

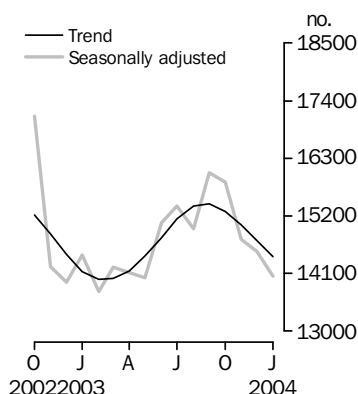
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 4 MAR 2004

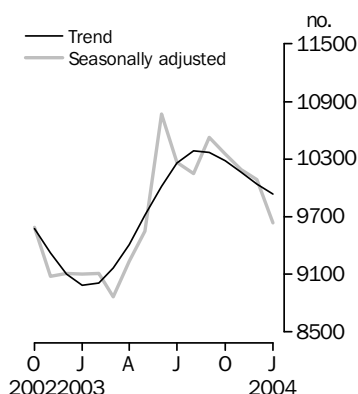
Dwelling units approved

Total number



Private sector houses approved

Total number



KEY FIGURES

TREND

Dwelling units approved

	Jan 04	Dec 03 to Jan 04	Jan 03 to Jan 04
	no.	% change	% change
Private sector houses	9 940	-1.0	10.6
Total dwelling units	14 419	-2.1	2.0

SEASONALLY ADJUSTED

Dwelling units approved

Private sector houses	9 638	-4.4	5.9
Total dwelling units	14 048	-3.3	-2.8

KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 2.1% in January 2004, following falls in the previous three months.
- The trend estimate for private sector houses approved fell 1.0% in January 2004. The trend has now fallen for five consecutive months.
- The trend estimate for other dwellings approved fell 4.9% in January 2004, the fourth consecutive monthly fall.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 3.3%, to 14,048, in January 2004.
- The seasonally adjusted estimate for private sector houses approved fell 4.4%, to 9,638, in January 2004.
- The seasonally adjusted estimate for other dwellings approved rose 2.4%, to 4,282, in January 2004. This was driven by a large rise in Victoria.
- The seasonally adjusted estimate of the value of total building approved rose 2.5%, to \$4,421.0 million. Residential building fell 1.6%, to \$2,854.4 million, with a 0.2% rise in new residential being offset by an 11.3% fall in alterations and additions. The value of non-residential building rose 11.0%, to \$1,566.6 million.

INQUIRIES

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Andrea Woods on Adelaide (08) 8237 7350.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
February 2004	30 March 2004
March 2004	5 May 2004
April 2004	4 June 2004
May 2004	2 July 2004
June 2004	30 July 2004
July 2004	2 September 2004

.....

CHANGES IN THIS ISSUE

Commencing from this issue, a new Appendix (from page 38) lists electronic tables, data cubes and excel tables available from the ABS website and Ausstats.

REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue:

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	2002-03	2003-04	TOTAL
New South Wales	33	54	87
Victoria	-	112	112
Queensland	43	74	117
South Australia	-25	16	-9
Western Australia	5	13	18
Tasmania	-	10	10
Northern Territory	-	45	45
Australian Capital Territory	-	-	-
TOTAL	56	324	380

.....

DATA NOTES

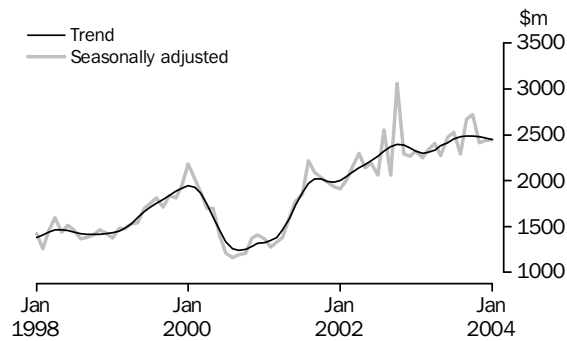
There are no notes about the data.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

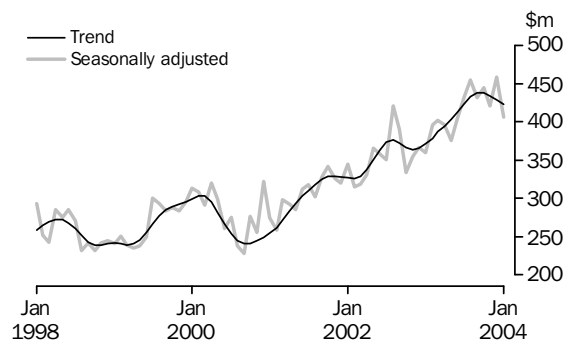
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has fallen for the last four months, following seven months of growth. The trend fell 0.5% in January 2004.



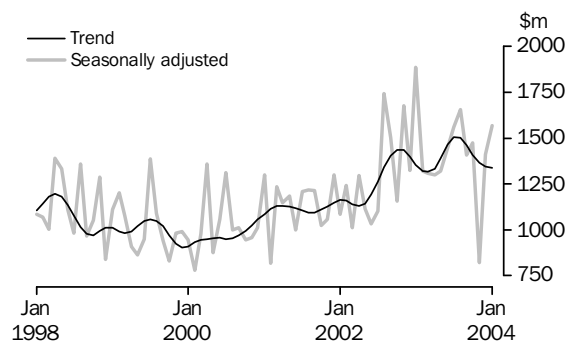
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has fallen for the last four months, following ten months of growth. The trend fell 1.4% in January 2004.



NON-RESIDENTIAL BUILDING

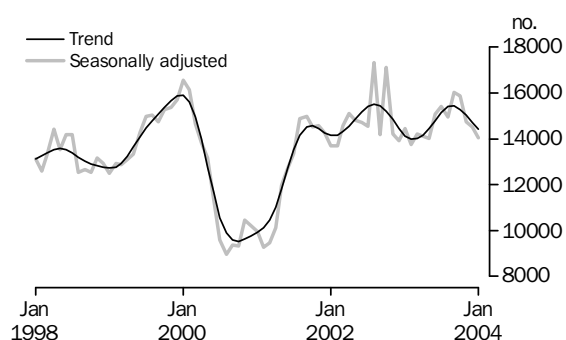
The trend estimate of the value of non-residential building has fallen for the last six months. The trend fell 0.5% in January 2004.



DWELLINGS APPROVED

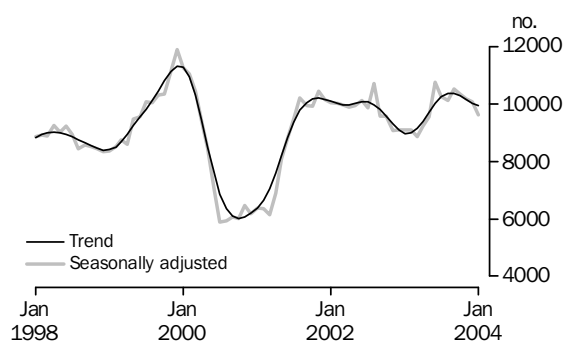
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has fallen for the last four months, following seven months of growth. The trend fell 2.1% in January 2004.



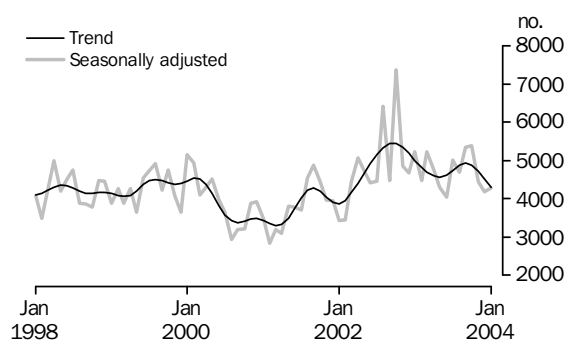
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen for the last five months, following seven months of growth. The trend fell 1.0% in January 2004.



OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen for the last four months. The trend fell 4.9% in January 2004.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 2.1% in January 2004. The trend was flat in Victoria, and fell in all other states and territories except the Northern Territory (+2.1%).

The trend estimate for private sector houses approved fell 1.0% in January 2004. The trend fell in all states except Queensland (+0.5%).

NSW Vic. Qld SA WA Tas. NT ACT Aust.

ORIGINAL

Dwelling units approved									
Private sector houses (no.)	1 395	2 208	2 100	474	1 289	176	21	68	7 731
Total dwelling units (no.)	2 710	3 644	2 941	692	1 551	198	72	114	11 922
Percentage change from previous month									
Private sector houses (%)	-29.7	-13.5	-12.2	-38.5	-22.0	-9.7	-43.2	-29.2	-20.1
Total dwelling units (%)	-30.7	10.5	-9.4	-41.9	-19.5	-13.5	-20.0	-20.8	-15.1

SEASONALLY ADJUSTED

Dwelling units approved									
Private sector houses (no.)	1 651	2 920	2 617	603	1 522	na	na	na	9 638
Total dwelling units (no.)	3 315	4 087	3 490	879	1 784	230	na	na	14 048
Percentage change from previous month									
Private sector houses (%)	-17.7	10.6	-1.6	-24.1	-8.3	na	na	na	-4.4
Total dwelling units (%)	-12.8	14.5	-2.1	-19.5	-12.9	6.3	na	na	-3.3

TREND

Dwelling units approved									
Private sector houses (no.)	1 842	2 825	2 618	692	1 626	na	na	na	9 940
Total dwelling units (no.)	3 488	3 918	3 521	926	1 988	230	103	139	14 419
Percentage change from previous month									
Private sector houses (%)	-2.6	-1.3	0.5	-2.6	-0.5	na	na	na	-1.0
Total dwelling units (%)	-3.5	—	-2.0	-1.4	-1.6	-2.0	2.1	-3.5	-2.1

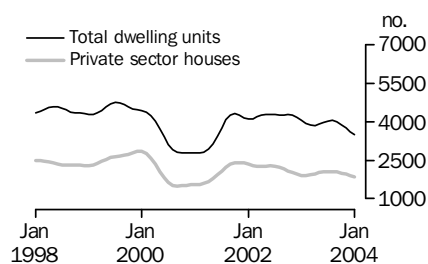
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

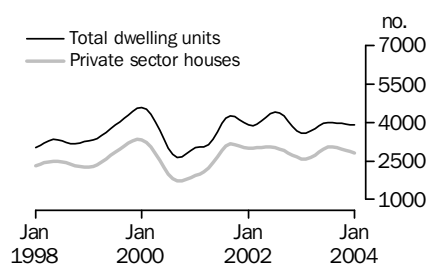
STATE TRENDS

NEW SOUTH WALES



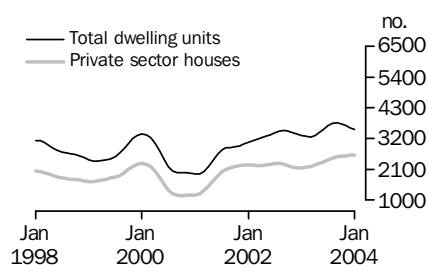
The trend estimate for total dwelling units approved in New South Wales has fallen for the last five months, following four months of growth. The trend for private sector houses has fallen for the last five months.

VICTORIA



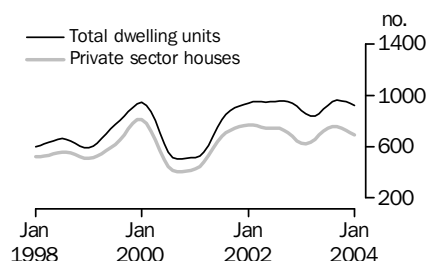
The trend estimate for total dwelling units approved in Victoria was flat in January 2004, following four months of decline. The trend for private sector houses has fallen for the last five months.

