

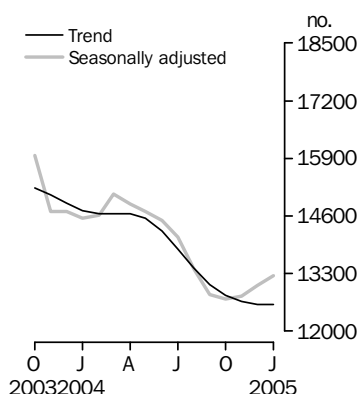
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 4 MAR 2005

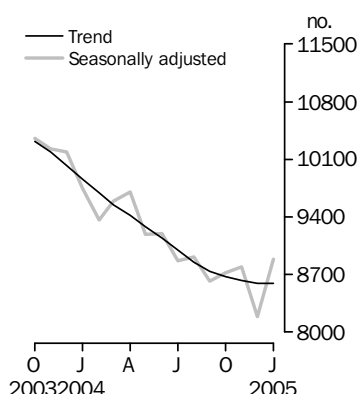
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

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

KEY FIGURES

	Jan 05 no.	Dec 04 to Jan 05 % change	Jan 04 to Jan 05 % change
TREND			
Total dwelling units approved	12 602	—	-14.4
Private sector houses	8 592	—	-12.8
Private sector other dwellings	3 615	0.3	-20.7
SEASONALLY ADJUSTED			
Total dwelling units approved	13 246	1.7	-9.0
Private sector houses	8 881	8.4	-8.9
Private sector other dwellings	4 007	-10.1	-11.4

— nil or rounded to zero (including null cells)

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwellings has flattened, with the estimate for January 2005 virtually unchanged from December 2004. This follows eight months of decline.
- The seasonally adjusted estimate for total dwelling units approved rose 1.7%, to 13,246, in January 2005.

PRIVATE SECTOR HOUSES

- Following falls over the previous fifteen months, the trend estimate for private sector houses was flat in January 2005.
- The seasonally adjusted estimate for private sector houses approved rose 8.4%, to 8,881, in January 2005, following a fall of 6.8% in December 2004.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved rose marginally (+0.3%) in January 2005, after seven months of decline.
- The seasonally adjusted estimate for private sector other dwellings approved fell 10.1%, to 4,007, in January 2005, following a rise of 27.5% in December 2004.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved rose 0.8%, to \$4,258.6m, in January 2005. The value of new residential building approved fell 3.8%, to \$2,448.7m.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
February 2005	1 April 2005
March 2005	3 May 2005
April 2005	2 June 2005
May 2005	1 July 2005
June 2005	3 August 2005
July 2005	31 August 2005

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	2003-04	2004-05	TOTAL
New South Wales	161	-9	152
Victoria	15	-6	9
Queensland	39	14	53
South Australia	—	-106	-106
Western Australia	—	29	29
Tasmania	—	-1	-1
Northern Territory	—	1	1
Australian Capital Territory	—	-20	-20
TOTAL	215	-98	117

A previously unreported approval has resulted in an increase of \$77m to non-residential building in Queensland for December 2004.

DATA NOTES

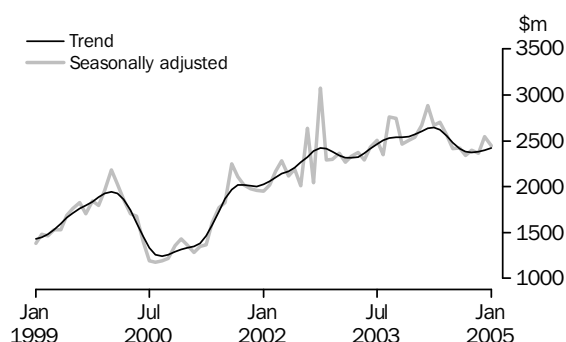
Estimates have been included in this issue for three councils unable to report all building work approved in their municipalities this month (Campbelltown and Canada Bay in New South Wales, and Pine Rivers in Queensland).

Peter Harper
Acting Australian Statistician

VALUE OF BUILDING APPROVED

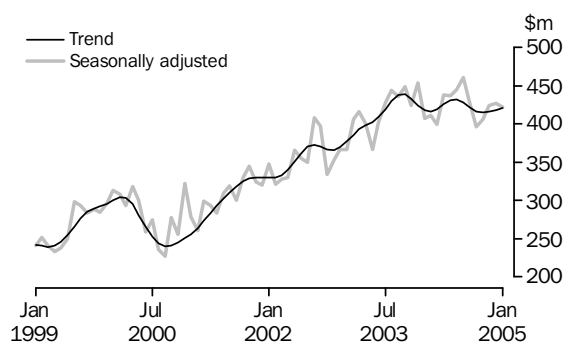
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a rise over the past three months after six months of decline. The trend rose 1.0% in January 2005.



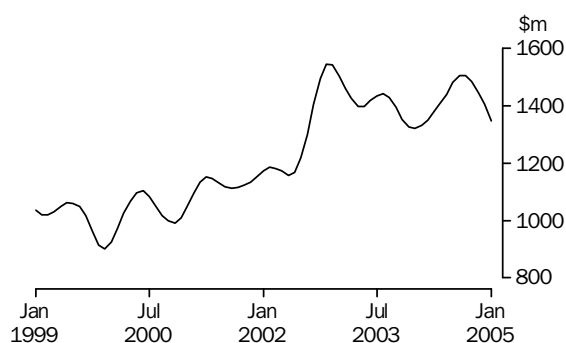
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing a rise over the past three months. The trend rose 0.8% in January 2005.



NON-RESIDENTIAL BUILDING

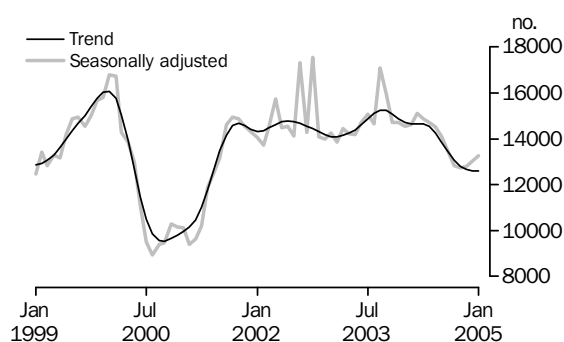
The trend estimate of the value of non-residential building is now showing five months of decline, falling 4.2% in January 2005.



