

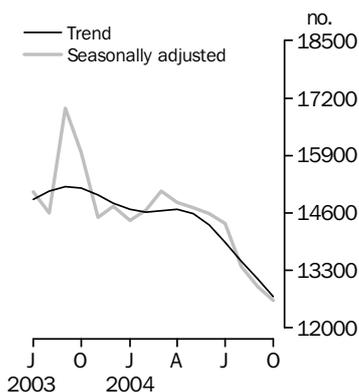
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 30 NOV 2004

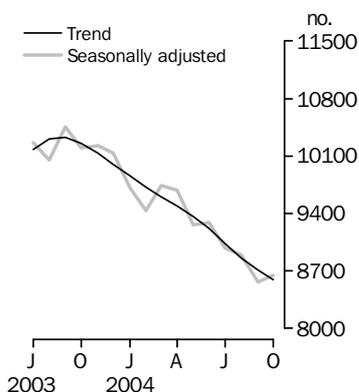
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## INQUIRIES

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

## KEY FIGURES

	Oct 04 no.	Sep 04 to Oct 04 % change	Oct 03 to Oct 04 % change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>12 707</b>	<b>-3.0</b>	<b>-16.2</b>
Private sector houses	8 596	-1.3	-16.2
Private sector other dwellings	3 700	-7.1	-20.0
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>12 621</b>	<b>-2.4</b>	<b>-20.9</b>
Private sector houses	8 651	1.1	-15.1
Private sector other dwellings	3 572	-10.9	-35.3

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 3.0% in October 2004. The trend has fallen for the last six months.
- The seasonally adjusted estimate for total dwelling units approved fell 2.4%, to 12,621, in October 2004. This is the seventh consecutive monthly fall, with the October estimate being the lowest since June 2001.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.3% in October 2004. The trend has now fallen for thirteen consecutive months.
- The seasonally adjusted estimate for private sector houses approved rose 1.1%, to 8,651, in October 2004.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 7.1% in October 2004.
- The seasonally adjusted estimate for private sector other dwellings approved fell 10.9%, to 3,572, in October 2004. This is the fifth consecutive monthly decline.

### VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved rose 5.1%, to \$4,290.2m, in October 2004. After four consecutive monthly falls, the value of new residential building approved rose 2.8%, to \$2,354.4m, in October 2004.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 2004	7 January 2005
December 2004	3 February 2005
January 2005	4 March 2005
February 2005	1 April 2005
March 2005	3 May 2005
April 2005	2 June 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	229	57	286
Victoria	7	-3	4
Queensland	30	-16	14
South Australia	-	-4	-4
Western Australia	-8	-37	-45
Tasmania	-	-5	-5
Northern Territory	-	-	-
Australian Capital Territory	-	-	-
<b>TOTAL</b>	<b>258</b>	<b>-8</b>	<b>250</b>

## DATA NOTES

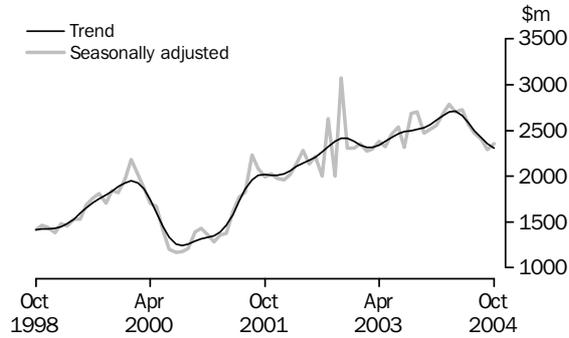
Estimates have been included in this issue for two councils unable to report all building work approved in their municipalities this month (Campbelltown in New South Wales and Swan in Western Australia).

Dennis Trewin  
Australian Statistician

## VALUE OF BUILDING APPROVED

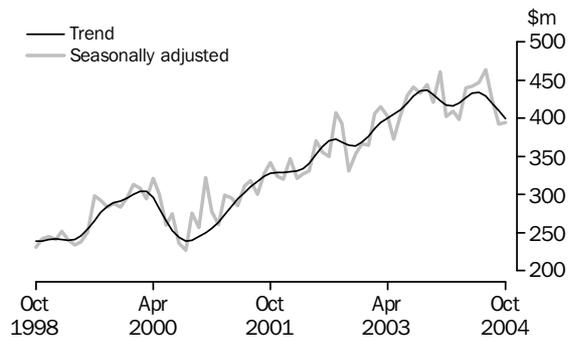
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a steady decline over the last six months, falling 2.0% in October 2004.



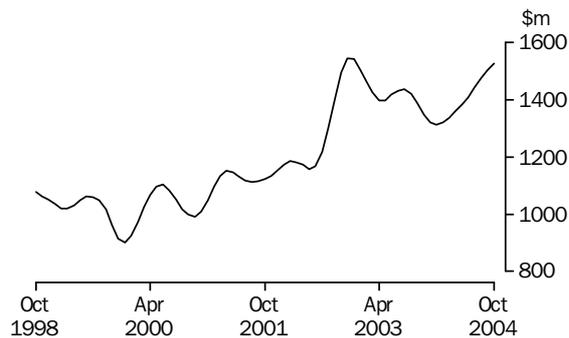
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is showing a decline over the last four months. The trend fell 2.7% in October 2004.



### NON-RESIDENTIAL BUILDING

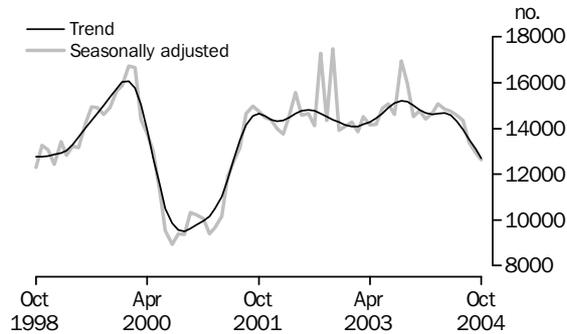
The trend estimate of the value of non-residential building is showing an increase over the past nine months, rising 1.6% in October 2004.



## DWELLINGS APPROVED

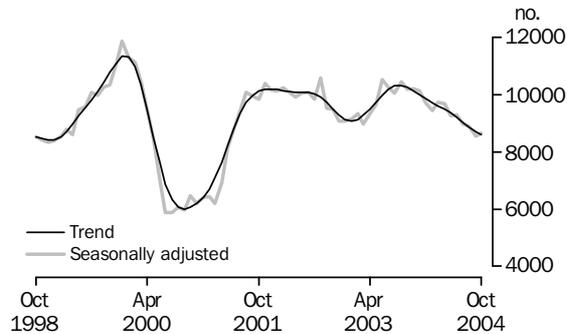
### TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved is now showing a decline over the last six months.



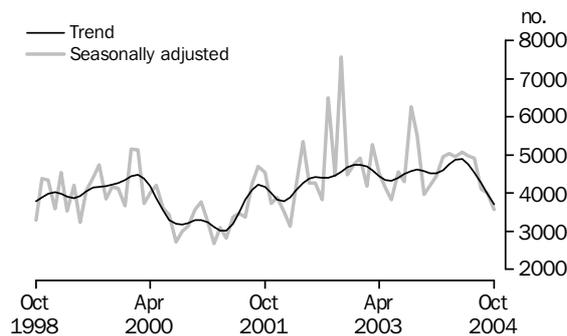
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has shown a steady decline for the last thirteen months. The trend fell 1.3% in October 2004.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved now shows a decline over the past five months, with the rate of decline increasing. The trend fell 7.1% in October 2004.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 3.0% in October 2004. The trend fell in all states and territories.

The trend estimate for private sector houses approved fell 1.3% in October 2004. The trend continued to fall in New South Wales (-3.4%), Victoria (-2.3%) and South Australia (-1.8%), but is now rising in Queensland (+0.9%). The trend in Western Australia is now flat.

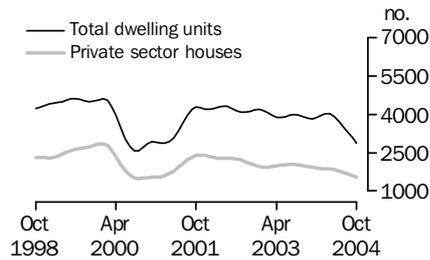
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 505	2 578	2 148	610	1 453	200	44	65	<b>8 603</b>
Total dwelling units (no.)	2 846	3 589	3 194	875	1 950	260	80	75	<b>12 869</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-8.1	0.6	-1.8	-10.9	-14.2	-5.7	-29.0	-5.8	<b>-5.5</b>
Total dwelling units (%)	-13.2	6.2	-4.5	-2.6	-6.8	17.6	-62.1	-18.5	<b>-4.8</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 512	2 480	2 241	639	1 485	na	na	na	<b>8 651</b>
Total dwelling units (no.)	2 649	3 491	3 291	904	1 885	256	na	na	<b>12 621</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-4.6	1.4	10.1	3.8	-4.6	na	na	na	<b>1.1</b>
Total dwelling units (%)	-15.5	6.9	3.2	9.2	-6.4	29.9	na	na	<b>-2.4</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 555	2 467	2 140	628	1 501	na	na	na	<b>8 596</b>
Total dwelling units (no.)	2 876	3 367	3 310	823	1 961	214	122	55	<b>12 707</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-3.4	-2.3	0.9	-1.8	-0.1	na	na	na	<b>-1.3</b>
Total dwelling units (%)	-6.9	-1.4	-0.1	-4.0	-1.2	-4.0	-4.7	-36.0	<b>-3.0</b>

na not available

# DWELLING UNITS APPROVED

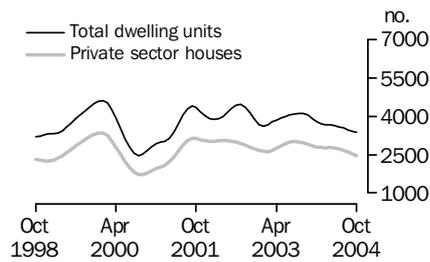
## STATE TRENDS

### NEW SOUTH WALES



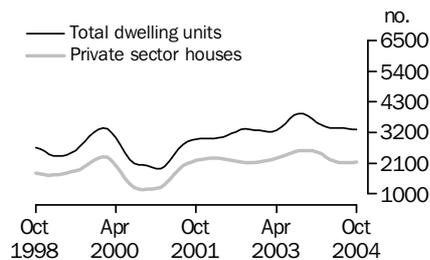
The trend estimate for total dwelling units approved in New South Wales has fallen for the last seven months. The trend for private sector houses is showing declines for the last fourteen months.

### VICTORIA



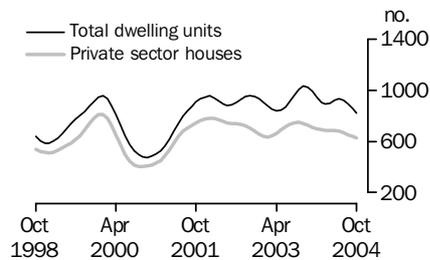
The trend estimate for total dwelling units in Victoria is now showing a decline over the past thirteen months. The trend for private sector houses shows a general decline starting in September 2003.

### QUEENSLAND



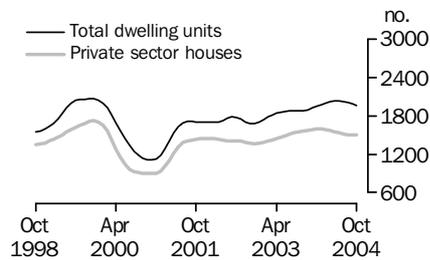
The fall in the trend estimate for total dwelling units approved in Queensland, evident over the last twelve months, has slowed. The trend for private sector houses is now showing a small rise in the last two months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a decline over the past four months. The trend for private sector houses is continuing a decline which started in October 2003.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia is now showing a decline over the past four months. The trend for private sector houses was relatively flat in October 2004.

