

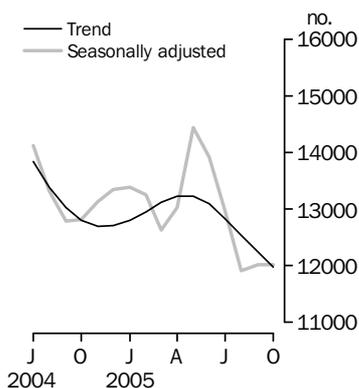
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 2 DEC 2005

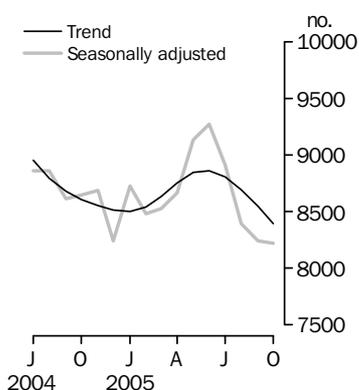
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Paul Pamment on Adelaide (08) 8237 7499.

## KEY FIGURES

	Oct 05 no.	Sept 05 to Oct 05 % change	Oct 04 to Oct 05 % change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>11 969</b>	<b>-2.3</b>	<b>-6.5</b>
Private sector houses	8 397	-1.8	-2.4
Private sector other dwellings	3 158	-4.4	-18.3
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>12 012</b>	—	<b>-6.3</b>
Private sector houses	8 223	-0.2	-4.9
Private sector other dwellings	3 351	-1.5	-10.8

— nil or rounded to zero (including null cells)

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend for total dwelling approvals fell 2.3% in October 2005.
- The seasonally adjusted estimate for total dwelling units approved was unchanged at 12,012, in October 2005. An increase in public sector approvals offset declines in private sector houses and other dwellings.

### PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals fell 1.8% in October 2005, the fourth consecutive monthly fall.
- The seasonally adjusted estimate for private sector houses approved fell -0.2%, to 8,223, in October 2005. This is the second lowest estimate since May 2001.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 4.4% in October 2005.
- The seasonally adjusted estimate for private sector other dwellings approved fell 1.5%, to 3,351, in October 2005. This is the second lowest estimate since February 2002.

### VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved has fallen for the past four months, down 0.6% in October 2005. The value of new residential building approved fell 2.3%, and the value of alterations and additions fell 0.7%. The value of non-residential building approved rose 1.6%, the ninth consecutive monthly rise.
- The seasonally adjusted estimate of the value of total building approved fell 8.4% to \$4,561.8m in October 2005. The value of new residential building approved fell 0.9%, to \$2,359.4m. The value of alterations and additions rose 6.5%, to \$429.9m.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 2005	6 January 2006
December 2005	2 February 2006
January 2006	2 March 2006
February 2006	31 March 2006
March 2006	5 May 2006
April 2006	30 May 2006

## REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:

	<i>2004-05</i>	<i>2005-06</i>	<i>Total</i>
New South Wales	45	450	495
Victoria	92	—	92
Queensland	37	1	38
South Australia	34	5	39
Western Australia	-3	-1	-4
Tasmania	—	—	—
Northern Territory	—	-17	-17
Australian Capital Territory	11	—	11
<b>TOTAL</b>	<b>216</b>	<b>438</b>	<b>654</b>

There has been significant revisions to data for the Auburn Council (NSW) , Ku-Ring-Gai Council (NSW), Marrickville Council (NSW) and Wollongong City Council (NSW) following the resolution of some reporting problems spanning the past three months.

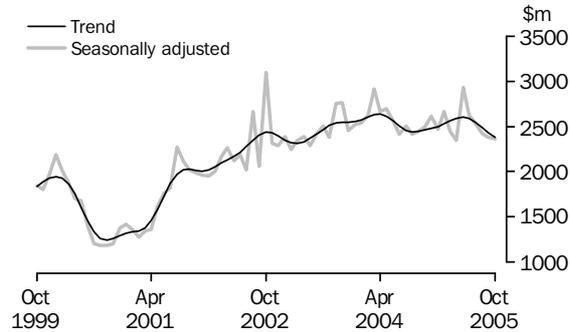
Estimates have been included in this issue for the municipality of Kwinana in Western Australia, which was unable to report all building work approved in their municipality this month.

Dennis Trewin  
Australian Statistician

## VALUE OF BUILDING APPROVED

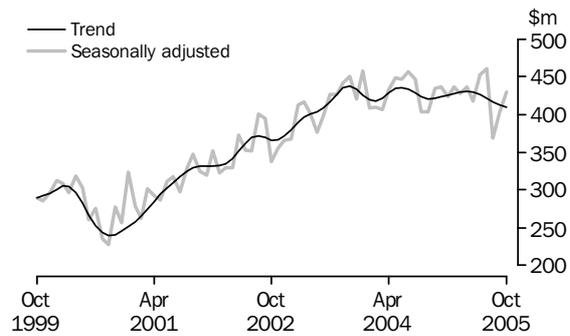
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has fallen for the past five months. The trend fell 2.3% in October 2005.



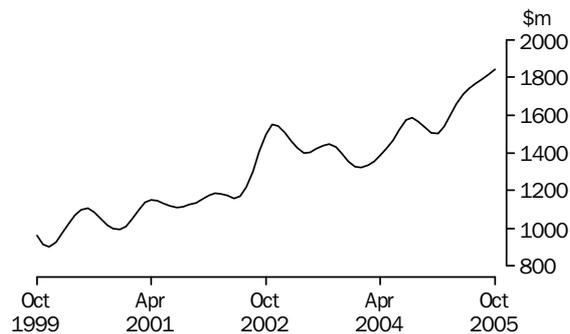
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has now fallen for the past six months. The trend fell 0.7% in October 2005.



### NON-RESIDENTIAL BUILDING

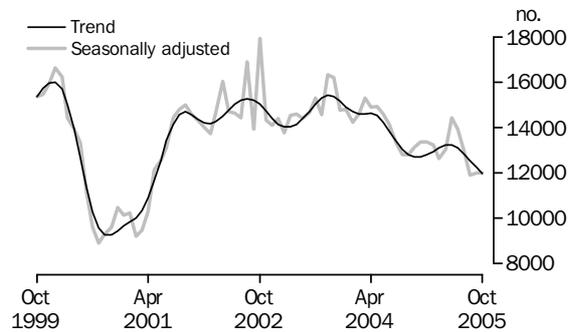
The trend estimate of the value of non-residential building shows nine months of growth, rising 1.6% in October 2005.



## DWELLINGS APPROVED

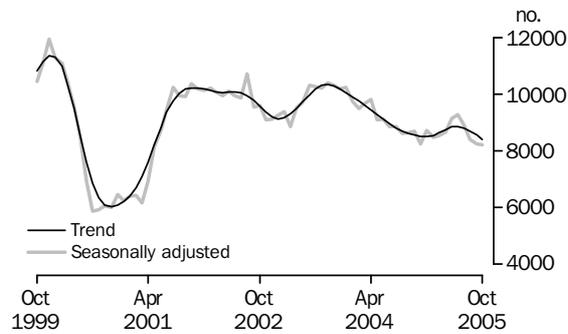
### TOTAL DWELLING UNITS

For the fifth consecutive month the trend estimate for total dwelling units approved has fallen. This follows five months of modest growth.



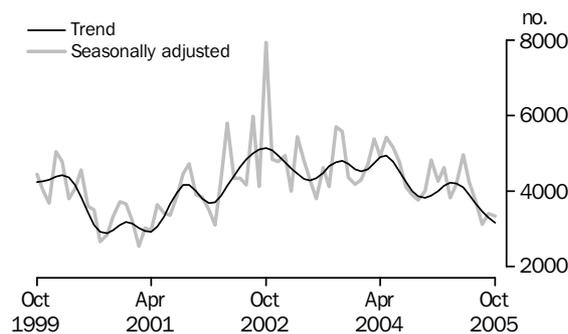
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved is showing falls for the past four months, after five months of growth.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved shows strong declines for the past seven months. The trend fell 4.4% in October 2005.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 2.3% in October 2005. The trend fell in all the states and territories other than Western Australia (+1.3%), South Australia (+1.0%) and the Northern Territory (+0.9%). The largest falls were in the Australian Capital Territory (-11%) and Victoria (-5.1%).

The trend estimate for private sector houses approved fell 1.8% in October 2005. The trend fell in New South Wales (-4.4%), Victoria (-3.9%), Queensland (-1.5%) and South Australia (-1.4%) but rose in Western Australia (+3.6%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 227	2 176	2 165	608	1 930	169	38	70	<b>8 383</b>
Total dwelling units (no.)	2 453	3 075	3 188	927	2 218	206	70	74	<b>12 211</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-13.9	-8.1	13.7	-15.2	11.6	-12.4	-37.7	7.7	<b>-0.9</b>
Total dwelling units (%)	-15.0	0.1	-1.2	2.0	16.3	-13.1	-52.7	-17.8	<b>-2.1</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 232	2 147	1 993	623	1 960	na	na	na	<b>8 223</b>
Total dwelling units (no.)	2 576	2 804	3 111	922	2 263	200	na	na	<b>12 012</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-13.1	-5.8	3.5	-4.2	18.2	na	na	na	<b>-0.2</b>
Total dwelling units (%)	-6.4	-5.4	0.3	7.0	21.1	-11.5	na	na	<b>—</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 406	2 322	1 988	633	1 764	na	na	na	<b>8 397</b>
Total dwelling units (no.)	2 673	2 910	3 022	890	2 058	208	112	97	<b>11 969</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-4.4	-3.9	-1.5	-1.4	3.6	na	na	na	<b>-1.8</b>
Total dwelling units (%)	-2.4	-5.1	-2.4	1.0	1.3	-1.9	0.9	-11.0	<b>-2.3</b>

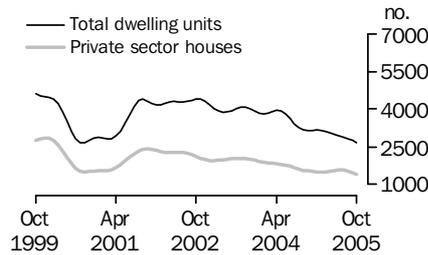
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# DWELLING UNITS APPROVED

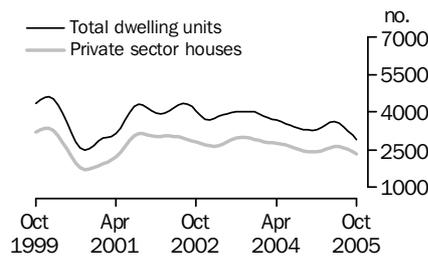
## STATE TRENDS

### NEW SOUTH WALES



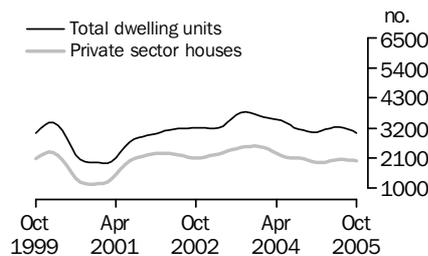
The trend estimate for total dwelling units approved in New South Wales shows strong falls for the past nine months. The trend for private sector houses shows falls for the past four months.

### VICTORIA



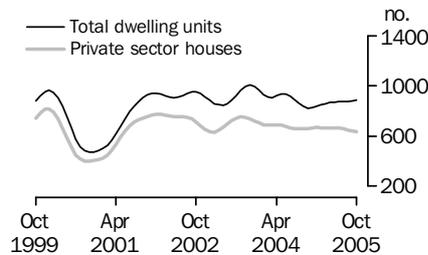
The trend estimate for total dwelling units approved in Victoria shows strong falls for the past five months. The trend for private sector houses shows falls for the past five months.

### QUEENSLAND



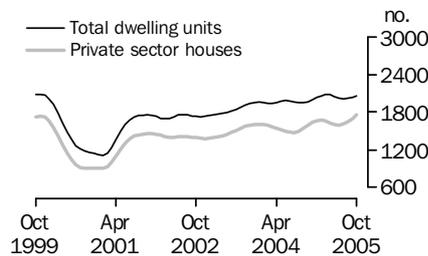
The trend estimates for total dwelling units approved in Queensland shows falls for the past four months. The trend for private sector houses shows falls for the past four months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing modest rises for the past eleven months. The trend for private sector houses is showing a general decline starting in February 2005.