QUEENSLAND



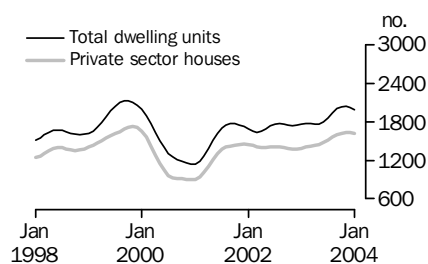
The trend estimate for total dwelling units approved in Queensland has fallen for the last four months, following six months of growth. The trend for private sector houses has risen for the last twelve months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has fallen for the last four months, following five months of growth. The trend for private sector houses has fallen for the last five months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the last two months, following six months of growth. The trend for private sector houses has fallen for the last two 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

2002							
November	9 109	9 387	4 743	4 808	13 852	343	14 195
December	8 328	8 466	4 458	4 519	12 786	199	12 985
2003							
January	7 764	7 865	4 740	4 789	12 504	150	12 654
February	8 996	9 151	3 671	3 879	12 667	363	13 030
March	9 131	9 222	4 884	5 061	14 015	268	14 283
April	8 653	8 789	4 745	4 872	13 398	263	13 661
May	10 164	10 333	4 432	4 745	14 596	482	15 078
June	10 648	10 956	3 181	3 617	13 829	744	14 573
July	11 240	11 349	4 821	4 983	16 061	271	16 332
August	10 146	10 223	4 566	4 675	14 712	186	14 898
September	10 758	10 920	5 701	5 740	16 459	201	16 660
October	11 143	11 263	6 211	6 352	17 354	261	17 615
November	10 009	10 129	4 114	4 244	14 123	250	14 373
December	9 681	9 930	3 990	4 107	13 671	366	14 037
2004							
January	7 731	7 835	4 019	4 087	11 750	172	11 922

SEASONALLY ADJUSTED

2002							
November	9 077	9 368	4 764	4 862	13 841	389	14 230
December	9 108	9 255	4 592	4 676	13 700	231	13 931
2003							
January	9 102	9 227	5 141	5 231	14 243	215	14 458
February	9 111	9 269	4 300	4 483	13 411	341	13 752
March	8 870	8 982	5 048	5 243	13 918	307	14 225
April	9 232	9 361	4 632	4 753	13 864	250	14 114
May	9 548	9 719	4 092	4 300	13 640	379	14 019
June	10 771	11 021	3 858	4 044	14 629	436	15 065
July	10 271	10 366	4 838	5 024	15 109	281	15 390
August	10 146	10 244	4 546	4 711	14 692	263	14 955
September	10 523	10 658	5 300	5 362	15 823	197	16 020
October	10 353	10 468	5 227	5 386	15 580	274	15 854
November	10 192	10 321	4 244	4 439	14 436	324	14 760
December	10 086	10 346	4 025	4 181	14 111	416	14 527
2004							
January	9 638	9 766	4 150	4 282	13 788	260	14 048

TREND

2002							
November	9 321	9 502	5 233	5 357	14 554	305	14 859
December	9 104	9 272	5 067	5 188	14 171	289	14 460
2003							
January	8 983	9 138	4 866	4 994	13 849	283	14 132
February	9 005	9 153	4 689	4 830	13 694	289	13 983
March	9 162	9 308	4 541	4 700	13 703	305	14 008
April	9 408	9 557	4 416	4 592	13 824	325	14 149
May	9 714	9 868	4 390	4 572	14 104	336	14 440
June	10 014	10 166	4 444	4 619	14 458	327	14 785
July	10 260	10 402	4 583	4 747	14 843	306	15 149
August	10 382	10 516	4 723	4 878	15 106	288	15 394
September	10 370	10 501	4 784	4 933	15 154	280	15 434
October	10 280	10 417	4 725	4 872	15 005	284	15 289
November	10 168	10 317	4 565	4 713	14 733	297	15 030
December	10 039	10 200	4 374	4 524	14 413	311	14 724
2004							
January	9 940	10 118	4 149	4 301	14 089	330	14 419

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2002							
November	-12.0	-11.0	-45.9	-46.2	-27.5	-6.5	-27.1
December	-8.6	-9.8	-6.0	-6.0	-7.7	-42.0	-8.5
2003							
January	-6.8	-7.1	6.3	6.0	-2.2	-24.6	-2.5
February	15.9	16.4	-22.6	-19.0	1.3	142.0	3.0
March	1.5	0.8	33.0	30.5	10.6	-26.2	9.6
April	-5.2	-4.7	-2.8	-3.7	-4.4	-1.9	-4.4
May	17.5	17.6	-6.6	-2.6	8.9	83.3	10.4
June	4.8	6.0	-28.2	-23.8	-5.3	54.4	-3.3
July	5.6	3.6	51.6	37.8	16.1	-63.6	12.1
August	-9.7	-9.9	-5.3	-6.2	-8.4	-31.4	-8.8
September	6.0	6.8	24.9	22.8	11.9	8.1	11.8
October	3.6	3.1	8.9	10.7	5.4	29.9	5.7
November	-10.2	-10.1	-33.8	-33.2	-18.6	-4.2	-18.4
December	-3.3	-2.0	-3.0	-3.2	-3.2	46.4	-2.3
2004							
January	-20.1	-21.1	0.7	-0.5	-14.1	-53.0	-15.1

SEASONALLY ADJUSTED

2002							
November	-5.3	-3.8	-33.5	-34.0	-17.4	9.0	-16.8
December	0.3	-1.2	-3.6	-3.8	-1.0	-40.6	-2.1
2003							
January	-0.1	-0.3	12.0	11.9	4.0	-6.9	3.8
February	0.1	0.5	-16.4	-14.3	-5.8	58.6	-4.9
March	-2.7	-3.1	17.4	17.0	3.8	-10.0	3.4
April	4.1	4.2	-8.2	-9.3	-0.4	-18.6	-0.8
May	3.4	3.8	-11.7	-9.5	-1.6	51.6	-0.7
June	12.8	13.4	-5.7	-6.0	7.3	15.0	7.5
July	-4.6	-5.9	25.4	24.2	3.3	-35.6	2.2
August	-1.2	-1.2	-6.0	-6.2	-2.8	-6.4	-2.8
September	3.7	4.0	16.6	13.8	7.7	-25.1	7.1
October	-1.6	-1.8	-1.4	0.4	-1.5	39.1	-1.0
November	-1.6	-1.4	-18.8	-17.6	-7.3	18.2	-6.9
December	-1.0	0.2	-5.2	-5.8	-2.3	28.4	-1.6
2004							
January	-4.4	-5.6	3.1	2.4	-2.3	-37.5	-3.3

TREND

2002							
November	-2.6	-2.6	-1.6	-1.8	-2.3	-5.0	-2.3
December	-2.3	-2.4	-3.2	-3.2	-2.6	-5.2	-2.7
2003							
January	-1.3	-1.4	-4.0	-3.7	-2.3	-2.1	-2.3
February	0.2	0.2	-3.6	-3.3	-1.1	2.1	-1.1
March	1.7	1.7	-3.2	-2.7	0.1	5.5	0.2
April	2.7	2.7	-2.8	-2.3	0.9	6.6	1.0
May	3.2	3.3	-0.6	-0.4	2.0	3.4	2.1
June	3.1	3.0	1.2	1.0	2.5	-2.7	2.4
July	2.5	2.3	3.1	2.8	2.7	-6.4	2.5
August	1.2	1.1	3.1	2.8	1.8	-5.9	1.6
September	-0.1	-0.1	1.3	1.1	0.3	-2.8	0.3
October	-0.9	-0.8	-1.2	-1.2	-1.0	1.4	-0.9
November	-1.1	-1.0	-3.4	-3.3	-1.8	4.6	-1.7
December	-1.3	-1.1	-4.2	-4.0	-2.2	4.7	-2.0
2004							
January	-1.0	-0.8	-5.1	-4.9	-2.2	6.1	-2.1

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									
2002									
November	4 517	3 311	3 139	933	1 795	148	60	292	14 195
December	3 591	3 527	2 863	882	1 528	198	80	316	12 985
2003									
January	3 806	3 228	2 866	785	1 658	142	30	139	12 654
February	3 601	3 477	2 938	746	1 809	152	83	224	13 030
March	3 785	3 404	3 945	1 037	1 639	185	69	219	14 283
April	3 599	4 565	2 850	701	1 509	173	43	221	13 661
May	4 172	4 055	3 437	821	2 053	251	97	192	15 078
June	3 554	4 023	3 236	905	2 437	189	67	162	14 573
July	4 373	3 961	4 496	1 027	1 932	284	73	186	16 332
August	4 105	3 749	3 826	919	1 868	247	58	126	14 898
September	4 377	4 422	4 038	1 043	1 928	251	233	368	16 660
October	4 189	5 145	3 795	1 245	2 413	238	105	485	17 615
November	3 787	3 551	3 698	832	2 005	325	50	125	14 373
December	3 912	3 297	3 246	1 192	1 927	229	90	144	14 037
2004									
January	2 710	3 644	2 941	692	1 551	198	72	114	11 922
SEASONALLY ADJUSTED									
2002									
November	4 135	3 652	3 228	980	1 723	122	na	na	14 230
December	3 785	3 781	3 286	830	1 658	193	na	na	13 931
2003									
January	4 250	3 640	3 342	979	1 862	163	na	na	14 458
February	3 963	3 486	3 143	787	1 918	167	na	na	13 752
March	3 945	3 256	3 854	895	1 771	193	na	na	14 225
April	3 715	4 690	2 858	790	1 596	191	na	na	14 114
May	3 865	3 881	3 161	822	1 785	230	na	na	14 019
June	3 874	4 215	3 421	921	2 213	221	na	na	15 065
July	4 013	3 976	4 098	923	1 849	287	na	na	15 390
August	4 289	3 457	3 835	979	1 915	248	na	na	14 955
September	4 243	4 356	3 778	983	1 907	219	na	na	16 020
October	3 673	4 562	3 453	1 149	2 305	225	na	na	15 854
November	3 593	3 926	3 827	899	2 033	278	na	na	14 760
December	3 802	3 569	3 563	1 091	2 048	216	na	na	14 527
2004									
January	3 315	4 087	3 490	879	1 784	230	na	na	14 048
TREND									
2002									
November	4 262	3 843	3 422	942	1 746	158	83	319	14 859
December	4 171	3 667	3 369	916	1 754	159	75	282	14 460
2003									
January	4 048	3 572	3 315	884	1 768	165	69	245	14 132
February	3 937	3 588	3 272	857	1 777	175	66	222	13 983
March	3 876	3 666	3 263	842	1 773	190	63	209	14 008
April	3 862	3 762	3 307	841	1 760	207	61	202	14 149
May	3 910	3 865	3 409	861	1 761	222	63	191	14 440
June	3 969	3 953	3 531	891	1 792	235	68	182	14 785
July	4 029	4 004	3 656	925	1 861	245	74	173	15 149
August	4 050	4 004	3 741	953	1 946	247	81	165	15 394
September	3 997	3 975	3 764	964	2 010	245	88	160	15 434
October	3 884	3 956	3 720	962	2 039	241	93	155	15 289
November	3 748	3 940	3 654	952	2 040	237	97	149	15 030
December	3 615	3 919	3 593	939	2 022	235	101	145	14 724
2004									
January	3 488	3 918	3 521	926	1 988	230	103	139	14 419

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	<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>	%	%	%	%	%	%	%	%	%

ORIGINAL

2002									
December	-20.5	6.5	-8.8	-5.5	-14.9	33.8	33.3	8.2	-8.5
2003									
January	6.0	-8.5	0.1	-11.0	8.5	-28.3	-62.5	-56.0	-2.5
February	-5.4	7.7	2.5	-5.0	9.1	7.0	176.7	61.2	3.0
March	5.1	-2.1	34.3	39.0	-9.4	21.7	-16.9	-2.2	9.6
April	-4.9	34.1	-27.8	-32.4	-7.9	-6.5	-37.7	0.9	-4.4
May	15.9	-11.2	20.6	17.1	36.1	45.1	125.6	-13.1	10.4
June	-14.8	-0.8	-5.8	10.2	18.7	-24.7	-30.9	-15.6	-3.3
July	23.0	-1.5	38.9	13.5	-20.7	50.3	9.0	14.8	12.1
August	-6.1	-5.4	-14.9	-10.5	-3.3	-13.0	-20.5	-32.3	-8.8
September	6.6	18.0	5.5	13.5	3.2	1.6	301.7	192.1	11.8
October	-4.3	16.4	-6.0	19.4	25.2	-5.2	-54.9	31.8	5.7
November	-9.6	-31.0	-2.6	-33.2	-16.9	36.6	-52.4	-74.2	-18.4
December	3.3	-7.2	-12.2	43.3	-3.9	-29.5	80.0	15.2	-2.3
2004									
January	-30.7	10.5	-9.4	-41.9	-19.5	-13.5	-20.0	-20.8	-15.1

