

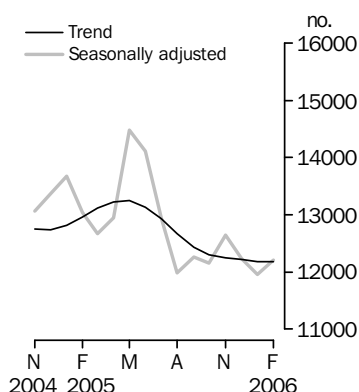
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 31 MAR 2006

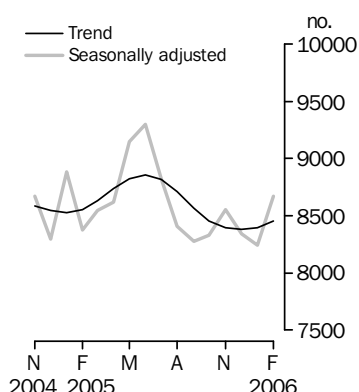
Dwelling units approved

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

TREND

	Feb 06 no.	Jan 06 to Feb 06 % change	Feb 05 to Feb 06 % change
Total dwelling units approved	12 182	—	-6.0
Private sector houses	8 455	0.7	-1.2
Private sector other dwellings	3 455	-1.1	-16.1

SEASONALLY ADJUSTED

	Feb 06 no.	Jan 06 to Feb 06 % change	Feb 05 to Feb 06 % change
Total dwelling units approved	12 213	2.2	-6.3
Private sector houses	8 674	5.2	3.6
Private sector other dwellings	3 343	2.5	-25.9

— nil or rounded to zero (including null cells)

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals was flat in February 2006, after falling for the previous eight months.
- The seasonally adjusted estimate for total dwelling units approved rose 2.2%, to 12,213, in February 2006.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals rose 0.7% in February 2006.
- The seasonally adjusted estimate for private sector houses approved rose 5.2%, to 8,674, in February 2006. This is the highest level since July 2005.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 1.1% in February 2006.
- The seasonally adjusted estimate for private sector other dwellings approved rose 2.5%, to 3,343, in February 2006.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved fell 0.6% in February 2006. The value of new residential building rose 0.2%. The value of alterations and additions rose 2.8%. The value of non-residential building approved fell 2.4%, the fourth consecutive fall after nine months of growth.
- The seasonally adjusted estimate of the value of total building approved rose 13.5%, to \$4,883.0m, in February 2006. The value of new residential building approved rose 6.2%, to \$2,480.5m. The value of alterations and additions rose 12.1%, to \$524.3m.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2006	5 May 2006
April 2006	30 May 2006
May 2006	3 July 2006
June 2006	1 August 2006
July 2006	4 September 2006
August 2006	3 October 2006

REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	TOTAL
2004-05	—	—	20	3	—	—	—	—	23
2005-06	24	-31	85	-62	-3	—	—	21	34
TOTAL	24	-31	105	-59	-3	—	—	21	57

Revisions to the value of two non-residential building approvals added \$60m to New South Wales in December 2005 and \$53.8m to Victoria in November 2005.

RECENT CHANGES

Changes to the Time Series Spreadsheets: Please note that the start date period for selected Excel time series spreadsheets for *Building Approvals, Australia* (cat. no. 8731.0) have been extended as outlined in the table below. These changes took effect from the January 2006 issue.

Note: not all series in the table go back to the earliest start date.

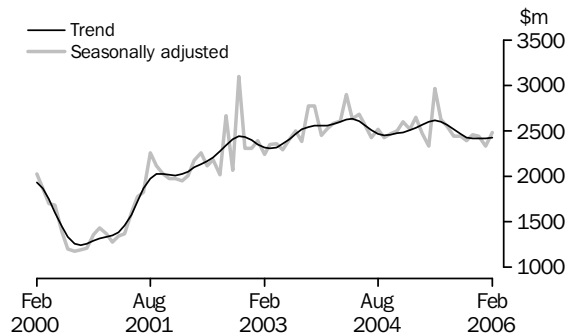
Table number	Old start date	New start date
2-8	September 1984	July 1983
11	September 1984	January 1956
12-19	September 1984	July 1970
20-21	September 1984	January 1956
22	September 1985	January 1965
23-28	September 1985	January 1956
29	September 1985	January 1965
30-34	September 1984	July 1970
35-37	September 1985	July 1970
38	September 1984	January 1956
39	September 1984	July 1973
40	September 1985	July 1973
41	September 1984	July 1970
42	September 1984	January 1961
43-50	September 1984	July 1970
75-82	September 1985	September 1985
83	September 1984	January 1965
84-91	September 1984	July 1970

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

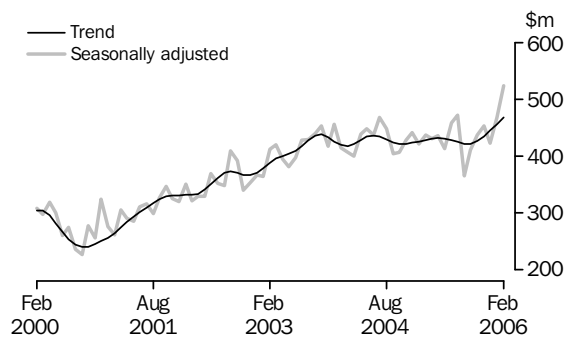
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is now showing small rises for the last two months after seven months of decline.



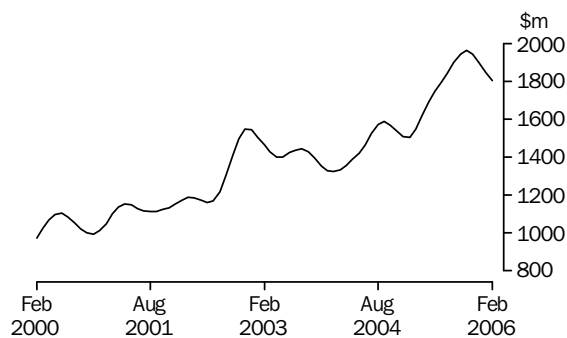
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential buildings rose 2.8% in February 2006.



NON-RESIDENTIAL BUILDING

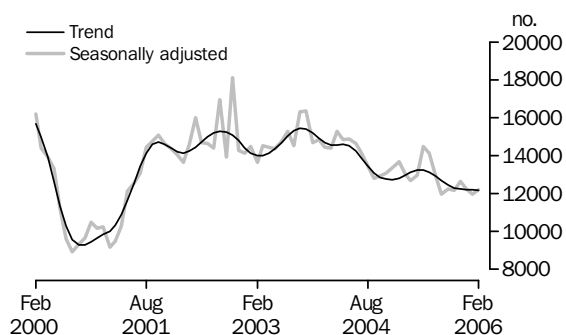
The trend estimate of the value of non-residential building fell 2.4% in February 2006.



DWELLINGS APPROVED

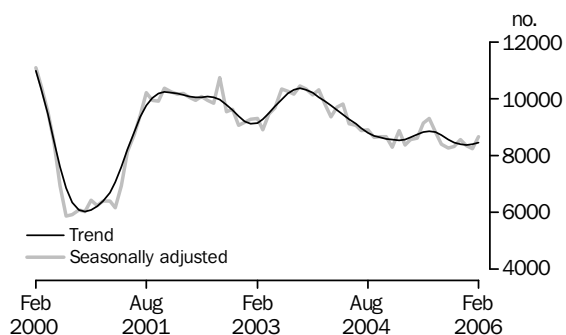
TOTAL DWELLING UNITS

Following eight months of decline, the trend estimate for total dwelling units approved has flattened in February 2006.



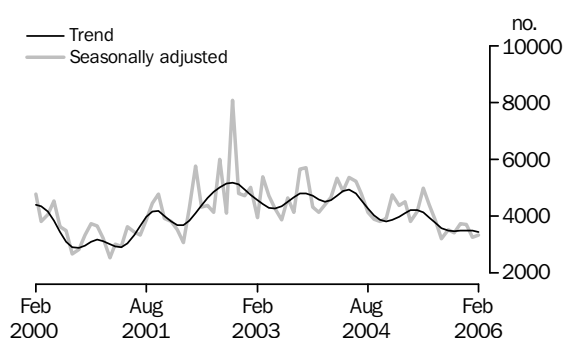
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved is now showing small rises over the last two months after falls in the previous six.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has generally been falling for the last ten months. The trend fell 1.1% in February 2006.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved was flat in February 2006. The trend fell in New South Wales (-1.9%), Queensland (-0.9%) and the Northern Territory (-10.8%) and rose in all other states and territories.

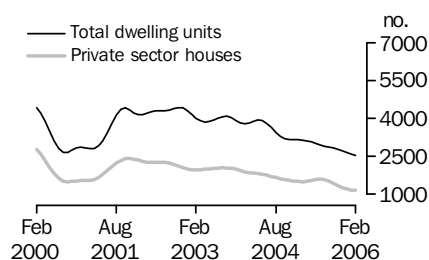
The trend estimate for private sector houses approved rose 0.7% in February 2006. The trend rose in Victoria (0.9%), Queensland (0.8%) and Western Australia (1.3%) but fell in New South Wales (-0.2%) and South Australia (-0.6%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 133	2 414	2 086	597	1 792	160	77	83	8 342
Total dwelling units (no.)	2 307	2 936	2 853	841	2 011	173	84	245	11 450
Percentage change from previous month									
Private sector houses (%)	13.3	34.6	39.8	16.4	16.4	-3.0	108.1	102.4	26.8
Total dwelling units (%)	13.0	23.2	39.6	9.8	-0.8	-8.5	21.7	271.2	19.4
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 182	2 487	2 151	621	1 896	na	na	na	8 674
Total dwelling units (no.)	2 357	3 113	3 086	1 041	2 095	197	na	na	12 213
Percentage change from previous month									
Private sector houses (%)	-3.6	3.2	18.3	-6.3	3.9	na	na	na	5.2
Total dwelling units (%)	-8.1	6.2	21.5	17.8	-21.0	-4.4	na	na	2.2
TREND									
Dwelling units approved									
Private sector houses (no.)	1 164	2 445	1 994	644	1 877	na	na	na	8 455
Total dwelling units (no.)	2 541	3 040	2 827	936	2 363	198	83	194	12 182
Percentage change from previous month									
Private sector houses (%)	-0.2	0.9	0.8	-0.6	1.3	na	na	na	0.7
Total dwelling units (%)	-1.9	0.5	-0.9	2.1	1.3	—	-10.8	7.8	—
— nil or rounded to zero (including null cells) na not available									

DWELLING UNITS APPROVED

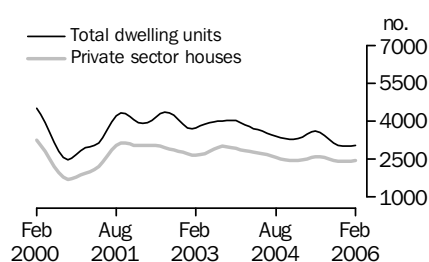
STATE TRENDS

NEW SOUTH WALES



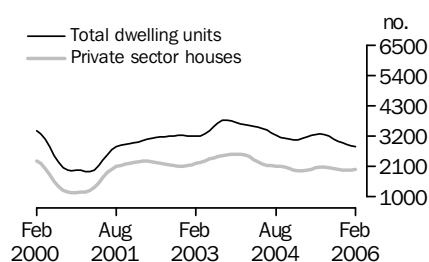
The trend estimate for total dwelling units approved in New South Wales has been in decline for the past thirteen months. The trend for private sector houses has fallen for the past eight months.

VICTORIA



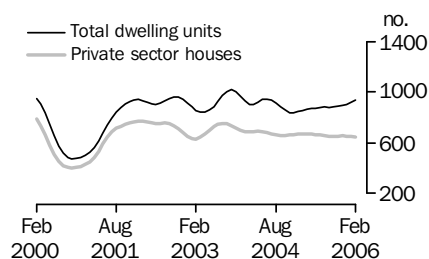
The trend estimate for total dwelling units approved in Victoria is now showing small rises over recent months. The trend for private sector houses has also risen for the last three months.

