147
March	1 967	3 092	2 744	770	1 737	260	52	94	10 716
April	1 714	2 755	2 065	627	1 306	262	26	87	8 842
May	1 838	2 769	2 134	646	1 688	225	28	110	9 438
June	1 978	2 938	2 200	827	1 554	197	31	73	9 798
July	1 661	2 928	2 234	658	1 376	185	50	72	9 164
August	1 795	2 520	2 431	696	1 623	225	59	101	9 450
September	1 635	2 562	2 187	686	1 702	211	62	69	9 114
October	1 518	2 507	2 162	613	1 441	201	44	65	8 551
November	1 797	2 678	2 128	734	1 672	216	28	61	9 314
December	1 522	2 011	1 699	744	1 537	201	26	72	7 812
2005									
January	1 264	1 862	1 552	470	1 512	162	22	28	6 872
February	1 512	2 352	1 846	580	1 540	169	47	47	8 093
March	1 441	2 467	1 991	712	1 539	193	39	104	8 486
SEASONALLY ADJUSTED									
2004									
January	1 707	2 916	2 620	650	1 479	na	na	na	9 722
February	1 912	2 671	2 302	686	1 588	na	na	na	9 491
March	1 852	2 772	2 360	680	1 591	na	na	na	9 644
April	1 893	2 768	2 318	710	1 581	na	na	na	9 695
May	1 762	2 723	2 089	648	1 584	na	na	na	9 153
June	1 817	2 746	2 090	748	1 471	na	na	na	9 196
July	1 703	2 761	2 127	639	1 312	na	na	na	8 857
August	1 693	2 486	2 194	654	1 522	na	na	na	8 898
September	1 599	2 455	2 048	620	1 554	na	na	na	8 596
October	1 548	2 492	2 203	661	1 499	na	na	na	8 698
November	1 563	2 573	2 115	667	1 559	na	na	na	8 757
December	1 539	2 112	1 904	753	1 615	na	na	na	8 212
2005									
January	1 574	2 602	1 962	653	1 737	na	na	na	8 794
February	1 612	2 420	1 893	596	1 705	na	na	na	8 509
March	1 559	2 421	1 804	639	1 788	na	na	na	8 534
TREND									
2004									
January	1 881	2 810	2 503	693	1 606	na	na	na	9 873
February	1 855	2 780	2 435	686	1 597	na	na	na	9 718
March	1 843	2 763	2 346	686	1 576	na	na	na	9 574
April	1 834	2 754	2 252	687	1 546	na	na	na	9 435
May	1 812	2 735	2 176	685	1 515	na	na	na	9 284
June	1 774	2 705	2 139	676	1 487	na	na	na	9 132
July	1 722	2 652	2 129	665	1 469	na	na	na	8 973
August	1 664	2 585	2 128	658	1 467	na	na	na	8 825
September	1 616	2 515	2 123	659	1 489	na	na	na	8 712
October	1 582	2 463	2 104	664	1 531	na	na	na	8 644
November	1 565	2 432	2 060	669	1 583	na	na	na	8 601
December	1 562	2 421	2 002	670	1 633	na	na	na	8 573
2005									
January	1 564	2 418	1 942	663	1 680	na	na	na	8 552
February	1 568	2 421	1 887	653	1 722	na	na	na	8 537
March	1 576	2 423	1 844	642	1 761	na	na	na	8 537

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
January	-29.3	-14.1	-11.9	-38.5	-22.8	-24.5	-43.2	-29.2	-20.6
February	27.9	19.0	8.3	42.0	11.3	4.5	—	83.8	18.0
March	9.6	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	17.2
April	-12.9	-10.9	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	-17.5
May	7.2	0.5	3.3	3.0	29.2	-14.1	7.7	26.4	6.7
June	7.6	6.1	3.1	28.0	-7.9	-12.4	10.7	-33.6	3.8
July	-16.0	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	-6.5
August	8.1	-13.9	8.8	5.8	18.0	21.6	18.0	40.3	3.1
September	-8.9	1.7	-10.0	-1.4	4.9	-6.2	5.1	-31.7	-3.6
October	-7.2	-2.1	-1.1	-10.6	-15.3	-4.7	-29.0	-5.8	-6.2
November	18.4	6.8	-1.6	19.7	16.0	7.5	-36.4	-6.2	8.9
December	-15.3	-24.9	-20.2	1.4	-8.1	-6.9	-7.1	18.0	-16.1
2005									
January	-17.0	-7.4	-8.7	-36.8	-1.6	-19.4	-15.4	-61.1	-12.0
February	19.6	26.3	18.9	23.4	1.9	4.3	113.6	67.9	17.8
March	-4.7	4.9	7.9	22.8	-0.1	14.2	-17.0	121.3	4.9
SEASONALLY ADJUSTED									
2004									
January	-13.2	7.2	-1.5	-12.3	-15.2	na	na	na	-4.5
February	12.0	-8.4	-12.1	5.7	7.4	na	na	na	-2.4
March	-3.2	3.8	2.5	-0.9	0.2	na	na	na	1.6
April	2.2	-0.1	-1.8	4.5	-0.6	na	na	na	0.5
May	-6.9	-1.6	-9.9	-8.8	0.2	na	na	na	-5.6
June	3.2	0.9	—	15.4	-7.1	na	na	na	0.5
July	-6.3	0.5	1.8	-14.6	-10.8	na	na	na	-3.7
August	-0.6	-9.9	3.1	2.4	16.0	na	na	na	0.5
September	-5.6	-1.3	-6.6	-5.2	2.1	na	na	na	-3.4
October	-3.2	1.5	7.6	6.5	-3.5	na	na	na	1.2
November	1.0	3.3	-4.0	1.0	4.0	na	na	na	0.7
December	-1.6	-17.9	-10.0	12.9	3.6	na	na	na	-6.2
2005									
January	2.3	23.2	3.0	-13.3	7.5	na	na	na	7.1
February	2.4	-7.0	-3.5	-8.7	-1.8	na	na	na	-3.2
March	-3.3	—	-4.7	7.2	4.8	na	na	na	0.3
TREND									
2004									
January	-2.0	-1.6	-1.5	-1.8	—	na	na	na	-1.5
February	-1.4	-1.1	-2.7	-0.9	-0.5	na	na	na	-1.6
March	-0.7	-0.6	-3.7	-0.1	-1.3	na	na	na	-1.5
April	-0.5	-0.3	-4.0	0.1	-1.9	na	na	na	-1.4
May	-1.2	-0.7	-3.4	-0.3	-2.0	na	na	na	-1.6
June	-2.1	-1.1	-1.7	-1.3	-1.8	na	na	na	-1.6
July	-2.9	-2.0	-0.5	-1.6	-1.2	na	na	na	-1.7
August	-3.4	-2.5	—	-1.0	-0.2	na	na	na	-1.7
September	-2.9	-2.7	-0.2	0.1	1.5	na	na	na	-1.3
October	-2.1	-2.1	-0.9	0.8	2.8	na	na	na	-0.8
November	-1.1	-1.2	-2.1	0.7	3.4	na	na	na	-0.5
December	-0.2	-0.5	-2.8	0.1	3.2	na	na	na	-0.3
2005									
January	0.2	-0.1	-3.0	-0.9	2.9	na	na	na	-0.2
February	0.3	0.1	-2.8	-1.6	2.5	na	na	na	-0.2
March	0.5	0.1	-2.3	-1.6	2.3	na	na	na	—