### WESTERN AUSTRALIA



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

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## DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
<b>2004</b>							
August	9 441	9 619	4 626	4 735	14 067	287	<b>14 354</b>
September	9 118	9 304	4 271	4 318	13 389	233	<b>13 622</b>
October	8 524	8 631	4 027	4 315	12 551	395	<b>12 946</b>
November	9 266	9 474	3 838	4 045	13 104	415	<b>13 519</b>
December	7 762	7 917	4 768	4 935	12 530	322	<b>12 852</b>
<b>2005</b>							
January	6 848	6 931	3 677	3 804	10 525	210	<b>10 735</b>
February	8 058	8 162	4 146	4 179	12 204	137	<b>12 341</b>
March	8 463	8 583	3 816	4 075	12 279	379	<b>12 658</b>
April	8 225	8 322	4 015	4 086	12 240	168	<b>12 408</b>
May	9 801	9 964	5 024	5 264	14 825	403	<b>15 228</b>
June	10 150	10 396	4 156	4 463	14 306	553	<b>14 859</b>
July	8 812	8 966	3 520	3 702	12 332	336	<b>12 668</b>
August	9 335	9 530	3 593	3 710	12 928	312	<b>13 240</b>
September	8 463	8 586	3 761	3 891	12 224	253	<b>12 477</b>
October	8 383	8 574	3 456	3 637	11 839	372	<b>12 211</b>
SEASONALLY ADJUSTED							
<b>2004</b>							
August	8 861	9 039	4 096	4 286	12 957	368	<b>13 325</b>
September	8 613	8 799	3 909	3 994	12 522	271	<b>12 793</b>
October	8 645	8 752	3 756	4 064	12 401	415	<b>12 816</b>
November	8 689	8 897	4 002	4 237	12 691	443	<b>13 134</b>
December	8 240	8 395	4 816	4 959	13 056	298	<b>13 354</b>
<b>2005</b>							
January	8 725	8 808	4 262	4 573	12 987	394	<b>13 381</b>
February	8 479	8 583	4 621	4 668	13 100	151	<b>13 251</b>
March	8 528	8 648	3 817	3 984	12 345	287	<b>12 632</b>
April	8 666	8 763	4 181	4 258	12 847	174	<b>13 021</b>
May	9 136	9 299	4 970	5 146	14 106	339	<b>14 445</b>
June	9 274	9 520	4 242	4 406	13 516	410	<b>13 926</b>
July	8 912	9 066	3 767	3 892	12 679	279	<b>12 958</b>
August	8 395	8 590	3 121	3 320	11 516	394	<b>11 910</b>
September	8 239	8 362	3 401	3 652	11 640	374	<b>12 014</b>
October	8 223	8 414	3 351	3 598	11 574	438	<b>12 012</b>
TREND							
<b>2004</b>							
August	8 796	8 986	4 236	4 402	13 032	356	<b>13 388</b>
September	8 681	8 862	3 999	4 163	12 680	345	<b>13 025</b>
October	8 607	8 772	3 864	4 031	12 471	332	<b>12 803</b>
November	8 551	8 699	3 829	3 998	12 380	317	<b>12 697</b>
December	8 514	8 646	3 887	4 058	12 401	303	<b>12 704</b>
<b>2005</b>							
January	8 504	8 623	4 008	4 176	12 512	287	<b>12 799</b>
February	8 541	8 654	4 137	4 297	12 678	273	<b>12 951</b>
March	8 633	8 753	4 220	4 363	12 853	263	<b>13 116</b>
April	8 753	8 889	4 210	4 342	12 963	268	<b>13 231</b>
May	8 845	9 001	4 096	4 231	12 941	291	<b>13 232</b>
June	8 862	9 034	3 906	4 056	12 768	322	<b>13 090</b>
July	8 805	8 983	3 676	3 850	12 481	352	<b>12 833</b>
August	8 691	8 870	3 463	3 661	12 154	377	<b>12 531</b>
September	8 548	8 725	3 304	3 522	11 852	395	<b>12 247</b>
October	8 397	8 571	3 158	3 398	11 555	414	<b>11 969</b>

## DWELLING UNITS APPROVED, Percentage change

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

## ORIGINAL

2004							
August	2.9	2.8	-2.0	-7.3	1.3	-50.3	<b>-0.8</b>
September	-3.4	-3.3	-7.7	-8.8	-4.8	-18.8	<b>-5.1</b>
October	-6.5	-7.2	-5.7	-0.1	-6.3	69.5	<b>-5.0</b>
November	8.7	9.8	-4.7	-6.3	4.4	5.1	<b>4.4</b>
December	-16.2	-16.4	24.2	22.0	-4.4	-22.4	<b>-4.9</b>
2005							
January	-11.8	-12.5	-22.9	-22.9	-16.0	-34.8	<b>-16.5</b>
February	17.7	17.8	12.8	9.9	16.0	-34.8	<b>15.0</b>
March	5.0	5.2	-8.0	-2.5	0.6	176.6	<b>2.6</b>
April	-2.8	-3.0	5.2	0.3	-0.3	-55.7	<b>-2.0</b>
May	19.2	19.7	25.1	28.8	21.1	139.9	<b>22.7</b>
June	3.6	4.3	-17.3	-15.2	-3.5	37.2	<b>-2.4</b>
July	-13.2	-13.8	-15.3	-17.1	-13.8	-39.2	<b>-14.7</b>
August	5.9	6.3	2.1	0.2	4.8	-7.1	<b>4.5</b>
September	-9.3	-9.9	4.7	4.9	-5.4	-18.9	<b>-5.8</b>
October	-0.9	-0.1	-8.1	-6.5	-3.1	47.0	<b>-2.1</b>

## SEASONALLY ADJUSTED

2004							
August	—	-0.1	-14.3	-15.5	-5.0	-24.1	<b>-5.7</b>
September	-2.8	-2.7	-4.6	-6.8	-3.4	-26.4	<b>-4.0</b>
October	0.4	-0.5	-3.9	1.8	-1.0	53.1	<b>0.2</b>
November	0.5	1.7	6.5	4.3	2.3	6.7	<b>2.5</b>
December	-5.2	-5.6	20.3	17.0	2.9	-32.7	<b>1.7</b>
2005							
January	5.9	4.9	-11.5	-7.8	-0.5	32.2	<b>0.2</b>
February	-2.8	-2.6	8.4	2.1	0.9	-61.7	<b>-1.0</b>
March	0.6	0.8	-17.4	-14.7	-5.8	90.1	<b>-4.7</b>
April	1.6	1.3	9.5	6.9	4.1	-39.4	<b>3.1</b>
May	5.4	6.1	18.9	20.9	9.8	94.8	<b>10.9</b>
June	1.5	2.4	-14.6	-14.4	-4.2	20.9	<b>-3.6</b>
July	-3.9	-4.8	-11.2	-11.7	-6.2	-32.0	<b>-7.0</b>
August	-5.8	-5.3	-17.1	-14.7	-9.2	41.2	<b>-8.1</b>
September	-1.9	-2.7	9.0	10.0	1.1	-5.1	<b>0.9</b>
October	-0.2	0.6	-1.5	-1.5	-0.6	17.1	—

## TREND

2004							
August	-1.7	-1.7	-6.4	-6.3	-3.3	-0.6	<b>-3.2</b>
September	-1.3	-1.4	-5.6	-5.4	-2.7	-3.1	<b>-2.7</b>
October	-0.9	-1.0	-3.4	-3.2	-1.6	-3.8	<b>-1.7</b>
November	-0.6	-0.8	-0.9	-0.8	-0.7	-4.5	<b>-0.8</b>
December	-0.4	-0.6	1.5	1.5	0.2	-4.4	<b>0.1</b>
2005							
January	-0.1	-0.3	3.1	2.9	0.9	-5.3	<b>0.7</b>
February	0.4	0.4	3.2	2.9	1.3	-4.9	<b>1.2</b>
March	1.1	1.1	2.0	1.5	1.4	-3.7	<b>1.3</b>
April	1.4	1.6	-0.2	-0.5	0.9	1.9	<b>0.9</b>
May	1.1	1.3	-2.7	-2.6	-0.2	8.6	—
June	0.2	0.4	-4.6	-4.1	-1.3	10.7	<b>-1.1</b>
July	-0.6	-0.6	-5.9	-5.1	-2.2	9.3	<b>-2.0</b>
August	-1.3	-1.3	-5.8	-4.9	-2.6	7.1	<b>-2.4</b>
September	-1.6	-1.6	-4.6	-3.8	-2.5	4.8	<b>-2.3</b>
October	-1.8	-1.8	-4.4	-3.5	-2.5	4.8	<b>-2.3</b>

— nil or rounded to zero (including null cells)

## DWELLING UNITS APPROVED, States and territories

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

## ORIGINAL

## 2004

August	3 719	3 643	3 585	905	1 981	250	162	109	<b>14 354</b>
September	3 398	3 347	3 353	910	2 093	220	209	92	<b>13 622</b>
October	2 946	3 574	3 217	868	1 925	261	80	75	<b>12 946</b>
November	3 341	3 522	3 164	924	1 926	271	121	250	<b>13 519</b>
December	3 176	2 845	3 069	915	1 958	262	84	543	<b>12 852</b>

## 2005

January	2 388	2 318	2 567	981	1 708	210	82	481	<b>10 735</b>
February	3 217	3 162	2 898	683	1 987	191	156	47	<b>12 341</b>
March	3 019	3 363	2 803	1 059	1 945	220	95	154	<b>12 658</b>
April	2 868	3 649	2 676	797	2 029	201	52	136	<b>12 408</b>
May	3 318	4 138	4 048	906	2 247	265	100	206	<b>15 228</b>
June	2 881	5 103	3 510	761	2 173	196	122	113	<b>14 859</b>
July	3 074	2 739	3 407	912	2 059	222	166	89	<b>12 668</b>
August	3 037	3 070	3 315	1 010	2 244	227	133	204	<b>13 240</b>
September	2 886	3 073	3 227	909	1 907	237	148	90	<b>12 477</b>
October	2 453	3 075	3 188	927	2 218	206	70	74	<b>12 211</b>

## SEASONALLY ADJUSTED

## 2004

August	3 464	3 353	3 311	837	1 873	229	na	na	<b>13 325</b>
September	3 171	3 222	2 993	872	2 031	202	na	na	<b>12 793</b>
October	3 027	3 301	3 216	901	1 975	252	na	na	<b>12 816</b>
November	3 098	3 689	3 029	875	1 821	252	na	na	<b>13 134</b>
December	3 234	3 090	3 223	901	2 017	252	na	na	<b>13 354</b>

## 2005

January	3 199	2 968	3 170	1 147	2 074	234	na	na	<b>13 381</b>
February	3 314	3 532	3 227	739	2 024	217	na	na	<b>13 251</b>
March	3 037	3 468	2 572	914	2 161	229	na	na	<b>12 632</b>
April	2 995	3 544	3 032	976	2 069	229	na	na	<b>13 021</b>
May	2 932	3 858	4 211	871	2 052	246	na	na	<b>14 445</b>
June	2 885	4 652	3 174	762	1 991	207	na	na	<b>13 926</b>
July	3 154	2 938	3 440	897	2 052	219	na	na	<b>12 958</b>
August	2 663	2 872	2 948	904	1 988	210	na	na	<b>11 910</b>
September	2 752	2 965	3 101	862	1 868	226	na	na	<b>12 014</b>
October	2 576	2 804	3 111	922	2 263	200	na	na	<b>12 012</b>

## TREND

## 2004

August	3 418	3 411	3 225	892	1 962	229	133	118	<b>13 388</b>
September	3 262	3 352	3 156	864	1 948	233	126	88	<b>13 025</b>
October	3 169	3 306	3 119	838	1 946	237	113	76	<b>12 803</b>
November	3 143	3 281	3 074	824	1 960	240	99	75	<b>12 697</b>
December	3 154	3 272	3 047	827	1 993	240	88	83	<b>12 704</b>

## 2005

January	3 163	3 297	3 058	840	2 029	238	82	92	<b>12 799</b>
February	3 150	3 378	3 097	849	2 060	234	79	102	<b>12 951</b>
March	3 113	3 490	3 150	859	2 080	230	78	116	<b>13 116</b>
April	3 057	3 591	3 200	868	2 076	226	81	131	<b>13 231</b>
May	2 994	3 628	3 233	872	2 052	225	88	140	<b>13 232</b>
June	2 935	3 559	3 236	873	2 024	223	96	142	<b>13 090</b>
July	2 875	3 411	3 204	874	2 013	219	104	135	<b>12 833</b>
August	2 809	3 238	3 146	875	2 017	215	108	123	<b>12 531</b>
September	2 740	3 068	3 095	881	2 031	212	111	109	<b>12 247</b>
October	2 673	2 910	3 022	890	2 058	208	112	97	<b>11 969</b>

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
August	2.6	-4.1	1.1	-7.7	-5.9	15.7	29.6	51.4	<b>-0.8</b>
September	-8.6	-8.1	-6.5	0.6	5.7	-12.0	29.0	-15.6	<b>-5.1</b>
October	-13.3	6.8	-4.1	-4.6	-8.0	18.6	-61.7	-18.5	<b>-5.0</b>
November	13.4	-1.5	-1.6	6.5	0.1	3.8	51.3	233.3	<b>4.4</b>
December	-4.9	-19.2	-3.0	-1.0	1.7	-3.3	-30.6	117.2	<b>-4.9</b>
<b>2005</b>									
January	-24.8	-18.5	-16.4	7.2	-12.8	-19.8	-2.4	-11.4	<b>-16.5</b>
February	34.7	36.4	12.9	-30.4	16.3	-9.0	90.2	-90.2	<b>15.0</b>
March	-6.2	6.4	-3.3	55.1	-2.1	15.2	-39.1	227.7	<b>2.6</b>
April	-5.0	8.5	-4.5	-24.7	4.3	-8.6	-45.3	-11.7	<b>-2.0</b>
May	15.7	13.4	51.3	13.7	10.7	31.8	92.3	51.5	<b>22.7</b>
June	-13.2	23.3	-13.3	-16.0	-3.3	-26.0	22.0	-45.1	<b>-2.4</b>
July	6.7	-46.3	-2.9	19.8	-5.2	13.3	36.1	-21.2	<b>-14.7</b>
August	-1.2	12.1	-2.7	10.7	9.0	2.3	-19.9	129.2	<b>4.5</b>
September	-5.0	0.1	-2.7	-10.0	-15.0	4.4	11.3	-55.9	<b>-5.8</b>
October	-15.0	0.1	-1.2	2.0	16.3	-13.1	-52.7	-17.8	<b>-2.1</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	-2.9	-12.7	-2.7	-5.8	-6.2	—	na	na	<b>-5.7</b>
September	-8.5	-3.9	-9.6	4.2	8.4	-11.8	na	na	<b>-4.0</b>
October	-4.5	2.5	7.5	3.3	-2.8	24.8	na	na	<b>0.2</b>
November	2.3	11.8	-5.8	-2.9	-7.8	—	na	na	<b>2.5</b>
December	4.4	-16.2	6.4	3.0	10.8	—	na	na	<b>1.7</b>
<b>2005</b>									
January	-1.1	-3.9	-1.6	27.3	2.8	-7.1	na	na	<b>0.2</b>
February	3.6	19.0	1.8	-35.6	-2.4	-7.3	na	na	<b>-1.0</b>
March	-8.4	-1.8	-20.3	23.7	6.8	5.5	na	na	<b>-4.7</b>
April	-1.4	2.2	17.9	6.8	-4.3	—	na	na	<b>3.1</b>
May	-2.1	8.9	38.9	-10.8	-0.8	7.4	na	na	<b>10.9</b>
June	-1.6	20.6	-24.6	-12.5	-3.0	-15.9	na	na	<b>-3.6</b>
July	9.3	-36.8	8.4	17.7	3.1	5.8	na	na	<b>-7.0</b>
August	-15.6	-2.2	-14.3	0.8	-3.1	-4.1	na	na	<b>-8.1</b>
September	3.3	3.2	5.2	-4.6	-6.0	7.6	na	na	<b>0.9</b>
October	-6.4	-5.4	0.3	7.0	21.1	-11.5	na	na	—
TREND									
<b>2004</b>									
August	-5.5	-1.8	-2.9	-2.9	-0.8	-0.9	-0.7	-25.3	<b>-3.2</b>
September	-4.6	-1.7	-2.1	-3.1	-0.7	1.7	-5.3	-25.4	<b>-2.7</b>
October	-2.9	-1.4	-1.2	-3.0	-0.1	1.7	-10.3	-13.6	<b>-1.7</b>
November	-0.8	-0.8	-1.4	-1.7	0.7	1.3	-12.4	-1.3	<b>-0.8</b>
December	0.3	-0.3	-0.9	0.4	1.7	—	-11.1	10.7	<b>0.1</b>
<b>2005</b>									
January	0.3	0.8	0.4	1.6	1.8	-0.8	-6.8	10.8	<b>0.7</b>
February	-0.4	2.5	1.3	1.1	1.5	-1.7	-3.7	10.9	<b>1.2</b>
March	-1.2	3.3	1.7	1.2	1.0	-1.7	-1.3	13.7	<b>1.3</b>
April	-1.8	2.9	1.6	1.0	-0.2	-1.7	3.8	12.9	<b>0.9</b>
May	-2.1	1.0	1.0	0.5	-1.2	-0.4	8.6	6.9	—
June	-2.0	-1.9	0.1	0.1	-1.4	-0.9	9.1	1.4	<b>-1.1</b>
July	-2.0	-4.2	-1.0	0.1	-0.5	-1.8	8.3	-4.9	<b>-2.0</b>
August	-2.3	-5.1	-1.8	0.1	0.2	-1.8	3.8	-8.9	<b>-2.4</b>
September	-2.5	-5.3	-1.6	0.7	0.7	-1.4	2.8	-11.4	<b>-2.3</b>
October	-2.4	-5.1	-2.4	1.0	1.3	-1.9	0.9	-11.0	<b>-2.3</b>