QUEENSLAND



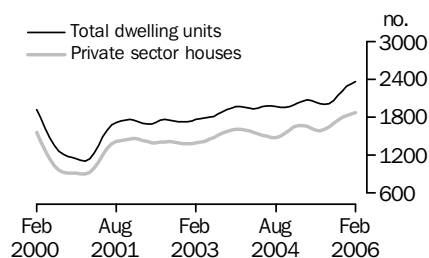
The trend estimate for total dwelling units approved in Queensland has been in decline for the past eight months, although the rate of decline has slowed. The trend for private sector houses is now showing a rise for the last two months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has been increasing since January 2005. The trend for private sector houses is showing falls for the last three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the past seven months. The trend for private sector houses has risen for the past eight months.

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DWELLING UNITS APPROVED

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

ORIGINAL

2004							
December	7 762	7 920	4 768	4 935	12 530	325	12 855
2005							
January	6 850	6 947	3 687	3 820	10 537	230	10 767
February	8 065	8 170	4 162	4 197	12 227	140	12 367
March	8 465	8 586	3 856	4 117	12 321	382	12 703
April	8 238	8 335	4 095	4 166	12 333	168	12 501
May	9 817	9 983	5 063	5 305	14 880	408	15 288
June	10 176	10 426	4 160	4 467	14 336	557	14 893
July	8 814	8 971	3 621	3 803	12 435	339	12 774
August	9 335	9 537	3 651	3 765	12 986	316	13 302
September	8 487	8 610	3 951	4 085	12 438	257	12 695
October	8 376	8 567	3 445	3 626	11 821	372	12 193
November	9 258	9 464	3 835	3 922	13 093	293	13 386
December	7 358	7 480	3 767	3 822	11 125	177	11 302
2006							
January	6 580	6 738	2 748	2 849	9 328	259	9 587
February	8 342	8 407	2 961	3 043	11 303	147	11 450

SEASONALLY ADJUSTED

2004							
December	8 297	8 455	4 751	4 916	13 048	323	13 371
2005							
January	8 886	8 983	4 376	4 689	13 262	410	13 672
February	8 372	8 477	4 510	4 558	12 882	153	13 035
March	8 549	8 670	3 824	3 993	12 373	290	12 663
April	8 617	8 714	4 162	4 239	12 779	174	12 953
May	9 150	9 316	4 990	5 161	14 140	337	14 477
June	9 298	9 548	4 399	4 560	13 697	411	14 108
July	8 826	8 983	3 838	3 963	12 664	282	12 946
August	8 411	8 613	3 196	3 368	11 607	374	11 981
September	8 276	8 399	3 537	3 858	11 813	444	12 257
October	8 326	8 517	3 406	3 635	11 732	420	12 152
November	8 552	8 758	3 747	3 880	12 299	339	12 638
December	8 344	8 466	3 711	3 772	12 055	183	12 238
2006							
January	8 242	8 400	3 261	3 553	11 503	450	11 953
February	8 674	8 739	3 343	3 474	12 017	196	12 213

TREND

2004							
December	8 547	8 686	3 871	4 050	12 418	318	12 736
2005							
January	8 529	8 652	3 984	4 160	12 513	299	12 812
February	8 556	8 673	4 117	4 283	12 673	283	12 956
March	8 634	8 757	4 214	4 359	12 848	268	13 116
April	8 738	8 876	4 226	4 354	12 964	266	13 230
May	8 824	8 981	4 134	4 265	12 958	288	13 246
June	8 854	9 029	3 958	4 111	12 812	328	13 140
July	8 814	8 999	3 754	3 933	12 568	364	12 932
August	8 709	8 896	3 578	3 777	12 287	386	12 673
September	8 567	8 749	3 486	3 688	12 053	384	12 437
October	8 453	8 625	3 471	3 670	11 924	371	12 295
November	8 395	8 555	3 501	3 688	11 896	347	12 243
December	8 384	8 531	3 510	3 687	11 894	324	12 218
2006							
January	8 393	8 525	3 493	3 660	11 886	299	12 185
February	8 455	8 569	3 455	3 613	11 910	272	12 182

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004							
December	-16.3	-16.6	24.1	21.8	-4.5	-23.9	-5.1
2005							
January	-11.7	-12.3	-22.7	-22.6	-15.9	-29.2	-16.2
February	17.7	17.6	12.9	9.9	16.0	-39.1	14.9
March	5.0	5.1	-7.4	-1.9	0.8	172.9	2.7
April	-2.7	-2.9	6.2	1.2	0.1	-56.0	-1.6
May	19.2	19.8	23.6	27.3	20.7	142.9	22.3
June	3.7	4.4	-17.8	-15.8	-3.7	36.5	-2.6
July	-13.4	-14.0	-13.0	-14.9	-13.3	-39.1	-14.2
August	5.9	6.3	0.8	-1.0	4.4	-6.8	4.1
September	-9.1	-9.7	8.2	8.5	-4.2	-18.7	-4.6
October	-1.3	-0.5	-12.8	-11.2	-5.0	44.7	-4.0
November	10.5	10.5	11.3	8.2	10.8	-21.2	9.8
December	-20.5	-21.0	-1.8	-2.5	-15.0	-39.6	-15.6
2006							
January	-10.6	-9.9	-27.1	-25.5	-16.2	46.3	-15.2
February	26.8	24.8	7.8	6.8	21.2	-43.2	19.4

SEASONALLY ADJUSTED

2004							
December	-4.3	-4.9	20.8	17.8	3.5	-29.5	2.3
2005							
January	7.1	6.2	-7.9	-4.6	1.6	26.9	2.3
February	-5.8	-5.6	3.1	-2.8	-2.9	-62.7	-4.7
March	2.1	2.3	-15.2	-12.4	-4.0	89.5	-2.9
April	0.8	0.5	8.8	6.2	3.3	-40.0	2.3
May	6.2	6.9	19.9	21.8	10.7	93.7	11.8
June	1.6	2.5	-11.8	-11.6	-3.1	22.0	-2.5
July	-5.1	-5.9	-12.8	-13.1	-7.5	-31.4	-8.2
August	-4.7	-4.1	-16.7	-15.0	-8.3	32.6	-7.5
September	-1.6	-2.5	10.7	14.5	1.8	18.7	2.3
October	0.6	1.4	-3.7	-5.8	-0.7	-5.4	-0.9
November	2.7	2.8	10.0	6.7	4.8	-19.3	4.0
December	-2.4	-3.3	-1.0	-2.8	-2.0	-46.0	-3.2
2006							
January	-1.2	-0.8	-12.1	-5.8	-4.6	145.9	-2.3
February	5.2	4.0	2.5	-2.2	4.5	-56.4	2.2

TREND

2004							
December	-0.5	-0.7	1.2	1.2	—	-5.4	-0.1
2005							
January	-0.2	-0.4	2.9	2.7	0.8	-6.0	0.6
February	0.3	0.2	3.3	3.0	1.3	-5.4	1.1
March	0.9	1.0	2.4	1.8	1.4	-5.3	1.2
April	1.2	1.4	0.3	-0.1	0.9	-0.7	0.9
May	1.0	1.2	-2.2	-2.0	—	8.3	0.1
June	0.3	0.5	-4.3	-3.6	-1.1	13.9	-0.8
July	-0.4	-0.3	-5.2	-4.3	-1.9	11.0	-1.6
August	-1.2	-1.1	-4.7	-4.0	-2.2	6.0	-2.0
September	-1.6	-1.7	-2.6	-2.4	-1.9	-0.5	-1.9
October	-1.3	-1.4	-0.4	-0.5	-1.1	-3.4	-1.1
November	-0.7	-0.8	0.9	0.5	-0.2	-6.5	-0.4
December	-0.1	-0.3	0.3	—	—	-6.6	-0.2
2006							
January	0.1	-0.1	-0.5	-0.7	-0.1	-7.7	-0.3
February	0.7	0.5	-1.1	-1.3	0.2	-9.0	—

— 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									
December	3 177	2 844	3 069	918	1 958	262	84	543	12 855
2005									
January	2 400	2 318	2 567	1 001	1 708	210	82	481	10 767
February	3 219	3 162	2 914	691	1 987	191	156	47	12 367
March	3 020	3 363	2 844	1 062	1 945	220	95	154	12 703
April	2 888	3 719	2 676	800	2 029	201	52	136	12 501
May	3 351	4 138	4 069	912	2 247	265	100	206	15 288
June	2 912	5 103	3 510	764	2 173	196	122	113	14 893
July	3 107	2 739	3 476	917	2 058	222	166	89	12 774
August	3 035	3 070	3 343	1 027	2 263	227	133	204	13 302
September	3 059	3 075	3 265	909	1 912	237	148	90	12 695
October	2 483	3 045	3 190	927	2 198	206	70	74	12 193
November	2 923	3 434	3 265	911	2 368	213	127	145	13 386
December	2 847	2 474	2 498	881	2 039	201	115	247	11 302
2006									
January	2 042	2 383	2 044	766	2 028	189	69	66	9 587
February	2 307	2 936	2 853	841	2 011	173	84	245	11 450
SEASONALLY ADJUSTED									
2004									
December	3 118	3 275	3 217	889	1 992	252	na	na	13 371
2005									
January	3 254	3 042	3 257	1 162	2 127	236	na	na	13 672
February	3 316	3 403	3 163	757	1 981	215	na	na	13 035
March	3 041	3 440	2 623	915	2 164	229	na	na	12 663
April	2 993	3 546	3 014	970	2 030	227	na	na	12 953
May	2 944	3 801	4 280	874	2 060	247	na	na	14 477
June	2 932	4 767	3 177	773	2 000	206	na	na	14 108
July	3 160	2 893	3 485	893	2 042	217	na	na	12 946
August	2 705	2 895	2 939	922	1 984	209	na	na	11 981
September	2 854	2 988	3 197	860	1 893	223	na	na	12 257
October	2 689	2 797	3 113	948	2 262	203	na	na	12 152
November	2 681	3 392	3 029	881	2 202	192	na	na	12 638
December	2 891	2 907	2 816	831	2 232	195	na	na	12 238
2006									
January	2 565	2 931	2 539	884	2 653	206	na	na	11 953
February	2 357	3 113	3 086	1 041	2 095	197	na	na	12 213
TREND									
2004									
December	3 153	3 279	3 059	835	1 997	241	88	83	12 736
2005									
January	3 157	3 298	3 072	846	2 028	238	82	91	12 812
February	3 146	3 372	3 112	855	2 055	234	79	102	12 956
March	3 114	3 478	3 166	864	2 071	229	78	115	13 116
April	3 065	3 577	3 218	870	2 066	225	81	129	13 230
May	3 011	3 614	3 257	874	2 041	224	88	138	13 246
June	2 956	3 563	3 273	879	2 013	223	97	137	13 140
July	2 909	3 434	3 257	882	1 999	218	105	130	12 932
August	2 870	3 271	3 190	880	2 014	213	111	122	12 673
September	2 827	3 130	3 089	882	2 066	208	114	120	12 437
October	2 774	3 043	3 002	889	2 142	204	112	128	12 295
November	2 717	3 012	2 950	894	2 220	202	106	143	12 243
December	2 655	3 014	2 899	903	2 286	200	100	161	12 218
2006									
January	2 589	3 024	2 853	917	2 332	198	93	180	12 185
February	2 541	3 040	2 827	936	2 363	198	83	194	12 182