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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>							
August	10 179	10 256	4 543	4 652	14 722	186	<b>14 908</b>
September	10 778	10 940	6 122	6 161	16 900	201	<b>17 101</b>
October	11 153	11 273	6 277	6 399	17 430	242	<b>17 672</b>
November	10 046	10 164	4 165	4 295	14 211	248	<b>14 459</b>
December	9 755	10 002	4 197	4 345	13 952	395	<b>14 347</b>
<b>2004</b>							
January	7 742	7 858	4 088	4 165	11 830	193	<b>12 023</b>
February	9 174	9 305	4 298	4 455	13 472	288	<b>13 760</b>
March	10 707	10 823	5 204	5 398	15 911	310	<b>16 221</b>
April	8 847	8 893	4 642	4 754	13 489	158	<b>13 647</b>
May	9 487	9 688	5 494	5 784	14 981	491	<b>15 472</b>
June	9 810	10 053	4 831	4 978	14 641	390	<b>15 031</b>
July	9 318	9 507	4 728	5 106	14 046	567	<b>14 613</b>
August	9 444	9 624	4 366	4 495	13 810	309	<b>14 119</b>
September	9 108	9 299	4 146	4 215	13 254	260	<b>13 514</b>
October	8 603	8 708	3 872	4 161	12 475	394	<b>12 869</b>

SEASONALLY ADJUSTED

<b>2003</b>							
August	10 056	10 133	4 297	4 468	14 353	248	<b>14 601</b>
September	10 453	10 615	6 266	6 356	16 719	252	<b>16 971</b>
October	10 196	10 316	5 520	5 649	15 716	249	<b>15 965</b>
November	10 228	10 346	3 969	4 159	14 197	308	<b>14 505</b>
December	10 133	10 380	4 209	4 384	14 342	422	<b>14 764</b>
<b>2004</b>							
January	9 713	9 829	4 452	4 596	14 165	260	<b>14 425</b>
February	9 438	9 569	4 962	5 104	14 400	273	<b>14 673</b>
March	9 740	9 856	5 035	5 236	14 775	317	<b>15 092</b>
April	9 687	9 733	4 965	5 099	14 652	180	<b>14 832</b>
May	9 264	9 465	5 082	5 262	14 346	381	<b>14 727</b>
June	9 293	9 536	4 971	5 044	14 264	316	<b>14 580</b>
July	8 978	9 167	4 911	5 188	13 889	466	<b>14 355</b>
August	8 899	9 079	4 114	4 315	13 013	381	<b>13 394</b>
September	8 561	8 752	4 009	4 184	12 570	366	<b>12 936</b>
October	8 651	8 756	3 572	3 865	12 223	398	<b>12 621</b>

TREND

<b>2003</b>							
August	10 307	10 455	4 499	4 648	14 806	297	<b>15 103</b>
September	10 328	10 468	4 588	4 731	14 916	283	<b>15 199</b>
October	10 254	10 394	4 626	4 770	14 880	284	<b>15 164</b>
November	10 135	10 279	4 584	4 733	14 719	293	<b>15 012</b>
December	9 997	10 142	4 523	4 682	14 520	304	<b>14 824</b>
<b>2004</b>							
January	9 859	9 999	4 518	4 681	14 377	303	<b>14 680</b>
February	9 724	9 854	4 607	4 767	14 331	290	<b>14 621</b>
March	9 606	9 735	4 752	4 909	14 358	286	<b>14 644</b>
April	9 495	9 636	4 888	5 043	14 383	296	<b>14 679</b>
May	9 365	9 525	4 902	5 061	14 267	319	<b>14 586</b>
June	9 211	9 391	4 760	4 931	13 971	351	<b>14 322</b>
July	9 035	9 224	4 531	4 718	13 566	376	<b>13 942</b>
August	8 863	9 049	4 258	4 464	13 121	392	<b>13 513</b>
September	8 711	8 888	3 985	4 210	12 696	402	<b>13 098</b>
October	8 596	8 761	3 700	3 946	12 296	411	<b>12 707</b>

## DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
<b>2003</b>							
August	-9.6	-9.8	-6.4	-7.4	-8.6	-33.8	<b>-9.1</b>
September	5.9	6.7	34.8	32.4	14.8	8.1	<b>14.7</b>
October	3.5	3.0	2.5	3.9	3.1	20.4	<b>3.3</b>
November	-9.9	-9.8	-33.6	-32.9	-18.5	2.5	<b>-18.2</b>
December	-2.9	-1.6	0.8	1.2	-1.8	59.3	<b>-0.8</b>
<b>2004</b>							
January	-20.6	-21.4	-2.6	-4.1	-15.2	-51.1	<b>-16.2</b>
February	18.5	18.4	5.1	7.0	13.9	49.2	<b>14.4</b>
March	16.7	16.3	21.1	21.2	18.1	7.6	<b>17.9</b>
April	-17.4	-17.8	-10.8	-11.9	-15.2	-49.0	<b>-15.9</b>
May	7.2	8.9	18.4	21.7	11.1	210.8	<b>13.4</b>
June	3.4	3.8	-12.1	-13.9	-2.3	-20.6	<b>-2.9</b>
July	-5.0	-5.4	-2.1	2.6	-4.1	45.4	<b>-2.8</b>
August	1.4	1.2	-7.7	-12.0	-1.7	-45.5	<b>-3.4</b>
September	-3.6	-3.4	-5.0	-6.2	-4.0	-15.9	<b>-4.3</b>
October	-5.5	-6.4	-6.6	-1.3	-5.9	51.5	<b>-4.8</b>
SEASONALLY ADJUSTED							
<b>2003</b>							
August	-2.1	-2.3	-5.8	-5.0	-3.2	—	<b>-3.2</b>
September	4.0	4.8	45.8	42.3	16.5	1.6	<b>16.2</b>
October	-2.5	-2.8	-11.9	-11.1	-6.0	-1.2	<b>-5.9</b>
November	0.3	0.3	-28.1	-26.4	-9.7	23.7	<b>-9.1</b>
December	-0.9	0.3	6.1	5.4	1.0	37.0	<b>1.8</b>
<b>2004</b>							
January	-4.1	-5.3	5.8	4.8	-1.2	-38.4	<b>-2.3</b>
February	-2.8	-2.6	11.5	11.1	1.7	5.0	<b>1.7</b>
March	3.2	3.0	1.5	2.6	2.6	16.1	<b>2.9</b>
April	-0.5	-1.2	-1.4	-2.6	-0.8	-43.2	<b>-1.7</b>
May	-4.4	-2.8	2.4	3.2	-2.1	111.7	<b>-0.7</b>
June	0.3	0.8	-2.2	-4.1	-0.6	-17.1	<b>-1.0</b>
July	-3.4	-3.9	-1.2	2.9	-2.6	47.5	<b>-1.5</b>
August	-0.9	-1.0	-16.2	-16.8	-6.3	-18.2	<b>-6.7</b>
September	-3.8	-3.6	-2.6	-3.0	-3.4	-3.9	<b>-3.4</b>
October	1.1	—	-10.9	-7.6	-2.8	8.7	<b>-2.4</b>
TREND							
<b>2003</b>							
August	1.2	1.1	2.3	2.0	1.5	-6.9	<b>1.4</b>
September	0.2	0.1	2.0	1.8	0.7	-4.7	<b>0.6</b>
October	-0.7	-0.7	0.8	0.8	-0.2	0.4	<b>-0.2</b>
November	-1.2	-1.1	-0.9	-0.8	-1.1	3.2	<b>-1.0</b>
December	-1.4	-1.3	-1.3	-1.1	-1.4	3.8	<b>-1.3</b>
<b>2004</b>							
January	-1.4	-1.4	-0.1	—	-1.0	-0.3	<b>-1.0</b>
February	-1.4	-1.5	2.0	1.8	-0.3	-4.3	<b>-0.4</b>
March	-1.2	-1.2	3.1	3.0	0.2	-1.4	<b>0.2</b>
April	-1.2	-1.0	2.9	2.7	0.2	3.5	<b>0.2</b>
May	-1.4	-1.2	0.3	0.4	-0.8	7.8	<b>-0.6</b>
June	-1.6	-1.4	-2.9	-2.6	-2.1	10.0	<b>-1.8</b>
July	-1.9	-1.8	-4.8	-4.3	-2.9	7.1	<b>-2.7</b>
August	-1.9	-1.9	-6.0	-5.4	-3.3	4.3	<b>-3.1</b>
September	-1.7	-1.8	-6.4	-5.7	-3.2	2.6	<b>-3.1</b>
October	-1.3	-1.4	-7.1	-6.3	-3.2	2.2	<b>-3.0</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>									
September	4 739	4 427	4 098	1 048	1 937	251	233	368	<b>17 101</b>
October	4 195	5 145	3 863	1 245	2 396	238	105	485	<b>17 672</b>
November	3 787	3 553	3 775	832	2 012	325	50	125	<b>14 459</b>
December	3 912	3 350	3 427	1 192	1 942	290	90	144	<b>14 347</b>
<b>2004</b>									
January	2 748	3 635	3 010	692	1 554	198	72	114	<b>12 023</b>
February	3 930	3 380	3 119	827	2 006	200	82	216	<b>13 760</b>
March	3 966	3 838	4 758	983	2 112	276	86	202	<b>16 221</b>
April	3 673	3 752	3 249	796	1 591	291	52	243	<b>13 647</b>
May	4 274	3 963	3 021	875	2 165	307	133	734	<b>15 472</b>
June	3 753	3 668	3 815	1 088	2 141	234	139	193	<b>15 031</b>
July	3 569	3 777	3 544	1 083	2 227	216	125	72	<b>14 613</b>
August	3 557	3 626	3 576	853	1 965	250	163	129	<b>14 119</b>
September	3 277	3 380	3 343	898	2 092	221	211	92	<b>13 514</b>
October	2 846	3 589	3 194	875	1 950	260	80	75	<b>12 869</b>

## SEASONALLY ADJUSTED

<b>2003</b>									
September	4 755	4 376	4 128	950	1 927	238	na	na	<b>16 971</b>
October	3 393	4 790	3 639	1 217	2 140	221	na	na	<b>15 965</b>
November	3 610	3 691	3 942	849	1 936	303	na	na	<b>14 505</b>
December	3 965	3 490	3 690	1 229	1 878	274	na	na	<b>14 764</b>
<b>2004</b>									
January	3 360	4 370	3 541	834	1 872	215	na	na	<b>14 425</b>
February	4 774	3 279	3 150	844	2 130	222	na	na	<b>14 673</b>
March	3 656	3 589	4 388	897	2 018	254	na	na	<b>15 092</b>
April	4 157	3 774	3 484	867	1 905	343	na	na	<b>14 832</b>
May	3 794	3 976	2 876	876	2 047	310	na	na	<b>14 727</b>
June	3 815	3 501	3 646	1 027	1 999	242	na	na	<b>14 580</b>
July	3 603	3 622	3 405	1 047	2 250	228	na	na	<b>14 355</b>
August	3 193	3 608	3 414	808	1 869	231	na	na	<b>13 394</b>
September	3 134	3 265	3 190	828	2 014	197	na	na	<b>12 936</b>
October	2 649	3 491	3 291	904	1 885	256	na	na	<b>12 621</b>