DWELLINGS APPROVED

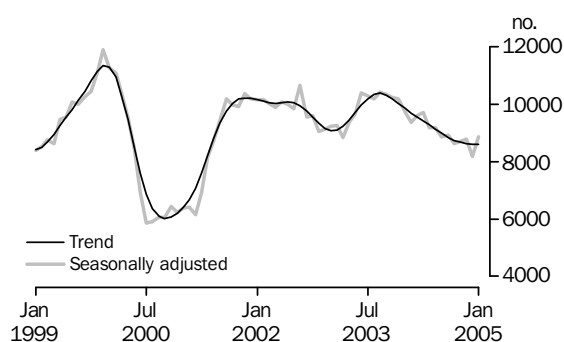
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved was flat in January 2005 following a general decline starting in 2003.



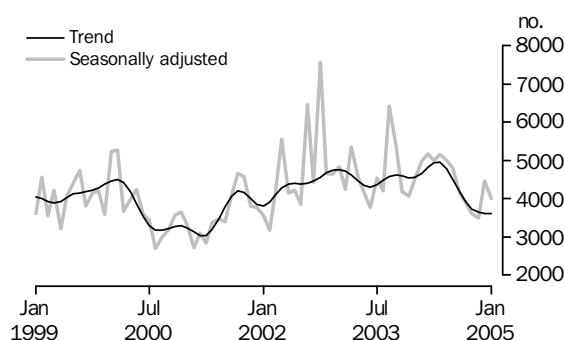
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved is now flat after declining for the previous fifteen months.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved rose 0.3% in January 2005 after falling for the previous seven months.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved was flat in January 2005. The trend rose in all states and territories except Victoria (-2.3%), Queensland (-0.7%) and the Northern Territory (-7.7%).

The trend estimate for private sector houses approved was flat in January 2005. The trend continued to fall in New South Wales (-1.1%), Victoria (-0.1%) and Queensland (-1.6%) but rose in South Australia (+2.0%) and Western Australia (+2.8%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 206	1 864	1 615	470	1 512	162	22	28	6 879
Total dwelling units (no.)	2 314	2 315	2 627	982	1 671	193	82	481	10 665
Percentage change from previous month									
Private sector houses (%)	-20.6	-7.3	-4.7	-35.1	-1.4	-19.4	-15.4	-61.1	-11.6
Total dwelling units (%)	-26.3	-18.7	-14.3	11.6	-14.5	-25.5	-2.4	-11.6	-16.5
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 517	2 634	2 034	681	1 751	na	na	na	8 881
Total dwelling units (no.)	3 111	3 085	3 067	1 193	1 983	227	na	na	13 246
Percentage change from previous month									
Private sector houses (%)	-0.2	22.3	7.0	-4.8	9.1	na	na	na	8.4
Total dwelling units (%)	4.2	3.2	-7.3	36.8	-0.3	-8.1	na	na	1.7
TREND									
Dwelling units approved									
Private sector houses (no.)	1 508	2 427	2 015	694	1 675	na	na	na	8 592
Total dwelling units (no.)	2 907	3 144	3 147	836	1 929	242	84	313	12 602
Percentage change from previous month									
Private sector houses (%)	-1.1	-0.1	-1.6	2.0	2.8	na	na	na	—
Total dwelling units (%)	0.8	-2.3	-0.7	0.5	0.4	0.4	-7.7	30.4	—

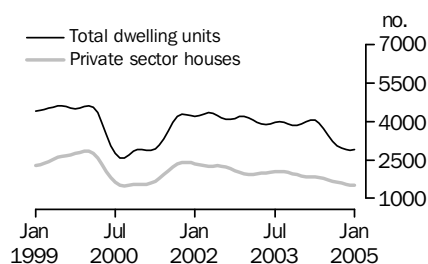
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

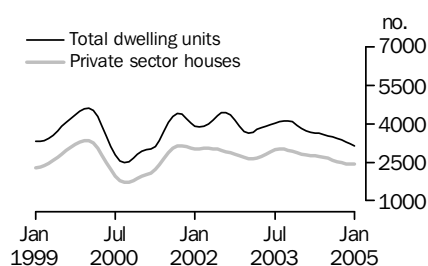
STATE TRENDS

NEW SOUTH WALES



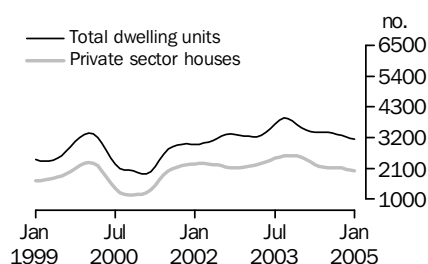
The trend estimate for total dwelling units approved in New South Wales rose 0.8% in January 2005 after falling for the previous nine months. The trend for private sector houses is showing declines for the last seventeen months.

VICTORIA



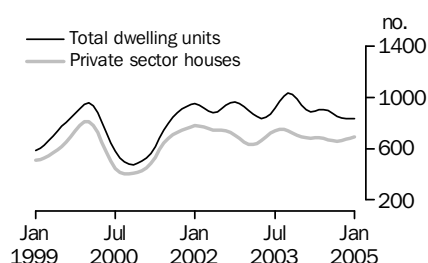
The trend estimate for total dwelling units in Victoria is showing a decline over the past fifteen months. The trend for private sector houses shows a decline over the past seventeen months with the rate of decline slowing in recent months.

