

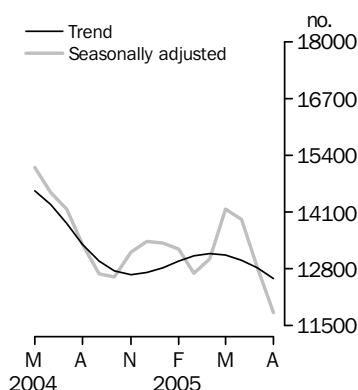
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 5 OCT 2005

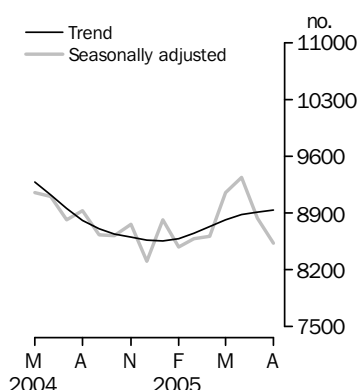
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

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

KEY FIGURES

	Aug 05	Jul 05 to Aug 05	Aug 04 to Aug 05
	no.	% change	% change

TREND

Total dwelling units approved	12 585	-1.8	-5.8
Private sector houses	8 940	0.3	1.5
Private sector other dwellings	3 281	-8.0	-21.9

SEASONALLY ADJUSTED

Total dwelling units approved	11 794	-8.0	-11.7
Private sector houses	8 524	-3.5	-4.6
Private sector other dwellings	2 909	-21.2	-28.9

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals is now showing a fall for the past four months, down 1.8% in August 2005.
- The seasonally adjusted estimate for total dwelling units approved fell 8.0%, to 11,794, in August 2005. This is the lowest estimate since April 2001.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals rose 0.3% in August 2005, the seventh consecutive monthly rise.
- The seasonally adjusted estimate for private sector houses approved fell 3.5%, to 8,524, in August 2005.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 8.0% in August 2005.
- The seasonally adjusted estimate for private sector other dwellings approved fell 21.2%, to 2,909, in August 2005. This is the lowest level since February 2001.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved fell 0.4% in August 2005. The value of new residential building approved fell 1.0% and the value of alterations and additions fell 1.9%. The value of non-residential building approved continued to rise in August (+0.8%), although the rate of growth is slowing.
- The seasonally adjusted estimate of the value of total building approved fell 13.2%, to \$4,464.1m, in August 2005. The value of new residential building approved fell 5.2%, to \$2,401.1m. The value of alterations and additions fell 16.5%, to \$364.7m, the lowest level since December 2002.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
September 2005	2 November 2005
October 2005	2 December 2005
November 2005	6 January 2006
December 2005	2 February 2006
January 2006	2 March 2006
February 2006	31 March 2006

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REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:

.....

	NSW	Vic.	Qld.	SA	WA	Tas.	NT	ACT	TOTAL
2004-05	210	-7	74	8	-16	-1	—	—	268
2005-06	-34	—	34	-1	-16	3	—	—	-14
Total	176	-7	108	7	-32	2	—	—	254

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There has been significant revision to data for the City of Hornsby (NSW) following the resolution of a reporting system problem spanning the past 12 months.

DATA NOTES

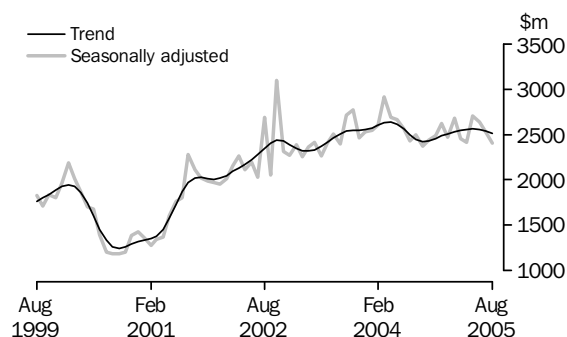
Estimates have been included in this issue for the municipality of Maryborough in Queensland which was unable to report all building work approved in their municipality this month.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

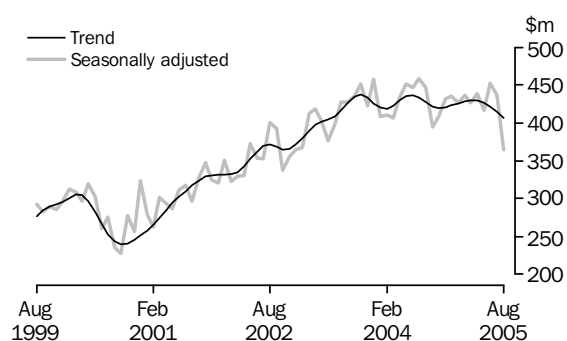
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a decline for the third consecutive month, after eight months of growth. The trend fell 1.0% in August 2005.



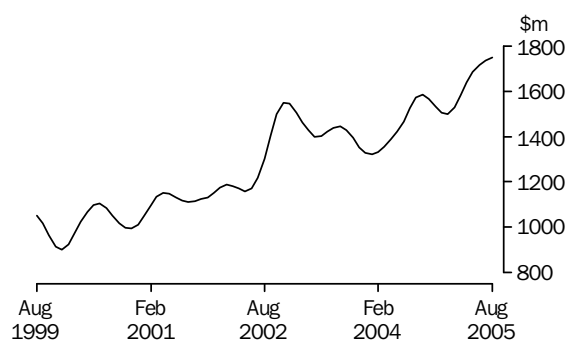
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing falls for the past five months. The trend fell 1.9% in August 2005.



NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building shows seven months of growth, with the rate of growth decreasing in recent months. The trend rose 0.8% in August 2005.



DWELLINGS APPROVED BY TYPE OF DWELLING 2004–05

STATES AND TERRITORIES The number of dwelling units approved in the States and Territories during 2004–05 is shown in the table below, for each type of dwelling category.

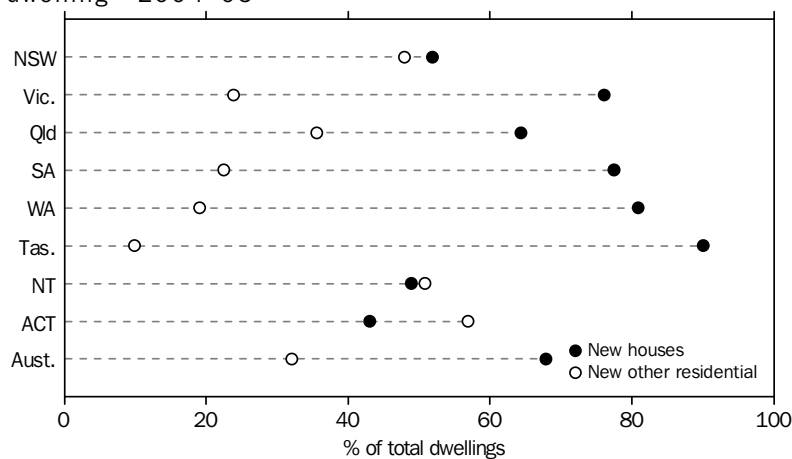
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	no.	no.	no.	no.	no.	no.	no.	no.	no.
New houses	19 231	31 332	24 654	8 189	19 354	2 423	675	973	106 831
New semidetached, row or terrace houses, townhouses etc of:									
One storey	2 398	2 639	2 004	1 269	1 858	232	97	2	10 499
Two or more storeys	4 923	2 764	3 078	503	685	22	27	50	12 052
Total	7 321	5 403	5 082	1 772	2 543	254	124	52	22 551
New flats, units, apartments in a building of:									
One or two storeys	1 159	429	1 393	148	449	10	90	58	3 736
Three storeys	1 762	681	2 041	108	186	1	28	71	4 878
Four or more storeys	7 517	3 300	5 120	349	1 378	—	460	1 107	19 231
Total	10 438	4 410	8 554	605	2 013	11	578	1 236	27 845
Total new other residential building	17 759	9 813	13 636	2 377	4 556	265	702	1 288	50 396
Other									
Alterations and additions to residential building	180	164	62	27	93	3	4	5	538
Conversion	481	1 001	23	56	11	63	4	—	1 639
Non-residential building	42	63	25	7	31	9	3	1	181
Total building	37 693	42 373	38 400	10 656	24 045	2 763	1 388	2 267	159 585

— nil or rounded to zero (including null cells)

SUMMARY COMMENT

Of the 159,585 dwelling units approved in Australia in 2004–05, 106,831 (67.9%) were new houses. The mix of dwelling types varied significantly across the States and Territories. Less than half of the dwelling units approved were new houses in the Northern Territory (48.9%) and the Australian Capital Territory (43.0%). In comparison, new houses accounted for over 75% of all dwelling units in Victoria (76.1%), South Australia (77.5%), Western Australia (80.8%) and Tasmania (90.1%).

DWELLINGS APPROVED, States and territories—By type of dwelling—2004–05



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.8% in August 2005. The trend fell in all the states and territories other than the Northern Territory (+7.7%), the Australian Capital Territory (+3.4%) and South Australia (+0.5%).

The trend estimate for private sector houses continued to rise in August 2005 (+0.3%), although growth is slowing. The trend rose in Queensland (+1.1%), New South Wales (+0.8%) and Victoria (+0.4%), and fell in Western Australia (-0.7%) and South Australia (-0.3%).

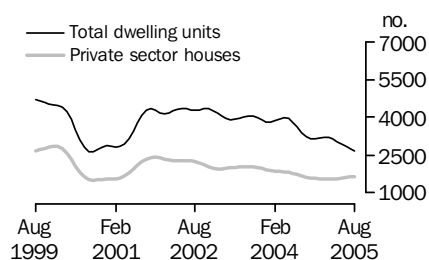
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 602	2 503	2 384	721	1 751	191	57	84	9 293
Total dwelling units (no.)	2 770	3 071	3 311	1 003	2 249	227	133	204	12 968
Percentage change from previous month									
Private sector houses (%)	-11.3	11.4	10.7	11.8	5.9	-8.6	23.9	-1.2	5.1
Total dwelling units (%)	-6.3	12.0	-3.2	10.6	9.1	2.3	-27.3	129.2	3.1
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 438	2 506	2 082	659	1 533	na	na	na	8 524
Total dwelling units (no.)	2 428	2 960	2 910	918	2 043	208	na	na	11 794
Percentage change from previous month									
Private sector houses (%)	-26.1	15.1	-1.8	1.2	-4.8	na	na	na	-3.5
Total dwelling units (%)	-20.8	-0.1	-14.6	3.0	2.3	-3.3	na	na	-8.0
TREND									
Dwelling units approved									
Private sector houses (no.)	1 643	2 637	2 116	655	1 557	na	na	na	8 940
Total dwelling units (no.)	2 675	3 391	3 139	884	2 016	213	112	154	12 585
Percentage change from previous month									
Private sector houses (%)	0.8	0.4	1.1	-0.3	-0.7	na	na	na	0.3
Total dwelling units (%)	-2.8	-3.3	-1.3	0.5	-0.7	-1.4	7.7	3.4	-1.8

na not available

DWELLING UNITS APPROVED

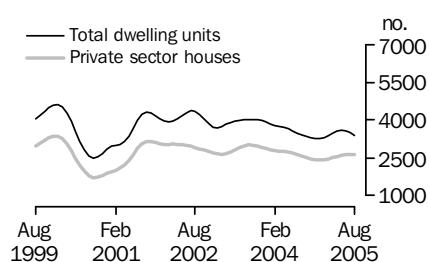
STATE TRENDS

NEW SOUTH WALES



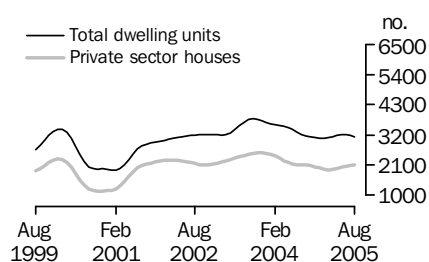
The trend estimate for total dwelling units approved in New South Wales has fallen for the past seven months. The trend for private sector houses is showing growth for the past six months.

VICTORIA



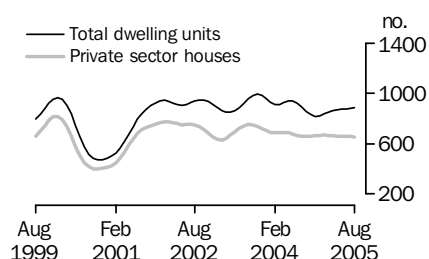
The trend estimate for total dwelling units approved in Victoria is now showing falls for the past three months. The trend for private sector houses is showing rises for the past eight months.