— 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									
2001-02	27 661	37 071	26 600	9 208	17 435	1 882	643	1 214	121 714
2002-03	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	117 055
2003-04	23 321	34 644	29 351	9 060	19 564	2 697	547	1 373	120 557
2004									
April	1 723	2 763	2 073	637	1 312	262	31	87	8 888
May	1 876	2 810	2 144	665	1 754	225	54	110	9 638
June	1 994	2 984	2 225	894	1 596	209	57	73	10 032
July	1 684	2 974	2 249	686	1 439	187	63	72	9 354
August	1 822	2 570	2 442	736	1 651	226	76	101	9 624
September	1 676	2 583	2 220	742	1 724	214	69	70	9 298
October	1 523	2 519	2 177	635	1 479	201	51	72	8 657
November	1 852	2 732	2 135	742	1 716	239	44	62	9 522
December	1 527	2 028	1 717	789	1 555	235	41	75	7 967
2005									
January	1 274	1 883	1 559	474	1 538	164	36	28	6 956
February	1 524	2 363	1 863	611	1 555	169	65	47	8 197
March	1 453	2 478	2 002	758	1 569	194	48	104	8 606
OTHER DWELLINGS									
2001-02	22 839	12 468	9 755	1 728	2 952	151	307	1 018	51 218
2002-03	24 995	14 686	13 875	2 226	3 741	172	432	1 281	61 408
2003-04	24 305	11 769	15 186	2 458	4 142	444	625	1 763	60 692
2004									
April	2 018	973	1 176	159	279	29	21	156	4 811
May	2 372	1 153	878	210	410	82	79	624	5 808
June	1 755	683	1 629	188	545	25	81	120	5 026
July	1 899	825	1 298	278	666	29	62	—	5 057
August	1 716	1 073	1 148	110	317	24	86	8	4 482
September	1 588	766	1 096	168	367	6	142	22	4 155
October	1 313	1 055	1 040	251	460	60	29	3	4 211
November	1 044	786	1 007	160	203	32	77	212	3 521
December	1 647	819	1 354	125	402	24	43	469	4 883
2005									
January	1 031	432	1 005	508	133	29	46	453	3 637
February	1 663	770	845	154	431	21	91	—	3 975
March	1 321	885	758	301	366	24	26	50	3 731
TOTAL DWELLING UNITS									
2001-02	50 500	49 539	36 355	10 936	20 387	2 033	950	2 232	172 932
2002-03	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	178 463
2003-04	47 626	46 413	44 537	11 518	23 706	3 141	1 172	3 136	181 249
2004									
April	3 741	3 736	3 249	796	1 591	291	52	243	13 699
May	4 248	3 963	3 022	875	2 164	307	133	734	15 446
June	3 749	3 667	3 854	1 082	2 141	234	138	193	15 058
July	3 583	3 799	3 547	964	2 105	216	125	72	14 411
August	3 538	3 643	3 590	846	1 968	250	162	109	14 106
September	3 264	3 349	3 316	910	2 091	220	211	92	13 453
October	2 836	3 574	3 217	886	1 939	261	80	75	12 868
November	2 896	3 518	3 142	902	1 919	271	121	274	13 043
December	3 174	2 847	3 071	914	1 957	259	84	544	12 850
2005									
January	2 305	2 315	2 564	982	1 671	193	82	481	10 593
February	3 187	3 133	2 708	765	1 986	190	156	47	12 172
March	2 774	3 363	2 760	1 059	1 935	218	74	154	12 337

— nil or rounded to zero (including null cells)

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2001-02	13 268	25 658	12 240	5 848	12 759	814	395	1 212
2002-03	10 787	22 657	13 015	5 537	13 295	918	316	1 888
2003-04	9 252	22 698	12 903	5 579	14 077	1 182	330	1 373
2004								
April	635	1 791	919	368	927	132	20	87
May	688	1 851	819	392	1 203	92	28	110
June	732	1 915	841	592	1 118	79	31	73
July	612	1 901	918	411	972	77	45	72
August	762	1 605	1 002	455	1 202	92	54	101
September	645	1 630	928	421	1 192	81	38	70
October	623	1 685	833	396	898	72	34	72
November	717	1 806	850	432	1 245	92	22	62
December	589	1 247	706	486	1 137	75	22	75
2005								
January	466	1 240	600	262	1 102	52	20	28
February	639	1 570	776	377	1 155	47	44	47
March	574	1 650	741	434	1 153	81	37	104
OTHER DWELLINGS								
2001-02	18 998	11 714	5 190	1 407	2 406	54	232	1 018
2002-03	20 710	13 792	6 282	2 031	2 893	60	361	1 281
2003-04	19 339	10 672	6 900	2 221	3 077	242	578	1 763
2004								
April	1 652	864	574	116	236	19	21	156
May	1 755	1 046	559	197	348	73	68	624
June	1 191	495	552	163	337	17	77	120
July	1 534	761	398	261	550	2	56	—
August	1 228	979	478	95	246	18	70	8
September	1 193	644	680	118	288	2	134	22
October	994	886	738	220	327	59	29	3
November	688	729	222	146	181	11	75	212
December	971	715	777	99	352	8	43	469
2005								
January	857	346	415	273	74	6	40	453
February	1 180	709	400	150	338	6	91	—
March	949	729	408	178	326	8	24	50
TOTAL DWELLING UNITS								
2001-02	32 266	37 372	17 430	7 255	15 165	868	627	2 230
2002-03	31 497	36 449	19 297	7 568	16 188	978	677	3 169
2003-04	28 591	33 370	19 803	7 800	17 154	1 424	908	3 136
2004								
April	2 287	2 655	1 493	484	1 163	151	41	243
May	2 443	2 897	1 378	589	1 551	165	96	734
June	1 923	2 410	1 393	755	1 455	96	108	193
July	2 146	2 662	1 316	672	1 522	79	101	72
August	1 990	2 584	1 480	550	1 448	110	124	109
September	1 838	2 274	1 608	539	1 480	83	172	92
October	1 617	2 571	1 571	616	1 225	131	63	75
November	1 405	2 535	1 072	578	1 426	103	97	274
December	1 560	1 962	1 483	585	1 489	83	65	544
2005								
January	1 323	1 586	1 015	535	1 176	58	60	481
February	1 819	2 279	1 176	527	1 493	53	135	47
March	1 523	2 379	1 149	612	1 479	89	61	154

— 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>
.....						
PRIVATE SECTOR						
2001-02	119 623	46 683	592	1 909	258	169 065
2002-03	114 814	56 523	818	1 841	381	174 377
2003-04	118 724	56 541	753	1 488	368	177 874
2004						
April	8 826	4 506	59	104	46	13 541
May	9 426	5 094	113	291	31	14 955
June	9 775	4 748	85	46	23	14 677
July	9 158	4 305	22	343	13	13 841
August	9 439	4 086	36	230	32	13 823
September	9 105	4 014	36	59	8	13 222
October	8 538	3 784	56	85	11	12 474
November	9 296	3 239	36	45	12	12 628
December	7 774	4 499	67	176	14	12 530
2005						
January	6 863	3 482	19	10	8	10 382
February	8 082	3 720	40	177	16	12 035
March	8 475	3 413	52	20	19	11 979
.....						
PUBLIC SECTOR						
2001-02	1 939	1 917	7	1	3	3 867
2002-03	2 081	1 992	12	—	1	4 086
2003-04	1 677	1 682	13	2	1	3 375
2004						
April	46	111	—	—	1	158
May	200	291	—	—	—	491
June	234	140	7	—	—	381
July	190	380	—	—	—	570
August	174	109	—	—	—	283
September	184	47	—	—	—	231
October	106	288	—	—	—	394
November	208	203	—	—	4	415
December	155	165	—	—	—	320
2005						
January	84	125	2	—	—	211
February	104	33	—	—	—	137
March	120	238	—	—	—	358
.....						
TOTAL						
2001-02	121 562	48 600	599	1 910	261	172 932
2002-03	116 895	58 515	830	1 841	382	178 463
2003-04	120 401	58 223	766	1 490	369	181 249
2004						
April	8 872	4 617	59	104	47	13 699
May	9 626	5 385	113	291	31	15 446
June	10 009	4 888	92	46	23	15 058
July	9 348	4 685	22	343	13	14 411
August	9 613	4 195	36	230	32	14 106
September	9 289	4 061	36	59	8	13 453
October	8 644	4 072	56	85	11	12 868
November	9 504	3 442	36	45	16	13 043
December	7 929	4 664	67	176	14	12 850
2005						
January	6 947	3 607	21	10	8	10 593
February	8 186	3 753	40	177	16	12 172
March	8 595	3 651	52	20	19	12 337

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 438	1 283	17	3	9	2 750
Vic.	2 464	839	23	8	4	3 338
Qld	1 991	675	5	—	2	2 673
SA	710	253	1	6	4	974
WA	1 536	265	4	3	—	1 808
Tas.	193	24	—	—	—	217
NT	39	26	—	—	—	65
ACT	104	48	2	—	—	154
Aust.	8 475	3 413	52	20	19	11 979
PUBLIC SECTOR						
NSW	12	12	—	—	—	24
Vic.	11	14	—	—	—	25
Qld	11	76	—	—	—	87
SA	46	39	—	—	—	85
WA	30	97	—	—	—	127
Tas.	1	—	—	—	—	1
NT	9	—	—	—	—	9
ACT	—	—	—	—	—	—
Aust.	120	238	—	—	—	358
TOTAL						
NSW	1 450	1 295	17	3	9	2 774
Vic.	2 475	853	23	8	4	3 363
Qld	2 002	751	5	—	2	2 760
SA	756	292	1	6	4	1 059
WA	1 566	362	4	3	—	1 935
Tas.	194	24	—	—	—	218
NT	48	26	—	—	—	74
ACT	104	48	2	—	—	154
Aust.	8 595	3 651	52	20	19	12 337