QUEENSLAND



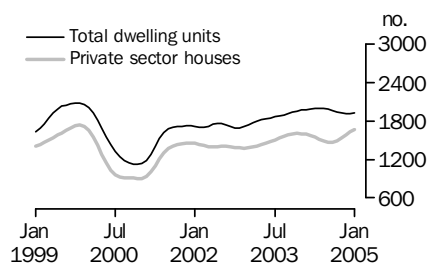
The trend estimate for total dwelling units approved in Queensland is showing a general decline over the last sixteen months. The trend for private sector houses is now showing a decline over the last fifteen months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a rise after six months of decline. The trend for private sector houses is now showing a rise over the past four months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia now shows a rise in the last two months after six months of decline. The trend for private sector houses shows a rise over the past five 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							
2003							
November	10 049	10 167	4 189	4 319	14 238	248	14 486
December	9 757	10 003	4 199	4 347	13 956	394	14 350
2004							
January	7 749	7 866	4 119	4 196	11 868	194	12 062
February	9 147	9 278	4 298	4 455	13 445	288	13 733
March	10 716	10 832	5 279	5 473	15 995	310	16 305
April	8 842	8 888	4 699	4 811	13 541	158	13 699
May	9 437	9 637	5 517	5 807	14 954	490	15 444
June	9 804	10 047	4 879	5 026	14 683	390	15 073
July	9 169	9 359	4 677	5 057	13 846	570	14 416
August	9 452	9 626	4 366	4 475	13 818	283	14 101
September	9 116	9 311	4 126	4 173	13 242	242	13 484
October	8 539	8 645	3 945	4 231	12 484	392	12 876
November	9 316	9 524	3 389	3 604	12 705	423	13 128
December	7 781	7 936	4 675	4 840	12 456	320	12 776
2005							
January	6 879	6 963	3 573	3 702	10 452	213	10 665
SEASONALLY ADJUSTED							
2003							
November	10 230	10 348	4 176	4 357	14 406	299	14 705
December	10 187	10 433	4 074	4 265	14 261	437	14 698
2004							
January	9 752	9 869	4 524	4 681	14 276	274	14 550
February	9 366	9 497	4 987	5 127	14 353	271	14 624
March	9 598	9 714	5 186	5 382	14 784	312	15 096
April	9 706	9 752	4 989	5 119	14 695	176	14 871
May	9 186	9 386	5 148	5 326	14 334	378	14 712
June	9 194	9 437	4 990	5 065	14 184	318	14 502
July	8 866	9 056	4 802	5 070	13 668	458	14 126
August	8 918	9 092	4 137	4 323	13 055	360	13 415
September	8 619	8 814	3 902	4 004	12 521	297	12 818
October	8 721	8 827	3 605	3 894	12 326	395	12 721
November	8 790	8 998	3 496	3 792	12 286	504	12 790
December	8 190	8 345	4 458	4 683	12 648	380	13 028
2005							
January	8 881	8 965	4 007	4 281	12 888	358	13 246
TREND							
2003							
November	10 190	10 334	4 596	4 747	14 786	295	15 081
December	10 026	10 171	4 549	4 711	14 575	307	14 882
2004							
January	9 857	9 997	4 561	4 727	14 418	306	14 724
February	9 692	9 823	4 664	4 827	14 356	294	14 650
March	9 546	9 675	4 815	4 975	14 361	289	14 650
April	9 416	9 557	4 944	5 099	14 360	296	14 656
May	9 279	9 438	4 951	5 105	14 230	313	14 543
June	9 141	9 319	4 783	4 942	13 924	337	14 261
July	8 991	9 182	4 503	4 673	13 494	361	13 855
August	8 847	9 038	4 192	4 380	13 039	379	13 418
September	8 741	8 922	3 920	4 129	12 661	390	13 051
October	8 674	8 839	3 738	3 967	12 412	394	12 806
November	8 626	8 777	3 644	3 891	12 270	398	12 668
December	8 595	8 733	3 604	3 867	12 199	401	12 600
2005							
January	8 592	8 720	3 615	3 882	12 207	395	12 602

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2003							
November	-10.0	-9.9	-33.3	-32.5	-18.3	2.5	-18.1
December	-2.9	-1.6	0.2	0.6	-2.0	58.9	-0.9
2004							
January	-20.6	-21.4	-1.9	-3.5	-15.0	-50.8	-15.9
February	18.0	18.0	4.3	6.2	13.3	48.5	13.9
March	17.2	16.7	22.8	22.9	19.0	7.6	18.7
April	-17.5	-17.9	-11.0	-12.1	-15.3	-49.0	-16.0
May	6.7	8.4	17.4	20.7	10.4	210.1	12.7
June	3.9	4.3	-11.6	-13.4	-1.8	-20.4	-2.4
July	-6.5	-6.8	-4.1	0.6	-5.7	46.2	-4.4
August	3.1	2.9	-6.6	-11.5	-0.2	-50.4	-2.2
September	-3.6	-3.3	-5.5	-6.7	-4.2	-14.5	-4.4
October	-6.3	-7.2	-4.4	1.4	-5.7	62.0	-4.5
November	9.1	10.2	-14.1	-14.8	1.8	7.9	2.0
December	-16.5	-16.7	37.9	34.3	-2.0	-24.3	-2.7
2005							
January	-11.6	-12.3	-23.6	-23.5	-16.1	-33.4	-16.5

SEASONALLY ADJUSTED

2003							
November	-1.2	-1.2	-22.2	-20.7	-8.4	20.6	-7.9
December	-0.4	0.8	-2.4	-2.1	-1.0	46.2	—
2004							
January	-4.3	-5.4	11.1	9.8	0.1	-37.3	-1.0
February	-4.0	-3.8	10.2	9.5	0.5	-1.1	0.5
March	2.5	2.3	4.0	5.0	3.0	15.1	3.2
April	1.1	0.4	-3.8	-4.9	-0.6	-43.6	-1.5
May	-5.4	-3.8	3.2	4.0	-2.5	114.8	-1.1
June	0.1	0.5	-3.1	-4.9	-1.0	-15.9	-1.4
July	-3.6	-4.0	-3.8	0.1	-3.6	44.0	-2.6
August	0.6	0.4	-13.8	-14.7	-4.5	-21.4	-5.0
September	-3.4	-3.1	-5.7	-7.4	-4.1	-17.5	-4.5
October	1.2	0.1	-7.6	-2.7	-1.6	33.0	-0.8
November	0.8	1.9	-3.0	-2.6	-0.3	27.6	0.5
December	-6.8	-7.3	27.5	23.5	2.9	-24.6	1.9
2005							
January	8.4	7.4	-10.1	-8.6	1.9	-5.8	1.7

TREND

2003							
November	-1.3	-1.2	-0.6	-0.5	-1.1	3.5	-1.0
December	-1.6	-1.6	-1.0	-0.8	-1.4	4.1	-1.3
2004							
January	-1.7	-1.7	0.3	0.3	-1.1	-0.3	-1.1
February	-1.7	-1.7	2.3	2.1	-0.4	-3.9	-0.5
March	-1.5	-1.5	3.2	3.1	—	-1.7	—
April	-1.4	-1.2	2.7	2.5	—	2.4	—
May	-1.5	-1.2	0.1	0.1	-0.9	5.7	-0.8
June	-1.5	-1.3	-3.4	-3.2	-2.2	7.7	-1.9
July	-1.6	-1.5	-5.9	-5.4	-3.1	7.1	-2.8
August	-1.6	-1.6	-6.9	-6.3	-3.4	5.0	-3.2
September	-1.2	-1.3	-6.5	-5.7	-2.9	2.9	-2.7
October	-0.8	-0.9	-4.6	-3.9	-2.0	1.0	-1.9
November	-0.6	-0.7	-2.5	-1.9	-1.1	1.0	-1.1
December	-0.4	-0.5	-1.1	-0.6	-0.6	0.8	-0.5
2005							
January	—	-0.1	0.3	0.4	0.1	-1.5	—