SEASONALLY ADJUSTED

2002									
December	-8.5	3.5	1.8	-15.3	-3.7	58.4	na	na	-2.1
2003									
January	12.3	-3.7	1.7	17.9	12.3	-15.9	na	na	3.8
February	-6.8	-4.2	-5.9	-19.6	3.0	2.7	na	na	-4.9
March	-0.4	-6.6	22.6	13.7	-7.7	15.7	na	na	3.4
April	-5.8	44.0	-25.8	-11.7	-9.9	-1.1	na	na	-0.8
May	4.1	-17.3	10.6	4.0	11.9	20.4	na	na	-0.7
June	0.2	8.6	8.2	12.0	24.0	-3.9	na	na	7.5
July	3.6	-5.7	19.8	0.2	-16.5	29.7	na	na	2.2
August	6.9	-13.1	-6.4	6.0	3.6	-13.8	na	na	-2.8
September	-1.1	26.0	-1.5	0.5	-0.4	-11.6	na	na	7.1
October	-13.4	4.7	-8.6	16.9	20.9	3.0	na	na	-1.0
November	-2.2	-13.9	10.8	-21.7	-11.8	23.2	na	na	-6.9
December	5.8	-9.1	-6.9	21.3	0.7	-22.1	na	na	-1.6
2004									
January	-12.8	14.5	-2.1	-19.5	-12.9	6.3	na	na	-3.3

TREND

2002									
December	-2.1	-4.6	-1.5	-2.8	0.5	1.0	-10.1	-11.8	-2.7
2003									
January	-2.9	-2.6	-1.6	-3.5	0.8	3.8	-7.4	-12.9	-2.3
February	-2.7	0.4	-1.3	-3.1	0.5	6.0	-5.0	-9.4	-1.1
March	-1.6	2.2	-0.3	-1.8	-0.2	8.2	-4.5	-5.8	0.2
April	-0.4	2.6	1.3	-0.1	-0.7	9.0	-2.5	-3.6	1.0
May	1.2	2.8	3.1	2.4	—	7.6	2.5	-5.5	2.1
June	1.5	2.3	3.6	3.5	1.8	5.9	7.4	-4.4	2.4
July	1.5	1.3	3.5	3.8	3.9	3.9	9.5	-5.0	2.5
August	0.5	—	2.3	3.0	4.5	1.0	9.4	-4.9	1.6
September	-1.3	-0.7	0.6	1.2	3.3	-0.9	8.5	-3.1	0.3
October	-2.8	-0.5	-1.2	-0.3	1.4	-1.6	6.0	-2.9	-0.9
November	-3.5	-0.4	-1.8	-1.0	0.1	-1.5	4.5	-3.6	-1.7
December	-3.5	-0.5	-1.7	-1.4	-0.9	-1.2	3.9	-3.2	-2.0
2004									
January	-3.5	—	-2.0	-1.4	-1.6	-2.0	2.1	-3.5	-2.1

— 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

2002									
December	1 693	2 663	1 853	570	1 195	189	34	131	8 328
2003									
January	1 729	2 061	1 878	493	1 355	138	23	87	7 764
February	1 795	2 764	2 206	632	1 266	147	30	156	8 996
March	1 909	2 470	2 452	655	1 362	156	31	96	9 131
April	1 805	2 705	1 995	586	1 224	149	19	170	8 653
May	2 170	2 934	2 406	702	1 588	189	26	149	10 164
June	2 132	3 120	2 386	768	1 880	167	35	160	10 648
July	2 034	3 372	2 945	869	1 635	223	35	127	11 240
August	1 961	2 901	2 591	708	1 597	232	33	123	10 146
September	2 239	2 999	2 610	854	1 630	225	42	159	10 758
October	2 131	3 277	2 561	753	1 980	219	40	182	11 143
November	2 025	2 896	2 423	692	1 588	244	21	120	10 009
December	1 983	2 554	2 393	771	1 652	195	37	96	9 681
2004									
January	1 395	2 208	2 100	474	1 289	176	21	68	7 731

SEASONALLY ADJUSTED

2002									
December	1 822	2 851	2 162	610	1 299	na	na	na	9 108
2003									
January	1 937	2 584	2 174	613	1 484	na	na	na	9 102
February	1 904	2 633	2 196	636	1 413	na	na	na	9 111
March	1 901	2 343	2 318	615	1 405	na	na	na	8 870
April	1 978	2 760	2 122	639	1 392	na	na	na	9 232
May	2 014	2 795	2 237	683	1 472	na	na	na	9 548
June	2 144	3 090	2 398	758	1 934	na	na	na	10 771
July	1 944	3 266	2 495	761	1 442	na	na	na	10 271
August	1 977	2 956	2 554	747	1 541	na	na	na	10 146
September	2 192	2 945	2 629	769	1 553	na	na	na	10 523
October	1 973	2 986	2 430	739	1 829	na	na	na	10 353
November	1 924	3 044	2 590	710	1 570	na	na	na	10 192
December	2 006	2 639	2 659	794	1 661	na	na	na	10 086
2004									
January	1 651	2 920	2 617	603	1 522	na	na	na	9 638

TREND

2002									
December	1 944	2 650	2 153	649	1 374	na	na	na	9 104
2003									
January	1 913	2 585	2 150	627	1 385	na	na	na	8 983
February	1 912	2 572	2 171	620	1 402	na	na	na	9 005
March	1 934	2 624	2 206	632	1 420	na	na	na	9 162
April	1 967	2 725	2 248	658	1 433	na	na	na	9 408
May	2 005	2 848	2 309	691	1 448	na	na	na	9 714
June	2 032	2 966	2 377	722	1 474	na	na	na	10 014
July	2 050	3 049	2 448	746	1 516	na	na	na	10 260
August	2 053	3 062	2 507	758	1 564	na	na	na	10 382
September	2 033	3 020	2 547	757	1 602	na	na	na	10 370
October	1 997	2 961	2 570	745	1 626	na	na	na	10 280
November	1 948	2 908	2 588	729	1 636	na	na	na	10 168
December	1 891	2 862	2 605	710	1 634	na	na	na	10 039
2004									
January	1 842	2 825	2 618	692	1 626	na	na	na	9 940

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

ORIGINAL

2002									
December	-25.1	10.7	-0.4	-20.8	-17.9	30.3	-17.1	-41.0	-8.6
2003									
January	2.1	-22.6	1.3	-13.5	13.4	-27.0	-32.4	-33.6	-6.8
February	3.8	34.1	17.5	28.2	-6.6	6.5	30.4	79.3	15.9
March	6.4	-10.6	11.2	3.6	7.6	6.1	3.3	-38.5	1.5
April	-5.4	9.5	-18.6	-10.5	-10.1	-4.5	-38.7	77.1	-5.2
May	20.2	8.5	20.6	19.8	29.7	26.8	36.8	-12.4	17.5
June	-1.8	6.3	-0.8	9.4	18.4	-11.6	34.6	7.4	4.8
July	-4.6	8.1	23.4	13.2	-13.0	33.5	—	-20.6	5.6
August	-3.6	-14.0	-12.0	-18.5	-2.3	4.0	-5.7	-3.1	-9.7
September	14.2	3.4	0.7	20.6	2.1	-3.0	27.3	29.3	6.0
October	-4.8	9.3	-1.9	-11.8	21.5	-2.7	-4.8	14.5	3.6
November	-5.0	-11.6	-5.4	-8.1	-19.8	11.4	-47.5	-34.1	-10.2
December	-2.1	-11.8	-1.2	11.4	4.0	-20.1	76.2	-20.0	-3.3
2004									
January	-29.7	-13.5	-12.2	-38.5	-22.0	-9.7	-43.2	-29.2	-20.1

SEASONALLY ADJUSTED

2002									
December	-12.3	15.1	5.3	-16.2	-3.1	na	na	na	0.3
2003									
January	6.3	-9.4	0.5	0.5	14.2	na	na	na	-0.1
February	-1.7	1.9	1.1	3.8	-4.8	na	na	na	0.1
March	-0.2	-11.0	5.5	-3.3	-0.6	na	na	na	-2.7
April	4.0	17.8	-8.4	3.9	-0.9	na	na	na	4.1
May	1.8	1.2	5.4	6.9	5.8	na	na	na	3.4
June	6.5	10.6	7.2	11.0	31.3	na	na	na	12.8
July	-9.3	5.7	4.0	0.3	-25.5	na	na	na	-4.6
August	1.7	-9.5	2.4	-1.8	6.9	na	na	na	-1.2
September	10.8	-0.4	2.9	2.9	0.8	na	na	na	3.7
October	-10.0	1.4	-7.6	-4.0	17.8	na	na	na	-1.6
November	-2.5	1.9	6.6	-3.9	-14.2	na	na	na	-1.6
December	4.3	-13.3	2.6	11.9	5.8	na	na	na	-1.0
2004									
January	-17.7	10.6	-1.6	-24.1	-8.3	na	na	na	-4.4

TREND

2002									
December	-3.0	-3.1	-1.4	-4.4	—	na	na	na	-2.3
2003									
January	-1.6	-2.4	-0.2	-3.4	0.8	na	na	na	-1.3
February	—	-0.5	1.0	-1.0	1.2	na	na	na	0.2
March	1.1	2.0	1.6	1.9	1.3	na	na	na	1.7
April	1.7	3.9	1.9	4.0	0.9	na	na	na	2.7
May	1.9	4.5	2.7	5.1	1.0	na	na	na	3.2
June	1.4	4.2	3.0	4.5	1.8	na	na	na	3.1
July	0.9	2.8	3.0	3.3	2.9	na	na	na	2.5
August	0.1	0.4	2.4	1.6	3.2	na	na	na	1.2
September	-0.9	-1.4	1.6	-0.2	2.4	na	na	na	-0.1
October	-1.8	-2.0	0.9	-1.5	1.5	na	na	na	-0.9
November	-2.4	-1.8	0.7	-2.1	0.6	na	na	na	-1.1
December	-2.9	-1.6	0.7	-2.6	-0.1	na	na	na	-1.3
2004									
January	-2.6	-1.3	0.5	-2.6	-0.5	na	na	na	-1.0

— nil or rounded to zero (including null cells)

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2000-01	19 127	24 564	16 027	5 644	12 123	1 116	611	967	80 179
2001-02	27 605	37 071	26 519	9 177	17 376	1 881	643	1 214	121 486
2002-03	24 698	33 523	27 326	8 582	18 045	1 973	518	1 889	116 554
2003									
February	1 817	2 791	2 248	650	1 305	148	35	157	9 151
March	1 917	2 484	2 461	666	1 389	177	32	96	9 222
April	1 806	2 713	2 009	609	1 297	149	23	183	8 789
May	2 206	2 950	2 426	718	1 644	189	49	151	10 333
June	2 139	3 130	2 435	806	2 060	167	59	160	10 956
July	2 039	3 385	2 968	892	1 658	223	57	127	11 349
August	1 978	2 903	2 601	737	1 610	232	38	124	10 223
September	2 271	3 010	2 637	882	1 655	225	78	162	10 920
October	2 161	3 292	2 583	786	1 985	219	51	186	11 263
November	2 044	2 941	2 429	701	1 627	244	22	121	10 129
December	2 008	2 564	2 402	855	1 762	200	43	96	9 930
2004									
January	1 406	2 215	2 120	487	1 321	176	42	68	7 835
OTHER DWELLINGS									
2000-01	15 371	11 014	8 985	1 131	3 142	82	491	781	40 997
2001-02	22 726	12 468	9 726	1 726	2 899	151	307	1 018	51 021
2002-03	24 512	14 618	13 777	2 222	3 741	172	432	1 281	60 755
2003									
February	1 784	686	690	96	504	4	48	67	3 879
March	1 868	920	1 484	371	250	8	37	123	5 061
April	1 793	1 852	841	92	212	24	20	38	4 872
May	1 966	1 105	1 011	103	409	62	48	41	4 745
June	1 415	893	801	99	377	22	8	2	3 617
July	2 334	576	1 528	135	274	61	16	59	4 983
August	2 127	846	1 225	182	258	15	20	2	4 675
September	2 106	1 412	1 401	161	273	26	155	206	5 740
October	2 028	1 853	1 212	459	428	19	54	299	6 352
November	1 743	610	1 269	131	378	81	28	4	4 244
December	1 904	733	844	337	165	29	47	48	4 107
2004									
January	1 304	1 429	821	205	230	22	30	46	4 087
TOTAL DWELLING UNITS									
2000-01	34 498	35 578	25 012	6 775	15 265	1 198	1 102	1 748	121 176
2001-02	50 331	49 539	36 245	10 903	20 275	2 032	950	2 232	172 507
2002-03	49 210	48 141	41 103	10 804	21 786	2 145	950	3 170	177 309
2003									
February	3 601	3 477	2 938	746	1 809	152	83	224	13 030
March	3 785	3 404	3 945	1 037	1 639	185	69	219	14 283
April	3 599	4 565	2 850	701	1 509	173	43	221	13 661
May	4 172	4 055	3 437	821	2 053	251	97	192	15 078
June	3 554	4 023	3 236	905	2 437	189	67	162	14 573
July	4 373	3 961	4 496	1 027	1 932	284	73	186	16 332
August	4 105	3 749	3 826	919	1 868	247	58	126	14 898
September	4 377	4 422	4 038	1 043	1 928	251	233	368	16 660
October	4 189	5 145	3 795	1 245	2 413	238	105	485	17 615
November	3 787	3 551	3 698	832	2 005	325	50	125	14 373
December	3 912	3 297	3 246	1 192	1 927	229	90	144	14 037
2004									
January	2 710	3 644	2 941	692	1 551	198	72	114	11 922

