

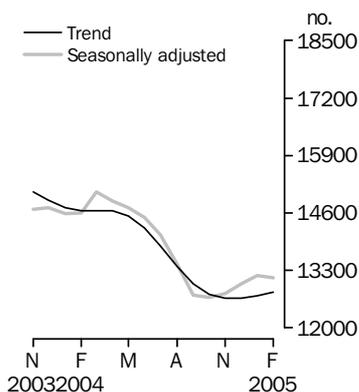
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 1 APR 2005

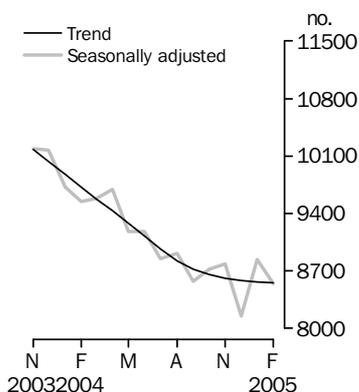
## Dwelling units approved

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

	Feb 05 no.	Jan 05 to Feb 05 % change	Feb 04 to Feb 05 % change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>12 805</b>	<b>0.6</b>	<b>-12.6</b>
Private sector houses	8 551	-0.1	-12.0
Private sector other dwellings	3 967	3.3	-14.4
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>13 127</b>	<b>-0.5</b>	<b>-10.1</b>
Private sector houses	8 543	-3.4	-10.6
Private sector other dwellings	4 451	11.5	-6.8

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend for total dwelling approvals rose 0.6% in February 2005.
- The seasonally adjusted estimate for total dwelling units approved fell 0.5%, to 13,127, in February 2005.

### PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals has fallen for the past seventeen months, with the rate of decline slowing in recent months. The trend estimate was relatively flat (-0.1%) in February 2005.
- The seasonally adjusted estimate for private sector houses approved fell 3.4%, to 8,543, in February 2005.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved rose 3.3% in February 2005, the third consecutive monthly rise.
- The seasonally adjusted estimate for private sector other dwellings approved rose 11.5%, to 4,451, in February 2005. This follows a fall of 10.7% in January.

### VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved rose 8.4%, to \$4,643.7m, in February 2005. The value of new residential building approved rose 5.7%, to \$2,587.4m.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2005	3 May 2005
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

## 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:

	<i>2003-04</i>	<i>2004-05</i>	<i>TOTAL</i>
New South Wales	—	-91	-91
Victoria	—	-4	-4
Queensland	1	-66	-65
South Australia	-5	1	-4
Western Australia	1	2	3
Tasmania	—	1	1
Northern Territory	—	—	—
Australian Capital Territory	—	—	—
<b>TOTAL</b>	<b>-3</b>	<b>-157</b>	<b>-160</b>

One missing permit added to August 2004 data contributed to a large revision to the value of building approved. This was a \$34m non-residential building in Queensland.

## 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.

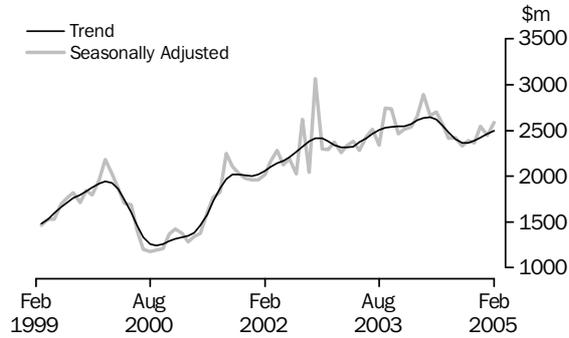
A \$208m public sector, non-residential approval in Australia's External Territories has been included in this month's data for Western Australia. (See paragraph 25 of the Explanatory Notes for more information.)

Dennis Trewin  
Australian Statistician

## VALUE OF BUILDING APPROVED

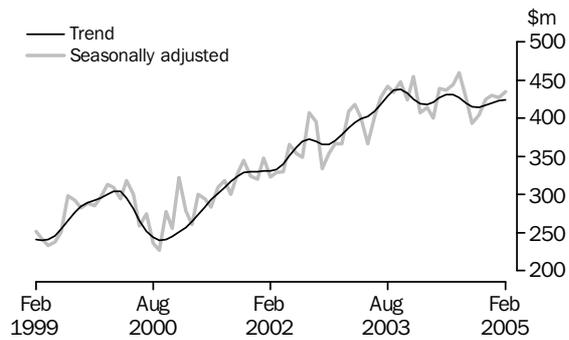
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a rise over the past four months after six months of decline. The trend rose 1.4% in February 2005.



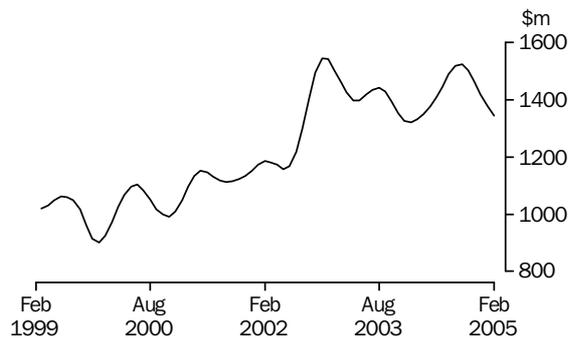
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

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



### NON-RESIDENTIAL BUILDING

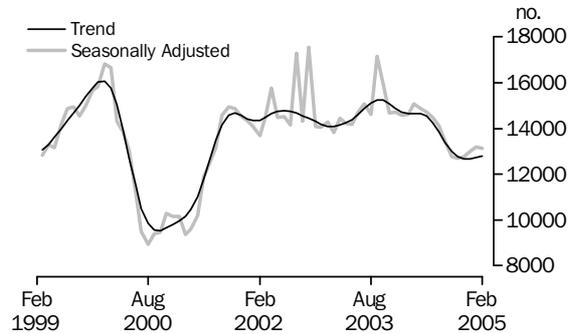
The trend estimate of the value of non-residential building is now showing five months of decline, falling 2.5% in February 2005.



## DWELLINGS APPROVED

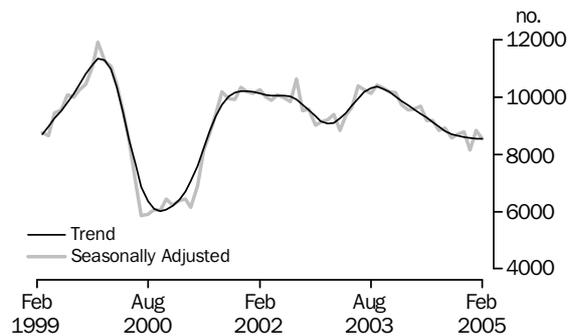
### TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved rose 0.6% in February 2005, the second consecutive monthly rise. This follows a general decline starting in October 2003.



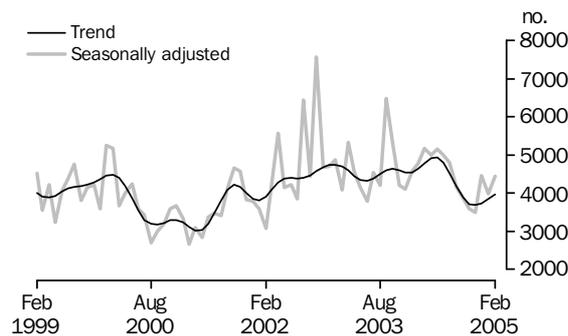
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has declined for the last seventeen months with the rate of decline slowing in recent months. The trend estimate fell 0.1% in February 2005.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved rose 3.3% in February 2005, the third consecutive monthly rise.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved rose 0.6% in February 2005. The trend rose in New South Wales (+5.3%), Western Australia (+2.2%) and the Australian Capital Territory (+7.4%), but fell in all other states and territories.

The trend estimate for private sector houses approved was relatively flat (-0.1%) in February 2005. The trend rose in New South Wales (+0.4%), Victoria (+0.6%) and Western Australia (+1.6%), but fell in Queensland (-2.2%) and South Australia (-1.3%).

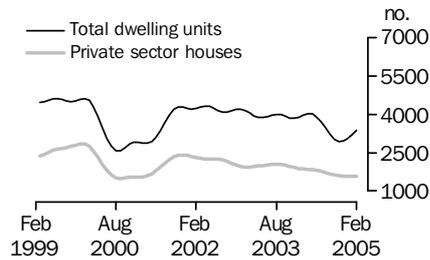
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 504	2 354	1 845	581	1 540	169	47	47	<b>8 087</b>
Total dwelling units (no.)	3 177	3 135	2 707	766	1 986	190	156	47	<b>12 164</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	19.0	26.4	18.9	23.6	1.9	4.3	113.6	67.9	<b>17.7</b>
Total dwelling units (%)	37.8	35.2	5.6	-22.0	18.9	-1.6	90.2	-90.2	<b>14.8</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 613	2 440	1 898	602	1 709	na	na	na	<b>8 543</b>
Total dwelling units (no.)	3 818	3 221	2 760	787	2 130	214	na	na	<b>13 127</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	1.8	-7.1	-3.6	-9.2	-1.7	na	na	na	<b>-3.4</b>
Total dwelling units (%)	21.2	4.5	-8.0	-33.0	8.1	-6.1	na	na	<b>-0.5</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 571	2 437	1 917	655	1 699	na	na	na	<b>8 551</b>
Total dwelling units (no.)	3 359	3 098	2 946	820	2 029	231	73	248	<b>12 805</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	0.4	0.6	-2.2	-1.3	1.6	na	na	na	<b>-0.1</b>
Total dwelling units (%)	5.3	-1.8	-2.6	-0.2	2.2	-1.7	-9.9	7.4	<b>0.6</b>

na not available

# DWELLING UNITS APPROVED

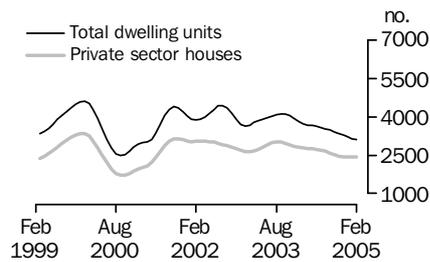
## STATE TRENDS

### NEW SOUTH WALES



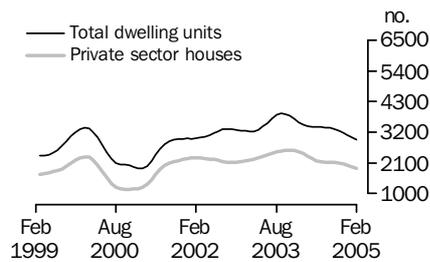
The trend estimate for total dwelling units approved in New South Wales rose 5.3% in February 2005, the fourth consecutive monthly rise. The trend for private sector houses is now showing small rises for the past two months.

### VICTORIA



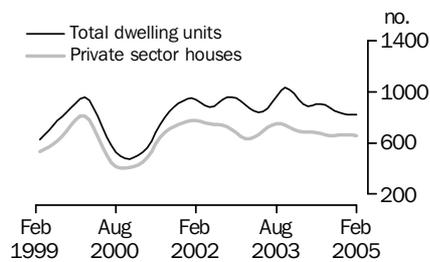
The trend estimate for total dwelling units in Victoria is showing a decline over the past sixteen months. The trend for private sector houses is now showing a rise in February 2005, after seventeen months of decline.

### QUEENSLAND



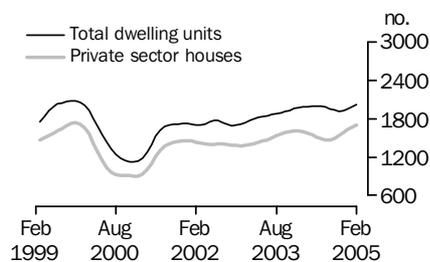
The trend estimate for total dwelling units approved in Queensland is showing a general decline over the last seventeen months. The trend for private sector houses is now showing a general decline over the last fifteen months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a decline for the past eight months, with the rate of decline slowing in recent months. The trend for private sector houses is now showing a fall over the past two months.

### WESTERN AUSTRALIA



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

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DWELLING UNITS APPROVED

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

ORIGINAL

<b>2003</b>							
December	9 757	10 003	4 199	4 347	13 956	394	<b>14 350</b>
<b>2004</b>							
January	7 749	7 867	4 119	4 196	11 868	195	<b>12 063</b>
February	9 147	9 278	4 298	4 455	13 445	288	<b>13 733</b>
March	10 716	10 832	5 279	5 473	15 995	310	<b>16 305</b>
April	8 842	8 888	4 699	4 811	13 541	158	<b>13 699</b>
May	9 438	9 638	5 517	5 808	14 955	491	<b>15 446</b>
June	9 798	10 041	4 879	5 026	14 677	390	<b>15 067</b>
July	9 165	9 355	4 677	5 057	13 842	570	<b>14 412</b>
August	9 451	9 625	4 364	4 473	13 815	283	<b>14 098</b>
September	9 115	9 310	4 106	4 153	13 221	242	<b>13 463</b>
October	8 551	8 657	3 923	4 211	12 474	394	<b>12 868</b>
November	9 314	9 522	3 339	3 546	12 653	415	<b>13 068</b>
December	7 789	7 944	4 675	4 840	12 464	320	<b>12 784</b>
<b>2005</b>							
January	6 873	6 957	3 510	3 639	10 383	213	<b>10 596</b>
February	8 087	8 191	3 940	3 973	12 027	137	<b>12 164</b>

SEASONALLY ADJUSTED

<b>2003</b>							
December	10 170	10 416	4 109	4 298	14 279	435	<b>14 714</b>
<b>2004</b>							
January	9 726	9 844	4 589	4 746	14 315	275	<b>14 590</b>
February	9 551	9 682	4 776	4 916	14 327	271	<b>14 598</b>
March	9 587	9 703	5 181	5 377	14 768	312	<b>15 080</b>
April	9 693	9 739	5 004	5 135	14 697	177	<b>14 874</b>
May	9 177	9 377	5 159	5 337	14 336	378	<b>14 714</b>
June	9 180	9 423	5 000	5 074	14 180	317	<b>14 497</b>
July	8 847	9 037	4 806	5 074	13 653	458	<b>14 111</b>
August	8 911	9 085	4 173	4 359	13 084	360	<b>13 444</b>
September	8 578	8 773	3 869	3 974	12 447	300	<b>12 747</b>
October	8 717	8 823	3 582	3 869	12 299	393	<b>12 692</b>
November	8 786	8 994	3 492	3 780	12 278	496	<b>12 774</b>
December	8 155	8 310	4 470	4 694	12 625	379	<b>13 004</b>
<b>2005</b>							
January	8 845	8 929	3 990	4 260	12 835	354	<b>13 189</b>
February	8 543	8 647	4 451	4 480	12 994	133	<b>13 127</b>