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2003									
November	3 790	3 553	3 775	832	2 036	325	50	125	14 486
December	3 915	3 349	3 428	1 192	1 942	290	90	144	14 350
2004									
January	2 754	3 666	3 012	692	1 554	198	72	114	12 062
February	3 903	3 380	3 119	827	2 006	200	82	216	13 733
March	4 049	3 839	4 758	983	2 112	276	86	202	16 305
April	3 741	3 736	3 249	796	1 591	291	52	243	13 699
May	4 248	3 963	3 021	874	2 164	307	133	734	15 444
June	3 758	3 667	3 854	1 088	2 141	234	138	193	15 073
July	3 584	3 800	3 547	968	2 104	216	125	72	14 416
August	3 534	3 643	3 588	846	1 969	250	162	109	14 101
September	3 274	3 349	3 341	905	2 092	220	211	92	13 484
October	2 843	3 580	3 217	886	1 935	260	80	75	12 876
November	2 970	3 543	3 126	902	1 921	271	121	274	13 128
December	3 141	2 847	3 067	880	1 954	259	84	544	12 776
2005									
January	2 314	2 315	2 627	982	1 671	193	82	481	10 665
SEASONALLY ADJUSTED									
2003									
November	3 797	3 664	3 926	853	1 991	299	na	na	14 705
December	3 775	3 528	3 725	1 153	2 009	274	na	na	14 698
2004									
January	3 431	4 396	3 557	885	1 813	231	na	na	14 550
February	4 746	3 355	3 104	836	2 090	218	na	na	14 624
March	3 771	3 508	4 369	883	2 017	251	na	na	15 096
April	4 181	3 768	3 503	875	1 907	338	na	na	14 871
May	3 833	3 922	2 885	882	2 031	310	na	na	14 712
June	3 772	3 474	3 681	1 004	1 982	239	na	na	14 502
July	3 590	3 639	3 437	947	2 088	226	na	na	14 126
August	3 210	3 601	3 433	813	1 871	232	na	na	13 415
September	3 033	3 257	3 199	836	1 992	197	na	na	12 818
October	2 616	3 561	3 292	938	1 913	257	na	na	12 721
November	2 908	3 442	3 155	844	1 802	249	na	na	12 790
December	2 986	2 990	3 308	872	1 989	247	na	na	13 028
2005									
January	3 111	3 085	3 067	1 193	1 983	227	na	na	13 246
TREND									
2003									
November	3 848	4 071	3 796	1 022	1 934	237	89	208	15 081
December	3 841	3 946	3 678	988	1 958	240	81	195	14 882
2004									
January	3 893	3 814	3 559	941	1 971	248	75	193	14 724
February	3 980	3 715	3 469	905	1 980	260	75	206	14 650
March	4 049	3 670	3 408	889	1 988	272	82	227	14 650
April	4 044	3 654	3 384	892	1 997	277	96	243	14 656
May	3 922	3 625	3 384	904	2 002	274	111	237	14 543
June	3 724	3 577	3 391	907	1 999	262	126	201	14 261
July	3 473	3 536	3 385	899	1 983	247	134	149	13 855
August	3 239	3 489	3 358	877	1 960	234	133	104	13 418
September	3 062	3 422	3 322	855	1 939	230	125	92	13 051
October	2 949	3 361	3 276	839	1 924	233	113	120	12 806
November	2 896	3 292	3 222	833	1 919	237	102	174	12 668
December	2 883	3 219	3 170	832	1 922	241	91	240	12 600
2005									
January	2 907	3 144	3 147	836	1 929	242	84	313	12 602

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

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

ORIGINAL

2003

November	-9.8	-30.9	-2.3	-33.2	-15.0	36.6	-52.4	-74.2	-18.1
December	3.3	-5.7	-9.2	43.3	-4.6	-10.8	80.0	15.2	-0.9

2004

January	-29.7	9.5	-12.1	-41.9	-20.0	-31.7	-20.0	-20.8	-15.9
February	41.7	-7.8	3.6	19.5	29.1	1.0	13.9	89.5	13.9
March	3.7	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	18.7
April	-7.6	-2.7	-31.7	-19.0	-24.7	5.4	-39.5	20.3	-16.0
May	13.6	6.1	-7.0	9.8	36.0	5.5	155.8	202.1	12.7
June	-11.5	-7.5	27.6	24.5	-1.1	-23.8	3.8	-73.7	-2.4
July	-4.6	3.6	-8.0	-11.0	-1.7	-7.7	-9.4	-62.7	-4.4
August	-1.4	-4.1	1.2	-12.6	-6.4	15.7	29.6	51.4	-2.2
September	-7.4	-8.1	-6.9	7.0	6.2	-12.0	30.2	-15.6	-4.4
October	-13.2	6.9	-3.7	-2.1	-7.5	18.2	-62.1	-18.5	-4.5
November	4.5	-1.0	-2.8	1.8	-0.7	4.2	51.3	265.3	2.0
December	5.8	-19.6	-1.9	-2.4	1.7	-4.4	-30.6	98.5	-2.7

2005

January	-26.3	-18.7	-14.3	11.6	-14.5	-25.5	-2.4	-11.6	-16.5
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SEASONALLY ADJUSTED

2003

November	16.3	-24.9	8.0	-30.7	-8.5	34.7	na	na	-7.9
December	-0.6	-3.7	-5.1	35.2	0.9	-8.4	na	na	—

2004

January	-9.1	24.6	-4.5	-23.2	-9.8	-15.7	na	na	-1.0
February	38.3	-23.7	-12.7	-5.5	15.3	-5.6	na	na	0.5
March	-20.5	4.6	40.8	5.6	-3.5	15.1	na	na	3.2
April	10.9	7.4	-19.8	-0.9	-5.5	34.7	na	na	-1.5
May	-8.3	4.1	-17.6	0.8	6.5	-8.3	na	na	-1.1
June	-1.6	-11.4	27.6	13.8	-2.4	-22.9	na	na	-1.4
July	-4.8	4.7	-6.6	-5.7	5.3	-5.4	na	na	-2.6
August	-10.6	-1.0	-0.1	-14.1	-10.4	2.7	na	na	-5.0
September	-5.5	-9.6	-6.8	2.8	6.5	-15.1	na	na	-4.5
October	-13.7	9.3	2.9	12.2	-4.0	30.5	na	na	-0.8
November	11.2	-3.3	-4.2	-10.0	-5.8	-3.1	na	na	0.5
December	2.7	-13.1	4.8	3.3	10.4	-0.8	na	na	1.9