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2001-02	121 562	9 063	10 567	19 630	3 474	5 048	20 448	28 970	48 600	170 162
2002-03	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	175 410
2003-04	120 401	10 653	13 011	23 664	4 369	5 389	24 801	34 559	58 223	178 624
2004										
January	7 859	541	845	1 386	176	249	2 290	2 715	4 101	11 960
February	9 268	981	863	1 844	355	448	1 734	2 537	4 381	13 649
March	10 821	910	935	1 845	588	582	2 386	3 556	5 401	16 222
April	8 872	762	1 147	1 909	286	310	2 112	2 708	4 617	13 489
May	9 626	967	1 130	2 097	361	469	2 458	3 288	5 385	15 011
June	10 009	1 350	1 234	2 584	275	429	1 600	2 304	4 888	14 897
July	9 348	1 163	1 303	2 466	256	639	1 324	2 219	4 685	14 033
August	9 613	738	958	1 696	352	338	1 809	2 499	4 195	13 808
September	9 289	716	937	1 653	214	212	1 982	2 408	4 061	13 350
October	8 644	968	973	1 941	245	201	1 685	2 131	4 072	12 716
November	9 504	652	950	1 602	224	560	1 056	1 840	3 442	12 946
December	7 929	705	1 319	2 024	397	575	1 668	2 640	4 664	12 593
2005										
January	6 947	898	853	1 751	243	233	1 380	1 856	3 607	10 554
February	8 186	729	726	1 455	442	282	1 574	2 298	3 753	11 939
March	8 595	1 112	710	1 822	274	432	1 123	1 829	3 651	12 246
VALUE (\$m)										
2001-02	17 683.2	867.8	1 392.5	2 260.3	367.1	709.0	3 771.7	4 847.8	7 108.1	24 791.3
2002-03	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	28 550.8
2003-04	21 401.7	1 197.4	2 019.4	3 216.8	625.0	818.8	5 397.1	6 840.9	10 057.7	31 459.4
2004										
January	1 399.0	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	2 105.8
February	1 690.2	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 476.1
March	1 963.8	112.8	147.3	260.1	88.0	81.0	623.1	792.1	1 052.2	3 016.1
April	1 670.3	88.4	193.4	281.8	45.9	46.9	524.6	617.4	899.3	2 569.6
May	1 790.1	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	2 740.9
June	1 872.3	151.2	192.8	344.0	50.9	58.7	346.1	455.6	799.6	2 671.9
July	1 793.2	139.7	241.0	380.7	25.8	107.4	219.4	352.6	733.3	2 526.6
August	1 832.0	88.2	152.5	240.7	44.8	57.4	388.7	490.8	731.6	2 563.5
September	1 752.1	87.8	144.6	232.4	34.4	35.1	487.0	556.5	788.9	2 541.0
October	1 683.7	120.4	151.9	272.3	30.0	36.2	376.9	443.1	715.4	2 399.1
November	1 852.9	85.8	159.8	245.6	32.4	94.6	268.4	395.5	641.1	2 494.0
December	1 527.6	88.6	239.6	328.1	42.7	89.0	444.4	576.1	904.2	2 431.8
2005										
January	1 354.5	85.0	145.0	230.0	34.1	36.6	294.2	364.9	594.9	1 949.3
February	1 597.3	93.8	135.1	228.9	59.9	60.7	472.1	592.7	821.6	2 418.9
March	1 703.0	128.6	127.1	255.7	42.1	89.9	249.7	381.7	637.4	2 340.4

(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	1 450	149	335	484	50	152	609	811	1 295	2 745
Vic.	2 475	263	193	456	68	39	290	397	853	3 328
Qld	2 002	259	96	355	116	141	139	396	751	2 753
SA	756	160	40	200	8	76	8	92	292	1 048
WA	1 566	257	44	301	26	—	35	61	362	1 928
Tas.	194	22	2	24	—	—	—	—	24	218
NT	48	2	—	2	6	—	18	24	26	74
ACT	104	—	—	—	—	24	24	48	48	152
Aust.	8 595	1 112	710	1 822	274	432	1 123	1 829	3 651	12 246
VALUE (\$m)										
NSW	322.2	19.9	56.4	76.3	7.0	26.8	134.3	168.0	244.3	566.5
Vic.	507.3	34.8	33.6	68.4	12.1	9.8	41.6	63.5	131.9	639.3
Qld	414.9	30.6	20.2	50.9	17.5	34.8	49.4	101.7	152.6	567.5
SA	109.8	15.3	9.4	24.7	1.5	15.8	2.5	19.8	44.5	154.3
WA	275.0	24.6	7.2	31.8	3.0	—	8.4	11.4	43.2	318.2
Tas.	36.3	3.0	0.3	3.3	—	—	—	—	3.3	39.6
NT	11.8	0.3	—	0.3	1.0	—	8.6	9.6	9.9	21.7
ACT	25.6	—	—	—	—	2.8	4.9	7.7	7.7	33.3
Aust.	1 703.0	128.6	127.1	255.7	42.1	89.9	249.7	381.7	637.4	2 340.4

— 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>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2004					
February	2 476.1	390.5	2 866.6	1 250.6	4 117.3
March	3 016.1	434.0	3 450.1	1 355.7	4 805.8
April	2 569.6	398.8	2 968.4	1 389.2	4 357.6
May	2 740.9	486.0	3 226.9	1 631.1	4 857.9
June	2 671.9	464.1	3 135.9	1 268.3	4 404.2
July	2 526.6	452.8	2 979.4	1 443.8	4 423.2
August	2 563.5	490.0	3 053.5	1 772.0	4 825.5
September	2 541.0	428.6	2 969.6	1 478.5	4 448.1
October	2 399.1	422.3	2 821.4	1 575.2	4 396.6
November	2 494.0	421.8	2 915.8	1 469.7	4 385.5
December	2 431.8	387.8	2 819.5	1 257.6	4 077.2
2005					
January	1 949.3	314.4	2 263.7	1 421.3	3 685.0
February	2 418.9	412.7	2 831.6	1 622.3	4 453.9
March	2 340.4	433.2	2 773.6	1 724.7	4 498.3
SEASONALLY ADJUSTED					
2004					
February	2 642.6	411.7	3 054.3	na	4 304.9
March	2 924.6	402.2	3 326.8	na	4 682.5
April	2 659.3	438.7	3 098.0	na	4 487.2
May	2 700.1	438.0	3 138.1	na	4 769.2
June	2 583.1	444.2	3 027.3	na	4 295.6
July	2 419.4	460.5	2 879.9	na	4 323.7
August	2 428.2	426.9	2 855.1	na	4 627.1
September	2 302.2	392.4	2 694.6	na	4 173.1
October	2 391.7	404.3	2 796.0	na	4 371.2
November	2 368.7	424.6	2 793.3	na	4 262.9
December	2 560.0	430.4	2 990.4	na	4 248.1
2005					
January	2 435.4	425.9	2 861.3	na	4 282.6
February	2 576.8	436.1	3 012.9	na	4 635.2
March	2 420.8	425.3	2 846.0	na	4 570.7
TREND					
2004					
February	2 612.4	417.6	3 030.0	1 330.9	4 360.8
March	2 643.7	421.0	3 064.7	1 350.1	4 414.8
April	2 653.7	426.8	3 080.5	1 377.4	4 457.9
May	2 622.8	431.3	3 054.1	1 408.6	4 462.7
June	2 557.4	431.3	2 988.7	1 445.3	4 434.0
July	2 478.0	426.8	2 904.9	1 491.1	4 396.0
August	2 406.2	420.2	2 826.4	1 521.3	4 347.7
September	2 363.5	415.1	2 778.6	1 518.9	4 297.5
October	2 358.8	413.7	2 772.5	1 494.3	4 266.8
November	2 384.2	416.2	2 800.4	1 462.1	4 262.5
December	2 418.8	420.0	2 838.7	1 435.9	4 274.7
2005					
January	2 448.4	423.0	2 871.4	1 438.1	4 309.5
February	2 470.6	425.0	2 895.6	1 462.4	4 357.9
March	2 491.4	427.3	2 918.7	1 513.4	4 432.1