## TREND

<b>2003</b>									
September	3 960	4 112	3 893	1 006	1 879	244	93	218	<b>15 199</b>
October	3 894	4 105	3 880	1 033	1 879	241	92	220	<b>15 164</b>
November	3 838	4 042	3 797	1 025	1 897	236	89	210	<b>15 012</b>
December	3 833	3 917	3 681	993	1 927	238	81	195	<b>14 824</b>
<b>2004</b>									
January	3 883	3 795	3 564	946	1 953	246	75	193	<b>14 680</b>
February	3 962	3 709	3 474	907	1 976	259	75	203	<b>14 621</b>
March	4 019	3 679	3 410	891	2 001	272	82	225	<b>14 644</b>
April	4 012	3 677	3 380	901	2 025	279	96	241	<b>14 679</b>
May	3 896	3 653	3 370	923	2 037	276	112	238	<b>14 586</b>
June	3 719	3 596	3 370	933	2 038	265	125	206	<b>14 322</b>
July	3 504	3 538	3 358	922	2 027	249	132	163	<b>13 942</b>
August	3 288	3 473	3 339	893	2 008	233	131	121	<b>13 513</b>
September	3 089	3 414	3 313	857	1 985	223	128	86	<b>13 098</b>
October	2 876	3 367	3 310	823	1 961	214	122	55	<b>12 707</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>									
September	15.4	18.8	6.7	14.0	2.8	1.6	301.7	192.1	<b>14.7</b>
October	-11.5	16.2	-5.7	18.8	23.7	-5.2	-54.9	31.8	<b>3.3</b>
November	-9.7	-30.9	-2.3	-33.2	-16.0	36.6	-52.4	-74.2	<b>-18.2</b>
December	3.3	-5.7	-9.2	43.3	-3.5	-10.8	80.0	15.2	<b>-0.8</b>
<b>2004</b>									
January	-29.8	8.5	-12.2	-41.9	-20.0	-31.7	-20.0	-20.8	<b>-16.2</b>
February	43.0	-7.0	3.6	19.5	29.1	1.0	13.9	89.5	<b>14.4</b>
March	0.9	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	<b>17.9</b>
April	-7.4	-2.2	-31.7	-19.0	-24.7	5.4	-39.5	20.3	<b>-15.9</b>
May	16.4	5.6	-7.0	9.9	36.1	5.5	155.8	202.1	<b>13.4</b>
June	-12.2	-7.4	26.3	24.3	-1.1	-23.8	4.5	-73.7	<b>-2.9</b>
July	-4.9	3.0	-7.1	-0.5	4.0	-7.7	-10.1	-62.7	<b>-2.8</b>
August	-0.3	-4.0	0.9	-21.2	-11.8	15.7	30.4	79.2	<b>-3.4</b>
September	-7.9	-6.8	-6.5	5.3	6.5	-11.6	29.4	-28.7	<b>-4.3</b>
October	-13.2	6.2	-4.5	-2.6	-6.8	17.6	-62.1	-18.5	<b>-4.8</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	21.8	16.1	9.2	1.5	6.8	2.1	na	na	<b>16.2</b>
October	-28.6	9.5	-11.8	28.1	11.1	-7.1	na	na	<b>-5.9</b>
November	6.4	-22.9	8.3	-30.2	-9.5	37.1	na	na	<b>-9.1</b>
December	9.8	-5.4	-6.4	44.8	-3.0	-9.6	na	na	<b>1.8</b>
<b>2004</b>									
January	-15.3	25.2	-4.0	-32.1	-0.3	-21.5	na	na	<b>-2.3</b>
February	42.1	-25.0	-11.0	1.2	13.8	3.3	na	na	<b>1.7</b>
March	-23.4	9.5	39.3	6.3	-5.3	14.4	na	na	<b>2.9</b>
April	13.7	5.2	-20.6	-3.3	-5.6	35.0	na	na	<b>-1.7</b>
May	-8.7	5.4	-17.5	1.0	7.5	-9.6	na	na	<b>-0.7</b>
June	0.6	-11.9	26.8	17.2	-2.3	-21.9	na	na	<b>-1.0</b>
July	-5.6	3.5	-6.6	1.9	12.6	-5.8	na	na	<b>-1.5</b>
August	-11.4	-0.4	0.3	-22.8	-16.9	1.3	na	na	<b>-6.7</b>
September	-1.8	-9.5	-6.6	2.5	7.8	-14.7	na	na	<b>-3.4</b>
October	-15.5	6.9	3.2	9.2	-6.4	29.9	na	na	<b>-2.4</b>
TREND									
<b>2003</b>									
September	-0.7	0.6	1.9	4.7	-0.3	-0.4	3.3	5.8	<b>0.6</b>
October	-1.7	-0.2	-0.3	2.7	—	-1.2	-1.1	0.9	<b>-0.2</b>
November	-1.4	-1.5	-2.1	-0.8	1.0	-2.1	-3.3	-4.5	<b>-1.0</b>
December	-0.1	-3.1	-3.1	-3.1	1.6	0.8	-9.0	-7.1	<b>-1.3</b>
<b>2004</b>									
January	1.3	-3.1	-3.2	-4.7	1.3	3.4	-7.4	-1.0	<b>-1.0</b>
February	2.0	-2.3	-2.5	-4.1	1.2	5.3	—	5.2	<b>-0.4</b>
March	1.4	-0.8	-1.8	-1.8	1.3	5.0	9.3	10.8	<b>0.2</b>
April	-0.2	-0.1	-0.9	1.1	1.2	2.6	17.1	7.1	<b>0.2</b>
May	-2.9	-0.7	-0.3	2.4	0.6	-1.1	16.7	-1.2	<b>-0.6</b>
June	-4.5	-1.6	—	1.1	—	-4.0	11.6	-13.4	<b>-1.8</b>
July	-5.8	-1.6	-0.4	-1.2	-0.5	-6.0	5.6	-20.9	<b>-2.7</b>
August	-6.2	-1.8	-0.6	-3.1	-0.9	-6.4	-0.8	-25.8	<b>-3.1</b>
September	-6.1	-1.7	-0.8	-4.0	-1.1	-4.3	-2.3	-28.9	<b>-3.1</b>
October	-6.9	-1.4	-0.1	-4.0	-1.2	-4.0	-4.7	-36.0	<b>-3.0</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>									
September	2 240	2 999	2 615	859	1 639	225	42	159	<b>10 778</b>
October	2 132	3 277	2 568	753	1 982	219	40	182	<b>11 153</b>
November	2 042	2 898	2 434	692	1 595	244	21	120	<b>10 046</b>
December	1 983	2 569	2 393	771	1 673	233	37	96	<b>9 755</b>
<b>2004</b>									
January	1 397	2 207	2 107	474	1 292	176	21	68	<b>7 742</b>
February	1 822	2 627	2 284	673	1 438	184	21	125	<b>9 174</b>
March	1 959	3 091	2 744	770	1 737	260	52	94	<b>10 707</b>
April	1 713	2 761	2 065	627	1 306	262	26	87	<b>8 847</b>
May	1 887	2 769	2 133	647	1 688	225	28	110	<b>9 487</b>
June	1 982	2 939	2 200	833	1 554	197	32	73	<b>9 810</b>
July	1 661	2 928	2 233	661	1 528	185	50	72	<b>9 318</b>
August	1 801	2 520	2 417	700	1 620	225	60	101	<b>9 444</b>
September	1 637	2 562	2 188	685	1 693	212	62	69	<b>9 108</b>
October	1 505	2 578	2 148	610	1 453	200	44	65	<b>8 603</b>

## SEASONALLY ADJUSTED

<b>2003</b>									
September	2 167	2 948	2 610	761	1 557	na	na	na	<b>10 453</b>
October	1 953	2 922	2 347	725	1 849	na	na	na	<b>10 196</b>
November	1 951	3 036	2 601	709	1 569	na	na	na	<b>10 228</b>
December	2 020	2 709	2 640	808	1 602	na	na	na	<b>10 133</b>
<b>2004</b>									
January	1 670	2 942	2 605	616	1 551	na	na	na	<b>9 713</b>
February	1 968	2 526	2 318	690	1 607	na	na	na	<b>9 438</b>
March	1 844	2 842	2 369	684	1 615	na	na	na	<b>9 740</b>
April	1 905	2 783	2 293	698	1 574	na	na	na	<b>9 687</b>
May	1 801	2 782	2 079	648	1 608	na	na	na	<b>9 264</b>
June	1 841	2 772	2 094	772	1 486	na	na	na	<b>9 293</b>
July	1 699	2 773	2 097	625	1 462	na	na	na	<b>8 978</b>
August	1 692	2 502	2 183	655	1 521	na	na	na	<b>8 899</b>
September	1 585	2 447	2 035	615	1 556	na	na	na	<b>8 561</b>
October	1 512	2 480	2 241	639	1 485	na	na	na	<b>8 651</b>

## TREND

<b>2003</b>									
September	2 018	2 999	2 545	749	1 551	na	na	na	<b>10 328</b>
October	1 991	2 949	2 565	741	1 564	na	na	na	<b>10 254</b>
November	1 957	2 892	2 566	728	1 575	na	na	na	<b>10 135</b>
December	1 921	2 837	2 548	712	1 585	na	na	na	<b>9 997</b>
<b>2004</b>									
January	1 891	2 795	2 505	699	1 594	na	na	na	<b>9 859</b>
February	1 872	2 772	2 433	690	1 597	na	na	na	<b>9 724</b>
March	1 863	2 767	2 341	686	1 591	na	na	na	<b>9 606</b>
April	1 855	2 771	2 244	686	1 576	na	na	na	<b>9 495</b>
May	1 830	2 764	2 167	685	1 555	na	na	na	<b>9 365</b>
June	1 788	2 729	2 129	680	1 534	na	na	na	<b>9 211</b>
July	1 728	2 669	2 115	668	1 518	na	na	na	<b>9 035</b>
August	1 666	2 597	2 114	653	1 508	na	na	na	<b>8 863</b>
September	1 609	2 524	2 122	640	1 502	na	na	na	<b>8 711</b>
October	1 555	2 467	2 140	628	1 501	na	na	na	<b>8 596</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
September	14.1	3.4	0.4	21.3	1.6	-3.0	27.3	29.3	<b>5.9</b>
October	-4.8	9.3	-1.8	-12.3	20.9	-2.7	-4.8	14.5	<b>3.5</b>
November	-4.2	-11.6	-5.2	-8.1	-19.5	11.4	-47.5	-34.1	<b>-9.9</b>
December	-2.9	-11.4	-1.7	11.4	4.9	-4.5	76.2	-20.0	<b>-2.9</b>
<b>2004</b>									
January	-29.6	-14.1	-12.0	-38.5	-22.8	-24.5	-43.2	-29.2	<b>-20.6</b>
February	30.4	19.0	8.4	42.0	11.3	4.5	—	83.8	<b>18.5</b>
March	7.5	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	<b>16.7</b>
April	-12.6	-10.7	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	<b>-17.4</b>
May	10.2	0.3	3.3	3.2	29.2	-14.1	7.7	26.4	<b>7.2</b>
June	5.0	6.1	3.1	28.7	-7.9	-12.4	14.3	-33.6	<b>3.4</b>
July	-16.2	-0.4	1.5	-20.6	-1.7	-6.1	56.3	-1.4	<b>-5.0</b>
August	8.4	-13.9	8.2	5.9	6.0	21.6	20.0	40.3	<b>1.4</b>
September	-9.1	1.7	-9.5	-2.1	4.5	-5.8	3.3	-31.7	<b>-3.6</b>
October	-8.1	0.6	-1.8	-10.9	-14.2	-5.7	-29.0	-5.8	<b>-5.5</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	11.6	0.1	2.6	4.9	1.5	na	na	na	<b>4.0</b>
October	-9.9	-0.9	-10.1	-4.6	18.7	na	na	na	<b>-2.5</b>
November	-0.1	3.9	10.8	-2.3	-15.1	na	na	na	<b>0.3</b>
December	3.5	-10.8	1.5	14.1	2.1	na	na	na	<b>-0.9</b>
<b>2004</b>									
January	-17.4	8.6	-1.3	-23.8	-3.1	na	na	na	<b>-4.1</b>
February	17.9	-14.1	-11.0	12.0	3.6	na	na	na	<b>-2.8</b>
March	-6.3	12.5	2.2	-0.8	0.5	na	na	na	<b>3.2</b>
April	3.3	-2.1	-3.2	2.0	-2.5	na	na	na	<b>-0.5</b>
May	-5.5	—	-9.4	-7.2	2.1	na	na	na	<b>-4.4</b>
June	2.2	-0.4	0.7	19.2	-7.6	na	na	na	<b>0.3</b>
July	-7.7	—	0.2	-19.0	-1.6	na	na	na	<b>-3.4</b>
August	-0.4	-9.8	4.1	4.8	4.0	na	na	na	<b>-0.9</b>
September	-6.3	-2.2	-6.7	-6.0	2.3	na	na	na	<b>-3.8</b>
October	-4.6	1.4	10.1	3.8	-4.6	na	na	na	<b>1.1</b>
TREND									
<b>2003</b>									
September	-0.7	-0.6	1.6	0.2	1.1	na	na	na	<b>0.2</b>
October	-1.4	-1.7	0.8	-1.1	0.9	na	na	na	<b>-0.7</b>
November	-1.7	-1.9	—	-1.7	0.7	na	na	na	<b>-1.2</b>
December	-1.8	-1.9	-0.7	-2.2	0.6	na	na	na	<b>-1.4</b>
<b>2004</b>									
January	-1.5	-1.5	-1.7	-1.9	0.6	na	na	na	<b>-1.4</b>
February	-1.0	-0.8	-2.9	-1.3	0.2	na	na	na	<b>-1.4</b>
March	-0.5	-0.2	-3.8	-0.5	-0.4	na	na	na	<b>-1.2</b>
April	-0.4	0.2	-4.2	—	-1.0	na	na	na	<b>-1.2</b>
May	-1.3	-0.3	-3.4	-0.2	-1.3	na	na	na	<b>-1.4</b>
June	-2.3	-1.3	-1.8	-0.7	-1.3	na	na	na	<b>-1.6</b>
July	-3.4	-2.2	-0.6	-1.8	-1.1	na	na	na	<b>-1.9</b>
August	-3.6	-2.7	—	-2.2	-0.7	na	na	na	<b>-1.9</b>
September	-3.4	-2.8	0.3	-2.0	-0.4	na	na	na	<b>-1.7</b>
October	-3.4	-2.3	0.9	-1.8	-0.1	na	na	na	<b>-1.3</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>	23 380	34 651	29 345	9 067	19 564	2 697	548	1 373	<b>120 625</b>
<b>2003</b>									
November	2 061	2 943	2 438	701	1 634	244	22	121	<b>10 164</b>
December	2 008	2 576	2 402	855	1 784	238	43	96	<b>10 002</b>
<b>2004</b>									
January	1 408	2 214	2 139	487	1 324	176	42	68	<b>7 858</b>
February	1 829	2 650	2 324	705	1 467	184	21	125	<b>9 305</b>
March	1 963	3 113	2 779	814	1 747	260	53	94	<b>10 823</b>
April	1 722	2 769	2 073	637	1 312	262	31	87	<b>8 893</b>
May	1 925	2 810	2 143	666	1 755	225	54	110	<b>9 688</b>
June	2 007	2 985	2 225	900	1 596	209	58	73	<b>10 053</b>
July	1 684	2 974	2 248	689	1 590	187	63	72	<b>9 507</b>
August	1 848	2 553	2 428	743	1 648	226	77	101	<b>9 624</b>
September	1 683	2 584	2 221	742	1 715	215	69	70	<b>9 299</b>
October	1 510	2 590	2 163	632	1 490	200	51	72	<b>8 708</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>	24 116	11 748	15 141	2 457	4 118	444	625	1 763	<b>60 412</b>
<b>2003</b>									
November	1 726	610	1 337	131	378	81	28	4	<b>4 295</b>
December	1 904	774	1 025	337	158	52	47	48	<b>4 345</b>
<b>2004</b>									
January	1 340	1 421	871	205	230	22	30	46	<b>4 165</b>
February	2 101	730	795	122	539	16	61	91	<b>4 455</b>
March	2 003	725	1 979	169	365	16	33	108	<b>5 398</b>
April	1 951	983	1 176	159	279	29	21	156	<b>4 754</b>
May	2 349	1 153	878	209	410	82	79	624	<b>5 784</b>
June	1 746	683	1 590	188	545	25	81	120	<b>4 978</b>
July	1 885	803	1 296	394	637	29	62	—	<b>5 106</b>
August	1 709	1 073	1 148	110	317	24	86	28	<b>4 495</b>
September	1 594	796	1 122	156	377	6	142	22	<b>4 215</b>
October	1 336	999	1 031	243	460	60	29	3	<b>4 161</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>	47 496	46 399	44 486	11 524	23 682	3 141	1 173	3 136	<b>181 037</b>
<b>2003</b>									
November	3 787	3 553	3 775	832	2 012	325	50	125	<b>14 459</b>
December	3 912	3 350	3 427	1 192	1 942	290	90	144	<b>14 347</b>
<b>2004</b>									
January	2 748	3 635	3 010	692	1 554	198	72	114	<b>12 023</b>
February	3 930	3 380	3 119	827	2 006	200	82	216	<b>13 760</b>
March	3 966	3 838	4 758	983	2 112	276	86	202	<b>16 221</b>
April	3 673	3 752	3 249	796	1 591	291	52	243	<b>13 647</b>
May	4 274	3 963	3 021	875	2 165	307	133	734	<b>15 472</b>
June	3 753	3 668	3 815	1 088	2 141	234	139	193	<b>15 031</b>
July	3 569	3 777	3 544	1 083	2 227	216	125	72	<b>14 613</b>
August	3 557	3 626	3 576	853	1 965	250	163	129	<b>14 119</b>
September	3 277	3 380	3 343	898	2 092	221	211	92	<b>13 514</b>
October	2 846	3 589	3 194	875	1 950	260	80	75	<b>12 869</b>