2005

January	4.2	3.2	-7.3	36.8	-0.3	-8.1	na	na	1.7
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TREND

2003

November	-1.6	-1.4	-2.2	-1.2	1.2	-1.7	-3.3	-5.0	-1.0
December	-0.2	-3.1	-3.1	-3.3	1.2	1.3	-9.0	-6.3	-1.3

2004

January	1.4	-3.3	-3.2	-4.8	0.7	3.3	-7.4	-1.0	-1.1
February	2.2	-2.6	-2.5	-3.8	0.5	4.8	—	6.7	-0.5
March	1.7	-1.2	-1.8	-1.8	0.4	4.6	9.3	10.2	—
April	-0.1	-0.4	-0.7	0.3	0.5	1.8	17.1	7.0	—
May	-3.0	-0.8	—	1.3	0.3	-1.1	15.6	-2.5	-0.8
June	-5.0	-1.3	0.2	0.3	-0.1	-4.4	13.5	-15.2	-1.9
July	-6.7	-1.1	-0.2	-0.9	-0.8	-5.7	6.3	-25.9	-2.8
August	-6.7	-1.3	-0.8	-2.4	-1.2	-5.3	-0.7	-30.2	-3.2
September	-5.5	-1.9	-1.1	-2.5	-1.1	-1.7	-6.0	-11.5	-2.7
October	-3.7	-1.8	-1.4	-1.9	-0.8	1.3	-9.6	30.4	-1.9
November	-1.8	-2.1	-1.6	-0.7	-0.3	1.7	-9.7	45.0	-1.1
December	-0.4	-2.2	-1.6	-0.1	0.2	1.7	-10.8	37.9	-0.5

2005

January	0.8	-2.3	-0.7	0.5	0.4	0.4	-7.7	30.4	—
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— 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

2003									
November	2 045	2 898	2 434	692	1 595	244	21	120	10 049
December	1 984	2 569	2 394	771	1 673	233	37	96	9 757
2004									
January	1 403	2 207	2 108	474	1 292	176	21	68	7 749
February	1 795	2 627	2 284	673	1 438	184	21	125	9 147
March	1 967	3 092	2 744	770	1 737	260	52	94	10 716
April	1 714	2 755	2 065	627	1 306	262	26	87	8 842
May	1 838	2 769	2 133	646	1 688	225	28	110	9 437
June	1 978	2 938	2 200	833	1 554	197	31	73	9 804
July	1 662	2 929	2 234	662	1 375	185	50	72	9 169
August	1 798	2 520	2 429	696	1 624	225	59	101	9 452
September	1 636	2 562	2 186	687	1 703	211	62	69	9 116
October	1 522	2 500	2 162	613	1 433	200	44	65	8 539
November	1 799	2 678	2 128	734	1 672	216	28	61	9 316
December	1 518	2 011	1 695	724	1 534	201	26	72	7 781
2005									
January	1 206	1 864	1 615	470	1 512	162	22	28	6 879

SEASONALLY ADJUSTED

2003									
November	1 972	3 009	2 585	713	1 592	na	na	na	10 230
December	1 954	2 748	2 664	732	1 739	na	na	na	10 187
2004									
January	1 709	2 937	2 613	667	1 476	na	na	na	9 752
February	1 912	2 602	2 274	682	1 571	na	na	na	9 366
March	1 836	2 761	2 352	670	1 589	na	na	na	9 598
April	1 894	2 787	2 314	706	1 579	na	na	na	9 706
May	1 770	2 728	2 089	654	1 597	na	na	na	9 186
June	1 816	2 745	2 088	749	1 471	na	na	na	9 194
July	1 703	2 768	2 130	641	1 305	na	na	na	8 866
August	1 703	2 478	2 197	663	1 526	na	na	na	8 918
September	1 604	2 470	2 044	618	1 563	na	na	na	8 619
October	1 556	2 481	2 234	665	1 490	na	na	na	8 721
November	1 569	2 577	2 124	676	1 565	na	na	na	8 790
December	1 519	2 154	1 901	716	1 605	na	na	na	8 190
2005									
January	1 517	2 634	2 034	681	1 751	na	na	na	8 881

TREND

2003									
November	1 965	2 917	2 563	725	1 602	na	na	na	10 190
December	1 918	2 859	2 542	707	1 604	na	na	na	10 026
2004									
January	1 877	2 808	2 498	692	1 602	na	na	na	9 857
February	1 851	2 774	2 426	685	1 593	na	na	na	9 692
March	1 840	2 755	2 336	684	1 572	na	na	na	9 546
April	1 832	2 748	2 243	685	1 545	na	na	na	9 416
May	1 812	2 734	2 171	684	1 515	na	na	na	9 279
June	1 777	2 707	2 138	678	1 489	na	na	na	9 141
July	1 728	2 655	2 130	669	1 471	na	na	na	8 991
August	1 674	2 588	2 130	661	1 470	na	na	na	8 847
September	1 627	2 522	2 125	659	1 495	na	na	na	8 741
October	1 587	2 474	2 110	663	1 537	na	na	na	8 674
November	1 553	2 445	2 081	672	1 583	na	na	na	8 626
December	1 525	2 429	2 048	681	1 629	na	na	na	8 595
2005									
January	1 508	2 427	2 015	694	1 675	na	na	na	8 592