— nil or rounded to zero (including null cells)

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2004</b>									
August	1 795	2 520	2 414	695	1 632	225	59	101	<b>9 441</b>
September	1 640	2 563	2 187	686	1 702	211	60	69	<b>9 118</b>
October	1 492	2 506	2 162	613	1 441	201	44	65	<b>8 524</b>
November	1 745	2 676	2 132	729	1 679	216	28	61	<b>9 266</b>
December	1 470	2 011	1 699	744	1 537	204	26	71	<b>7 762</b>
<b>2005</b>									
January	1 220	1 865	1 552	469	1 512	180	22	28	<b>6 848</b>
February	1 469	2 357	1 848	579	1 541	170	47	47	<b>8 058</b>
March	1 404	2 467	2 002	712	1 540	195	39	104	<b>8 463</b>
April	1 367	2 617	1 818	625	1 442	183	43	130	<b>8 225</b>
May	1 598	2 989	2 243	731	1 837	221	44	138	<b>9 801</b>
June	1 796	3 576	2 181	654	1 632	166	66	79	<b>10 150</b>
July	1 777	2 244	2 153	645	1 653	209	46	85	<b>8 812</b>
August	1 635	2 503	2 386	729	1 750	191	57	84	<b>9 335</b>
September	1 425	2 368	1 904	717	1 730	193	61	65	<b>8 463</b>
October	1 227	2 176	2 165	608	1 930	169	38	70	<b>8 383</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	1 706	2 482	2 158	647	1 516	na	na	na	<b>8 861</b>
September	1 589	2 460	2 084	623	1 534	na	na	na	<b>8 613</b>
October	1 543	2 519	2 118	654	1 516	na	na	na	<b>8 645</b>
November	1 536	2 558	2 098	657	1 559	na	na	na	<b>8 689</b>
December	1 498	2 121	1 932	760	1 627	na	na	na	<b>8 240</b>
<b>2005</b>									
January	1 519	2 595	1 933	648	1 749	na	na	na	<b>8 725</b>
February	1 564	2 442	1 917	592	1 679	na	na	na	<b>8 479</b>
March	1 505	2 455	1 865	646	1 717	na	na	na	<b>8 528</b>
April	1 417	2 564	2 058	743	1 510	na	na	na	<b>8 666</b>
May	1 504	2 853	2 099	677	1 650	na	na	na	<b>9 136</b>
June	1 552	3 174	2 036	615	1 549	na	na	na	<b>9 274</b>
July	1 917	2 183	2 143	659	1 674	na	na	na	<b>8 912</b>
August	1 459	2 416	2 044	663	1 510	na	na	na	<b>8 395</b>
September	1 418	2 279	1 926	650	1 658	na	na	na	<b>8 239</b>
October	1 232	2 147	1 993	623	1 960	na	na	na	<b>8 223</b>
TREND									
<b>2004</b>									
August	1 660	2 570	2 111	658	1 475	na	na	na	<b>8 796</b>
September	1 609	2 508	2 101	657	1 496	na	na	na	<b>8 681</b>
October	1 568	2 459	2 078	659	1 541	na	na	na	<b>8 607</b>
November	1 540	2 426	2 034	662	1 595	na	na	na	<b>8 551</b>
December	1 521	2 413	1 983	666	1 641	na	na	na	<b>8 514</b>
<b>2005</b>									
January	1 502	2 424	1 947	669	1 665	na	na	na	<b>8 504</b>
February	1 493	2 460	1 938	667	1 670	na	na	na	<b>8 541</b>
March	1 504	2 516	1 960	665	1 658	na	na	na	<b>8 633</b>
April	1 533	2 582	2 001	664	1 627	na	na	na	<b>8 753</b>
May	1 566	2 625	2 042	665	1 597	na	na	na	<b>8 845</b>
June	1 581	2 620	2 062	664	1 589	na	na	na	<b>8 862</b>
July	1 570	2 577	2 059	658	1 611	na	na	na	<b>8 805</b>
August	1 530	2 504	2 041	649	1 651	na	na	na	<b>8 691</b>
September	1 471	2 416	2 019	641	1 702	na	na	na	<b>8 548</b>
October	1 406	2 322	1 988	633	1 764	na	na	na	<b>8 397</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
August	7.6	-14.0	8.1	5.6	18.6	21.6	18.0	40.3	<b>2.9</b>
September	-8.6	1.7	-9.4	-1.3	4.3	-6.2	1.7	-31.7	<b>-3.4</b>
October	-9.0	-2.2	-1.1	-10.6	-15.3	-4.7	-26.7	-5.8	<b>-6.5</b>
November	17.0	6.8	-1.4	18.9	16.5	7.5	-36.4	-6.2	<b>8.7</b>
December	-15.8	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	16.4	<b>-16.2</b>
<b>2005</b>									
January	-17.0	-7.3	-8.7	-37.0	-1.6	-11.8	-15.4	-60.6	<b>-11.8</b>
February	20.4	26.4	19.1	23.5	1.9	-5.6	113.6	67.9	<b>17.7</b>
March	-4.4	4.7	8.3	23.0	-0.1	14.7	-17.0	121.3	<b>5.0</b>
April	-2.6	6.1	-9.2	-12.2	-6.4	-6.2	10.3	25.0	<b>-2.8</b>
May	16.9	14.2	23.4	17.0	27.4	20.8	2.3	6.2	<b>19.2</b>
June	12.4	19.6	-2.8	-10.5	-11.2	-24.9	50.0	-42.8	<b>3.6</b>
July	-1.1	-37.2	-1.3	-1.4	1.3	25.9	-30.3	7.6	<b>-13.2</b>
August	-8.0	11.5	10.8	13.0	5.9	-8.6	23.9	-1.2	<b>5.9</b>
September	-12.8	-5.4	-20.2	-1.6	-1.1	1.0	7.0	-22.6	<b>-9.3</b>
October	-13.9	-8.1	13.7	-15.2	11.6	-12.4	-37.7	7.7	<b>-0.9</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	-0.2	-9.1	1.9	1.5	12.2	na	na	na	—
September	-6.9	-0.9	-3.4	-3.7	1.2	na	na	na	<b>-2.8</b>
October	-2.9	2.4	1.6	5.0	-1.2	na	na	na	<b>0.4</b>
November	-0.5	1.6	-0.9	0.5	2.8	na	na	na	<b>0.5</b>
December	-2.5	-17.1	-7.9	15.6	4.4	na	na	na	<b>-5.2</b>
<b>2005</b>									
January	1.4	22.3	—	-14.7	7.5	na	na	na	<b>5.9</b>
February	2.9	-5.9	-0.8	-8.7	-4.0	na	na	na	<b>-2.8</b>
March	-3.8	0.5	-2.7	9.1	2.3	na	na	na	<b>0.6</b>
April	-5.8	4.4	10.3	15.0	-12.1	na	na	na	<b>1.6</b>
May	6.1	11.3	2.0	-8.9	9.3	na	na	na	<b>5.4</b>
June	3.2	11.2	-3.0	-9.1	-6.1	na	na	na	<b>1.5</b>
July	23.6	-31.2	5.3	7.2	8.1	na	na	na	<b>-3.9</b>
August	-23.9	10.7	-4.6	0.5	-9.8	na	na	na	<b>-5.8</b>
September	-2.8	-5.7	-5.8	-1.9	9.8	na	na	na	<b>-1.9</b>
October	-13.1	-5.8	3.5	-4.2	18.2	na	na	na	<b>-0.2</b>
TREND									
<b>2004</b>									
August	-3.4	-2.4	-0.4	-1.3	-0.2	na	na	na	<b>-1.7</b>
September	-3.1	-2.4	-0.5	-0.1	1.4	na	na	na	<b>-1.3</b>
October	-2.5	-1.9	-1.1	0.3	3.0	na	na	na	<b>-0.9</b>
November	-1.8	-1.3	-2.1	0.5	3.5	na	na	na	<b>-0.6</b>
December	-1.3	-0.5	-2.5	0.6	2.9	na	na	na	<b>-0.4</b>
<b>2005</b>									
January	-1.3	0.5	-1.8	0.4	1.5	na	na	na	<b>-0.1</b>
February	-0.6	1.5	-0.5	-0.2	0.3	na	na	na	<b>0.4</b>
March	0.7	2.3	1.1	-0.3	-0.7	na	na	na	<b>1.1</b>
April	2.0	2.6	2.1	-0.1	-1.9	na	na	na	<b>1.4</b>
May	2.1	1.7	2.0	—	-1.8	na	na	na	<b>1.1</b>
June	1.0	-0.2	1.0	-0.1	-0.5	na	na	na	<b>0.2</b>
July	-0.7	-1.7	-0.2	-0.9	1.3	na	na	na	<b>-0.6</b>
August	-2.5	-2.8	-0.9	-1.3	2.5	na	na	na	<b>-1.3</b>
September	-3.8	-3.5	-1.1	-1.2	3.1	na	na	na	<b>-1.6</b>
October	-4.4	-3.9	-1.5	-1.4	3.6	na	na	na	<b>-1.8</b>

— nil or rounded to zero (including null cells)