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
December	-5.2	-19.3	-3.0	-1.9	1.7	-3.3	-30.6	116.3	-5.1
2005									
January	-24.5	-18.5	-16.4	9.0	-12.8	-19.8	-2.4	-11.4	-16.2
February	34.1	36.4	13.5	-31.0	16.3	-9.0	90.2	-90.2	14.9
March	-6.2	6.4	-2.4	53.7	-2.1	15.2	-39.1	227.7	2.7
April	-4.4	10.6	-5.9	-24.7	4.3	-8.6	-45.3	-11.7	-1.6
May	16.0	11.3	52.1	14.0	10.7	31.8	92.3	51.5	22.3
June	-13.1	23.3	-13.7	-16.2	-3.3	-26.0	22.0	-45.1	-2.6
July	6.7	-46.3	-1.0	20.0	-5.3	13.3	36.1	-21.2	-14.2
August	-2.3	12.1	-3.8	12.0	10.0	2.3	-19.9	129.2	4.1
September	0.8	0.2	-2.3	-11.5	-15.5	4.4	11.3	-55.9	-4.6
October	-18.8	-1.0	-2.3	2.0	15.0	-13.1	-52.7	-17.8	-4.0
November	17.7	12.8	2.4	-1.7	7.7	3.4	81.4	95.9	9.8
December	-2.6	-28.0	-23.5	-3.3	-13.9	-5.6	-9.4	70.3	-15.6
2006									
January	-28.3	-3.7	-18.2	-13.1	-0.5	-6.0	-40.0	-73.3	-15.2
February	13.0	23.2	39.6	9.8	-0.8	-8.5	21.7	271.2	19.4
SEASONALLY ADJUSTED									
2004									
December	0.1	-8.0	5.5	0.6	8.6	-1.9	na	na	2.3
2005									
January	4.4	-7.1	1.2	30.7	6.8	-6.3	na	na	2.3
February	1.9	11.9	-2.9	-34.9	-6.9	-8.9	na	na	-4.7
March	-8.3	1.1	-17.1	20.9	9.2	6.5	na	na	-2.9
April	-1.6	3.1	14.9	6.0	-6.2	-0.9	na	na	2.3
May	-1.6	7.2	42.0	-9.9	1.5	8.8	na	na	11.8
June	-0.4	25.4	-25.8	-11.6	-2.9	-16.6	na	na	-2.5
July	7.8	-39.3	9.7	15.5	2.1	5.3	na	na	-8.2
August	-14.4	0.1	-15.7	3.2	-2.8	-3.7	na	na	-7.5
September	5.5	3.2	8.8	-6.7	-4.6	6.7	na	na	2.3
October	-5.8	-6.4	-2.6	10.2	19.5	-9.0	na	na	-0.9
November	-0.3	21.3	-2.7	-7.1	-2.7	-5.4	na	na	4.0
December	7.8	-14.3	-7.0	-5.7	1.4	1.6	na	na	-3.2
2006									
January	-11.3	0.8	-9.8	6.4	18.9	5.6	na	na	-2.3
February	-8.1	6.2	21.5	17.8	-21.0	-4.4	na	na	2.2
TREND									
2004									
December	0.1	-0.3	-0.8	-0.4	1.4	—	-11.1	9.2	-0.1
2005									
January	0.1	0.6	0.4	1.3	1.6	-1.2	-6.8	9.6	0.6
February	-0.3	2.2	1.3	1.1	1.3	-1.7	-3.7	12.1	1.1
March	-1.0	3.1	1.7	1.1	0.8	-2.1	-1.3	12.7	1.2
April	-1.6	2.8	1.6	0.7	-0.2	-1.7	3.8	12.2	0.9
May	-1.8	1.0	1.2	0.5	-1.2	-0.4	8.6	7.0	0.1
June	-1.8	-1.4	0.5	0.6	-1.4	-0.4	10.2	-0.7	-0.8
July	-1.6	-3.6	-0.5	0.3	-0.7	-2.2	8.2	-5.1	-1.6
August	-1.3	-4.7	-2.1	-0.2	0.8	-2.3	5.7	-6.2	-2.0
September	-1.5	-4.3	-3.2	0.2	2.6	-2.3	2.7	-1.6	-1.9
October	-1.9	-2.8	-2.8	0.8	3.7	-1.9	-1.8	6.7	-1.1
November	-2.1	-1.0	-1.7	0.6	3.6	-1.0	-5.4	11.7	-0.4
December	-2.3	0.1	-1.7	1.0	3.0	-1.0	-5.7	12.6	-0.2
2006									
January	-2.5	0.3	-1.6	1.6	2.0	-1.0	-7.0	11.8	-0.3
February	-1.9	0.5	-0.9	2.1	1.3	—	-10.8	7.8	—

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2004									
December	1 471	2 010	1 699	744	1 537	204	26	71	7 762
2005									
January	1 222	1 865	1 552	469	1 512	180	22	28	6 850
February	1 471	2 357	1 848	584	1 541	170	47	47	8 065
March	1 405	2 467	2 003	712	1 540	195	39	104	8 465
April	1 377	2 617	1 818	628	1 442	183	43	130	8 238
May	1 613	2 989	2 243	732	1 837	221	44	138	9 817
June	1 823	3 576	2 181	653	1 632	166	66	79	10 176
July	1 778	2 244	2 153	646	1 653	209	46	85	8 814
August	1 641	2 503	2 380	729	1 750	191	57	84	9 335
September	1 442	2 368	1 910	717	1 731	193	61	65	8 487
October	1 237	2 177	2 167	606	1 912	169	38	70	8 376
November	1 324	2 801	2 072	729	1 971	199	54	108	9 258
December	1 099	2 066	1 642	646	1 557	174	67	107	7 358
2006									
January	1 000	1 793	1 492	513	1 539	165	37	41	6 580
February	1 133	2 414	2 086	597	1 792	160	77	83	8 342

SEASONALLY ADJUSTED

2004									
December	1 511	2 236	1 914	739	1 604	na	na	na	8 297
2005									
January	1 536	2 642	1 952	655	1 812	na	na	na	8 886
February	1 540	2 418	1 893	605	1 632	na	na	na	8 372
March	1 520	2 447	1 874	645	1 723	na	na	na	8 549
April	1 416	2 549	2 052	743	1 488	na	na	na	8 617
May	1 515	2 822	2 121	678	1 664	na	na	na	9 150
June	1 574	3 176	2 030	617	1 556	na	na	na	9 298
July	1 884	2 156	2 135	658	1 661	na	na	na	8 826
August	1 464	2 422	2 036	668	1 516	na	na	na	8 411
September	1 406	2 319	1 934	649	1 659	na	na	na	8 276
October	1 276	2 162	2 019	636	1 956	na	na	na	8 326
November	1 191	2 585	2 010	671	1 772	na	na	na	8 552
December	1 198	2 394	1 970	653	1 780	na	na	na	8 344
2006									
January	1 226	2 409	1 818	663	1 824	na	na	na	8 242
February	1 182	2 487	2 151	621	1 896	na	na	na	8 674

TREND

2004									
December	1 534	2 433	1 982	664	1 642	na	na	na	8 547
2005									
January	1 512	2 442	1 945	668	1 665	na	na	na	8 529
February	1 500	2 471	1 937	668	1 668	na	na	na	8 556
March	1 508	2 515	1 960	667	1 655	na	na	na	8 634
April	1 536	2 569	2 002	666	1 624	na	na	na	8 738
May	1 572	2 604	2 043	666	1 593	na	na	na	8 824
June	1 594	2 604	2 066	663	1 585	na	na	na	8 854
July	1 581	2 571	2 068	659	1 607	na	na	na	8 814
August	1 525	2 517	2 047	653	1 651	na	na	na	8 709
September	1 435	2 455	2 014	652	1 703	na	na	na	8 567
October	1 336	2 414	1 988	654	1 753	na	na	na	8 453
November	1 256	2 401	1 975	654	1 796	na	na	na	8 395
December	1 203	2 409	1 973	652	1 829	na	na	na	8 384
2006									
January	1 167	2 423	1 977	648	1 853	na	na	na	8 393
February	1 164	2 445	1 994	644	1 877	na	na	na	8 455

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
December	-16.0	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	14.5	-16.3
2005									
January	-16.9	-7.2	-8.7	-37.0	-1.6	-11.8	-15.4	-60.6	-11.7
February	20.4	26.4	19.1	24.5	1.9	-5.6	113.6	67.9	17.7
March	-4.5	4.7	8.4	21.9	-0.1	14.7	-17.0	121.3	5.0
April	-2.0	6.1	-9.2	-11.8	-6.4	-6.2	10.3	25.0	-2.7
May	17.1	14.2	23.4	16.6	27.4	20.8	2.3	6.2	19.2
June	13.0	19.6	-2.8	-10.8	-11.2	-24.9	50.0	-42.8	3.7
July	-2.5	-37.2	-1.3	-1.1	1.3	25.9	-30.3	7.6	-13.4
August	-7.7	11.5	10.5	12.8	5.9	-8.6	23.9	-1.2	5.9
September	-12.1	-5.4	-19.7	-1.6	-1.1	1.0	7.0	-22.6	-9.1
October	-14.2	-8.1	13.5	-15.5	10.5	-12.4	-37.7	7.7	-1.3
November	7.0	28.7	-4.4	20.3	3.1	17.8	42.1	54.3	10.5
December	-17.0	-26.2	-20.8	-11.4	-21.0	-12.6	24.1	-0.9	-20.5
2006									
January	-9.0	-13.2	-9.1	-20.6	-1.2	-5.2	-44.8	-61.7	-10.6
February	13.3	34.6	39.8	16.4	16.4	-3.0	108.1	102.4	26.8
SEASONALLY ADJUSTED									
2004									
December	-3.6	-10.6	-9.1	13.1	2.7	na	na	na	-4.3
2005									
January	1.7	18.1	2.0	-11.4	12.9	na	na	na	7.1
February	0.2	-8.5	-3.0	-7.7	-9.9	na	na	na	-5.8
March	-1.3	1.2	-1.1	6.6	5.6	na	na	na	2.1
April	-6.8	4.2	9.5	15.2	-13.6	na	na	na	0.8
May	7.0	10.7	3.4	-8.7	11.8	na	na	na	6.2
June	3.9	12.6	-4.3	-9.0	-6.5	na	na	na	1.6
July	19.7	-32.1	5.2	6.7	6.7	na	na	na	-5.1
August	-22.3	12.3	-4.6	1.5	-8.7	na	na	na	-4.7
September	-4.0	-4.2	-5.0	-2.8	9.4	na	na	na	-1.6
October	-9.2	-6.8	4.4	-2.0	17.9	na	na	na	0.6
November	-6.7	19.6	-0.4	5.5	-9.4	na	na	na	2.7
December	0.6	-7.4	-2.0	-2.7	0.5	na	na	na	-2.4
2006									
January	2.3	0.6	-7.7	1.5	2.5	na	na	na	-1.2
February	-3.6	3.2	18.3	-6.3	3.9	na	na	na	5.2
TREND									
2004									
December	-1.3	-0.4	-2.6	0.6	2.7	na	na	na	-0.5
2005									
January	-1.4	0.4	-1.9	0.6	1.4	na	na	na	-0.2
February	-0.8	1.2	-0.4	—	0.2	na	na	na	0.3
March	0.5	1.8	1.2	-0.1	-0.8	na	na	na	0.9
April	1.8	2.1	2.1	-0.1	-1.9	na	na	na	1.2
May	2.4	1.4	2.1	-0.1	-1.9	na	na	na	1.0
June	1.4	—	1.1	-0.3	-0.5	na	na	na	0.3
July	-0.9	-1.3	0.1	-0.7	1.4	na	na	na	-0.4
August	-3.5	-2.1	-1.0	-0.8	2.7	na	na	na	-1.2
September	-5.9	-2.5	-1.6	-0.3	3.1	na	na	na	-1.6
October	-6.9	-1.7	-1.3	0.3	2.9	na	na	na	-1.3
November	-6.0	-0.5	-0.6	0.1	2.4	na	na	na	-0.7
December	-4.2	0.3	-0.1	-0.4	1.8	na	na	na	-0.1
2006									
January	-3.0	0.6	0.2	-0.6	1.3	na	na	na	0.1
February	-0.2	0.9	0.8	-0.6	1.3	na	na	na	0.7