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								
2000-01	9 818	17 492	7 832	3 826	8 710	448	290	966
2001-02	13 235	25 652	12 165	5 817	12 719	813	395	1 212
2002-03	10 675	22 652	13 003	5 501	13 292	918	316	1 888
2003								
February	877	1 876	1 102	397	965	68	24	157
March	723	1 651	1 152	439	988	76	27	96
April	751	1 785	906	401	911	57	15	183
May	942	1 955	1 123	464	1 237	83	20	150
June	888	2 150	1 121	517	1 506	70	36	160
July	809	2 194	1 385	555	1 182	95	34	127
August	756	1 981	1 212	479	1 159	106	29	124
September	1 016	1 918	1 168	554	1 198	105	29	162
October	860	2 202	1 149	477	1 476	80	30	186
November	823	1 968	1 069	388	1 150	105	17	121
December	860	1 698	1 107	533	1 278	87	33	96
2004								
January	486	1 454	887	294	954	70	18	68
OTHER DWELLINGS								
2000-01	12 776	10 410	4 683	1 041	2 679	58	374	781
2001-02	18 885	11 714	5 161	1 405	2 353	54	232	1 018
2002-03	20 339	13 724	6 274	2 027	2 893	60	361	1 281
2003								
February	1 481	615	466	89	422	2	42	67
March	1 574	875	848	336	220	—	37	123
April	1 447	1 775	328	86	180	21	10	38
May	1 578	957	284	94	348	4	36	41
June	1 132	829	349	89	301	2	6	2
July	1 825	507	680	127	163	56	14	59
August	1 728	782	491	165	205	—	17	2
September	1 664	1 338	799	153	273	22	150	206
October	1 583	1 780	618	435	350	8	52	299
November	1 181	540	457	116	201	—	26	4
December	1 594	607	390	326	146	7	47	48
2004								
January	1 113	1 398	359	171	222	9	12	46
TOTAL DWELLING UNITS								
2000-01	22 594	27 902	12 515	4 867	11 389	506	664	1 747
2001-02	32 120	37 366	17 326	7 222	15 072	867	627	2 230
2002-03	31 014	36 376	19 277	7 528	16 185	978	677	3 169
2003								
February	2 358	2 491	1 568	486	1 387	70	66	224
March	2 297	2 526	2 000	775	1 208	76	64	219
April	2 198	3 560	1 234	487	1 091	78	25	221
May	2 520	2 912	1 407	558	1 585	87	56	191
June	2 020	2 979	1 470	606	1 807	72	42	162
July	2 634	2 701	2 065	682	1 345	151	48	186
August	2 484	2 763	1 703	644	1 364	106	46	126
September	2 680	3 256	1 967	707	1 471	127	179	368
October	2 443	3 982	1 767	912	1 826	88	82	485
November	2 004	2 508	1 526	504	1 351	105	43	125
December	2 454	2 305	1 497	859	1 424	94	80	144
2004								
January	1 599	2 852	1 246	465	1 176	79	30	114

— 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						
2000-01	78 926	35 388	763	2 120	155	117 352
2001-02	119 403	46 491	592	1 903	258	168 647
2002-03	114 321	55 878	817	1 836	381	173 233
2003						
February	8 985	3 496	29	125	32	12 667
March	9 121	4 551	49	285	9	14 015
April	8 636	4 503	107	99	53	13 398
May	10 147	4 031	134	200	84	14 596
June	10 629	3 047	61	70	22	13 829
July	11 232	4 748	30	23	28	16 061
August	10 129	4 202	105	252	24	14 712
September	10 745	5 370	102	150	92	16 459
October	11 130	5 910	47	240	27	17 354
November	9 994	3 998	26	61	44	14 123
December	9 671	3 738	51	191	20	13 671
2004						
January	7 723	3 924	35	59	9	11 750
PUBLIC SECTOR						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 932	1 917	7	1	3	3 860
2002-03	2 073	1 990	12	—	1	4 076
2003						
February	155	208	—	—	—	363
March	91	177	—	—	—	268
April	136	127	—	—	—	263
May	169	301	12	—	—	482
June	308	436	—	—	—	744
July	109	160	—	2	—	271
August	77	109	—	—	—	186
September	162	39	—	—	—	201
October	120	116	25	—	—	261
November	120	130	—	—	—	250
December	249	117	—	—	—	366
2004						
January	104	68	—	—	—	172
TOTAL						
2000-01	80 036	37 890	868	2 225	157	121 176
2001-02	121 335	48 408	599	1 904	261	172 507
2002-03	116 394	57 868	829	1 836	382	177 309
2003						
February	9 140	3 704	29	125	32	13 030
March	9 212	4 728	49	285	9	14 283
April	8 772	4 630	107	99	53	13 661
May	10 316	4 332	146	200	84	15 078
June	10 937	3 483	61	70	22	14 573
July	11 341	4 908	30	25	28	16 332
August	10 206	4 311	105	252	24	14 898
September	10 907	5 409	102	150	92	16 660
October	11 250	6 026	72	240	27	17 615
November	10 114	4 128	26	61	44	14 373
December	9 920	3 855	51	191	20	14 037
2004						
January	7 827	3 992	35	59	9	11 922

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 392	1 289	5	9	1	2 696
Vic.	2 206	1 342	6	30	8	3 592
Qld	2 098	817	5	1	—	2 921
SA	473	202	1	1	—	677
WA	1 289	212	18	—	—	1 519
Tas.	176	22	—	—	—	198
NT	21	12	—	18	—	51
ACT	68	28	—	—	—	96
Aust.	7 723	3 924	35	59	9	11 750
PUBLIC SECTOR						
NSW	11	3	—	—	—	14
Vic.	7	45	—	—	—	52
Qld	20	—	—	—	—	20
SA	13	2	—	—	—	15
WA	32	—	—	—	—	32
Tas.	—	—	—	—	—	—
NT	21	—	—	—	—	21
ACT	—	18	—	—	—	18
Aust.	104	68	—	—	—	172
TOTAL						
NSW	1 403	1 292	5	9	1	2 710
Vic.	2 213	1 387	6	30	8	3 644
Qld	2 118	817	5	1	—	2 941
SA	486	204	1	1	—	692
WA	1 321	212	18	—	—	1 551
Tas.	176	22	—	—	—	198
NT	42	12	—	18	—	72
ACT	68	46	—	—	—	114
Aust.	7 827	3 992	35	59	9	11 922

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a), Number and value: Original

	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
Period	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
2000-01	80 036	7 420	8 509	15 929	2 876	4 188	14 897	21 961	37 890	117 926
2001-02	121 335	9 038	10 546	19 584	3 402	4 974	20 448	28 824	48 408	169 743
2002-03	116 394	9 474	11 871	21 345	3 552	5 244	27 727	36 523	57 868	174 262
2002										
November	9 370	636	869	1 505	257	350	2 541	3 148	4 653	14 023
December	8 454	682	902	1 584	190	194	2 352	2 736	4 320	12 774
2003										
January	7 858	595	956	1 551	330	355	2 450	3 135	4 686	12 544
February	9 140	632	874	1 506	176	428	1 594	2 198	3 704	12 844
March	9 212	694	899	1 593	282	527	2 326	3 135	4 728	13 940
April	8 772	890	942	1 832	269	351	2 178	2 798	4 630	13 402
May	10 316	974	1 003	1 977	336	547	1 472	2 355	4 332	14 648
June	10 937	740	1 243	1 983	266	379	855	1 500	3 483	14 420
July	11 341	749	969	1 718	369	435	2 386	3 190	4 908	16 249
August	10 206	790	1 390	2 180	353	373	1 405	2 131	4 311	14 517
September	10 907	771	1 078	1 849	416	498	2 646	3 560	5 409	16 316
October	11 250	1 197	1 274	2 471	307	549	2 699	3 555	6 026	17 276
November	10 114	871	1 155	2 026	574	514	1 014	2 102	4 128	14 242
December	9 920	756	959	1 715	308	382	1 450	2 140	3 855	13 775
2004										
January	7 827	493	787	1 280	179	249	2 284	2 712	3 992	11 819
VALUE (\$m)										
2000-01	11 120.4	642.4	1 003.4	1 645.9	302.4	510.4	2 648.8	3 461.7	5 107.5	16 227.9
2001-02	17 644.7	864.5	1 389.5	2 254.0	358.7	699.1	3 761.7	4 819.5	7 073.6	24 718.3
2002-03	18 632.6	971.7	1 687.8	2 659.5	437.5	736.1	5 888.0	7 061.6	9 721.1	28 353.7
2002										
November	1 475.9	64.0	123.6	187.6	30.0	52.0	570.9	652.9	840.5	2 316.4
December	1 362.3	76.2	134.1	210.3	20.3	24.7	486.8	531.8	742.2	2 104.5
2003										
January	1 259.0	61.5	127.7	189.2	47.6	54.6	499.7	601.9	791.1	2 050.1
February	1 483.2	68.4	126.2	194.7	20.7	58.0	364.7	443.5	638.1	2 121.3
March	1 502.5	68.9	136.6	205.5	35.0	71.7	437.7	544.3	749.8	2 252.3
April	1 437.6	92.2	141.0	233.1	30.5	42.2	583.8	656.5	889.7	2 327.2
May	1 729.3	99.1	145.7	244.8	51.6	74.8	294.4	420.7	665.5	2 394.8
June	1 829.1	77.2	186.0	263.3	50.8	46.1	154.1	251.0	514.3	2 343.4
July	1 912.3	79.4	149.6	229.0	54.0	77.4	497.2	628.6	857.7	2 770.0
August	1 714.8	79.8	181.9	261.7	45.7	52.3	251.5	349.5	611.2	2 325.9
September	1 866.9	84.9	172.0	256.9	52.9	71.1	596.3	720.3	977.2	2 844.1
October	1 943.8	128.9	166.4	295.4	40.6	76.0	605.0	721.6	1 016.9	2 960.7
November	1 771.4	93.7	185.8	279.5	62.0	81.8	201.5	345.3	624.8	2 396.2
December	1 767.0	84.0	146.1	230.1	45.5	59.3	266.1	370.8	600.9	2 367.9
2004										
January	1 393.0	55.0	133.4	188.4	28.1	40.7	443.7	512.5	700.9	2 093.9

(a) See Glossary for definition.