— nil or rounded to zero (including null cells)

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<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>	9 252	22 706	12 902	5 584	14 077	1 182	330	1 373
<b>2003</b>								
November	824	1 969	1 079	388	1 150	105	17	121
December	860	1 710	1 115	533	1 278	126	33	96
<b>2004</b>								
January	487	1 454	900	294	954	69	18	68
February	783	1 714	1 033	478	1 124	76	16	125
March	800	2 000	1 275	469	1 304	117	45	94
April	633	1 797	919	368	927	132	20	87
May	677	1 851	819	392	1 203	92	28	110
June	741	1 916	841	597	1 118	79	31	73
July	611	1 902	910	411	1 129	80	45	72
August	766	1 605	1 002	458	1 199	92	55	101
September	649	1 635	927	422	1 186	80	38	70
October	610	1 764	833	396	929	71	34	72
OTHER DWELLINGS								
<b>2001-02</b>	18 931	11 714	5 190	1 407	2 406	54	232	1 018
<b>2002-03</b>	20 469	13 788	6 274	2 027	2 893	60	361	1 281
<b>2003-04</b>	19 145	10 651	6 857	2 220	3 053	242	578	1 763
<b>2003</b>								
November	1 164	540	457	116	201	—	26	4
December	1 594	648	522	326	139	30	47	48
<b>2004</b>								
January	1 110	1 390	425	171	222	9	12	46
February	1 829	620	340	115	311	3	61	91
March	1 738	649	802	137	287	5	33	108
April	1 585	874	574	116	236	19	21	156
May	1 727	1 046	559	196	348	73	68	624
June	1 182	495	513	163	337	17	77	120
July	1 509	739	398	377	526	2	56	—
August	1 230	979	478	95	246	18	70	28
September	1 199	674	680	114	288	2	134	22
October	992	823	738	220	323	59	29	3
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>	28 397	33 357	19 759	7 804	17 130	1 424	908	3 136
<b>2003</b>								
November	1 988	2 509	1 536	504	1 351	105	43	125
December	2 454	2 358	1 637	859	1 417	156	80	144
<b>2004</b>								
January	1 597	2 844	1 325	465	1 176	78	30	114
February	2 612	2 334	1 373	593	1 435	79	77	216
March	2 538	2 649	2 077	606	1 591	122	78	202
April	2 218	2 671	1 493	484	1 163	151	41	243
May	2 404	2 897	1 378	588	1 551	165	96	734
June	1 923	2 411	1 354	760	1 455	96	108	193
July	2 120	2 641	1 308	788	1 655	82	101	72
August	1 996	2 584	1 480	553	1 445	110	125	129
September	1 848	2 309	1 607	536	1 474	82	172	92
October	1 602	2 587	1 571	616	1 252	130	63	75

— 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>	118 783	56 273	751	1 479	368	<b>177 654</b>
<b>2003</b>						
November	10 031	4 049	26	61	44	<b>14 211</b>
December	9 745	3 922	51	214	20	<b>13 952</b>
<b>2004</b>						
January	7 734	3 993	35	59	9	<b>11 830</b>
February	9 164	4 224	46	25	13	<b>13 472</b>
March	10 696	5 132	54	18	11	<b>15 911</b>
April	8 831	4 451	57	104	46	<b>13 489</b>
May	9 475	5 071	113	291	31	<b>14 981</b>
June	9 787	4 709	85	37	23	<b>14 641</b>
July	9 312	4 356	22	343	13	<b>14 046</b>
August	9 433	4 079	36	230	32	<b>13 810</b>
September	9 099	4 052	36	59	8	<b>13 254</b>
October	8 590	3 726	57	85	17	<b>12 475</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	1 681	13	2	1	<b>3 383</b>
<b>2003</b>						
November	118	130	—	—	—	<b>248</b>
December	247	148	—	—	—	<b>395</b>
<b>2004</b>						
January	116	77	—	—	—	<b>193</b>
February	131	157	—	—	—	<b>288</b>
March	116	194	—	—	—	<b>310</b>
April	46	111	—	—	1	<b>158</b>
May	201	290	—	—	—	<b>491</b>
June	243	140	7	—	—	<b>390</b>
July	189	378	—	—	—	<b>567</b>
August	180	129	—	—	—	<b>309</b>
September	191	69	—	—	—	<b>260</b>
October	105	289	—	—	—	<b>394</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>	120 469	57 954	764	1 481	369	<b>181 037</b>
<b>2003</b>						
November	10 149	4 179	26	61	44	<b>14 459</b>
December	9 992	4 070	51	214	20	<b>14 347</b>
<b>2004</b>						
January	7 850	4 070	35	59	9	<b>12 023</b>
February	9 295	4 381	46	25	13	<b>13 760</b>
March	10 812	5 326	54	18	11	<b>16 221</b>
April	8 877	4 562	57	104	47	<b>13 647</b>
May	9 676	5 361	113	291	31	<b>15 472</b>
June	10 030	4 849	92	37	23	<b>15 031</b>
July	9 501	4 734	22	343	13	<b>14 613</b>
August	9 613	4 208	36	230	32	<b>14 119</b>
September	9 290	4 121	36	59	8	<b>13 514</b>
October	8 695	4 015	57	85	17	<b>12 869</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	1 503	1 300	32	2	2	<b>2 839</b>
Vic.	2 576	946	9	22	3	<b>3 556</b>
Qld	2 146	808	8	2	2	<b>2 966</b>
SA	609	207	1	1	9	<b>827</b>
WA	1 449	435	5	2	—	<b>1 891</b>
Tas.	199	—	—	55	1	<b>255</b>
NT	43	28	1	1	—	<b>73</b>
ACT	65	2	1	—	—	<b>68</b>
Aust.	8 590	3 726	57	85	17	<b>12 475</b>
PUBLIC SECTOR						
NSW	5	2	—	—	—	<b>7</b>
Vic.	12	21	—	—	—	<b>33</b>
Qld	15	213	—	—	—	<b>228</b>
SA	22	26	—	—	—	<b>48</b>
WA	37	22	—	—	—	<b>59</b>
Tas.	—	5	—	—	—	<b>5</b>
NT	7	—	—	—	—	<b>7</b>
ACT	7	—	—	—	—	<b>7</b>
Aust.	105	289	—	—	—	<b>394</b>
TOTAL						
NSW	1 508	1 302	32	2	2	<b>2 846</b>
Vic.	2 588	967	9	22	3	<b>3 589</b>
Qld	2 161	1 021	8	2	2	<b>3 194</b>
SA	631	233	1	1	9	<b>875</b>
WA	1 486	457	5	2	—	<b>1 950</b>
Tas.	199	5	—	55	1	<b>260</b>
NT	50	28	1	1	—	<b>80</b>
ACT	72	2	1	—	—	<b>75</b>
Aust.	8 695	4 015	57	85	17	<b>12 869</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 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>	120 469	10 645	12 997	23 642	4 339	5 325	24 648	34 312	57 954	<b>178 423</b>
<b>2003</b>										
August	10 239	790	1 367	2 157	349	377	1 405	2 131	4 288	<b>14 527</b>
September	10 927	775	1 068	1 843	416	504	3 062	3 982	5 825	<b>16 752</b>
October	11 260	1 219	1 274	2 493	312	588	2 699	3 599	6 092	<b>17 352</b>
November	10 149	871	1 157	2 028	574	497	1 080	2 151	4 179	<b>14 328</b>
December	9 992	734	997	1 731	308	442	1 589	2 339	4 070	<b>14 062</b>
<b>2004</b>										
January	7 850	541	845	1 386	176	249	2 259	2 684	4 070	<b>11 920</b>
February	9 295	981	863	1 844	355	448	1 734	2 537	4 381	<b>13 676</b>
March	10 812	907	933	1 840	568	576	2 342	3 486	5 326	<b>16 138</b>
April	8 877	762	1 147	1 909	280	288	2 085	2 653	4 562	<b>13 439</b>
May	9 676	966	1 135	2 101	357	457	2 446	3 260	5 361	<b>15 037</b>
June	10 030	1 350	1 234	2 584	275	429	1 561	2 265	4 849	<b>14 879</b>
July	9 501	1 272	1 295	2 567	250	615	1 302	2 167	4 734	<b>14 235</b>
August	9 613	738	951	1 689	372	338	1 809	2 519	4 208	<b>13 821</b>
September	9 290	720	965	1 685	214	212	2 010	2 436	4 121	<b>13 411</b>
October	8 695	884	925	1 809	328	193	1 685	2 206	4 015	<b>12 710</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>	21 414.9	1 198.2	2 016.4	3 214.5	621.3	806.8	5 355.2	6 783.2	9 997.8	<b>31 412.7</b>
<b>2003</b>										
August	1 721.1	79.8	177.7	257.5	45.9	54.9	251.5	352.3	609.9	<b>2 331.0</b>
September	1 873.5	85.2	172.0	257.2	52.9	72.1	670.6	795.5	1 052.8	<b>2 926.3</b>
October	1 944.8	131.5	176.1	307.6	41.3	82.4	605.0	728.7	1 036.3	<b>2 981.0</b>
November	1 779.6	93.4	186.1	279.5	62.0	79.3	220.7	362.0	641.5	<b>2 421.1</b>
December	1 774.8	80.4	152.9	233.3	45.5	69.3	292.6	407.4	640.7	<b>2 415.5</b>
<b>2004</b>										
January	1 397.1	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	<b>2 104.0</b>
February	1 698.6	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	<b>2 484.5</b>
March	1 962.2	112.4	146.9	259.3	86.0	79.6	616.5	782.1	1 041.4	<b>3 003.6</b>
April	1 670.5	88.4	193.4	281.8	44.7	43.4	502.3	590.5	872.3	<b>2 542.8</b>
May	1 798.1	120.8	175.7	296.5	53.6	68.0	532.8	654.4	951.0	<b>2 749.1</b>
June	1 876.3	151.2	192.8	344.0	50.9	58.7	335.1	444.6	788.6	<b>2 664.9</b>
July	1 816.2	147.3	239.4	386.8	24.9	99.8	207.9	332.6	719.3	<b>2 535.5</b>
August	1 834.9	88.2	153.0	241.2	48.8	57.4	388.7	494.8	736.1	<b>2 570.9</b>
September	1 751.9	88.2	144.2	232.4	34.4	33.1	491.2	558.7	791.1	<b>2 543.0</b>
October	1 683.2	113.9	140.1	253.9	32.3	31.8	376.9	441.0	694.9	<b>2 378.1</b>

(a) See Glossary for definition.