TREND

<b>2003</b>							
December	10 032	10 177	4 544	4 706	14 576	307	<b>14 883</b>
<b>2004</b>							
January	9 879	10 019	4 540	4 706	14 419	306	<b>14 725</b>
February	9 722	9 853	4 633	4 796	14 355	294	<b>14 649</b>
March	9 575	9 705	4 785	4 944	14 360	289	<b>14 649</b>
April	9 434	9 575	4 925	5 080	14 359	296	<b>14 655</b>
May	9 280	9 439	4 947	5 101	14 227	313	<b>14 540</b>
June	9 128	9 306	4 791	4 950	13 919	337	<b>14 256</b>
July	8 971	9 162	4 515	4 686	13 486	362	<b>13 848</b>
August	8 824	9 016	4 179	4 371	13 003	384	<b>13 387</b>
September	8 717	8 899	3 883	4 099	12 600	398	<b>12 998</b>
October	8 653	8 819	3 713	3 944	12 366	397	<b>12 763</b>
November	8 609	8 760	3 684	3 917	12 293	384	<b>12 677</b>
December	8 578	8 715	3 741	3 962	12 319	358	<b>12 677</b>
<b>2005</b>							
January	8 562	8 685	3 841	4 039	12 403	321	<b>12 724</b>
February	8 551	8 661	3 967	4 144	12 518	287	<b>12 805</b>

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

<b>2003</b>							
December	-2.9	-1.6	0.2	0.6	-2.0	58.9	<b>-0.9</b>
<b>2004</b>							
January	-20.6	-21.4	-1.9	-3.5	-15.0	-50.5	<b>-15.9</b>
February	18.0	17.9	4.3	6.2	13.3	47.7	<b>13.8</b>
March	17.2	16.7	22.8	22.9	19.0	7.6	<b>18.7</b>
April	-17.5	-17.9	-11.0	-12.1	-15.3	-49.0	<b>-16.0</b>
May	6.7	8.4	17.4	20.7	10.4	210.8	<b>12.8</b>
June	3.8	4.2	-11.6	-13.5	-1.9	-20.6	<b>-2.5</b>
July	-6.5	-6.8	-4.1	0.6	-5.7	46.2	<b>-4.3</b>
August	3.1	2.9	-6.7	-11.5	-0.2	-50.4	<b>-2.2</b>
September	-3.6	-3.3	-5.9	-7.2	-4.3	-14.5	<b>-4.5</b>
October	-6.2	-7.0	-4.5	1.4	-5.7	62.8	<b>-4.4</b>
November	8.9	10.0	-14.9	-15.8	1.4	5.3	<b>1.6</b>
December	-16.4	-16.6	40.0	36.5	-1.5	-22.9	<b>-2.2</b>
<b>2005</b>							
January	-11.8	-12.4	-24.9	-24.8	-16.7	-33.4	<b>-17.1</b>
February	17.7	17.7	12.3	9.2	15.8	-35.7	<b>14.8</b>

SEASONALLY ADJUSTED

<b>2003</b>							
December	-0.2	1.0	-2.1	-1.8	-0.8	45.0	<b>0.2</b>
<b>2004</b>							
January	-4.4	-5.5	11.7	10.4	0.3	-36.8	<b>-0.8</b>
February	-1.8	-1.6	4.1	3.6	0.1	-1.5	<b>0.1</b>
March	0.4	0.2	8.5	9.4	3.1	15.1	<b>3.3</b>
April	1.1	0.4	-3.4	-4.5	-0.5	-43.3	<b>-1.4</b>
May	-5.3	-3.7	3.1	3.9	-2.5	113.6	<b>-1.1</b>
June	—	0.5	-3.1	-4.9	-1.1	-16.1	<b>-1.5</b>
July	-3.6	-4.1	-3.9	—	-3.7	44.5	<b>-2.7</b>
August	0.7	0.5	-13.2	-14.1	-4.2	-21.4	<b>-4.7</b>
September	-3.7	-3.4	-7.3	-8.8	-4.9	-16.7	<b>-5.2</b>
October	1.6	0.6	-7.4	-2.6	-1.2	31.0	<b>-0.4</b>
November	0.8	1.9	-2.5	-2.3	-0.2	26.2	<b>0.6</b>
December	-7.2	-7.6	28.0	24.2	2.8	-23.6	<b>1.8</b>
<b>2005</b>							
January	8.5	7.4	-10.7	-9.2	1.7	-6.6	<b>1.4</b>
February	-3.4	-3.2	11.5	5.2	1.2	-62.4	<b>-0.5</b>

TREND

<b>2003</b>							
December	-1.4	-1.4	-1.3	-1.1	-1.4	3.7	<b>-1.3</b>
<b>2004</b>							
January	-1.5	-1.6	-0.1	—	-1.1	-0.3	<b>-1.1</b>
February	-1.6	-1.7	2.1	1.9	-0.4	-3.9	<b>-0.5</b>
March	-1.5	-1.5	3.3	3.1	—	-1.7	—
April	-1.5	-1.3	2.9	2.8	—	2.4	—
May	-1.6	-1.4	0.4	0.4	-0.9	5.7	<b>-0.8</b>
June	-1.6	-1.4	-3.2	-3.0	-2.2	7.7	<b>-2.0</b>
July	-1.7	-1.5	-5.8	-5.3	-3.1	7.4	<b>-2.9</b>
August	-1.6	-1.6	-7.4	-6.7	-3.6	6.1	<b>-3.3</b>
September	-1.2	-1.3	-7.1	-6.2	-3.1	3.6	<b>-2.9</b>
October	-0.7	-0.9	-4.4	-3.8	-1.9	-0.3	<b>-1.8</b>
November	-0.5	-0.7	-0.8	-0.7	-0.6	-3.3	<b>-0.7</b>
December	-0.4	-0.5	1.5	1.1	0.2	-6.8	—
<b>2005</b>							
January	-0.2	-0.3	2.7	1.9	0.7	-10.3	<b>0.4</b>
February	-0.1	-0.3	3.3	2.6	0.9	-10.6	<b>0.6</b>

— nil or rounded to zero (including null cells)

## DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2003</b>									
December	3 915	3 349	3 428	1 192	1 942	290	90	144	<b>14 350</b>
<b>2004</b>									
January	2 754	3 666	3 012	692	1 555	198	72	114	<b>12 063</b>
February	3 903	3 380	3 119	827	2 006	200	82	216	<b>13 733</b>
March	4 049	3 839	4 758	983	2 112	276	86	202	<b>16 305</b>
April	3 741	3 736	3 249	796	1 591	291	52	243	<b>13 699</b>
May	4 248	3 963	3 022	875	2 164	307	133	734	<b>15 446</b>
June	3 758	3 667	3 854	1 082	2 141	234	138	193	<b>15 067</b>
July	3 584	3 799	3 547	964	2 105	216	125	72	<b>14 412</b>
August	3 530	3 643	3 590	846	1 968	250	162	109	<b>14 098</b>
September	3 273	3 349	3 316	910	2 092	220	211	92	<b>13 463</b>
October	2 836	3 574	3 217	886	1 939	261	80	75	<b>12 868</b>
November	2 896	3 543	3 142	902	1 919	271	121	274	<b>13 068</b>
December	3 145	2 847	3 071	880	1 954	259	84	544	<b>12 784</b>
<b>2005</b>									
January	2 305	2 318	2 564	982	1 671	193	82	481	<b>10 596</b>
February	3 177	3 135	2 707	766	1 986	190	156	47	<b>12 164</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	3 819	3 498	3 716	1 161	2 009	274	na	na	<b>14 714</b>
<b>2004</b>									
January	3 501	4 380	3 568	863	1 807	232	na	na	<b>14 590</b>
February	4 553	3 445	3 146	849	2 108	220	na	na	<b>14 598</b>
March	3 763	3 497	4 372	887	2 014	251	na	na	<b>15 080</b>
April	4 201	3 750	3 507	871	1 907	338	na	na	<b>14 874</b>
May	3 837	3 927	2 886	882	2 022	310	na	na	<b>14 714</b>
June	3 772	3 466	3 679	1 006	1 989	238	na	na	<b>14 497</b>
July	3 589	3 635	3 433	939	2 091	227	na	na	<b>14 111</b>
August	3 236	3 606	3 434	808	1 874	231	na	na	<b>13 444</b>
September	3 011	3 237	3 169	841	1 990	197	na	na	<b>12 747</b>
October	2 612	3 563	3 259	939	1 918	257	na	na	<b>12 692</b>
November	2 886	3 439	3 163	840	1 804	250	na	na	<b>12 774</b>
December	3 007	2 944	3 302	877	1 989	248	na	na	<b>13 004</b>
<b>2005</b>									
January	3 151	3 081	3 001	1 174	1 971	228	na	na	<b>13 189</b>
February	3 818	3 221	2 760	787	2 130	214	na	na	<b>13 127</b>
TREND									
<b>2003</b>									
December	3 841	3 945	3 679	987	1 959	240	81	195	<b>14 883</b>
<b>2004</b>									
January	3 880	3 819	3 567	941	1 974	248	75	194	<b>14 725</b>
February	3 956	3 723	3 481	905	1 982	261	75	206	<b>14 649</b>
March	4 023	3 680	3 421	889	1 989	272	82	227	<b>14 649</b>
April	4 025	3 661	3 395	893	1 997	278	96	243	<b>14 655</b>
May	3 915	3 626	3 388	903	2 003	274	111	237	<b>14 540</b>
June	3 727	3 573	3 388	906	2 001	261	126	200	<b>14 256</b>
July	3 480	3 531	3 377	897	1 985	247	134	148	<b>13 848</b>
August	3 217	3 482	3 356	876	1 957	234	134	107	<b>13 387</b>
September	3 022	3 411	3 321	855	1 936	230	125	98	<b>12 998</b>
October	2 928	3 348	3 266	838	1 922	233	114	123	<b>12 763</b>
November	2 949	3 286	3 183	830	1 928	238	101	164	<b>12 677</b>
December	3 047	3 217	3 103	825	1 953	239	90	203	<b>12 677</b>
<b>2005</b>									
January	3 190	3 154	3 025	822	1 986	235	81	231	<b>12 724</b>
February	3 359	3 098	2 946	820	2 029	231	73	248	<b>12 805</b>

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
December	3.3	-5.7	-9.2	43.3	-4.6	-10.8	80.0	15.2	<b>-0.9</b>
<b>2004</b>									
January	-29.7	9.5	-12.1	-41.9	-19.9	-31.7	-20.0	-20.8	<b>-15.9</b>
February	41.7	-7.8	3.6	19.5	29.0	1.0	13.9	89.5	<b>13.8</b>
March	3.7	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	<b>18.7</b>
April	-7.6	-2.7	-31.7	-19.0	-24.7	5.4	-39.5	20.3	<b>-16.0</b>
May	13.6	6.1	-7.0	9.9	36.0	5.5	155.8	202.1	<b>12.8</b>
June	-11.5	-7.5	27.5	23.7	-1.1	-23.8	3.8	-73.7	<b>-2.5</b>
July	-4.6	3.6	-8.0	-10.9	-1.7	-7.7	-9.4	-62.7	<b>-4.3</b>
August	-1.5	-4.1	1.2	-12.2	-6.5	15.7	29.6	51.4	<b>-2.2</b>
September	-7.3	-8.1	-7.6	7.6	6.3	-12.0	30.2	-15.6	<b>-4.5</b>
October	-13.4	6.7	-3.0	-2.6	-7.3	18.6	-62.1	-18.5	<b>-4.4</b>
November	2.1	-0.9	-2.3	1.8	-1.0	3.8	51.3	265.3	<b>1.6</b>
December	8.6	-19.6	-2.3	-2.4	1.8	-4.4	-30.6	98.5	<b>-2.2</b>
<b>2005</b>									
January	-26.7	-18.6	-16.5	11.6	-14.5	-25.5	-2.4	-11.6	<b>-17.1</b>
February	37.8	35.2	5.6	-22.0	18.9	-1.6	90.2	-90.2	<b>14.8</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	0.3	-4.4	-5.1	36.6	1.2	-8.7	na	na	<b>0.2</b>
<b>2004</b>									
January	-8.3	25.2	-4.0	-25.7	-10.1	-15.3	na	na	<b>-0.8</b>
February	30.0	-21.3	-11.8	-1.6	16.7	-5.2	na	na	<b>0.1</b>
March	-17.4	1.5	39.0	4.5	-4.5	14.1	na	na	<b>3.3</b>
April	11.6	7.2	-19.8	-1.8	-5.3	34.7	na	na	<b>-1.4</b>
May	-8.7	4.7	-17.7	1.3	6.0	-8.3	na	na	<b>-1.1</b>
June	-1.7	-11.7	27.5	14.1	-1.6	-23.2	na	na	<b>-1.5</b>
July	-4.9	4.9	-6.7	-6.7	5.1	-4.6	na	na	<b>-2.7</b>
August	-9.8	-0.8	—	-14.0	-10.4	1.8	na	na	<b>-4.7</b>
September	-7.0	-10.2	-7.7	4.1	6.2	-14.7	na	na	<b>-5.2</b>
October	-13.3	10.1	2.8	11.7	-3.6	30.5	na	na	<b>-0.4</b>
November	10.5	-3.5	-2.9	-10.5	-5.9	-2.7	na	na	<b>0.6</b>
December	4.2	-14.4	4.4	4.4	10.3	-0.8	na	na	<b>1.8</b>
<b>2005</b>									
January	4.8	4.7	-9.1	33.9	-0.9	-8.1	na	na	<b>1.4</b>
February	21.2	4.5	-8.0	-33.0	8.1	-6.1	na	na	<b>-0.5</b>
TREND									
<b>2003</b>									
December	-0.5	-3.0	-2.9	-3.3	1.3	1.3	-9.0	-6.3	<b>-1.3</b>
<b>2004</b>									
January	1.0	-3.2	-3.0	-4.7	0.8	3.3	-7.4	-0.5	<b>-1.1</b>
February	2.0	-2.5	-2.4	-3.8	0.4	5.2	—	6.2	<b>-0.5</b>
March	1.7	-1.2	-1.7	-1.8	0.4	4.2	9.3	10.2	—
April	—	-0.5	-0.8	0.4	0.4	2.2	17.1	7.0	—
May	-2.7	-1.0	-0.2	1.1	0.3	-1.4	15.6	-2.5	<b>-0.8</b>
June	-4.8	-1.5	—	0.3	-0.1	-4.7	13.5	-15.6	<b>-2.0</b>
July	-6.6	-1.2	-0.3	-1.0	-0.8	-5.4	6.3	-26.0	<b>-2.9</b>
August	-7.6	-1.4	-0.6	-2.3	-1.4	-5.3	—	-27.7	<b>-3.3</b>
September	-6.1	-2.0	-1.0	-2.4	-1.1	-1.7	-6.7	-8.4	<b>-2.9</b>
October	-3.1	-1.8	-1.7	-2.0	-0.7	1.3	-8.8	25.5	<b>-1.8</b>
November	0.7	-1.9	-2.5	-1.0	0.3	2.1	-11.4	33.3	<b>-0.7</b>
December	3.3	-2.1	-2.5	-0.6	1.3	0.4	-10.9	23.8	—
<b>2005</b>									
January	4.7	-2.0	-2.5	-0.4	1.7	-1.7	-10.0	13.8	<b>0.4</b>
February	5.3	-1.8	-2.6	-0.2	2.2	-1.7	-9.9	7.4	<b>0.6</b>