QUEENSLAND



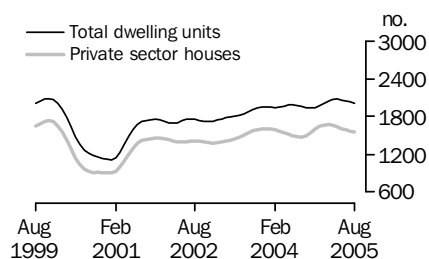
The trend estimate for total dwelling units in Queensland is now showing falls for the past two months following six months of rises. The trend for private sector houses shows rises for the past six months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is showing rises for the past nine months. The trend for private sector houses has shown small falls in each of the last seven months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the past four months after six months of growth. The trend for private sector houses is showing falls for the past six months.

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DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2004							
June	9 799	10 033	4 976	5 123	14 775	381	15 156
July	9 168	9 358	4 720	5 107	13 888	577	14 465
August	9 441	9 619	4 618	4 727	14 059	287	14 346
September	9 115	9 301	4 148	4 195	13 263	233	13 496
October	8 552	8 659	4 027	4 315	12 579	395	12 974
November	9 323	9 531	3 795	4 002	13 118	415	13 533
December	7 815	7 971	4 738	4 903	12 553	321	12 874
2005							
January	6 893	6 976	3 631	3 758	10 524	210	10 734
February	8 101	8 205	4 122	4 155	12 223	137	12 360
March	8 501	8 621	3 835	4 094	12 336	379	12 715
April	8 264	8 363	4 023	4 100	12 287	176	12 463
May	9 838	10 001	4 594	4 834	14 432	403	14 835
June	10 149	10 396	4 081	4 394	14 230	560	14 790
July	8 844	9 001	3 400	3 578	12 244	335	12 579
August	9 293	9 492	3 359	3 476	12 652	316	12 968
SEASONALLY ADJUSTED							
2004							
June	9 103	9 337	5 142	5 222	14 245	314	14 559
July	8 821	9 011	4 843	5 154	13 664	501	14 165
August	8 932	9 110	4 091	4 247	13 023	334	13 357
September	8 632	8 818	3 788	3 868	12 420	266	12 686
October	8 619	8 726	3 582	3 878	12 201	403	12 604
November	8 762	8 970	3 968	4 207	12 730	447	13 177
December	8 309	8 465	4 824	4 968	13 133	300	13 433
2005							
January	8 816	8 899	4 190	4 493	13 006	386	13 392
February	8 485	8 589	4 615	4 662	13 100	151	13 251
March	8 588	8 708	3 825	3 995	12 413	290	12 703
April	8 608	8 707	4 241	4 323	12 849	181	13 030
May	9 149	9 312	4 688	4 866	13 837	341	14 178
June	9 339	9 586	4 180	4 343	13 519	410	13 929
July	8 836	8 993	3 693	3 820	12 529	284	12 813
August	8 524	8 723	2 909	3 071	11 433	361	11 794
TREND							
2004							
June	9 121	9 297	4 815	4 981	13 936	342	14 278
July	8 955	9 144	4 531	4 695	13 486	353	13 839
August	8 806	8 996	4 202	4 360	13 008	348	13 356
September	8 702	8 883	3 934	4 090	12 636	337	12 973
October	8 644	8 810	3 781	3 940	12 425	325	12 750
November	8 600	8 748	3 759	3 922	12 359	311	12 670
December	8 568	8 700	3 841	4 010	12 409	301	12 710
2005							
January	8 554	8 673	3 982	4 150	12 536	287	12 823
February	8 581	8 694	4 122	4 284	12 703	275	12 978
March	8 649	8 768	4 186	4 334	12 835	267	13 102
April	8 735	8 870	4 139	4 278	12 874	274	13 148
May	8 819	8 976	4 005	4 145	12 824	297	13 121
June	8 880	9 057	3 801	3 946	12 681	322	13 003
July	8 911	9 104	3 567	3 714	12 478	340	12 818
August	8 940	9 144	3 281	3 441	12 221	364	12 585

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004

June	3.8	4.1	-9.8	-11.8	-1.2	-22.4	-1.9
July	-6.4	-6.7	-5.1	-0.3	-6.0	51.4	-4.6
August	3.0	2.8	-2.2	-7.4	1.2	-50.3	-0.8
September	-3.5	-3.3	-10.2	-11.3	-5.7	-18.8	-5.9
October	-6.2	-6.9	-2.9	2.9	-5.2	69.5	-3.9
November	9.0	10.1	-5.8	-7.3	4.3	5.1	4.3
December	-16.2	-16.4	24.8	22.5	-4.3	-22.7	-4.9

2005

January	-11.8	-12.5	-23.4	-23.4	-16.2	-34.6	-16.6
February	17.5	17.6	13.5	10.6	16.1	-34.8	15.1
March	4.9	5.1	-7.0	-1.5	0.9	176.6	2.9
April	-2.8	-3.0	4.9	0.1	-0.4	-53.6	-2.0
May	19.0	19.6	14.2	17.9	17.5	129.0	19.0
June	3.2	3.9	-11.2	-9.1	-1.4	39.0	-0.3
July	-12.9	-13.4	-16.7	-18.6	-14.0	-40.2	-14.9
August	5.1	5.5	-1.2	-2.9	3.3	-5.7	3.1

SEASONALLY ADJUSTED

2004

June	-0.5	-0.1	-7.1	-9.6	-3.0	-28.8	-3.7
July	-3.1	-3.5	-5.8	-1.3	-4.1	59.6	-2.7
August	1.3	1.1	-15.5	-17.6	-4.7	-33.3	-5.7
September	-3.4	-3.2	-7.4	-8.9	-4.6	-20.4	-5.0
October	-0.1	-1.0	-5.4	0.3	-1.8	51.5	-0.6
November	1.6	2.8	10.8	8.5	4.3	10.9	4.5
December	-5.2	-5.6	21.6	18.1	3.2	-32.9	1.9

2005

January	6.1	5.1	-13.1	-9.6	-1.0	28.7	-0.3
February	-3.8	-3.5	10.1	3.8	0.7	-60.9	-1.1
March	1.2	1.4	-17.1	-14.3	-5.2	92.1	-4.1
April	0.2	—	10.9	8.2	3.5	-37.6	2.6
May	6.3	6.9	10.5	12.6	7.7	88.4	8.8
June	2.1	2.9	-10.8	-10.7	-2.3	20.2	-1.8
July	-5.4	-6.2	-11.7	-12.0	-7.3	-30.7	-8.0
August	-3.5	-3.0	-21.2	-19.6	-8.7	27.1	-8.0

TREND

2004

June	-1.7	-1.5	-3.4	-3.2	-2.3	8.6	-2.1
July	-1.8	-1.6	-5.9	-5.7	-3.2	3.2	-3.1
August	-1.7	-1.6	-7.3	-7.1	-3.5	-1.4	-3.5
September	-1.2	-1.3	-6.4	-6.2	-2.9	-3.2	-2.9
October	-0.7	-0.8	-3.9	-3.7	-1.7	-3.6	-1.7
November	-0.5	-0.7	-0.6	-0.5	-0.5	-4.3	-0.6
December	-0.4	-0.5	2.2	2.2	0.4	-3.2	0.3

2005

January	-0.2	-0.3	3.7	3.5	1.0	-4.7	0.9
February	0.3	0.2	3.5	3.2	1.3	-4.2	1.2
March	0.8	0.9	1.6	1.2	1.0	-2.9	1.0
April	1.0	1.2	-1.1	-1.3	0.3	2.6	0.4
May	1.0	1.2	-3.2	-3.1	-0.4	8.4	-0.2
June	0.7	0.9	-5.1	-4.8	-1.1	8.4	-0.9
July	0.4	0.5	-6.2	-5.9	-1.6	5.6	-1.4
August	0.3	0.4	-8.0	-7.4	-2.1	7.1	-1.8

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2004

June	3 846	3 667	3 854	1 082	2 142	234	138	193	15 156
July	3 620	3 800	3 546	981	2 105	216	125	72	14 465
August	3 711	3 643	3 585	905	1 981	250	162	109	14 346
September	3 272	3 347	3 353	910	2 093	220	209	92	13 496
October	2 974	3 574	3 217	868	1 925	261	80	75	12 974
November	3 381	3 523	3 164	897	1 926	271	121	250	13 533
December	3 199	2 845	3 069	914	1 958	262	84	543	12 874

2005

January	2 433	2 318	2 567	981	1 662	210	82	481	10 734
February	3 236	3 162	2 898	683	1 987	191	156	47	12 360
March	3 085	3 363	2 803	1 059	1 936	220	95	154	12 715
April	2 913	3 649	2 676	795	2 041	201	52	136	12 463
May	3 028	4 046	4 048	906	2 247	265	100	195	14 835
June	2 841	5 103	3 474	757	2 184	196	122	113	14 790
July	2 955	2 743	3 419	907	2 061	222	183	89	12 579
August	2 770	3 071	3 311	1 003	2 249	227	133	204	12 968

SEASONALLY ADJUSTED

2004

June	3 859	3 430	3 585	1 105	2 000	234	na	na	14 559
July	3 621	3 858	3 390	895	1 975	227	na	na	14 165
August	3 448	3 397	3 270	848	1 908	228	na	na	13 357
September	3 114	3 192	2 993	867	2 011	207	na	na	12 686
October	2 885	3 216	3 279	883	1 947	253	na	na	12 604
November	3 123	3 703	3 032	864	1 834	251	na	na	13 177
December	3 305	3 108	3 219	898	2 017	253	na	na	13 433

2005

January	3 255	2 977	3 194	1 157	1 987	235	na	na	13 392
February	3 335	3 519	3 219	736	2 028	216	na	na	13 251
March	3 072	3 470	2 572	918	2 186	230	na	na	12 703
April	3 080	3 521	2 998	970	2 059	226	na	na	13 030
May	2 715	3 809	4 187	881	2 071	246	na	na	14 178
June	2 841	4 707	3 140	765	2 012	207	na	na	13 929
July	3 067	2 963	3 408	891	1 998	215	na	na	12 813
August	2 428	2 960	2 910	918	2 043	208	na	na	11 794

TREND

2004

June	3 819	3 560	3 392	941	1 988	234	125	202	14 278
July	3 617	3 486	3 305	923	1 979	230	134	159	13 839
August	3 395	3 415	3 214	892	1 961	229	133	118	13 356
September	3 227	3 344	3 156	860	1 942	233	126	87	12 973
October	3 137	3 293	3 129	831	1 935	238	113	75	12 750
November	3 135	3 269	3 090	818	1 944	240	99	74	12 670
December	3 177	3 263	3 062	822	1 974	241	88	82	12 710

2005

January	3 204	3 291	3 067	838	2 012	238	82	91	12 823
February	3 195	3 374	3 095	851	2 050	234	79	102	12 978
March	3 133	3 475	3 137	862	2 072	231	79	114	13 102
April	3 033	3 560	3 176	869	2 076	225	83	125	13 148
May	2 929	3 599	3 205	875	2 062	224	91	135	13 121
June	2 837	3 574	3 208	878	2 046	220	97	143	13 003
July	2 753	3 505	3 180	880	2 030	216	104	149	12 818
August	2 675	3 391	3 139	884	2 016	213	112	154	12 585