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
<b>2002-03</b>	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	<b>117 055</b>
<b>2003-04</b>	23 321	34 643	29 352	9 063	19 567	2 697	547	1 373	<b>120 563</b>
<b>2004-05</b>	18 920	31 373	24 672	8 209	19 393	2 434	679	984	<b>106 664</b>
<b>2004</b>									
November	1 800	2 730	2 139	737	1 723	239	44	62	<b>9 474</b>
December	1 475	2 028	1 717	788	1 556	238	41	74	<b>7 917</b>
<b>2005</b>									
January	1 230	1 886	1 559	473	1 538	181	36	28	<b>6 931</b>
February	1 481	2 368	1 865	610	1 556	170	65	47	<b>8 162</b>
March	1 416	2 478	2 013	758	1 570	196	48	104	<b>8 583</b>
April	1 380	2 630	1 842	638	1 461	187	48	136	<b>8 322</b>
May	1 608	3 002	2 269	741	1 915	227	64	138	<b>9 964</b>
June	1 839	3 604	2 198	666	1 765	168	76	80	<b>10 396</b>
July	1 801	2 257	2 176	673	1 708	215	51	85	<b>8 966</b>
August	1 653	2 531	2 406	744	1 847	205	60	84	<b>9 530</b>
September	1 439	2 388	1 926	756	1 747	203	61	66	<b>8 586</b>
October	1 251	2 197	2 186	670	1 981	171	48	70	<b>8 574</b>
OTHER DWELLINGS									
<b>2002-03</b>	24 995	14 686	13 875	2 226	3 741	172	432	1 281	<b>61 408</b>
<b>2003-04</b>	24 402	11 769	15 206	2 458	4 142	444	625	1 763	<b>60 809</b>
<b>2004-05</b>	18 974	11 091	13 764	2 481	4 684	329	709	1 294	<b>53 326</b>
<b>2004</b>									
November	1 541	792	1 025	187	203	32	77	188	<b>4 045</b>
December	1 701	817	1 352	127	402	24	43	469	<b>4 935</b>
<b>2005</b>									
January	1 158	432	1 008	508	170	29	46	453	<b>3 804</b>
February	1 736	794	1 033	73	431	21	91	—	<b>4 179</b>
March	1 603	885	790	301	375	24	47	50	<b>4 075</b>
April	1 488	1 019	834	159	568	14	4	—	<b>4 086</b>
May	1 710	1 136	1 779	165	332	38	36	68	<b>5 264</b>
June	1 042	1 499	1 312	95	408	28	46	33	<b>4 463</b>
July	1 273	482	1 231	239	351	7	115	4	<b>3 702</b>
August	1 384	539	909	266	397	22	73	120	<b>3 710</b>
September	1 447	685	1 301	153	160	34	87	24	<b>3 891</b>
October	1 202	878	1 002	257	237	35	22	4	<b>3 637</b>
TOTAL DWELLING UNITS									
<b>2002-03</b>	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	<b>178 463</b>
<b>2003-04</b>	47 723	46 412	44 558	11 521	23 709	3 141	1 172	3 136	<b>181 372</b>
<b>2004-05</b>	37 894	42 464	38 436	10 690	24 077	2 763	1 388	2 278	<b>159 990</b>
<b>2004</b>									
November	3 341	3 522	3 164	924	1 926	271	121	250	<b>13 519</b>
December	3 176	2 845	3 069	915	1 958	262	84	543	<b>12 852</b>
<b>2005</b>									
January	2 388	2 318	2 567	981	1 708	210	82	481	<b>10 735</b>
February	3 217	3 162	2 898	683	1 987	191	156	47	<b>12 341</b>
March	3 019	3 363	2 803	1 059	1 945	220	95	154	<b>12 658</b>
April	2 868	3 649	2 676	797	2 029	201	52	136	<b>12 408</b>
May	3 318	4 138	4 048	906	2 247	265	100	206	<b>15 228</b>
June	2 881	5 103	3 510	761	2 173	196	122	113	<b>14 859</b>
July	3 074	2 739	3 407	912	2 059	222	166	89	<b>12 668</b>
August	3 037	3 070	3 315	1 010	2 244	227	133	204	<b>13 240</b>
September	2 886	3 073	3 227	909	1 907	237	148	90	<b>12 477</b>
October	2 453	3 075	3 188	927	2 218	206	70	74	<b>12 211</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>2002-03</b>	10 787	22 657	13 015	5 537	13 295	918	316	1 888
<b>2003-04</b>	9 252	22 698	12 903	5 582	14 077	1 182	330	1 373
<b>2004-05</b>	6 969	20 351	9 736	4 943	13 520	916	428	983
<b>2004</b>								
November	664	1 806	850	432	1 245	91	22	62
December	535	1 247	706	485	1 137	75	22	74
<b>2005</b>								
January	422	1 241	600	262	1 102	52	20	28
February	595	1 571	776	376	1 155	50	44	47
March	537	1 651	741	434	1 153	80	37	104
April	495	1 722	682	414	999	70	37	136
May	535	1 893	857	481	1 307	96	37	138
June	565	2 399	843	377	1 158	81	40	79
July	551	1 435	861	409	1 154	98	26	85
August	633	1 588	865	410	1 213	92	44	84
September	553	1 508	776	442	1 231	71	44	66
October	524	1 392	789	401	1 368	79	35	70
.....								
OTHER DWELLINGS								
<b>2002-03</b>	20 710	13 792	6 282	2 031	2 893	60	361	1 281
<b>2003-04</b>	19 436	10 672	6 900	2 221	3 077	242	578	1 763
<b>2004-05</b>	14 046	9 794	6 310	1 903	3 696	179	642	1 294
<b>2004</b>								
November	1 191	735	222	146	181	11	75	188
December	1 025	713	775	101	352	8	43	469
<b>2005</b>								
January	984	346	418	273	111	6	40	453
February	1 218	733	400	69	338	6	91	—
March	1 231	729	408	178	335	8	24	50
April	1 253	930	367	140	445	8	4	—
May	1 180	1 004	1 046	157	271	31	33	68
June	536	1 333	380	86	266	20	43	33
July	774	411	801	203	254	5	115	4
August	918	465	452	240	312	3	73	120
September	1 027	566	473	135	147	20	5	24
October	896	803	615	232	172	3	12	4
.....								
TOTAL DWELLING UNITS								
<b>2002-03</b>	31 497	36 449	19 297	7 568	16 188	978	677	3 169
<b>2003-04</b>	28 688	33 370	19 803	7 803	17 154	1 424	908	3 136
<b>2004-05</b>	21 015	30 145	16 046	6 846	17 216	1 095	1 070	2 277
<b>2004</b>								
November	1 855	2 541	1 072	578	1 426	102	97	250
December	1 560	1 960	1 481	586	1 489	83	65	543
<b>2005</b>								
January	1 406	1 587	1 018	535	1 213	58	60	481
February	1 813	2 304	1 176	445	1 493	56	135	47
March	1 768	2 380	1 149	612	1 488	88	61	154
April	1 748	2 652	1 049	554	1 444	78	41	136
May	1 715	2 897	1 903	638	1 578	127	70	206
June	1 101	3 732	1 223	463	1 424	101	83	112
July	1 325	1 846	1 662	612	1 408	103	141	89
August	1 551	2 053	1 317	650	1 525	95	117	204
September	1 580	2 074	1 249	577	1 378	91	49	90
October	1 420	2 195	1 404	633	1 540	82	47	74

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
<b>PRIVATE SECTOR</b>						
<b>2002-03</b>	114 814	56 523	818	1 841	381	<b>174 377</b>
<b>2003-04</b>	118 729	56 658	753	1 488	368	<b>177 996</b>
<b>2004-05</b>	104 657	48 957	516	1 605	176	<b>155 911</b>
<b>2004</b>						
November	9 248	3 763	36	45	12	<b>13 104</b>
December	7 724	4 525	67	200	14	<b>12 530</b>
<b>2005</b>						
January	6 839	3 649	19	10	8	<b>10 525</b>
February	8 047	3 924	40	177	16	<b>12 204</b>
March	8 452	3 736	52	20	19	<b>12 279</b>
April	8 213	3 894	75	53	5	<b>12 240</b>
May	9 780	4 969	30	34	12	<b>14 825</b>
June	10 139	3 846	48	248	25	<b>14 306</b>
July	8 800	3 276	20	182	54	<b>12 332</b>
August	9 324	3 458	30	111	5	<b>12 928</b>
September	8 452	3 671	63	8	30	<b>12 224</b>
October	8 371	3 411	35	13	9	<b>11 839</b>
.....						
<b>PUBLIC SECTOR</b>						
<b>2002-03</b>	2 081	1 992	12	—	1	<b>4 086</b>
<b>2003-04</b>	1 678	1 682	13	2	1	<b>3 376</b>
<b>2004-05</b>	1 837	2 181	22	34	5	<b>4 079</b>
<b>2004</b>						
November	208	203	—	—	4	<b>415</b>
December	155	167	—	—	—	<b>322</b>
<b>2005</b>						
January	83	125	2	—	—	<b>210</b>
February	104	33	—	—	—	<b>137</b>
March	120	259	—	—	—	<b>379</b>
April	97	56	15	—	—	<b>168</b>
May	163	240	—	—	—	<b>403</b>
June	246	267	5	34	1	<b>553</b>
July	154	182	—	—	—	<b>336</b>
August	195	104	13	—	—	<b>312</b>
September	123	128	—	—	2	<b>253</b>
October	191	151	30	—	—	<b>372</b>
.....						
<b>TOTAL</b>						
<b>2002-03</b>	116 895	58 515	830	1 841	382	<b>178 463</b>
<b>2003-04</b>	120 407	58 340	766	1 490	369	<b>181 372</b>
<b>2004-05</b>	106 494	51 138	538	1 639	181	<b>159 990</b>
<b>2004</b>						
November	9 456	3 966	36	45	16	<b>13 519</b>
December	7 879	4 692	67	200	14	<b>12 852</b>
<b>2005</b>						
January	6 922	3 774	21	10	8	<b>10 735</b>
February	8 151	3 957	40	177	16	<b>12 341</b>
March	8 572	3 995	52	20	19	<b>12 658</b>
April	8 310	3 950	90	53	5	<b>12 408</b>
May	9 943	5 209	30	34	12	<b>15 228</b>
June	10 385	4 113	53	282	26	<b>14 859</b>
July	8 954	3 458	20	182	54	<b>12 668</b>
August	9 519	3 562	43	111	5	<b>13 240</b>
September	8 575	3 799	63	8	32	<b>12 477</b>
October	8 562	3 562	65	13	9	<b>12 211</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	1 225	1 181	10	1	1	<b>2 418</b>
Vic.	2 170	812	16	9	7	<b>3 014</b>
Qld	2 163	979	2	2	—	<b>3 146</b>
SA	608	167	—	—	1	<b>776</b>
WA	1 928	216	4	1	—	<b>2 149</b>
Tas.	169	30	3	—	—	<b>202</b>
NT	38	22	—	—	—	<b>60</b>
ACT	70	4	—	—	—	<b>74</b>
Aust.	8 371	3 411	35	13	9	<b>11 839</b>
PUBLIC SECTOR						
NSW	24	11	—	—	—	<b>35</b>
Vic.	21	10	30	—	—	<b>61</b>
Qld	21	21	—	—	—	<b>42</b>
SA	62	89	—	—	—	<b>151</b>
WA	51	18	—	—	—	<b>69</b>
Tas.	2	2	—	—	—	<b>4</b>
NT	10	—	—	—	—	<b>10</b>
ACT	—	—	—	—	—	<b>—</b>
Aust.	191	151	30	—	—	<b>372</b>
TOTAL						
NSW	1 249	1 192	10	1	1	<b>2 453</b>
Vic.	2 191	822	46	9	7	<b>3 075</b>
Qld	2 184	1 000	2	2	—	<b>3 188</b>
SA	670	256	—	—	1	<b>927</b>
WA	1 979	234	4	1	—	<b>2 218</b>
Tas.	171	32	3	—	—	<b>206</b>
NT	48	22	—	—	—	<b>70</b>
ACT	70	4	—	—	—	<b>74</b>
Aust.	8 562	3 562	65	13	9	<b>12 211</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

## Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
<b>2002-03</b>	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	<b>175 410</b>
<b>2003-04</b>	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	<b>178 747</b>
<b>2004-05</b>	106 494	10 513	12 118	22 631	3 738	4 936	19 833	28 507	51 138	<b>157 632</b>
<b>2004</b>										
August	9 608	738	958	1 696	356	364	1 931	2 651	4 347	<b>13 955</b>
September	9 295	735	958	1 693	214	212	2 105	2 531	4 224	<b>13 519</b>
October	8 618	968	955	1 923	231	201	1 821	2 253	4 176	<b>12 794</b>
November	9 456	679	950	1 629	222	575	1 540	2 337	3 966	<b>13 422</b>
December	7 879	707	1 315	2 022	373	575	1 722	2 670	4 692	<b>12 571</b>
<b>2005</b>										
January	6 922	894	848	1 742	243	236	1 553	2 032	3 774	<b>10 696</b>
February	8 151	683	729	1 412	482	370	1 693	2 545	3 957	<b>12 108</b>
March	8 572	1 136	723	1 859	282	436	1 418	2 136	3 995	<b>12 567</b>
April	8 310	955	922	1 877	388	450	1 235	2 073	3 950	<b>12 260</b>
May	9 943	901	1 197	2 098	389	499	2 223	3 111	5 209	<b>15 152</b>
June	10 385	947	1 260	2 207	302	336	1 268	1 906	4 113	<b>14 498</b>
July	8 954	670	731	1 401	285	255	1 517	2 057	3 458	<b>12 412</b>
August	9 519	863	861	1 724	146	752	940	1 838	3 562	<b>13 081</b>
September	8 575	837	841	1 678	381	551	1 189	2 121	3 799	<b>12 374</b>
October	8 562	842	792	1 634	138	518	1 272	1 928	3 562	<b>12 124</b>
VALUE (\$m)										
<b>2002-03</b>	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	<b>28 550.8</b>
<b>2003-04</b>	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	<b>31 497.1</b>
<b>2004-05</b>	20 736.8	1 271.0	2 078.8	3 349.8	539.6	905.6	4 923.8	6 369.0	9 718.8	<b>30 455.6</b>
<b>2004</b>										
August	1 829.0	88.2	152.5	240.7	45.4	66.2	446.7	558.3	799.0	<b>2 628.1</b>
September	1 752.9	91.1	145.7	236.8	34.4	35.1	534.5	604.1	840.8	<b>2 593.7</b>
October	1 678.3	120.4	148.8	269.2	26.7	36.2	409.7	472.6	741.8	<b>2 420.1</b>
November	1 836.1	89.8	159.8	249.6	30.4	106.9	454.8	592.1	841.8	<b>2 677.9</b>
December	1 514.2	88.7	239.2	327.9	39.9	89.0	473.9	602.7	930.7	<b>2 444.9</b>
<b>2005</b>										
January	1 344.6	84.5	144.7	229.3	34.1	36.6	322.3	393.0	622.2	<b>1 966.8</b>
February	1 589.4	91.7	136.6	228.3	69.6	77.8	557.3	704.7	933.0	<b>2 522.5</b>
March	1 705.3	138.5	131.1	269.6	45.0	91.2	310.9	447.1	716.7	<b>2 422.0</b>
April	1 639.4	108.3	150.0	258.3	83.4	91.7	251.3	426.5	684.7	<b>2 324.1</b>
May	2 007.1	109.0	216.0	325.0	49.7	106.7	630.3	786.7	1 111.7	<b>3 118.8</b>
June	2 045.9	120.8	213.3	334.1	55.2	53.4	312.7	421.4	755.4	<b>2 801.3</b>
July	1 785.4	84.5	132.8	217.3	44.9	53.4	392.1	490.4	707.8	<b>2 493.2</b>
August	1 933.1	98.7	143.7	242.4	27.6	143.6	285.8	457.0	699.4	<b>2 632.4</b>
September	1 746.0	101.6	135.0	236.5	50.2	79.4	361.1	490.8	727.3	<b>2 473.3</b>
October	1 744.4	113.1	139.2	252.3	24.7	86.6	303.2	414.6	666.8	<b>2 411.3</b>