— nil or rounded to zero (including null cells)

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2003</b>									
December	1 984	2 569	2 394	771	1 673	233	37	96	<b>9 757</b>
<b>2004</b>									
January	1 403	2 207	2 108	474	1 292	176	21	68	<b>7 749</b>
February	1 795	2 627	2 284	673	1 438	184	21	125	<b>9 147</b>
March	1 967	3 092	2 744	770	1 737	260	52	94	<b>10 716</b>
April	1 714	2 755	2 065	627	1 306	262	26	87	<b>8 842</b>
May	1 838	2 769	2 134	646	1 688	225	28	110	<b>9 438</b>
June	1 978	2 938	2 200	827	1 554	197	31	73	<b>9 798</b>
July	1 662	2 928	2 234	658	1 376	185	50	72	<b>9 165</b>
August	1 796	2 520	2 431	696	1 623	225	59	101	<b>9 451</b>
September	1 635	2 562	2 187	686	1 703	211	62	69	<b>9 115</b>
October	1 518	2 507	2 162	613	1 441	201	44	65	<b>8 551</b>
November	1 797	2 678	2 128	734	1 672	216	28	61	<b>9 314</b>
December	1 522	2 011	1 699	724	1 534	201	26	72	<b>7 789</b>
<b>2005</b>									
January	1 264	1 863	1 552	470	1 512	162	22	28	<b>6 873</b>
February	1 504	2 354	1 845	581	1 540	169	47	47	<b>8 087</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	1 967	2 718	2 656	740	1 736	na	na	na	<b>10 170</b>
<b>2004</b>									
January	1 712	2 921	2 624	645	1 472	na	na	na	<b>9 726</b>
February	1 926	2 692	2 315	695	1 593	na	na	na	<b>9 551</b>
March	1 832	2 750	2 355	674	1 587	na	na	na	<b>9 587</b>
April	1 897	2 769	2 318	702	1 580	na	na	na	<b>9 693</b>
May	1 764	2 733	2 091	653	1 588	na	na	na	<b>9 177</b>
June	1 811	2 737	2 086	751	1 472	na	na	na	<b>9 180</b>
July	1 700	2 764	2 126	633	1 305	na	na	na	<b>8 847</b>
August	1 700	2 483	2 198	658	1 522	na	na	na	<b>8 911</b>
September	1 590	2 450	2 040	617	1 563	na	na	na	<b>8 578</b>
October	1 555	2 496	2 205	666	1 500	na	na	na	<b>8 717</b>
November	1 575	2 574	2 121	672	1 563	na	na	na	<b>8 786</b>
December	1 530	2 108	1 896	721	1 604	na	na	na	<b>8 155</b>
<b>2005</b>									
January	1 584	2 626	1 969	662	1 738	na	na	na	<b>8 845</b>
February	1 613	2 440	1 898	602	1 709	na	na	na	<b>8 543</b>
TREND									
<b>2003</b>									
December	1 922	2 858	2 543	706	1 605	na	na	na	<b>10 032</b>
<b>2004</b>									
January	1 883	2 813	2 506	692	1 605	na	na	na	<b>9 879</b>
February	1 856	2 782	2 438	685	1 596	na	na	na	<b>9 722</b>
March	1 843	2 765	2 348	684	1 575	na	na	na	<b>9 575</b>
April	1 833	2 754	2 253	686	1 546	na	na	na	<b>9 434</b>
May	1 810	2 735	2 175	683	1 514	na	na	na	<b>9 280</b>
June	1 772	2 703	2 137	676	1 488	na	na	na	<b>9 128</b>
July	1 721	2 650	2 127	666	1 470	na	na	na	<b>8 971</b>
August	1 664	2 583	2 127	659	1 468	na	na	na	<b>8 824</b>
September	1 619	2 515	2 120	659	1 493	na	na	na	<b>8 717</b>
October	1 587	2 466	2 099	662	1 536	na	na	na	<b>8 653</b>
November	1 570	2 437	2 058	666	1 585	na	na	na	<b>8 609</b>
December	1 563	2 425	2 009	666	1 631	na	na	na	<b>8 578</b>
<b>2005</b>									
January	1 565	2 422	1 961	664	1 673	na	na	na	<b>8 562</b>
February	1 571	2 437	1 917	655	1 699	na	na	na	<b>8 551</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
December	-3.0	-11.4	-1.6	11.4	4.9	-4.5	76.2	-20.0	<b>-2.9</b>
<b>2004</b>									
January	-29.3	-14.1	-11.9	-38.5	-22.8	-24.5	-43.2	-29.2	<b>-20.6</b>
February	27.9	19.0	8.3	42.0	11.3	4.5	—	83.8	<b>18.0</b>
March	9.6	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	<b>17.2</b>
April	-12.9	-10.9	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	<b>-17.5</b>
May	7.2	0.5	3.3	3.0	29.2	-14.1	7.7	26.4	<b>6.7</b>
June	7.6	6.1	3.1	28.0	-7.9	-12.4	10.7	-33.6	<b>3.8</b>
July	-16.0	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	<b>-6.5</b>
August	8.1	-13.9	8.8	5.8	18.0	21.6	18.0	40.3	<b>3.1</b>
September	-9.0	1.7	-10.0	-1.4	4.9	-6.2	5.1	-31.7	<b>-3.6</b>
October	-7.2	-2.1	-1.1	-10.6	-15.4	-4.7	-29.0	-5.8	<b>-6.2</b>
November	18.4	6.8	-1.6	19.7	16.0	7.5	-36.4	-6.2	<b>8.9</b>
December	-15.3	-24.9	-20.2	-1.4	-8.3	-6.9	-7.1	18.0	<b>-16.4</b>
<b>2005</b>									
January	-17.0	-7.4	-8.7	-35.1	-1.4	-19.4	-15.4	-61.1	<b>-11.8</b>
February	19.0	26.4	18.9	23.6	1.9	4.3	113.6	67.9	<b>17.7</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	0.2	-9.5	3.1	4.2	9.5	na	na	na	<b>-0.2</b>
<b>2004</b>									
January	-13.0	7.5	-1.2	-12.8	-15.2	na	na	na	<b>-4.4</b>
February	12.5	-7.8	-11.8	7.7	8.2	na	na	na	<b>-1.8</b>
March	-4.9	2.2	1.7	-3.1	-0.4	na	na	na	<b>0.4</b>
April	3.5	0.7	-1.6	4.2	-0.5	na	na	na	<b>1.1</b>
May	-7.0	-1.3	-9.8	-7.0	0.5	na	na	na	<b>-5.3</b>
June	2.7	0.1	-0.2	14.9	-7.3	na	na	na	<b>—</b>
July	-6.2	1.0	1.9	-15.7	-11.4	na	na	na	<b>-3.6</b>
August	—	-10.2	3.4	4.0	16.7	na	na	na	<b>0.7</b>
September	-6.5	-1.3	-7.2	-6.3	2.7	na	na	na	<b>-3.7</b>
October	-2.2	1.9	8.1	8.0	-4.0	na	na	na	<b>1.6</b>
November	1.3	3.1	-3.8	0.9	4.2	na	na	na	<b>0.8</b>
December	-2.8	-18.1	-10.6	7.3	2.7	na	na	na	<b>-7.2</b>
<b>2005</b>									
January	3.5	24.6	3.9	-8.1	8.4	na	na	na	<b>8.5</b>
February	1.8	-7.1	-3.6	-9.2	-1.7	na	na	na	<b>-3.4</b>
TREND									
<b>2003</b>									
December	-2.3	-1.8	-0.5	-2.5	0.2	na	na	na	<b>-1.4</b>
<b>2004</b>									
January	-2.1	-1.6	-1.5	-1.9	—	na	na	na	<b>-1.5</b>
February	-1.4	-1.1	-2.7	-1.0	-0.6	na	na	na	<b>-1.6</b>
March	-0.7	-0.6	-3.7	-0.1	-1.3	na	na	na	<b>-1.5</b>
April	-0.5	-0.4	-4.1	0.2	-1.9	na	na	na	<b>-1.5</b>
May	-1.3	-0.7	-3.4	-0.3	-2.0	na	na	na	<b>-1.6</b>
June	-2.1	-1.1	-1.7	-1.1	-1.8	na	na	na	<b>-1.6</b>
July	-2.9	-2.0	-0.5	-1.5	-1.2	na	na	na	<b>-1.7</b>
August	-3.3	-2.5	—	-1.0	-0.1	na	na	na	<b>-1.6</b>
September	-2.7	-2.6	-0.3	-0.1	1.7	na	na	na	<b>-1.2</b>
October	-2.0	-2.0	-1.0	0.5	2.9	na	na	na	<b>-0.7</b>
November	-1.1	-1.2	-2.0	0.5	3.2	na	na	na	<b>-0.5</b>
December	-0.4	-0.5	-2.4	0.1	2.9	na	na	na	<b>-0.4</b>
<b>2005</b>									
January	0.1	-0.1	-2.4	-0.4	2.6	na	na	na	<b>-0.2</b>
February	0.4	0.6	-2.2	-1.3	1.6	na	na	na	<b>-0.1</b>

— nil or rounded to zero (including null cells)

na not available

## DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
<b>2001-02</b>	27 633	37 071	26 594	9 208	17 422	1 882	643	1 214	<b>121 667</b>
<b>2002-03</b>	24 781	33 526	27 364	8 602	18 050	1 973	518	1 889	<b>116 703</b>
<b>2003-04</b>	23 330	34 644	29 349	9 060	19 564	2 697	547	1 373	<b>120 564</b>
<b>2004</b>									
March	1 971	3 114	2 779	814	1 747	260	53	94	<b>10 832</b>
April	1 723	2 763	2 073	637	1 312	262	31	87	<b>8 888</b>
May	1 876	2 810	2 144	665	1 754	225	54	110	<b>9 638</b>
June	2 003	2 984	2 225	894	1 596	209	57	73	<b>10 041</b>
July	1 685	2 974	2 249	686	1 439	187	63	72	<b>9 355</b>
August	1 823	2 570	2 442	736	1 651	226	76	101	<b>9 625</b>
September	1 687	2 583	2 220	742	1 725	214	69	70	<b>9 310</b>
October	1 523	2 519	2 177	635	1 479	201	51	72	<b>8 657</b>
November	1 852	2 732	2 135	742	1 716	239	44	62	<b>9 522</b>
December	1 527	2 028	1 717	769	1 552	235	41	75	<b>7 944</b>
<b>2005</b>									
January	1 274	1 884	1 559	474	1 538	164	36	28	<b>6 957</b>
February	1 516	2 365	1 862	612	1 555	169	65	47	<b>8 191</b>
OTHER DWELLINGS									
<b>2001-02</b>	22 772	12 468	9 755	1 728	2 952	151	307	1 018	<b>51 151</b>
<b>2002-03</b>	24 669	14 682	13 857	2 222	3 741	172	432	1 281	<b>61 056</b>
<b>2003-04</b>	24 305	11 769	15 180	2 458	4 142	444	625	1 763	<b>60 686</b>
<b>2004</b>									
March	2 078	725	1 979	169	365	16	33	108	<b>5 473</b>
April	2 018	973	1 176	159	279	29	21	156	<b>4 811</b>
May	2 372	1 153	878	210	410	82	79	624	<b>5 808</b>
June	1 755	683	1 629	188	545	25	81	120	<b>5 026</b>
July	1 899	825	1 298	278	666	29	62	—	<b>5 057</b>
August	1 707	1 073	1 148	110	317	24	86	8	<b>4 473</b>
September	1 586	766	1 096	168	367	6	142	22	<b>4 153</b>
October	1 313	1 055	1 040	251	460	60	29	3	<b>4 211</b>
November	1 044	811	1 007	160	203	32	77	212	<b>3 546</b>
December	1 618	819	1 354	111	402	24	43	469	<b>4 840</b>
<b>2005</b>									
January	1 031	434	1 005	508	133	29	46	453	<b>3 639</b>
February	1 661	770	845	154	431	21	91	—	<b>3 973</b>
TOTAL DWELLING UNITS									
<b>2001-02</b>	50 405	49 539	36 349	10 936	20 374	2 033	950	2 232	<b>172 818</b>
<b>2002-03</b>	49 450	48 208	41 221	10 824	21 791	2 145	950	3 170	<b>177 759</b>
<b>2003-04</b>	47 635	46 413	44 529	11 518	23 706	3 141	1 172	3 136	<b>181 250</b>
<b>2004</b>									
March	4 049	3 839	4 758	983	2 112	276	86	202	<b>16 305</b>
April	3 741	3 736	3 249	796	1 591	291	52	243	<b>13 699</b>
May	4 248	3 963	3 022	875	2 164	307	133	734	<b>15 446</b>
June	3 758	3 667	3 854	1 082	2 141	234	138	193	<b>15 067</b>
July	3 584	3 799	3 547	964	2 105	216	125	72	<b>14 412</b>
August	3 530	3 643	3 590	846	1 968	250	162	109	<b>14 098</b>
September	3 273	3 349	3 316	910	2 092	220	211	92	<b>13 463</b>
October	2 836	3 574	3 217	886	1 939	261	80	75	<b>12 868</b>
November	2 896	3 543	3 142	902	1 919	271	121	274	<b>13 068</b>
December	3 145	2 847	3 071	880	1 954	259	84	544	<b>12 784</b>
<b>2005</b>									
January	2 305	2 318	2 564	982	1 671	193	82	481	<b>10 596</b>
February	3 177	3 135	2 707	766	1 986	190	156	47	<b>12 164</b>