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
June	-9.5	-7.4	27.5	23.7	-1.1	-23.8	3.8	-73.7	-1.9
July	-5.9	3.6	-8.0	-9.3	-1.7	-7.7	-9.4	-62.7	-4.6
August	2.5	-4.1	1.1	-7.7	-5.9	15.7	29.6	51.4	-0.8
September	-11.8	-8.1	-6.5	0.6	5.7	-12.0	29.0	-15.6	-5.9
October	-9.1	6.8	-4.1	-4.6	-8.0	18.6	-61.7	-18.5	-3.9
November	13.7	-1.4	-1.6	3.3	0.1	3.8	51.3	233.3	4.3
December	-5.4	-19.2	-3.0	1.9	1.7	-3.3	-30.6	117.2	-4.9
2005									
January	-23.9	-18.5	-16.4	7.3	-15.1	-19.8	-2.4	-11.4	-16.6
February	33.0	36.4	12.9	-30.4	19.6	-9.0	90.2	-90.2	15.1
March	-4.7	6.4	-3.3	55.1	-2.6	15.2	-39.1	227.7	2.9
April	-5.6	8.5	-4.5	-24.9	5.4	-8.6	-45.3	-11.7	-2.0
May	3.9	10.9	51.3	14.0	10.1	31.8	92.3	43.4	19.0
June	-6.2	26.1	-14.2	-16.4	-2.8	-26.0	22.0	-42.1	-0.3
July	4.0	-46.2	-1.6	19.8	-5.6	13.3	50.0	-21.2	-14.9
August	-6.3	12.0	-3.2	10.6	9.1	2.3	-27.3	129.2	3.1
SEASONALLY ADJUSTED									
2004									
June	-5.3	-10.3	14.8	23.3	-2.7	-22.0	na	na	-3.7
July	-6.2	12.5	-5.4	-19.0	-1.3	-3.0	na	na	-2.7
August	-4.8	-11.9	-3.5	-5.3	-3.4	0.4	na	na	-5.7
September	-9.7	-6.0	-8.5	2.2	5.4	-9.2	na	na	-5.0
October	-7.4	0.8	9.6	1.8	-3.2	22.2	na	na	-0.6
November	8.2	15.1	-7.5	-2.2	-5.8	-0.8	na	na	4.5
December	5.8	-16.1	6.2	3.9	10.0	0.8	na	na	1.9
2005									
January	-1.5	-4.2	-0.8	28.8	-1.5	-7.1	na	na	-0.3
February	2.5	18.2	0.8	-36.4	2.1	-8.1	na	na	-1.1
March	-7.9	-1.4	-20.1	24.7	7.8	6.5	na	na	-4.1
April	0.3	1.5	16.6	5.7	-5.8	-1.7	na	na	2.6
May	-11.9	8.2	39.7	-9.2	0.6	8.8	na	na	8.8
June	4.6	23.6	-25.0	-13.2	-2.8	-15.9	na	na	-1.8
July	8.0	-37.1	8.5	16.5	-0.7	3.9	na	na	-8.0
August	-20.8	-0.1	-14.6	3.0	2.3	-3.3	na	na	-8.0
TREND									
2004									
June	-3.3	-2.3	-2.0	-0.3	0.4	-2.1	12.6	-13.7	-2.1
July	-5.3	-2.1	-2.6	-1.9	-0.5	-1.7	7.2	-21.3	-3.1
August	-6.1	-2.0	-2.8	-3.4	-0.9	-0.4	-0.7	-25.8	-3.5
September	-4.9	-2.1	-1.8	-3.6	-1.0	1.7	-5.3	-26.3	-2.9
October	-2.8	-1.5	-0.9	-3.4	-0.4	2.1	-10.3	-13.8	-1.7
November	-0.1	-0.7	-1.2	-1.6	0.5	0.8	-12.4	-1.3	-0.6
December	1.3	-0.2	-0.9	0.5	1.5	0.4	-11.1	10.8	0.3
2005									
January	0.8	0.9	0.2	1.9	1.9	-1.2	-6.8	11.0	0.9
February	-0.3	2.5	0.9	1.6	1.9	-1.7	-3.7	12.1	1.2
March	-1.9	3.0	1.4	1.3	1.1	-1.3	—	11.8	1.0
April	-3.2	2.4	1.2	0.8	0.2	-2.6	5.1	9.6	0.4
May	-3.4	1.1	0.9	0.7	-0.7	-0.4	9.6	8.0	-0.2
June	-3.1	-0.7	0.1	0.3	-0.8	-1.8	6.6	5.9	-0.9
July	-3.0	-1.9	-0.9	0.2	-0.8	-1.8	7.2	4.2	-1.4
August	-2.8	-3.3	-1.3	0.5	-0.7	-1.4	7.7	3.4	-1.8

— 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

June	1 978	2 938	2 200	827	1 555	197	31	73	9 799
July	1 665	2 929	2 233	658	1 376	185	50	72	9 168
August	1 795	2 520	2 414	695	1 632	225	59	101	9 441
September	1 637	2 563	2 187	686	1 702	211	60	69	9 115
October	1 520	2 506	2 162	613	1 441	201	44	65	8 552
November	1 801	2 677	2 132	729	1 679	216	28	61	9 323
December	1 523	2 011	1 699	744	1 537	204	26	71	7 815

2005

January	1 265	1 865	1 552	469	1 512	180	22	28	6 893
February	1 512	2 357	1 848	579	1 541	170	47	47	8 101
March	1 442	2 467	2 002	712	1 540	195	39	104	8 501
April	1 406	2 617	1 818	625	1 442	183	43	130	8 264
May	1 646	2 989	2 243	731	1 837	221	44	127	9 838
June	1 798	3 576	2 182	650	1 632	166	66	79	10 149
July	1 807	2 246	2 153	645	1 653	209	46	85	8 844
August	1 602	2 503	2 384	721	1 751	191	57	84	9 293

SEASONALLY ADJUSTED

2004

June	1 773	2 683	2 086	757	1 480	na	na	na	9 103
July	1 716	2 726	2 112	638	1 318	na	na	na	8 821
August	1 686	2 529	2 176	648	1 540	na	na	na	8 932
September	1 604	2 463	2 058	630	1 551	na	na	na	8 632
October	1 552	2 461	2 167	649	1 503	na	na	na	8 619
November	1 575	2 577	2 095	661	1 572	na	na	na	8 762
December	1 558	2 144	1 920	760	1 628	na	na	na	8 309

2005

January	1 577	2 603	1 962	655	1 738	na	na	na	8 816
February	1 598	2 432	1 903	588	1 680	na	na	na	8 485
March	1 541	2 451	1 853	647	1 751	na	na	na	8 588
April	1 474	2 530	2 031	733	1 469	na	na	na	8 608
May	1 525	2 843	2 090	674	1 669	na	na	na	9 149
June	1 586	3 185	2 042	614	1 561	na	na	na	9 339
July	1 945	2 178	2 122	651	1 611	na	na	na	8 836
August	1 438	2 506	2 082	659	1 533	na	na	na	8 524

TREND

2004

June	1 771	2 691	2 137	678	1 493	na	na	na	9 121
July	1 719	2 638	2 120	666	1 477	na	na	na	8 955
August	1 662	2 575	2 114	658	1 476	na	na	na	8 806
September	1 618	2 511	2 107	658	1 498	na	na	na	8 702
October	1 590	2 462	2 087	660	1 545	na	na	na	8 644
November	1 574	2 428	2 043	664	1 599	na	na	na	8 600
December	1 565	2 414	1 989	667	1 643	na	na	na	8 568

2005

January	1 551	2 423	1 948	669	1 667	na	na	na	8 554
February	1 543	2 457	1 932	667	1 672	na	na	na	8 581
March	1 546	2 504	1 947	663	1 660	na	na	na	8 649
April	1 561	2 554	1 984	660	1 634	na	na	na	8 735
May	1 584	2 595	2 028	659	1 606	na	na	na	8 819
June	1 609	2 619	2 065	658	1 585	na	na	na	8 880
July	1 630	2 626	2 092	656	1 567	na	na	na	8 911
August	1 643	2 637	2 116	655	1 557	na	na	na	8 940

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
June	7.6	6.1	3.1	28.0	-7.9	-12.4	10.7	-33.6	3.8
July	-15.8	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	-6.4
August	7.8	-14.0	8.1	5.6	18.6	21.6	18.0	40.3	3.0
September	-8.8	1.7	-9.4	-1.3	4.3	-6.2	1.7	-31.7	-3.5
October	-7.1	-2.2	-1.1	-10.6	-15.3	-4.7	-26.7	-5.8	-6.2
November	18.5	6.8	-1.4	18.9	16.5	7.5	-36.4	-6.2	9.0
December	-15.4	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	16.4	-16.2
2005									
January	-16.9	-7.3	-8.7	-37.0	-1.6	-11.8	-15.4	-60.6	-11.8
February	19.5	26.4	19.1	23.5	1.9	-5.6	113.6	67.9	17.5
March	-4.6	4.7	8.3	23.0	-0.1	14.7	-17.0	121.3	4.9
April	-2.5	6.1	-9.2	-12.2	-6.4	-6.2	10.3	25.0	-2.8
May	17.1	14.2	23.4	17.0	27.4	20.8	2.3	-2.3	19.0
June	9.2	19.6	-2.7	-11.1	-11.2	-24.9	50.0	-37.8	3.2
July	0.5	-37.2	-1.3	-0.8	1.3	25.9	-30.3	7.6	-12.9
August	-11.3	11.4	10.7	11.8	5.9	-8.6	23.9	-1.2	5.1
SEASONALLY ADJUSTED									
2004									
June	-0.2	-1.1	-0.2	17.0	-6.5	na	na	na	-0.5
July	-3.2	1.6	1.2	-15.8	-10.9	na	na	na	-3.1
August	-1.8	-7.2	3.1	1.6	16.8	na	na	na	1.3
September	-4.9	-2.6	-5.4	-2.9	0.7	na	na	na	-3.4
October	-3.2	-0.1	5.3	3.0	-3.1	na	na	na	-0.1
November	1.5	4.7	-3.3	1.9	4.6	na	na	na	1.6
December	-1.1	-16.8	-8.4	15.0	3.6	na	na	na	-5.2
2005									
January	1.2	21.4	2.2	-13.9	6.7	na	na	na	6.1
February	1.3	-6.6	-3.0	-10.1	-3.4	na	na	na	-3.8
March	-3.5	0.8	-2.6	10.0	4.2	na	na	na	1.2
April	-4.3	3.2	9.6	13.3	-16.1	na	na	na	0.2
May	3.4	12.4	2.9	-8.1	13.6	na	na	na	6.3
June	4.0	12.0	-2.3	-9.0	-6.4	na	na	na	2.1
July	22.6	-31.6	3.9	6.1	3.2	na	na	na	-5.4
August	-26.1	15.1	-1.8	1.2	-4.8	na	na	na	-3.5
TREND									
2004									
June	-2.1	-1.3	-2.1	-1.3	-1.5	na	na	na	-1.7
July	-3.0	-2.0	-0.8	-1.8	-1.1	na	na	na	-1.8
August	-3.3	-2.4	-0.3	-1.2	-0.1	na	na	na	-1.7
September	-2.6	-2.5	-0.3	-0.1	1.5	na	na	na	-1.2
October	-1.8	-2.0	-1.0	0.4	3.1	na	na	na	-0.7
November	-1.0	-1.4	-2.1	0.5	3.5	na	na	na	-0.5
December	-0.6	-0.6	-2.6	0.5	2.8	na	na	na	-0.4
2005									
January	-0.9	0.4	-2.1	0.3	1.5	na	na	na	-0.2
February	-0.5	1.4	-0.8	-0.4	0.3	na	na	na	0.3
March	0.2	1.9	0.8	-0.6	-0.7	na	na	na	0.8
April	0.9	2.0	1.9	-0.4	-1.6	na	na	na	1.0
May	1.5	1.6	2.2	-0.1	-1.7	na	na	na	1.0
June	1.6	0.9	1.8	-0.2	-1.3	na	na	na	0.7
July	1.3	0.3	1.4	-0.3	-1.1	na	na	na	0.4
August	0.8	0.4	1.1	-0.3	-0.7	na	na	na	0.3