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					
2004					
February	17.6	23.3	18.3	-13.0	6.7
March	21.8	11.1	20.4	8.4	16.7
April	-14.8	-8.1	-14.0	2.5	-9.3
May	6.7	21.9	8.7	17.4	11.5
June	-2.5	-4.5	-2.8	-22.2	-9.3
July	-5.4	-2.4	-5.0	13.8	0.4
August	1.5	8.2	2.5	22.7	9.1
September	-0.9	-12.5	-2.7	-16.6	-7.8
October	-5.6	-1.5	-5.0	6.5	-1.2
November	4.0	-0.1	3.3	-6.7	-0.3
December	-2.5	-8.1	-3.3	-14.4	-7.0
2005					
January	-19.8	-18.9	-19.7	13.0	-9.6
February	24.1	31.2	25.1	14.1	20.9
March	-3.2	5.0	-2.0	6.3	1.0
SEASONALLY ADJUSTED					
2004					
February	4.2	0.9	3.8	na	-1.7
March	10.7	-2.3	8.9	na	8.8
April	-9.1	9.1	-6.9	na	-4.2
May	1.5	-0.2	1.3	na	6.3
June	-4.3	1.4	-3.5	na	-9.9
July	-6.3	3.7	-4.9	na	0.7
August	0.4	-7.3	-0.9	na	7.0
September	-5.2	-8.1	-5.6	na	-9.8
October	3.9	3.0	3.8	na	4.7
November	-1.0	5.0	-0.1	na	-2.5
December	8.1	1.4	7.1	na	-0.3
2005					
January	-4.9	-1.0	-4.3	na	0.8
February	5.8	2.4	5.3	na	8.2
March	-6.1	-2.5	-5.5	na	-1.4
TREND					
2004					
February	1.4	-0.3	1.1	0.7	1.0
March	1.2	0.8	1.1	1.4	1.2
April	0.4	1.4	0.5	2.0	1.0
May	-1.2	1.1	-0.9	2.3	0.1
June	-2.5	—	-2.1	2.6	-0.6
July	-3.1	-1.0	-2.8	3.2	-0.9
August	-2.9	-1.6	-2.7	2.0	-1.1
September	-1.8	-1.2	-1.7	-0.2	-1.2
October	-0.2	-0.3	-0.2	-1.6	-0.7
November	1.1	0.6	1.0	-2.2	-0.1
December	1.4	0.9	1.4	-1.8	0.3
2005					
January	1.2	0.7	1.2	0.2	0.8
February	0.9	0.5	0.8	1.7	1.1
March	0.8	0.5	0.8	3.5	1.7

— 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									
2004									
January	963.6	1 201.3	1 008.0	200.6	367.8	45.9	30.4	42.0	3 859.7
February	1 401.2	1 143.3	810.0	178.9	435.3	47.6	25.6	75.3	4 117.3
March	1 169.1	1 405.8	1 423.9	220.1	441.2	61.9	35.5	48.3	4 805.8
April	1 246.7	1 260.0	955.8	274.1	387.8	61.8	41.6	129.7	4 357.6
May	1 478.9	1 539.1	833.5	200.5	554.5	100.1	36.3	115.0	4 857.9
June	1 337.6	1 120.3	1 050.1	240.9	487.8	57.2	40.6	69.8	4 404.2
July	1 187.9	1 368.3	1 019.9	218.4	494.7	48.1	46.9	39.0	4 423.2
August	1 397.6	1 261.1	1 265.6	224.2	491.8	72.0	55.7	57.7	4 825.5
September	1 353.3	1 153.2	1 020.5	231.9	540.8	49.9	72.3	26.1	4 448.1
October	1 027.7	1 197.3	1 289.4	289.3	448.2	67.1	37.5	40.0	4 396.6
November	1 141.3	1 230.3	1 023.7	233.9	519.9	74.0	65.8	96.6	4 385.5
December	1 074.7	998.7	969.4	206.1	540.3	84.9	52.8	150.3	4 077.2
2005									
January	996.1	846.3	806.4	300.8	411.3	65.1	35.8	223.2	3 685.0
February	1 221.7	1 084.8	1 147.9	192.0	641.1	65.2	71.4	29.8	4 453.9
March	1 480.0	1 085.2	1 002.0	349.4	428.3	53.7	42.8	57.0	4 498.3
SEASONALLY ADJUSTED									
2004									
January	1 147.9	1 304.0	1 141.5	224.2	424.4	na	na	na	4 381.0
February	1 435.6	1 191.2	889.7	196.3	432.6	na	na	na	4 304.9
March	1 169.9	1 395.7	1 327.2	203.9	438.9	na	na	na	4 682.5
April	1 328.3	1 229.4	978.4	288.5	423.4	na	na	na	4 487.2
May	1 421.3	1 564.1	850.4	196.2	530.2	na	na	na	4 769.2
June	1 327.8	1 094.6	992.3	240.8	465.4	na	na	na	4 295.6
July	1 147.3	1 374.1	999.6	204.7	462.3	na	na	na	4 323.7
August	1 350.6	1 200.5	1 185.4	221.6	485.6	na	na	na	4 627.1
September	1 270.5	1 088.0	933.1	221.3	512.8	na	na	na	4 173.1
October	1 016.7	1 132.0	1 318.1	296.0	468.9	na	na	na	4 371.2
November	1 104.6	1 224.6	985.2	220.0	505.4	na	na	na	4 262.9
December	1 090.3	1 064.1	1 051.5	200.9	549.9	na	na	na	4 248.1
2005									
January	1 183.2	952.8	971.3	323.1	476.1	na	na	na	4 282.6
February	1 239.8	1 134.2	1 235.5	210.7	638.4	na	na	na	4 635.2
March	1 538.9	1 132.8	924.6	343.3	458.0	na	na	na	4 570.7
TREND									
2004									
January	1 237.1	1 237.1	997.5	232.5	447.1	na	na	na	4 317.0
February	1 264.8	1 278.2	979.9	221.6	445.1	na	na	na	4 360.8
March	1 284.0	1 316.0	968.6	219.3	447.3	na	na	na	4 414.8
April	1 297.3	1 333.2	962.9	222.3	455.2	na	na	na	4 457.9
May	1 294.9	1 323.5	966.1	226.6	465.5	na	na	na	4 462.7
June	1 277.4	1 291.6	986.8	225.7	474.7	na	na	na	4 434.0
July	1 249.9	1 252.3	1 025.0	223.1	482.1	na	na	na	4 396.0
August	1 212.4	1 209.1	1 061.8	220.8	488.9	na	na	na	4 347.7
September	1 168.1	1 166.0	1 086.9	220.2	495.6	na	na	na	4 297.5
October	1 133.5	1 132.5	1 096.7	224.4	499.8	na	na	na	4 266.8
November	1 129.1	1 109.4	1 087.7	232.8	500.1	na	na	na	4 262.5
December	1 152.1	1 091.0	1 072.7	244.5	494.2	na	na	na	4 274.7
2005									
January	1 201.6	1 079.2	1 058.4	258.9	483.5	na	na	na	4 309.5
February	1 265.7	1 076.1	1 043.6	274.4	471.1	na	na	na	4 357.9
March	1 342.6	1 079.6	1 038.1	289.9	458.6	na	na	na	4 432.1

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
January	-22.7	6.9	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	-9.0
February	45.4	-4.8	-19.6	-10.8	18.4	3.7	-15.7	79.1	6.7
March	-16.6	23.0	75.8	23.0	1.4	30.0	38.7	-35.8	16.7
April	6.6	-10.4	-32.9	24.5	-12.1	-0.2	17.2	168.5	-9.3
May	18.6	22.1	-12.8	-26.8	43.0	61.8	-12.7	-11.4	11.5
June	-9.6	-27.2	26.0	20.1	-12.0	-42.8	11.8	-39.3	-9.3
July	-11.2	22.1	-2.9	-9.3	1.4	-15.8	15.4	-44.1	0.4
August	17.7	-7.8	24.1	2.6	-0.6	49.5	18.8	47.9	9.1
September	-3.2	-8.6	-19.4	3.5	9.9	-30.6	29.9	-54.8	-7.8
October	-24.1	3.8	26.3	24.7	-17.1	34.5	-48.1	53.5	-1.2
November	11.1	2.8	-20.6	-19.1	16.0	10.2	75.3	141.3	-0.3
December	-5.8	-18.8	-5.3	-11.9	3.9	14.9	-19.6	55.6	-7.0
2005									
January	-7.3	-15.3	-16.8	46.0	-23.9	-23.4	-32.2	48.5	-9.6
February	22.7	28.2	42.3	-36.2	55.9	0.2	99.1	-86.7	20.9
March	21.1	—	-12.7	81.9	-33.2	-17.7	-40.0	91.6	1.0
SEASONALLY ADJUSTED									
2004									
January	-8.1	9.3	25.7	-14.2	-24.1	na	na	na	0.1
February	25.1	-8.7	-22.1	-12.4	1.9	na	na	na	-1.7
March	-18.5	17.2	49.2	3.9	1.5	na	na	na	8.8
April	13.5	-11.9	-26.3	41.5	-3.5	na	na	na	-4.2
May	7.0	27.2	-13.1	-32.0	25.2	na	na	na	6.3
June	-6.6	-30.0	16.7	22.7	-12.2	na	na	na	-9.9
July	-13.6	25.5	0.7	-15.0	-0.7	na	na	na	0.7
August	17.7	-12.6	18.6	8.3	5.0	na	na	na	7.0
September	-5.9	-9.4	-21.3	-0.2	5.6	na	na	na	-9.8
October	-20.0	4.0	41.3	33.8	-8.6	na	na	na	4.7
November	8.6	8.2	-25.3	-25.7	7.8	na	na	na	-2.5
December	-1.3	-13.1	6.7	-8.7	8.8	na	na	na	-0.3
2005									
January	8.5	-10.5	-7.6	60.8	-13.4	na	na	na	0.8
February	4.8	19.0	27.2	-34.8	34.1	na	na	na	8.2
March	24.1	-0.1	-25.2	62.9	-28.3	na	na	na	-1.4
TREND									
2004									
January	1.1	2.9	-1.3	-7.0	-0.3	na	na	na	0.4
February	2.2	3.3	-1.8	-4.7	-0.4	na	na	na	1.0
March	1.5	3.0	-1.2	-1.1	0.5	na	na	na	1.2
April	1.0	1.3	-0.6	1.4	1.8	na	na	na	1.0
May	-0.2	-0.7	0.3	1.9	2.3	na	na	na	0.1
June	-1.3	-2.4	2.1	-0.4	2.0	na	na	na	-0.6
July	-2.2	-3.0	3.9	-1.2	1.6	na	na	na	-0.9
August	-3.0	-3.5	3.6	-1.0	1.4	na	na	na	-1.1
September	-3.7	-3.6	2.4	-0.3	1.4	na	na	na	-1.2
October	-3.0	-2.9	0.9	1.9	0.8	na	na	na	-0.7
November	-0.4	-2.0	-0.8	3.7	0.1	na	na	na	-0.1
December	2.0	-1.7	-1.4	5.0	-1.2	na	na	na	0.3
2005									
January	4.3	-1.1	-1.3	5.9	-2.2	na	na	na	0.8
February	5.3	-0.3	-1.4	6.0	-2.6	na	na	na	1.1
March	6.1	0.3	-0.5	5.6	-2.7	na	na	na	1.7