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 249	143	327	470	58	170	494	722	1 192	<b>2 441</b>
Vic.	2 191	191	213	404	10	34	374	418	822	<b>3 013</b>
Qld	2 184	199	171	370	41	308	281	630	1 000	<b>3 184</b>
SA	670	135	36	171	9	6	70	85	256	<b>926</b>
WA	1 979	141	30	171	10	—	53	63	234	<b>2 213</b>
Tas.	171	29	3	32	—	—	—	—	32	<b>203</b>
NT	48	4	8	12	10	—	—	10	22	<b>70</b>
ACT	70	—	4	4	—	—	—	—	4	<b>74</b>
Aust.	8 562	842	792	1 634	138	518	1 272	1 928	3 562	<b>12 124</b>
VALUE (\$m)										
NSW	279.4	20.8	47.6	68.4	5.6	29.2	121.5	156.4	224.8	<b>504.2</b>
Vic.	459.7	24.4	40.3	64.7	9.2	7.4	76.4	93.0	157.7	<b>617.3</b>
Qld	473.5	25.2	32.4	57.6	7.2	48.0	70.9	126.1	183.7	<b>657.2</b>
SA	102.6	19.0	5.9	24.9	1.3	2.0	6.4	9.7	34.6	<b>137.2</b>
WA	367.8	19.7	7.7	27.5	1.2	—	28.0	29.2	56.6	<b>424.4</b>
Tas.	33.6	3.4	0.5	3.8	—	—	—	—	3.8	<b>37.5</b>
NT	12.6	0.7	4.3	5.0	0.2	—	—	0.2	5.2	<b>17.7</b>
ACT	15.4	—	0.4	0.4	—	—	—	—	0.4	<b>15.8</b>
Aust.	1 744.4	113.1	139.2	252.3	24.7	86.6	303.2	414.6	666.8	<b>2 411.3</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2004</b>					
September	2 593.7	432.3	3 026.0	1 515.3	<b>4 541.3</b>
October	2 420.1	424.0	2 844.0	1 641.1	<b>4 485.1</b>
November	2 677.9	426.3	3 104.2	1 670.9	<b>4 775.1</b>
December	2 444.9	393.9	2 838.8	1 313.2	<b>4 152.1</b>
<b>2005</b>					
January	1 966.8	314.2	2 281.1	1 512.6	<b>3 793.7</b>
February	2 522.5	410.9	2 933.4	1 641.5	<b>4 574.9</b>
March	2 422.0	435.6	2 857.6	1 852.4	<b>4 710.0</b>
April	2 324.1	413.2	2 737.3	1 838.8	<b>4 576.2</b>
May	3 118.8	470.0	3 588.8	1 597.4	<b>5 186.2</b>
June	2 801.3	467.3	3 268.6	1 674.1	<b>4 942.8</b>
July	2 493.2	446.2	2 939.3	2 178.1	<b>5 117.4</b>
August	2 632.4	454.9	3 087.3	1 721.3	<b>4 808.6</b>
September	2 473.3	428.0	2 901.3	2 197.0	<b>5 098.3</b>
October	2 411.3	447.9	2 859.2	1 772.4	<b>4 631.6</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
September	2 416.4	404.0	2 820.4	na	<b>4 335.7</b>
October	2 443.9	403.5	2 847.5	na	<b>4 488.6</b>
November	2 498.8	434.4	2 933.2	na	<b>4 604.1</b>
December	2 609.1	436.8	3 045.9	na	<b>4 359.1</b>
<b>2005</b>					
January	2 469.7	423.9	2 893.6	na	<b>4 406.2</b>
February	2 664.2	436.9	3 101.1	na	<b>4 742.6</b>
March	2 446.9	427.9	2 874.9	na	<b>4 727.3</b>
April	2 348.0	436.4	2 784.5	na	<b>4 623.3</b>
May	2 927.3	417.3	3 344.6	na	<b>4 942.0</b>
June	2 619.9	452.1	3 072.0	na	<b>4 746.1</b>
July	2 541.6	460.5	3 002.1	na	<b>5 180.2</b>
August	2 423.5	368.5	2 792.0	na	<b>4 513.3</b>
September	2 381.7	403.5	2 785.3	na	<b>4 982.3</b>
October	2 359.4	429.9	2 789.3	na	<b>4 561.8</b>
TREND					
<b>2004</b>					
September	2 435.3	423.3	2 858.6	1 585.8	<b>4 444.4</b>
October	2 443.6	420.9	2 864.4	1 567.3	<b>4 431.7</b>
November	2 460.8	421.6	2 882.4	1 534.1	<b>4 416.5</b>
December	2 478.7	423.8	2 902.5	1 507.6	<b>4 410.0</b>
<b>2005</b>					
January	2 498.1	425.3	2 923.4	1 502.1	<b>4 425.5</b>
February	2 525.8	427.4	2 953.3	1 539.5	<b>4 492.7</b>
March	2 560.4	429.9	2 990.3	1 597.0	<b>4 587.3</b>
April	2 590.0	430.5	3 020.5	1 657.0	<b>4 677.5</b>
May	2 601.9	429.4	3 031.4	1 710.0	<b>4 741.4</b>
June	2 587.5	426.6	3 014.1	1 742.3	<b>4 756.4</b>
July	2 546.4	421.8	2 968.2	1 765.2	<b>4 733.4</b>
August	2 489.9	416.6	2 906.5	1 791.4	<b>4 697.9</b>
September	2 432.5	412.4	2 844.9	1 813.2	<b>4 658.1</b>
October	2 375.9	409.5	2 785.4	1 842.7	<b>4 628.1</b>

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
<b>2004</b>					
September	-1.3	-19.0	-4.3	-15.5	<b>-8.3</b>
October	-6.7	-1.9	-6.0	8.3	<b>-1.2</b>
November	10.7	0.6	9.1	1.8	<b>6.5</b>
December	-8.7	-7.6	-8.5	-21.4	<b>-13.0</b>
<b>2005</b>					
January	-19.6	-20.2	-19.6	15.2	<b>-8.6</b>
February	28.3	30.8	28.6	8.5	<b>20.6</b>
March	-4.0	6.0	-2.6	12.9	<b>3.0</b>
April	-4.0	-5.1	-4.2	-0.7	<b>-2.8</b>
May	34.2	13.7	31.1	-13.1	<b>13.3</b>
June	-10.2	-0.6	-8.9	4.8	<b>-4.7</b>
July	-11.0	-4.5	-10.1	30.1	<b>3.5</b>
August	5.6	2.0	5.0	-21.0	<b>-6.0</b>
September	-6.0	-5.9	-6.0	27.6	<b>6.0</b>
October	-2.5	4.6	-1.5	-19.3	<b>-9.2</b>
SEASONALLY ADJUSTED					
<b>2004</b>					
September	-3.4	-9.6	-4.3	na	<b>-8.5</b>
October	1.1	-0.1	1.0	na	<b>3.5</b>
November	2.2	7.6	3.0	na	<b>2.6</b>
December	4.4	0.5	3.8	na	<b>-5.3</b>
<b>2005</b>					
January	-5.3	-3.0	-5.0	na	<b>1.1</b>
February	7.9	3.1	7.2	na	<b>7.6</b>
March	-8.2	-2.0	-7.3	na	<b>-0.3</b>
April	-4.0	2.0	-3.1	na	<b>-2.2</b>
May	24.7	-4.4	20.1	na	<b>6.9</b>
June	-10.5	8.4	-8.1	na	<b>-4.0</b>
July	-3.0	1.8	-2.3	na	<b>9.1</b>
August	-4.6	-20.0	-7.0	na	<b>-12.9</b>
September	-1.7	9.5	-0.2	na	<b>10.4</b>
October	-0.9	6.5	0.1	na	<b>-8.4</b>
TREND					
<b>2004</b>					
September	-0.9	-1.1	-0.9	0.9	<b>-0.3</b>
October	0.3	-0.6	0.2	-1.2	<b>-0.3</b>
November	0.7	0.2	0.6	-2.1	<b>-0.3</b>
December	0.7	0.5	0.7	-1.7	<b>-0.1</b>
<b>2005</b>					
January	0.8	0.3	0.7	-0.4	<b>0.4</b>
February	1.1	0.5	1.0	2.5	<b>1.5</b>
March	1.4	0.6	1.3	3.7	<b>2.1</b>
April	1.2	0.1	1.0	3.8	<b>2.0</b>
May	0.5	-0.2	0.4	3.2	<b>1.4</b>
June	-0.6	-0.7	-0.6	1.9	<b>0.3</b>
July	-1.6	-1.1	-1.5	1.3	<b>-0.5</b>
August	-2.2	-1.2	-2.1	1.5	<b>-0.7</b>
September	-2.3	-1.0	-2.1	1.2	<b>-0.8</b>
October	-2.3	-0.7	-2.1	1.6	<b>-0.6</b>

na not available

(a) Refer to Explanatory Notes, paragraph 13.

## VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2004</b>									
August	1 504.7	1 262.6	1 264.5	243.1	494.5	71.9	55.7	57.7	<b>4 954.7</b>
September	1 442.1	1 153.3	1 023.8	231.9	541.2	49.9	73.1	26.1	<b>4 541.3</b>
October	1 087.6	1 200.4	1 296.1	308.0	448.3	67.1	37.5	40.0	<b>4 485.1</b>
November	1 502.8	1 231.5	1 039.6	233.0	541.0	73.9	65.8	87.6	<b>4 775.1</b>
December	1 123.8	1 002.5	973.3	206.6	546.9	96.0	52.8	150.0	<b>4 152.1</b>
<b>2005</b>									
January	1 036.3	851.1	806.4	309.5	470.3	64.8	35.8	219.4	<b>3 793.7</b>
February	1 230.5	1 100.6	1 251.4	184.9	639.8	66.5	71.4	29.8	<b>4 574.9</b>
March	1 616.7	1 132.2	1 014.1	349.4	433.2	55.1	52.3	57.0	<b>4 710.0</b>
April	1 224.7	1 338.4	1 008.2	260.1	518.1	114.2	50.9	61.7	<b>4 576.2</b>
May	1 342.2	1 403.6	1 315.0	248.7	555.3	91.0	56.0	174.4	<b>5 186.2</b>
June	1 206.3	1 650.6	1 112.2	254.3	547.5	61.7	41.1	69.1	<b>4 942.8</b>
July	1 142.0	1 466.2	1 518.3	215.9	575.9	70.9	73.0	55.2	<b>5 117.4</b>
August	1 384.7	1 117.9	1 084.6	291.8	605.0	67.0	71.2	186.4	<b>4 808.6</b>
September	1 378.1	1 255.4	1 240.5	342.9	531.2	71.5	39.2	239.5	<b>5 098.3</b>
October	1 025.7	1 287.0	1 273.3	249.9	600.0	72.6	60.2	63.0	<b>4 631.6</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	1 426.3	1 216.5	1 197.3	236.0	484.7	na	na	na	<b>4 740.8</b>
September	1 346.6	1 100.5	965.8	227.9	546.2	na	na	na	<b>4 335.7</b>
October	1 116.0	1 137.3	1 317.6	315.5	458.3	na	na	na	<b>4 488.6</b>
November	1 424.4	1 222.1	1 001.4	216.8	520.9	na	na	na	<b>4 604.1</b>
December	1 161.7	1 067.3	1 067.9	202.9	561.1	na	na	na	<b>4 359.1</b>
<b>2005</b>									
January	1 241.6	970.3	986.4	334.5	537.5	na	na	na	<b>4 406.2</b>
February	1 243.3	1 146.2	1 338.5	202.1	634.1	na	na	na	<b>4 742.6</b>
March	1 640.0	1 189.4	915.8	344.4	473.2	na	na	na	<b>4 727.3</b>
April	1 273.7	1 280.2	1 054.5	267.9	525.1	na	na	na	<b>4 623.3</b>
May	1 254.4	1 386.3	1 241.5	240.0	519.2	na	na	na	<b>4 942.0</b>
June	1 211.8	1 513.7	1 071.0	252.3	520.5	na	na	na	<b>4 746.1</b>
July	1 148.1	1 551.3	1 518.0	209.6	551.8	na	na	na	<b>5 180.2</b>
August	1 272.1	1 077.5	1 009.4	280.9	557.8	na	na	na	<b>4 513.3</b>
September	1 311.9	1 223.1	1 199.2	339.3	557.0	na	na	na	<b>4 982.3</b>
October	1 052.0	1 185.0	1 285.0	250.8	594.7	na	na	na	<b>4 561.8</b>
TREND									
<b>2004</b>									
August	1 299.0	1 195.5	1 064.8	229.9	495.6	na	na	na	<b>4 458.2</b>
September	1 293.3	1 170.9	1 094.4	228.8	505.6	na	na	na	<b>4 444.4</b>
October	1 280.5	1 140.8	1 112.3	228.6	514.1	na	na	na	<b>4 431.7</b>
November	1 265.0	1 106.8	1 108.5	231.4	516.8	na	na	na	<b>4 416.5</b>
December	1 246.0	1 084.1	1 095.2	236.9	511.9	na	na	na	<b>4 410.0</b>
<b>2005</b>									
January	1 229.8	1 090.5	1 078.9	247.0	499.2	na	na	na	<b>4 425.5</b>
February	1 222.6	1 139.5	1 076.7	256.8	486.3	na	na	na	<b>4 492.7</b>
March	1 219.7	1 210.2	1 094.4	264.0	479.8	na	na	na	<b>4 587.3</b>
April	1 220.2	1 280.8	1 122.9	265.5	482.9	na	na	na	<b>4 677.5</b>
May	1 224.7	1 325.6	1 156.5	260.6	496.5	na	na	na	<b>4 741.4</b>
June	1 228.3	1 327.6	1 183.1	251.9	518.8	na	na	na	<b>4 756.4</b>
July	1 224.2	1 294.0	1 205.9	245.2	540.5	na	na	na	<b>4 733.4</b>
August	1 214.7	1 249.6	1 223.1	241.8	557.6	na	na	na	<b>4 697.9</b>
September	1 201.2	1 207.1	1 238.1	239.4	571.3	na	na	na	<b>4 658.1</b>
October	1 178.8	1 167.0	1 236.5	243.5	583.4	na	na	na	<b>4 628.1</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004</b>									
August	22.7	-7.9	23.4	10.3	-2.2	49.5	18.8	47.9	<b>10.5</b>
September	-4.2	-8.7	-19.0	-4.6	9.4	-30.6	31.2	-54.8	<b>-8.3</b>
October	-24.6	4.1	26.6	32.8	-17.2	34.5	-48.7	53.5	<b>-1.2</b>
November	38.2	2.6	-19.8	-24.4	20.7	10.0	75.3	118.9	<b>6.5</b>
December	-25.2	-18.6	-6.4	-11.3	1.1	29.9	-19.6	71.2	<b>-13.0</b>
<b>2005</b>									
January	-7.8	-15.1	-17.1	49.8	-14.0	-32.5	-32.2	46.3	<b>-8.6</b>
February	18.7	29.3	55.2	-40.3	36.0	2.7	99.1	-86.4	<b>20.6</b>
March	31.4	2.9	-19.0	88.9	-32.3	-17.3	-26.6	91.6	<b>3.0</b>
April	-24.2	18.2	-0.6	-25.6	19.6	107.4	-2.7	8.2	<b>-2.8</b>
May	9.6	4.9	30.4	-4.4	7.2	-20.3	10.0	182.9	<b>13.3</b>
June	-10.1	17.6	-15.4	2.2	-1.4	-32.2	-26.7	-60.4	<b>-4.7</b>
July	-5.3	-11.2	36.5	-15.1	5.2	14.9	77.8	-20.2	<b>3.5</b>
August	21.3	-23.7	-28.6	35.1	5.1	-5.6	-2.5	237.7	<b>-6.0</b>
September	-0.5	12.3	14.4	17.5	-12.2	6.8	-44.9	28.5	<b>6.0</b>
October	-25.6	2.5	2.6	-27.1	12.9	1.6	53.4	-73.7	<b>-9.2</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	19.3	-11.7	22.1	15.4	2.8	na	na	na	<b>8.6</b>
September	-5.6	-9.5	-19.3	-3.4	12.7	na	na	na	<b>-8.5</b>
October	-17.1	3.3	36.4	38.4	-16.1	na	na	na	<b>3.5</b>
November	27.6	7.5	-24.0	-31.3	13.7	na	na	na	<b>2.6</b>
December	-18.4	-12.7	6.6	-6.4	7.7	na	na	na	<b>-5.3</b>
<b>2005</b>									
January	6.9	-9.1	-7.6	64.8	-4.2	na	na	na	<b>1.1</b>
February	0.1	18.1	35.7	-39.6	18.0	na	na	na	<b>7.6</b>
March	31.9	3.8	-31.6	70.4	-25.4	na	na	na	<b>-0.3</b>
April	-22.3	7.6	15.1	-22.2	11.0	na	na	na	<b>-2.2</b>
May	-1.5	8.3	17.7	-10.4	-1.1	na	na	na	<b>6.9</b>
June	-3.4	9.2	-13.7	5.1	0.3	na	na	na	<b>-4.0</b>
July	-5.3	2.5	41.7	-16.9	6.0	na	na	na	<b>9.1</b>
August	10.8	-30.5	-33.5	34.0	1.1	na	na	na	<b>-12.9</b>
September	3.1	13.5	18.8	20.8	-0.1	na	na	na	<b>10.4</b>
October	-19.8	-3.1	7.2	-26.1	6.8	na	na	na	<b>-8.4</b>
TREND									
<b>2004</b>									
August	-0.4	-1.6	3.9	0.3	1.9	na	na	na	<b>-0.1</b>
September	-0.4	-2.1	2.8	-0.5	2.0	na	na	na	<b>-0.3</b>
October	-1.0	-2.6	1.6	-0.1	1.7	na	na	na	<b>-0.3</b>
November	-1.2	-3.0	-0.3	1.2	0.5	na	na	na	<b>-0.3</b>
December	-1.5	-2.1	-1.2	2.4	-0.9	na	na	na	<b>-0.1</b>
<b>2005</b>									
January	-1.3	0.6	-1.5	4.3	-2.5	na	na	na	<b>0.4</b>
February	-0.6	4.5	-0.2	4.0	-2.6	na	na	na	<b>1.5</b>
March	-0.2	6.2	1.6	2.8	-1.3	na	na	na	<b>2.1</b>
April	—	5.8	2.6	0.5	0.6	na	na	na	<b>2.0</b>
May	0.4	3.5	3.0	-1.8	2.8	na	na	na	<b>1.4</b>
June	0.3	0.1	2.3	-3.3	4.5	na	na	na	<b>0.3</b>
July	-0.3	-2.5	1.9	-2.7	4.2	na	na	na	<b>-0.5</b>
August	-0.8	-3.4	1.4	-1.4	3.2	na	na	na	<b>-0.7</b>
September	-1.1	-3.4	1.2	-1.0	2.5	na	na	na	<b>-0.8</b>
October	-1.9	-3.3	-0.1	1.7	2.1	na	na	na	<b>-0.6</b>