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

States and territories	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.)										
NSW	1 508	260	336	596	156	92	458	706	1 302	<b>2 810</b>
Vic.	2 588	223	271	494	18	16	439	473	967	<b>3 555</b>
Qld	2 161	122	212	334	68	70	549	687	1 021	<b>3 182</b>
SA	631	66	35	101	2	—	130	132	233	<b>864</b>
WA	1 486	198	66	264	69	15	109	193	457	<b>1 943</b>
Tas.	199	5	—	5	—	—	—	—	5	<b>204</b>
NT	50	10	5	15	13	—	—	13	28	<b>78</b>
ACT	72	—	—	—	2	—	—	2	2	<b>74</b>
Aust.	8 695	884	925	1 809	328	193	1 685	2 206	4 015	<b>12 710</b>
VALUE (\$m)										
NSW	333.6	40.3	52.0	92.4	10.0	14.8	91.0	115.8	208.1	<b>541.7</b>
Vic.	512.0	26.3	47.3	73.6	2.0	4.3	86.8	93.2	166.8	<b>678.8</b>
Qld	441.4	15.8	24.8	40.6	6.9	10.2	119.1	136.2	176.8	<b>618.2</b>
SA	94.6	6.9	5.7	12.7	0.1	—	50.7	50.8	63.5	<b>158.1</b>
WA	242.6	22.7	9.0	31.7	10.5	2.5	29.3	42.4	74.0	<b>316.6</b>
Tas.	31.9	0.6	—	0.6	—	—	—	—	0.6	<b>32.4</b>
NT	12.3	1.2	1.2	2.4	2.4	—	—	2.4	4.8	<b>17.1</b>
ACT	14.9	—	—	—	0.2	—	—	0.2	0.2	<b>15.1</b>
Aust.	1 683.2	113.9	140.1	253.9	32.3	31.8	376.9	441.0	694.9	<b>2 378.1</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>2003</b>					
September	2 926.3	472.9	3 399.2	1 419.7	<b>4 818.9</b>
October	2 981.0	502.1	3 483.1	1 693.0	<b>5 176.2</b>
November	2 421.1	392.4	2 813.5	987.8	<b>3 801.2</b>
December	2 415.5	413.0	2 828.5	1 409.2	<b>4 237.7</b>
<b>2004</b>					
January	2 104.0	316.7	2 420.7	1 436.9	<b>3 857.6</b>
February	2 484.5	389.8	2 874.3	1 236.8	<b>4 111.1</b>
March	3 003.6	433.5	3 437.2	1 346.8	<b>4 783.9</b>
April	2 542.8	397.9	2 940.7	1 344.1	<b>4 284.8</b>
May	2 749.1	485.4	3 234.5	1 628.6	<b>4 863.1</b>
June	2 664.9	462.3	3 127.2	1 262.9	<b>4 390.1</b>
July	2 535.5	451.3	2 986.8	1 393.7	<b>4 380.4</b>
August	2 570.9	489.9	3 060.8	1 737.8	<b>4 798.7</b>
September	2 543.0	428.5	2 971.4	1 397.5	<b>4 369.0</b>
October	2 378.1	417.9	2 795.9	1 541.2	<b>4 337.1</b>
SEASONALLY ADJUSTED					
<b>2003</b>					
September	2 682.1	433.1	3 115.2	na	<b>4 534.9</b>
October	2 704.8	443.5	3 148.3	na	<b>4 841.4</b>
November	2 472.7	421.2	2 894.0	na	<b>3 881.7</b>
December	2 509.2	460.5	2 969.7	na	<b>4 379.0</b>
<b>2004</b>					
January	2 556.9	402.8	2 959.7	na	<b>4 396.6</b>
February	2 686.5	408.8	3 095.4	na	<b>4 332.2</b>
March	2 784.0	398.6	3 182.6	na	<b>4 529.3</b>
April	2 702.5	440.1	3 142.7	na	<b>4 486.8</b>
May	2 723.8	441.7	3 165.6	na	<b>4 794.2</b>
June	2 568.2	446.6	3 014.8	na	<b>4 277.7</b>
July	2 475.9	463.8	2 939.7	na	<b>4 333.3</b>
August	2 408.0	426.0	2 834.0	na	<b>4 571.8</b>
September	2 290.8	392.8	2 683.6	na	<b>4 081.1</b>
October	2 354.4	394.5	2 749.0	na	<b>4 290.2</b>
TREND					
<b>2003</b>					
September	2 500.1	436.3	2 936.4	1 421.6	<b>4 358.0</b>
October	2 509.4	437.0	2 946.4	1 388.8	<b>4 335.2</b>
November	2 526.1	431.2	2 957.3	1 346.6	<b>4 304.0</b>
December	2 559.5	422.9	2 982.4	1 320.1	<b>4 302.5</b>
<b>2004</b>					
January	2 610.1	417.1	3 027.3	1 313.5	<b>4 340.8</b>
February	2 662.9	416.1	3 079.1	1 320.8	<b>4 399.9</b>
March	2 701.0	420.3	3 121.3	1 337.9	<b>4 459.2</b>
April	2 706.5	427.4	3 133.8	1 361.5	<b>4 495.4</b>
May	2 662.2	433.1	3 095.3	1 384.4	<b>4 479.7</b>
June	2 584.8	434.0	3 018.9	1 408.3	<b>4 427.2</b>
July	2 499.0	428.8	2 927.8	1 442.7	<b>4 370.6</b>
August	2 421.8	419.9	2 841.7	1 475.5	<b>4 317.2</b>
September	2 356.6	410.3	2 766.9	1 504.5	<b>4 271.3</b>
October	2 308.7	399.4	2 708.1	1 528.5	<b>4 236.6</b>

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings (a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
<b>2003</b>					
September	25.5	-2.6	20.7	0.9	<b>14.1</b>
October	1.9	6.2	2.5	19.3	<b>7.4</b>
November	-18.8	-21.9	-19.2	-41.7	<b>-26.6</b>
December	-0.2	5.3	0.5	42.7	<b>11.5</b>
<b>2004</b>					
January	-12.9	-23.3	-14.4	2.0	<b>-9.0</b>
February	18.1	23.1	18.7	-13.9	<b>6.6</b>
March	20.9	11.2	19.6	8.9	<b>16.4</b>
April	-15.3	-8.2	-14.4	-0.2	<b>-10.4</b>
May	8.1	22.0	10.0	21.2	<b>13.5</b>
June	-3.1	-4.8	-3.3	-22.5	<b>-9.7</b>
July	-4.9	-2.4	-4.5	10.4	<b>-0.2</b>
August	1.4	8.6	2.5	24.7	<b>9.5</b>
September	-1.1	-12.5	-2.9	-19.6	<b>-9.0</b>
October	-6.5	-2.5	-5.9	10.3	<b>-0.7</b>
SEASONALLY ADJUSTED					
<b>2003</b>					
September	16.0	-1.7	13.2	na	<b>9.0</b>
October	0.8	2.4	1.1	na	<b>6.8</b>
November	-8.6	-5.0	-8.1	na	<b>-19.8</b>
December	1.5	9.3	2.6	na	<b>12.8</b>
<b>2004</b>					
January	1.9	-12.5	-0.3	na	<b>0.4</b>
February	5.1	1.5	4.6	na	<b>-1.5</b>
March	3.6	-2.5	2.8	na	<b>4.5</b>
April	-2.9	10.4	-1.3	na	<b>-0.9</b>
May	0.8	0.4	0.7	na	<b>6.9</b>
June	-5.7	1.1	-4.8	na	<b>-10.8</b>
July	-3.6	3.8	-2.5	na	<b>1.3</b>
August	-2.7	-8.1	-3.6	na	<b>5.5</b>
September	-4.9	-7.8	-5.3	na	<b>-10.7</b>
October	2.8	0.4	2.4	na	<b>5.1</b>
TREND					
<b>2003</b>					
September	0.5	1.6	0.7	-1.1	<b>0.1</b>
October	0.4	0.1	0.3	-2.3	<b>-0.5</b>
November	0.7	-1.3	0.4	-3.0	<b>-0.7</b>
December	1.3	-1.9	0.8	-2.0	<b>—</b>
<b>2004</b>					
January	2.0	-1.4	1.5	-0.5	<b>0.9</b>
February	2.0	-0.2	1.7	0.6	<b>1.4</b>
March	1.4	1.0	1.4	1.3	<b>1.3</b>
April	0.2	1.7	0.4	1.8	<b>0.8</b>
May	-1.6	1.3	-1.2	1.7	<b>-0.3</b>
June	-2.9	0.2	-2.5	1.7	<b>-1.2</b>
July	-3.3	-1.2	-3.0	2.4	<b>-1.3</b>
August	-3.1	-2.1	-2.9	2.3	<b>-1.2</b>
September	-2.7	-2.3	-2.6	2.0	<b>-1.1</b>
October	-2.0	-2.7	-2.1	1.6	<b>-0.8</b>

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

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

## ORIGINAL

<b>2003</b>									
September	1 455.1	1 191.0	1 292.4	204.2	463.6	48.2	53.7	110.6	<b>4 818.9</b>
October	1 405.9	1 509.1	1 062.7	496.8	457.5	57.5	39.1	147.6	<b>5 176.2</b>
November	1 057.7	1 041.5	944.7	185.2	444.3	64.3	23.3	40.2	<b>3 801.2</b>
December	1 245.9	1 120.6	846.1	270.0	547.1	65.0	48.3	94.7	<b>4 237.7</b>
<b>2004</b>									
January	962.0	1 201.3	1 007.6	200.6	367.7	45.9	30.4	42.0	<b>3 857.6</b>
February	1 397.9	1 143.3	807.7	178.9	435.3	47.6	25.6	74.8	<b>4 111.1</b>
March	1 147.5	1 405.6	1 423.9	220.1	441.2	61.9	35.5	48.3	<b>4 783.9</b>
April	1 171.2	1 262.0	956.6	274.1	387.8	61.8	41.6	129.7	<b>4 284.8</b>
May	1 480.9	1 543.4	831.9	200.8	554.7	100.1	36.3	115.0	<b>4 863.1</b>
June	1 339.3	1 115.8	1 036.8	241.2	487.7	57.2	42.2	69.8	<b>4 390.1</b>
July	1 146.5	1 363.5	1 008.9	221.5	506.0	48.1	46.9	39.0	<b>4 380.4</b>
August	1 414.5	1 256.6	1 227.4	224.0	490.7	71.9	55.8	57.7	<b>4 798.7</b>
September	1 177.0	1 252.4	1 020.3	230.1	540.1	50.6	72.3	26.1	<b>4 369.0</b>
October	998.4	1 196.1	1 286.6	278.9	430.6	67.1	37.9	41.6	<b>4 337.1</b>

## SEASONALLY ADJUSTED

<b>2003</b>									
September	1 343.8	1 147.7	1 187.9	195.4	462.9	na	na	na	<b>4 534.9</b>
October	1 323.1	1 322.7	1 036.8	490.2	449.5	na	na	na	<b>4 841.4</b>
November	1 055.0	1 109.8	950.7	189.0	449.8	na	na	na	<b>3 881.7</b>
December	1 278.3	1 170.3	900.8	259.8	566.1	na	na	na	<b>4 379.0</b>
<b>2004</b>									
January	1 116.2	1 331.3	1 156.5	229.6	420.5	na	na	na	<b>4 396.6</b>
February	1 469.4	1 178.7	897.9	194.2	432.8	na	na	na	<b>4 332.2</b>
March	1 122.0	1 376.4	1 254.7	204.9	430.8	na	na	na	<b>4 529.3</b>
April	1 269.6	1 243.6	1 000.3	291.1	437.9	na	na	na	<b>4 486.8</b>
May	1 427.6	1 558.0	858.1	198.2	526.1	na	na	na	<b>4 794.2</b>
June	1 325.6	1 106.1	976.4	238.1	458.3	na	na	na	<b>4 277.7</b>
July	1 130.8	1 382.1	1 011.6	202.8	471.2	na	na	na	<b>4 333.3</b>
August	1 347.2	1 205.9	1 141.9	221.3	473.2	na	na	na	<b>4 571.8</b>
September	1 092.8	1 168.2	924.0	217.0	533.6	na	na	na	<b>4 081.1</b>
October	988.4	1 121.2	1 305.7	285.1	450.0	na	na	na	<b>4 290.2</b>