— 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.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2002-03	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	117 055
2003-04	23 321	34 643	29 352	9 063	19 567	2 697	547	1 373	120 563
2004-05	19 008	31 372	24 673	8 319	19 393	2 434	679	985	106 863
2005									
March	1 417	2 478	2 014	759	1 570	196	48	104	8 586
April	1 390	2 630	1 842	641	1 461	187	48	136	8 335
May	1 623	3 002	2 269	745	1 915	227	64	138	9 983
June	1 866	3 604	2 198	669	1 765	168	76	80	10 426
July	1 802	2 257	2 176	678	1 707	215	51	85	8 971
August	1 659	2 531	2 400	761	1 837	205	60	84	9 537
September	1 456	2 388	1 932	756	1 748	203	61	66	8 610
October	1 261	2 198	2 188	670	1 961	171	48	70	8 567
November	1 338	2 853	2 111	766	2 034	200	54	108	9 464
December	1 119	2 079	1 659	665	1 598	175	67	118	7 480
2006									
January	1 009	1 877	1 494	528	1 587	165	37	41	6 738
February	1 142	2 416	2 097	611	1 810	160	77	94	8 407
OTHER DWELLINGS									
2002-03	24 995	14 686	13 875	2 226	3 741	172	432	1 281	61 408
2003-04	24 402	11 769	15 206	2 458	4 142	444	625	1 763	60 809
2004-05	19 039	11 161	13 841	2 517	4 684	329	709	1 294	53 574
2005									
March	1 603	885	830	303	375	24	47	50	4 117
April	1 498	1 089	834	159	568	14	4	—	4 166
May	1 728	1 136	1 800	167	332	38	36	68	5 305
June	1 046	1 499	1 312	95	408	28	46	33	4 467
July	1 305	482	1 300	239	351	7	115	4	3 803
August	1 376	539	943	266	426	22	73	120	3 765
September	1 603	687	1 333	153	164	34	87	24	4 085
October	1 222	847	1 002	257	237	35	22	4	3 626
November	1 585	581	1 154	145	334	13	73	37	3 922
December	1 728	395	839	216	441	26	48	129	3 822
2006									
January	1 033	506	550	238	441	24	32	25	2 849
February	1 165	520	756	230	201	13	7	151	3 043
TOTAL DWELLING UNITS									
2002-03	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	178 463
2003-04	47 723	46 412	44 558	11 521	23 709	3 141	1 172	3 136	181 372
2004-05	38 047	42 533	38 514	10 836	24 077	2 763	1 388	2 279	160 437
2005									
March	3 020	3 363	2 844	1 062	1 945	220	95	154	12 703
April	2 888	3 719	2 676	800	2 029	201	52	136	12 501
May	3 351	4 138	4 069	912	2 247	265	100	206	15 288
June	2 912	5 103	3 510	764	2 173	196	122	113	14 893
July	3 107	2 739	3 476	917	2 058	222	166	89	12 774
August	3 035	3 070	3 343	1 027	2 263	227	133	204	13 302
September	3 059	3 075	3 265	909	1 912	237	148	90	12 695
October	2 483	3 045	3 190	927	2 198	206	70	74	12 193
November	2 923	3 434	3 265	911	2 368	213	127	145	13 386
December	2 847	2 474	2 498	881	2 039	201	115	247	11 302
2006									
January	2 042	2 383	2 044	766	2 028	189	69	66	9 587
February	2 307	2 936	2 853	841	2 011	173	84	245	11 450

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2002-03	10 787	22 657	13 015	5 537	13 295	918	316	1 888
2003-04	9 252	22 698	12 903	5 582	14 077	1 182	330	1 373
2004-05	7 004	20 350	9 736	5 051	13 520	916	428	984
2005								
March	538	1 651	741	435	1 153	80	37	104
April	504	1 722	682	417	999	70	37	136
May	543	1 893	857	483	1 307	96	37	138
June	581	2 399	843	380	1 158	81	40	79
July	552	1 435	861	414	1 153	98	26	85
August	639	1 588	865	427	1 204	92	44	84
September	563	1 508	776	442	1 231	71	44	66
October	529	1 393	790	397	1 348	79	35	70
November	531	1 926	840	484	1 408	87	43	107
December	456	1 386	704	348	1 084	69	45	118
2006								
January	384	1 111	601	338	1 126	67	37	41
February	485	1 585	806	343	1 287	70	70	94
OTHER DWELLINGS								
2002-03	20 710	13 792	6 282	2 031	2 893	60	361	1 281
2003-04	19 436	10 672	6 900	2 221	3 077	242	578	1 763
2004-05	14 084	9 864	6 386	1 939	3 696	179	642	1 294
2005								
March	1 231	729	448	180	335	8	24	50
April	1 263	1 000	367	140	445	8	4	—
May	1 198	1 004	1 066	159	271	31	33	68
June	536	1 333	380	86	266	20	43	33
July	804	411	870	203	254	5	115	4
August	910	465	452	240	341	3	73	120
September	1 179	568	523	135	147	20	5	24
October	894	772	615	232	172	3	12	4
November	727	518	338	136	260	—	29	37
December	1 110	316	487	203	403	13	48	129
2006								
January	847	399	260	94	371	18	5	25
February	872	427	359	218	194	4	7	151
TOTAL DWELLING UNITS								
2002-03	31 497	36 449	19 297	7 568	16 188	978	677	3 169
2003-04	28 688	33 370	19 803	7 803	17 154	1 424	908	3 136
2004-05	21 088	30 214	16 122	6 990	17 216	1 095	1 070	2 278
2005								
March	1 769	2 380	1 189	615	1 488	88	61	154
April	1 767	2 722	1 049	557	1 444	78	41	136
May	1 741	2 897	1 923	642	1 578	127	70	206
June	1 117	3 732	1 223	466	1 424	101	83	112
July	1 356	1 846	1 731	617	1 407	103	141	89
August	1 549	2 053	1 317	667	1 545	95	117	204
September	1 742	2 076	1 299	577	1 378	91	49	90
October	1 423	2 165	1 405	629	1 520	82	47	74
November	1 258	2 444	1 178	620	1 668	87	72	144
December	1 566	1 702	1 191	551	1 487	82	93	247
2006								
January	1 231	1 510	861	432	1 497	85	42	66
February	1 357	2 012	1 165	561	1 481	74	77	245

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2002-03	114 814	56 523	818	1 841	381	174 377
2003-04	118 729	56 658	753	1 488	368	177 996
2004-05	104 754	49 169	516	1 605	176	156 220
2005						
March	8 454	3 776	52	20	19	12 321
April	8 226	3 974	75	53	5	12 333
May	9 796	5 008	30	34	12	14 880
June	10 165	3 850	48	248	25	14 336
July	8 802	3 347	20	212	54	12 435
August	9 324	3 516	30	111	5	12 986
September	8 476	3 891	31	8	32	12 438
October	8 364	3 398	36	13	10	11 821
November	9 243	3 768	33	10	39	13 093
December	7 349	3 692	48	13	23	11 125
2006						
January	6 564	2 631	8	117	8	9 328
February	8 333	2 787	25	147	11	11 303
PUBLIC SECTOR						
2002-03	2 081	1 992	12	—	1	4 086
2003-04	1 678	1 682	13	2	1	3 376
2004-05	1 939	2 217	22	34	5	4 217
2005						
March	121	261	—	—	—	382
April	97	56	15	—	—	168
May	166	242	—	—	—	408
June	250	267	5	34	1	557
July	157	182	—	—	—	339
August	202	101	13	—	—	316
September	123	132	—	—	2	257
October	191	151	30	—	—	372
November	206	87	—	—	—	293
December	122	54	1	—	—	177
2006						
January	158	99	—	2	—	259
February	65	82	—	—	—	147
TOTAL						
2002-03	116 895	58 515	830	1 841	382	178 463
2003-04	120 407	58 340	766	1 490	369	181 372
2004-05	106 693	51 386	538	1 639	181	160 437
2005						
March	8 575	4 037	52	20	19	12 703
April	8 323	4 030	90	53	5	12 501
May	9 962	5 250	30	34	12	15 288
June	10 415	4 117	53	282	26	14 893
July	8 959	3 529	20	212	54	12 774
August	9 526	3 617	43	111	5	13 302
September	8 599	4 023	31	8	34	12 695
October	8 555	3 549	66	13	10	12 193
November	9 449	3 855	33	10	39	13 386
December	7 471	3 746	49	13	23	11 302
2006						
January	6 722	2 730	8	119	8	9 587
February	8 398	2 869	25	147	11	11 450

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 131	1 074	15	42	3	2 265
Vic.	2 413	509	2	2	1	2 927
Qld	2 081	742	7	2	—	2 832
SA	597	126	—	99	1	823
WA	1 792	166	—	2	5	1 965
Tas.	159	13	1	—	—	173
NT	77	6	—	—	1	84
ACT	83	151	—	—	—	234
Aust.	8 333	2 787	25	147	11	11 303
PUBLIC SECTOR						
NSW	9	33	—	—	—	42
Vic.	2	7	—	—	—	9
Qld	11	10	—	—	—	21
SA	14	4	—	—	—	18
WA	18	28	—	—	—	46
Tas.	—	—	—	—	—	—
NT	—	—	—	—	—	—
ACT	11	—	—	—	—	11
Aust.	65	82	—	—	—	147
TOTAL						
NSW	1 140	1 107	15	42	3	2 307
Vic.	2 415	516	2	2	1	2 936
Qld	2 092	752	7	2	—	2 853
SA	611	130	—	99	1	841
WA	1 810	194	—	2	5	2 011
Tas.	159	13	1	—	—	173
NT	77	6	—	—	1	84
ACT	94	151	—	—	—	245
Aust.	8 398	2 869	25	147	11	11 450

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
Period	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
2002-03	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	175 410
2003-04	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	178 747
2004-05	106 693	10 586	12 139	22 725	3 795	4 962	19 904	28 661	51 386	158 079
2004										
December	7 882	707	1 315	2 022	373	575	1 722	2 670	4 692	12 574
2005										
January	6 938	900	848	1 748	253	236	1 553	2 042	3 790	10 728
February	8 159	685	729	1 414	482	386	1 693	2 561	3 975	12 134
March	8 575	1 138	723	1 861	282	436	1 458	2 176	4 037	12 612
April	8 323	985	928	1 913	432	450	1 235	2 117	4 030	12 353
May	9 962	932	1 197	2 129	389	509	2 223	3 121	5 250	15 212
June	10 415	920	1 260	2 180	302	336	1 299	1 937	4 117	14 532
July	8 959	723	749	1 472	285	255	1 517	2 057	3 529	12 488
August	9 526	860	861	1 721	150	774	972	1 896	3 617	13 143
September	8 599	845	891	1 736	381	517	1 389	2 287	4 023	12 622
October	8 555	809	792	1 601	138	518	1 292	1 948	3 549	12 104
November	9 449	815	837	1 652	166	413	1 624	2 203	3 855	13 304
December	7 471	813	804	1 617	239	453	1 437	2 129	3 746	11 217
2006										
January	6 722	542	863	1 405	194	275	856	1 325	2 730	9 452
February	8 398	661	743	1 404	210	251	1 004	1 465	2 869	11 267
VALUE (\$m)										
2002-03	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	28 550.8
2003-04	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	31 497.1
2004-05	20 772.5	1 280.4	2 072.8	3 353.2	551.3	937.3	4 942.5	6 431.1	9 784.3	30 556.8
2004										
December	1 514.4	88.7	239.2	327.9	39.9	89.0	473.9	602.7	930.7	2 445.1
2005										
January	1 346.3	85.2	144.7	229.9	36.1	36.6	322.3	395.0	624.9	1 971.2
February	1 592.7	92.0	136.6	228.6	69.6	81.5	557.3	708.4	936.9	2 529.6
March	1 705.8	138.7	131.1	269.8	45.0	91.2	322.1	458.3	728.1	2 433.8
April	1 645.3	111.3	152.8	264.1	93.0	91.7	251.3	436.0	700.0	2 345.4
May	2 011.3	114.6	216.0	330.6	49.7	134.7	630.3	814.7	1 145.3	3 156.6
June	2 053.2	117.7	202.5	320.2	55.2	53.4	320.2	428.9	749.0	2 802.2
July	1 788.7	95.8	138.2	234.0	44.9	53.4	392.1	490.4	724.4	2 513.1
August	1 932.9	98.3	143.7	242.0	31.2	147.8	307.8	486.9	728.8	2 661.7
September	1 758.6	102.6	139.8	242.3	50.2	75.4	394.5	520.1	762.5	2 521.1
October	1 742.5	109.1	141.6	250.7	24.7	86.6	315.4	426.8	677.5	2 420.0
November	1 937.6	117.6	151.7	269.3	29.6	71.2	350.2	451.0	720.4	2 658.0
December	1 534.4	97.0	140.6	237.6	38.1	55.5	344.0	437.6	675.2	2 209.6
2006										
January	1 410.6	77.4	155.5	232.9	38.8	46.0	185.3	270.2	503.0	1 913.6
February	1 797.4	88.6	124.6	213.2	41.8	42.8	286.0	370.6	583.8	2 381.2

(a) See Glossary for definition.