— 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									
2004									
January	588.3	759.0	613.6	132.8	257.7	33.0	13.7	24.4	2 422.5
February	880.2	778.9	630.2	129.7	351.8	33.3	18.5	43.9	2 866.6
March	895.5	831.4	1 117.3	158.3	341.6	46.8	19.0	40.2	3 450.1
April	871.2	813.5	752.4	134.0	274.5	50.8	20.6	51.5	2 968.4
May	902.6	1 005.1	611.5	148.1	354.3	68.7	26.3	110.3	3 226.9
June	856.6	810.3	835.0	176.0	348.3	44.3	29.7	35.8	3 135.9
July	822.4	811.3	724.3	159.3	369.5	39.4	30.2	22.9	2 979.4
August	795.6	822.5	823.9	147.9	353.2	46.1	36.3	28.0	3 053.5
September	783.6	798.8	723.0	155.4	401.1	41.8	45.5	20.4	2 969.6
October	683.3	810.5	714.0	181.7	342.6	46.9	21.3	21.1	2 821.4
November	679.7	805.9	753.9	169.2	370.5	47.7	31.2	57.7	2 915.8
December	762.6	683.2	642.9	157.0	375.7	48.9	18.0	131.4	2 819.5
2005									
January	536.3	546.6	582.2	132.0	292.1	42.1	19.6	112.9	2 263.7
February	771.4	750.2	706.1	139.6	360.2	35.9	53.0	15.1	2 831.6
March	709.2	771.0	646.7	182.6	347.8	47.6	25.8	42.8	2 773.6
SEASONALLY ADJUSTED									
2004									
January	772.7	861.7	747.0	156.4	314.3	na	na	na	2 943.8
February	914.7	826.7	709.9	147.1	349.0	na	na	na	3 054.3
March	896.2	821.3	1 020.6	142.1	339.3	na	na	na	3 326.8
April	952.8	782.9	775.0	148.4	310.1	na	na	na	3 098.0
May	845.0	1 030.1	628.4	143.8	330.0	na	na	na	3 138.1
June	846.8	784.6	777.2	175.9	325.9	na	na	na	3 027.3
July	781.8	817.1	704.1	145.6	337.1	na	na	na	2 879.9
August	748.6	761.9	743.7	145.3	347.0	na	na	na	2 855.1
September	700.8	733.6	635.5	144.7	373.1	na	na	na	2 694.6
October	672.3	745.1	742.8	188.4	363.3	na	na	na	2 796.0
November	643.1	800.2	715.4	155.2	355.9	na	na	na	2 793.3
December	778.2	748.6	725.0	151.8	385.3	na	na	na	2 990.4
2005									
January	723.4	653.1	747.1	154.3	356.8	na	na	na	2 861.3
February	789.4	799.6	793.8	158.3	357.5	na	na	na	3 012.9
March	768.1	818.6	569.3	176.6	377.4	na	na	na	2 846.0
TREND									
2004									
January	848.8	829.6	732.1	147.4	337.1	na	na	na	2 995.5
February	870.5	837.9	733.8	147.8	332.8	na	na	na	3 030.0
March	888.8	848.7	733.0	149.2	328.1	na	na	na	3 064.7
April	892.3	855.6	730.5	151.0	326.1	na	na	na	3 080.5
May	874.6	849.4	724.3	152.0	328.0	na	na	na	3 054.1
June	836.7	830.0	717.9	151.7	332.0	na	na	na	2 988.7
July	787.7	806.0	711.8	150.7	339.4	na	na	na	2 904.9
August	740.7	780.9	706.8	148.7	349.0	na	na	na	2 826.4
September	708.4	757.4	709.5	146.5	358.1	na	na	na	2 778.6
October	696.2	743.5	717.5	145.9	363.7	na	na	na	2 772.5
November	702.3	742.3	723.7	148.0	366.1	na	na	na	2 800.4
December	719.0	745.0	726.1	152.4	366.8	na	na	na	2 838.7
2005									
January	739.0	749.3	721.5	157.3	367.1	na	na	na	2 871.4
February	758.0	757.3	709.2	162.0	367.5	na	na	na	2 895.6
March	776.2	768.2	696.2	166.6	367.3	na	na	na	2 918.7

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									
January	375.3	442.3	394.5	67.8	110.0	12.9	16.6	17.7	1 437.1
February	521.0	364.4	179.8	49.2	83.6	14.3	7.0	31.3	1 250.6
March	273.6	574.4	306.5	61.8	99.6	15.1	16.5	8.2	1 355.7
April	375.5	446.5	203.5	140.1	113.3	11.1	21.0	78.2	1 389.2
May	576.3	534.0	222.0	52.4	200.2	31.4	10.1	4.7	1 631.1
June	481.0	310.0	215.1	64.9	139.4	12.9	10.9	34.0	1 268.3
July	365.5	557.0	295.5	59.1	125.2	8.7	16.7	16.1	1 443.8
August	602.0	438.6	441.7	76.3	138.6	25.8	19.4	29.7	1 772.0
September	569.7	354.4	297.5	76.5	139.7	8.2	26.8	5.7	1 478.5
October	344.4	386.8	575.3	107.7	105.6	20.2	16.2	18.9	1 575.2
November	461.6	424.4	269.8	64.8	149.4	26.3	34.6	38.9	1 469.7
December	312.1	315.6	326.5	49.1	164.6	36.0	34.9	18.9	1 257.6
2005									
January	459.9	299.7	224.2	168.8	119.2	23.0	16.2	110.3	1 421.3
February	450.4	334.5	441.8	52.4	280.9	29.3	18.3	14.7	1 622.3
March	770.8	314.2	355.3	166.7	80.5	6.0	17.0	14.2	1 724.7

TREND									
2004									
January	388.3	407.5	265.4	85.2	110.0	na	na	na	1 321.5
February	394.3	440.2	246.1	73.8	112.4	na	na	na	1 330.9
March	395.2	467.3	235.5	70.0	119.2	na	na	na	1 350.1
April	405.0	477.6	232.5	71.2	129.1	na	na	na	1 377.4
May	420.3	474.1	241.8	74.6	137.5	na	na	na	1 408.6
June	440.8	461.6	268.9	74.0	142.7	na	na	na	1 445.3
July	462.2	446.4	313.2	72.3	142.7	na	na	na	1 491.1
August	471.7	428.2	355.0	72.1	139.9	na	na	na	1 521.3
September	459.7	408.6	377.4	73.7	137.6	na	na	na	1 518.9
October	437.3	389.0	379.2	78.6	136.1	na	na	na	1 494.3
November	426.8	367.1	364.0	84.9	134.0	na	na	na	1 462.1
December	433.1	345.9	346.5	92.1	127.4	na	na	na	1 435.9
2005									
January	462.6	329.9	336.9	101.7	116.4	na	na	na	1 438.1
February	507.7	318.8	334.4	112.4	103.6	na	na	na	1 462.4
March	566.4	311.4	341.9	123.2	91.3	na	na	na	1 513.4