## TREND

<b>2003</b>									
September	1 289.8	1 177.9	1 018.9	285.0	436.6	na	na	na	<b>4 358.0</b>
October	1 259.2	1 171.3	1 024.7	282.2	445.9	na	na	na	<b>4 335.2</b>
November	1 228.9	1 174.7	1 017.1	269.6	450.3	na	na	na	<b>4 304.0</b>
December	1 217.6	1 197.8	1 006.0	251.3	450.1	na	na	na	<b>4 302.5</b>
<b>2004</b>									
January	1 228.8	1 233.7	991.2	234.2	447.7	na	na	na	<b>4 340.8</b>
February	1 252.2	1 275.7	972.9	223.2	445.3	na	na	na	<b>4 399.9</b>
March	1 269.8	1 313.1	961.4	220.6	446.9	na	na	na	<b>4 459.2</b>
April	1 282.1	1 331.6	955.7	223.3	455.1	na	na	na	<b>4 495.4</b>
May	1 275.1	1 325.9	956.2	226.9	466.2	na	na	na	<b>4 479.7</b>
June	1 250.5	1 299.4	973.5	224.7	476.8	na	na	na	<b>4 427.2</b>
July	1 215.4	1 262.5	1 010.3	222.3	482.9	na	na	na	<b>4 370.6</b>
August	1 174.3	1 221.0	1 054.5	220.3	485.3	na	na	na	<b>4 317.2</b>
September	1 133.2	1 179.8	1 099.6	219.8	486.1	na	na	na	<b>4 271.3</b>
October	1 080.6	1 148.7	1 145.8	218.2	484.5	na	na	na	<b>4 236.6</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>									
September	18.7	-9.6	44.6	-27.8	24.7	-9.0	95.5	119.3	<b>14.1</b>
October	-3.4	26.7	-17.8	143.4	-1.3	19.3	-27.2	33.4	<b>7.4</b>
November	-24.8	-31.0	-11.1	-62.7	-2.9	11.9	-40.3	-72.8	<b>-26.6</b>
December	17.8	7.6	-10.4	45.8	23.1	1.1	107.2	135.7	<b>11.5</b>
<b>2004</b>									
January	-22.8	7.2	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	<b>-9.0</b>
February	45.3	-4.8	-19.8	-10.8	18.4	3.7	-15.7	77.9	<b>6.6</b>
March	-17.9	22.9	76.3	23.0	1.4	30.0	38.7	-35.4	<b>16.4</b>
April	2.1	-10.2	-32.8	24.5	-12.1	-0.2	17.2	168.4	<b>-10.4</b>
May	26.4	22.3	-13.0	-26.8	43.0	61.8	-12.7	-11.4	<b>13.5</b>
June	-9.6	-27.7	24.6	20.1	-12.1	-42.8	16.1	-39.3	<b>-9.7</b>
July	-14.4	22.2	-2.7	-8.1	3.7	-15.8	11.2	-44.1	<b>-0.2</b>
August	23.4	-7.8	21.7	1.1	-3.0	49.5	19.0	47.9	<b>9.5</b>
September	-16.8	-0.3	-16.9	2.7	10.1	-29.6	29.7	-54.8	<b>-9.0</b>
October	-15.2	-4.5	26.1	21.2	-20.3	32.5	-47.6	59.6	<b>-0.7</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	11.8	-11.8	37.0	-31.7	24.6	na	na	na	<b>9.0</b>
October	-1.5	15.3	-12.7	150.8	-2.9	na	na	na	<b>6.8</b>
November	-20.3	-16.1	-8.3	-61.5	0.1	na	na	na	<b>-19.8</b>
December	21.2	5.5	-5.3	37.5	25.9	na	na	na	<b>12.8</b>
<b>2004</b>									
January	-12.7	13.8	28.4	-11.7	-25.7	na	na	na	<b>0.4</b>
February	31.6	-11.5	-22.4	-15.4	2.9	na	na	na	<b>-1.5</b>
March	-23.6	16.8	39.7	5.6	-0.5	na	na	na	<b>4.5</b>
April	13.2	-9.6	-20.3	42.0	1.7	na	na	na	<b>-0.9</b>
May	12.4	25.3	-14.2	-31.9	20.1	na	na	na	<b>6.9</b>
June	-7.1	-29.0	13.8	20.1	-12.9	na	na	na	<b>-10.8</b>
July	-14.7	25.0	3.6	-14.8	2.8	na	na	na	<b>1.3</b>
August	19.1	-12.8	12.9	9.2	0.4	na	na	na	<b>5.5</b>
September	-18.9	-3.1	-19.1	-2.0	12.8	na	na	na	<b>-10.7</b>
October	-9.6	-4.0	41.3	31.4	-15.7	na	na	na	<b>5.1</b>
TREND									
<b>2003</b>									
September	-1.3	-1.0	2.2	3.5	2.3	na	na	na	<b>0.1</b>
October	-2.4	-0.6	0.6	-1.0	2.1	na	na	na	<b>-0.5</b>
November	-2.4	0.3	-0.7	-4.5	1.0	na	na	na	<b>-0.7</b>
December	-0.9	2.0	-1.1	-6.8	-0.1	na	na	na	<b>—</b>
<b>2004</b>									
January	0.9	3.0	-1.5	-6.8	-0.5	na	na	na	<b>0.9</b>
February	1.9	3.4	-1.8	-4.7	-0.5	na	na	na	<b>1.4</b>
March	1.4	2.9	-1.2	-1.2	0.4	na	na	na	<b>1.3</b>
April	1.0	1.4	-0.6	1.2	1.8	na	na	na	<b>0.8</b>
May	-0.5	-0.4	—	1.6	2.4	na	na	na	<b>-0.3</b>
June	-1.9	-2.0	1.8	-1.0	2.3	na	na	na	<b>-1.2</b>
July	-2.8	-2.8	3.8	-1.1	1.3	na	na	na	<b>-1.3</b>
August	-3.4	-3.3	4.4	-0.9	0.5	na	na	na	<b>-1.2</b>
September	-3.5	-3.4	4.3	-0.2	0.2	na	na	na	<b>-1.1</b>
October	-4.6	-2.6	4.2	-0.7	-0.3	na	na	na	<b>-0.8</b>

— nil or rounded to zero (including null cells)

na not available

## VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
September	1 015.9	890.9	862.0	163.1	294.6	41.6	45.1	85.9	<b>3 399.2</b>
October	902.4	1 163.0	682.6	180.7	397.2	39.4	21.8	96.1	<b>3 483.1</b>
November	803.6	756.1	720.2	125.2	318.8	45.0	12.9	31.9	<b>2 813.5</b>
December	829.4	724.5	664.6	180.2	327.3	49.0	22.6	31.0	<b>2 828.5</b>
<b>2004</b>									
January	586.9	759.0	613.2	132.8	257.6	33.0	13.7	24.4	<b>2 420.7</b>
February	887.9	778.9	630.2	129.7	351.8	33.3	18.5	43.9	<b>2 874.3</b>
March	882.8	831.2	1 117.3	158.3	341.6	46.8	19.0	40.2	<b>3 437.2</b>
April	842.6	814.5	752.3	134.0	274.4	50.8	20.6	51.5	<b>2 940.7</b>
May	906.1	1 009.4	611.0	148.2	354.5	68.7	26.3	110.3	<b>3 234.5</b>
June	858.3	810.3	824.0	176.3	348.3	44.3	29.9	35.8	<b>3 127.2</b>
July	818.0	809.8	713.8	167.9	384.7	39.4	30.2	22.9	<b>2 986.8</b>
August	803.7	818.2	823.8	148.2	352.5	46.1	36.4	32.0	<b>3 060.8</b>
September	778.5	808.5	722.9	153.6	400.2	41.9	45.5	20.4	<b>2 971.4</b>
October	666.0	807.7	711.0	178.8	343.1	46.9	21.3	21.1	<b>2 795.9</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	904.6	847.5	757.4	154.4	293.9	na	na	na	<b>3 115.2</b>
October	819.6	976.7	656.7	174.0	389.2	na	na	na	<b>3 148.3</b>
November	800.9	824.4	726.2	129.0	324.3	na	na	na	<b>2 894.0</b>
December	861.8	774.2	719.2	170.1	346.3	na	na	na	<b>2 969.7</b>
<b>2004</b>									
January	741.1	889.0	762.1	161.8	310.4	na	na	na	<b>2 959.7</b>
February	959.5	814.2	720.4	144.9	349.2	na	na	na	<b>3 095.4</b>
March	857.4	802.0	948.2	143.1	331.2	na	na	na	<b>3 182.6</b>
April	941.0	796.1	795.9	151.0	324.6	na	na	na	<b>3 142.7</b>
May	852.8	1 024.0	637.1	145.7	326.0	na	na	na	<b>3 165.6</b>
June	844.5	800.5	763.5	173.2	318.9	na	na	na	<b>3 014.8</b>
July	802.4	828.4	716.4	149.2	349.9	na	na	na	<b>2 939.7</b>
August	736.4	767.4	738.2	145.5	334.9	na	na	na	<b>2 834.0</b>
September	694.3	724.4	626.5	140.4	393.8	na	na	na	<b>2 683.6</b>
October	656.0	732.8	730.1	185.0	362.5	na	na	na	<b>2 749.0</b>
TREND									
<b>2003</b>									
September	848.9	818.6	705.6	146.9	322.1	na	na	na	<b>2 936.4</b>
October	842.1	820.4	712.1	149.0	330.4	na	na	na	<b>2 946.4</b>
November	834.1	820.2	716.6	149.7	336.2	na	na	na	<b>2 957.3</b>
December	835.4	820.8	722.6	149.3	339.1	na	na	na	<b>2 982.4</b>
<b>2004</b>									
January	848.4	826.0	726.2	148.9	337.6	na	na	na	<b>3 027.3</b>
February	868.7	835.2	726.5	149.2	332.8	na	na	na	<b>3 079.1</b>
March	885.5	847.6	725.5	150.5	327.8	na	na	na	<b>3 121.3</b>
April	889.1	857.1	724.0	152.3	325.9	na	na	na	<b>3 133.8</b>
May	871.2	854.0	720.3	153.2	328.3	na	na	na	<b>3 095.3</b>
June	835.9	836.6	716.9	152.9	333.6	na	na	na	<b>3 018.9</b>
July	791.3	810.3	712.7	151.2	341.9	na	na	na	<b>2 927.8</b>
August	747.7	779.5	707.1	147.8	351.8	na	na	na	<b>2 841.7</b>
September	709.0	750.2	701.7	143.7	361.7	na	na	na	<b>2 766.9</b>
October	671.3	723.6	693.6	139.3	370.4	na	na	na	<b>2 708.1</b>

na not available

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

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

## ORIGINAL

## 2003

August	356.0	550.0	229.6	143.5	83.7	13.0	13.7	17.7	<b>1 407.2</b>
September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	<b>1 419.7</b>
October	503.5	346.1	380.1	316.2	60.3	18.1	17.3	51.5	<b>1 693.0</b>
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	<b>987.8</b>
December	416.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	<b>1 409.2</b>

## 2004

January	375.1	442.3	394.4	67.8	110.0	12.9	16.6	17.7	<b>1 436.9</b>
February	509.9	364.4	177.5	49.2	83.6	14.3	7.0	30.8	<b>1 236.8</b>
March	264.7	574.4	306.5	61.8	99.6	15.1	16.5	8.2	<b>1 346.8</b>
April	328.6	447.5	204.3	140.1	113.3	11.1	21.0	78.2	<b>1 344.1</b>
May	574.8	534.0	220.9	52.5	200.2	31.4	10.1	4.7	<b>1 628.6</b>
June	481.0	305.6	212.8	64.9	139.4	12.9	12.3	34.0	<b>1 262.9</b>
July	328.4	553.7	295.1	53.6	121.3	8.7	16.7	16.1	<b>1 393.7</b>
August	610.8	438.4	403.6	75.8	138.3	25.8	19.4	25.7	<b>1 737.8</b>
September	398.5	443.9	297.5	76.5	139.9	8.7	26.8	5.7	<b>1 397.5</b>
October	332.4	388.4	575.6	100.1	87.5	20.2	16.5	20.5	<b>1 541.2</b>