— nil or rounded to zero (including null cells)

na not available

## VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2004</b>									
August	883.5	822.5	822.8	166.8	355.6	46.1	36.3	28.0	<b>3 161.6</b>
September	837.3	798.8	726.2	155.4	401.3	41.8	44.8	20.4	<b>3 026.0</b>
October	712.8	810.8	713.5	178.4	339.2	46.9	21.3	21.1	<b>2 844.0</b>
November	853.8	805.6	769.1	172.3	375.0	47.7	31.2	49.6	<b>3 104.2</b>
December	779.5	684.5	642.8	157.5	375.8	49.6	18.0	131.1	<b>2 838.8</b>
<b>2005</b>									
January	547.3	547.8	582.2	131.8	300.8	44.1	19.6	107.4	<b>2 281.1</b>
February	773.7	756.3	805.1	133.5	360.3	36.3	53.0	15.1	<b>2 933.4</b>
March	768.5	773.6	656.4	182.6	350.1	48.2	35.4	42.8	<b>2 857.6</b>
April	663.7	809.8	660.0	144.5	367.4	41.1	14.8	36.1	<b>2 737.3</b>
May	882.2	1 003.1	944.1	180.0	441.1	54.4	32.9	51.1	<b>3 588.8</b>
June	735.0	1 063.5	821.0	142.6	406.1	44.5	26.3	29.6	<b>3 268.6</b>
July	741.7	647.3	820.9	170.3	415.0	46.1	68.2	29.7	<b>2 939.3</b>
August	802.2	705.1	816.0	161.9	461.5	45.8	43.5	51.4	<b>3 087.3</b>
September	777.0	699.1	767.1	163.8	391.2	46.6	29.2	27.3	<b>2 901.3</b>
October	640.6	749.6	758.0	158.4	462.1	46.2	21.8	22.5	<b>2 859.2</b>
SEASONALLY ADJUSTED									
<b>2004</b>									
August	805.0	776.4	755.7	159.8	345.8	na	na	na	<b>2 947.7</b>
September	741.8	746.0	668.2	151.4	406.3	na	na	na	<b>2 820.4</b>
October	741.2	747.7	735.0	185.8	349.1	na	na	na	<b>2 847.5</b>
November	775.4	796.2	731.0	156.1	354.8	na	na	na	<b>2 933.2</b>
December	817.4	749.3	737.4	153.8	390.0	na	na	na	<b>3 045.9</b>
<b>2005</b>									
January	752.6	667.0	762.1	156.7	367.9	na	na	na	<b>2 893.6</b>
February	786.4	802.0	892.2	150.7	354.6	na	na	na	<b>3 101.1</b>
March	791.8	830.8	558.1	177.7	390.0	na	na	na	<b>2 874.9</b>
April	712.6	751.6	706.3	152.3	374.5	na	na	na	<b>2 784.5</b>
May	794.4	985.7	870.6	171.3	405.0	na	na	na	<b>3 344.6</b>
June	740.6	926.6	779.7	140.7	379.2	na	na	na	<b>3 072.0</b>
July	747.7	732.5	820.6	163.9	390.9	na	na	na	<b>3 002.1</b>
August	689.7	664.7	740.7	151.0	414.2	na	na	na	<b>2 792.0</b>
September	710.8	666.9	725.9	160.2	417.0	na	na	na	<b>2 785.3</b>
October	666.9	647.6	769.8	159.3	456.8	na	na	na	<b>2 789.3</b>
TREND									
<b>2004</b>									
August	787.9	766.2	707.6	153.2	353.1	na	na	na	<b>2 885.7</b>
September	770.3	761.7	714.5	151.0	362.9	na	na	na	<b>2 858.6</b>
October	765.5	755.5	729.3	149.5	368.4	na	na	na	<b>2 864.4</b>
November	768.8	746.1	740.0	149.9	369.8	na	na	na	<b>2 882.4</b>
December	773.9	740.7	743.8	152.7	370.1	na	na	na	<b>2 902.5</b>
<b>2005</b>									
January	777.6	750.0	744.8	156.6	370.8	na	na	na	<b>2 923.4</b>
February	777.6	777.7	744.3	159.6	373.1	na	na	na	<b>2 953.3</b>
March	773.4	814.0	748.5	161.2	377.0	na	na	na	<b>2 990.3</b>
April	765.7	843.5	756.1	160.8	381.0	na	na	na	<b>3 020.5</b>
May	756.0	850.2	766.6	159.2	385.4	na	na	na	<b>3 031.4</b>
June	744.5	827.3	775.2	157.7	392.4	na	na	na	<b>3 014.1</b>
July	729.9	781.7	779.1	156.5	401.4	na	na	na	<b>2 968.2</b>
August	714.1	730.3	775.7	156.2	411.7	na	na	na	<b>2 906.5</b>
September	698.6	682.3	770.9	156.3	422.6	na	na	na	<b>2 844.9</b>
October	686.9	642.7	753.4	157.9	434.1	na	na	na	<b>2 785.4</b>

na not available

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

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

## ORIGINAL

<b>2004</b>									
August	621.3	440.1	441.7	76.3	138.9	25.8	19.4	29.7	<b>1 793.1</b>
September	604.8	354.5	297.6	76.5	139.8	8.2	28.2	5.7	<b>1 515.3</b>
October	374.8	389.6	582.6	129.7	109.1	20.2	16.2	18.9	<b>1 641.1</b>
November	649.0	425.9	270.4	60.7	166.1	26.2	34.6	38.0	<b>1 670.9</b>
December	344.4	318.0	330.5	49.1	171.1	46.4	34.9	18.9	<b>1 313.2</b>
<b>2005</b>									
January	489.0	303.3	224.2	177.7	169.5	20.6	16.2	112.0	<b>1 512.6</b>
February	456.8	344.3	446.3	51.4	279.5	30.2	18.3	14.7	<b>1 641.5</b>
March	848.2	358.6	357.7	166.7	83.2	6.9	17.0	14.2	<b>1 852.4</b>
April	561.1	528.6	348.2	115.6	150.7	73.0	36.2	25.5	<b>1 838.8</b>
May	460.0	400.6	370.8	68.7	114.2	36.6	23.1	123.3	<b>1 597.4</b>
June	471.2	587.1	291.3	111.6	141.4	17.2	14.7	39.6	<b>1 674.1</b>
July	400.3	818.8	697.4	45.6	160.9	24.8	4.8	25.5	<b>2 178.1</b>
August	582.5	412.9	268.7	129.9	143.6	21.1	27.7	135.0	<b>1 721.3</b>
September	601.2	556.2	473.3	179.1	140.0	25.0	10.0	212.2	<b>2 197.0</b>
October	385.1	537.4	515.3	91.4	137.9	26.5	38.3	40.4	<b>1 772.4</b>

## TREND

<b>2004</b>									
August	511.1	429.3	357.2	76.7	142.5	na	na	na	<b>1 572.4</b>
September	523.0	409.2	379.9	77.9	142.8	na	na	na	<b>1 585.8</b>
October	514.9	385.2	382.9	79.1	145.7	na	na	na	<b>1 567.3</b>
November	496.2	360.7	368.5	81.5	147.0	na	na	na	<b>1 534.1</b>
December	472.1	343.4	351.4	84.2	141.8	na	na	na	<b>1 507.6</b>
<b>2005</b>									
January	452.3	340.4	334.1	90.4	128.4	na	na	na	<b>1 502.1</b>
February	445.0	361.7	332.4	97.2	113.2	na	na	na	<b>1 539.5</b>
March	446.3	396.2	345.9	102.8	102.8	na	na	na	<b>1 597.0</b>
April	454.5	437.3	366.8	104.7	101.9	na	na	na	<b>1 657.0</b>
May	468.6	475.4	390.0	101.4	111.2	na	na	na	<b>1 710.0</b>
June	483.7	500.3	407.9	94.3	126.4	na	na	na	<b>1 742.3</b>
July	494.3	512.3	426.8	88.7	139.1	na	na	na	<b>1 765.2</b>
August	500.6	519.3	447.4	85.6	145.9	na	na	na	<b>1 791.4</b>
September	502.6	524.8	467.2	83.1	148.7	na	na	na	<b>1 813.2</b>
October	491.9	524.3	483.2	85.6	149.3	na	na	na	<b>1 842.7</b>