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2001-02	17 428.7	6 894.7	66.1	3 477.9	276.3	28 143.7	9 947.6	38 091.2
2002-03	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	46 062.6
2003-04	21 132.4	9 827.4	118.0	4 630.0	287.8	35 995.6	12 887.1	48 882.6
2004								
April	1 661.1	879.7	8.0	356.5	20.8	2 926.1	1 021.4	3 947.5
May	1 753.7	904.1	16.4	389.7	65.2	3 129.0	1 229.6	4 358.6
June	1 838.4	779.4	24.8	420.6	5.5	3 068.7	1 005.1	4 073.8
July	1 754.9	670.9	2.4	403.1	43.9	2 875.3	1 161.4	4 036.7
August	1 797.8	715.7	3.8	431.6	34.5	2 983.4	1 465.8	4 449.2
September	1 722.3	783.5	3.4	407.0	5.0	2 921.2	1 197.7	4 118.9
October	1 664.0	660.2	6.9	391.4	9.3	2 731.7	1 250.5	3 982.3
November	1 810.8	593.7	3.8	402.2	4.4	2 814.9	1 194.7	4 009.6
December	1 501.1	880.0	8.5	334.5	31.9	2 756.0	914.6	3 670.6
2005								
January	1 335.3	576.4	3.1	297.0	1.8	2 213.6	1 013.6	3 227.2
February	1 575.8	814.9	6.1	363.0	25.7	2 785.5	1 205.5	3 991.0
March	1 681.7	599.7	7.8	410.6	1.8	2 701.6	1 459.3	4 160.9
PUBLIC SECTOR								
2001-02	254.5	213.4	0.4	156.6	0.1	625.0	3 796.3	4 421.3
2002-03	292.5	255.1	1.8	177.9	—	727.4	3 458.5	4 185.9
2003-04	269.3	230.3	1.7	159.0	0.4	660.7	3 912.0	4 572.7
2004								
April	9.3	19.6	—	13.5	—	42.3	367.8	410.1
May	36.4	46.7	—	14.7	—	97.8	401.5	499.3
June	33.9	20.2	1.1	12.1	—	67.2	263.2	330.4
July	38.3	62.4	—	3.4	—	104.1	282.4	386.5
August	34.2	15.8	—	20.1	—	70.1	306.3	376.4
September	29.8	5.4	—	13.2	—	48.4	280.8	329.2
October	19.7	55.2	—	14.7	—	89.7	324.7	414.3
November	42.1	47.4	—	11.4	—	100.9	275.0	375.9
December	26.5	24.2	—	12.8	—	63.5	343.1	406.6
2005								
January	19.2	18.4	1.5	11.0	—	50.1	407.7	457.8
February	21.5	6.7	—	17.8	—	46.0	416.8	462.8
March	21.4	37.6	—	13.0	—	72.0	265.4	337.4
TOTAL								
2001-02	17 683.2	7 108.1	66.5	3 634.5	276.4	28 768.7	13 743.9	42 512.5
2002-03	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	50 248.5
2003-04	21 401.7	10 057.7	119.7	4 789.0	288.2	36 656.3	16 799.1	53 455.4
2004								
April	1 670.3	899.3	8.0	370.0	20.8	2 968.4	1 389.2	4 357.6
May	1 790.1	950.8	16.4	404.4	65.2	3 226.9	1 631.1	4 857.9
June	1 872.3	799.6	25.9	432.7	5.5	3 135.9	1 268.3	4 404.2
July	1 793.2	733.3	2.4	406.5	43.9	2 979.4	1 443.8	4 423.2
August	1 832.0	731.6	3.8	451.7	34.5	3 053.5	1 772.0	4 825.5
September	1 752.1	788.9	3.4	420.2	5.0	2 969.6	1 478.5	4 448.1
October	1 683.7	715.4	6.9	406.2	9.3	2 821.4	1 575.2	4 396.6
November	1 852.9	641.1	3.8	413.6	4.4	2 915.8	1 469.7	4 385.5
December	1 527.6	904.2	8.5	347.4	31.9	2 819.5	1 257.6	4 077.2
2005								
January	1 354.5	594.9	4.6	308.0	1.8	2 263.7	1 421.3	3 685.0
February	1 597.3	821.6	6.1	380.9	25.7	2 831.6	1 622.3	4 453.9
March	1 703.0	637.4	7.8	423.6	1.8	2 773.6	1 724.7	4 498.3

— 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	319.5	241.9	3.4	135.0	0.1	699.9	684.8	1 384.7
Vic.	505.8	125.5	2.5	126.1	0.9	760.8	247.0	1 007.8
Qld	412.6	140.7	0.9	75.9	—	630.2	295.5	925.7
SA	104.2	39.6	0.1	27.3	0.6	171.8	135.6	307.4
WA	268.3	31.1	0.7	27.0	0.2	327.3	76.5	403.8
Tas.	36.1	3.3	—	7.9	—	47.3	4.0	51.3
NT	9.6	9.9	—	3.2	—	22.6	10.8	33.5
ACT	25.6	7.7	0.1	8.2	—	41.6	5.1	46.7
Aust.	1 681.7	599.7	7.8	410.6	1.8	2 701.6	1 459.3	4 160.9
PUBLIC SECTOR								
NSW	2.7	2.3	—	4.2	—	9.3	86.0	95.3
Vic.	1.6	6.5	—	2.2	—	10.2	67.2	77.4
Qld	2.3	11.8	—	2.4	—	16.5	59.8	76.3
SA	5.6	4.9	—	0.3	—	10.8	31.1	42.0
WA	6.7	12.1	—	1.7	—	20.5	4.0	24.4
Tas.	0.2	—	—	0.1	—	0.3	2.1	2.4
NT	2.3	—	—	0.9	—	3.2	6.1	9.3
ACT	—	—	—	1.2	—	1.2	9.1	10.3
Aust.	21.4	37.6	—	13.0	—	72.0	265.4	337.4
TOTAL								
NSW	322.2	244.3	3.4	139.2	0.1	709.2	770.8	1 480.0
Vic.	507.3	131.9	2.5	128.3	0.9	771.0	314.2	1 085.2
Qld	414.9	152.6	0.9	78.3	—	646.7	355.3	1 002.0
SA	109.8	44.5	0.1	27.6	0.6	182.6	166.7	349.4
WA	275.0	43.2	0.7	28.6	0.2	347.8	80.5	428.3
Tas.	36.3	3.3	—	8.0	—	47.6	6.0	53.7
NT	11.8	9.9	—	4.1	—	25.8	17.0	42.8
ACT	25.6	7.7	0.1	9.4	—	42.8	14.2	57.0
Aust.	1 703.0	637.4	7.8	423.6	1.8	2 773.6	1 724.7	4 498.3

— 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
Commercial									
Retail/wholesale trade	166.0	42.0	67.0	61.0	17.0	1.0	5.0	1.0	360.0
Transport	15.0	—	13.0	1.0	3.0	—	—	—	31.0
Offices	271.0	31.0	36.0	22.0	18.0	2.0	5.0	10.0	395.0
Other commercial n.e.c.	1.0	5.0	2.0	—	1.0	—	—	—	10.0
<i>Total commercial</i>	<i>453.0</i>	<i>78.0</i>	<i>118.0</i>	<i>84.0</i>	<i>39.0</i>	<i>2.0</i>	<i>10.0</i>	<i>11.0</i>	<i>796.0</i>
Industrial									
Factories	28.0	47.0	14.0	7.0	6.0	1.0	—	—	102.0
Warehouses	45.0	55.0	57.0	27.0	19.0	—	3.0	—	206.0
Agricultural/aquacultural	2.0	4.0	—	1.0	—	—	—	—	8.0
Other industrial n.e.c.	7.0	1.0	5.0	1.0	1.0	—	1.0	—	15.0
<i>Total industrial</i>	<i>83.0</i>	<i>106.0</i>	<i>76.0</i>	<i>35.0</i>	<i>25.0</i>	<i>1.0</i>	<i>4.0</i>	<i>—</i>	<i>330.0</i>
Other non-residential									
Educational	76.0	38.0	59.0	17.0	3.0	1.0	—	—	194.0
Religious	3.0	2.0	1.0	—	1.0	—	—	—	8.0
Aged care facilities	7.0	18.0	14.0	1.0	2.0	—	—	—	43.0
Health	5.0	23.0	6.0	3.0	1.0	—	1.0	—	39.0
Entertainment and recreation	37.0	28.0	31.0	4.0	3.0	—	1.0	2.0	106.0
Accommodation	81.0	6.0	29.0	—	4.0	—	1.0	—	122.0
Other non-residential n.e.c.	27.0	15.0	21.0	22.0	2.0	1.0	—	—	87.0
<i>Total other non-residential</i>	<i>235.0</i>	<i>130.0</i>	<i>162.0</i>	<i>47.0</i>	<i>17.0</i>	<i>2.0</i>	<i>3.0</i>	<i>3.0</i>	<i>599.0</i>
Total non-residential	771.0	314.0	355.0	167.0	81.0	6.0	17.0	14.0	1 725.0