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	19 266	31 374	24 673	8 206	19 396	2 434	679	973	107 001
2004									
September	1 678	2 584	2 220	742	1 726	214	67	70	9 301
October	1 525	2 518	2 177	635	1 480	201	51	72	8 659
November	1 856	2 731	2 139	737	1 723	239	44	62	9 531
December	1 528	2 028	1 717	789	1 556	238	41	74	7 971
2005									
January	1 275	1 886	1 559	473	1 538	181	36	28	6 976
February	1 524	2 368	1 865	610	1 556	170	65	47	8 205
March	1 454	2 478	2 013	758	1 570	196	48	104	8 621
April	1 419	2 630	1 842	638	1 463	187	48	136	8 363
May	1 656	3 002	2 269	741	1 915	227	64	127	10 001
June	1 841	3 604	2 199	662	1 766	168	76	80	10 396
July	1 831	2 261	2 176	674	1 708	215	51	85	9 001
August	1 620	2 532	2 404	737	1 850	205	60	84	9 492
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	18 427	10 999	13 727	2 450	4 649	329	709	1 294	52 584
2004									
September	1 594	763	1 133	168	367	6	142	22	4 195
October	1 449	1 056	1 040	233	445	60	29	3	4 315
November	1 525	792	1 025	160	203	32	77	188	4 002
December	1 671	817	1 352	125	402	24	43	469	4 903
2005									
January	1 158	432	1 008	508	124	29	46	453	3 758
February	1 712	794	1 033	73	431	21	91	—	4 155
March	1 631	885	790	301	366	24	47	50	4 094
April	1 494	1 019	834	157	578	14	4	—	4 100
May	1 372	1 044	1 779	165	332	38	36	68	4 834
June	1 000	1 499	1 275	95	418	28	46	33	4 394
July	1 124	482	1 243	233	353	7	132	4	3 578
August	1 150	539	907	266	399	22	73	120	3 476
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	37 693	42 373	38 400	10 656	24 045	2 763	1 388	2 267	159 585
2004									
September	3 272	3 347	3 353	910	2 093	220	209	92	13 496
October	2 974	3 574	3 217	868	1 925	261	80	75	12 974
November	3 381	3 523	3 164	897	1 926	271	121	250	13 533
December	3 199	2 845	3 069	914	1 958	262	84	543	12 874
2005									
January	2 433	2 318	2 567	981	1 662	210	82	481	10 734
February	3 236	3 162	2 898	683	1 987	191	156	47	12 360
March	3 085	3 363	2 803	1 059	1 936	220	95	154	12 715
April	2 913	3 649	2 676	795	2 041	201	52	136	12 463
May	3 028	4 046	4 048	906	2 247	265	100	195	14 835
June	2 841	5 103	3 474	757	2 184	196	122	113	14 790
July	2 955	2 743	3 419	907	2 061	222	183	89	12 579
August	2 770	3 071	3 311	1 003	2 249	227	133	204	12 968

— 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	7 337	20 352	9 736	4 940	13 520	916	428	972
2004								
September	647	1 630	928	421	1 192	81	36	70
October	625	1 684	833	396	898	71	34	72
November	721	1 807	850	432	1 245	91	22	62
December	590	1 247	706	486	1 137	75	22	74
2005								
January	467	1 241	600	262	1 102	52	20	28
February	639	1 571	776	376	1 155	50	44	47
March	573	1 651	741	434	1 153	80	37	104
April	536	1 722	682	414	999	70	37	136
May	585	1 893	857	481	1 307	96	37	127
June	576	2 399	843	373	1 158	81	40	79
July	584	1 439	861	410	1 154	98	26	85
August	596	1 588	865	411	1 216	92	44	84
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	13 544	9 702	6 310	1 899	3 659	179	642	1 294
2004								
September	1 199	644	680	118	288	2	134	22
October	1 130	887	738	202	313	59	29	3
November	1 175	735	222	146	181	11	75	188
December	995	713	775	99	352	8	43	469
2005								
January	984	346	418	273	65	6	40	453
February	1 194	733	400	69	338	6	91	—
March	1 259	729	408	178	326	8	24	50
April	1 259	930	367	138	455	8	4	—
May	887	912	1 046	157	271	31	33	68
June	494	1 333	380	86	274	20	43	33
July	625	411	801	197	254	5	132	4
August	684	465	452	240	312	3	73	120
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	20 881	30 054	16 046	6 839	17 179	1 095	1 070	2 266
2004								
September	1 846	2 274	1 608	539	1 480	83	170	92
October	1 755	2 571	1 571	598	1 211	130	63	75
November	1 896	2 542	1 072	578	1 426	102	97	250
December	1 585	1 960	1 481	585	1 489	83	65	543
2005								
January	1 451	1 587	1 018	535	1 167	58	60	481
February	1 833	2 304	1 176	445	1 493	56	135	47
March	1 832	2 380	1 149	612	1 479	88	61	154
April	1 795	2 652	1 049	552	1 454	78	41	136
May	1 472	2 805	1 903	638	1 578	127	70	195
June	1 070	3 732	1 223	459	1 432	101	83	112
July	1 209	1 850	1 662	607	1 408	103	158	89
August	1 280	2 053	1 317	651	1 528	95	117	204

— 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	104 990	48 205	516	1 605	176	155 492
2004						
September	9 106	4 054	36	59	8	13 263
October	8 539	3 888	55	85	12	12 579
November	9 305	3 720	36	45	12	13 118
December	7 777	4 495	67	200	14	12 553
2005						
January	6 884	3 603	19	10	8	10 524
February	8 090	3 900	40	177	16	12 223
March	8 490	3 755	52	20	19	12 336
April	8 252	3 902	75	53	5	12 287
May	9 817	4 539	30	34	12	14 432
June	10 138	3 771	48	248	25	14 230
July	8 832	3 257	20	81	54	12 244
August	9 282	3 224	30	111	5	12 652
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	1 841	2 191	22	34	5	4 093
2004						
September	186	47	—	—	—	233
October	107	288	—	—	—	395
November	208	203	—	—	4	415
December	156	165	—	—	—	321
2005						
January	83	125	2	—	—	210
February	104	33	—	—	—	137
March	120	259	—	—	—	379
April	99	62	15	—	—	176
May	163	240	—	—	—	403
June	247	273	5	34	1	560
July	157	178	—	—	—	335
August	199	104	13	—	—	316
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	106 831	50 396	538	1 639	181	159 585
2004						
September	9 292	4 101	36	59	8	13 496
October	8 646	4 176	55	85	12	12 974
November	9 513	3 923	36	45	16	13 533
December	7 933	4 660	67	200	14	12 874
2005						
January	6 967	3 728	21	10	8	10 734
February	8 194	3 933	40	177	16	12 360
March	8 610	4 014	52	20	19	12 715
April	8 351	3 964	90	53	5	12 463
May	9 980	4 779	30	34	12	14 835
June	10 385	4 044	53	282	26	14 790
July	8 989	3 435	20	81	54	12 579
August	9 481	3 328	43	111	5	12 968

— 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>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
NSW	1 600	1 121	15	—	—	2 736
Vic.	2 500	514	10	6	4	3 034
Qld	2 382	891	1	2	1	3 277
SA	720	165	—	100	—	985
WA	1 751	321	3	—	—	2 075
Tas.	188	19	1	3	—	211
NT	57	73	—	—	—	130
ACT	84	120	—	—	—	204
Aust.	9 282	3 224	30	111	5	12 652
PUBLIC SECTOR						
NSW	18	16	—	—	—	34
Vic.	29	8	—	—	—	37
Qld	20	14	—	—	—	34
SA	16	2	—	—	—	18
WA	99	62	13	—	—	174
Tas.	14	2	—	—	—	16
NT	3	—	—	—	—	3
ACT	—	—	—	—	—	—
Aust.	199	104	13	—	—	316
TOTAL						
NSW	1 618	1 137	15	—	—	2 770
Vic.	2 529	522	10	6	4	3 071
Qld	2 402	905	1	2	1	3 311
SA	736	167	—	100	—	1 003
WA	1 850	383	16	—	—	2 249
Tas.	202	21	1	3	—	227
NT	60	73	—	—	—	133
ACT	84	120	—	—	—	204
Aust.	9 481	3 328	43	111	5	12 968

— 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					
	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	106 831	10 499	12 052	22 551	3 736	4 878	19 231	27 845	50 396	157 227
2004										
June	10 010	1 350	1 234	2 584	275	429	1 697	2 401	4 985	14 995
July	9 352	1 170	1 303	2 473	256	682	1 324	2 262	4 735	14 087
August	9 608	738	958	1 696	352	360	1 931	2 643	4 339	13 947
September	9 292	735	958	1 693	214	212	1 982	2 408	4 101	13 393
October	8 646	968	955	1 923	231	201	1 821	2 253	4 176	12 822
November	9 513	652	950	1 602	224	575	1 522	2 321	3 923	13 436
December	7 933	705	1 315	2 020	373	575	1 692	2 640	4 660	12 593
2005										
January	6 967	894	848	1 742	243	236	1 507	1 986	3 728	10 695
February	8 194	683	722	1 405	482	353	1 693	2 528	3 933	12 127
March	8 610	1 133	710	1 843	282	436	1 453	2 171	4 014	12 624
April	8 351	963	914	1 877	388	464	1 235	2 087	3 964	12 315
May	9 980	901	1 159	2 060	389	448	1 882	2 719	4 779	14 759
June	10 385	957	1 260	2 217	302	336	1 189	1 827	4 044	14 429
July	8 989	654	731	1 385	279	284	1 487	2 050	3 435	12 424
August	9 481	853	877	1 730	138	745	715	1 598	3 328	12 809
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	20 826.0	1 268.5	2 058.3	3 326.8	541.0	871.4	4 724.4	6 136.9	9 463.6	30 289.7
2004										
June	1 872.3	151.2	192.8	344.0	50.9	58.7	371.4	480.9	824.9	2 697.2
July	1 793.9	139.9	241.0	381.0	25.8	114.7	219.4	359.9	740.9	2 534.8
August	1 830.7	88.2	152.5	240.7	44.8	62.2	438.2	545.2	785.9	2 616.6
September	1 752.3	91.1	145.7	236.8	34.4	35.1	487.0	556.5	793.2	2 545.5
October	1 683.5	120.4	148.8	269.2	26.7	36.2	409.7	472.6	741.8	2 425.3
November	1 851.9	85.8	159.8	245.6	32.4	106.9	448.8	588.1	833.7	2 685.6
December	1 528.7	88.5	239.2	327.7	39.9	89.0	464.4	593.3	921.0	2 449.7
2005										
January	1 356.9	84.5	144.7	229.3	34.1	36.6	312.8	383.5	612.8	1 969.6
February	1 599.4	91.7	135.6	227.3	69.6	75.0	557.3	701.9	929.2	2 528.7
March	1 707.8	138.1	128.0	266.1	45.0	91.2	319.9	456.1	722.2	2 430.0
April	1 649.4	109.3	148.8	258.1	83.4	94.7	251.3	429.5	687.6	2 336.9
May	2 019.9	109.0	200.8	309.8	49.7	86.4	519.3	655.4	965.2	2 985.1
June	2 051.8	121.8	213.3	335.1	55.2	43.4	296.3	395.0	730.1	2 781.8
July	1 794.3	82.8	132.8	215.6	44.4	56.6	385.1	486.1	701.8	2 496.0
August	1 920.5	96.5	149.2	245.7	22.4	142.5	224.5	389.4	635.1	2 555.6

(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	1 618	332	376	708	56	198	175	429	1 137	2 755
Vic.	2 529	147	185	332	13	83	94	190	522	3 051
Qld	2 402	206	199	405	45	166	289	500	905	3 307
SA	736	57	47	104	18	45	—	63	167	903
WA	1 850	92	68	160	6	133	84	223	383	2 233
Tas.	202	19	2	21	—	—	—	—	21	223
NT	60	—	—	—	—	—	73	73	73	133
ACT	84	—	—	—	—	120	—	120	120	204
Aust.	9 481	853	877	1 730	138	745	715	1 598	3 328	12 809
VALUE (\$m)										
NSW	359.8	36.0	64.5	100.5	7.9	55.1	39.1	102.2	202.6	562.4
Vic.	510.8	17.6	29.5	47.1	3.5	15.9	25.5	44.9	92.0	602.8
Qld	508.4	19.5	32.1	51.6	7.6	29.4	113.0	150.0	201.5	710.0
SA	115.4	6.8	6.5	13.3	2.4	3.5	—	5.9	19.2	134.6
WA	357.2	14.5	16.1	30.6	1.0	14.5	23.6	39.1	69.8	426.9
Tas.	34.9	2.1	0.6	2.7	—	—	—	—	2.7	37.6
NT	14.1	—	—	—	—	—	23.4	23.4	23.4	37.4
ACT	19.9	—	—	—	—	24.0	—	24.0	24.0	43.9
Aust.	1 920.5	96.5	149.2	245.7	22.4	142.5	224.5	389.4	635.1	2 555.6

— nil or rounded to zero (including null cells)