## TREND

## 2003

August	463.5	372.3	303.6	132.0	115.0	na	na	na	<b>1 437.5</b>
September	440.9	359.2	313.3	138.1	114.5	na	na	na	<b>1 421.6</b>
October	417.0	351.0	312.6	133.1	115.5	na	na	na	<b>1 388.8</b>
November	394.8	354.5	300.5	119.9	114.1	na	na	na	<b>1 346.6</b>
December	382.2	377.1	283.4	102.0	110.9	na	na	na	<b>1 320.1</b>

## 2004

January	380.4	407.7	265.0	85.3	110.0	na	na	na	<b>1 313.5</b>
February	383.5	440.5	246.4	73.9	112.5	na	na	na	<b>1 320.8</b>
March	384.3	465.5	236.0	70.1	119.2	na	na	na	<b>1 337.9</b>
April	393.0	474.4	231.7	71.0	129.2	na	na	na	<b>1 361.5</b>
May	403.9	472.0	235.9	73.7	137.8	na	na	na	<b>1 384.4</b>
June	414.6	462.8	256.6	71.8	143.1	na	na	na	<b>1 408.3</b>
July	424.2	452.2	297.6	71.0	141.0	na	na	na	<b>1 442.7</b>
August	426.6	441.6	347.4	72.5	133.6	na	na	na	<b>1 475.5</b>
September	424.3	429.6	398.0	76.1	124.4	na	na	na	<b>1 504.5</b>
October	409.3	425.1	452.2	79.0	114.1	na	na	na	<b>1 528.5</b>

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>								
<b>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>	21 144.3	9 767.5	117.8	4 626.4	286.6	35 942.5	12 772.9	<b>48 715.5</b>
<b>2003</b>								
November	1 760.9	627.5	3.1	361.9	13.4	2 766.8	785.1	<b>3 551.9</b>
December	1 739.5	619.9	5.4	358.5	31.7	2 755.0	1 029.0	<b>3 783.9</b>
<b>2004</b>								
January	1 375.1	696.1	3.8	301.8	3.9	2 380.7	1 049.5	<b>3 430.2</b>
February	1 677.2	767.2	9.1	362.7	2.2	2 818.4	960.8	<b>3 779.2</b>
March	1 943.4	1 013.9	9.6	406.2	1.3	3 374.4	1 041.9	<b>4 416.3</b>
April	1 661.2	852.8	7.8	355.8	20.8	2 898.4	976.3	<b>3 874.7</b>
May	1 761.5	904.2	16.4	389.1	65.2	3 136.4	1 227.1	<b>4 363.5</b>
June	1 841.2	768.4	24.8	420.1	4.3	3 058.8	998.3	<b>4 057.1</b>
July	1 778.1	657.2	2.4	401.6	43.9	2 883.1	1 111.0	<b>3 994.0</b>
August	1 800.0	716.2	3.8	431.5	34.5	2 986.0	1 433.0	<b>4 419.0</b>
September	1 722.0	782.2	3.4	406.7	5.0	2 919.2	1 109.4	<b>4 028.6</b>
October	1 663.6	639.7	6.9	386.9	9.3	2 706.3	1 227.9	<b>3 934.2</b>
<b>PUBLIC SECTOR</b>								
<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>	270.7	230.3	1.7	159.0	0.4	662.0	3 911.4	<b>4 573.4</b>
<b>2003</b>								
November	18.7	14.0	—	14.0	—	46.7	202.6	<b>249.3</b>
December	35.3	20.8	—	17.4	—	73.5	380.3	<b>453.8</b>
<b>2004</b>								
January	22.1	10.7	—	7.2	—	40.0	387.4	<b>427.4</b>
February	21.4	18.7	—	15.8	—	55.9	276.0	<b>331.9</b>
March	18.9	27.5	—	16.5	—	62.8	304.9	<b>367.7</b>
April	9.3	19.6	—	13.5	—	42.3	367.8	<b>410.1</b>
May	36.6	46.7	—	14.7	—	98.1	401.5	<b>499.6</b>
June	35.0	20.2	1.1	12.1	—	68.4	264.6	<b>332.9</b>
July	38.1	62.2	—	3.4	—	103.7	282.7	<b>386.4</b>
August	34.9	19.8	—	20.1	—	74.8	304.9	<b>379.7</b>
September	30.0	8.9	—	13.4	—	52.3	288.1	<b>340.4</b>
October	19.6	55.2	—	14.8	—	89.6	313.3	<b>402.9</b>
<b>TOTAL</b>								
<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>	21 414.9	9 997.8	119.5	4 785.4	287.0	36 604.6	16 684.3	<b>53 288.9</b>
<b>2003</b>								
November	1 779.6	641.5	3.1	375.9	13.4	2 813.5	987.8	<b>3 801.2</b>
December	1 774.8	640.7	5.4	375.9	31.7	2 828.5	1 409.2	<b>4 237.7</b>
<b>2004</b>								
January	1 397.1	706.8	3.8	309.0	3.9	2 420.7	1 436.9	<b>3 857.6</b>
February	1 698.6	785.9	9.1	378.5	2.2	2 874.3	1 236.8	<b>4 111.1</b>
March	1 962.2	1 041.4	9.6	422.6	1.3	3 437.2	1 346.8	<b>4 783.9</b>
April	1 670.5	872.3	7.8	369.3	20.8	2 940.7	1 344.1	<b>4 284.8</b>
May	1 798.1	951.0	16.4	403.8	65.2	3 234.5	1 628.6	<b>4 863.1</b>
June	1 876.3	788.6	25.9	432.1	4.3	3 127.2	1 262.9	<b>4 390.1</b>
July	1 816.2	719.3	2.4	405.0	43.9	2 986.8	1 393.7	<b>4 380.4</b>
August	1 834.9	736.1	3.8	451.6	34.5	3 060.8	1 737.8	<b>4 798.7</b>
September	1 751.9	791.1	3.4	420.1	5.0	2 971.4	1 397.5	<b>4 369.0</b>
October	1 683.2	694.9	6.9	401.7	9.3	2 795.9	1 541.2	<b>4 337.1</b>

— nil or rounded to zero (including null cells)

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	332.4	207.7	3.4	118.3	0.1	661.9	294.1	956.0
Vic.	509.8	163.8	1.1	118.3	3.0	796.0	329.9	1 125.9
Qld	437.8	131.8	1.4	87.6	0.1	658.7	424.7	1 083.4
SA	91.8	61.1	0.2	20.5	—	173.6	84.6	258.2
WA	235.7	70.2	0.6	24.5	—	331.1	52.7	383.7
Tas.	31.9	—	—	8.4	6.1	46.3	19.0	65.3
NT	10.8	4.8	0.1	3.5	—	19.2	10.6	29.8
ACT	13.4	0.2	0.2	5.8	—	19.6	12.4	32.0
Aust.	1 663.6	639.7	6.9	386.9	9.3	2 706.3	1 227.9	3 934.2
PUBLIC SECTOR								
NSW	1.2	0.4	—	2.5	—	4.1	38.3	42.5
Vic.	2.1	2.9	—	6.6	—	11.7	58.5	70.2
Qld	3.5	45.0	—	3.8	—	52.3	150.9	203.2
SA	2.8	2.4	—	—	—	5.2	15.5	20.7
WA	6.9	3.9	—	1.3	—	12.1	34.8	46.8
Tas.	—	0.6	—	—	—	0.6	1.2	1.8
NT	1.5	—	—	0.6	—	2.2	5.9	8.1
ACT	1.5	—	—	—	—	1.5	8.1	9.6
Aust.	19.6	55.2	—	14.8	—	89.6	313.3	402.9
TOTAL								
NSW	333.6	208.1	3.4	120.9	0.1	666.0	332.4	998.4
Vic.	512.0	166.8	1.1	124.8	3.0	807.7	388.4	1 196.1
Qld	441.4	176.8	1.4	91.3	0.1	711.0	575.6	1 286.6
SA	94.6	63.5	0.2	20.5	—	178.8	100.1	278.9
WA	242.6	74.0	0.6	25.9	—	343.1	87.5	430.6
Tas.	31.9	0.6	—	8.4	6.1	46.9	20.2	67.1
NT	12.3	4.8	0.1	4.1	—	21.3	16.5	37.9
ACT	14.9	0.2	0.2	5.8	—	21.1	20.5	41.6
Aust.	1 683.2	694.9	6.9	401.7	9.3	2 795.9	1 541.2	4 337.1