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<b>2001-02</b>	13 242	25 658	12 233	5 848	12 759	814	395	1 212
<b>2002-03</b>	10 727	22 657	13 007	5 517	13 293	918	316	1 888
<b>2003-04</b>	9 261	22 698	12 902	5 579	14 077	1 182	330	1 373
<b>2004</b>								
March	808	2 000	1 275	469	1 304	117	45	94
April	635	1 791	919	368	927	132	20	87
May	688	1 851	819	392	1 203	92	28	110
June	741	1 915	841	592	1 118	79	31	73
July	613	1 901	910	411	972	80	45	72
August	763	1 605	1 002	455	1 202	92	54	101
September	656	1 634	925	421	1 192	81	38	70
October	623	1 686	833	396	898	72	34	72
November	717	1 808	850	432	1 245	92	22	62
December	589	1 250	706	486	1 137	75	22	75
<b>2005</b>								
January	466	1 241	600	262	1 102	52	20	28
February	636	1 570	776	378	1 155	47	44	47
OTHER DWELLINGS								
<b>2001-02</b>	18 931	11 714	5 190	1 407	2 406	54	232	1 018
<b>2002-03</b>	20 469	13 788	6 274	2 027	2 893	60	361	1 281
<b>2003-04</b>	19 339	10 672	6 896	2 221	3 077	242	578	1 763
<b>2004</b>								
March	1 813	649	802	137	287	5	33	108
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	1 537	761	398	261	550	2	56	—
August	1 228	979	478	95	246	18	70	8
September	1 191	644	680	118	288	2	134	22
October	992	886	738	220	327	59	29	3
November	688	754	222	146	181	11	75	212
December	971	715	777	99	352	8	43	469
<b>2005</b>								
January	857	346	415	273	74	6	40	453
February	1 178	709	400	150	338	6	91	—
TOTAL DWELLING UNITS								
<b>2001-02</b>	32 173	37 372	17 423	7 255	15 165	868	627	2 230
<b>2002-03</b>	31 196	36 445	19 281	7 544	16 186	978	677	3 169
<b>2003-04</b>	28 600	33 370	19 798	7 800	17 154	1 424	908	3 136
<b>2004</b>								
March	2 621	2 649	2 077	606	1 591	122	78	202
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	1 932	2 410	1 393	755	1 455	96	108	193
July	2 150	2 662	1 308	672	1 522	82	101	72
August	1 991	2 584	1 480	550	1 448	110	124	109
September	1 847	2 278	1 605	539	1 480	83	172	92
October	1 615	2 572	1 571	616	1 225	131	63	75
November	1 405	2 562	1 072	578	1 426	103	97	274
December	1 560	1 965	1 483	585	1 489	83	65	544
<b>2005</b>								
January	1 323	1 587	1 015	535	1 176	58	60	481
February	1 814	2 279	1 176	528	1 493	53	135	47

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
<b>PRIVATE SECTOR</b>						
<b>2001-02</b>	119 578	46 616	592	1 908	258	<b>168 952</b>
<b>2002-03</b>	114 465	56 173	818	1 841	381	<b>173 678</b>
<b>2003-04</b>	118 722	56 535	753	1 488	368	<b>177 866</b>
<b>2004</b>						
March	10 705	5 207	54	18	11	<b>15 995</b>
April	8 826	4 506	59	104	46	<b>13 541</b>
May	9 426	5 094	113	291	31	<b>14 955</b>
June	9 775	4 748	85	46	23	<b>14 677</b>
July	9 159	4 305	22	343	13	<b>13 842</b>
August	9 440	4 077	36	230	32	<b>13 815</b>
September	9 106	4 012	36	59	8	<b>13 221</b>
October	8 538	3 784	56	85	11	<b>12 474</b>
November	9 296	3 264	36	45	12	<b>12 653</b>
December	7 751	4 456	67	176	14	<b>12 464</b>
<b>2005</b>						
January	6 864	3 482	19	10	8	<b>10 383</b>
February	8 076	3 718	40	177	16	<b>12 027</b>
.....						
<b>PUBLIC SECTOR</b>						
<b>2001-02</b>	1 938	1 917	7	1	3	<b>3 866</b>
<b>2002-03</b>	2 078	1 990	12	—	1	<b>4 081</b>
<b>2003-04</b>	1 686	1 682	13	2	1	<b>3 384</b>
<b>2004</b>						
March	116	194	—	—	—	<b>310</b>
April	46	111	—	—	1	<b>158</b>
May	200	291	—	—	—	<b>491</b>
June	243	140	7	—	—	<b>390</b>
July	190	380	—	—	—	<b>570</b>
August	174	109	—	—	—	<b>283</b>
September	195	47	—	—	—	<b>242</b>
October	106	288	—	—	—	<b>394</b>
November	208	203	—	—	4	<b>415</b>
December	155	165	—	—	—	<b>320</b>
<b>2005</b>						
January	84	127	2	—	—	<b>213</b>
February	104	33	—	—	—	<b>137</b>
.....						
<b>TOTAL</b>						
<b>2001-02</b>	121 516	48 533	599	1 909	261	<b>172 818</b>
<b>2002-03</b>	116 543	58 163	830	1 841	382	<b>177 759</b>
<b>2003-04</b>	120 408	58 217	766	1 490	369	<b>181 250</b>
<b>2004</b>						
March	10 821	5 401	54	18	11	<b>16 305</b>
April	8 872	4 617	59	104	47	<b>13 699</b>
May	9 626	5 385	113	291	31	<b>15 446</b>
June	10 018	4 888	92	46	23	<b>15 067</b>
July	9 349	4 685	22	343	13	<b>14 412</b>
August	9 614	4 186	36	230	32	<b>14 098</b>
September	9 301	4 059	36	59	8	<b>13 463</b>
October	8 644	4 072	56	85	11	<b>12 868</b>
November	9 504	3 467	36	45	16	<b>13 068</b>
December	7 906	4 621	67	176	14	<b>12 784</b>
<b>2005</b>						
January	6 948	3 609	21	10	8	<b>10 596</b>
February	8 180	3 751	40	177	16	<b>12 164</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
NSW	1 502	1 563	11	83	4	<b>3 163</b>
Vic.	2 350	656	12	93	2	<b>3 113</b>
Qld	1 845	844	1	—	—	<b>2 690</b>
SA	581	146	—	—	—	<b>727</b>
WA	1 536	404	16	—	3	<b>1 959</b>
Tas.	168	15	—	1	6	<b>190</b>
NT	47	90	—	—	1	<b>138</b>
ACT	47	—	—	—	—	<b>47</b>
Aust.	8 076	3 718	40	177	16	<b>12 027</b>
PUBLIC SECTOR						
NSW	12	2	—	—	—	<b>14</b>
Vic.	11	11	—	—	—	<b>22</b>
Qld	17	—	—	—	—	<b>17</b>
SA	31	8	—	—	—	<b>39</b>
WA	15	12	—	—	—	<b>27</b>
Tas.	—	—	—	—	—	—
NT	18	—	—	—	—	<b>18</b>
ACT	—	—	—	—	—	—
Aust.	104	33	—	—	—	<b>137</b>
TOTAL						
NSW	1 514	1 565	11	83	4	<b>3 177</b>
Vic.	2 361	667	12	93	2	<b>3 135</b>
Qld	1 862	844	1	—	—	<b>2 707</b>
SA	612	154	—	—	—	<b>766</b>
WA	1 551	416	16	—	3	<b>1 986</b>
Tas.	168	15	—	1	6	<b>190</b>
NT	65	90	—	—	1	<b>156</b>
ACT	47	—	—	—	—	<b>47</b>
Aust.	8 180	3 751	40	177	16	<b>12 164</b>

— 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 other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
<b>2001-02</b>	121 516	9 063	10 567	19 630	3 455	5 000	20 448	28 903	48 533	<b>170 049</b>
<b>2002-03</b>	116 543	9 477	11 905	21 382	3 572	5 366	27 843	36 781	58 163	<b>174 706</b>
<b>2003-04</b>	120 408	10 651	13 007	23 658	4 369	5 389	24 801	34 559	58 217	<b>178 625</b>
<b>2003</b>										
December	9 993	736	997	1 733	308	442	1 589	2 339	4 072	<b>14 065</b>
<b>2004</b>										
January	7 859	541	845	1 386	176	249	2 290	2 715	4 101	<b>11 960</b>
February	9 268	981	863	1 844	355	448	1 734	2 537	4 381	<b>13 649</b>
March	10 821	910	935	1 845	588	582	2 386	3 556	5 401	<b>16 222</b>
April	8 872	762	1 147	1 909	286	310	2 112	2 708	4 617	<b>13 489</b>
May	9 626	967	1 130	2 097	361	469	2 458	3 288	5 385	<b>15 011</b>
June	10 018	1 350	1 234	2 584	275	429	1 600	2 304	4 888	<b>14 906</b>
July	9 349	1 163	1 303	2 466	256	639	1 324	2 219	4 685	<b>14 034</b>
August	9 614	738	949	1 687	352	338	1 809	2 499	4 186	<b>13 800</b>
September	9 301	716	937	1 653	214	212	1 980	2 406	4 059	<b>13 360</b>
October	8 644	968	973	1 941	245	201	1 685	2 131	4 072	<b>12 716</b>
November	9 504	652	950	1 602	224	585	1 056	1 865	3 467	<b>12 971</b>
December	7 906	691	1 319	2 010	397	575	1 639	2 611	4 621	<b>12 527</b>
<b>2005</b>										
January	6 948	900	853	1 753	243	233	1 380	1 856	3 609	<b>10 557</b>
February	8 180	729	724	1 453	442	282	1 574	2 298	3 751	<b>11 931</b>
VALUE (\$m)										
<b>2001-02</b>	17 674.0	867.8	1 392.5	2 260.3	364.7	702.4	3 771.7	4 838.8	7 099.1	<b>24 773.1</b>
<b>2002-03</b>	18 658.9	972.1	1 692.9	2 665.0	441.3	750.2	5 922.9	7 114.4	9 779.4	<b>28 438.3</b>
<b>2003-04</b>	21 401.6	1 197.2	2 018.5	3 215.7	625.0	818.8	5 397.1	6 840.9	10 056.6	<b>31 458.2</b>
<b>2003</b>										
December	1 774.9	80.6	156.6	237.2	45.5	69.3	292.6	407.4	644.6	<b>2 419.4</b>
<b>2004</b>										
January	1 399.0	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	<b>2 105.8</b>
February	1 690.2	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	<b>2 476.1</b>
March	1 963.8	112.8	147.3	260.1	88.0	81.0	623.1	792.1	1 052.2	<b>3 016.1</b>
April	1 670.3	88.4	193.4	281.8	45.9	46.9	524.6	617.4	899.3	<b>2 569.6</b>
May	1 790.1	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	<b>2 740.9</b>
June	1 873.5	151.2	192.8	344.0	50.9	58.7	346.1	455.6	799.6	<b>2 673.1</b>
July	1 793.4	139.7	241.0	380.7	25.8	107.4	219.4	352.6	733.3	<b>2 526.7</b>
August	1 832.2	88.2	152.5	240.7	44.8	57.4	388.7	490.8	731.6	<b>2 563.7</b>
September	1 753.6	87.8	144.6	232.4	34.4	35.1	480.2	549.7	782.1	<b>2 535.7</b>
October	1 683.7	120.4	151.9	272.3	30.0	36.2	376.9	443.1	715.4	<b>2 399.1</b>
November	1 851.2	85.8	159.8	245.6	32.4	95.0	268.4	395.8	641.4	<b>2 492.6</b>
December	1 524.3	86.5	239.6	326.1	42.7	89.0	436.9	568.5	894.6	<b>2 419.0</b>
<b>2005</b>										
January	1 354.6	85.3	145.0	230.3	34.1	36.6	294.2	364.9	595.1	<b>1 949.7</b>
February	1 595.9	93.8	134.5	228.4	59.9	60.7	472.1	592.7	821.0	<b>2 417.0</b>