	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
Month	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2004					
July	2 534.8	453.3	2 988.1	1 493.3	4 481.4
August	2 616.6	533.5	3 150.1	1 793.1	4 943.2
September	2 545.5	431.8	2 977.3	1 514.8	4 492.1
October	2 425.3	423.5	2 848.8	1 641.1	4 489.9
November	2 685.6	426.0	3 111.6	1 674.4	4 786.0
December	2 449.7	393.0	2 842.7	1 299.1	4 141.8
2005					
January	1 969.6	314.0	2 283.6	1 512.6	3 796.2
February	2 528.7	410.6	2 939.3	1 632.5	4 571.8
March	2 430.0	435.4	2 865.4	1 846.1	4 711.5
April	2 336.9	412.6	2 749.6	1 816.9	4 566.4
May	2 985.1	469.2	3 454.2	1 577.5	5 031.7
June	2 781.8	467.2	3 249.0	1 600.4	4 849.4
July	2 496.0	418.6	2 914.7	2 175.2	5 089.8
August	2 555.6	450.5	3 006.1	1 698.2	4 704.3
SEASONALLY ADJUSTED					
2004					
July	2 430.8	458.1	2 888.9	na	4 382.2
August	2 493.5	446.6	2 940.1	na	4 733.2
September	2 372.7	394.9	2 767.6	na	4 282.4
October	2 440.4	408.7	2 849.2	na	4 490.3
November	2 489.0	431.5	2 920.5	na	4 594.9
December	2 621.1	435.1	3 056.2	na	4 355.3
2005					
January	2 473.3	426.0	2 899.3	na	4 411.9
February	2 676.7	437.0	3 113.7	na	4 746.2
March	2 457.9	426.5	2 884.4	na	4 730.5
April	2 412.7	438.2	2 850.9	na	4 667.8
May	2 707.0	416.3	3 123.3	na	4 700.8
June	2 636.7	452.3	3 089.0	na	4 689.4
July	2 531.8	436.9	2 968.7	na	5 143.9
August	2 401.1	364.7	2 765.9	na	4 464.1
TREND					
2004					
July	2 498.1	433.2	2 931.3	1 523.7	4 455.0
August	2 446.5	427.2	2 873.8	1 572.7	4 446.5
September	2 422.7	422.0	2 844.7	1 585.7	4 430.3
October	2 431.9	419.5	2 851.4	1 566.5	4 417.8
November	2 457.7	420.6	2 878.3	1 532.2	4 410.5
December	2 484.8	423.3	2 908.1	1 505.1	4 413.2
2005					
January	2 508.0	425.7	2 933.7	1 497.4	4 431.2
February	2 530.2	428.4	2 958.6	1 528.9	4 487.5
March	2 547.4	429.9	2 977.3	1 583.2	4 560.5
April	2 556.2	429.1	2 985.3	1 639.6	4 624.9
May	2 559.6	426.7	2 986.3	1 685.5	4 671.8
June	2 554.6	421.8	2 976.4	1 714.1	4 690.5
July	2 540.9	414.8	2 955.7	1 734.9	4 690.7
August	2 515.7	406.7	2 922.4	1 749.0	4 671.5

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
	%	%	%	%	%
ORIGINAL					
2004					
July	-6.0	-2.4	-5.5	14.8	0.4
August	3.2	17.7	5.4	20.1	10.3
September	-2.7	-19.1	-5.5	-15.5	-9.1
October	-4.7	-1.9	-4.3	8.3	—
November	10.7	0.6	9.2	2.0	6.6
December	-8.8	-7.7	-8.6	-22.4	-13.5
2005					
January	-19.6	-20.1	-19.7	16.4	-8.3
February	28.4	30.8	28.7	7.9	20.4
March	-3.9	6.0	-2.5	13.1	3.1
April	-3.8	-5.2	-4.0	-1.6	-3.1
May	27.7	13.7	25.6	-13.2	10.2
June	-6.8	-0.4	-5.9	1.5	-3.6
July	-10.3	-10.4	-10.3	35.9	5.0
August	2.4	7.6	3.1	-21.9	-7.6
SEASONALLY ADJUSTED					
2004					
July	-5.1	2.5	-4.0	na	1.7
August	2.6	-2.5	1.8	na	8.0
September	-4.8	-11.6	-5.9	na	-9.5
October	2.9	3.5	2.9	na	4.9
November	2.0	5.6	2.5	na	2.3
December	5.3	0.8	4.6	na	-5.2
2005					
January	-5.6	-2.1	-5.1	na	1.3
February	8.2	2.6	7.4	na	7.6
March	-8.2	-2.4	-7.4	na	-0.3
April	-1.8	2.7	-1.2	na	-1.3
May	12.2	-5.0	9.6	na	0.7
June	-2.6	8.7	-1.1	na	-0.2
July	-4.0	-3.4	-3.9	na	9.7
August	-5.2	-16.5	-6.8	na	-13.2
TREND					
2004					
July	-2.4	-0.7	-2.1	4.1	-0.1
August	-2.1	-1.4	-2.0	3.2	-0.2
September	-1.0	-1.2	-1.0	0.8	-0.4
October	0.4	-0.6	0.2	-1.2	-0.3
November	1.1	0.3	0.9	-2.2	-0.2
December	1.1	0.7	1.0	-1.8	0.1
2005					
January	0.9	0.6	0.9	-0.5	0.4
February	0.9	0.6	0.8	2.1	1.3
March	0.7	0.4	0.6	3.6	1.6
April	0.3	-0.2	0.3	3.6	1.4
May	0.1	-0.6	—	2.8	1.0
June	-0.2	-1.2	-0.3	1.7	0.4
July	-0.5	-1.7	-0.7	1.2	—
August	-1.0	-1.9	-1.1	0.8	-0.4

— 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									
June	1 395.2	1 120.6	1 050.1	240.9	487.8	57.2	40.6	69.8	4 462.3
July	1 225.5	1 370.9	1 025.0	220.4	505.5	48.1	46.9	39.0	4 481.4
August	1 493.2	1 262.6	1 264.5	243.1	494.5	71.9	55.7	57.7	4 943.2
September	1 392.9	1 153.3	1 023.8	231.9	541.2	49.9	73.1	26.1	4 492.1
October	1 092.4	1 200.4	1 296.1	308.0	448.3	67.1	37.5	40.0	4 489.9
November	1 514.1	1 231.0	1 039.6	233.0	541.0	73.9	65.8	87.6	4 786.0
December	1 128.0	1 002.1	969.3	206.6	546.9	86.0	52.8	150.0	4 141.8
2005									
January	1 048.2	851.1	806.4	309.5	460.8	64.8	35.8	219.4	3 796.2
February	1 232.4	1 100.6	1 246.5	184.9	639.8	66.5	71.4	29.8	4 571.8
March	1 620.4	1 132.2	1 014.1	349.4	431.1	55.1	52.3	57.0	4 711.5
April	1 219.7	1 338.4	1 002.1	260.1	519.4	114.2	50.9	61.7	4 566.4
May	1 231.4	1 357.9	1 315.0	248.7	555.3	91.0	58.0	174.4	5 031.7
June	1 131.0	1 644.2	1 099.2	254.3	548.9	61.7	41.1	69.1	4 849.4
July	1 137.1	1 465.8	1 519.0	215.9	558.3	71.7	75.5	46.5	5 089.8
August	1 290.2	1 117.8	1 077.7	290.2	605.5	67.0	71.2	184.8	4 704.3
SEASONALLY ADJUSTED									
2004									
June	1 367.7	1 064.6	998.2	240.1	468.8	na	na	na	4 308.6
July	1 183.4	1 393.7	987.1	205.4	475.2	na	na	na	4 382.2
August	1 419.3	1 221.1	1 193.7	234.9	484.4	na	na	na	4 733.2
September	1 352.9	1 088.6	945.7	225.7	521.5	na	na	na	4 282.4
October	1 098.3	1 140.2	1 329.4	314.9	466.5	na	na	na	4 490.3
November	1 425.1	1 217.9	994.9	217.4	521.2	na	na	na	4 594.9
December	1 167.6	1 069.2	1 064.1	202.8	561.2	na	na	na	4 355.3
2005									
January	1 245.7	971.0	991.8	334.3	533.0	na	na	na	4 411.9
February	1 248.1	1 152.0	1 328.5	203.2	636.1	na	na	na	4 746.2
March	1 638.5	1 189.7	920.3	344.9	469.2	na	na	na	4 730.5
April	1 268.6	1 300.8	1 065.4	272.6	535.6	na	na	na	4 667.8
May	1 144.5	1 290.1	1 222.0	235.5	507.8	na	na	na	4 700.8
June	1 138.7	1 515.4	1 073.3	252.7	530.2	na	na	na	4 689.4
July	1 125.3	1 558.3	1 519.2	210.3	534.3	na	na	na	5 143.9
August	1 200.4	1 095.9	1 009.7	279.9	562.3	na	na	na	4 464.1
TREND									
2004									
June	1 303.3	1 234.1	986.3	228.3	477.4	na	na	na	4 459.4
July	1 299.4	1 215.0	1 025.8	229.0	484.7	na	na	na	4 455.0
August	1 293.1	1 195.8	1 063.4	229.3	492.4	na	na	na	4 446.5
September	1 288.0	1 170.8	1 091.4	228.1	502.0	na	na	na	4 430.3
October	1 277.1	1 140.1	1 108.5	227.9	510.6	na	na	na	4 417.8
November	1 266.3	1 107.7	1 105.5	231.0	514.4	na	na	na	4 410.5
December	1 252.0	1 086.5	1 093.5	237.0	510.7	na	na	na	4 413.2
2005									
January	1 235.0	1 092.7	1 078.3	247.6	499.3	na	na	na	4 431.2
February	1 220.1	1 137.5	1 076.4	257.6	486.9	na	na	na	4 487.5
March	1 205.9	1 200.1	1 093.6	264.1	480.6	na	na	na	4 560.5
April	1 187.5	1 261.7	1 124.3	264.8	484.2	na	na	na	4 624.9
May	1 174.1	1 304.5	1 156.4	260.0	497.9	na	na	na	4 671.8
June	1 163.4	1 317.6	1 183.4	253.4	516.6	na	na	na	4 690.5
July	1 154.6	1 309.1	1 204.5	248.0	535.1	na	na	na	4 690.7
August	1 151.7	1 279.3	1 207.2	246.6	554.6	na	na	na	4 671.5

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
June	-5.8	-27.2	26.0	20.1	-12.1	-42.8	11.8	-39.3	-8.2
July	-12.2	22.3	-2.4	-8.5	3.6	-15.8	15.4	-44.1	0.4
August	21.9	-7.9	23.4	10.3	-2.2	49.5	18.8	47.9	10.3
September	-6.7	-8.7	-19.0	-4.6	9.4	-30.6	31.2	-54.8	-9.1
October	-21.6	4.1	26.6	32.8	-17.2	34.5	-48.7	53.5	—
November	38.6	2.6	-19.8	-24.4	20.7	10.0	75.3	118.9	6.6
December	-25.5	-18.6	-6.8	-11.3	1.1	16.4	-19.6	71.2	-13.5
2005									
January	-7.1	-15.1	-16.8	49.8	-15.7	-24.7	-32.2	46.3	-8.3
February	17.6	29.3	54.6	-40.3	38.8	2.7	99.1	-86.4	20.4
March	31.5	2.9	-18.6	88.9	-32.6	-17.3	-26.6	91.6	3.1
April	-24.7	18.2	-1.2	-25.6	20.5	107.4	-2.7	8.2	-3.1
May	1.0	1.5	31.2	-4.4	6.9	-20.3	13.9	182.9	10.2
June	-8.2	21.1	-16.4	2.2	-1.2	-32.2	-29.2	-60.4	-3.6
July	0.5	-10.9	38.2	-15.1	1.7	16.3	84.0	-32.8	5.0
August	13.5	-23.7	-29.1	34.4	8.4	-6.7	-5.7	297.8	-7.6
SEASONALLY ADJUSTED									
2004									
June	-5.2	-30.7	21.3	22.2	-11.1	na	na	na	-9.2
July	-13.5	30.9	-1.1	-14.5	1.4	na	na	na	1.7
August	19.9	-12.4	20.9	14.4	1.9	na	na	na	8.0
September	-4.7	-10.9	-20.8	-3.9	7.7	na	na	na	-9.5
October	-18.8	4.7	40.6	39.5	-10.6	na	na	na	4.9
November	29.8	6.8	-25.2	-31.0	11.7	na	na	na	2.3
December	-18.1	-12.2	7.0	-6.7	7.7	na	na	na	-5.2
2005									
January	6.7	-9.2	-6.8	64.8	-5.0	na	na	na	1.3
February	0.2	18.6	33.9	-39.2	19.3	na	na	na	7.6
March	31.3	3.3	-30.7	69.8	-26.2	na	na	na	-0.3
April	-22.6	9.3	15.8	-21.0	14.1	na	na	na	-1.3
May	-9.8	-0.8	14.7	-13.6	-5.2	na	na	na	0.7
June	-0.5	17.5	-12.2	7.3	4.4	na	na	na	-0.2
July	-1.2	2.8	41.5	-16.8	0.8	na	na	na	9.7
August	6.7	-29.7	-33.5	33.1	5.2	na	na	na	-13.2
TREND									
2004									
June	-0.3	-1.9	2.2	0.4	2.1	na	na	na	-0.2
July	-0.3	-1.5	4.0	0.3	1.5	na	na	na	-0.1
August	-0.5	-1.6	3.7	0.2	1.6	na	na	na	-0.2
September	-0.4	-2.1	2.6	-0.5	1.9	na	na	na	-0.4
October	-0.8	-2.6	1.6	-0.1	1.7	na	na	na	-0.3
November	-0.8	-2.8	-0.3	1.4	0.7	na	na	na	-0.2
December	-1.1	-1.9	-1.1	2.6	-0.7	na	na	na	0.1
2005									
January	-1.4	0.6	-1.4	4.5	-2.2	na	na	na	0.4
February	-1.2	4.1	-0.2	4.1	-2.5	na	na	na	1.3
March	-1.2	5.5	1.6	2.5	-1.3	na	na	na	1.6
April	-1.5	5.1	2.8	0.3	0.7	na	na	na	1.4
May	-1.1	3.4	2.9	-1.8	2.8	na	na	na	1.0
June	-0.9	1.0	2.3	-2.5	3.8	na	na	na	0.4
July	-0.8	-0.6	1.8	-2.2	3.6	na	na	na	—
August	-0.3	-2.3	0.2	-0.6	3.6	na	na	na	-0.4