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
November	-4.4	-11.6	-5.2	-8.1	-19.5	11.4	-47.5	-34.1	-10.0
December	-3.0	-11.4	-1.6	11.4	4.9	-4.5	76.2	-20.0	-2.9
2004									
January	-29.3	-14.1	-11.9	-38.5	-22.8	-24.5	-43.2	-29.2	-20.6
February	27.9	19.0	8.3	42.0	11.3	4.5	—	83.8	18.0
March	9.6	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	17.2
April	-12.9	-10.9	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	-17.5
May	7.2	0.5	3.3	3.0	29.2	-14.1	7.7	26.4	6.7
June	7.6	6.1	3.1	28.9	-7.9	-12.4	10.7	-33.6	3.9
July	-16.0	-0.3	1.5	-20.5	-11.5	-6.1	61.3	-1.4	-6.5
August	8.2	-14.0	8.7	5.1	18.1	21.6	18.0	40.3	3.1
September	-9.0	1.7	-10.0	-1.3	4.9	-6.2	5.1	-31.7	-3.6
October	-7.0	-2.4	-1.1	-10.8	-15.9	-5.2	-29.0	-5.8	-6.3
November	18.2	7.1	-1.6	19.7	16.7	8.0	-36.4	-6.2	9.1
December	-15.6	-24.9	-20.3	-1.4	-8.3	-6.9	-7.1	18.0	-16.5
2005									
January	-20.6	-7.3	-4.7	-35.1	-1.4	-19.4	-15.4	-61.1	-11.6
SEASONALLY ADJUSTED									
2003									
November	-0.6	-0.1	10.2	-3.5	-15.3	na	na	na	-1.2
December	-0.9	-8.7	3.1	2.6	9.2	na	na	na	-0.4
2004									
January	-12.5	6.9	-1.9	-8.9	-15.1	na	na	na	-4.3
February	11.8	-11.4	-13.0	2.2	6.4	na	na	na	-4.0
March	-3.9	6.1	3.4	-1.7	1.2	na	na	na	2.5
April	3.1	1.0	-1.6	5.3	-0.7	na	na	na	1.1
May	-6.5	-2.1	-9.7	-7.3	1.1	na	na	na	-5.4
June	2.6	0.6	—	14.6	-7.9	na	na	na	0.1
July	-6.2	0.8	2.0	-14.5	-11.3	na	na	na	-3.6
August	—	-10.5	3.2	3.4	16.9	na	na	na	0.6
September	-5.8	-0.3	-7.0	-6.7	2.5	na	na	na	-3.4
October	-3.0	0.4	9.3	7.6	-4.7	na	na	na	1.2
November	0.9	3.9	-4.9	1.5	5.0	na	na	na	0.8
December	-3.2	-16.4	-10.5	6.0	2.6	na	na	na	-6.8
2005									
January	-0.2	22.3	7.0	-4.8	9.1	na	na	na	8.4
TREND									
2003									
November	-2.1	-1.8	-0.1	-2.3	0.7	na	na	na	-1.3
December	-2.4	-2.0	-0.8	-2.5	0.1	na	na	na	-1.6
2004									
January	-2.1	-1.8	-1.8	-2.0	-0.1	na	na	na	-1.7
February	-1.4	-1.2	-2.9	-1.1	-0.6	na	na	na	-1.7
March	-0.6	-0.7	-3.7	-0.2	-1.3	na	na	na	-1.5
April	-0.4	-0.3	-4.0	0.2	-1.8	na	na	na	-1.4
May	-1.1	-0.5	-3.2	-0.2	-1.9	na	na	na	-1.5
June	-1.9	-1.0	-1.5	-0.9	-1.7	na	na	na	-1.5
July	-2.8	-1.9	-0.3	-1.4	-1.2	na	na	na	-1.6
August	-3.1	-2.5	—	-1.2	-0.1	na	na	na	-1.6
September	-2.8	-2.6	-0.2	-0.3	1.7	na	na	na	-1.2
October	-2.5	-1.9	-0.7	0.7	2.8	na	na	na	-0.8
November	-2.1	-1.2	-1.4	1.3	3.0	na	na	na	-0.6
December	-1.8	-0.6	-1.6	1.3	2.9	na	na	na	-0.4
2005									
January	-1.1	-0.1	-1.6	2.0	2.8	na	na	na	—

— 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									
2001-02	27 633	37 071	26 594	9 208	17 422	1 882	643	1 214	121 667
2002-03	24 781	33 526	27 364	8 602	18 050	1 973	518	1 889	116 703
2003-04	23 330	34 644	29 348	9 066	19 563	2 697	547	1 373	120 568
2004									
February	1 802	2 650	2 324	705	1 467	184	21	125	9 278
March	1 971	3 114	2 779	814	1 747	260	53	94	10 832
April	1 723	2 763	2 073	637	1 312	262	31	87	8 888
May	1 876	2 810	2 143	665	1 754	225	54	110	9 637
June	2 003	2 984	2 225	900	1 596	209	57	73	10 047
July	1 685	2 975	2 249	690	1 438	187	63	72	9 359
August	1 825	2 570	2 440	736	1 652	226	76	101	9 626
September	1 688	2 583	2 219	743	1 725	214	69	70	9 311
October	1 527	2 512	2 177	635	1 471	200	51	72	8 645
November	1 854	2 732	2 135	742	1 716	239	44	62	9 524
December	1 523	2 028	1 713	769	1 552	235	41	75	7 936
2005									
January	1 216	1 885	1 622	474	1 538	164	36	28	6 963
OTHER DWELLINGS									
2001-02	22 772	12 468	9 755	1 728	2 952	151	307	1 018	51 151
2002-03	24 669	14 682	13 857	2 222	3 741	172	432	1 281	61 056
2003-04	24 305	11 769	15 180	2 457	4 142	444	625	1 763	60 685
2004									
February	2 101	730	795	122	539	16	61	91	4 455
March	2 078	725	1 979	169	365	16	33	108	5 473
April	2 018	973	1 176	159	279	29	21	156	4 811
May	2 372	1 153	878	209	410	82	79	624	5 807
June	1 755	683	1 629	188	545	25	81	120	5 026
July	1 899	825	1 298	278	666	29	62	—	5 057
August	1 709	1 073	1 148	110	317	24	86	8	4 475
September	1 586	766	1 122	162	367	6	142	22	4 173
October	1 316	1 068	1 040	251	464	60	29	3	4 231
November	1 116	811	991	160	205	32	77	212	3 604
December	1 618	819	1 354	111	402	24	43	469	4 840
2005									
January	1 098	430	1 005	508	133	29	46	453	3 702
TOTAL DWELLING UNITS									
2001-02	50 405	49 539	36 349	10 936	20 374	2 033	950	2 232	172 818
2002-03	49 450	48 208	41 221	10 824	21 791	2 145	950	3 170	177 759
2003-04	47 635	46 413	44 528	11 523	23 705	3 141	1 172	3 136	181 253
2004									
February	3 903	3 380	3 119	827	2 006	200	82	216	13 733
March	4 049	3 839	4 758	983	2 112	276	86	202	16 305
April	3 741	3 736	3 249	796	1 591	291	52	243	13 699
May	4 248	3 963	3 021	874	2 164	307	133	734	15 444
June	3 758	3 667	3 854	1 088	2 141	234	138	193	15 073
July	3 584	3 800	3 547	968	2 104	216	125	72	14 416
August	3 534	3 643	3 588	846	1 969	250	162	109	14 101
September	3 274	3 349	3 341	905	2 092	220	211	92	13 484
October	2 843	3 580	3 217	886	1 935	260	80	75	12 876
November	2 970	3 543	3 126	902	1 921	271	121	274	13 128
December	3 141	2 847	3 067	880	1 954	259	84	544	12 776
2005									
January	2 314	2 315	2 627	982	1 671	193	82	481	10 665