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 514	191	341	532	238	104	691	1 033	1 565	<b>3 079</b>
Vic.	2 361	156	154	310	52	73	232	357	667	<b>3 028</b>
Qld	1 862	119	141	260	134	73	377	584	844	<b>2 706</b>
SA	612	126	19	145	6	—	3	9	154	<b>766</b>
WA	1 551	116	69	185	12	32	187	231	416	<b>1 967</b>
Tas.	168	15	—	15	—	—	—	—	15	<b>183</b>
NT	65	6	—	6	—	—	84	84	90	<b>155</b>
ACT	47	—	—	—	—	—	—	—	—	<b>47</b>
Aust.	8 180	729	724	1 453	442	282	1 574	2 298	3 751	<b>11 931</b>
VALUE (\$m)										
NSW	333.3	24.2	62.8	86.9	22.6	22.1	180.4	225.1	312.0	<b>645.3</b>
Vic.	467.9	18.3	30.9	49.3	8.8	16.8	65.6	91.1	140.4	<b>608.3</b>
Qld	381.6	15.2	22.8	38.1	26.1	12.8	165.8	204.8	242.8	<b>624.4</b>
SA	98.1	11.6	4.9	16.5	0.8	—	0.9	1.7	18.1	<b>116.2</b>
WA	261.0	22.4	13.1	35.5	1.7	9.0	29.3	40.0	75.5	<b>336.5</b>
Tas.	26.7	1.7	—	1.7	—	—	—	—	1.7	<b>28.3</b>
NT	16.8	0.5	—	0.5	—	—	30.1	30.1	30.5	<b>47.3</b>
ACT	10.7	—	—	—	—	—	—	—	—	<b>10.7</b>
Aust.	1 595.9	93.8	134.5	228.4	59.9	60.7	472.1	592.7	821.0	<b>2 417.0</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2004</b>					
January	2 105.8	316.7	2 422.6	1 437.1	<b>3 859.7</b>
February	2 476.1	390.6	2 866.6	1 250.6	<b>4 117.3</b>
March	3 016.1	434.3	3 450.4	1 355.7	<b>4 806.1</b>
April	2 569.6	399.0	2 968.6	1 389.2	<b>4 357.8</b>
May	2 740.9	486.0	3 226.9	1 631.1	<b>4 857.9</b>
June	2 673.1	464.1	3 137.1	1 268.3	<b>4 405.4</b>
July	2 526.7	452.8	2 979.6	1 443.8	<b>4 423.3</b>
August	2 563.7	490.1	3 053.9	1 768.5	<b>4 822.4</b>
September	2 535.7	428.6	2 964.3	1 478.5	<b>4 442.8</b>
October	2 399.1	422.4	2 821.5	1 575.4	<b>4 396.9</b>
November	2 492.6	421.8	2 914.4	1 466.3	<b>4 380.6</b>
December	2 419.0	387.6	2 806.5	1 254.0	<b>4 060.6</b>
<b>2005</b>					
January	1 949.7	314.6	2 264.3	1 410.3	<b>3 674.7</b>
February	2 417.0	410.1	2 827.1	1 621.1	<b>4 448.2</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
January	2 536.8	407.5	2 944.3	na	<b>4 381.4</b>
February	2 654.3	414.1	3 068.4	na	<b>4 319.0</b>
March	2 892.0	400.9	3 292.9	na	<b>4 648.6</b>
April	2 660.2	438.5	3 098.8	na	<b>4 488.0</b>
May	2 704.9	437.2	3 142.2	na	<b>4 773.2</b>
June	2 570.8	444.3	3 015.1	na	<b>4 283.4</b>
July	2 416.0	459.4	2 875.4	na	<b>4 319.2</b>
August	2 422.4	427.1	2 849.6	na	<b>4 618.1</b>
September	2 332.1	393.3	2 725.4	na	<b>4 203.9</b>
October	2 389.3	404.7	2 794.0	na	<b>4 369.4</b>
November	2 363.6	424.9	2 788.5	na	<b>4 254.7</b>
December	2 549.8	430.2	2 979.9	na	<b>4 234.0</b>
<b>2005</b>					
January	2 448.0	427.2	2 875.2	na	<b>4 285.6</b>
February	2 587.4	435.2	3 022.6	na	<b>4 643.7</b>
TREND					
<b>2004</b>					
January	2 574.9	419.2	2 994.1	1 321.5	<b>4 315.6</b>
February	2 608.2	417.7	3 025.9	1 330.9	<b>4 356.8</b>
March	2 637.9	420.9	3 058.8	1 350.2	<b>4 409.1</b>
April	2 647.2	426.6	3 073.8	1 377.4	<b>4 451.2</b>
May	2 616.7	430.9	3 047.6	1 408.5	<b>4 456.1</b>
June	2 554.1	430.9	2 985.0	1 445.0	<b>4 430.0</b>
July	2 478.1	426.6	2 904.7	1 490.7	<b>4 395.4</b>
August	2 408.4	420.2	2 828.6	1 520.6	<b>4 349.2</b>
September	2 367.6	415.5	2 783.0	1 523.0	<b>4 306.0</b>
October	2 363.1	414.5	2 777.6	1 502.1	<b>4 279.8</b>
November	2 387.2	416.8	2 804.0	1 464.2	<b>4 268.2</b>
December	2 422.1	419.9	2 842.0	1 419.3	<b>4 261.3</b>
<b>2005</b>					
January	2 460.2	422.7	2 882.9	1 379.2	<b>4 262.1</b>
February	2 495.7	424.6	2 920.3	1 345.2	<b>4 265.5</b>

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
<b>2004</b>					
January	-13.0	-23.4	-14.5	2.0	<b>-9.0</b>
February	17.6	23.3	18.3	-13.0	<b>6.7</b>
March	21.8	11.2	20.4	8.4	<b>16.7</b>
April	-14.8	-8.1	-14.0	2.5	<b>-9.3</b>
May	6.7	21.8	8.7	17.4	<b>11.5</b>
June	-2.5	-4.5	-2.8	-22.2	<b>-9.3</b>
July	-5.5	-2.4	-5.0	13.8	<b>0.4</b>
August	1.5	8.2	2.5	22.5	<b>9.0</b>
September	-1.1	-12.6	-2.9	-16.4	<b>-7.9</b>
October	-5.4	-1.4	-4.8	6.6	<b>-1.0</b>
November	3.9	-0.1	3.3	-6.9	<b>-0.4</b>
December	-3.0	-8.1	-3.7	-14.5	<b>-7.3</b>
<b>2005</b>					
January	-19.4	-18.8	-19.3	12.5	<b>-9.5</b>
February	24.0	30.4	24.9	14.9	<b>21.0</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
January	0.9	-10.4	-0.8	na	<b>0.1</b>
February	4.6	1.6	4.2	na	<b>-1.4</b>
March	9.0	-3.2	7.3	na	<b>7.6</b>
April	-8.0	9.4	-5.9	na	<b>-3.5</b>
May	1.7	-0.3	1.4	na	<b>6.4</b>
June	-5.0	1.6	-4.0	na	<b>-10.3</b>
July	-6.0	3.4	-4.6	na	<b>0.8</b>
August	0.3	-7.0	-0.9	na	<b>6.9</b>
September	-3.7	-7.9	-4.4	na	<b>-9.0</b>
October	2.5	2.9	2.5	na	<b>3.9</b>
November	-1.1	5.0	-0.2	na	<b>-2.6</b>
December	7.9	1.2	6.9	na	<b>-0.5</b>
<b>2005</b>					
January	-4.0	-0.7	-3.5	na	<b>1.2</b>
February	5.7	1.9	5.1	na	<b>8.4</b>
TREND					
<b>2004</b>					
January	1.0	-1.4	0.6	-0.4	<b>0.3</b>
February	1.3	-0.4	1.1	0.7	<b>1.0</b>
March	1.1	0.8	1.1	1.4	<b>1.2</b>
April	0.4	1.3	0.5	2.0	<b>1.0</b>
May	-1.2	1.0	-0.9	2.3	<b>0.1</b>
June	-2.4	—	-2.1	2.6	<b>-0.6</b>
July	-3.0	-1.0	-2.7	3.2	<b>-0.8</b>
August	-2.8	-1.5	-2.6	2.0	<b>-1.0</b>
September	-1.7	-1.1	-1.6	0.2	<b>-1.0</b>
October	-0.2	-0.2	-0.2	-1.4	<b>-0.6</b>
November	1.0	0.6	0.9	-2.5	<b>-0.3</b>
December	1.5	0.8	1.4	-3.1	<b>-0.2</b>
<b>2005</b>					
January	1.6	0.7	1.4	-2.8	—
February	1.4	0.5	1.3	-2.5	<b>0.1</b>

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
December	1 246.3	1 124.2	846.3	270.0	547.1	65.0	48.3	94.7	<b>4 241.9</b>
<b>2004</b>									
January	963.6	1 201.3	1 008.0	200.6	367.8	45.9	30.4	42.0	<b>3 859.7</b>
February	1 401.2	1 143.3	810.0	178.9	435.3	47.6	25.6	75.3	<b>4 117.3</b>
March	1 169.4	1 405.8	1 423.9	220.1	441.2	61.9	35.5	48.3	<b>4 806.1</b>
April	1 246.9	1 260.0	955.8	274.1	387.8	61.8	41.6	129.7	<b>4 357.8</b>
May	1 478.9	1 539.1	833.5	200.5	554.5	100.1	36.3	115.0	<b>4 857.9</b>
June	1 338.8	1 120.3	1 050.1	240.9	487.8	57.2	40.6	69.8	<b>4 405.4</b>
July	1 188.0	1 368.3	1 019.9	218.4	494.7	48.1	46.9	39.0	<b>4 423.3</b>
August	1 394.4	1 261.1	1 265.6	224.2	491.8	72.0	55.7	57.7	<b>4 822.4</b>
September	1 348.0	1 153.2	1 020.5	231.9	540.8	49.9	72.3	26.1	<b>4 442.8</b>
October	1 027.9	1 197.3	1 289.4	289.5	448.2	67.1	37.5	40.0	<b>4 396.9</b>
November	1 141.3	1 225.4	1 023.7	233.9	519.9	74.0	65.8	96.6	<b>4 380.6</b>
December	1 064.9	996.4	969.4	202.1	539.6	84.9	52.8	150.3	<b>4 060.6</b>
<b>2005</b>									
January	987.1	844.8	806.4	300.9	411.3	65.2	35.8	223.2	<b>3 674.7</b>
February	1 216.6	1 083.9	1 147.3	192.9	641.1	65.2	71.4	29.8	<b>4 448.2</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	1 251.8	1 191.7	911.1	260.9	558.9	na	na	na	<b>4 378.6</b>
<b>2004</b>									
January	1 142.8	1 306.9	1 147.1	222.4	423.4	na	na	na	<b>4 381.4</b>
February	1 440.0	1 189.5	905.0	194.3	429.7	na	na	na	<b>4 319.0</b>
March	1 165.5	1 389.5	1 301.6	208.3	439.6	na	na	na	<b>4 648.6</b>
April	1 328.6	1 232.4	969.2	288.9	427.7	na	na	na	<b>4 488.0</b>
May	1 421.7	1 561.0	859.2	195.6	527.1	na	na	na	<b>4 773.2</b>
June	1 323.4	1 094.5	989.3	240.0	462.8	na	na	na	<b>4 283.4</b>
July	1 144.2	1 371.0	1 003.8	203.9	461.0	na	na	na	<b>4 319.2</b>
August	1 345.1	1 201.1	1 181.9	221.4	485.6	na	na	na	<b>4 618.1</b>
September	1 277.3	1 096.8	937.9	223.4	519.8	na	na	na	<b>4 203.9</b>
October	1 016.1	1 133.6	1 315.9	295.4	469.0	na	na	na	<b>4 369.4</b>
November	1 104.1	1 220.8	982.5	219.1	505.2	na	na	na	<b>4 254.7</b>
December	1 080.4	1 058.3	1 057.3	197.3	549.6	na	na	na	<b>4 234.0</b>
<b>2005</b>									
January	1 172.4	954.2	983.6	320.9	474.2	na	na	na	<b>4 285.6</b>
February	1 237.5	1 131.5	1 253.2	209.2	635.5	na	na	na	<b>4 643.7</b>
TREND									
<b>2003</b>									
December	1 225.0	1 202.7	1 012.3	249.5	448.4	na	na	na	<b>4 302.2</b>
<b>2004</b>									
January	1 237.0	1 236.3	997.9	232.2	446.6	na	na	na	<b>4 315.6</b>
February	1 264.1	1 276.8	978.7	221.6	444.6	na	na	na	<b>4 356.8</b>
March	1 282.9	1 314.3	966.0	219.5	446.7	na	na	na	<b>4 409.1</b>
April	1 295.8	1 331.4	959.6	222.6	454.6	na	na	na	<b>4 451.2</b>
May	1 292.9	1 322.1	963.2	226.8	464.9	na	na	na	<b>4 456.1</b>
June	1 275.5	1 291.1	985.3	225.8	474.4	na	na	na	<b>4 430.0</b>
July	1 248.6	1 253.0	1 024.9	223.1	482.3	na	na	na	<b>4 395.4</b>
August	1 211.5	1 210.5	1 062.3	220.8	489.7	na	na	na	<b>4 349.2</b>
September	1 175.1	1 169.8	1 083.2	222.0	496.2	na	na	na	<b>4 306.0</b>
October	1 146.4	1 137.4	1 089.8	227.5	500.0	na	na	na	<b>4 279.8</b>
November	1 133.2	1 111.5	1 086.8	233.3	500.4	na	na	na	<b>4 268.2</b>
December	1 130.1	1 085.7	1 087.6	238.5	495.0	na	na	na	<b>4 261.3</b>
<b>2005</b>									
January	1 137.5	1 060.0	1 095.3	243.1	485.5	na	na	na	<b>4 262.1</b>
February	1 145.3	1 049.3	1 103.4	245.4	472.9	na	na	na	<b>4 265.5</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
December	17.7	7.9	-10.4	45.8	21.7	1.1	107.1	135.7	<b>11.4</b>
<b>2004</b>									
January	-22.7	6.9	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	<b>-9.0</b>
February	45.4	-4.8	-19.6	-10.8	18.4	3.7	-15.7	79.1	<b>6.7</b>
March	-16.5	23.0	75.8	23.0	1.4	30.0	38.7	-35.8	<b>16.7</b>
April	6.6	-10.4	-32.9	24.5	-12.1	-0.2	17.2	168.5	<b>-9.3</b>
May	18.6	22.1	-12.8	-26.8	43.0	61.8	-12.7	-11.4	<b>11.5</b>
June	-9.5	-27.2	26.0	20.1	-12.0	-42.8	11.8	-39.3	<b>-9.3</b>
July	-11.3	22.1	-2.9	-9.3	1.4	-15.8	15.4	-44.1	<b>0.4</b>
August	17.4	-7.8	24.1	2.6	-0.6	49.5	18.8	47.9	<b>9.0</b>
September	-3.3	-8.6	-19.4	3.5	9.9	-30.6	29.9	-54.8	<b>-7.9</b>
October	-23.7	3.8	26.3	24.8	-17.1	34.5	-48.1	53.5	<b>-1.0</b>
November	11.0	2.3	-20.6	-19.2	16.0	10.2	75.3	141.3	<b>-0.4</b>
December	-6.7	-18.7	-5.3	-13.6	3.8	14.9	-19.6	55.6	<b>-7.3</b>
<b>2005</b>									
January	-7.3	-15.2	-16.8	48.9	-23.8	-23.3	-32.2	48.5	<b>-9.5</b>
February	23.3	28.3	42.3	-35.9	55.9	0.1	99.1	-86.7	<b>21.0</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	16.8	8.8	-3.9	42.0	23.6	na	na	na	<b>12.9</b>
<b>2004</b>									
January	-8.7	9.7	25.9	-14.8	-24.2	na	na	na	<b>0.1</b>
February	26.0	-9.0	-21.1	-12.6	1.5	na	na	na	<b>-1.4</b>
March	-19.1	16.8	43.8	7.2	2.3	na	na	na	<b>7.6</b>
April	14.0	-11.3	-25.5	38.7	-2.7	na	na	na	<b>-3.5</b>
May	7.0	26.7	-11.3	-32.3	23.2	na	na	na	<b>6.4</b>
June	-6.9	-29.9	15.1	22.7	-12.2	na	na	na	<b>-10.3</b>
July	-13.5	25.3	1.5	-15.0	-0.4	na	na	na	<b>0.8</b>
August	17.6	-12.4	17.7	8.6	5.3	na	na	na	<b>6.9</b>
September	-5.0	-8.7	-20.6	0.9	7.0	na	na	na	<b>-9.0</b>
October	-20.4	3.4	40.3	32.2	-9.8	na	na	na	<b>3.9</b>
November	8.7	7.7	-25.3	-25.8	7.7	na	na	na	<b>-2.6</b>
December	-2.2	-13.3	7.6	-10.0	8.8	na	na	na	<b>-0.5</b>
<b>2005</b>									
January	8.5	-9.8	-7.0	62.7	-13.7	na	na	na	<b>1.2</b>
February	5.6	18.6	27.4	-34.8	34.0	na	na	na	<b>8.4</b>
TREND									
<b>2003</b>									
December	-1.1	1.8	-1.0	-7.1	-0.1	na	na	na	<b>-0.6</b>
<b>2004</b>									
January	1.0	2.8	-1.4	-6.9	-0.4	na	na	na	<b>0.3</b>
February	2.2	3.3	-1.9	-4.6	-0.4	na	na	na	<b>1.0</b>
March	1.5	2.9	-1.3	-1.0	0.5	na	na	na	<b>1.2</b>
April	1.0	1.3	-0.7	1.4	1.8	na	na	na	<b>1.0</b>
May	-0.2	-0.7	0.4	1.9	2.3	na	na	na	<b>0.1</b>
June	-1.3	-2.3	2.3	-0.4	2.0	na	na	na	<b>-0.6</b>
July	-2.1	-3.0	4.0	-1.2	1.7	na	na	na	<b>-0.8</b>
August	-3.0	-3.4	3.6	-1.0	1.5	na	na	na	<b>-1.0</b>
September	-3.0	-3.4	2.0	0.6	1.3	na	na	na	<b>-1.0</b>
October	-2.4	-2.8	0.6	2.5	0.8	na	na	na	<b>-0.6</b>
November	-1.2	-2.3	-0.3	2.5	0.1	na	na	na	<b>-0.3</b>
December	-0.3	-2.3	0.1	2.2	-1.1	na	na	na	<b>-0.2</b>
<b>2005</b>									
January	0.7	-2.4	0.7	2.0	-1.9	na	na	na	<b>—</b>
February	0.7	-1.0	0.7	0.9	-2.6	na	na	na	<b>0.1</b>