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

		NEW SEMI-DETACHED, 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	1 403	137	388	525	60	58	649	767	1 292	2 695
Vic.	2 213	108	168	276	11	142	958	1 111	1 387	3 600
Qld	2 118	98	186	284	41	31	461	533	817	2 935
SA	486	68	30	98	12	—	94	106	204	690
WA	1 321	60	11	71	45	—	96	141	212	1 533
Tas.	176	20	2	22	—	—	—	—	22	198
NT	42	—	2	2	10	—	—	10	12	54
ACT	68	2	—	2	—	18	26	44	46	114
Aust.	7 827	493	787	1 280	179	249	2 284	2 712	3 992	11 819
VALUE (\$m)										
NSW	279.3	17.6	59.8	77.4	11.6	10.3	105.1	127.0	204.4	483.7
Vic.	417.9	11.1	28.4	39.5	3.4	20.8	175.3	199.4	239.0	656.9
Qld	379.2	11.5	34.6	46.1	4.9	5.7	108.4	119.1	165.2	544.3
SA	66.9	6.5	8.4	14.9	2.0	—	33.0	35.0	49.9	116.8
WA	200.9	5.9	1.6	7.5	4.7	—	19.1	23.8	31.3	232.1
Tas.	25.5	2.3	0.3	2.6	—	—	—	—	2.6	28.1
NT	9.8	—	0.2	0.2	1.5	—	—	1.5	1.8	11.6
ACT	13.5	0.2	—	0.2	—	3.9	2.8	6.7	6.8	20.3
Aust.	1 393.0	55.0	133.4	188.4	28.1	40.7	443.7	512.5	700.9	2 093.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i> \$m	<i>Alterations and additions to residential buildings(a)</i> \$m	<i>Total residential building</i> \$m	<i>Non- residential building</i> \$m	<i>Total building</i> \$m
ORIGINAL					
2002					
December	2 104.5	314.8	2 419.3	1 226.1	3 645.4
2003					
January	2 050.1	296.7	2 346.8	1 602.1	3 948.9
February	2 121.3	384.5	2 505.8	1 493.8	3 999.6
March	2 252.3	413.2	2 665.5	1 377.5	4 043.0
April	2 327.2	376.1	2 703.4	1 299.6	4 003.0
May	2 394.8	425.0	2 819.8	1 524.6	4 344.4
June	2 343.4	388.7	2 732.0	1 191.6	3 923.6
July	2 770.0	440.0	3 210.0	1 496.9	4 706.9
August	2 325.9	485.4	2 811.4	1 393.5	4 204.8
September	2 844.1	469.9	3 314.0	1 412.6	4 726.6
October	2 960.7	501.7	3 462.4	1 680.4	5 142.9
November	2 396.2	392.3	2 788.5	961.1	3 749.6
December	2 367.9	411.5	2 779.4	1 298.3	4 077.7
2004					
January	2 093.9	316.6	2 410.5	1 395.4	3 805.9
SEASONALLY ADJUSTED					
2002					
December	2 262.4	367.0	2 629.4	1 326.2	3 955.7
2003					
January	2 322.5	359.8	2 682.3	1 884.1	4 566.3
February	2 245.0	396.7	2 641.8	1 320.7	3 962.4
March	2 333.1	402.8	2 735.9	1 308.1	4 044.1
April	2 405.9	396.0	2 801.9	1 298.3	4 100.2
May	2 272.0	375.4	2 647.5	1 322.5	3 970.0
June	2 467.7	405.0	2 872.6	1 449.1	4 321.7
July	2 528.6	433.1	2 961.7	1 559.7	4 521.4
August	2 286.4	455.1	2 741.5	1 656.2	4 397.7
September	2 671.2	432.0	3 103.2	1 408.5	4 511.7
October	2 722.0	444.7	3 166.7	1 474.8	4 641.5
November	2 411.2	421.5	2 832.8	821.2	3 654.0
December	2 441.8	458.6	2 900.3	1 411.7	4 312.0
2004					
January	2 447.8	406.5	2 854.4	1 566.6	4 421.0
TREND					
2002					
December	2 359.8	365.9	2 725.7	1 401.4	4 127.1
2003					
January	2 320.5	371.3	2 691.8	1 355.3	4 047.1
February	2 302.0	379.0	2 681.0	1 321.4	4 002.4
March	2 309.0	387.6	2 696.6	1 316.4	4 013.0
April	2 334.5	395.0	2 729.4	1 333.5	4 062.9
May	2 378.9	403.1	2 782.0	1 392.0	4 174.0
June	2 417.6	413.2	2 830.7	1 465.4	4 296.1
July	2 454.2	424.1	2 878.3	1 504.5	4 382.9
August	2 479.9	433.3	2 913.2	1 500.9	4 414.1
September	2 490.6	438.3	2 929.0	1 461.0	4 390.0
October	2 489.2	437.9	2 927.1	1 407.9	4 335.0
November	2 478.7	434.1	2 912.8	1 365.9	4 278.7
December	2 463.3	429.0	2 892.3	1 343.7	4 236.0
2004					
January	2 450.3	422.9	2 873.2	1 336.6	4 209.8

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
	%	%	%	%	%
ORIGINAL					
2002					
December	-9.1	-8.2	-9.0	-34.9	-19.8
2003					
January	-2.6	-5.8	-3.0	30.7	8.3
February	3.5	29.6	6.8	-6.8	1.3
March	6.2	7.5	6.4	-7.8	1.1
April	3.3	-9.0	1.4	-5.7	-1.0
May	2.9	13.0	4.3	17.3	8.5
June	-2.1	-8.5	-3.1	-21.8	-9.7
July	18.2	13.2	17.5	25.6	20.0
August	-16.0	10.3	-12.4	-6.9	-10.7
September	22.3	-3.2	17.9	1.4	12.4
October	4.1	6.8	4.5	19.0	8.8
November	-19.1	-21.8	-19.5	-42.8	-27.1
December	-1.2	4.9	-0.3	35.1	8.8
2004					
January	-11.6	-23.1	-13.3	7.5	-6.7
SEASONALLY ADJUSTED					
2002					
December	-1.2	3.4	-0.6	-20.9	-8.5
2003					
January	2.7	-2.0	2.0	42.1	15.4
February	-3.3	10.3	-1.5	-29.9	-13.2
March	3.9	1.5	3.6	-1.0	2.1
April	3.1	-1.7	2.4	-0.8	1.4
May	-5.6	-5.2	-5.5	1.9	-3.2
June	8.6	7.9	8.5	9.6	8.9
July	2.5	7.0	3.1	7.6	4.6
August	-9.6	5.1	-7.4	6.2	-2.7
September	16.8	-5.1	13.2	-15.0	2.6
October	1.9	3.0	2.0	4.7	2.9
November	-11.4	-5.2	-10.5	-44.3	-21.3
December	1.3	8.8	2.4	71.9	18.0
2004					
January	0.2	-11.3	-1.6	11.0	2.5
TREND					
2002					
December	-1.4	0.5	-1.1	-2.5	-1.6
2003					
January	-1.7	1.5	-1.2	-3.3	-1.9
February	-0.8	2.1	-0.4	-2.5	-1.1
March	0.3	2.3	0.6	-0.4	0.3
April	1.1	1.9	1.2	1.3	1.2
May	1.9	2.1	1.9	4.4	2.7
June	1.6	2.5	1.8	5.3	2.9
July	1.5	2.7	1.7	2.7	2.0
August	1.0	2.2	1.2	-0.2	0.7
September	0.4	1.2	0.5	-2.7	-0.5
October	-0.1	-0.1	-0.1	-3.6	-1.3
November	-0.4	-0.9	-0.5	-3.0	-1.3
December	-0.6	-1.2	-0.7	-1.6	-1.0
2004					
January	-0.5	-1.4	-0.7	-0.5	-0.6

(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									
2002									
December	1 239.0	1 064.4	675.7	195.8	302.9	39.8	21.8	105.9	3 645.4
2003									
January	1 135.6	1 354.0	715.6	163.0	482.6	48.1	9.2	40.7	3 948.9
February	1 377.4	1 224.6	710.5	182.1	352.5	40.4	20.5	91.6	3 999.6
March	1 190.9	1 119.4	1 053.6	217.9	343.1	46.3	27.2	44.7	4 043.0
April	1 090.1	1 445.7	751.2	204.2	374.4	46.8	27.7	62.8	4 003.0
May	1 406.4	1 280.2	871.6	233.6	404.4	49.2	25.5	73.5	4 344.4
June	1 021.5	1 208.5	798.1	246.3	509.5	60.8	25.3	53.8	3 923.6
July	1 668.2	1 121.2	1 084.5	252.8	421.5	78.3	27.6	52.7	4 706.9
August	1 213.8	1 321.4	886.9	282.7	369.2	52.9	27.5	50.4	4 204.8
September	1 386.9	1 190.5	1 274.3	202.9	459.5	48.2	53.7	110.6	4 726.6
October	1 404.8	1 505.0	1 036.8	496.8	455.2	57.5	39.1	147.6	5 142.9
November	1 055.2	1 037.3	916.2	185.2	427.9	64.3	23.3	40.2	3 749.6
December	1 239.3	1 112.4	795.8	268.1	463.6	55.4	48.3	94.7	4 077.7
2004									
January	941.2	1 200.5	987.2	200.6	358.1	45.9	30.4	42.0	3 805.9
SEASONALLY ADJUSTED									
2002									
December	1 333.5	1 108.6	802.0	209.9	353.9	na	na	na	3 955.7
2003									
January	1 278.3	1 589.2	798.4	204.2	558.7	na	na	na	4 566.3
February	1 358.2	1 075.1	787.6	196.6	389.6	na	na	na	3 962.4
March	1 311.9	1 019.6	1 008.6	200.1	375.7	na	na	na	4 044.1
April	1 236.5	1 423.8	714.7	213.6	364.9	na	na	na	4 100.2
May	1 311.5	1 169.7	776.7	217.6	343.5	na	na	na	3 970.0
June	1 144.1	1 376.7	882.8	255.5	529.6	na	na	na	4 321.7
July	1 456.1	1 242.2	1 058.4	242.1	380.8	na	na	na	4 521.4
August	1 305.3	1 397.6	930.1	236.7	377.3	na	na	na	4 397.7
September	1 289.7	1 212.6	1 156.0	219.3	438.9	na	na	na	4 511.7
October	1 198.3	1 339.9	1 012.2	482.3	411.1	na	na	na	4 641.5
November	1 013.3	1 069.9	831.0	178.1	423.3	na	na	na	3 654.0
December	1 262.3	1 148.9	933.4	276.0	523.8	na	na	na	4 312.0
2004									
January	1 130.6	1 370.9	1 059.2	262.5	431.4	na	na	na	4 421.0
TREND									
2002									
December	1 354.7	1 100.1	819.1	220.1	383.6	na	na	na	4 127.1
2003									
January	1 339.9	1 066.0	810.6	213.5	394.9	na	na	na	4 047.1
February	1 313.1	1 070.3	809.2	208.4	405.0	na	na	na	4 002.4
March	1 293.4	1 104.2	815.0	208.7	407.2	na	na	na	4 013.0
April	1 283.0	1 148.0	831.0	214.2	401.9	na	na	na	4 062.9
May	1 290.0	1 192.5	866.2	224.5	398.4	na	na	na	4 174.0
June	1 298.7	1 223.3	910.4	233.9	399.5	na	na	na	4 296.1
July	1 297.7	1 225.2	956.6	236.2	407.1	na	na	na	4 382.9
August	1 282.7	1 204.4	989.5	233.7	416.8	na	na	na	4 414.1
September	1 253.7	1 178.8	1 003.1	229.8	423.4	na	na	na	4 390.0
October	1 215.1	1 166.9	995.4	228.3	431.4	na	na	na	4 335.0
November	1 178.5	1 173.7	981.5	230.4	441.8	na	na	na	4 278.7
December	1 151.0	1 191.1	971.4	234.9	451.3	na	na	na	4 236.0
2004									
January	1 118.4	1 224.2	962.2	242.0	465.8	na	na	na	4 209.8
na not available									