— 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	165.0	42.0	67.0	61.0	17.0	1.0	5.0	1.0	358.0
Transport	14.0	—	13.0	1.0	3.0	—	—	—	31.0
Offices	269.0	29.0	33.0	22.0	16.0	2.0	—	3.0	375.0
Other commercial n.e.c.	1.0	5.0	2.0	—	1.0	—	—	—	10.0
<i>Total commercial</i>	<i>450.0</i>	<i>76.0</i>	<i>115.0</i>	<i>84.0</i>	<i>37.0</i>	<i>2.0</i>	<i>5.0</i>	<i>4.0</i>	<i>773.0</i>
Industrial									
Factories	28.0	47.0	12.0	7.0	6.0	—	—	—	99.0
Warehouses	45.0	55.0	49.0	27.0	19.0	—	3.0	—	197.0
Agricultural/aquacultural	2.0	4.0	—	1.0	—	—	—	—	8.0
Other industrial n.e.c.	7.0	1.0	4.0	1.0	1.0	—	1.0	—	14.0
<i>Total industrial</i>	<i>82.0</i>	<i>106.0</i>	<i>65.0</i>	<i>35.0</i>	<i>25.0</i>	<i>1.0</i>	<i>4.0</i>	<i>—</i>	<i>317.0</i>
Other non-residential									
Educational	15.0	18.0	55.0	9.0	3.0	—	—	—	100.0
Religious	3.0	2.0	1.0	—	1.0	—	—	—	8.0
Aged care facilities	7.0	18.0	14.0	1.0	2.0	—	—	—	43.0
Health	4.0	2.0	6.0	—	1.0	—	—	—	13.0
Entertainment and recreation	32.0	14.0	5.0	2.0	2.0	—	1.0	1.0	56.0
Accommodation	81.0	2.0	29.0	—	4.0	—	1.0	—	117.0
Other non-residential n.e.c.	12.0	9.0	5.0	4.0	1.0	—	—	—	32.0
<i>Total other non-residential</i>	<i>153.0</i>	<i>65.0</i>	<i>116.0</i>	<i>17.0</i>	<i>14.0</i>	<i>1.0</i>	<i>2.0</i>	<i>1.0</i>	<i>369.0</i>
Total non-residential	685.0	247.0	295.0	136.0	77.0	4.0	11.0	5.0	1 459.0
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	1.0	—	—	—	—	—	—	—	2.0
Transport	—	—	—	—	—	—	—	—	1.0
Offices	2.0	2.0	2.0	—	2.0	—	5.0	8.0	21.0
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	<i>3.0</i>	<i>2.0</i>	<i>3.0</i>	<i>—</i>	<i>2.0</i>	<i>—</i>	<i>5.0</i>	<i>8.0</i>	<i>23.0</i>
Industrial									
Factories	—	—	2.0	—	—	1.0	—	—	3.0
Warehouses	—	—	8.0	—	—	—	—	—	9.0
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	—	—	—	—	—	—	—	1.0
<i>Total industrial</i>	<i>1.0</i>	<i>—</i>	<i>11.0</i>	<i>—</i>	<i>—</i>	<i>1.0</i>	<i>—</i>	<i>—</i>	<i>13.0</i>
Other non-residential									
Educational	61.0	19.0	5.0	7.0	—	1.0	—	—	94.0
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	1.0	22.0	—	3.0	—	—	1.0	—	26.0
Entertainment and recreation	6.0	14.0	26.0	2.0	1.0	—	—	1.0	50.0
Accommodation	—	4.0	—	—	—	—	—	—	4.0
Other non-residential n.e.c.	15.0	5.0	16.0	18.0	1.0	1.0	—	—	56.0
<i>Total other non-residential</i>	<i>82.0</i>	<i>65.0</i>	<i>46.0</i>	<i>31.0</i>	<i>2.0</i>	<i>2.0</i>	<i>1.0</i>	<i>1.0</i>	<i>230.0</i>
Total non-residential	86.0	67.0	60.0	31.0	4.0	2.0	6.0	9.0	265.0

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	464	30	10	504
Transport	25	5	2	32
Offices	284	24	9	317
Other commercial n.e.c.	10	3	—	13
<i>Total commercial</i>	<i>783</i>	<i>62</i>	<i>21</i>	<i>866</i>
Industrial				
Factories	113	26	2	141
Warehouses	155	34	9	198
Agricultural/aquacultural	44	1	—	45
Other industrial n.e.c.	40	3	—	43
<i>Total industrial</i>	<i>352</i>	<i>64</i>	<i>11</i>	<i>427</i>
Other non-residential				
Educational	108	25	7	140
Religious	13	2	—	15
Aged care facilities	17	7	3	27
Health	39	2	3	44
Entertainment and recreation	67	14	5	86
Accommodation	28	11	4	43
Other non-residential n.e.c.	74	10	4	88
<i>Total other non-residential</i>	<i>346</i>	<i>71</i>	<i>26</i>	<i>443</i>
Total non-residential	1 481	197	58	1 736

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	82.0	63.0	215.0	360.0
Transport	8.0	11.0	13.0	31.0
Offices	68.0	46.0	282.0	395.0
Other commercial n.e.c.	2.0	7.0	—	10.0
<i>Total commercial</i>	<i>160.0</i>	<i>126.0</i>	<i>510.0</i>	<i>796.0</i>
Industrial				
Factories	33.0	56.0	12.0	102.0
Warehouses	48.0	68.0	90.0	206.0
Agricultural/aquacultural	5.0	3.0	—	8.0
Other industrial n.e.c.	11.0	4.0	—	15.0
<i>Total industrial</i>	<i>99.0</i>	<i>131.0</i>	<i>101.0</i>	<i>330.0</i>
Other non-residential				
Educational	29.0	56.0	109.0	194.0
Religious	4.0	4.0	—	8.0
Aged care facilities	4.0	16.0	24.0	43.0
Health	9.0	5.0	26.0	39.0
Entertainment and recreation	14.0	35.0	56.0	106.0
Accommodation	7.0	22.0	93.0	122.0
Other non-residential n.e.c.	24.0	24.0	39.0	87.0
<i>Total other non-residential</i>	<i>90.0</i>	<i>161.0</i>	<i>347.0</i>	<i>599.0</i>
Total non-residential	348.0	418.0	958.0	1 725.0

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2001-02	18 451.7	7 490.2	25 956.0	4 136.1	30 092.1	14 522.9	44 621.9
2002-03	18 720.9	9 829.9	28 550.8	4 563.8	33 114.6	17 133.9	50 248.5
2003-04	19 978.1	9 171.9	29 150.0	4 901.0	34 051.0	15 345.2	49 396.2
2003							
September Qtr	5 253.6	2 391.7	7 645.4	1 343.2	8 988.6	4 107.5	13 096.1
December Qtr	5 168.7	2 152.1	7 320.8	1 240.5	8 561.2	3 818.3	12 379.5
2004							
March Qtr	4 681.8	2 288.7	6 970.6	1 070.0	8 040.6	3 633.3	11 673.8
June Qtr	4 873.9	2 339.4	7 213.3	1 247.3	8 460.7	3 786.1	12 246.7
September Qtr	4 844.9	1 948.0	6 792.9	1 251.4	8 044.4	4 064.7	12 109.1
December Qtr	4 493.2	1 941.7	6 434.9	1 105.4	7 540.3	3 687.6	11 227.8
SEASONALLY ADJUSTED (\$m)							
2003							
September Qtr	4 957.8	2 285.5	7 243.2	1 239.7	8 483.0	na	12 590.5
December Qtr	5 186.1	2 077.1	7 263.3	1 265.2	8 528.5	na	12 346.7
2004							
March Qtr	4 996.7	2 489.1	7 485.8	1 153.8	8 639.7	na	12 272.9
June Qtr	4 837.5	2 320.2	7 157.7	1 242.2	8 399.9	na	12 186.0
September Qtr	4 592.7	1 864.4	6 457.0	1 164.5	7 621.6	na	11 686.3
December Qtr	4 483.8	1 884.9	6 368.7	1 115.6	7 484.3	na	11 171.9
TREND (\$m)							
2003							
September Qtr	5 004.6	2 106.5	7 133.1	1 225.5	8 354.2	3 974.7	12 311.8
December Qtr	5 092.8	2 266.9	7 363.4	1 226.9	8 590.4	3 805.8	12 392.6
2004							
March Qtr	5 018.7	2 331.9	7 346.5	1 220.4	8 567.6	3 760.9	12 332.0
June Qtr	4 829.3	2 221.9	7 051.9	1 194.8	8 246.7	3 802.0	12 044.9
September Qtr	4 631.6	2 033.0	6 664.8	1 168.0	7 832.8	3 862.8	11 690.8
December Qtr	4 468.6	1 849.7	6 298.6	1 140.2	7 438.9	3 852.8	11 353.2
TREND (% change from previous quarter)							
2003							
September Qtr	4.3	-6.4	0.7	2.8	1.1	-5.4	-1.0
December Qtr	1.8	7.6	3.2	0.1	2.8	-4.2	0.7
2004							
March Qtr	-1.5	2.9	-0.2	-0.5	-0.3	-1.2	-0.5
June Qtr	-3.8	-4.7	-4.0	-2.1	-3.7	1.1	-2.3
September Qtr	-4.1	-8.5	-5.5	-2.2	-5.0	1.6	-2.9
December Qtr	-3.5	-9.0	-5.5	-2.4	-5.0	-0.3	-2.9