— nil or rounded to zero (including null cells)

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
December	829.8	728.0	664.8	180.2	327.3	49.0	22.6	31.0	<b>2 832.7</b>
<b>2004</b>									
January	588.3	759.0	613.6	132.8	257.7	33.0	13.7	24.4	<b>2 422.6</b>
February	880.3	778.9	630.2	129.7	351.8	33.3	18.5	43.9	<b>2 866.6</b>
March	895.8	831.4	1 117.3	158.3	341.6	46.8	19.0	40.2	<b>3 450.4</b>
April	871.4	813.5	752.4	134.0	274.5	50.8	20.6	51.5	<b>2 968.6</b>
May	902.6	1 005.1	611.5	148.1	354.3	68.7	26.3	110.3	<b>3 226.9</b>
June	857.7	810.3	835.0	176.0	348.3	44.3	29.7	35.8	<b>3 137.1</b>
July	822.5	811.3	724.3	159.3	369.5	39.4	30.2	22.9	<b>2 979.6</b>
August	795.9	822.5	823.9	147.9	353.2	46.1	36.3	28.0	<b>3 053.9</b>
September	778.3	798.8	723.0	155.4	401.0	41.8	45.5	20.4	<b>2 964.3</b>
October	683.5	810.5	714.0	181.7	342.5	46.9	21.3	21.1	<b>2 821.5</b>
November	679.7	804.5	753.9	169.2	370.5	47.7	31.2	57.7	<b>2 914.4</b>
December	755.1	683.2	642.9	152.0	375.1	48.9	18.0	131.4	<b>2 806.5</b>
<b>2005</b>									
January	536.3	547.0	582.2	132.1	292.1	42.2	19.6	112.9	<b>2 264.3</b>
February	766.2	750.5	705.8	140.3	360.2	35.9	53.0	15.1	<b>2 827.1</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
December	835.4	795.5	729.6	171.2	339.1	na	na	na	<b>2 969.4</b>
<b>2004</b>									
January	767.5	864.6	752.6	154.6	313.4	na	na	na	<b>2 944.3</b>
February	919.1	825.1	725.3	145.1	346.2	na	na	na	<b>3 068.4</b>
March	891.8	815.2	995.1	146.5	340.0	na	na	na	<b>3 292.9</b>
April	953.1	785.9	765.7	148.8	314.3	na	na	na	<b>3 098.8</b>
May	845.5	1 027.0	637.2	143.1	326.9	na	na	na	<b>3 142.2</b>
June	842.4	784.4	774.2	175.1	323.4	na	na	na	<b>3 015.1</b>
July	778.7	814.0	708.3	144.8	335.8	na	na	na	<b>2 875.4</b>
August	746.6	762.5	740.2	145.2	347.0	na	na	na	<b>2 849.6</b>
September	707.6	742.4	640.4	146.8	380.1	na	na	na	<b>2 725.4</b>
October	671.7	746.8	740.6	187.6	363.3	na	na	na	<b>2 794.0</b>
November	642.6	799.8	712.7	154.4	355.8	na	na	na	<b>2 788.5</b>
December	770.5	745.0	730.8	147.2	385.1	na	na	na	<b>2 979.9</b>
<b>2005</b>									
January	721.6	656.5	759.3	152.1	355.0	na	na	na	<b>2 875.2</b>
February	787.1	798.1	811.7	156.6	354.6	na	na	na	<b>3 022.6</b>
TREND									
<b>2003</b>									
December	836.5	825.7	728.7	147.6	337.5	na	na	na	<b>2 975.4</b>
<b>2004</b>									
January	848.7	828.8	732.5	147.1	336.6	na	na	na	<b>2 994.1</b>
February	869.8	836.6	732.5	147.8	332.3	na	na	na	<b>3 025.9</b>
March	887.6	847.0	730.4	149.4	327.5	na	na	na	<b>3 058.8</b>
April	890.9	853.9	727.2	151.3	325.5	na	na	na	<b>3 073.8</b>
May	872.8	847.9	721.5	152.2	327.4	na	na	na	<b>3 047.6</b>
June	835.2	829.4	716.5	151.8	331.6	na	na	na	<b>2 985.0</b>
July	786.9	806.5	711.7	150.8	339.6	na	na	na	<b>2 904.7</b>
August	740.4	782.4	707.3	148.7	349.7	na	na	na	<b>2 828.6</b>
September	710.2	761.4	706.5	146.6	359.3	na	na	na	<b>2 783.0</b>
October	698.9	749.3	712.2	146.0	365.0	na	na	na	<b>2 777.6</b>
November	702.2	745.8	723.4	147.0	366.8	na	na	na	<b>2 804.0</b>
December	714.3	741.4	740.2	149.2	366.3	na	na	na	<b>2 842.0</b>
<b>2005</b>									
January	731.1	736.1	759.8	151.9	364.5	na	na	na	<b>2 882.9</b>
February	749.5	733.1	777.3	153.8	361.6	na	na	na	<b>2 920.3</b>

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
December	416.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	<b>1 409.2</b>
<b>2004</b>									
January	375.3	442.3	394.5	67.8	110.0	12.9	16.6	17.7	<b>1 437.1</b>
February	521.0	364.4	179.8	49.2	83.6	14.3	7.0	31.3	<b>1 250.6</b>
March	273.6	574.4	306.5	61.8	99.6	15.1	16.5	8.2	<b>1 355.7</b>
April	375.5	446.5	203.5	140.1	113.3	11.1	21.0	78.2	<b>1 389.2</b>
May	576.3	534.0	222.0	52.4	200.2	31.4	10.1	4.7	<b>1 631.1</b>
June	481.0	310.0	215.1	64.9	139.4	12.9	10.9	34.0	<b>1 268.3</b>
July	365.5	557.0	295.5	59.1	125.2	8.7	16.7	16.1	<b>1 443.8</b>
August	598.5	438.6	441.7	76.3	138.6	25.8	19.4	29.7	<b>1 768.5</b>
September	569.7	354.4	297.5	76.5	139.7	8.2	26.8	5.7	<b>1 478.5</b>
October	344.4	386.8	575.3	107.8	105.7	20.2	16.2	18.9	<b>1 575.4</b>
November	461.6	421.0	269.8	64.8	149.4	26.3	34.6	38.9	<b>1 466.3</b>
December	309.9	313.3	326.5	50.1	164.5	36.0	34.9	18.9	<b>1 254.0</b>
<b>2005</b>									
January	450.8	297.8	224.2	168.8	119.2	23.0	16.2	110.3	<b>1 410.3</b>
February	450.4	333.4	441.5	52.6	280.9	29.3	18.3	14.7	<b>1 621.1</b>
TREND									
<b>2003</b>									
December	388.5	377.0	283.6	102.0	110.9	na	na	na	<b>1 326.8</b>
<b>2004</b>									
January	388.3	407.5	265.4	85.2	110.0	na	na	na	<b>1 321.5</b>
February	394.3	440.2	246.2	73.8	112.4	na	na	na	<b>1 330.9</b>
March	395.3	467.3	235.6	70.0	119.2	na	na	na	<b>1 350.2</b>
April	405.0	477.6	232.5	71.2	129.1	na	na	na	<b>1 377.4</b>
May	420.1	474.2	241.8	74.6	137.5	na	na	na	<b>1 408.5</b>
June	440.3	461.7	268.9	74.0	142.7	na	na	na	<b>1 445.0</b>
July	461.7	446.5	313.2	72.3	142.7	na	na	na	<b>1 490.7</b>
August	471.2	428.1	355.0	72.1	139.9	na	na	na	<b>1 520.6</b>
September	465.0	408.4	376.7	75.4	136.8	na	na	na	<b>1 523.0</b>
October	447.6	388.1	377.7	81.5	135.0	na	na	na	<b>1 502.1</b>
November	431.0	365.7	363.4	86.3	133.6	na	na	na	<b>1 464.2</b>
December	415.8	344.3	347.3	89.2	128.8	na	na	na	<b>1 419.3</b>
<b>2005</b>									
January	406.4	323.9	335.5	91.3	121.0	na	na	na	<b>1 379.2</b>
February	395.8	316.2	326.1	91.6	111.3	na	na	na	<b>1 345.2</b>

na not available

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

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

Period	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								
<b>2001-02</b>	17 419.8	6 885.6	66.1	3 472.0	276.3	28 119.8	9 944.8	<b>38 064.6</b>
<b>2002-03</b>	18 366.7	9 524.3	106.6	3 988.9	276.4	32 262.8	13 653.6	<b>45 916.5</b>
<b>2003-04</b>	21 131.1	9 826.3	118.0	4 630.5	287.8	35 993.6	12 886.4	<b>48 880.1</b>
<b>2004</b>								
March	1 945.0	1 024.7	9.6	407.0	1.3	3 387.6	1 049.4	<b>4 437.0</b>
April	1 661.1	879.7	8.0	356.7	20.8	2 926.3	1 021.4	<b>3 947.7</b>
May	1 753.7	904.1	16.4	389.7	65.2	3 129.0	1 229.6	<b>4 358.6</b>
June	1 838.4	779.4	24.8	420.6	5.5	3 068.7	1 005.1	<b>4 073.8</b>
July	1 755.1	670.9	2.4	403.1	43.9	2 875.4	1 161.4	<b>4 036.8</b>
August	1 798.0	715.7	3.8	431.7	34.5	2 983.7	1 462.3	<b>4 446.0</b>
September	1 722.4	776.7	3.4	407.0	5.0	2 914.4	1 197.7	<b>4 112.1</b>
October	1 664.0	660.2	6.9	391.5	9.3	2 731.8	1 250.6	<b>3 982.5</b>
November	1 809.1	594.1	3.8	402.2	4.4	2 813.5	1 194.7	<b>4 008.2</b>
December	1 497.8	870.4	8.5	334.3	31.9	2 743.0	913.3	<b>3 656.3</b>
<b>2005</b>								
January	1 335.4	576.4	3.1	297.1	1.8	2 213.8	1 004.8	<b>3 218.6</b>
February	1 574.5	814.3	6.1	360.5	25.7	2 781.1	1 203.8	<b>3 984.9</b>
PUBLIC SECTOR								
<b>2001-02</b>	254.3	213.4	0.4	156.6	0.1	624.8	3 796.3	<b>4 421.1</b>
<b>2002-03</b>	292.3	255.1	1.8	177.9	—	727.1	3 454.3	<b>4 181.4</b>
<b>2003-04</b>	270.5	230.3	1.7	159.0	0.4	661.9	3 912.0	<b>4 573.9</b>
<b>2004</b>								
March	18.9	27.5	—	16.5	—	62.8	306.3	<b>369.1</b>
April	9.3	19.6	—	13.5	—	42.3	367.8	<b>410.1</b>
May	36.4	46.7	—	14.7	—	97.8	401.5	<b>499.3</b>
June	35.0	20.2	1.1	12.1	—	68.4	263.2	<b>331.6</b>
July	38.3	62.4	—	3.4	—	104.1	282.4	<b>386.5</b>
August	34.2	15.8	—	20.1	—	70.1	306.3	<b>376.4</b>
September	31.2	5.4	—	13.2	—	49.9	280.8	<b>330.7</b>
October	19.7	55.2	—	14.7	—	89.7	324.8	<b>414.5</b>
November	42.1	47.4	—	11.4	—	100.9	271.6	<b>372.5</b>
December	26.5	24.2	—	12.8	—	63.5	340.8	<b>404.3</b>
<b>2005</b>								
January	19.2	18.7	1.5	11.1	—	50.5	405.6	<b>456.1</b>
February	21.5	6.7	—	17.8	—	46.0	417.3	<b>463.3</b>
TOTAL								
<b>2001-02</b>	17 674.0	7 099.1	66.5	3 628.6	276.4	28 744.5	13 741.1	<b>42 485.6</b>
<b>2002-03</b>	18 658.9	9 779.4	108.4	4 166.8	276.4	32 989.9	17 107.9	<b>50 097.8</b>
<b>2003-04</b>	21 401.6	10 056.6	119.7	4 789.4	288.2	36 655.6	16 798.4	<b>53 454.0</b>
<b>2004</b>								
March	1 963.8	1 052.2	9.6	423.4	1.3	3 450.4	1 355.7	<b>4 806.1</b>
April	1 670.3	899.3	8.0	370.2	20.8	2 968.6	1 389.2	<b>4 357.8</b>
May	1 790.1	950.8	16.4	404.4	65.2	3 226.9	1 631.1	<b>4 857.9</b>
June	1 873.5	799.6	25.9	432.7	5.5	3 137.1	1 268.3	<b>4 405.4</b>
July	1 793.4	733.3	2.4	406.5	43.9	2 979.6	1 443.8	<b>4 423.3</b>
August	1 832.2	731.6	3.8	451.8	34.5	3 053.9	1 768.5	<b>4 822.4</b>
September	1 753.6	782.1	3.4	420.2	5.0	2 964.3	1 478.5	<b>4 442.8</b>
October	1 683.7	715.4	6.9	406.3	9.3	2 821.5	1 575.4	<b>4 396.9</b>
November	1 851.2	641.4	3.8	413.6	4.4	2 914.4	1 466.3	<b>4 380.6</b>
December	1 524.3	894.6	8.5	347.2	31.9	2 806.5	1 254.0	<b>4 060.6</b>
<b>2005</b>								
January	1 354.6	595.1	4.6	308.2	1.8	2 264.3	1 410.3	<b>3 674.7</b>
February	1 595.9	821.0	6.1	378.3	25.7	2 827.1	1 621.1	<b>4 448.2</b>