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
December	-34.0	-6.3	-12.7	-34.7	-9.7	19.9	5.5	57.8	-19.8
2003									
January	-8.3	27.2	5.9	-16.8	59.3	20.8	-57.6	-61.6	8.3
February	21.3	-9.6	-0.7	11.7	-27.0	-15.9	121.9	125.1	1.3
March	-13.5	-8.6	48.3	19.7	-2.7	14.5	32.5	-51.2	1.1
April	-8.5	29.2	-28.7	-6.3	9.1	1.2	1.7	40.7	-1.0
May	29.0	-11.5	16.0	14.4	8.0	5.0	-7.7	17.1	8.5
June	-27.4	-5.6	-8.4	5.4	26.0	23.6	-0.9	-26.9	-9.7
July	63.3	-7.2	35.9	2.6	-17.3	28.8	9.3	-2.0	20.0
August	-27.2	17.8	-18.2	11.8	-12.4	-32.4	-0.6	-4.3	-10.7
September	14.3	-9.9	43.7	-28.2	24.5	-9.0	95.5	119.3	12.4
October	1.3	26.4	-18.6	144.9	-0.9	19.3	-27.2	33.4	8.8
November	-24.9	-31.1	-11.6	-62.7	-6.0	11.9	-40.3	-72.8	-27.1
December	17.4	7.2	-13.1	44.8	8.4	-13.8	107.2	135.7	8.8
2004									
January	-24.1	7.9	24.1	-25.2	-22.8	-17.2	-37.2	-55.6	-6.7
SEASONALLY ADJUSTED									
2002									
December	-24.1	-4.2	18.9	-29.1	13.4	na	na	na	-8.5
2003									
January	-4.1	43.4	-0.5	-2.7	57.9	na	na	na	15.4
February	6.3	-32.3	-1.3	-3.7	-30.3	na	na	na	-13.2
March	-3.4	-5.2	28.1	1.8	-3.6	na	na	na	2.1
April	-5.7	39.6	-29.1	6.7	-2.9	na	na	na	1.4
May	6.1	-17.8	8.7	1.9	-5.9	na	na	na	-3.2
June	-12.8	17.7	13.7	17.4	54.2	na	na	na	8.9
July	27.3	-9.8	19.9	-5.2	-28.1	na	na	na	4.6
August	-10.4	12.5	-12.1	-2.2	-0.9	na	na	na	-2.7
September	-1.2	-13.2	24.3	-7.4	16.3	na	na	na	2.6
October	-7.1	10.5	-12.4	119.9	-6.3	na	na	na	2.9
November	-15.4	-20.1	-17.9	-63.1	3.0	na	na	na	-21.3
December	24.6	7.4	12.3	55.0	23.7	na	na	na	18.0
2004									
January	-10.4	19.3	13.5	-4.9	-17.6	na	na	na	2.5
TREND									
2002									
December	1.3	-5.0	-1.0	-1.7	2.3	na	na	na	-1.6
2003									
January	-1.1	-3.1	-1.0	-3.0	2.9	na	na	na	-1.9
February	-2.0	0.4	-0.2	-2.4	2.6	na	na	na	-1.1
March	-1.5	3.2	0.7	0.1	0.5	na	na	na	0.3
April	-0.8	4.0	2.0	2.6	-1.3	na	na	na	1.2
May	0.5	3.9	4.2	4.8	-0.9	na	na	na	2.7
June	0.7	2.6	5.1	4.2	0.3	na	na	na	2.9
July	-0.1	0.2	5.1	1.0	1.9	na	na	na	2.0
August	-1.2	-1.7	3.4	-1.1	2.4	na	na	na	0.7
September	-2.3	-2.1	1.4	-1.6	1.6	na	na	na	-0.5
October	-3.1	-1.0	-0.8	-0.7	1.9	na	na	na	-1.3
November	-3.0	0.6	-1.4	0.9	2.4	na	na	na	-1.3
December	-2.3	1.5	-1.0	2.0	2.1	na	na	na	-1.0
2004									
January	-2.8	2.8	-0.9	3.0	3.2	na	na	na	-0.6

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

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

ORIGINAL

2002									
December	757.1	690.9	503.0	131.2	231.7	29.8	16.7	58.9	2 419.3
2003									
January	746.4	661.4	503.1	120.6	262.1	23.9	6.3	22.9	2 346.8
February	792.6	710.0	505.2	116.9	302.6	23.4	15.5	39.6	2 505.8
March	741.7	684.0	730.9	169.5	254.6	28.9	15.6	40.2	2 665.5
April	687.3	1 089.6	511.4	108.6	230.2	26.3	10.7	39.1	2 703.4
May	818.9	799.7	673.4	128.2	309.6	33.2	20.1	36.6	2 819.8
June	727.7	814.9	603.3	134.8	368.3	33.2	17.4	32.6	2 732.0
July	958.7	831.8	821.2	166.2	315.4	62.0	16.2	38.4	3 210.0
August	868.8	771.4	660.0	139.2	285.6	39.9	13.8	32.7	2 811.4
September	947.7	890.5	850.8	161.9	290.6	41.6	45.1	85.9	3 314.0
October	901.4	1 163.0	663.7	180.7	396.4	39.4	21.8	96.1	3 462.4
November	801.9	755.3	699.4	125.2	317.1	45.0	12.9	31.9	2 788.5
December	829.3	719.8	633.1	180.2	324.1	39.4	22.6	31.0	2 779.4
2004									
January	587.7	760.5	601.1	132.8	257.2	33.0	13.7	24.4	2 410.5

SEASONALLY ADJUSTED

2002									
December	814.7	752.2	570.4	132.9	256.6	na	na	na	2 629.4
2003									
January	861.9	738.9	565.3	143.3	300.4	na	na	na	2 682.3
February	857.9	718.9	555.3	125.1	301.3	na	na	na	2 641.8
March	797.0	667.2	745.9	159.4	279.4	na	na	na	2 735.9
April	733.2	1 117.9	495.9	121.4	247.0	na	na	na	2 801.9
May	756.3	782.5	624.3	124.4	276.7	na	na	na	2 647.5
June	776.0	845.4	678.2	135.9	358.5	na	na	na	2 872.6
July	875.1	811.5	744.9	140.4	273.5	na	na	na	2 961.7
August	846.0	739.4	639.3	143.4	280.8	na	na	na	2 741.5
September	898.5	855.4	741.5	155.9	290.9	na	na	na	3 103.2
October	795.2	1 011.9	665.9	175.6	390.0	na	na	na	3 166.7
November	775.4	824.6	687.8	128.9	320.7	na	na	na	2 832.8
December	834.8	776.0	684.1	172.8	342.7	na	na	na	2 900.3
2004									
January	733.8	857.7	699.5	161.0	309.7	na	na	na	2 854.4

TREND

2002									
December	861.2	754.5	576.0	134.8	270.6	na	na	na	2 725.7
2003									
January	844.9	731.6	580.8	134.0	274.9	na	na	na	2 691.8
February	817.7	729.0	589.0	131.6	279.4	na	na	na	2 681.0
March	793.5	741.3	601.6	129.2	283.1	na	na	na	2 696.6
April	780.7	755.6	618.7	127.5	284.1	na	na	na	2 729.4
May	786.8	775.1	641.5	129.3	285.3	na	na	na	2 782.0
June	802.1	799.2	661.8	133.9	289.6	na	na	na	2 830.7
July	823.6	822.5	679.6	140.2	298.8	na	na	na	2 878.3
August	840.3	840.1	691.1	146.6	310.3	na	na	na	2 913.2
September	841.9	850.7	696.3	151.8	320.0	na	na	na	2 929.0
October	828.9	857.1	693.5	155.5	326.8	na	na	na	2 927.1
November	810.0	858.4	690.2	158.2	331.8	na	na	na	2 912.8
December	790.7	854.2	688.6	160.3	334.0	na	na	na	2 892.3
2004									
January	769.4	850.3	687.0	162.0	336.6	na	na	na	2 873.2

na not available

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

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

ORIGINAL

2002									
November	965.8	402.4	240.7	162.9	75.4	12.5	7.7	17.2	1 884.6
December	482.0	373.4	172.7	64.6	71.2	9.9	5.1	47.0	1 226.1
2003									
January	389.2	692.6	212.5	42.4	220.5	24.1	2.9	17.8	1 602.1
February	584.8	514.6	205.3	65.2	49.9	17.0	5.0	52.0	1 493.8
March	449.1	435.4	322.7	48.4	88.5	17.4	11.6	4.4	1 377.5
April	402.8	356.1	239.8	95.6	144.2	20.5	16.9	23.7	1 299.6
May	587.5	480.5	198.3	105.4	94.8	16.0	5.4	36.9	1 524.6
June	293.7	393.6	194.8	111.5	141.2	27.6	7.9	21.2	1 191.6
July	709.5	289.5	263.2	86.5	106.1	16.3	11.5	14.3	1 496.9
August	345.0	550.0	226.9	143.5	83.7	13.0	13.7	17.7	1 393.5
September	439.2	300.1	423.5	41.0	168.9	6.6	8.6	24.7	1 412.6
October	503.5	342.0	373.2	316.2	58.8	18.1	17.3	51.5	1 680.4
November	253.3	282.0	216.8	60.0	110.8	19.4	10.5	8.3	961.1
December	410.0	392.7	162.6	87.9	139.6	16.0	25.8	63.7	1 298.3
2004									
January	353.5	440.0	386.1	67.8	100.9	12.9	16.6	17.7	1 395.4

TREND

2002									
November	480.9	368.1	255.6	90.7	108.9	na	na	na	1 437.0
December	493.5	345.6	243.1	85.3	113.0	na	na	na	1 401.4
2003									
January	495.1	334.5	229.8	79.6	120.0	na	na	na	1 355.3
February	495.4	341.3	220.3	76.8	125.6	na	na	na	1 321.4
March	499.9	363.0	213.4	79.5	124.1	na	na	na	1 316.4
April	502.2	389.7	212.3	82.0	117.8	na	na	na	1 333.5
May	503.3	413.4	224.7	88.5	113.1	na	na	na	1 392.0
June	496.6	424.1	248.6	99.7	109.9	na	na	na	1 465.4
July	474.1	412.0	277.1	111.2	108.3	na	na	na	1 504.5
August	442.4	384.7	298.4	121.3	106.5	na	na	na	1 500.9
September	411.8	357.2	306.8	127.7	103.4	na	na	na	1 461.0
October	386.2	342.4	301.9	129.6	104.6	na	na	na	1 407.9
November	368.5	345.9	291.3	127.0	110.0	na	na	na	1 365.9
December	360.3	361.6	282.8	120.6	117.3	na	na	na	1 343.7
2004									
January	349.0	390.8	275.2	113.9	129.2	na	na	na	1 336.6

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2000-01	10 973.1	4 825.3	77.1	2 758.0	277.9	18 911.3	9 507.7	28 419.1
2001-02	17 390.9	6 860.1	66.1	3 461.8	275.7	28 054.5	9 927.2	37 981.8
2002-03	18 341.0	9 466.0	106.5	3 977.7	276.1	32 167.4	13 513.6	45 681.0
2003								
February	1 460.1	603.7	3.0	335.6	25.7	2 428.1	1 191.4	3 619.5
March	1 492.2	725.6	8.7	334.1	56.5	2 617.1	1 079.3	3 696.4
April	1 418.1	875.3	13.7	335.3	14.8	2 657.1	1 015.1	3 672.3
May	1 702.3	627.5	20.7	367.6	17.2	2 735.3	1 254.1	3 989.4
June	1 784.4	458.9	6.1	363.1	11.1	2 623.6	959.7	3 583.3
July	1 894.8	839.4	4.0	417.3	2.5	3 158.1	1 237.8	4 395.9
August	1 702.8	600.4	14.3	391.1	69.0	2 777.7	1 208.5	3 986.2
September	1 841.9	972.4	14.4	426.1	22.5	3 277.3	1 116.8	4 394.0
October	1 924.7	999.9	5.1	432.6	49.4	3 411.7	1 094.8	4 506.6
November	1 752.4	610.5	3.1	361.7	13.4	2 741.2	758.6	3 499.8
December	1 731.6	586.3	5.4	357.5	27.2	2 708.0	945.2	3 653.1
2004								
January	1 374.6	691.3	3.8	301.6	3.9	2 375.1	1 002.7	3 377.9
PUBLIC SECTOR								
2000-01	147.3	282.2	7.5	157.6	13.7	608.3	3 376.4	3 984.7
2001-02	253.9	213.4	0.4	156.6	0.1	624.4	3 793.1	4 417.5
2002-03	291.6	255.1	1.8	177.9	—	726.4	3 451.2	4 177.6
2003								
February	23.1	34.4	—	20.2	—	77.7	302.4	380.1
March	10.3	24.2	—	13.9	—	48.4	298.2	346.6
April	19.5	14.3	—	12.4	—	46.2	284.5	330.7
May	27.0	38.1	1.8	17.7	—	84.5	270.5	355.1
June	44.7	55.4	—	8.4	—	108.5	231.8	340.3
July	17.5	18.3	—	15.8	0.4	51.9	259.0	311.0
August	12.0	10.7	—	11.0	—	33.7	185.0	218.6
September	25.0	4.8	—	7.0	—	36.8	295.9	332.6
October	19.1	17.0	0.8	13.8	—	50.7	585.6	636.3
November	19.0	14.3	—	14.0	—	47.3	202.5	249.7
December	35.5	14.6	—	21.4	—	71.5	353.1	424.5
2004								
January	18.5	9.6	—	7.3	—	35.4	392.7	428.1
TOTAL								
2000-01	11 120.4	5 107.5	84.5	2 915.7	291.6	19 519.6	12 884.2	32 403.8
2001-02	17 644.7	7 073.6	66.5	3 618.4	275.8	28 678.9	13 720.4	42 399.3
2002-03	18 632.6	9 721.1	108.3	4 155.6	276.1	32 893.8	16 964.8	49 858.6
2003								
February	1 483.2	638.1	3.0	355.7	25.7	2 505.8	1 493.8	3 999.6
March	1 502.5	749.8	8.7	348.0	56.5	2 665.5	1 377.5	4 043.0
April	1 437.6	889.7	13.7	347.7	14.8	2 703.4	1 299.6	4 003.0
May	1 729.3	665.5	22.5	385.3	17.2	2 819.8	1 524.6	4 344.4
June	1 829.1	514.3	6.1	371.5	11.1	2 732.0	1 191.6	3 923.6
July	1 912.3	857.7	4.0	433.2	2.9	3 210.0	1 496.9	4 706.9
August	1 714.8	611.2	14.3	402.1	69.0	2 811.4	1 393.5	4 204.8
September	1 866.9	977.2	14.4	433.1	22.5	3 314.0	1 412.6	4 726.6
October	1 943.8	1 016.9	5.9	446.4	49.4	3 462.4	1 680.4	5 142.9
November	1 771.4	624.8	3.1	375.7	13.4	2 788.5	961.1	3 749.6
December	1 767.0	600.9	5.4	378.9	27.2	2 779.4	1 298.3	4 077.7
2004								
January	1 393.0	700.9	3.8	308.9	3.9	2 410.5	1 395.4	3 805.9