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	41.1	76.4	247.8	13.0	16.7	7.9	1.6	1.2	405.6
Transport	2.8	0.2	0.3	—	—	—	0.3	0.4	3.9
Offices	67.0	76.3	41.6	4.0	18.7	0.9	0.8	6.7	216.0
Other commercial n.e.c.	1.4	2.9	6.1	2.2	0.6	0.3	—	—	13.4
<i>Total commercial</i>	<i>112.2</i>	<i>155.7</i>	<i>295.8</i>	<i>19.2</i>	<i>36.0</i>	<i>9.1</i>	<i>2.7</i>	<i>8.2</i>	<i>638.9</i>
<b>Industrial</b>									
Factories	28.9	17.3	6.7	4.7	4.5	0.2	—	0.4	62.6
Warehouses	28.7	60.3	29.9	9.7	7.5	0.8	1.7	—	138.6
Agricultural/aquacultural	4.7	2.7	0.7	1.8	0.4	0.1	—	—	10.2
Other industrial n.e.c.	15.0	2.1	14.7	0.3	0.8	1.0	—	—	33.8
<i>Total industrial</i>	<i>77.3</i>	<i>82.3</i>	<i>52.0</i>	<i>16.4</i>	<i>13.2</i>	<i>2.0</i>	<i>1.7</i>	<i>0.4</i>	<i>245.3</i>
<b>Other non-residential</b>									
Educational	45.0	38.1	99.8	13.3	6.3	1.0	4.1	0.3	207.9
Religious	3.8	0.5	2.8	0.1	—	—	—	—	7.3
Aged care facilities	29.8	43.8	44.3	12.6	1.9	2.2	—	1.0	135.6
Health	13.5	24.0	22.9	3.0	0.4	0.1	0.6	0.8	65.2
Entertainment and recreation	6.9	16.2	22.8	27.7	15.7	0.7	—	2.2	92.3
Accommodation	33.1	13.4	20.5	7.3	4.9	5.1	6.7	1.6	92.6
Other non-residential n.e.c.	10.8	14.4	14.5	0.5	9.1	0.1	0.8	6.0	56.1
<i>Total other non-residential</i>	<i>142.9</i>	<i>150.3</i>	<i>227.8</i>	<i>64.5</i>	<i>38.3</i>	<i>9.1</i>	<i>12.2</i>	<i>11.9</i>	<i>657.0</i>
<b>Total non-residential</b>	<b>332.4</b>	<b>388.4</b>	<b>575.6</b>	<b>100.1</b>	<b>87.5</b>	<b>20.2</b>	<b>16.5</b>	<b>20.5</b>	<b>1 541.2</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	41.0	74.3	220.8	13.0	16.6	7.9	1.5	1.2	376.2
Transport	1.9	0.1	0.3	—	—	—	0.3	0.4	2.9
Offices	60.5	72.6	33.7	3.4	7.5	0.8	0.5	4.8	183.9
Other commercial n.e.c.	1.4	1.7	6.1	2.0	0.6	0.3	—	—	12.0
<i>Total commercial</i>	<i>104.8</i>	<i>148.7</i>	<i>260.9</i>	<i>18.4</i>	<i>24.6</i>	<i>9.0</i>	<i>2.3</i>	<i>6.3</i>	<i>574.9</i>
Industrial									
Factories	28.9	17.0	6.4	4.7	4.5	0.2	—	0.4	62.1
Warehouses	28.7	60.3	29.8	9.7	7.5	0.8	1.7	—	138.4
Agricultural/aquacultural	4.7	2.7	0.6	1.8	0.4	0.1	—	—	10.2
Other industrial n.e.c.	14.9	2.1	13.9	0.3	0.8	—	—	—	32.0
<i>Total industrial</i>	<i>77.2</i>	<i>82.1</i>	<i>50.7</i>	<i>16.4</i>	<i>13.2</i>	<i>1.0</i>	<i>1.7</i>	<i>0.4</i>	<i>242.7</i>
Other non-residential									
Educational	25.4	13.1	8.8	3.0	1.7	0.9	—	0.1	52.9
Religious	3.8	0.5	2.8	0.1	—	—	—	—	7.3
Aged care facilities	29.8	43.8	26.4	12.6	1.9	2.2	—	1.0	117.7
Health	8.8	11.1	21.4	—	0.2	0.1	—	0.8	42.3
Entertainment and recreation	5.3	5.9	19.6	26.6	3.9	0.7	—	2.2	64.2
Accommodation	33.1	13.4	20.5	7.3	4.9	5.1	6.7	1.6	92.6
Other non-residential n.e.c.	5.9	11.3	13.5	0.2	2.2	0.1	—	—	33.3
<i>Total other non-residential</i>	<i>112.1</i>	<i>99.1</i>	<i>113.1</i>	<i>49.8</i>	<i>14.9</i>	<i>9.0</i>	<i>6.7</i>	<i>5.7</i>	<i>410.3</i>
<b>Total non-residential</b>	<b>294.1</b>	<b>329.9</b>	<b>424.7</b>	<b>84.6</b>	<b>52.7</b>	<b>19.0</b>	<b>10.6</b>	<b>12.4</b>	<b>1 227.9</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.1	2.1	27.0	—	0.1	—	0.2	—	29.4
Transport	0.9	0.1	0.1	—	—	—	—	—	1.0
Offices	6.5	3.7	7.8	0.6	11.2	0.1	0.3	1.9	32.2
Other commercial n.e.c.	—	1.2	—	0.2	—	—	—	—	1.4
<i>Total commercial</i>	<i>7.4</i>	<i>7.0</i>	<i>34.9</i>	<i>0.8</i>	<i>11.4</i>	<i>0.1</i>	<i>0.4</i>	<i>1.9</i>	<i>64.0</i>
Industrial									
Factories	—	0.3	0.3	—	—	—	—	—	0.5
Warehouses	—	—	0.2	—	—	—	—	—	0.2
Agricultural/aquacultural	—	—	0.1	—	—	—	—	—	0.1
Other industrial n.e.c.	0.1	—	0.8	—	—	1.0	—	—	1.8
<i>Total industrial</i>	<i>0.1</i>	<i>0.3</i>	<i>1.3</i>	<i>—</i>	<i>—</i>	<i>1.0</i>	<i>—</i>	<i>—</i>	<i>2.6</i>
Other non-residential									
Educational	19.6	24.9	91.1	10.3	4.6	0.1	4.1	0.2	154.9
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	17.9	—	—	—	—	—	17.9
Health	4.7	12.9	1.5	3.0	0.2	—	0.6	—	22.9
Entertainment and recreation	1.7	10.3	3.2	1.1	11.8	—	—	—	28.1
Accommodation	—	—	—	—	—	—	—	—	—
Other non-residential n.e.c.	4.9	3.1	1.0	0.2	6.9	—	0.8	6.0	22.8
<i>Total other non-residential</i>	<i>30.8</i>	<i>51.2</i>	<i>114.8</i>	<i>14.7</i>	<i>23.4</i>	<i>0.1</i>	<i>5.5</i>	<i>6.2</i>	<i>246.7</i>
<b>Total non-residential</b>	<b>38.3</b>	<b>58.5</b>	<b>150.9</b>	<b>15.5</b>	<b>34.8</b>	<b>1.2</b>	<b>5.9</b>	<b>8.1</b>	<b>313.3</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	660	32	10	702
Transport	9	1	—	10
Offices	299	30	10	339
Other commercial n.e.c.	27	1	1	29
<i>Total commercial</i>	995	64	21	1 080
Industrial				
Factories	93	14	1	108
Warehouses	141	33	5	179
Agricultural/aquacultural	35	3	—	38
Other industrial n.e.c.	47	2	2	51
<i>Total industrial</i>	316	52	8	376
Other non-residential				
Educational	131	25	5	161
Religious	11	3	—	14
Aged care facilities	10	13	10	33
Health	39	8	3	50
Entertainment and recreation	95	13	3	111
Accommodation	42	9	4	55
Other non-residential n.e.c.	77	6	3	86
<i>Total other non-residential</i>	405	77	28	510
<b>Total non-residential</b>	<b>1 716</b>	<b>193</b>	<b>57</b>	<b>1 966</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	102.7	63.4	239.5	405.6
Transport	2.1	1.8	—	3.9
Offices	72.1	50.9	93.0	216.0
Other commercial n.e.c.	7.1	1.3	5.0	13.4
<i>Total commercial</i>	184.0	117.4	337.5	638.9
Industrial				
Factories	25.8	28.7	8.2	62.6
Warehouses	44.5	64.4	29.8	138.6
Agricultural/aquacultural	4.6	5.6	—	10.2
Other industrial n.e.c.	13.4	2.5	17.9	33.8
<i>Total industrial</i>	88.3	101.2	55.8	245.3
Other non-residential				
Educational	39.4	55.2	113.2	207.9
Religious	1.6	5.7	—	7.3
Aged care facilities	3.9	28.4	103.3	135.6
Health	9.6	19.3	36.4	65.2
Entertainment and recreation	23.3	29.1	39.8	92.3
Accommodation	12.1	21.4	59.1	92.6
Other non-residential n.e.c.	25.6	12.3	18.2	56.1
<i>Total other non-residential</i>	115.5	171.5	369.9	657.0
<b>Total non-residential</b>	<b>387.8</b>	<b>390.1</b>	<b>763.3</b>	<b>1 541.2</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>	19 990.7	9 133.0	29 123.7	4 896.2	34 019.9	15 286.1	49 306.0
<b>2003</b>							
June	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September	5 252.7	2 390.4	7 643.2	1 343.1	8 986.2	4 099.1	13 085.3
December	5 165.9	2 142.8	7 308.7	1 240.0	8 548.8	3 791.4	12 340.2
<b>2004</b>							
March	4 686.6	2 279.2	6 965.8	1 068.8	8 034.6	3 625.8	11 660.4
June	4 885.4	2 320.6	7 206.0	1 244.3	8 450.3	3 769.8	12 220.2
September	4 867.4	1 967.5	6 834.8	1 249.8	8 084.7	3 969.1	12 053.8
SEASONALLY ADJUSTED (\$m)							
<b>2003</b>							
June	4 831.7	2 043.2	6 988.6	1 152.1	8 138.7	na	12 013.6
September	4 959.9	2 288.8	7 248.7	1 242.8	8 491.5	na	12 590.6
December	5 176.5	2 060.3	7 236.8	1 262.4	8 499.2	na	12 290.5
<b>2004</b>							
March	5 002.5	2 474.2	7 476.8	1 151.9	8 628.7	na	12 254.5
June	4 851.7	2 309.7	7 161.4	1 239.1	8 400.5	na	12 170.4
September	4 616.4	1 887.2	6 503.5	1 165.8	7 669.3	na	11 638.4
TREND (\$m)							
<b>2003</b>							
June	4 787.4	2 249.8	7 081.1	1 191.0	8 266.0	4 192.0	12 419.3
September	4 999.3	2 105.1	7 135.9	1 225.4	8 359.1	3 960.2	12 290.5
December	5 090.9	2 255.7	7 355.0	1 226.0	8 581.9	3 794.1	12 366.9
<b>2004</b>							
March	5 008.8	2 303.2	7 307.2	1 213.4	8 520.8	3 733.9	12 259.5
June	4 845.3	2 223.0	7 068.4	1 194.0	8 262.4	3 769.4	12 030.3
September	4 649.6	2 094.1	6 745.9	1 181.1	7 927.0	3 867.0	11 840.1
TREND (% change from previous quarter)							
<b>2003</b>							
June	3.7	-11.8	-1.3	4.4	-0.6	-4.5	-2.2
September	4.4	-6.4	0.8	2.9	1.1	-5.5	-1.0
December	1.8	7.2	3.1	—	2.7	-4.2	0.6
<b>2004</b>							
March	-1.6	2.1	-0.6	-1.0	-0.7	-1.6	-0.9
June	-3.3	-3.5	-3.3	-1.6	-3.0	1.0	-1.9
September	-4.0	-5.8	-4.6	-1.1	-4.1	2.6	-1.6

— nil or rounded to zero (including null cells)

na not available

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

(b) Refer to Explanatory Notes, paragraph 13.

## 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>	9 718.8	9 689.8	7 992.7	1 731.9	3 549.4	512.6	248.2	576.4	<b>34 019.9</b>
<b>2003</b>									
June	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	<b>8 086.8</b>
September	2 735.2	2 406.6	2 181.5	455.0	850.2	137.1	73.9	146.7	<b>8 986.2</b>
December	2 401.8	2 541.6	1 849.4	461.3	966.9	125.4	55.0	147.3	<b>8 548.8</b>
<b>2004</b>									
March	2 189.6	2 258.5	2 077.5	391.8	865.2	103.5	48.6	99.8	<b>8 034.6</b>
June	2 392.2	2 483.1	1 884.3	423.7	867.2	146.5	70.7	182.6	<b>8 450.3</b>
September	2 179.1	2 272.1	1 930.3	433.5	989.0	111.2	101.4	68.0	<b>8 084.7</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>	4 698.4	4 450.6	2 921.2	1 142.5	1 395.4	178.7	162.9	336.5	<b>15 286.1</b>
<b>2003</b>									
June	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	<b>3 984.3</b>
September	1 405.1	1 091.0	868.3	269.7	342.2	35.1	33.2	54.4	<b>4 099.1</b>
December	1 063.1	958.5	717.7	452.6	378.6	51.6	51.6	117.8	<b>3 791.4</b>
<b>2004</b>									
March	1 018.2	1 254.5	780.5	172.6	268.1	40.2	38.0	53.7	<b>3 625.8</b>
June	1 212.0	1 146.6	554.7	247.5	406.5	51.8	40.1	110.6	<b>3 769.8</b>
September	1 157.5	1 264.3	856.6	197.2	351.4	40.1	57.4	44.6	<b>3 969.1</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>	14 417.2	14 140.4	10 913.9	2 874.3	4 944.8	691.3	411.1	912.9	<b>49 306.0</b>
<b>2003</b>									
June	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	<b>12 070.5</b>
September	4 140.3	3 497.6	3 049.8	724.7	1 192.4	172.3	107.1	201.2	<b>13 085.3</b>
December	3 464.9	3 500.1	2 567.1	913.9	1 345.5	177.0	106.6	265.1	<b>12 340.2</b>
<b>2004</b>									
March	3 207.8	3 513.1	2 858.0	564.4	1 133.3	143.8	86.6	153.5	<b>11 660.4</b>
June	3 604.2	3 629.7	2 439.0	671.3	1 273.7	198.3	110.8	293.2	<b>12 220.2</b>
September	3 336.6	3 536.5	2 786.9	630.7	1 340.5	151.2	158.8	112.7	<b>12 053.8</b>

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

# WHAT IF...? REVISIONS TO TREND ESTIMATES

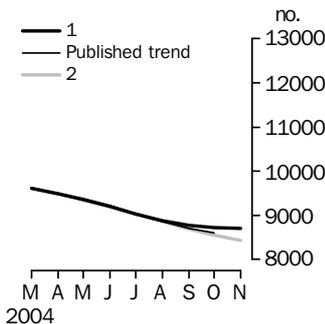
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### 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 November seasonally adjusted estimate is higher than the October estimate by 4% for the number of private sector houses approved and 15% for private sector other dwelling units approved; and that the November seasonally adjusted estimate is lower than the October 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.

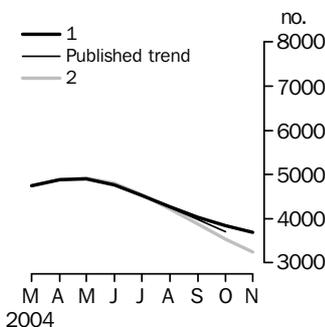
### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Oct 2004		(2) falls by 4% on Oct 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
June	9 211	-1.6	9 197	-1.7	9 218	-1.6
July	9 035	-1.9	9 028	-1.8	9 039	-1.9
August	8 863	-1.9	8 881	-1.6	8 853	-2.1
September	8 711	-1.7	8 780	-1.1	8 688	-1.9
October	8 596	-1.3	8 718	-0.7	8 544	-1.7
November	—	—	8 700	-0.2	8 438	-1.2

— nil or rounded to zero (including null cells)

### PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 15% on Oct 2004		(2) falls by 15% on Oct 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
June	4 760	-2.9	4 758	-3.0	4 795	-2.6
July	4 531	-4.8	4 528	-4.8	4 546	-5.2
August	4 258	-6.0	4 272	-5.7	4 224	-7.1
September	3 985	-6.4	4 033	-5.6	3 874	-8.3
October	3 700	-7.1	3 836	-4.9	3 537	-8.7
November	—	—	3 695	-3.7	3 244	-8.3

— 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*

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- 24a Value of building approved, chain volume measures, Australia
- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
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- 25c Value of building approved, chain volume measures, Queensland
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- 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
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- 7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04, 2004-05
- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04, 2004-05

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- 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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