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	330.9	311.7	2.2	116.5	1.8	763.1	425.2	1 188.3
Vic.	466.0	138.5	1.6	107.4	23.9	737.4	264.5	1 001.9
Qld	375.6	242.8	0.3	76.2	—	695.0	369.2	1 064.2
SA	95.0	15.8	—	24.0	—	134.8	45.3	180.0
WA	257.0	73.3	1.9	21.7	—	353.9	64.3	418.2
Tas.	26.7	1.7	—	7.5	—	35.9	21.3	57.2
NT	12.7	30.5	—	3.2	—	46.4	9.7	56.1
ACT	10.7	—	—	4.0	—	14.6	4.2	18.8
Aust.	1 574.5	814.3	6.1	360.5	25.7	2 781.1	1 203.8	3 984.9
PUBLIC SECTOR								
NSW	2.4	0.3	—	0.4	—	3.1	25.1	28.3
Vic.	1.9	1.8	—	9.3	—	13.1	68.9	82.0
Qld	5.9	—	—	4.9	—	10.9	72.2	83.1
SA	3.1	2.3	—	0.1	—	5.6	7.3	12.9
WA	4.0	2.3	—	—	—	6.3	216.6	222.9
Tas.	—	—	—	0.1	—	0.1	8.0	8.0
NT	4.1	—	—	2.5	—	6.6	8.6	15.2
ACT	—	—	—	0.4	—	0.4	10.5	10.9
Aust.	21.5	6.7	—	17.8	—	46.0	417.3	463.3
TOTAL								
NSW	333.3	312.0	2.2	116.9	1.8	766.2	450.4	1 216.6
Vic.	467.9	140.4	1.6	116.8	23.9	750.5	333.4	1 083.9
Qld	381.6	242.8	0.3	81.1	—	705.8	441.5	1 147.3
SA	98.1	18.1	—	24.1	—	140.3	52.6	192.9
WA	261.0	75.5	1.9	21.8	—	360.2	280.9	641.1
Tas.	26.7	1.7	—	7.6	—	35.9	29.3	65.2
NT	16.8	30.5	—	5.7	—	53.0	18.3	71.4
ACT	10.7	—	—	4.4	—	15.1	14.7	29.8
Aust.	1 595.9	821.0	6.1	378.3	25.7	2 827.1	1 621.1	4 448.2

— nil or rounded to zero (including null cells)

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	84.1	46.2	73.6	10.4	15.4	9.6	2.2	0.3	241.8
Transport	6.5	4.9	20.1	—	1.9	—	1.5	—	34.9
Offices	53.5	66.6	58.9	9.1	14.1	0.3	1.6	2.7	206.8
Other commercial n.e.c.	0.5	3.2	0.9	0.3	0.1	0.8	—	—	5.7
<i>Total commercial</i>	<i>144.6</i>	<i>120.8</i>	<i>153.5</i>	<i>19.8</i>	<i>31.5</i>	<i>10.7</i>	<i>5.3</i>	<i>3.0</i>	<i>489.2</i>
<b>Industrial</b>									
Factories	70.2	20.7	5.6	5.4	13.9	1.2	—	0.2	117.1
Warehouses	71.4	37.1	160.1	10.8	8.6	5.0	1.7	—	294.6
Agricultural/aquacultural	27.0	3.6	11.2	0.2	0.4	—	—	—	42.4
Other industrial n.e.c.	8.5	0.6	5.8	0.2	0.3	—	0.8	0.1	16.3
<i>Total industrial</i>	<i>177.1</i>	<i>61.9</i>	<i>182.6</i>	<i>16.7</i>	<i>23.2</i>	<i>6.1</i>	<i>2.5</i>	<i>0.2</i>	<i>470.4</i>
<b>Other non-residential</b>									
Educational	30.3	60.3	44.3	6.6	2.2	5.5	2.7	1.2	153.2
Religious	9.4	6.7	0.2	2.3	—	0.5	—	—	19.2
Aged care facilities	25.1	13.2	24.5	2.8	0.3	3.0	—	—	68.9
Health	12.5	8.1	10.2	0.4	0.1	—	6.1	10.1	47.5
Entertainment and recreation	20.6	28.1	9.8	1.7	4.5	3.2	1.6	—	69.5
Accommodation	10.3	12.7	11.7	0.7	8.8	0.1	0.2	—	44.4
Other non-residential n.e.c.	20.5	21.5	4.7	1.6	210.3	0.1	—	0.2	258.8
<i>Total other non-residential</i>	<i>128.7</i>	<i>150.7</i>	<i>105.4</i>	<i>16.1</i>	<i>226.2</i>	<i>12.5</i>	<i>10.5</i>	<i>11.5</i>	<i>661.5</i>
<b>Total non-residential</b>	<b>450.4</b>	<b>333.4</b>	<b>441.5</b>	<b>52.6</b>	<b>280.9</b>	<b>29.3</b>	<b>18.3</b>	<b>14.7</b>	<b>1 621.1</b>

— nil or rounded to zero (including null cells)

## Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	84.1	46.1	73.1	9.3	15.4	9.6	2.2	0.3	240.0
Transport	1.4	1.2	19.7	—	1.9	—	1.5	—	25.7
Offices	51.5	63.5	57.1	7.3	13.9	0.3	1.6	2.5	197.7
Other commercial n.e.c.	0.5	3.2	—	0.3	0.1	0.8	—	—	4.8
<i>Total commercial</i>	<i>137.4</i>	<i>114.0</i>	<i>149.9</i>	<i>16.8</i>	<i>31.2</i>	<i>10.7</i>	<i>5.3</i>	<i>2.8</i>	<i>468.2</i>
Industrial									
Factories	70.0	20.7	5.6	5.4	13.9	1.2	—	0.2	117.0
Warehouses	71.2	35.9	160.0	10.7	8.6	5.0	1.7	—	293.1
Agricultural/aquacultural	27.0	3.6	11.2	0.2	0.4	—	—	—	42.4
Other industrial n.e.c.	8.5	0.6	5.4	0.2	0.3	—	0.8	0.1	15.8
<i>Total industrial</i>	<i>176.7</i>	<i>60.7</i>	<i>182.1</i>	<i>16.5</i>	<i>23.2</i>	<i>6.1</i>	<i>2.5</i>	<i>0.2</i>	<i>468.3</i>
Other non-residential									
Educational	19.6	32.1	4.4	3.1	2.1	0.9	0.2	1.1	63.5
Religious	9.4	6.7	0.2	2.3	—	0.5	—	—	19.2
Aged care facilities	25.1	10.7	10.8	2.8	0.3	3.0	—	—	52.7
Health	12.2	7.5	3.9	0.4	0.1	—	—	0.1	24.2
Entertainment and recreation	16.0	6.9	5.4	1.7	—	—	1.6	—	31.5
Accommodation	10.3	12.2	11.4	0.7	5.3	0.1	0.2	—	40.2
Other non-residential n.e.c.	18.4	13.7	1.1	0.9	2.0	—	—	—	36.2
<i>Total other non-residential</i>	<i>111.1</i>	<i>89.8</i>	<i>37.1</i>	<i>11.9</i>	<i>9.9</i>	<i>4.5</i>	<i>1.9</i>	<i>1.2</i>	<i>267.3</i>
<b>Total non-residential</b>	<b>425.2</b>	<b>264.5</b>	<b>369.2</b>	<b>45.3</b>	<b>64.3</b>	<b>21.3</b>	<b>9.7</b>	<b>4.2</b>	<b>1 203.8</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.1	0.1	0.5	1.1	—	—	—	—	1.8
Transport	5.2	3.7	0.4	—	—	—	—	—	9.2
Offices	1.9	3.1	1.8	1.8	0.3	—	—	0.2	9.1
Other commercial n.e.c.	—	—	0.9	—	—	—	—	—	0.9
<i>Total commercial</i>	<i>7.2</i>	<i>6.9</i>	<i>3.5</i>	<i>2.9</i>	<i>0.3</i>	<i>—</i>	<i>—</i>	<i>0.2</i>	<i>21.0</i>
Industrial									
Factories	0.2	—	—	—	—	—	—	—	0.2
Warehouses	0.2	1.2	0.1	0.1	—	—	—	—	1.6
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.1	—	0.4	—	—	—	—	—	0.5
<i>Total industrial</i>	<i>0.4</i>	<i>1.2</i>	<i>0.5</i>	<i>0.1</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>2.2</i>
Other non-residential									
Educational	10.7	28.2	39.9	3.5	0.1	4.7	2.5	0.1	89.7
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	2.5	13.8	—	—	—	—	—	16.3
Health	0.3	0.6	6.3	—	—	—	6.1	10.0	23.3
Entertainment and recreation	4.5	21.2	4.5	—	4.5	3.2	—	—	38.0
Accommodation	—	0.5	0.3	—	3.5	—	—	—	4.2
Other non-residential n.e.c.	2.1	7.8	3.6	0.7	208.3	0.1	—	0.2	222.7
<i>Total other non-residential</i>	<i>17.6</i>	<i>60.9</i>	<i>68.2</i>	<i>4.2</i>	<i>216.4</i>	<i>8.0</i>	<i>8.6</i>	<i>10.3</i>	<i>394.1</i>
<b>Total non-residential</b>	<b>25.1</b>	<b>68.9</b>	<b>72.2</b>	<b>7.3</b>	<b>216.6</b>	<b>8.0</b>	<b>8.6</b>	<b>10.5</b>	<b>417.3</b>

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	471	19	11	501
Transport	12	5	1	18
Offices	242	34	12	288
Other commercial n.e.c.	19	1	—	20
<i>Total commercial</i>	<i>744</i>	<i>59</i>	<i>24</i>	<i>827</i>
Industrial				
Factories	129	19	2	150
Warehouses	166	30	6	202
Agricultural/aquacultural	31	1	3	35
Other industrial n.e.c.	60	2	—	62
<i>Total industrial</i>	<i>386</i>	<i>52</i>	<i>11</i>	<i>449</i>
Other non-residential				
Educational	112	30	7	149
Religious	10	3	1	14
Aged care facilities	13	9	5	27
Health	43	6	3	52
Entertainment and recreation	46	15	2	63
Accommodation	29	5	2	36
Other non-residential n.e.c.	71	4	3	78
<i>Total other non-residential</i>	<i>324</i>	<i>72</i>	<i>23</i>	<i>419</i>
<b>Total non-residential</b>	<b>1 454</b>	<b>183</b>	<b>58</b>	<b>1 695</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	76.2	45.5	120.1	241.8
Transport	3.8	12.0	19.2	34.9
Offices	54.3	60.9	91.5	206.8
Other commercial n.e.c.	3.9	1.8	—	5.7
<i>Total commercial</i>	<i>138.3</i>	<i>120.1</i>	<i>230.7</i>	<i>489.2</i>
Industrial				
Factories	37.9	34.2	45.0	117.1
Warehouses	51.9	57.1	185.7	294.6
Agricultural/aquacultural	3.3	2.7	36.4	42.4
Other industrial n.e.c.	13.3	3.0	—	16.3
<i>Total industrial</i>	<i>106.4</i>	<i>96.9</i>	<i>267.1</i>	<i>470.4</i>
Other non-residential				
Educational	27.1	63.1	62.9	153.2
Religious	2.8	9.8	6.5	19.2
Aged care facilities	2.9	15.5	50.5	68.9
Health	10.0	14.7	22.8	47.5
Entertainment and recreation	10.7	34.7	24.0	69.5
Accommodation	6.4	16.3	21.7	44.4
Other non-residential n.e.c.	22.7	7.1	229.0	258.8
<i>Total other non-residential</i>	<i>82.8</i>	<i>161.3</i>	<i>417.4</i>	<i>661.5</i>
<b>Total non-residential</b>	<b>327.5</b>	<b>378.4</b>	<b>915.2</b>	<b>1 621.1</b>