— 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>
\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	277.2	204.1	0.7	100.6	1.2	583.7	312.0	895.7
Vic.	417.2	233.8	0.8	100.0	1.7	753.4	308.6	1 062.0
Qld	375.3	165.2	0.5	52.2	—	593.2	196.9	790.1
SA	65.4	49.8	0.4	15.3	0.1	131.0	59.9	190.9
WA	195.4	31.3	1.4	23.7	—	251.7	89.1	340.8
Tas.	25.5	2.6	—	4.9	—	33.0	9.8	42.9
NT	5.1	1.8	—	0.9	0.9	8.6	12.4	21.0
ACT	13.5	3.0	—	4.0	—	20.5	14.0	34.5
Aust.	1 374.6	691.3	3.8	301.6	3.9	2 375.1	1 002.7	3 377.9
PUBLIC SECTOR								
NSW	2.1	0.4	—	1.5	—	4.0	41.5	45.5
Vic.	0.8	5.2	—	1.1	—	7.1	131.4	138.5
Qld	3.9	—	—	4.0	—	7.9	189.2	197.1
SA	1.4	0.2	—	0.2	—	1.8	7.9	9.7
WA	5.5	—	—	0.1	—	5.5	11.7	17.3
Tas.	—	—	—	—	—	—	3.1	3.1
NT	4.8	—	—	0.4	—	5.2	4.2	9.4
ACT	—	3.9	—	—	—	3.9	3.7	7.5
Aust.	18.5	9.6	—	7.3	—	35.4	392.7	428.1
TOTAL								
NSW	279.3	204.4	0.7	102.1	1.2	587.7	353.5	941.2
Vic.	417.9	239.0	0.8	101.1	1.7	760.5	440.0	1 200.5
Qld	379.2	165.2	0.5	56.2	—	601.1	386.1	987.2
SA	66.9	49.9	0.4	15.5	0.1	132.8	67.8	200.6
WA	200.9	31.3	1.4	23.8	—	257.2	100.9	358.1
Tas.	25.5	2.6	—	4.9	—	33.0	12.9	45.9
NT	9.8	1.8	—	1.3	0.9	13.7	16.6	30.4
ACT	13.5	6.8	—	4.0	—	24.4	17.7	42.0
Aust.	1 393.0	700.9	3.8	308.9	3.9	2 410.5	1 395.4	3 805.9

— 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	34.6	119.5	46.8	28.7	10.7	1.4	3.3	0.8	245.7
Transport	6.0	0.9	9.7	0.1	—	—	2.1	—	18.7
Offices	200.1	70.0	16.2	7.9	24.4	2.4	3.6	3.5	328.2
Other commercial n.e.c.	4.1	0.9	1.4	0.3	—	—	—	—	6.7
<i>Total commercial</i>	<i>244.7</i>	<i>191.3</i>	<i>74.1</i>	<i>36.9</i>	<i>35.1</i>	<i>3.8</i>	<i>9.0</i>	<i>4.4</i>	<i>599.3</i>
Industrial									
Factories	9.0	19.7	65.0	3.7	14.6	—	—	—	111.9
Warehouses	12.4	16.6	16.3	4.4	7.1	1.8	3.2	0.1	61.8
Agricultural/aquacultural	2.0	1.1	1.5	0.2	0.3	0.2	0.5	—	5.7
Other industrial n.e.c.	7.2	0.4	2.2	0.2	0.3	0.2	0.6	—	11.2
<i>Total industrial</i>	<i>30.5</i>	<i>37.8</i>	<i>85.0</i>	<i>8.4</i>	<i>22.3</i>	<i>2.1</i>	<i>4.3</i>	<i>0.1</i>	<i>190.5</i>
Other non-residential									
Educational	22.6	64.5	84.2	5.7	15.5	0.7	0.9	8.7	202.8
Religious	1.2	0.2	0.1	0.1	—	0.1	—	—	1.6
Aged care facilities	19.6	43.0	41.7	1.5	11.9	2.6	—	—	120.3
Health	1.5	18.0	65.3	0.3	1.7	1.3	1.3	0.1	89.5
Entertainment and recreation	15.9	70.9	2.6	0.2	7.2	1.8	0.7	4.5	103.7
Accommodation	4.8	7.8	24.4	14.4	3.7	—	—	—	55.2
Other non-residential n.e.c.	12.7	6.4	8.7	0.4	3.5	0.4	0.4	—	32.5
<i>Total other non-residential</i>	<i>78.3</i>	<i>210.9</i>	<i>227.0</i>	<i>22.5</i>	<i>43.4</i>	<i>7.0</i>	<i>3.3</i>	<i>13.2</i>	<i>605.5</i>
Total non-residential	353.5	440.0	386.1	67.8	100.9	12.9	16.6	17.7	1 395.4

— 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	28.3	119.3	46.5	28.7	10.2	1.4	3.3	0.5	238.3
Transport	2.5	0.8	9.7	0.1	—	—	2.1	—	15.1
Offices	191.7	59.1	14.9	7.3	24.1	2.4	1.2	1.3	302.1
Other commercial n.e.c.	4.1	0.3	1.4	0.3	—	—	—	—	6.1
<i>Total commercial</i>	226.6	179.6	72.6	36.3	34.3	3.8	6.5	1.8	561.6
Industrial									
Factories	9.0	19.6	65.0	2.1	14.6	—	—	—	110.2
Warehouses	11.8	16.5	13.7	4.4	6.7	1.8	3.2	0.1	58.1
Agricultural/aquacultural	2.0	1.1	1.5	0.2	0.3	0.2	0.5	—	5.7
Other industrial n.e.c.	6.7	0.4	2.1	0.2	0.3	0.2	0.6	—	10.5
<i>Total industrial</i>	29.5	37.6	82.3	6.8	21.9	2.1	4.2	0.1	184.4
Other non-residential									
Educational	15.4	19.1	5.7	0.2	11.3	0.4	0.7	7.6	60.5
Religious	1.2	0.2	0.1	0.1	—	0.1	—	—	1.6
Aged care facilities	19.6	42.9	1.7	1.5	10.2	2.6	—	—	78.5
Health	0.7	8.4	4.2	0.3	1.5	—	—	—	15.0
Entertainment and recreation	12.1	10.3	1.7	0.2	3.0	0.7	0.7	4.5	33.1
Accommodation	4.8	7.0	24.4	14.4	3.7	—	—	—	54.3
Other non-residential n.e.c.	2.1	3.5	4.2	0.2	3.3	0.1	0.2	—	13.7
<i>Total other non-residential</i>	55.9	91.4	42.0	16.8	33.0	3.9	1.6	12.1	256.7
Total non-residential	312.0	308.6	196.9	59.9	89.1	9.8	12.4	14.0	1 002.7
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	6.2	0.1	0.2	—	0.5	—	—	0.3	7.4
Transport	3.5	0.1	—	—	—	—	—	—	3.6
Offices	8.3	10.8	1.3	0.6	0.3	—	2.5	2.2	26.0
Other commercial n.e.c.	—	0.6	—	—	—	—	—	—	0.6
<i>Total commercial</i>	18.1	11.7	1.5	0.6	0.8	—	2.5	2.5	37.7
Industrial									
Factories	—	0.2	—	1.6	—	—	—	—	1.7
Warehouses	0.5	0.1	2.6	—	0.4	—	—	—	3.6
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.5	—	0.2	—	—	—	0.1	—	0.7
<i>Total industrial</i>	1.0	0.2	2.8	1.6	0.4	—	0.1	—	6.1
Other non-residential									
Educational	7.2	45.4	78.5	5.5	4.2	0.4	0.2	1.1	142.4
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	0.1	40.0	—	1.6	—	—	—	41.7
Health	0.8	9.6	61.1	—	0.2	1.3	1.3	0.1	74.5
Entertainment and recreation	3.8	60.5	0.9	0.1	4.2	1.1	—	—	70.6
Accommodation	—	0.8	—	—	—	—	—	—	0.8
Other non-residential n.e.c.	10.6	2.9	4.5	0.2	0.2	0.3	0.1	—	18.8
<i>Total other non-residential</i>	22.4	119.4	185.0	5.7	10.5	3.1	1.7	1.1	348.8
Total non-residential	41.5	131.4	189.2	7.9	11.7	3.1	4.2	3.7	392.7

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	294	20	12	326
Transport	11	3	1	15
Offices	241	20	7	268
Other commercial n.e.c.	15	1	—	16
<i>Total commercial</i>	<i>561</i>	<i>44</i>	<i>20</i>	<i>625</i>
Industrial				
Factories	91	10	4	105
Warehouses	104	17	1	122
Agricultural/aquacultural	31	—	—	31
Other industrial n.e.c.	28	1	—	29
<i>Total industrial</i>	<i>254</i>	<i>28</i>	<i>5</i>	<i>287</i>
Other non-residential				
Educational	147	33	7	187
Religious	8	—	—	8
Aged care facilities	10	11	9	30
Health	31	11	1	43
Entertainment and recreation	59	10	3	72
Accommodation	36	4	2	42
Other non-residential n.e.c.	67	4	1	72
<i>Total other non-residential</i>	<i>358</i>	<i>73</i>	<i>23</i>	<i>454</i>
Total non-residential	1 173	145	48	1 366

VALUE (\$m)				
Commercial				
Retail/wholesale trade	51.1	40.2	154.4	245.7
Transport	2.8	7.2	8.7	18.7
Offices	54.9	38.5	234.8	328.2
Other commercial n.e.c.	3.7	3.0	—	6.7
<i>Total commercial</i>	<i>112.5</i>	<i>88.9</i>	<i>397.9</i>	<i>599.3</i>
Industrial				
Factories	28.5	18.2	65.1	111.9
Warehouses	25.9	29.7	6.2	61.8
Agricultural/aquacultural	5.7	—	—	5.7
Other industrial n.e.c.	6.7	4.5	—	11.2
<i>Total industrial</i>	<i>66.9</i>	<i>52.4</i>	<i>71.3</i>	<i>190.5</i>
Other non-residential				
Educational	38.0	77.7	87.1	202.8
Religious	1.6	—	—	1.6
Aged care facilities	2.7	26.3	91.3	120.3
Health	9.9	25.0	54.6	89.5
Entertainment and recreation	15.3	28.0	60.4	103.7
Accommodation	8.7	9.5	37.0	55.2
Other non-residential n.e.c.	17.8	6.5	8.2	32.5
<i>Total other non-residential</i>	<i>94.0</i>	<i>173.0</i>	<i>338.6</i>	<i>605.5</i>
Total non-residential	273.3	314.2	807.8	1 395.4