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

		NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
States and territories	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
NSW	1 140	121	305	426	33	116	532	681	1 107	2 247
Vic.	2 415	185	134	319	38	13	146	197	516	2 931
Qld	2 092	162	227	389	58	53	252	363	752	2 844
SA	611	101	14	115	15	—	—	15	130	741
WA	1 810	72	50	122	60	12	—	72	194	2 004
Tas.	159	9	—	9	4	—	—	4	13	172
NT	77	4	2	6	—	—	—	—	6	83
ACT	94	7	11	18	2	57	74	133	151	245
Aust.	8 398	661	743	1 404	210	251	1 004	1 465	2 869	11 267
VALUE (\$m)										
NSW	278.0	16.8	48.1	64.9	6.1	21.4	162.3	189.8	254.6	532.6
Vic.	518.7	23.6	25.0	48.5	11.5	4.1	33.3	48.9	97.4	616.1
Qld	471.1	21.9	36.7	58.5	11.3	4.9	78.8	95.0	153.5	624.6
SA	102.6	15.0	2.6	17.7	1.7	—	—	1.7	19.3	121.9
WA	359.6	8.5	9.9	18.4	10.6	2.3	—	12.8	31.2	390.9
Tas.	29.3	0.9	—	0.9	0.5	—	—	0.5	1.4	30.7
NT	17.4	0.7	0.3	1.1	—	—	—	—	1.1	18.4
ACT	20.8	1.2	2.0	3.2	0.3	10.2	11.6	22.0	25.2	46.1
Aust.	1 797.4	88.6	124.6	213.2	41.8	42.8	286.0	370.6	583.8	2 381.2

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2005					
January	1 971.2	314.3	2 285.5	1 530.7	3 816.2
February	2 529.6	410.9	2 940.5	1 649.3	4 589.8
March	2 433.8	435.8	2 869.6	1 842.9	4 712.5
April	2 345.4	414.4	2 759.8	1 872.6	4 632.4
May	3 156.6	470.9	3 627.4	1 622.5	5 249.9
June	2 802.2	471.0	3 273.2	1 834.4	5 107.6
July	2 513.1	457.2	2 970.3	2 179.9	5 150.1
August	2 661.7	458.5	3 120.2	1 760.5	4 880.7
September	2 521.1	428.8	2 949.9	2 217.1	5 167.0
October	2 420.0	448.5	2 868.5	1 949.0	4 817.5
November	2 658.0	467.5	3 125.5	2 278.1	5 403.6
December	2 209.6	354.9	2 564.5	1 878.8	4 443.4
2006					
January	1 913.6	363.8	2 277.5	1 498.0	3 775.5
February	2 381.2	492.7	2 873.9	1 878.2	4 752.1
SEASONALLY ADJUSTED					
2005					
January	2 514.8	421.7	2 936.5	na	4 467.2
February	2 646.4	437.9	3 084.3	na	4 733.6
March	2 473.2	430.4	2 903.6	na	4 746.5
April	2 330.1	436.1	2 766.2	na	4 638.8
May	2 966.2	413.2	3 379.4	na	5 001.9
June	2 623.0	458.2	3 081.1	na	4 915.5
July	2 549.4	472.0	3 021.4	na	5 201.3
August	2 442.2	365.5	2 807.7	na	4 568.2
September	2 441.8	410.2	2 851.9	na	5 069.0
October	2 393.2	437.5	2 830.7	na	4 779.8
November	2 462.4	452.8	2 915.2	na	5 193.3
December	2 442.9	422.2	2 865.0	na	4 743.9
2006					
January	2 336.5	467.9	2 804.4	na	4 302.4
February	2 480.5	524.3	3 004.8	na	4 883.0
TREND					
2005					
January	2 506.2	424.9	2 931.0	1 504.5	4 435.5
February	2 534.1	427.4	2 961.5	1 549.0	4 510.5
March	2 568.5	430.3	2 998.8	1 618.9	4 617.8
April	2 598.2	431.5	3 029.7	1 690.5	4 720.2
May	2 612.5	430.6	3 043.2	1 747.0	4 790.2
June	2 602.5	428.4	3 030.9	1 789.5	4 820.4
July	2 569.1	424.7	2 993.8	1 838.9	4 832.7
August	2 518.1	421.2	2 939.3	1 897.0	4 836.3
September	2 464.7	421.3	2 885.9	1 944.3	4 830.2
October	2 426.3	426.2	2 852.5	1 961.9	4 814.4
November	2 417.2	434.8	2 852.1	1 941.8	4 793.8
December	2 416.7	445.4	2 862.1	1 900.0	4 762.2
2006					
January	2 417.2	455.4	2 872.6	1 848.6	4 721.2
February	2 423.0	468.1	2 891.2	1 803.5	4 694.7

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

<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>
	%	%	%	%	%
ORIGINAL					
2005					
January	-19.4	-20.3	-19.5	16.6	-8.1
February	28.3	30.7	28.7	7.7	20.3
March	-3.8	6.1	-2.4	11.7	2.7
April	-3.6	-4.9	-3.8	1.6	-1.7
May	34.6	13.6	31.4	-13.4	13.3
June	-11.2	—	-9.8	13.1	-2.7
July	-10.3	-2.9	-9.3	18.8	0.8
August	5.9	0.3	5.0	-19.2	-5.2
September	-5.3	-6.5	-5.5	25.9	5.9
October	-4.0	4.6	-2.8	-12.1	-6.8
November	9.8	4.2	9.0	16.9	12.2
December	-16.9	-24.1	-17.9	-17.5	-17.8
2006					
January	-13.4	2.5	-11.2	-20.3	-15.0
February	24.4	35.4	26.2	25.4	25.9

SEASONALLY ADJUSTED					
2005					
January	-3.3	-4.6	-3.4	na	2.6
February	5.2	3.9	5.0	na	6.0
March	-6.5	-1.7	-5.9	na	0.3
April	-5.8	1.3	-4.7	na	-2.3
May	27.3	-5.2	22.2	na	7.8
June	-11.6	10.9	-8.8	na	-1.7
July	-2.8	3.0	-1.9	na	5.8
August	-4.2	-22.6	-7.1	na	-12.2
September	—	12.2	1.6	na	11.0
October	-2.0	6.7	-0.7	na	-5.7
November	2.9	3.5	3.0	na	8.7
December	-0.8	-6.8	-1.7	na	-8.7
2006					
January	-4.4	10.8	-2.1	na	-9.3
February	6.2	12.1	7.1	na	13.5

TREND					
2005					
January	0.8	0.3	0.7	-0.2	0.4
February	1.1	0.6	1.0	3.0	1.7
March	1.4	0.7	1.3	4.5	2.4
April	1.2	0.3	1.0	4.4	2.2
May	0.6	-0.2	0.4	3.3	1.5
June	-0.4	-0.5	-0.4	2.4	0.6
July	-1.3	-0.9	-1.2	2.8	0.3
August	-2.0	-0.8	-1.8	3.2	0.1
September	-2.1	—	-1.8	2.5	-0.1
October	-1.6	1.2	-1.2	0.9	-0.3
November	-0.4	2.0	—	-1.0	-0.4
December	—	2.4	0.4	-2.1	-0.7
2006					
January	—	2.2	0.4	-2.7	-0.9
February	0.2	2.8	0.6	-2.4	-0.6

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
December	1 123.9	1 002.5	973.3	206.9	546.9	96.0	52.8	150.0	4 152.4
2005									
January	1 056.6	851.1	806.4	311.7	470.3	64.8	35.8	219.4	3 816.2
February	1 240.9	1 100.6	1 255.1	185.8	639.8	66.5	71.4	29.8	4 589.8
March	1 623.7	1 132.2	1 009.3	349.7	433.2	55.1	52.3	57.0	4 712.5
April	1 236.3	1 378.6	1 008.7	264.0	518.1	114.2	50.9	61.7	4 632.4
May	1 359.4	1 408.5	1 348.9	249.4	562.3	90.9	56.0	174.4	5 249.9
June	1 216.2	1 655.6	1 103.0	258.1	702.8	61.7	41.1	69.1	5 107.6
July	1 156.8	1 466.2	1 532.1	216.7	579.3	70.9	73.0	55.2	5 150.1
August	1 427.4	1 119.0	1 091.8	293.6	624.4	67.0	71.2	186.4	4 880.7
September	1 405.8	1 273.2	1 257.2	342.9	531.8	73.1	39.0	244.0	5 167.0
October	1 085.7	1 288.6	1 271.6	252.5	597.3	72.6	60.2	189.0	4 817.5
November	1 255.9	1 540.9	1 378.6	259.8	667.8	73.0	45.0	182.6	5 403.6
December	1 078.8	962.7	1 172.0	307.2	649.7	62.0	65.2	145.7	4 443.4
2006									
January	944.5	883.2	1 021.4	216.9	528.9	53.4	20.2	107.0	3 775.5
February	1 195.3	1 202.2	1 153.9	331.0	544.8	67.3	38.3	219.4	4 752.1
SEASONALLY ADJUSTED									
2004									
December	1 149.2	1 067.8	1 085.0	203.3	552.1	na	na	na	4 354.3
2005									
January	1 253.1	1 019.4	997.4	334.8	526.6	na	na	na	4 467.2
February	1 257.7	1 136.7	1 313.5	204.6	643.4	na	na	na	4 733.6
March	1 655.7	1 173.6	927.5	346.9	476.2	na	na	na	4 746.5
April	1 272.7	1 299.7	1 053.5	271.2	520.5	na	na	na	4 638.8
May	1 269.7	1 393.3	1 270.2	241.7	525.7	na	na	na	5 001.9
June	1 224.8	1 517.5	1 060.7	256.1	680.0	na	na	na	4 915.5
July	1 165.1	1 540.9	1 531.4	210.0	553.3	na	na	na	5 201.3
August	1 322.9	1 071.8	1 004.7	282.2	572.4	na	na	na	4 568.2
September	1 328.8	1 254.3	1 218.5	342.4	566.8	na	na	na	5 069.0
October	1 117.8	1 218.0	1 278.0	250.9	596.4	na	na	na	4 779.8
November	1 189.0	1 502.2	1 324.7	247.9	632.0	na	na	na	5 193.3
December	1 127.2	1 053.3	1 280.8	306.7	690.0	na	na	na	4 743.9
2006									
January	1 102.3	1 023.5	1 143.8	236.3	603.3	na	na	na	4 302.4
February	1 206.4	1 234.7	1 200.0	352.4	548.7	na	na	na	4 883.0
TREND									
2004									
December	1 250.7	1 091.0	1 096.7	237.7	509.4	na	na	na	4 419.2
2005									
January	1 235.6	1 097.7	1 080.6	248.0	496.8	na	na	na	4 435.5
February	1 229.0	1 146.9	1 079.4	258.4	484.8	na	na	na	4 510.5
March	1 227.3	1 216.2	1 097.8	266.3	479.8	na	na	na	4 617.8
April	1 229.5	1 283.9	1 127.5	268.0	484.9	na	na	na	4 720.2
May	1 237.4	1 322.7	1 161.4	263.3	499.1	na	na	na	4 790.2
June	1 249.1	1 328.9	1 188.5	253.3	520.3	na	na	na	4 820.4
July	1 253.2	1 311.8	1 216.0	245.3	544.5	na	na	na	4 832.7
August	1 247.7	1 282.2	1 238.8	242.6	569.4	na	na	na	4 836.3
September	1 229.2	1 252.0	1 250.3	246.0	591.2	na	na	na	4 830.2
October	1 204.0	1 229.7	1 248.8	253.5	607.9	na	na	na	4 814.4
November	1 178.8	1 214.3	1 247.2	260.3	618.1	na	na	na	4 793.8
December	1 157.2	1 196.4	1 240.7	267.1	621.3	na	na	na	4 762.2
2006									
January	1 143.2	1 177.1	1 225.5	273.9	617.8	na	na	na	4 721.2
February	1 129.4	1 161.6	1 232.6	277.2	609.8	na	na	na	4 694.7