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>								
<b>2002-03</b>	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	<b>46 062.6</b>
<b>2003-04</b>	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.6	<b>48 961.4</b>
<b>2004-05</b>	20 384.4	9 343.6	63.4	4 694.9	220.5	34 706.7	15 437.1	<b>50 143.8</b>
<b>2004</b>								
November	1 794.0	794.4	3.8	406.7	4.4	3 003.3	1 382.3	<b>4 385.6</b>
December	1 487.1	906.3	8.5	336.8	35.8	2 774.5	963.6	<b>3 738.1</b>
<b>2005</b>								
January	1 326.7	603.8	3.1	296.8	1.8	2 232.2	1 080.5	<b>3 312.8</b>
February	1 568.0	926.3	6.1	361.2	25.7	2 887.3	1 222.4	<b>4 109.7</b>
March	1 684.0	669.5	7.8	412.9	1.8	2 776.0	1 530.1	<b>4 306.2</b>
April	1 620.7	678.0	8.3	381.6	2.6	2 691.3	1 518.1	<b>4 209.4</b>
May	1 968.5	1 076.7	3.2	436.5	3.2	3 488.1	1 127.6	<b>4 615.7</b>
June	2 003.5	705.2	6.3	422.2	10.1	3 147.4	1 394.0	<b>4 541.3</b>
July	1 758.1	683.5	3.5	394.6	33.2	2 872.9	1 731.2	<b>4 604.2</b>
August	1 898.8	688.3	5.6	432.5	4.8	3 029.9	1 250.4	<b>4 280.3</b>
September	1 725.9	707.9	6.4	410.3	0.3	2 850.7	1 791.1	<b>4 641.8</b>
October	1 710.0	646.3	3.5	427.0	3.1	2 790.1	1 467.3	<b>4 257.4</b>
<b>PUBLIC SECTOR</b>								
<b>2002-03</b>	292.5	255.1	1.8	177.9	—	727.4	3 458.5	<b>4 185.9</b>
<b>2003-04</b>	269.5	230.3	1.7	159.4	0.4	661.3	3 923.4	<b>4 584.7</b>
<b>2004-05</b>	352.4	375.3	7.4	174.3	14.1	923.4	4 106.7	<b>5 030.1</b>
<b>2004</b>								
November	42.1	47.4	—	11.4	—	100.9	288.6	<b>389.5</b>
December	27.1	24.4	—	12.8	—	64.3	349.7	<b>414.0</b>
<b>2005</b>								
January	17.9	18.4	1.5	11.0	—	48.8	432.1	<b>480.9</b>
February	21.5	6.7	—	17.8	—	46.0	419.1	<b>465.2</b>
March	21.4	47.2	—	13.0	—	81.5	322.3	<b>403.9</b>
April	18.6	6.8	4.4	16.3	—	46.1	320.7	<b>366.8</b>
May	38.6	35.0	—	27.1	—	100.7	469.8	<b>570.5</b>
June	42.4	50.2	1.4	13.2	14.1	121.3	280.2	<b>401.4</b>
July	27.3	24.2	—	14.9	—	66.4	446.8	<b>513.2</b>
August	34.3	11.0	1.2	10.8	—	57.4	471.0	<b>528.4</b>
September	20.1	19.4	—	11.1	—	50.6	405.9	<b>456.5</b>
October	34.4	20.5	2.4	11.8	—	69.1	305.1	<b>374.2</b>
<b>TOTAL</b>								
<b>2002-03</b>	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	<b>50 248.5</b>
<b>2003-04</b>	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 850.0	<b>53 546.1</b>
<b>2004-05</b>	20 736.8	9 718.8	70.7	4 869.3	234.5	35 630.1	19 543.8	<b>55 174.0</b>
<b>2004</b>								
November	1 836.1	841.8	3.8	418.2	4.4	3 104.2	1 670.9	<b>4 775.1</b>
December	1 514.2	930.7	8.5	349.7	35.8	2 838.8	1 313.2	<b>4 152.1</b>
<b>2005</b>								
January	1 344.6	622.2	4.6	307.8	1.8	2 281.1	1 512.6	<b>3 793.7</b>
February	1 589.4	933.0	6.1	379.1	25.7	2 933.4	1 641.5	<b>4 574.9</b>
March	1 705.3	716.7	7.8	425.9	1.8	2 857.6	1 852.4	<b>4 710.0</b>
April	1 639.4	684.7	12.7	397.9	2.6	2 737.3	1 838.8	<b>4 576.2</b>
May	2 007.1	1 111.7	3.2	463.6	3.2	3 588.8	1 597.4	<b>5 186.2</b>
June	2 045.9	755.4	7.7	435.4	24.2	3 268.6	1 674.1	<b>4 942.8</b>
July	1 785.4	707.8	3.5	409.4	33.2	2 939.3	2 178.1	<b>5 117.4</b>
August	1 933.1	699.4	6.8	443.3	4.8	3 087.3	1 721.3	<b>4 808.6</b>
September	1 746.0	727.3	6.4	421.3	0.3	2 901.3	2 197.0	<b>5 098.3</b>
October	1 744.4	666.8	5.9	438.8	3.1	2 859.2	1 772.4	<b>4 631.6</b>

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	274.7	222.6	1.7	133.5	1.0	633.4	331.0	964.4
Vic.	455.5	156.5	1.3	120.5	2.1	735.9	460.2	1 196.1
Qld	468.7	179.6	0.2	95.7	—	744.3	455.3	1 199.6
SA	95.5	24.9	—	21.2	—	141.6	56.6	198.2
WA	358.0	53.7	0.2	36.8	—	448.7	101.5	550.2
Tas.	33.1	3.5	0.2	8.5	—	45.3	16.7	61.9
NT	9.1	5.2	—	4.1	—	18.4	5.7	24.1
ACT	15.4	0.4	—	6.7	—	22.5	40.4	62.9
Aust.	1 710.0	646.3	3.5	427.0	3.1	2 790.1	1 467.3	4 257.4
PUBLIC SECTOR								
NSW	4.7	2.1	—	0.3	—	7.1	54.2	61.3
Vic.	4.1	1.2	2.4	5.9	—	13.7	77.2	90.9
Qld	4.7	4.2	—	4.8	—	13.7	60.0	73.7
SA	7.1	9.8	—	—	—	16.9	34.8	51.7
WA	9.8	2.9	—	0.7	—	13.4	36.5	49.8
Tas.	0.6	0.3	—	—	—	0.9	9.8	10.7
NT	3.4	—	—	—	—	3.4	32.6	36.0
ACT	—	—	—	—	—	—	0.1	0.1
Aust.	34.4	20.5	2.4	11.8	—	69.1	305.1	374.2
TOTAL								
NSW	279.4	224.8	1.7	133.8	1.0	640.6	385.1	1 025.7
Vic.	459.7	157.7	3.7	126.5	2.1	749.6	537.4	1 287.0
Qld	473.5	183.7	0.2	100.6	—	758.0	515.3	1 273.3
SA	102.6	34.6	—	21.2	—	158.4	91.4	249.9
WA	367.8	56.6	0.2	37.5	—	462.1	137.9	600.0
Tas.	33.6	3.8	0.2	8.5	—	46.2	26.5	72.6
NT	12.6	5.2	—	4.1	—	21.8	38.3	60.2
ACT	15.4	0.4	—	6.7	—	22.5	40.4	63.0
Aust.	1 744.4	666.8	5.9	438.8	3.1	2 859.2	1 772.4	4 631.6

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	73.8	57.7	248.6	22.8	17.4	4.1	0.9	0.8	426.0
Transport	19.7	1.8	3.9	2.5	0.1	—	—	0.8	28.6
Offices	63.9	221.5	56.9	4.3	22.0	1.5	3.7	36.0	409.8
Other commercial n.e.c.	1.6	3.7	4.2	0.4	—	0.1	0.2	—	10.0
<i>Total commercial</i>	<i>159.0</i>	<i>284.7</i>	<i>313.6</i>	<i>29.8</i>	<i>39.5</i>	<i>5.6</i>	<i>4.8</i>	<i>37.6</i>	<i>874.5</i>
<b>Industrial</b>									
Factories	29.3	21.1	27.2	3.2	13.2	1.9	—	—	95.9
Warehouses	40.1	104.0	41.8	7.3	23.4	1.8	0.9	—	219.2
Agricultural/aquacultural	12.9	8.1	2.6	2.6	1.0	—	0.2	—	27.2
Other industrial n.e.c.	5.7	3.9	7.5	1.4	2.1	0.3	—	—	20.8
<i>Total industrial</i>	<i>87.9</i>	<i>137.1</i>	<i>79.0</i>	<i>14.4</i>	<i>39.7</i>	<i>3.9</i>	<i>1.0</i>	<i>—</i>	<i>363.1</i>
<b>Other non-residential</b>									
Educational	35.9	30.8	29.6	33.4	11.8	8.3	6.6	0.7	157.1
Religious	12.8	3.0	1.5	0.1	1.7	—	—	—	19.1
Aged care facilities	5.4	18.7	23.1	3.1	0.3	1.0	—	1.5	52.9
Health	8.7	10.9	20.3	1.0	17.4	0.1	0.1	—	58.5
Entertainment and recreation	22.6	17.0	11.4	5.5	5.9	7.0	9.3	0.4	79.2
Accommodation	28.2	3.3	30.2	1.1	7.8	0.4	0.2	0.1	71.2
Other non-residential n.e.c.	24.8	32.0	6.6	3.0	13.9	0.1	16.3	0.1	96.8
<i>Total other non-residential</i>	<i>138.3</i>	<i>115.6</i>	<i>122.7</i>	<i>47.2</i>	<i>58.7</i>	<i>16.9</i>	<i>32.5</i>	<i>2.9</i>	<i>534.8</i>
<b>Total non-residential</b>	<b>385.1</b>	<b>537.4</b>	<b>515.3</b>	<b>91.4</b>	<b>137.9</b>	<b>26.5</b>	<b>38.3</b>	<b>40.4</b>	<b>1 772.4</b>

— nil or rounded to zero (including null cells)

## Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	71.3	57.1	247.8	22.3	17.4	3.9	0.9	0.8	421.5
Transport	19.6	1.8	0.3	2.5	0.1	—	—	0.8	25.0
Offices	57.9	199.0	32.3	4.1	19.8	1.3	1.7	36.0	352.1
Other commercial n.e.c.	1.6	3.5	4.1	0.4	—	0.1	0.2	—	9.8
<i>Total commercial</i>	<i>150.4</i>	<i>261.5</i>	<i>284.4</i>	<i>29.2</i>	<i>37.2</i>	<i>5.2</i>	<i>2.8</i>	<i>37.6</i>	<i>808.2</i>
Industrial									
Factories	26.1	20.8	27.2	3.2	13.2	0.7	—	—	91.2
Warehouses	39.9	104.0	36.9	7.3	22.4	1.8	0.9	—	213.1
Agricultural/aquacultural	12.2	8.1	2.6	2.6	1.0	—	0.2	—	26.5
Other industrial n.e.c.	5.2	3.8	6.6	1.4	2.1	0.2	—	—	19.2
<i>Total industrial</i>	<i>83.4</i>	<i>136.8</i>	<i>73.2</i>	<i>14.4</i>	<i>38.7</i>	<i>2.6</i>	<i>1.0</i>	<i>—</i>	<i>350.1</i>
Other non-residential									
Educational	10.2	19.1	15.7	2.5	6.3	0.9	—	0.7	55.4
Religious	12.8	3.0	1.5	0.1	1.7	—	—	—	19.1
Aged care facilities	4.8	18.2	23.0	3.0	0.3	1.0	—	1.5	51.7
Health	7.7	3.7	13.9	0.2	0.2	0.1	—	—	25.7
Entertainment and recreation	20.3	8.8	11.3	5.5	5.5	6.4	0.9	0.4	59.1
Accommodation	28.2	3.3	27.1	1.1	7.8	0.4	0.2	0.1	68.1
Other non-residential n.e.c.	13.2	5.8	5.2	0.7	3.8	0.1	0.9	0.1	29.8
<i>Total other non-residential</i>	<i>97.1</i>	<i>61.9</i>	<i>97.7</i>	<i>13.1</i>	<i>25.6</i>	<i>8.8</i>	<i>2.0</i>	<i>2.8</i>	<i>309.0</i>
<b>Total non-residential</b>	<b>331.0</b>	<b>460.2</b>	<b>455.3</b>	<b>56.6</b>	<b>101.5</b>	<b>16.7</b>	<b>5.8</b>	<b>40.4</b>	<b>1 467.3</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	2.5	0.6	0.8	0.5	—	0.2	—	—	4.6
Transport	0.1	—	3.6	—	—	—	—	—	3.7
Offices	6.0	22.5	24.7	0.1	2.2	0.2	2.0	—	57.7
Other commercial n.e.c.	—	0.2	0.1	—	—	—	—	—	0.3
<i>Total commercial</i>	<i>8.5</i>	<i>23.2</i>	<i>29.2</i>	<i>0.7</i>	<i>2.2</i>	<i>0.4</i>	<i>2.0</i>	<i>—</i>	<i>66.2</i>
Industrial									
Factories	3.2	0.3	—	—	—	1.2	—	—	4.7
Warehouses	0.1	—	5.0	—	1.1	—	—	—	6.1
Agricultural/aquacultural	0.7	—	—	—	—	—	—	—	0.7
Other industrial n.e.c.	0.5	0.1	0.9	—	—	0.1	—	—	1.5
<i>Total industrial</i>	<i>4.5</i>	<i>0.3</i>	<i>5.8</i>	<i>—</i>	<i>1.1</i>	<i>1.3</i>	<i>—</i>	<i>—</i>	<i>13.0</i>
Other non-residential									
Educational	25.7	11.6	13.9	30.9	5.5	7.4	6.6	0.1	101.7
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	0.6	0.5	0.1	0.1	—	—	—	—	1.3
Health	1.0	7.2	6.4	0.8	17.2	—	0.1	—	32.8
Entertainment and recreation	2.3	8.2	0.1	0.1	0.4	0.6	8.4	—	20.1
Accommodation	—	—	3.1	—	—	—	—	—	3.1
Other non-residential n.e.c.	11.6	26.1	1.4	2.3	10.1	0.1	15.4	—	66.9
<i>Total other non-residential</i>	<i>41.1</i>	<i>53.7</i>	<i>25.0</i>	<i>34.2</i>	<i>33.2</i>	<i>8.1</i>	<i>30.6</i>	<i>0.1</i>	<i>225.9</i>
<b>Total non-residential</b>	<b>54.2</b>	<b>77.2</b>	<b>60.0</b>	<b>34.8</b>	<b>36.5</b>	<b>9.8</b>	<b>32.6</b>	<b>0.1</b>	<b>305.1</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	787	35	11	833
Transport	18	4	1	23
Offices	376	47	9	432
Other commercial n.e.c.	23	2	—	25
<i>Total commercial</i>	<i>1 204</i>	<i>88</i>	<i>21</i>	<i>1 313</i>
Industrial				
Factories	122	16	4	142
Warehouses	160	40	5	205
Agricultural/aquacultural	41	2	2	45
Other industrial n.e.c.	51	5	—	56
<i>Total industrial</i>	<i>374</i>	<i>63</i>	<i>11</i>	<i>448</i>
Other non-residential				
Educational	139	34	3	176
Religious	16	3	1	20
Aged care facilities	15	6	4	25
Health	49	7	3	59
Entertainment and recreation	82	15	4	101
Accommodation	37	8	3	48
Other non-residential n.e.c.	104	10	4	118
<i>Total other non-residential</i>	<i>442</i>	<i>83</i>	<i>22</i>	<i>547</i>
<b>Total non-residential</b>	<b>2 020</b>	<b>234</b>	<b>54</b>	<b>2 308</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	124.7	71.5	229.9	426.0
Transport	3.1	11.5	14.0	28.6
Offices	90.9	85.3	233.6	409.8
Other commercial n.e.c.	5.5	4.6	—	10.0
<i>Total commercial</i>	<i>224.1</i>	<i>172.9</i>	<i>477.5</i>	<i>874.5</i>
Industrial				
Factories	35.6	24.8	35.5	95.9
Warehouses	51.0	75.2	93.0	219.2
Agricultural/aquacultural	6.7	3.3	17.2	27.2
Other industrial n.e.c.	11.6	9.2	—	20.8
<i>Total industrial</i>	<i>104.9</i>	<i>112.5</i>	<i>145.8</i>	<i>363.1</i>
Other non-residential				
Educational	38.9	70.5	47.7	157.1
Religious	5.0	5.1	9.0	19.1
Aged care facilities	3.2	17.0	32.8	52.9
Health	10.4	22.1	26.0	58.5
Entertainment and recreation	20.3	28.7	30.2	79.2
Accommodation	10.6	15.0	45.6	71.2
Other non-residential n.e.c.	29.3	23.9	43.6	96.8
<i>Total other non-residential</i>	<i>117.6</i>	<i>182.4</i>	<i>234.8</i>	<i>534.8</i>
<b>Total non-residential</b>	<b>446.6</b>	<b>467.7</b>	<b>858.1</b>	<b>1 772.4</b>