— 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)							
2000-01	11 408.0	5 223.1	16 632.6	3 381.8	20 012.9	13 192.9	33 208.9
2001-02	17 644.8	7 073.6	24 718.3	3 960.6	28 678.9	13 720.3	42 399.3
2002-03	17 856.2	9 225.8	27 082.0	4 365.7	31 447.7	16 085.6	47 533.4
2002							
September	4 794.8	2 080.2	6 875.0	1 194.1	8 069.1	3 882.3	11 951.4
December	4 354.3	3 199.1	7 553.4	1 008.6	8 562.0	4 284.2	12 846.2
2003							
March	4 047.9	2 041.7	6 089.6	1 046.3	7 135.9	4 203.8	11 339.7
June	4 659.2	1 904.8	6 564.0	1 116.7	7 680.8	3 715.3	11 396.1
September	5 012.2	2 204.3	7 216.5	1 288.2	8 504.7	3 919.4	12 424.1
December	4 935.1	2 015.1	6 950.3	1 190.3	8 140.6	3 574.6	11 715.2
SEASONALLY ADJUSTED (\$m)							
2002							
September	4 580.5	1 944.3	6 524.8	1 137.6	7 662.4	4 197.4	11 859.9
December	4 315.9	3 033.7	7 349.7	1 023.5	8 373.2	3 942.1	12 315.3
2003							
March	4 293.1	2 261.9	6 555.0	1 104.6	7 659.6	4 209.1	11 868.7
June	4 666.6	1 985.9	6 652.5	1 100.0	7 752.5	3 737.0	11 489.5
September	4 759.1	2 021.9	6 781.0	1 217.1	7 998.1	4 184.6	12 182.7
December	4 848.0	1 943.9	6 791.9	1 206.2	7 998.1	3 342.0	11 340.1
TREND (\$m)							
2002							
September	4 473.3	2 291.4	6 765.3	1 075.3	7 840.6	3 903.3	11 745.4
December	4 386.8	2 509.1	6 895.9	1 077.7	7 973.6	4 073.1	12 046.7
2003							
March	4 406.9	2 409.7	6 816.5	1 085.8	7 902.2	4 090.0	11 992.0
June	4 567.1	2 143.1	6 712.6	1 128.3	7 840.9	3 973.5	11 818.5
September	4 748.1	1 953.9	6 704.8	1 181.7	7 886.2	3 825.3	11 712.7
December	4 891.1	1 944.7	6 817.5	1 217.9	8 030.2	3 660.5	11 639.9
TREND (% change from previous quarter)							
2002							
September	-1.2	21.9	5.6	2.7	5.2	9.6	6.6
December	-1.9	9.5	1.9	0.2	1.7	4.4	2.6
2003							
March	0.5	-4.0	-1.2	0.7	-0.9	0.4	-0.5
June	3.6	-11.1	-1.5	3.9	-0.8	-2.9	-1.4
September	4.0	-8.8	-0.1	4.7	0.6	-3.7	-0.9
December	3.0	-0.5	1.7	3.1	1.8	-4.3	-0.6

(a) Reference year for chain volume measures is 2001-02. Refer to Explanatory Notes, paragraph 23.

(b) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, States and territories—Chain volume measures(a): Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2000-01	6 159.5	6 524.0	3 547.8	932.9	2 184.3	175.7	179.6	313.5	20 012.9
2001-02	8 963.8	8 999.7	5 636.4	1 393.9	2 861.6	272.7	161.7	389.1	28 678.9
2002-03	9 375.6	9 513.9	6 774.9	1 580.7	3 201.6	297.9	185.8	517.4	31 447.7
2002									
September	2 235.8	2 689.9	1 646.3	373.6	823.7	75.7	58.1	166.1	8 069.1
December	2 862.0	2 321.0	1 898.0	469.2	736.4	71.8	46.7	157.0	8 562.0
2003									
March	2 170.0	1 968.9	1 621.0	387.8	787.9	68.7	35.5	96.1	7 135.9
June	2 107.8	2 534.2	1 609.6	350.2	853.7	81.8	45.4	98.2	7 680.8
September	2 570.4	2 323.7	2 025.8	434.1	814.5	126.4	71.1	138.7	8 504.7
December	2 332.1	2 458.1	1 677.7	443.2	930.0	106.9	53.2	139.4	8 140.6
NON-RESIDENTIAL BUILDING									
2000-01	3 707.3	4 145.4	2 753.9	744.8	1 316.6	155.5	199.1	179.8	13 192.9
2001-02	4 385.6	4 519.0	2 462.4	804.8	976.5	168.0	159.4	244.7	13 720.3
2002-03	5 398.5	4 865.5	2 685.1	975.8	1 471.4	193.5	148.2	347.7	16 085.6
2002									
September	1 137.3	1 059.9	653.3	246.4	555.4	44.8	71.4	113.8	3 882.3
December	1 786.4	1 073.9	768.4	277.6	230.2	31.7	28.2	87.7	4 284.2
2003									
March	1 315.6	1 569.4	686.5	151.3	335.7	56.1	19.1	70.0	4 203.8
June	1 159.1	1 162.3	576.9	300.5	350.0	61.0	29.4	76.3	3 715.3
September	1 325.4	1 070.5	820.0	258.6	326.2	33.8	32.7	52.2	3 919.4
December	1 023.7	948.4	668.0	441.2	278.2	50.1	51.4	113.5	3 574.6
TOTAL BUILDING									
2000-01	9 868.1	10 677.4	6 283.1	1 678.7	3 498.7	331.4	378.7	493.2	33 208.9
2001-02	13 349.4	13 518.7	8 098.8	2 198.7	3 838.1	440.7	321.1	633.8	42 399.3
2002-03	14 774.1	14 379.4	9 460.0	2 556.5	4 673.0	491.4	333.9	865.1	47 533.4
2002									
September	3 373.1	3 749.8	2 299.6	620.0	1 379.1	120.4	129.5	279.9	11 951.4
December	4 648.5	3 394.9	2 666.4	746.8	966.6	103.4	74.9	244.7	12 846.2
2003									
March	3 485.6	3 538.3	2 307.6	539.1	1 123.7	124.8	54.6	166.1	11 339.7
June	3 266.9	3 696.5	2 186.4	650.7	1 203.7	142.8	74.8	174.4	11 396.1
September	3 895.8	3 394.3	2 845.8	692.7	1 140.7	160.2	103.7	190.9	12 424.1
December	3 355.8	3 406.5	2 345.7	884.5	1 208.2	157.0	104.6	252.9	11 715.2

(a) Reference year for chain volume measures is 2001-2002. Refer to Explanatory Notes, paragraph 23.

WHAT IF...? REVISIONS TO TREND ESTIMATES

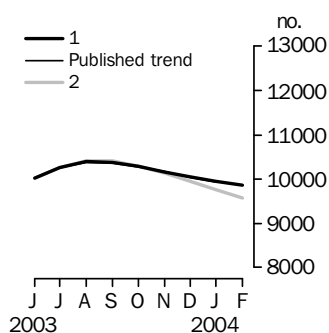
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 February seasonally adjusted estimate is higher than the January estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

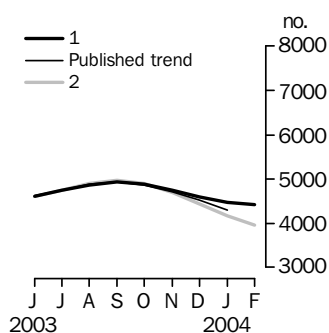
PRIVATE SECTOR HOUSES APPROVED



			WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	Trend as published		(1) rises by 4% on Jan 2004		(2) falls by 4% on Jan 2004	
	no.	% change	no.	% change	no.	% change
2003						
September	10 370	-0.1	10 384	-0.1	10 408	—
October	10 280	-0.9	10 285	-1.0	10 296	-1.1
November	10 168	-1.1	10 164	-1.2	10 133	-1.6
December	10 039	-1.3	10 054	-1.1	9 951	-1.8
2004						
January	9 940	-1.0	9 957	-1.0	9 763	-1.9
February	—	—	9 870	-0.9	9 578	-1.9

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



			WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
Trend as published			(1) rises by 13% on Jan 2004		(2) falls by 13% on Jan 2004	
	no.	% change	no.	% change	no.	% change
2003						
September	4 933	1.1	4 927	1.1	4 965	1.5
October	4 872	-1.2	4 881	-0.9	4 900	-1.3
November	4 713	-3.3	4 744	-2.8	4 694	-4.2
December	4 524	-4.0	4 599	-3.1	4 434	-5.5
2004						
January	4 301	-4.9	4 481	-2.6	4 170	-6.0
February	—	—	4 422	-1.3	3 953	-5.2

— 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 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.

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': an Overview* (cat. no. 1348.0) 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), 2003 Edition* (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 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*

ABS DATA AVAILABLE ON REQUEST

26 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.

RELATED PUBLICATIONS

27 Users may also wish to refer to the following publications:

Building Activity, Australia, cat. no. 8752.0

Building Activity, Australia: Dwelling Unit Commencements, 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

28 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 will be 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 will exclude GST.

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

Aust. Australia

FCB functional classification of buildings

GST Goods and Services Tax

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 <www.abs.gov.au> and AusStats.

DWELLING UNITS

1a	Dwelling units approved, New South Wales
1b	Dwelling units approved, Victoria
1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
2	Dwelling units approved, percentage change, Australia
3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
4b	Dwelling units approved, states and territories, percentage change, seasonally adjusted
4c	Dwelling units approved, states and territories, percentage change, trend
5	Private sector houses approved, states and territories
6	Private sector houses approved, states and territories, percentage change
7	Dwelling units approved, states and territories, by type
8	Dwelling units approved, by Capital City Statistical Division, original
9	Dwelling units approved, by sector, original
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10b	Dwelling units approved, by sector, Victoria
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10g	Dwelling units approved, by sector, Northern Territory
10h	Dwelling units approved, by sector, Australian Capital Territory
10i	Dwelling units approved, by sector, Australia
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11b	Value of dwelling units approved in new residential buildings, original
12a	Dwelling units approved in new residential buildings, number and value, New South Wales
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12c	Dwelling units approved in new residential buildings, number and value, Queensland
12d	Dwelling units approved in new residential buildings, number and value, South Australia
12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

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13a	Value of building approved, New South Wales
13b	Value of building approved, Victoria
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13d	Value of building approved, South Australia
13e	Value of building approved, Western Australia
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13h	Value of building approved, Australian Capital Territory
13i	Value of building approved, Australia
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15	Value of total building approved, states and territories
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17	Value of total building approved, states and territories
18	Value of non-residential building approved, states and territories
19	Value of building approved, by sector
20a	Value of building approved, by sector, New South Wales
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20f	Value of building approved, by sector, Tasmania
20g	Value of building approved, by sector, Northern Territory
20h	Value of building approved, by sector, Australian Capital Territory
20i	Value of building approved, by sector, Australia
21	Value of non-residential building approved, by sector, Australia
22a	Value of non-residential building approved, by sector, New South Wales
22b	Value of non-residential building approved, by sector, Victoria
22c	Value of non-residential building approved, by sector, Queensland
22d	Value of non-residential building approved, by sector, South Australia
22e	Value of non-residential building approved, by sector, Western Australia
22f	Value of non-residential building approved, by sector, Tasmania
22g	Value of non-residential building approved, by sector, Northern Territory
22h	Value of non-residential building approved, by sector, Australian Capital Territory
23a	Non-residential building approved, jobs by value range, New South Wales
23b	Non-residential building approved, jobs by value range, Victoria
23c	Non-residential building approved, jobs by value range, Queensland
23d	Non-residential building approved, jobs by value range, South Australia
23e	Non-residential building approved, jobs by value range, Western Australia
23f	Non-residential building approved, jobs by value range, Tasmania
23g	Non-residential building approved, jobs by value range, Australia

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

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- 24a Value of building approved, chain volume measures, Australia
- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
- 25a Value of building approved, chain volume measures, New South Wales
- 25b Value of building approved, chain volume measures, Victoria
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- 25g Value of building approved, chain volume measures, Northern Territory
- 25h Value of building approved, chain volume measures, Australian Capital Territory

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

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- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04
- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04
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- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04
- 7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04
- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04

EXCEL TABLES

- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04
- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04
- 3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04
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- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04
- 7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04
- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04

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 work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) 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 business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
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: semi-detached, row or terrace house or townhouse with one storey; semi-detached, 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 semi-detached, 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.
Semi-detached, 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)

GLOSSARY *continued*

Transport <i>continued</i>	<ul style="list-style-type: none">■ 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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