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
June	882.1	810.3	835.0	176.0	348.4	44.3	29.7	35.8	3 161.5
July	828.8	811.6	724.3	161.4	369.5	39.4	30.2	22.9	2 988.1
August	872.0	822.5	822.8	166.8	355.6	46.1	36.3	28.0	3 150.1
September	788.7	798.8	726.2	155.4	401.3	41.8	44.8	20.4	2 977.3
October	717.6	810.8	713.5	178.4	339.2	46.9	21.3	21.1	2 848.8
November	865.1	805.7	769.1	168.2	375.0	47.7	31.2	49.6	3 111.6
December	783.7	684.1	642.8	157.5	375.8	49.6	18.0	131.1	2 842.7
2005									
January	559.3	547.8	582.2	131.8	291.3	44.1	19.6	107.4	2 283.6
February	779.6	756.3	805.1	133.5	360.3	36.3	53.0	15.1	2 939.3
March	778.5	773.6	656.4	182.6	347.9	48.2	35.4	42.8	2 865.4
April	674.6	809.8	660.0	144.5	368.7	41.1	14.8	36.1	2 749.6
May	794.7	956.0	944.1	180.0	441.1	54.4	32.9	51.1	3 454.2
June	733.4	1 062.6	802.5	142.6	407.5	44.5	26.3	29.6	3 249.0
July	713.2	647.8	821.6	170.3	415.0	46.1	70.8	29.7	2 914.7
August	719.7	707.0	815.9	160.8	462.0	45.8	43.5	51.4	3 006.1
SEASONALLY ADJUSTED									
2004									
June	854.5	754.2	783.1	175.3	329.3	na	na	na	3 007.8
July	786.7	834.4	686.4	146.3	339.2	na	na	na	2 888.9
August	798.0	781.0	752.0	158.7	345.4	na	na	na	2 940.1
September	748.6	734.1	648.1	149.2	381.6	na	na	na	2 767.6
October	723.5	750.6	746.8	185.2	357.3	na	na	na	2 849.2
November	776.1	792.6	724.5	152.6	355.1	na	na	na	2 920.5
December	823.3	751.2	737.6	153.7	390.1	na	na	na	3 056.2
2005									
January	756.7	667.7	767.6	156.5	363.5	na	na	na	2 899.3
February	795.3	807.7	887.2	151.8	356.6	na	na	na	3 113.7
March	796.6	831.1	562.6	178.2	386.1	na	na	na	2 884.4
April	723.5	772.2	723.3	157.0	384.9	na	na	na	2 850.9
May	707.7	888.2	851.2	166.8	393.6	na	na	na	3 123.3
June	741.2	933.8	776.6	141.1	388.8	na	na	na	3 089.0
July	701.5	740.4	821.9	164.6	391.0	na	na	na	2 968.7
August	629.9	685.1	748.0	150.5	418.7	na	na	na	2 765.9
TREND									
2004									
June	848.2	771.7	716.3	154.2	332.1	na	na	na	2 995.2
July	812.8	767.7	710.9	154.1	340.0	na	na	na	2 931.3
August	782.1	766.5	706.1	152.4	350.0	na	na	na	2 873.8
September	765.0	761.7	711.6	149.7	359.2	na	na	na	2 844.7
October	761.9	755.0	726.0	148.0	364.9	na	na	na	2 851.4
November	769.6	747.1	738.0	148.5	367.4	na	na	na	2 878.3
December	778.7	743.2	743.9	152.0	368.9	na	na	na	2 908.1
2005									
January	783.4	752.1	746.7	156.5	370.6	na	na	na	2 933.7
February	780.9	775.6	746.6	160.2	373.2	na	na	na	2 958.6
March	769.4	803.0	748.3	162.0	377.4	na	na	na	2 977.3
April	750.3	823.3	754.2	161.4	382.6	na	na	na	2 985.3
May	729.3	829.9	764.9	159.6	388.3	na	na	na	2 986.3
June	708.5	820.1	776.9	157.5	394.5	na	na	na	2 976.4
July	688.6	800.2	786.3	155.4	400.6	na	na	na	2 955.7
August	667.9	769.2	791.1	153.5	405.8	na	na	na	2 922.4

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									
June	513.2	310.4	215.1	64.9	139.4	12.9	10.9	34.0	1 300.8
July	396.7	559.3	300.7	59.1	136.0	8.7	16.7	16.1	1 493.3
August	621.3	440.1	441.7	76.3	138.9	25.8	19.4	29.7	1 793.1
September	604.2	354.5	297.6	76.5	139.8	8.2	28.2	5.7	1 514.8
October	374.8	389.6	582.6	129.7	109.1	20.2	16.2	18.9	1 641.1
November	649.0	425.3	270.4	64.8	166.1	26.2	34.6	38.0	1 674.4
December	344.3	318.0	326.5	49.1	171.1	36.4	34.9	18.9	1 299.1
2005									
January	488.9	303.3	224.2	177.7	169.5	20.6	16.2	112.0	1 512.6
February	452.8	344.3	441.3	51.4	279.5	30.2	18.3	14.7	1 632.5
March	841.9	358.6	357.7	166.7	83.2	6.9	17.0	14.2	1 846.1
April	545.1	528.6	342.1	115.6	150.7	73.0	36.2	25.5	1 816.9
May	436.8	401.9	370.8	68.7	114.2	36.6	25.1	123.3	1 577.5
June	397.5	581.6	296.8	111.6	141.4	17.2	14.7	39.6	1 600.4
July	423.8	818.0	697.4	45.6	143.3	25.6	4.8	16.7	2 175.2
August	570.5	410.8	261.7	129.4	143.5	21.1	27.7	133.4	1 698.2
TREND									
2004									
June	455.1	462.3	270.0	74.0	145.3	na	na	na	1 464.2
July	486.5	447.3	314.9	74.9	144.7	na	na	na	1 523.7
August	511.0	429.3	357.3	77.0	142.5	na	na	na	1 572.7
September	523.0	409.1	379.8	78.5	142.8	na	na	na	1 585.7
October	515.2	385.1	382.5	80.0	145.7	na	na	na	1 566.5
November	496.7	360.6	367.5	82.4	147.0	na	na	na	1 532.2
December	473.3	343.3	349.6	85.0	141.8	na	na	na	1 505.1
2005									
January	451.5	340.5	331.6	91.0	128.8	na	na	na	1 497.4
February	439.2	361.9	329.9	97.4	113.7	na	na	na	1 528.9
March	436.5	397.1	345.3	102.1	103.2	na	na	na	1 583.2
April	437.2	438.4	370.2	103.4	101.6	na	na	na	1 639.6
May	444.7	474.6	391.5	100.4	109.6	na	na	na	1 685.5
June	454.9	497.5	406.5	96.0	122.2	na	na	na	1 714.1
July	466.0	508.9	418.2	92.6	134.5	na	na	na	1 734.9
August	483.8	510.0	416.1	93.0	148.8	na	na	na	1 749.0

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	20 472.8	9 087.4	63.4	4 690.5	220.5	34 534.5	15 295.9	49 830.4
2004								
September	1 722.2	787.8	3.4	410.2	5.0	2 928.7	1 232.3	4 161.0
October	1 663.7	686.6	6.6	392.9	9.3	2 759.0	1 316.3	4 075.4
November	1 809.7	786.4	3.8	406.4	4.4	3 010.7	1 385.8	4 396.5
December	1 501.3	896.8	8.5	335.9	35.8	2 778.3	949.5	3 727.8
2005								
January	1 339.0	594.4	3.1	296.5	1.8	2 234.7	1 080.5	3 315.2
February	1 578.0	922.5	6.1	361.0	25.7	2 893.2	1 213.4	4 106.7
March	1 686.5	675.0	7.8	412.8	1.8	2 783.9	1 523.8	4 307.7
April	1 630.4	680.2	8.3	381.0	2.6	2 702.6	1 496.1	4 198.7
May	1 981.2	930.2	3.2	435.7	3.2	3 353.5	1 110.2	4 463.7
June	2 009.1	679.2	6.3	422.0	10.1	3 126.8	1 318.6	4 445.4
July	1 766.2	677.8	3.5	394.0	6.3	2 847.7	1 727.5	4 575.3
August	1 885.8	624.1	5.6	427.1	4.8	2 947.3	1 227.3	4 174.6
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	353.2	376.3	7.4	174.3	14.1	925.3	4 105.9	5 031.1
2004								
September	30.1	5.4	—	13.2	—	48.7	282.5	331.2
October	19.8	55.2	—	14.7	—	89.8	324.8	414.6
November	42.1	47.4	—	11.4	—	100.9	288.6	389.5
December	27.3	24.2	—	12.8	—	64.3	349.7	414.0
2005								
January	17.9	18.4	1.5	11.0	—	48.8	432.1	480.9
February	21.5	6.7	—	17.8	—	46.0	419.1	465.2
March	21.4	47.2	—	13.0	—	81.5	322.3	403.9
April	18.9	7.4	4.4	16.3	—	47.0	320.7	367.7
May	38.6	35.0	—	27.1	—	100.7	467.3	568.0
June	42.7	50.9	1.4	13.2	14.1	122.2	281.8	404.0
July	28.1	24.0	—	14.9	—	66.9	447.7	514.6
August	34.7	11.0	1.2	11.8	—	58.8	470.9	529.7
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	20 826.0	9 463.6	70.7	4 864.8	234.5	35 459.7	19 401.8	54 861.6
2004								
September	1 752.3	793.2	3.4	423.4	5.0	2 977.3	1 514.8	4 492.1
October	1 683.5	741.8	6.6	407.7	9.3	2 848.8	1 641.1	4 489.9
November	1 851.9	833.7	3.8	417.8	4.4	3 111.6	1 674.4	4 786.0
December	1 528.7	921.0	8.5	348.7	35.8	2 842.7	1 299.1	4 141.8
2005								
January	1 356.9	612.8	4.6	307.5	1.8	2 283.6	1 512.6	3 796.2
February	1 599.4	929.2	6.1	378.8	25.7	2 939.3	1 632.5	4 571.8
March	1 707.8	722.2	7.8	425.8	1.8	2 865.4	1 846.1	4 711.5
April	1 649.4	687.6	12.7	397.2	2.6	2 749.6	1 816.9	4 566.4
May	2 019.9	965.2	3.2	462.8	3.2	3 454.2	1 577.5	5 031.7
June	2 051.8	730.1	7.7	435.2	24.2	3 249.0	1 600.4	4 849.4
July	1 794.3	701.8	3.5	408.8	6.3	2 914.7	2 175.2	5 089.8
August	1 920.5	635.1	6.8	438.9	4.8	3 006.1	1 698.2	4 704.3