— nil or rounded to zero (including null cells)

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
<b>2002-03</b>	20 055.2	10 781.0	30 815.1	4 839.4	35 650.7	18 776.9	54 398.4
<b>2003-04</b>	21 408.1	10 089.0	31 497.1	5 199.0	36 696.1	16 850.0	53 546.1
<b>2004-05</b>	19 615.3	8 958.3	28 573.6	4 926.6	33 500.2	18 065.2	51 565.4
<b>2004</b>							
June Qtr	5 222.1	2 587.6	7 807.8	1 324.2	9 132.3	4 171.8	13 304.4
September Qtr	5 194.8	2 250.2	7 445.1	1 375.3	8 820.4	4 536.1	13 356.5
December Qtr	4 782.6	2 331.7	7 114.3	1 187.9	8 302.2	4 286.1	12 588.3
<b>2005</b>							
March Qtr	4 344.8	2 067.7	6 412.6	1 096.2	7 508.8	4 588.0	12 096.7
June Qtr	5 293.0	2 308.7	7 601.7	1 267.1	8 868.8	4 655.0	13 523.8
September Qtr	4 996.8	1 895.9	6 892.7	1 231.2	8 123.9	5 485.3	13 609.2
SEASONALLY ADJUSTED (\$m)							
<b>2004</b>							
June Qtr	5 142.1	2 572.4	7 748.0	1 305.7	9 056.8	na	13 189.9
September Qtr	4 948.4	2 181.7	7 130.1	1 268.4	8 398.5	na	12 934.6
December Qtr	4 769.0	2 261.3	7 030.3	1 207.3	8 237.6	na	12 523.7
<b>2005</b>							
March Qtr	4 871.6	2 363.5	7 235.1	1 223.6	8 458.7	na	13 046.7
June Qtr	5 026.3	2 151.9	7 178.2	1 227.2	8 405.4	na	13 060.4
September Qtr	4 763.4	1 845.1	6 608.4	1 133.8	7 742.3	na	13 227.6
TREND (\$m)							
<b>2004</b>							
June Qtr	5 167.2	2 470.2	7 637.6	1 276.3	8 909.5	4 189.7	13 103.0
September Qtr	4 938.0	2 355.9	7 296.6	1 255.9	8 551.6	4 340.5	12 889.4
December Qtr	4 851.5	2 279.2	7 136.3	1 239.2	8 376.9	4 409.9	12 779.7
<b>2005</b>							
March Qtr	4 875.2	2 243.8	7 119.3	1 217.5	8 336.7	4 562.1	12 890.2
June Qtr	4 893.7	2 132.1	7 026.4	1 196.5	8 222.9	4 857.5	13 076.3
September Qtr	4 882.8	1 971.8	6 833.8	1 169.1	8 002.9	5 140.0	13 220.1
TREND (% change from previous quarter)							
<b>2004</b>							
June Qtr	-4.0	-3.1	-3.6	-1.6	-3.4	1.6	-1.9
September Qtr	-4.4	-4.6	-4.5	-1.6	-4.0	3.6	-1.6
December Qtr	-1.8	-3.3	-2.2	-1.3	-2.0	1.6	-0.9
<b>2005</b>							
March Qtr	0.5	-1.6	-0.2	-1.8	-0.5	3.5	0.9
June Qtr	0.4	-5.0	-1.3	-1.7	-1.4	6.5	1.4
September Qtr	-0.2	-7.5	-2.7	-2.3	-2.7	5.8	1.1

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

## Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<b><i>Aust.</i></b>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2002-03</b>	10 560.2	10 351.6	8 168.0	1 761.5	3 621.7	350.9	203.4	590.7	<b>35 650.7</b>
<b>2003-04</b>	10 415.0	10 139.7	8 993.9	1 834.7	3 876.9	553.9	260.1	622.0	<b>36 696.1</b>
<b>2004-05</b>	8 750.0	9 359.6	8 248.6	1 821.8	3 980.7	485.5	328.0	526.0	<b>33 500.2</b>
<b>2004</b>									
June Qtr	2 588.1	2 593.5	2 124.3	449.3	945.3	158.2	73.6	195.8	<b>9 132.3</b>
September Qtr	2 451.2	2 371.1	2 170.3	470.5	1 063.0	120.2	103.9	70.1	<b>8 820.4</b>
December Qtr	2 218.4	2 233.2	1 985.7	485.0	995.6	129.7	64.4	190.2	<b>8 302.2</b>
<b>2005</b>									
March Qtr	1 957.4	1 994.8	1 881.7	424.4	888.3	113.3	95.2	153.5	<b>7 508.8</b>
June Qtr	2 122.9	2 760.6	2 210.9	441.8	1 033.7	122.2	64.6	112.2	<b>8 868.8</b>
September Qtr	2 149.7	1 935.2	2 189.0	465.3	1 042.5	120.3	119.5	102.2	<b>8 123.9</b>
NON-RESIDENTIAL BUILDING									
<b>2002-03</b>	6 513.6	5 475.2	3 299.4	1 057.6	1 692.7	210.9	160.1	388.9	<b>18 776.9</b>
<b>2003-04</b>	5 368.1	4 839.2	3 231.7	1 178.2	1 521.8	187.0	169.5	354.4	<b>16 850.0</b>
<b>2004-05</b>	5 899.3	4 759.1	3 777.6	1 058.5	1 619.1	299.5	240.6	411.5	<b>18 065.2</b>
<b>2004</b>									
June Qtr	1 417.3	1 248.1	607.9	251.6	439.9	54.1	40.1	113.7	<b>4 171.8</b>
September Qtr	1 545.0	1 294.1	959.8	202.9	386.1	41.0	58.8	48.5	<b>4 536.1</b>
December Qtr	1 287.7	1 078.8	1 059.0	223.9	404.4	87.8	75.5	69.2	<b>4 286.1</b>
<b>2005</b>									
March Qtr	1 678.8	953.7	895.2	363.0	473.2	53.8	44.2	126.1	<b>4 588.0</b>
June Qtr	1 387.8	1 432.6	863.7	268.7	355.5	116.9	62.1	167.6	<b>4 655.0</b>
September Qtr	1 461.7	1 682.2	1 206.4	318.6	384.6	64.8	35.3	331.7	<b>5 485.3</b>
TOTAL BUILDING									
<b>2002-03</b>	17 041.5	15 813.2	11 470.5	2 818.2	5 314.4	564.0	363.4	980.0	<b>54 398.4</b>
<b>2003-04</b>	15 783.1	14 978.9	12 225.5	3 012.9	5 398.7	740.9	429.6	976.4	<b>53 546.1</b>
<b>2004-05</b>	14 649.2	14 118.7	12 026.2	2 880.3	5 599.8	785.0	568.7	937.5	<b>51 565.4</b>
<b>2004</b>									
June Qtr	4 003.8	3 841.4	2 731.3	700.3	1 384.9	212.2	113.7	309.5	<b>13 304.4</b>
September Qtr	3 996.2	3 665.2	3 130.1	673.5	1 449.1	161.3	162.7	118.5	<b>13 356.5</b>
December Qtr	3 506.1	3 311.9	3 044.7	708.9	1 399.9	217.5	139.8	259.4	<b>12 588.3</b>
<b>2005</b>									
March Qtr	3 636.2	2 948.5	2 776.9	787.4	1 361.5	167.1	139.5	279.7	<b>12 096.7</b>
June Qtr	3 510.7	4 193.1	3 074.5	710.5	1 389.3	239.1	126.7	279.8	<b>13 523.8</b>
September Qtr	3 611.4	3 617.5	3 395.5	783.9	1 427.1	185.1	154.8	433.9	<b>13 609.2</b>

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

# WHAT IF...? REVISIONS TO TREND ESTIMATES

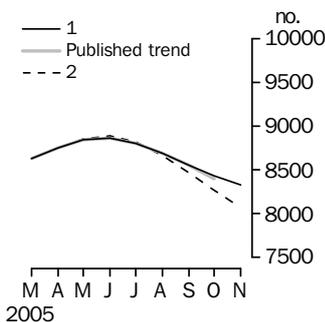
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 3.6% 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 3.6% 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.

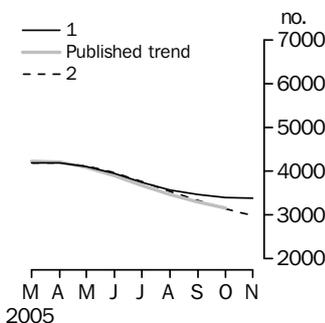
### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.6% on Oct 2005		(2) falls by 3.6% on Oct 2005	
	no.	% change	no.	% change	no.	% change
<b>2005</b>						
June	8 862	0.2	8 866	0.2	8 886	0.3
July	8 805	-0.6	8 806	-0.7	8 816	-0.8
August	8 691	-1.3	8 690	-1.3	8 663	-1.7
September	8 548	-1.6	8 555	-1.6	8 467	-2.3
October	8 397	-1.8	8 432	-1.4	8 267	-2.4
November	—	—	8 325	-1.3	8 076	-2.3

— 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 2005		(2) falls by 15% on Oct 2005	
	no.	% change	no.	% change	no.	% change
<b>2005</b>						
June	3 906	-4.6	3 944	-4.0	3 975	-3.6
July	3 676	-5.9	3 745	-5.0	3 761	-5.4
August	3 463	-5.8	3 576	-4.5	3 534	-6.0
September	3 304	-4.6	3 466	-3.1	3 327	-5.9
October	3 158	-4.4	3 407	-1.7	3 145	-5.5
November	—	—	3 389	-0.5	2 994	-4.8

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents monthly details of building work approved.

### SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

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

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

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

**5** From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

### VALUE DATA

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

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

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

### OWNERSHIP

**9** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION

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

**11** In the case of a large multi-function building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function. Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** Building approvals are classified both by the TYPE OF BUILDING (e.g. 'house', 'factory') and by the TYPE OF WORK involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

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

### SEASONAL ADJUSTMENT

**14** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**15** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**16** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

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

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

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

*continued*

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

### TREND ESTIMATES

**20** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly chain volume measures (table 24), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

**21** While the smoothing techniques described in paragraph 20 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data may also lead to revisions to the trend.

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

### CHAIN VOLUME MEASURES

**23** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).

### AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

**24** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2005 Edition* (cat. no. 1216.0), effective from July 2005. Building work approved before July 2005 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

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

## EXPLANATORY NOTES *continued*

### RELATED PUBLICATIONS

- 26** Users may also wish to refer to the following publications:  
*Building Activity, Australia*, cat. no. 8752.0  
*Dwelling Unit Commencements, Australia, Preliminary*, cat. no. 8750.0  
*Construction Work Done, Australia, Preliminary*, cat. no. 8755.0  
*Engineering Construction Activity, Australia*, cat. no. 8762.0  
*House Price Indexes: Eight Capital Cities*, cat. no. 6416.0  
*Housing Finance for Owner Occupation, Australia*, cat. no. 5609.0  
*Producer Price Indexes, Australia*, cat. no. 6427.0.

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

### ABS DATA AVAILABLE ON REQUEST

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

### ROUNDING

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

### ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
ASGC	Australian Standard Geographical Classification
Aust.	Australia
GST	goods and services tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

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

### DWELLING UNITS

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Dwelling units approved, New South Wales	1	1
Dwelling units approved, Victoria	1	2
Dwelling units approved, Queensland	1	3
Dwelling units approved, South Australia	1	4
Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
Dwelling units approved, state and territories, number	3	7
Dwelling units approved, states and territories, percentage change	4	n.a.
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Private sector houses approved, states and territories, percentage change	6	n.a.
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Dwelling units approved in new residential buildings, number and value, Tasmania	12	27
Dwelling units approved in new residential buildings, number and value, Northern Territory	12	28
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

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Value of building approved, by sector, Victoria	20	44
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Value of non-residential building approved, by sector, Victoria	22	53
Value of non-residential building approved, by sector, Queensland	22	54
Value of non-residential building approved, by sector, South Australia	22	55
Value of non-residential building approved, by sector, Western Australia	22	56
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## APPENDIX LIST OF ELECTRONIC TABLES *continued*

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Statistical Local Areas, Queensland, 2001–02, 2002–03, 2003–04, 2004–05	3	3
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## GLOSSARY

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

## GLOSSARY *continued*

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



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