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
December	-25.3	-18.6	-6.4	-11.7	1.1	29.9	-19.6	70.7	-13.1
2005									
January	-6.0	-15.1	-17.1	50.6	-14.0	-32.5	-32.2	46.3	-8.1
February	17.4	29.3	55.6	-40.4	36.0	2.7	99.1	-86.4	20.3
March	30.9	2.9	-19.6	88.2	-32.3	-17.3	-26.6	91.6	2.7
April	-23.9	21.8	-0.1	-24.5	19.6	107.4	-2.7	8.2	-1.7
May	10.0	2.2	33.7	-5.5	8.5	-20.3	10.0	182.9	13.3
June	-10.5	17.5	-18.2	3.5	25.0	-32.2	-26.7	-60.4	-2.7
July	-4.9	-11.4	38.9	-16.1	-17.6	14.9	77.8	-20.2	0.8
August	23.4	-23.7	-28.7	35.5	7.8	-5.6	-2.5	237.7	-5.2
September	-1.5	13.8	15.1	16.8	-14.8	9.2	-45.2	31.0	5.9
October	-22.8	1.2	1.2	-26.4	12.3	-0.7	54.2	-22.5	-6.8
November	15.7	19.6	8.4	2.9	11.8	0.5	-25.2	-3.4	12.2
December	-14.1	-37.5	-15.0	18.2	-2.7	-15.1	44.9	-20.2	-17.8
2006									
January	-12.4	-8.3	-12.9	-29.4	-18.6	-13.8	-69.1	-26.6	-15.0
February	26.5	36.1	13.0	52.6	3.0	26.0	89.9	105.0	25.9
SEASONALLY ADJUSTED									
2004									
December	-19.7	-11.4	8.7	-6.3	6.1	na	na	na	-5.2
2005									
January	9.0	-4.5	-8.1	64.6	-4.6	na	na	na	2.6
February	0.4	11.5	31.7	-38.9	22.2	na	na	na	6.0
March	31.6	3.3	-29.4	69.6	-26.0	na	na	na	0.3
April	-23.1	10.7	13.6	-21.8	9.3	na	na	na	-2.3
May	-0.2	7.2	20.6	-10.9	1.0	na	na	na	7.8
June	-3.5	8.9	-16.5	5.9	29.3	na	na	na	-1.7
July	-4.9	1.5	44.4	-18.0	-18.6	na	na	na	5.8
August	13.5	-30.4	-34.4	34.4	3.4	na	na	na	-12.2
September	0.4	17.0	21.3	21.3	-1.0	na	na	na	11.0
October	-15.9	-2.9	4.9	-26.7	5.2	na	na	na	-5.7
November	6.4	23.3	3.7	-1.2	6.0	na	na	na	8.7
December	-5.2	-29.9	-3.3	23.7	9.2	na	na	na	-8.7
2006									
January	-2.2	-2.8	-10.7	-22.9	-12.6	na	na	na	-9.3
February	9.4	20.6	4.9	49.1	-9.0	na	na	na	13.5
TREND									
2004									
December	-1.5	-2.0	-1.2	2.3	-1.2	na	na	na	-0.2
2005									
January	-1.2	0.6	-1.5	4.4	-2.5	na	na	na	0.4
February	-0.5	4.5	-0.1	4.2	-2.4	na	na	na	1.7
March	-0.1	6.0	1.7	3.0	-1.0	na	na	na	2.4
April	0.2	5.6	2.7	0.7	1.1	na	na	na	2.2
May	0.6	3.0	3.0	-1.7	2.9	na	na	na	1.5
June	0.9	0.5	2.3	-3.8	4.2	na	na	na	0.6
July	0.3	-1.3	2.3	-3.1	4.6	na	na	na	0.3
August	-0.4	-2.3	1.9	-1.1	4.6	na	na	na	0.1
September	-1.5	-2.4	0.9	1.4	3.8	na	na	na	-0.1
October	-2.0	-1.8	-0.1	3.1	2.8	na	na	na	-0.3
November	-2.1	-1.2	-0.1	2.7	1.7	na	na	na	-0.4
December	-1.8	-1.5	-0.5	2.6	0.5	na	na	na	-0.7
2006									
January	-1.2	-1.6	-1.2	2.6	-0.6	na	na	na	-0.9
February	-1.2	-1.3	0.6	1.2	-1.3	na	na	na	-0.6

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
December	779.5	684.5	642.8	157.8	375.8	49.6	18.0	131.1	2 839.2
2005									
January	549.6	547.8	582.2	133.9	300.8	44.1	19.6	107.4	2 285.5
February	776.2	756.3	808.8	134.4	360.3	36.3	53.0	15.1	2 940.5
March	769.0	773.6	667.7	183.0	350.1	48.2	35.4	42.8	2 869.6
April	675.7	819.9	660.0	144.8	367.4	41.1	14.8	36.1	2 759.8
May	891.4	1 003.1	972.9	180.7	441.1	54.3	32.9	51.1	3 627.4
June	744.8	1 068.5	810.2	142.9	406.4	44.5	26.3	29.6	3 273.2
July	753.4	647.3	837.4	170.9	417.1	46.1	68.2	29.7	2 970.3
August	810.6	705.1	819.4	163.7	480.8	45.8	43.5	51.4	3 120.2
September	814.3	701.8	773.0	163.8	392.6	48.2	29.0	27.3	2 949.9
October	657.2	746.4	756.4	158.8	459.3	46.2	21.8	22.5	2 868.5
November	762.6	803.5	773.1	174.2	492.1	46.8	37.2	36.1	3 125.5
December	660.6	615.0	545.4	161.2	424.9	42.0	30.8	84.5	2 564.5
2006									
January	545.6	548.4	543.6	150.9	417.2	40.7	13.8	17.3	2 277.5
February	673.1	746.3	706.2	202.4	428.1	39.1	26.1	52.6	2 873.9
SEASONALLY ADJUSTED									
2004									
December	804.9	749.8	754.5	154.2	381.0	na	na	na	3 041.1
2005									
January	746.1	716.0	773.2	157.0	357.1	na	na	na	2 936.5
February	793.1	792.4	867.3	153.2	363.9	na	na	na	3 084.3
March	800.9	815.1	585.9	180.2	393.0	na	na	na	2 903.6
April	712.0	741.0	704.8	152.0	369.8	na	na	na	2 766.2
May	801.7	987.9	894.1	173.1	404.5	na	na	na	3 379.4
June	753.4	930.4	767.8	140.9	383.6	na	na	na	3 081.1
July	761.7	722.1	836.7	164.2	391.2	na	na	na	3 021.4
August	706.1	657.8	732.3	152.3	428.8	na	na	na	2 807.7
September	737.3	683.0	734.3	163.3	427.6	na	na	na	2 851.9
October	689.2	675.8	762.7	157.2	458.4	na	na	na	2 830.7
November	695.8	764.8	719.1	162.3	456.3	na	na	na	2 915.2
December	709.1	705.6	654.3	160.7	465.2	na	na	na	2 865.0
2006									
January	703.4	688.7	666.1	170.3	491.6	na	na	na	2 804.4
February	684.2	778.8	752.3	223.9	432.0	na	na	na	3 004.8
TREND									
2004									
December	773.7	747.7	746.6	153.6	367.8	na	na	na	2 911.0
2005									
January	777.1	755.3	748.8	157.4	368.4	na	na	na	2 931.0
February	778.0	780.4	750.0	160.7	371.1	na	na	na	2 961.5
March	775.7	813.1	755.1	162.5	375.9	na	na	na	2 998.8
April	770.8	838.8	763.1	162.0	381.4	na	na	na	3 029.7
May	764.8	843.0	774.4	160.2	387.0	na	na	na	3 043.2
June	756.2	821.3	784.7	158.5	395.0	na	na	na	3 030.9
July	744.3	781.3	788.2	157.0	405.4	na	na	na	2 993.8
August	730.9	736.5	777.5	156.7	418.8	na	na	na	2 939.3
September	719.1	703.8	753.2	157.8	434.1	na	na	na	2 885.9
October	708.9	692.1	726.6	159.9	447.7	na	na	na	2 852.5
November	702.5	701.2	710.9	162.1	457.7	na	na	na	2 852.1
December	698.2	715.7	700.8	164.2	463.5	na	na	na	2 862.1
2006									
January	694.5	730.1	694.4	166.1	466.1	na	na	na	2 872.6
February	693.4	742.9	697.0	168.5	464.9	na	na	na	2 891.2

na not available

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

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

ORIGINAL

2004									
December	344.4	318.0	330.5	49.1	171.1	46.4	34.9	18.9	1 313.2
2005									
January	507.1	303.3	224.2	177.7	169.5	20.6	16.2	112.0	1 530.7
February	464.6	344.3	446.3	51.4	279.5	30.2	18.3	14.7	1 649.3
March	854.7	358.6	341.6	166.7	83.2	6.9	17.0	14.2	1 842.9
April	560.6	558.7	348.7	119.2	150.7	73.0	36.2	25.5	1 872.6
May	468.0	405.5	376.1	68.7	121.2	36.6	23.1	123.3	1 622.5
June	471.4	587.1	292.8	115.2	296.4	17.2	14.7	39.6	1 834.4
July	403.4	818.8	694.7	45.8	162.2	24.8	4.8	25.5	2 179.9
August	616.9	413.9	272.4	129.9	143.6	21.1	27.7	135.0	1 760.5
September	591.5	571.3	484.2	179.1	139.2	25.0	10.0	216.8	2 217.1
October	428.5	542.2	515.3	93.7	138.0	26.5	38.3	166.5	1 949.0
November	493.2	737.5	605.6	85.6	175.7	26.2	7.8	146.5	2 278.1
December	418.1	347.7	626.6	146.0	224.8	19.9	34.4	61.2	1 878.8
2006									
January	399.0	334.8	477.7	66.1	111.6	12.8	6.4	89.7	1 498.0
February	522.2	455.9	447.7	128.6	116.7	28.2	12.2	166.8	1 878.2

TREND

2004									
December	477.0	343.3	350.2	84.1	141.6	na	na	na	1 508.2
2005									
January	458.6	342.4	331.8	90.6	128.4	na	na	na	1 504.5
February	451.0	366.5	329.4	97.7	113.7	na	na	na	1 549.0
March	451.6	403.0	342.7	103.8	103.9	na	na	na	1 618.9
April	458.7	445.0	364.4	106.0	103.5	na	na	na	1 690.5
May	472.7	479.7	387.0	103.1	112.1	na	na	na	1 747.0
June	492.9	507.6	403.8	94.9	125.3	na	na	na	1 789.5
July	508.9	530.5	427.8	88.3	139.1	na	na	na	1 838.9
August	516.8	545.7	461.3	86.0	150.6	na	na	na	1 897.0
September	510.1	548.2	497.0	88.2	157.1	na	na	na	1 944.3
October	495.1	537.5	522.2	93.7	160.2	na	na	na	1 961.9
November	476.4	513.1	536.3	98.2	160.4	na	na	na	1 941.8
December	459.0	480.7	539.9	102.8	157.7	na	na	na	1 900.0
2006									
January	448.8	446.9	531.1	107.8	151.7	na	na	na	1 848.6
February	436.0	418.7	535.6	108.7	144.8	na	na	na	1 803.5