— 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	356.4	200.0	2.8	154.0	—	713.3	336.9	1 050.1
Vic.	506.2	91.1	1.7	97.3	0.5	696.8	356.0	1 052.8
Qld	504.4	199.5	0.1	102.4	0.2	806.6	204.3	1 010.9
SA	113.1	19.0	—	22.4	3.8	158.2	114.5	272.7
WA	339.3	64.8	0.8	31.9	—	436.9	101.3	538.2
Tas.	33.4	2.3	0.2	7.8	0.3	43.9	11.7	55.6
NT	13.2	23.4	—	3.7	—	40.2	13.4	53.6
ACT	19.9	24.0	—	7.5	—	51.4	89.3	140.6
<i>Aust.</i>	<i>1 885.8</i>	<i>624.1</i>	<i>5.6</i>	<i>427.1</i>	<i>4.8</i>	<i>2 947.3</i>	<i>1 227.3</i>	<i>4 174.6</i>
PUBLIC SECTOR								
NSW	3.4	2.6	—	0.4	—	6.4	233.6	240.1
Vic.	4.6	0.9	—	4.6	—	10.2	54.8	65.0
Qld	4.0	2.0	—	3.3	—	9.4	57.4	66.8
SA	2.4	0.2	—	—	—	2.6	14.9	17.5
WA	17.9	4.9	1.2	1.0	—	25.1	42.2	67.3
Tas.	1.5	0.4	—	—	—	1.9	9.5	11.4
NT	0.9	—	—	2.4	—	3.3	14.3	17.5
ACT	—	—	—	—	—	—	44.2	44.2
<i>Aust.</i>	<i>34.7</i>	<i>11.0</i>	<i>1.2</i>	<i>11.8</i>	<i>—</i>	<i>58.8</i>	<i>470.9</i>	<i>529.7</i>
TOTAL								
NSW	359.8	202.6	2.8	154.5	—	719.7	570.5	1 290.2
Vic.	510.8	92.0	1.7	102.0	0.5	707.0	410.8	1 117.8
Qld	508.4	201.5	0.1	105.7	0.2	815.9	261.7	1 077.7
SA	115.4	19.2	—	22.4	3.8	160.8	129.4	290.2
WA	357.2	69.8	2.0	33.0	—	462.0	143.5	605.5
Tas.	34.9	2.7	0.2	7.8	0.3	45.8	21.1	67.0
NT	14.1	23.4	—	6.1	—	43.5	27.7	71.2
ACT	19.9	24.0	—	7.5	—	51.4	133.4	184.8
<i>Aust.</i>	<i>1 920.5</i>	<i>635.1</i>	<i>6.8</i>	<i>438.9</i>	<i>4.8</i>	<i>3 006.1</i>	<i>1 698.2</i>	<i>4 704.3</i>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	73.8	50.6	62.0	15.8	22.8	2.3	8.2	11.0	246.4
Transport	8.3	0.4	2.3	0.7	0.1	1.5	0.1	—	13.4
Offices	121.4	151.7	28.2	60.3	19.7	6.0	7.0	68.2	462.5
Other commercial n.e.c.	2.8	2.3	1.3	0.4	0.7	0.1	—	—	7.5
<i>Total commercial</i>	<i>206.3</i>	<i>205.0</i>	<i>93.8</i>	<i>77.2</i>	<i>43.2</i>	<i>9.9</i>	<i>15.3</i>	<i>79.2</i>	<i>729.8</i>
Industrial									
Factories	38.8	32.9	11.0	21.4	8.1	0.5	0.2	—	112.9
Warehouses	43.8	57.8	26.8	4.5	15.7	3.0	0.8	3.9	156.3
Agricultural/aquacultural	1.5	0.8	1.4	1.1	1.1	0.3	—	—	6.2
Other industrial n.e.c.	15.8	0.2	7.0	0.6	1.4	0.1	0.1	—	25.2
<i>Total industrial</i>	<i>99.9</i>	<i>91.7</i>	<i>46.3</i>	<i>27.6</i>	<i>26.2</i>	<i>3.9</i>	<i>1.2</i>	<i>3.9</i>	<i>300.6</i>
Other non-residential									
Educational	112.5	45.3	41.9	9.7	27.4	0.3	1.9	31.2	270.1
Religious	1.6	3.6	1.7	0.2	1.2	0.1	—	—	8.3
Aged care facilities	8.6	7.2	18.8	8.2	0.6	2.8	—	0.3	46.4
Health	18.0	6.6	14.2	3.4	8.1	0.4	4.0	2.2	56.9
Entertainment and recreation	18.4	8.3	22.3	0.4	3.1	0.6	3.7	15.4	72.2
Accommodation	4.3	9.7	5.9	1.6	28.7	0.8	1.7	1.3	53.9
Other non-residential n.e.c.	101.0	33.5	16.7	1.2	5.1	2.6	—	—	160.1
<i>Total other non-residential</i>	<i>264.4</i>	<i>114.1</i>	<i>121.6</i>	<i>24.6</i>	<i>74.1</i>	<i>7.4</i>	<i>11.2</i>	<i>50.4</i>	<i>667.8</i>
Total non-residential	570.5	410.8	261.7	129.4	143.5	21.1	27.7	133.4	1 698.2

— 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	73.5	50.3	61.4	15.8	22.2	2.3	8.2	10.9	244.6
Transport	0.3	0.4	2.3	0.7	0.1	—	—	—	3.8
Offices	39.7	145.6	25.9	58.5	16.5	1.0	1.5	67.6	356.2
Other commercial n.e.c.	2.8	2.3	0.9	0.4	0.7	0.1	—	—	7.0
<i>Total commercial</i>	<i>116.3</i>	<i>198.6</i>	<i>90.4</i>	<i>75.3</i>	<i>39.5</i>	<i>3.4</i>	<i>9.7</i>	<i>78.5</i>	<i>611.6</i>
Industrial									
Factories	38.5	32.7	9.9	21.4	7.8	0.5	0.2	—	111.0
Warehouses	38.8	57.8	26.8	4.1	10.3	3.0	0.7	3.9	145.4
Agricultural/aquacultural	1.5	0.8	1.4	0.8	1.1	0.3	—	—	5.9
Other industrial n.e.c.	15.5	0.2	7.0	0.6	0.4	0.1	0.1	—	23.9
<i>Total industrial</i>	<i>94.3</i>	<i>91.5</i>	<i>45.2</i>	<i>26.8</i>	<i>19.6</i>	<i>3.9</i>	<i>1.1</i>	<i>3.9</i>	<i>286.2</i>
Other non-residential									
Educational	90.2	26.5	11.1	1.5	12.6	—	—	1.1	142.9
Religious	1.6	3.6	1.7	0.2	1.2	0.1	—	—	8.3
Aged care facilities	8.6	7.0	11.7	7.5	—	2.8	—	0.3	37.8
Health	1.4	4.6	1.3	0.9	3.3	0.4	0.4	1.1	13.4
Entertainment and recreation	15.6	4.5	21.2	0.2	0.5	0.6	0.6	3.2	46.4
Accommodation	3.2	9.4	5.9	0.9	23.4	0.6	1.7	1.3	46.3
Other non-residential n.e.c.	5.8	10.2	15.8	1.2	1.4	0.1	—	—	34.4
<i>Total other non-residential</i>	<i>126.3</i>	<i>65.9</i>	<i>68.7</i>	<i>12.3</i>	<i>42.2</i>	<i>4.5</i>	<i>2.7</i>	<i>6.9</i>	<i>329.5</i>
Total non-residential	336.9	356.0	204.3	114.5	101.3	11.7	13.4	89.3	1 227.3
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.3	0.3	0.6	—	0.6	—	—	0.1	1.8
Transport	8.0	—	—	—	—	1.5	0.1	—	9.6
Offices	81.6	6.1	2.4	1.8	3.2	5.0	5.5	0.6	106.3
Other commercial n.e.c.	—	—	0.5	—	—	—	—	—	0.5
<i>Total commercial</i>	<i>90.0</i>	<i>6.4</i>	<i>3.4</i>	<i>1.8</i>	<i>3.7</i>	<i>6.5</i>	<i>5.6</i>	<i>0.7</i>	<i>118.2</i>
Industrial									
Factories	0.3	0.2	1.1	—	0.3	—	—	—	1.8
Warehouses	5.0	—	0.1	0.4	5.3	—	0.1	—	10.9
Agricultural/aquacultural	—	—	—	0.4	—	—	—	—	0.4
Other industrial n.e.c.	0.3	0.1	—	—	1.0	—	—	—	1.3
<i>Total industrial</i>	<i>5.6</i>	<i>0.2</i>	<i>1.1</i>	<i>0.8</i>	<i>6.6</i>	<i>—</i>	<i>0.1</i>	<i>—</i>	<i>14.4</i>
Other non-residential									
Educational	22.3	18.8	30.8	8.2	14.8	0.3	1.9	30.1	127.3
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	0.1	7.1	0.7	0.6	—	—	—	8.5
Health	16.6	1.9	12.9	2.4	4.9	—	3.6	1.2	43.6
Entertainment and recreation	2.8	3.8	1.1	0.3	2.6	—	3.1	12.2	25.8
Accommodation	1.1	0.3	—	0.7	5.3	0.2	—	—	7.5
Other non-residential n.e.c.	95.3	23.3	0.9	—	3.7	2.5	—	—	125.7
<i>Total other non-residential</i>	<i>138.1</i>	<i>48.2</i>	<i>52.9</i>	<i>12.3</i>	<i>31.9</i>	<i>3.0</i>	<i>8.6</i>	<i>43.5</i>	<i>338.3</i>
Total non-residential	233.6	54.8	57.4	14.9	42.2	9.5	14.3	44.2	470.9

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	794	32	8	834
Transport	14	4	—	18
Offices	399	37	7	443
Other commercial n.e.c.	29	—	—	29
<i>Total commercial</i>	<i>1 236</i>	<i>73</i>	<i>15</i>	<i>1 324</i>
Industrial				
Factories	146	17	5	168
Warehouses	200	35	5	240
Agricultural/aquacultural	31	—	—	31
Other industrial n.e.c.	50	3	1	54
<i>Total industrial</i>	<i>427</i>	<i>55</i>	<i>11</i>	<i>493</i>
Other non-residential				
Educational	118	38	8	164
Religious	19	3	—	22
Aged care facilities	16	9	2	27
Health	50	8	2	60
Entertainment and recreation	86	9	3	98
Accommodation	50	13	2	65
Other non-residential n.e.c.	80	9	4	93
<i>Total other non-residential</i>	<i>419</i>	<i>89</i>	<i>21</i>	<i>529</i>
Total non-residential	2 082	217	47	2 346

VALUE (\$m)				
Commercial				
Retail/wholesale trade	123.3	70.4	52.7	246.4
Transport	3.6	9.8	—	13.4
Offices	87.5	84.2	290.7	462.5
Other commercial n.e.c.	7.5	—	—	7.5
<i>Total commercial</i>	<i>222.0</i>	<i>164.4</i>	<i>343.4</i>	<i>729.8</i>
Industrial				
Factories	39.6	26.5	46.8	112.9
Warehouses	49.5	72.1	34.6	156.3
Agricultural/aquacultural	6.2	—	—	6.2
Other industrial n.e.c.	13.1	4.7	7.5	25.2
<i>Total industrial</i>	<i>108.4</i>	<i>103.4</i>	<i>88.9</i>	<i>300.6</i>
Other non-residential				
Educational	36.9	79.7	153.5	270.1
Religious	4.3	4.0	—	8.3
Aged care facilities	3.8	26.9	15.6	46.4
Health	13.8	16.9	26.2	56.9
Entertainment and recreation	23.5	16.0	32.7	72.2
Accommodation	9.9	22.8	21.2	53.9
Other non-residential n.e.c.	28.1	18.5	113.4	160.1
<i>Total other non-residential</i>	<i>120.3</i>	<i>184.8</i>	<i>362.7</i>	<i>667.8</i>
Total non-residential	450.6	452.6	795.0	1 698.2