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2001-02	9 364.1	9 338.4	6 046.3	1 461.2	2 987.4	297.5	168.5	410.9	30 092.1
2002-03	9 899.8	9 890.8	7 276.6	1 662.8	3 319.9	324.8	193.6	546.4	33 114.6
2003-04	9 740.2	9 688.1	8 003.1	1 731.0	3 553.1	512.6	247.5	575.4	34 051.0
2003									
September Qtr	2 737.1	2 406.6	2 181.9	455.0	850.2	137.1	73.9	146.7	8 988.6
December Qtr	2 404.1	2 544.9	1 851.4	461.3	971.7	125.4	55.0	147.3	8 561.2
2004									
March Qtr	2 195.0	2 258.8	2 077.8	391.8	865.3	103.5	48.6	99.8	8 040.6
June Qtr	2 404.0	2 477.8	1 892.0	422.9	865.9	146.5	70.0	181.5	8 460.7
September Qtr	2 165.9	2 268.3	1 935.1	426.1	974.0	111.1	99.7	64.3	8 044.4
December Qtr	1 894.2	2 131.1	1 770.1	461.5	914.2	119.3	61.9	188.0	7 540.3
NON-RESIDENTIAL BUILDING									
2001-02	4 701.4	4 709.8	2 642.0	829.0	1 039.0	174.8	162.8	256.9	14 522.9
2002-03	5 831.6	5 037.6	2 974.4	1 020.4	1 552.3	201.5	151.4	364.7	17 133.9
2003-04	4 771.7	4 453.2	2 918.8	1 141.8	1 386.6	178.9	160.4	333.8	15 345.2
2003									
September Qtr	1 413.0	1 091.0	868.8	269.7	342.3	35.1	33.2	54.4	4 107.5
December Qtr	1 089.9	958.5	717.8	452.6	378.6	51.6	51.6	117.8	3 818.3
2004									
March Qtr	1 029.7	1 254.3	779.6	172.5	265.9	40.3	37.6	53.5	3 633.3
June Qtr	1 239.1	1 149.4	552.7	247.0	399.8	51.9	38.1	108.1	3 786.1
September Qtr	1 306.3	1 188.2	879.6	202.3	346.5	39.6	55.6	46.7	4 064.7
December Qtr	936.1	983.7	983.4	210.4	354.4	76.2	74.5	68.8	3 687.6
TOTAL BUILDING									
2001-02	14 079.9	14 048.4	8 688.2	2 289.5	4 030.9	472.0	331.6	667.8	44 621.9
2002-03	15 731.5	14 928.4	10 251.0	2 683.2	4 872.2	526.2	344.9	911.1	50 248.5
2003-04	14 511.9	14 141.4	10 922.0	2 872.8	4 939.6	691.5	407.9	909.1	49 396.2
2003									
September Qtr	4 150.2	3 497.6	3 050.8	724.7	1 192.4	172.3	107.1	201.2	13 096.1
December Qtr	3 493.9	3 503.4	2 569.2	913.9	1 350.3	177.0	106.6	265.1	12 379.5
2004									
March Qtr	3 224.6	3 513.1	2 857.4	564.3	1 131.2	143.8	86.2	153.3	11 673.8
June Qtr	3 643.1	3 627.3	2 444.7	669.9	1 265.8	198.4	108.1	289.5	12 246.7
September Qtr	3 472.2	3 456.4	2 814.7	628.3	1 320.4	150.7	155.2	111.0	12 109.1
December Qtr	2 830.4	3 114.9	2 753.5	671.9	1 268.5	195.5	136.4	256.8	11 227.8

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

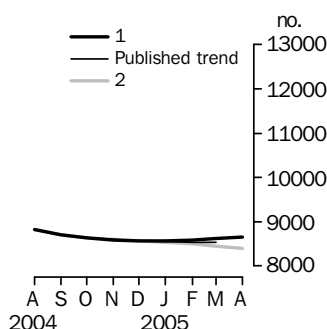
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 April seasonally adjusted estimate is higher than the March estimate by 4% for the number of private sector houses approved and 16% for private sector other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 4% for the number of private sector houses approved and 16% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

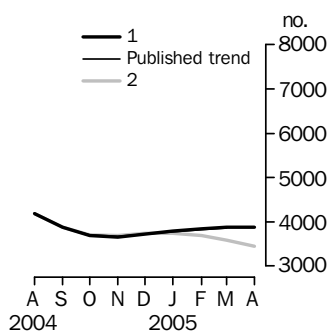
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Mar 2005		(2) falls by 4% on Mar 2005	
	no.	% change	no.	% change	no.	% change
2004						
November	8 601	-0.5	8 586	-0.6	8 607	-0.4
December	8 573	-0.3	8 565	-0.2	8 576	-0.4
2005						
January	8 552	-0.2	8 569	—	8 541	-0.4
February	8 537	-0.2	8 590	0.2	8 499	-0.5
March	8 537	—	8 624	0.4	8 453	-0.5
April	—	—	8 656	0.4	8 398	-0.7

— 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 16% on Mar 2005		(2) falls by 16% on Mar 2005	
	no.	% change	no.	% change	no.	% change
2004						
November	3 673	-0.8	3 656	-1.0	3 690	-0.6
December	3 723	1.4	3 716	1.7	3 733	1.2
2005						
January	3 782	1.6	3 793	2.1	3 748	0.4
February	3 823	1.1	3 844	1.3	3 694	-1.4
March	3 859	0.9	3 869	0.7	3 587	-2.9
April	—	—	3 885	0.4	3 459	-3.6

— 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), 2004 Edition* (cat. no. 1216.0), effective from July 2004. Building work approved before July 2004 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.

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1b	Dwelling units approved, Victoria
1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
2	Dwelling units approved, percentage change, Australia
3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
4b	Dwelling units approved, states and territories, percentage change, seasonally adjusted
4c	Dwelling units approved, states and territories, percentage change, trend
5	Private sector houses approved, states and territories
6	Private sector houses approved, states and territories, percentage change
7	Dwelling units approved, states and territories, by type
8	Dwelling units approved, by Capital City Statistical Division, original
9	Dwelling units approved, by sector, original
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11a	Dwelling units approved in new residential buildings, original
11b	Value of dwelling units approved in new residential buildings, original
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12c	Dwelling units approved in new residential buildings, number and value, Queensland
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12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

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- 13g Value of building approved, Northern Territory
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- 18 Value of non-residential building approved, states and territories
- 19 Value of building approved, by sector
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- 21 Value of non-residential building approved, by sector, Australia
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- 22c Value of non-residential building approved, by sector, Queensland
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- 22g Value of non-residential building approved, by sector, Northern Territory
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- 23a Non-residential building approved, jobs by value range, New South Wales
- 23b Non-residential building approved, jobs by value range, Victoria
- 23c Non-residential building approved, jobs by value range, Queensland
- 23d Non-residential building approved, jobs by value range, South Australia
- 23e Non-residential building approved, jobs by value range, Western Australia
- 23f Non-residential building approved, jobs by value range, Tasmania
- 23g Non-residential building approved, jobs by value range, Australia

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ELECTRONIC TABLES *continued*

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- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
- 25a Value of building approved, chain volume measures, New South Wales
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- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04, 2004-05
- 3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04, 2004-05
- 4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04, 2004-05
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EXCEL TABLES

- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04, 2004-05
- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04, 2004-05
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- 7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04, 2004-05
- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04, 2004-05

GLOSSARY

Accommodation	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none">■ Self-contained, short-term apartments (e.g. serviced apartments)■ Hotels (predominantly accommodation), motels, boarding houses, cabins■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).
Aged care facilities	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.
Agriculture/aquaculture	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes, paragraph 13.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Commercial	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.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the 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.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment and recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

GLOSSARY *continued*

House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.
Industrial	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
New	Building activity which will result in the creation of a building which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the 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.
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: 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.
Religious	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Semidetached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Transport	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none">■ Passenger transport buildings (e.g. passenger terminals)■ Non-passenger transport buildings (e.g. freight terminals)■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)■ Other transport buildings n.e.c.
Warehouses	Buildings primarily used for storage of goods, excluding produce storage.

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