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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
2002-03	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	46 062.6
2003-04	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.6	48 961.4
2004-05	20 409.6	9 405.4	63.4	4 701.1	220.5	34 799.9	15 689.2	50 489.2
2005								
March	1 684.3	680.7	7.8	413.2	1.8	2 787.8	1 520.1	4 307.9
April	1 626.7	693.3	8.3	382.8	2.6	2 713.7	1 551.3	4 265.1
May	1 972.3	1 110.0	3.2	437.4	3.2	3 526.1	1 145.8	4 671.9
June	2 010.1	698.8	6.3	425.8	10.1	3 151.2	1 578.5	4 729.7
July	1 761.0	700.2	3.5	392.1	46.7	2 903.5	1 726.8	4 630.4
August	1 897.9	718.2	5.6	436.1	4.8	3 062.5	1 284.2	4 346.7
September	1 738.4	742.7	3.4	414.0	0.3	2 898.8	1 811.8	4 710.6
October	1 708.5	657.1	3.6	427.6	3.1	2 799.8	1 522.9	4 322.7
November	1 894.9	702.3	6.5	439.5	1.0	3 044.1	1 894.1	4 938.2
December	1 510.2	667.6	3.3	335.9	5.0	2 522.1	1 278.1	3 800.2
2006								
January	1 377.3	484.1	0.5	318.6	25.5	2 206.0	1 087.2	3 293.2
February	1 784.9	570.9	3.4	422.0	58.2	2 839.3	1 434.3	4 273.6
PUBLIC SECTOR								
2002-03	292.5	255.1	1.8	177.9	—	727.4	3 458.5	4 185.9
2003-04	269.5	230.3	1.7	159.4	0.4	661.3	3 923.4	4 584.7
2004-05	363.0	378.9	7.4	174.3	14.1	937.6	4 090.4	5 028.0
2005								
March	21.5	47.4	—	13.0	—	81.9	322.8	404.6
April	18.6	6.8	4.4	16.3	—	46.1	321.2	367.3
May	39.0	35.3	—	27.1	—	101.3	476.7	578.1
June	43.1	50.2	1.4	13.2	14.1	122.0	255.9	377.9
July	27.6	24.2	—	14.9	—	66.7	453.0	519.7
August	35.0	10.6	1.2	10.8	—	57.7	476.3	534.0
September	20.2	19.8	—	11.1	—	51.1	405.3	456.4
October	34.0	20.5	2.4	11.8	—	68.7	426.1	494.8
November	42.8	18.1	—	20.6	—	81.5	384.0	465.5
December	24.2	7.5	—	10.7	—	42.4	600.8	643.2
2006								
January	33.4	18.9	—	19.0	0.2	71.5	410.8	482.3
February	12.5	12.9	—	9.1	—	34.6	443.9	478.5
TOTAL								
2002-03	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	50 248.5
2003-04	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 850.0	53 546.1
2004-05	20 772.5	9 784.3	70.7	4 875.4	234.5	35 737.6	19 779.7	55 517.2
2005								
March	1 705.8	728.1	7.8	426.2	1.8	2 869.6	1 842.9	4 712.5
April	1 645.3	700.0	12.7	399.1	2.6	2 759.8	1 872.6	4 632.4
May	2 011.3	1 145.3	3.2	464.5	3.2	3 627.4	1 622.5	5 249.9
June	2 053.2	749.0	7.7	439.0	24.2	3 273.2	1 834.4	5 107.6
July	1 788.7	724.4	3.5	407.0	46.7	2 970.3	2 179.9	5 150.1
August	1 932.9	728.8	6.8	446.9	4.8	3 120.2	1 760.5	4 880.7
September	1 758.6	762.5	3.4	425.1	0.3	2 949.9	2 217.1	5 167.0
October	1 742.5	677.5	6.0	439.4	3.1	2 868.5	1 949.0	4 817.5
November	1 937.6	720.4	6.5	460.1	1.0	3 125.5	2 278.1	5 403.6
December	1 534.4	675.2	3.3	346.6	5.0	2 564.5	1 878.8	4 443.4
2006								
January	1 410.6	503.0	0.5	337.6	25.7	2 277.5	1 498.0	3 775.5
February	1 797.4	583.8	3.4	431.1	58.2	2 873.9	1 878.2	4 752.1

— nil or rounded to zero (including null cells)

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions 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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
NSW	276.3	248.8	1.7	135.7	1.3	663.8	314.8	978.6
Vic.	518.3	96.3	0.8	126.9	0.4	742.6	346.6	1 089.2
Qld	468.0	151.4	0.9	80.7	0.1	701.0	374.8	1 075.8
SA	101.0	19.0	—	25.6	54.5	200.1	108.0	308.1
WA	355.8	27.8	—	34.6	2.0	420.2	102.4	522.6
Tas.	29.3	1.4	—	8.4	—	39.1	20.3	59.4
NT	17.4	1.1	—	5.4	—	23.9	9.5	33.4
ACT	18.8	25.2	—	4.7	—	48.7	157.9	206.6
<i>Aust.</i>	<i>1 784.9</i>	<i>570.9</i>	<i>3.4</i>	<i>422.0</i>	<i>58.2</i>	<i>2 839.3</i>	<i>1 434.3</i>	<i>4 273.6</i>
PUBLIC SECTOR								
NSW	1.7	5.8	—	1.8	—	9.3	207.4	216.7
Vic.	0.4	1.1	—	2.2	—	3.7	109.3	113.0
Qld	3.0	2.2	—	—	—	5.2	72.9	78.1
SA	1.6	0.4	—	0.4	—	2.3	20.6	22.9
WA	3.8	3.4	—	0.7	—	7.9	14.3	22.3
Tas.	—	—	—	—	—	—	7.9	7.9
NT	—	—	—	2.2	—	2.2	2.6	4.8
ACT	2.1	—	—	1.8	—	3.9	8.9	12.8
<i>Aust.</i>	<i>12.5</i>	<i>12.9</i>	<i>—</i>	<i>9.1</i>	<i>—</i>	<i>34.6</i>	<i>443.9</i>	<i>478.5</i>
TOTAL								
NSW	278.0	254.6	1.7	137.5	1.3	673.1	522.2	1 195.3
Vic.	518.7	97.4	0.8	129.0	0.4	746.3	455.9	1 202.2
Qld	471.1	153.5	0.9	80.7	0.1	706.2	447.7	1 153.9
SA	102.6	19.3	—	26.0	54.5	202.4	128.6	331.0
WA	359.6	31.2	—	35.3	2.0	428.1	116.7	544.8
Tas.	29.3	1.4	—	8.4	—	39.1	28.2	67.3
NT	17.4	1.1	—	7.7	—	26.1	12.2	38.3
ACT	20.8	25.2	—	6.5	—	52.6	166.8	219.4
<i>Aust.</i>	<i>1 797.4</i>	<i>583.8</i>	<i>3.4</i>	<i>431.1</i>	<i>58.2</i>	<i>2 873.9</i>	<i>1 878.2</i>	<i>4 752.1</i>

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	56.0	68.0	231.1	25.6	34.2	7.8	0.6	3.4	426.8
Transport	11.8	16.3	1.6	—	0.9	—	—	—	30.5
Offices	110.4	70.2	32.2	12.6	16.5	2.5	2.2	97.4	343.9
Other commercial n.e.c.	4.5	9.8	4.6	3.9	0.3	—	0.2	1.0	24.2
<i>Total commercial</i>	<i>182.6</i>	<i>164.3</i>	<i>269.6</i>	<i>42.0</i>	<i>51.8</i>	<i>10.3</i>	<i>2.9</i>	<i>101.8</i>	<i>825.4</i>
Industrial									
Factories	34.0	43.2	15.7	1.7	7.0	1.9	0.2	—	103.6
Warehouses	37.5	68.0	38.7	30.0	14.4	2.1	0.7	—	191.4
Agricultural/aquacultural	1.6	1.0	4.1	1.2	0.3	0.2	—	—	8.5
Other industrial n.e.c.	3.0	0.2	9.7	0.6	1.9	0.4	1.1	—	17.0
<i>Total industrial</i>	<i>76.1</i>	<i>112.4</i>	<i>68.3</i>	<i>33.5</i>	<i>23.7</i>	<i>4.5</i>	<i>2.0</i>	<i>—</i>	<i>320.5</i>
Other non-residential									
Educational	33.9	61.0	34.0	13.1	7.0	6.5	1.3	4.0	160.8
Religious	0.9	10.4	3.1	—	5.5	—	—	—	19.9
Aged care facilities	2.8	18.2	0.4	22.2	1.9	0.8	4.2	0.6	51.2
Health	159.9	34.1	21.9	3.0	5.2	0.1	0.2	5.2	229.5
Entertainment and recreation	18.0	25.8	13.4	2.7	2.7	1.2	0.5	0.1	64.4
Accommodation	40.5	7.1	8.1	2.0	15.0	3.9	—	55.0	131.5
Other non-residential n.e.c.	7.6	22.6	29.0	10.1	4.0	0.9	1.0	0.1	75.0
<i>Total other non-residential</i>	<i>263.5</i>	<i>179.2</i>	<i>109.8</i>	<i>53.0</i>	<i>41.3</i>	<i>13.3</i>	<i>7.3</i>	<i>65.0</i>	<i>732.3</i>
Total non-residential	522.2	455.9	447.7	128.6	116.7	28.2	12.2	166.8	1 878.2

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	55.2	68.0	231.1	25.6	34.2	7.8	0.6	3.4	426.0
Transport	2.8	16.3	1.6	—	0.9	—	—	—	21.5
Offices	93.5	63.6	26.7	4.4	11.3	0.9	1.9	92.5	294.7
Other commercial n.e.c.	4.5	9.8	4.6	3.9	0.3	—	0.2	1.0	24.2
<i>Total commercial</i>	155.9	157.7	264.0	33.9	46.6	8.7	2.7	96.9	766.5
Industrial									
Factories	33.0	43.0	15.7	1.7	7.0	1.9	0.2	—	102.4
Warehouses	37.4	67.9	38.6	30.0	14.1	2.0	0.7	—	190.6
Agricultural/aquacultural	0.9	1.0	4.1	1.2	0.3	0.2	—	—	7.7
Other industrial n.e.c.	3.0	0.2	9.7	0.6	1.7	—	—	—	15.3
<i>Total industrial</i>	74.2	112.2	68.2	33.5	23.1	4.0	0.9	—	316.1
Other non-residential									
Educational	21.4	18.4	12.1	7.5	3.8	0.8	0.7	—	64.7
Religious	0.9	10.4	2.9	—	5.5	—	—	—	19.7
Aged care facilities	0.9	17.6	0.4	19.6	1.9	0.8	4.2	0.6	46.0
Health	1.9	11.1	2.4	0.8	0.1	—	—	5.2	21.4
Entertainment and recreation	14.8	5.8	12.3	2.4	2.5	1.2	0.4	0.1	39.5
Accommodation	40.5	7.1	8.1	1.9	15.0	3.9	—	55.0	131.4
Other non-residential n.e.c.	4.5	6.3	4.5	8.3	3.9	0.8	0.7	—	29.0
<i>Total other non-residential</i>	84.7	76.7	42.6	40.6	32.6	7.5	6.0	61.0	351.7
Total non-residential	314.8	346.6	374.8	108.0	102.4	20.3	9.5	157.9	1 434.3
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.7	—	—	—	—	—	—	—	0.7
Transport	9.0	—	—	—	—	—	—	—	9.0
Offices	17.0	6.6	5.6	8.2	5.2	1.6	0.3	4.9	49.2
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	26.7	6.6	5.6	8.2	5.2	1.6	0.3	4.9	58.9
Industrial									
Factories	1.0	0.1	—	—	—	—	—	—	1.1
Warehouses	0.2	0.1	0.1	—	0.3	0.1	—	—	0.8
Agricultural/aquacultural	0.7	—	—	—	—	—	—	—	0.7
Other industrial n.e.c.	—	—	—	—	0.2	0.4	1.1	—	1.7
<i>Total industrial</i>	1.9	0.3	0.1	—	0.5	0.5	1.1	—	4.4
Other non-residential									
Educational	12.5	42.7	22.0	5.5	3.2	5.7	0.6	4.0	96.1
Religious	—	—	0.2	—	—	—	—	—	0.2
Aged care facilities	1.9	0.6	—	2.6	—	—	—	—	5.1
Health	158.0	23.0	19.5	2.2	5.1	0.1	0.2	—	208.1
Entertainment and recreation	3.2	19.9	1.1	0.2	0.2	—	0.2	—	24.9
Accommodation	—	—	—	0.1	—	—	—	—	0.1
Other non-residential n.e.c.	3.1	16.3	24.5	1.7	0.1	0.1	0.2	0.1	46.1
<i>Total other non-residential</i>	178.7	102.5	67.2	12.4	8.6	5.9	1.3	4.0	380.6
Total non-residential	207.4	109.3	72.9	20.6	14.3	7.9	2.6	8.9	443.9