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
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	19 699.6	8 728.9	28 428.5	4 922.3	33 350.8	17 939.2	51 290.0
2004							
March Qtr	5 019.9	2 515.4	7 532.6	1 135.1	8 665.9	3 992.1	12 657.9
June Qtr	5 222.1	2 587.6	7 807.8	1 324.2	9 132.3	4 171.8	13 304.4
September Qtr	5 195.3	2 192.8	7 388.1	1 374.9	8 763.0	4 535.6	13 298.6
December Qtr	4 816.4	2 315.2	7 131.6	1 186.2	8 317.8	4 278.4	12 596.3
2005							
March Qtr	4 368.1	2 063.4	6 431.5	1 095.6	7 527.1	4 576.2	12 103.3
June Qtr	5 319.7	2 157.6	7 477.3	1 265.6	8 742.9	4 549.0	13 291.9
SEASONALLY ADJUSTED (\$m)							
2004							
March Qtr	5 361.5	2 712.1	8 023.5	1 221.2	9 246.5	na	13 285.9
June Qtr	5 181.0	2 576.2	7 748.5	1 316.6	9 059.8	na	13 244.1
September Qtr	4 920.9	2 085.6	7 006.5	1 277.8	8 284.2	na	12 819.8
December Qtr	4 814.9	2 252.5	7 067.4	1 204.0	8 271.4	na	12 549.9
2005							
March Qtr	4 850.4	2 350.1	7 200.6	1 216.8	8 417.4	na	12 993.6
June Qtr	5 113.3	2 040.6	7 154.0	1 223.7	8 377.7	na	12 926.7
TREND (\$m)							
2004							
March Qtr	5 380.4	2 555.7	7 919.2	1 296.4	9 214.5	4 123.5	13 356.5
June Qtr	5 170.7	2 454.0	7 605.4	1 278.6	8 881.8	4 189.8	13 092.6
September Qtr	4 938.9	2 321.3	7 253.6	1 259.6	8 511.9	4 343.6	12 862.6
December Qtr	4 863.5	2 226.1	7 092.7	1 235.9	8 328.1	4 448.6	12 768.5
2005							
March Qtr	4 903.1	2 205.4	7 109.4	1 214.1	8 323.8	4 499.5	12 820.8
June Qtr	5 012.2	2 181.4	7 189.2	1 211.2	8 400.4	4 531.8	12 931.6
TREND (% change from previous quarter)							
2004							
March Qtr	-1.4	2.7	-0.4	-0.3	-0.4	-1.1	-0.5
June Qtr	-3.9	-4.0	-4.0	-1.4	-3.6	1.6	-2.0
September Qtr	-4.5	-5.4	-4.6	-1.5	-4.2	3.7	-1.8
December Qtr	-1.5	-4.1	-2.2	-1.9	-2.2	2.4	-0.7
2005							
March Qtr	0.8	-0.9	0.2	-1.8	-0.1	1.1	0.4
June Qtr	2.2	-1.1	1.1	-0.2	0.9	0.7	0.9

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	\$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	8 661.8	9 308.8	8 245.3	1 819.9	3 975.0	485.5	328.1	526.2	33 350.8
2004									
March Qtr	2 341.0	2 364.1	2 342.9	415.3	944.1	111.8	51.1	107.9	8 665.9
June Qtr	2 588.1	2 593.5	2 124.3	449.3	945.3	158.2	73.6	195.8	9 132.3
September Qtr	2 393.7	2 371.1	2 170.3	470.5	1 063.0	120.2	103.9	70.1	8 763.0
December Qtr	2 238.2	2 232.8	1 985.7	481.3	995.6	129.7	64.4	190.2	8 317.8
2005									
March Qtr	1 982.0	1 993.6	1 885.5	425.1	878.5	113.4	95.3	153.7	7 527.1
June Qtr	2 047.9	2 711.2	2 203.8	442.9	1 037.9	122.2	64.6	112.3	8 742.9
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	5 758.7	4 738.8	3 795.6	1 070.4	1 627.8	292.2	243.3	412.5	17 939.2
2004									
March Qtr	1 155.7	1 363.3	865.0	178.1	295.7	42.2	39.7	57.1	3 992.1
June Qtr	1 417.4	1 248.1	607.9	251.6	439.9	54.1	40.1	113.7	4 171.8
September Qtr	1 544.5	1 294.1	959.7	202.9	386.1	41.0	58.8	48.5	4 535.6
December Qtr	1 283.7	1 075.9	1 060.6	228.7	405.8	78.6	75.7	69.3	4 278.4
2005									
March Qtr	1 659.1	949.5	899.6	366.3	476.5	54.2	44.5	126.5	4 576.2
June Qtr	1 271.3	1 419.3	875.7	272.4	359.3	118.3	64.3	168.3	4 549.0
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	14 420.5	14 047.6	12 040.9	2 890.2	5 602.8	777.7	571.4	938.7	51 290.0
2004									
March Qtr	3 498.4	3 721.4	3 208.3	592.1	1 239.7	154.0	90.8	164.9	12 657.9
June Qtr	4 003.8	3 841.4	2 731.3	700.3	1 384.9	212.2	113.7	309.5	13 304.4
September Qtr	3 938.2	3 665.2	3 130.1	673.5	1 449.1	161.3	162.7	118.5	13 298.6
December Qtr	3 521.9	3 308.7	3 046.3	710.0	1 401.4	208.3	140.0	259.5	12 596.3
2005									
March Qtr	3 641.1	2 943.1	2 785.0	791.4	1 355.1	167.6	139.8	280.2	12 103.3
June Qtr	3 319.3	4 130.6	3 079.5	715.4	1 397.2	240.6	128.9	280.5	13 291.9

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

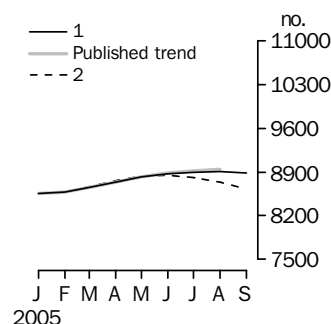
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 September seasonally adjusted estimate is higher than the August estimate by 3.7% for the number of private sector houses approved and 14% for private sector other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August 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.

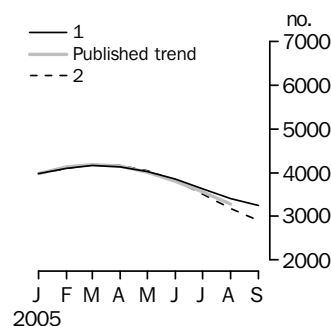
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 3.7% on Aug 2005		(2) falls by 3.7% on Aug 2005	
	no.	% change	no.	% change	no.	% change
2005						
April	8 735	1.0	8 737	1.0	8 758	1.1
May	8 819	1.0	8 820	0.9	8 830	0.8
June	8 880	0.7	8 874	0.6	8 846	0.2
July	8 911	0.4	8 899	0.3	8 808	-0.4
August	8 940	0.3	8 904	0.1	8 733	-0.9
September	—	—	8 884	-0.2	8 625	-1.2

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 14% on Aug 2005		(2) falls by 14% on Aug 2005	
	no.	% change	no.	% change	no.	% change
2005						
April	4 139	-1.1	4 135	-0.7	4 163	-0.4
May	4 005	-3.2	4 022	-2.7	4 036	-3.1
June	3 801	-5.1	3 847	-4.4	3 811	-5.6
July	3 567	-6.2	3 634	-5.5	3 513	-7.8
August	3 281	-8.0	3 412	-6.1	3 184	-9.4
September	—	—	3 252	-4.7	2 909	-8.6

— 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 for Owner Occupation, Australia, cat. no. 5609.0

Producer Price Indexes, Australia, cat. no. 6427.0.

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST goods and services tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

DWELLING UNITS

	<i>Publication table no.</i>	<i>Electronic table no.</i>
Dwelling units approved, New South Wales	1	1
Dwelling units approved, Victoria	1	2
Dwelling units approved, Queensland	1	3
Dwelling units approved, South Australia	1	4
Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
Dwelling units approved, state and territories, number	3	7
Dwelling units approved, states and territories, percentage change	4	n.a.
Private sector houses approved, states and territories	5	8
Private sector houses approved, states and territories, percentage change	6	n.a.
Dwelling units approved, states and territories, by type	7	9
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Dwelling units approved, by sector, Australian Capital Territory	10	19
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Dwelling units approved in new residential buildings, number and value, Victoria	12	23
Dwelling units approved in new residential buildings, number and value, Queensland	12	24
Dwelling units approved in new residential buildings, number and value, South Australia	12	25
Dwelling units approved in new residential buildings, number and value, Western Australia	12	26
Dwelling units approved in new residential buildings, number and value, Tasmania	12	27
Dwelling units approved in new residential buildings, number and value, Northern Territory	12	28
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29

APPENDIX LIST OF ELECTRONIC TABLES *continued*

VALUE

	<i>Publication table no.</i>	<i>Electronic table no.</i>
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Value of building approved, Queensland	13	32
Value of building approved, South Australia	13	33
Value of building approved, Western Australia	13	34
Value of building approved, Tasmania	13	35
Value of building approved, Northern Territory	13	36
Value of building approved, Australian Capital Territory	13	37
Value of building approved, Australia	13	38
Value of building approved, Australia, percentage change	14	n.a.
Value of total building approved, states and territories	15	39
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Value of building approved, by sector	19	42
Value of building approved, by sector, New South Wales	20	43
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Value of building approved, by sector, Western Australia	20	47
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
Value of non-residential building approved, by sector, Victoria	22	53
Value of non-residential building approved, by sector, Queensland	22	54
Value of non-residential building approved, by sector, South Australia	22	55
Value of non-residential building approved, by sector, Western Australia	22	56
Value of non-residential building approved, by sector, Tasmania	22	57
Value of non-residential building approved, by sector, Northern Territory	22	58
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Number of non-residential building jobs approved, by value range, New South Wales	23	60
Number of non-residential building jobs approved, by value range, Victoria	23	61
Number of non-residential building jobs approved, by value range, Queensland	23	62
Number of non-residential building jobs approved, by value range, South Australia	23	63
Number of non-residential building jobs approved, by value range, Western Australia	23	64
Number of non-residential building jobs approved, by value range, Tasmania	23	65
Number of non-residential building jobs approved, by value range, Australia	23	66
Value of non-residential building approved, by value range, New South Wales	23	67
Value of non-residential building approved, by value range, Victoria	23	68
Value of non-residential building approved, by value range, Queensland	23	69
Value of non-residential building approved, by value range, South Australia	23	70
Value of non-residential building approved, by value range, Western Australia	23	71
Value of non-residential building approved, by value range, Tasmania	23	72
Value of non-residential building approved, by value range, Australia	23	73

APPENDIX LIST OF ELECTRONIC TABLES *continued*

CHAIN VOLUME MEASURES

	<i>Publication table no.</i>	<i>Electronic table no.</i>
Value of building approved, chain volume measures, Australia	24	74
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Value of building approved, chain volume measures, Victoria	25	76
Value of building approved, chain volume measures, Queensland	25	77
Value of building approved, chain volume measures, South Australia	25	78
Value of building approved, chain volume measures, Western Australia	25	79
Value of building approved, chain volume measures, Tasmania	25	80
Value of building approved, chain volume measures, Northern Territory	25	81
Value of building approved, chain volume measures, Australian Capital Territory	25	82

ADDITIONAL TABLES

	<i>Publication table no.</i>	<i>Electronic table no.</i>
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Value of non-residential building approved, by sector, New South Wales	21–22	84
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Value of non-residential building approved, by sector, Queensland	21–22	86
Value of non-residential building approved, by sector, South Australia	21–22	87
Value of non-residential building approved, by sector, Western Australia	21–22	88
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DATA CUBES

	<i>SuperTable format</i>	<i>Excel format</i>
Statistical Local Areas, New South Wales, 2001–02, 2002–03, 2003–04, 2004–05	1	1
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Statistical Local Areas, Queensland, 2001–02, 2002–03, 2003–04, 2004–05	3	3
Statistical Local Areas, South Australia, 2001–02, 2002–03, 2003–04, 2004–05	4	4
Statistical Local Areas, Western Australia, 2001–02, 2002–03, 2003–04, 2004–05	5	5
Statistical Local Areas, Tasmania, 2001–02, 2002–03, 2003–04, 2004–05	6	6
Statistical Local Areas, Northern Territory, 2001–02, 2002–03, 2003–04, 2004–05	7	7
Statistical Local Areas, Australian Capital Territory, 2001–02, 2002–03, 2003–04, 2004–05	8	8
Number and value (\$m) of approvals, states and territories	9	n.a.

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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