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2001-02	13 242	25 658	12 233	5 848	12 759	814	395	1 212
2002-03	10 727	22 657	13 007	5 517	13 293	918	316	1 888
2003-04	9 261	22 698	12 902	5 584	14 077	1 182	330	1 373
2004								
February	757	1 714	1 033	478	1 124	76	16	125
March	808	2 000	1 275	469	1 304	117	45	94
April	635	1 791	919	368	927	132	20	87
May	688	1 851	819	392	1 203	92	28	110
June	741	1 915	841	597	1 118	79	31	73
July	613	1 902	910	411	972	80	45	72
August	765	1 605	1 002	455	1 202	92	54	101
September	656	1 634	926	422	1 192	81	38	70
October	627	1 686	833	396	898	71	34	72
November	719	1 808	850	432	1 245	92	22	62
December	591	1 250	706	486	1 137	75	22	75
2005								
January	467	1 243	663	262	1 102	52	20	28
OTHER DWELLINGS								
2001-02	18 931	11 714	5 190	1 407	2 406	54	232	1 018
2002-03	20 469	13 788	6 274	2 027	2 893	60	361	1 281
2003-04	19 339	10 672	6 896	2 220	3 077	242	578	1 763
2004								
February	1 829	620	340	115	311	3	61	91
March	1 813	649	802	137	287	5	33	108
April	1 652	864	574	116	236	19	21	156
May	1 755	1 046	559	196	348	73	68	624
June	1 191	495	552	163	337	17	77	120
July	1 537	761	398	261	550	2	56	—
August	1 230	979	478	95	246	18	70	8
September	1 191	644	680	120	288	2	134	22
October	994	892	738	220	327	59	29	3
November	760	754	206	146	181	11	75	212
December	971	715	777	99	352	8	43	469
2005								
January	924	342	415	273	74	6	40	453
TOTAL DWELLING UNITS								
2001-02	32 173	37 372	17 423	7 255	15 165	868	627	2 230
2002-03	31 196	36 445	19 281	7 544	16 186	978	677	3 169
2003-04	28 600	33 370	19 798	7 804	17 154	1 424	908	3 136
2004								
February	2 586	2 334	1 373	593	1 435	79	77	216
March	2 621	2 649	2 077	606	1 591	122	78	202
April	2 287	2 655	1 493	484	1 163	151	41	243
May	2 443	2 897	1 378	588	1 551	165	96	734
June	1 932	2 410	1 393	760	1 455	96	108	193
July	2 150	2 663	1 308	672	1 522	82	101	72
August	1 995	2 584	1 480	550	1 448	110	124	109
September	1 847	2 278	1 606	542	1 480	83	172	92
October	1 621	2 578	1 571	616	1 225	130	63	75
November	1 479	2 562	1 056	578	1 426	103	97	274
December	1 562	1 965	1 483	585	1 489	83	65	544
2005								
January	1 391	1 585	1 078	535	1 176	58	60	481

— 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						
2001-02	119 578	46 616	592	1 908	258	168 952
2002-03	114 465	56 173	818	1 841	381	173 678
2003-04	118 727	56 535	753	1 488	368	177 871
2004						
February	9 137	4 224	46	25	13	13 445
March	10 705	5 207	54	18	11	15 995
April	8 826	4 506	59	104	46	13 541
May	9 425	5 094	113	291	31	14 954
June	9 781	4 748	85	46	23	14 683
July	9 163	4 305	22	343	13	13 846
August	9 441	4 079	36	230	32	13 818
September	9 107	4 032	36	59	8	13 242
October	8 526	3 805	57	85	11	12 484
November	9 298	3 314	36	45	12	12 705
December	7 743	4 456	67	176	14	12 456
2005						
January	6 870	3 545	19	10	8	10 452
PUBLIC SECTOR						
2001-02	1 938	1 917	7	1	3	3 866
2002-03	2 078	1 990	12	—	1	4 081
2003-04	1 685	1 681	13	2	1	3 382
2004						
February	131	157	—	—	—	288
March	116	194	—	—	—	310
April	46	111	—	—	1	158
May	200	290	—	—	—	490
June	243	140	7	—	—	390
July	190	380	—	—	—	570
August	174	109	—	—	—	283
September	195	47	—	—	—	242
October	106	286	—	—	—	392
November	208	211	—	—	4	423
December	155	165	—	—	—	320
2005						
January	84	127	2	—	—	213
TOTAL						
2001-02	121 516	48 533	599	1 909	261	172 818
2002-03	116 543	58 163	830	1 841	382	177 759
2003-04	120 412	58 216	766	1 490	369	181 253
2004						
February	9 268	4 381	46	25	13	13 733
March	10 821	5 401	54	18	11	16 305
April	8 872	4 617	59	104	47	13 699
May	9 625	5 384	113	291	31	15 444
June	10 024	4 888	92	46	23	15 073
July	9 353	4 685	22	343	13	14 416
August	9 615	4 188	36	230	32	14 101
September	9 302	4 079	36	59	8	13 484
October	8 632	4 091	57	85	11	12 876
November	9 506	3 525	36	45	16	13 128
December	7 898	4 621	67	176	14	12 776
2005						
January	6 954	3 672	21	10	8	10 665

— 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	1 202	1 019	9	2	1	2 233
Vic.	1 862	394	5	7	4	2 272
Qld	1 615	992	—	—	1	2 608
SA	469	508	1	—	—	978
WA	1 512	111	3	—	1	1 627
Tas.	160	28	1	1	1	191
NT	22	40	—	—	—	62
ACT	28	453	—	—	—	481
Aust.	6 870	3 545	19	10	8	10 452
PUBLIC SECTOR						
NSW	10	71	—	—	—	81
Vic.	21	20	2	—	—	43
Qld	7	12	—	—	—	19
SA	4	—	—	—	—	4
WA	26	18	—	—	—	44
Tas.	2	—	—	—	—	2
NT	14	6	—	—	—	20
ACT	—	—	—	—	—	—
Aust.	84	127	2	—	—	213
TOTAL						
NSW	1 212	1 090	9	2	1	2 314
Vic.	1 883	414	7	7	4	2 315
Qld	1 622	1 004	—	—	1	2 627
SA	473	508	1	—	—	982
WA	1 538	129	3	—	1	1 671
Tas.	162	28	1	1	1	193
NT	36	46	—	—	—	82
ACT	28	453	—	—	—	481
Aust.	6 954	3 672	21	10	8	10 665