— nil or rounded to zero (including null cells)

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

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
<b>2001-02</b>	18 442.4	7 480.8	25 937.3	4 130.0	30 067.2	14 519.7	44 594.1
<b>2002-03</b>	18 658.9	9 779.4	28 438.3	4 551.6	32 989.9	17 107.9	50 097.8
<b>2003-04</b>	19 978.1	9 170.9	29 149.0	4 901.4	34 050.4	15 344.5	49 394.9
<b>2003</b>							
September Qtr	5 253.5	2 391.6	7 645.1	1 343.2	8 988.3	4 107.0	13 095.2
December Qtr	5 167.7	2 151.3	7 318.9	1 240.4	8 559.4	3 818.2	12 377.6
<b>2004</b>							
March Qtr	4 681.8	2 288.7	6 970.6	1 070.3	8 040.8	3 633.3	11 674.1
June Qtr	4 875.1	2 339.4	7 214.4	1 247.5	8 461.9	3 786.1	12 248.0
September Qtr	4 846.7	1 942.3	6 789.0	1 251.5	8 040.5	4 061.7	12 102.2
December Qtr	4 488.6	1 934.0	6 422.6	1 105.3	7 527.9	3 681.8	11 209.6
SEASONALLY ADJUSTED (\$m)							
<b>2003</b>							
September Qtr	4 957.7	2 285.3	7 243.0	1 239.7	8 482.7	na	12 589.6
December Qtr	5 185.1	2 076.3	7 261.5	1 265.2	8 526.6	na	12 344.8
<b>2004</b>							
March Qtr	4 996.7	2 489.1	7 485.8	1 154.2	8 640.0	na	12 273.2
June Qtr	4 838.6	2 320.2	7 158.8	1 242.3	8 401.1	na	12 187.2
September Qtr	4 594.4	1 858.8	6 453.2	1 164.6	7 617.9	na	11 679.5
December Qtr	4 479.4	1 877.3	6 356.6	1 115.5	7 472.1	na	11 153.9
TREND (\$m)							
<b>2003</b>							
September Qtr	5 000.0	2 105.8	7 126.8	1 224.9	8 347.1	3 970.8	12 302.0
December Qtr	5 092.5	2 267.3	7 363.1	1 227.1	8 590.2	3 805.1	12 392.3
<b>2004</b>							
March Qtr	5 019.9	2 331.9	7 348.2	1 220.7	8 569.5	3 761.7	12 334.4
June Qtr	4 830.1	2 220.2	7 050.9	1 194.9	8 245.9	3 801.0	12 043.2
September Qtr	4 631.4	2 028.6	6 660.3	1 168.0	7 828.3	3 860.0	11 683.4
December Qtr	4 466.4	1 842.7	6 289.2	1 140.2	7 429.4	3 848.5	11 339.5
TREND (% change from previous quarter)							
<b>2003</b>							
September Qtr	4.5	-6.3	0.9	2.9	1.3	-5.4	-0.9
December Qtr	1.8	7.7	3.3	0.2	2.9	-4.2	0.7
<b>2004</b>							
March Qtr	-1.4	2.8	-0.2	-0.5	-0.2	-1.1	-0.5
June Qtr	-3.8	-4.8	-4.0	-2.1	-3.8	1.0	-2.4
September Qtr	-4.1	-8.6	-5.5	-2.3	-5.1	1.6	-3.0
December Qtr	-3.6	-9.2	-5.6	-2.4	-5.1	-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>	<b><i>Aust.</i></b>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2001-02</b>	9 342.1	9 338.3	6 045.0	1 461.2	2 985.8	297.5	168.5	410.9	<b>30 067.2</b>
<b>2002-03</b>	9 800.9	9 890.5	7 260.7	1 655.0	3 318.2	324.7	193.6	546.4	<b>32 989.9</b>
<b>2003-04</b>	9 741.7	9 688.1	8 001.0	1 731.0	3 553.1	512.6	247.5	575.4	<b>34 050.4</b>
<b>2003</b>									
September Qtr	2 737.2	2 406.6	2 181.6	455.0	850.2	137.1	73.9	146.7	<b>8 988.3</b>
December Qtr	2 404.1	2 544.9	1 849.5	461.3	971.7	125.4	55.0	147.3	<b>8 559.4</b>
<b>2004</b>									
March Qtr	2 195.2	2 258.8	2 077.8	391.8	865.3	103.5	48.6	99.8	<b>8 040.8</b>
June Qtr	2 405.2	2 477.8	1 892.0	422.9	865.9	146.5	70.0	181.5	<b>8 461.9</b>
September Qtr	2 162.1	2 268.3	1 935.1	426.1	974.0	111.1	99.7	64.3	<b>8 040.5</b>
December Qtr	1 888.2	2 129.8	1 770.1	457.0	913.7	119.3	61.9	188.0	<b>7 527.9</b>
NON-RESIDENTIAL BUILDING									
<b>2001-02</b>	4 698.5	4 709.8	2 641.8	829.0	1 038.8	174.8	162.8	256.9	<b>14 519.7</b>
<b>2002-03</b>	5 816.0	5 037.6	2 974.2	1 010.2	1 552.3	201.5	151.3	364.7	<b>17 107.9</b>
<b>2003-04</b>	4 771.7	4 453.2	2 918.2	1 141.8	1 386.6	178.9	160.4	333.8	<b>15 344.5</b>
<b>2003</b>									
September Qtr	1 413.0	1 091.0	868.3	269.7	342.3	35.1	33.2	54.4	<b>4 107.0</b>
December Qtr	1 089.9	958.5	717.7	452.6	378.6	51.6	51.6	117.8	<b>3 818.2</b>
<b>2004</b>									
March Qtr	1 029.7	1 254.3	779.6	172.5	265.9	40.3	37.6	53.5	<b>3 633.3</b>
June Qtr	1 239.2	1 149.4	552.7	247.0	399.8	51.9	38.1	108.1	<b>3 786.1</b>
September Qtr	1 303.2	1 188.2	879.6	202.3	346.5	39.6	55.6	46.7	<b>4 061.7</b>
December Qtr	934.2	978.8	983.4	211.5	354.3	76.2	74.5	68.8	<b>3 681.8</b>
TOTAL BUILDING									
<b>2001-02</b>	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	<b>44 594.1</b>
<b>2002-03</b>	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	<b>50 097.8</b>
<b>2003-04</b>	14 513.4	14 141.4	10 919.2	2 872.8	4 939.6	691.5	407.9	909.1	<b>49 394.9</b>
<b>2003</b>									
September Qtr	4 150.2	3 497.6	3 049.9	724.7	1 192.4	172.3	107.1	201.2	<b>13 095.2</b>
December Qtr	3 493.9	3 503.4	2 567.3	913.9	1 350.3	177.0	106.6	265.1	<b>12 377.6</b>
<b>2004</b>									
March Qtr	3 224.9	3 513.1	2 857.4	564.3	1 131.2	143.8	86.2	153.3	<b>11 674.1</b>
June Qtr	3 644.4	3 627.3	2 444.7	669.9	1 265.8	198.4	108.1	289.5	<b>12 248.0</b>
September Qtr	3 465.3	3 456.4	2 814.7	628.4	1 320.4	150.7	155.2	111.0	<b>12 102.2</b>
December Qtr	2 822.5	3 108.5	2 753.5	668.5	1 268.0	195.5	136.4	256.8	<b>11 209.6</b>

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

## WHAT IF...? REVISIONS TO TREND ESTIMATES

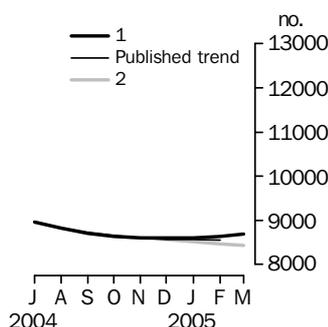
### EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

#### 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 March seasonally adjusted estimate is higher than the February estimate by 4% for the number of private sector houses approved and 15% for private sector other dwelling units approved; and that the March seasonally adjusted estimate is lower than the February estimate by 4% for the number of private sector houses approved and 15% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

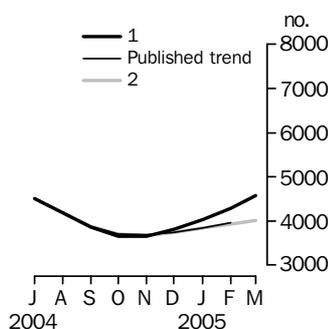
#### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Feb 2005		(2) falls by 4% on Feb 2005	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
October	8 653	-0.7	8 635	-0.8	8 656	-0.7
November	8 609	-0.5	8 602	-0.4	8 612	-0.5
December	8 578	-0.4	8 596	-0.1	8 569	-0.5
<b>2005</b>						
January	8 562	-0.2	8 612	0.2	8 521	-0.6
February	8 551	-0.1	8 641	0.3	8 469	-0.6
March	—	—	8 690	0.6	8 430	-0.5

— 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 15% on Feb 2005		(2) falls by 15% on Feb 2005	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
October	3 713	-4.4	3 657	-5.1	3 703	-4.5
November	3 684	-0.8	3 657	—	3 680	-0.6
December	3 741	1.5	3 807	4.1	3 747	1.8
<b>2005</b>						
January	3 841	2.7	4 036	6.0	3 838	2.4
February	3 967	3.3	4 296	6.4	3 923	2.2
March	—	—	4 569	6.4	4 007	2.1

— 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.

### DWELLING UNITS

1a	Dwelling units approved, New South Wales
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
10a	Dwelling units approved, by sector, New South Wales
10b	Dwelling units approved, by sector, Victoria
10c	Dwelling units approved, by sector, Queensland
10d	Dwelling units approved, by sector, South Australia
10e	Dwelling units approved, by sector, Western Australia
10f	Dwelling units approved, by sector, Tasmania
10g	Dwelling units approved, by sector, Northern Territory
10h	Dwelling units approved, by sector, Australian Capital Territory
10i	Dwelling units approved, by sector, Australia
11a	Dwelling units approved in new residential buildings, original
11b	Value of dwelling units approved in new residential buildings, original
12a	Dwelling units approved in new residential buildings, number and value, New South Wales
12b	Dwelling units approved in new residential buildings, number and value, Victoria
12c	Dwelling units approved in new residential buildings, number and value, Queensland
12d	Dwelling units approved in new residential buildings, number and value, South Australia
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*

VALUE

- 13a Value of building approved, New South Wales
- 13b Value of building approved, Victoria
- 13c Value of building approved, Queensland
- 13d Value of building approved, South Australia
- 13e Value of building approved, Western Australia
- 13f Value of building approved, Tasmania
- 13g Value of building approved, Northern Territory
- 13h Value of building approved, Australian Capital Territory
- 13i Value of building approved, Australia
- 14 Value of building approved, Australia, percentage change
- 15 Value of total building approved, states and territories
- 16 Value of total building approved, percentage change
- 17 Value of total building approved, states and territories
- 18 Value of non-residential building approved, states and territories
- 19 Value of building approved, by sector
- 20a Value of building approved, by sector, New South Wales
- 20b Value of building approved, by sector, Victoria
- 20c Value of building approved, by sector, Queensland
- 20d Value of building approved, by sector, South Australia
- 20e Value of building approved, by sector, Western Australia
- 20f Value of building approved, by sector, Tasmania
- 20g Value of building approved, by sector, Northern Territory
- 20h Value of building approved, by sector, Australian Capital Territory
- 20i Value of building approved, by sector, Australia
- 21 Value of non-residential building approved, by sector, Australia
- 22a Value of non-residential building approved, by sector, New South Wales
- 22b Value of non-residential building approved, by sector, Victoria
- 22c Value of non-residential building approved, by sector, Queensland
- 22d Value of non-residential building approved, by sector, South Australia
- 22e Value of non-residential building approved, by sector, Western Australia
- 22f Value of non-residential building approved, by sector, Tasmania
- 22g Value of non-residential building approved, by sector, Northern Territory
- 22h Value of non-residential building approved, by sector, Australian Capital Territory
- 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

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### ELECTRONIC TABLES *continued*

#### CHAIN VOLUME MEASURES

- 24a Value of building approved, chain volume measures, Australia
- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
- 25a Value of building approved, chain volume measures, New South Wales
- 25b Value of building approved, chain volume measures, Victoria
- 25c Value of building approved, chain volume measures, Queensland
- 25d Value of building approved, chain volume measures, South Australia
- 25e Value of building approved, chain volume measures, Western Australia
- 25f Value of building approved, chain volume measures, Tasmania
- 25g Value of building approved, chain volume measures, Northern Territory
- 25h Value of building approved, chain volume measures, Australian Capital Territory

#### ADDITIONAL TABLES

- 26 Value of non-residential building approved, by sector
- 27a-h Value of non-residential building approved, by sector, states and territories

#### DATA CUBES

- 0 Number and value (\$m) of approvals, states and territories
- 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
- 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
- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04, 2004-05
- 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

#### 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
- 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
- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04, 2004-05
- 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

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none"><li>■ Self-contained, short-term apartments (e.g. serviced apartments)</li><li>■ Hotels (predominantly accommodation), motels, boarding houses, cabins</li><li>■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).</li></ul>
<b>Aged care facilities</b>	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
<b>Agriculture/aquaculture</b>	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes, paragraph 13.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Commercial</b>	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes, paragraph 13.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
<b>Entertainment and recreation</b>	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
<b>Factories</b>	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

## GLOSSARY *continued*

<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.
<b>Industrial</b>	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 9). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate non-residential category.
<b>Offices</b>	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semidetached, row or terrace house or townhouse with one storey; semidetached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semidetached, row or terrace house or townhouse with one storey category in table 11 and 12 of this publication.
<b>Religious</b>	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Retail/wholesale trade</b>	Buildings primarily used in the sale of goods to intermediate and end users.
<b>Semidetached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Transport</b>	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none"><li>■ Passenger transport buildings (e.g. passenger terminals)</li><li>■ Non-passenger transport buildings (e.g. freight terminals)</li><li>■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)</li><li>■ Other transport buildings n.e.c.</li></ul>
<b>Warehouses</b>	Buildings primarily used for storage of goods, excluding produce storage.



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