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	522	42	9	573
Transport	15	6	1	22
Offices	323	31	9	363
Other commercial n.e.c.	17	8	1	26
<i>Total commercial</i>	<i>877</i>	<i>87</i>	<i>20</i>	<i>984</i>
Industrial				
Factories	144	19	2	165
Warehouses	170	31	8	209
Agricultural/aquacultural	35	1	—	36
Other industrial n.e.c.	32	6	—	38
<i>Total industrial</i>	<i>381</i>	<i>57</i>	<i>10</i>	<i>448</i>
Other non-residential				
Educational	110	35	6	151
Religious	15	5	1	21
Aged care facilities	19	7	2	28
Health	43	7	5	55
Entertainment and recreation	80	15	1	96
Accommodation	34	6	4	44
Other non-residential n.e.c.	89	9	3	101
<i>Total other non-residential</i>	<i>390</i>	<i>84</i>	<i>22</i>	<i>496</i>
Total non-residential	1 648	228	52	1 928

VALUE (\$m)				
Commercial				
Retail/wholesale trade	89.3	86.8	250.7	426.8
Transport	4.2	14.3	12.0	30.5
Offices	80.0	67.2	196.8	343.9
Other commercial n.e.c.	4.2	12.0	8.0	24.2
<i>Total commercial</i>	<i>177.7</i>	<i>180.3</i>	<i>467.5</i>	<i>825.4</i>
Industrial				
Factories	52.4	36.4	14.7	103.6
Warehouses	54.3	59.2	77.9	191.4
Agricultural/aquacultural	5.0	3.5	—	8.5
Other industrial n.e.c.	7.0	10.0	—	17.0
<i>Total industrial</i>	<i>118.6</i>	<i>109.2</i>	<i>92.7</i>	<i>320.5</i>
Other non-residential				
Educational	37.6	74.8	48.4	160.8
Religious	6.2	7.5	6.2	19.9
Aged care facilities	6.4	15.6	29.2	51.2
Health	10.0	20.9	198.6	229.5
Entertainment and recreation	18.1	31.1	15.2	64.4
Accommodation	9.2	16.4	105.9	131.5
Other non-residential n.e.c.	30.3	17.9	26.8	75.0
<i>Total other non-residential</i>	<i>117.9</i>	<i>184.1</i>	<i>430.3</i>	<i>732.3</i>
Total non-residential	414.2	473.5	990.4	1 878.2

— nil or rounded to zero (including null cells)

<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)							
2002-03	20 055.2	10 781.0	30 815.1	4 839.4	35 650.7	18 776.9	54 398.4
2003-04	21 408.1	10 089.0	31 497.1	5 199.0	36 696.1	16 850.0	53 546.1
2004-05	19 649.3	9 016.0	28 665.2	4 932.4	33 597.6	18 275.8	51 873.3
2004							
September Qtr	5 203.9	2 252.8	7 456.7	1 375.3	8 832.0	4 536.1	13 368.2
December Qtr	4 786.2	2 333.8	7 120.0	1 188.0	8 308.0	4 286.6	12 594.6
2005							
March Qtr	4 349.9	2 083.6	6 433.5	1 096.5	7 530.0	4 602.4	12 132.4
June Qtr	5 309.3	2 345.7	7 655.0	1 272.5	8 927.5	4 850.7	13 778.2
September Qtr	5 011.5	1 961.2	6 972.7	1 245.6	8 218.3	5 541.0	13 759.2
December Qtr	4 704.6	1 837.4	6 542.1	1 167.5	7 709.6	5 409.0	13 118.6
SEASONALLY ADJUSTED (\$m)							
2004							
September Qtr	4 944.8	2 168.6	7 113.3	1 267.5	8 380.8	na	12 917.0
December Qtr	4 788.2	2 272.8	7 061.0	1 204.1	8 265.1	na	12 551.7
2005							
March Qtr	4 876.9	2 385.5	7 262.4	1 232.3	8 494.7	na	13 097.1
June Qtr	5 039.4	2 189.1	7 228.5	1 228.5	8 457.0	na	13 307.7
September Qtr	4 763.9	1 892.2	6 656.2	1 146.7	7 802.9	na	13 343.9
December Qtr	4 703.3	1 786.8	6 490.1	1 183.6	7 673.7	na	13 082.7
TREND (\$m)							
2004							
September Qtr	4 940.0	2 353.7	7 287.5	1 254.3	8 540.7	4 329.9	12 877.0
December Qtr	4 860.6	2 286.0	7 149.3	1 238.8	8 390.0	4 422.5	12 807.9
2005							
March Qtr	4 890.7	2 277.0	7 167.9	1 218.7	8 386.4	4 611.6	12 998.2
June Qtr	4 899.2	2 162.6	7 063.3	1 203.6	8 266.8	4 964.2	13 219.9
September Qtr	4 833.8	1 961.6	6 796.5	1 183.9	7 980.4	5 308.9	13 282.7
December Qtr	4 723.7	1 800.6	6 500.8	1 164.2	7 665.0	5 454.2	13 208.3
TREND (% change from previous quarter)							
2004							
September Qtr	-4.4	-4.7	-4.4	-1.7	-3.9	3.4	-1.7
December Qtr	-1.6	-2.9	-1.9	-1.2	-1.8	2.1	-0.5
2005							
March Qtr	0.6	-0.4	0.3	-1.6	—	4.3	1.5
June Qtr	0.2	-5.0	-1.5	-1.2	-1.4	7.6	1.7
September Qtr	-1.3	-9.3	-3.8	-1.6	-3.5	6.9	0.5
December Qtr	-2.3	-8.2	-4.4	-1.7	-4.0	2.7	-0.6

— nil or rounded to zero (including null cells)

na not available

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

(b) Refer to Explanatory Notes, paragraph 13.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2002–03	10 560.2	10 351.6	8 168.0	1 761.5	3 621.7	350.9	203.4	590.7	35 650.7
2003–04	10 415.0	10 139.7	8 993.9	1 834.7	3 876.9	553.9	260.1	622.0	36 696.1
2004–05	8 790.5	9 377.4	8 274.4	1 835.8	3 980.0	485.4	328.0	526.2	33 597.6
2004									
September Qtr	2 455.9	2 371.1	2 170.3	477.4	1 063.0	120.2	103.9	70.1	8 832.0
December Qtr	2 221.2	2 233.2	1 985.7	487.9	995.6	129.7	64.4	190.4	8 308.0
2005									
March Qtr	1 962.4	1 994.8	1 894.8	427.5	888.3	113.3	95.2	153.5	7 530.0
June Qtr	2 150.9	2 778.3	2 223.5	442.9	1 033.1	122.1	64.5	112.1	8 927.5
September Qtr	2 201.0	1 940.6	2 206.0	467.4	1 060.5	121.8	119.1	101.9	8 218.3
December Qtr	1 912.9	2 043.5	1 878.8	460.8	1 089.3	117.3	75.3	131.7	7 709.6
NON-RESIDENTIAL BUILDING									
2002–03	6 513.6	5 475.2	3 299.4	1 057.6	1 692.7	210.9	160.1	388.9	18 776.9
2003–04	5 368.1	4 839.2	3 231.7	1 178.2	1 521.8	187.0	169.5	354.4	16 850.0
2004–05	5 933.5	4 810.0	3 763.1	1 063.8	1 756.9	299.2	240.4	408.9	18 275.8
2004									
September Qtr	1 545.0	1 294.1	959.8	202.9	386.1	41.0	58.8	48.5	4 536.1
December Qtr	1 287.7	1 079.2	1 059.0	223.9	404.4	87.8	75.5	69.2	4 286.6
2005									
March Qtr	1 707.9	957.9	878.9	362.5	471.9	53.7	44.2	125.4	4 602.4
June Qtr	1 392.9	1 478.8	865.5	274.5	494.6	116.7	61.9	165.8	4 850.7
September Qtr	1 484.2	1 720.4	1 207.1	317.4	381.9	64.6	35.1	330.2	5 541.0
December Qtr	1 222.0	1 546.4	1 436.8	289.5	456.9	65.7	66.2	325.5	5 409.0
TOTAL BUILDING									
2002–03	17 041.5	15 813.2	11 470.5	2 818.2	5 314.4	564.0	363.4	980.0	54 398.4
2003–04	15 783.1	14 978.9	12 225.5	3 012.9	5 398.7	740.9	429.6	976.4	53 546.1
2004–05	14 723.9	14 187.4	12 037.5	2 899.6	5 736.9	784.6	568.4	935.1	51 873.3
2004									
September Qtr	4 000.9	3 665.2	3 130.1	680.4	1 449.1	161.3	162.7	118.5	13 368.2
December Qtr	3 508.9	3 312.3	3 044.7	711.8	1 399.9	217.5	139.8	259.7	12 594.6
2005									
March Qtr	3 670.3	2 952.7	2 773.7	790.0	1 360.2	167.1	139.4	279.0	12 132.4
June Qtr	3 543.8	4 257.1	3 089.0	717.4	1 527.7	238.8	126.5	277.9	13 778.2
September Qtr	3 685.2	3 661.0	3 413.0	784.8	1 442.5	186.4	154.2	432.1	13 759.2
December Qtr	3 134.8	3 589.9	3 315.6	750.3	1 546.2	183.0	141.5	457.2	13 118.6

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

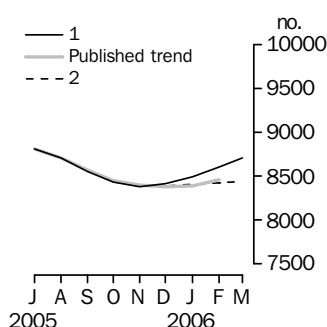
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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

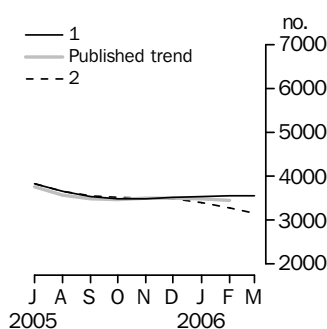
PRIVATE SECTOR HOUSES APPROVED



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 3.7% on Feb 2006		(2) falls by 3.7% on Feb 2006	
		no.	% change	no.	% change	no.	% change
2005							
October		8 453	-1.3	8 431	-1.5	8 452	-1.4
November		8 395	-0.7	8 383	-0.6	8 394	-0.7
December		8 384	-0.1	8 415	0.4	8 387	-0.1
2006							
January		8 393	0.1	8 496	1.0	8 403	0.2
February		8 455	0.7	8 602	1.3	8 428	0.3
March		—	—	8 707	1.2	8 444	0.2

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 14% on Feb 2006		(2) falls by 14% on Feb 2006	
		no.	% change	no.	% change	no.	% change
2005							
October		3 471	-0.4	3 484	-1.6	3 515	-1.3
November		3 501	0.9	3 495	0.3	3 511	-0.1
December		3 510	0.3	3 521	0.7	3 479	-0.9
2006							
January		3 493	-0.5	3 533	0.3	3 394	-2.4
February		3 455	-1.1	3 548	0.4	3 287	-3.2
March		—	—	3 548	—	3 153	-4.1

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

SCOPE AND COVERAGE

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

DWELLING UNITS

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Dwelling units approved, Queensland	1	3
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Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
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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, Northern Territory	13	36
Value of building approved, Australian Capital Territory	13	37
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Value of building approved, by sector, Tasmania	20	48
Value of building approved, by sector, Northern Territory	20	49
Value of building approved, by sector, Australian Capital Territory	20	50
Value of non-residential building approved, by sector, Australia	21	51
Value of non-residential building approved, by sector, New South Wales	22	52
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APPENDIX LIST OF ELECTRONIC TABLES *continued*

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ADDITIONAL TABLES

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Statistical Local Areas, South Australia, 2001–02, 2002–03, 2003–04, 2004–05, 2005–06	4	4
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GLOSSARY

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

GLOSSARY *continued*

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

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