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
Period										
DWELLING UNITS (no.)										
2001-02	121 516	9 063	10 567	19 630	3 455	5 000	20 448	28 903	48 533	170 049
2002-03	116 543	9 477	11 905	21 382	3 572	5 366	27 843	36 781	58 163	174 706
2003-04	120 412	10 650	13 007	23 657	4 369	5 389	24 801	34 559	58 216	178 628
2003										
November	10 152	871	1 157	2 028	574	521	1 080	2 175	4 203	14 355
December	9 993	736	997	1 733	308	442	1 589	2 339	4 072	14 065
2004										
January	7 858	541	845	1 386	176	249	2 290	2 715	4 101	11 959
February	9 268	981	863	1 844	355	448	1 734	2 537	4 381	13 649
March	10 821	910	935	1 845	588	582	2 386	3 556	5 401	16 222
April	8 872	762	1 147	1 909	286	310	2 112	2 708	4 617	13 489
May	9 625	966	1 130	2 096	361	469	2 458	3 288	5 384	15 009
June	10 024	1 350	1 234	2 584	275	429	1 600	2 304	4 888	14 912
July	9 353	1 163	1 303	2 466	256	639	1 324	2 219	4 685	14 038
August	9 615	738	951	1 689	352	338	1 809	2 499	4 188	13 803
September	9 302	710	963	1 673	214	212	1 980	2 406	4 079	13 381
October	8 632	979	981	1 960	245	201	1 685	2 131	4 091	12 723
November	9 506	658	954	1 612	202	585	1 126	1 913	3 525	13 031
December	7 898	691	1 319	2 010	397	575	1 639	2 611	4 621	12 519
2005										
January	6 954	900	841	1 741	243	233	1 455	1 931	3 672	10 626
VALUE (\$m)										
2001-02	17 674.0	867.8	1 392.5	2 260.3	364.7	702.4	3 771.7	4 838.8	7 099.1	24 773.1
2002-03	18 658.9	972.1	1 692.9	2 665.0	441.3	750.2	5 922.9	7 114.4	9 779.4	28 438.3
2003-04	21 401.6	1 197.2	2 018.5	3 215.7	625.0	818.8	5 397.1	6 840.9	10 056.6	31 458.2
2003										
November	1 780.2	93.4	186.1	279.5	62.0	84.4	220.7	367.2	646.7	2 426.9
December	1 774.9	80.6	156.6	237.2	45.5	69.3	292.6	407.4	644.6	2 419.4
2004										
January	1 398.9	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	2 105.7
February	1 690.2	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 476.1
March	1 963.8	112.8	147.3	260.1	88.0	81.0	623.1	792.1	1 052.2	3 016.1
April	1 670.3	88.4	193.4	281.8	45.9	46.9	524.6	617.4	899.3	2 569.6
May	1 789.9	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	2 740.7
June	1 873.8	151.2	192.8	344.0	50.9	58.7	346.1	455.6	799.6	2 673.4
July	1 793.6	139.7	241.0	380.7	25.8	107.4	219.4	352.6	733.3	2 526.9
August	1 832.2	88.2	153.0	241.2	44.8	57.4	388.7	490.8	732.1	2 564.3
September	1 754.0	87.3	143.8	231.1	34.4	35.1	480.2	549.7	780.8	2 534.9
October	1 682.0	121.8	152.1	273.9	30.0	33.0	376.9	439.9	713.7	2 395.7
November	1 852.0	86.7	160.4	247.1	27.7	95.0	277.2	399.9	647.0	2 499.0
December	1 522.8	86.5	239.6	326.1	42.7	89.0	436.9	568.5	894.6	2 417.4
2005										
January	1 356.6	85.3	142.7	228.0	34.1	35.0	310.9	379.9	607.9	1 964.5

(a) See Glossary for definition.

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

		NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
States and territories	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
NSW	1 212	137	267	404	71	86	529	686	1 090	2 302
Vic.	1 883	97	148	245	58	18	93	169	414	2 297
Qld	1 622	175	289	464	54	108	378	540	1 004	2 626
SA	473	437	29	466	42	—	—	42	508	981
WA	1 538	44	73	117	12	—	—	12	129	1 667
Tas.	162	10	18	28	—	—	—	—	28	190
NT	36	—	—	—	6	—	40	46	46	82
ACT	28	—	17	17	—	21	415	436	453	481
Aust.	6 954	900	841	1 741	243	233	1 455	1 931	3 672	10 626
VALUE (\$m)										
NSW	260.9	19.6	41.4	61.0	9.3	10.7	96.6	116.6	177.5	438.4
Vic.	377.8	11.8	25.5	37.3	7.3	3.0	16.2	26.5	63.7	441.5
Qld	344.1	20.7	52.6	73.2	7.6	19.0	94.6	121.2	194.4	538.5
SA	73.3	27.9	6.0	33.9	6.1	—	—	6.1	40.0	113.3
WA	253.5	4.4	9.9	14.3	2.4	—	—	2.4	16.7	270.2
Tas.	31.4	1.0	3.4	4.4	—	—	—	—	4.4	35.8
NT	8.5	—	—	—	1.4	—	7.0	8.4	8.4	16.8
ACT	7.1	—	3.9	3.9	—	2.3	96.5	98.8	102.7	109.8
Aust.	1 356.6	85.3	142.7	228.0	34.1	35.0	310.9	379.9	607.9	1 964.5

— 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					
2003					
December	2 419.4	413.2	2 832.7	1 409.2	4 241.9
2004					
January	2 105.7	316.7	2 422.4	1 437.1	3 859.5
February	2 476.1	390.6	2 866.6	1 250.6	4 117.3
March	3 016.1	434.3	3 450.4	1 355.7	4 806.1
April	2 569.6	399.0	2 968.6	1 389.2	4 357.8
May	2 740.7	485.9	3 226.6	1 630.0	4 856.6
June	2 673.4	464.1	3 137.4	1 268.3	4 405.7
July	2 526.9	452.7	2 979.7	1 442.2	4 421.9
August	2 564.3	490.4	3 054.7	1 734.5	4 789.2
September	2 534.9	428.5	2 963.3	1 479.0	4 442.3
October	2 395.7	422.2	2 818.0	1 542.5	4 360.5
November	2 499.0	421.8	2 920.7	1 444.4	4 365.2
December	2 417.4	385.4	2 802.8	1 251.2	4 054.0
2005					
January	1 964.5	310.6	2 275.1	1 387.5	3 662.6
SEASONALLY ADJUSTED					
2003					
December	2 502.1	453.9	2 955.9	na	4 365.2
2004					
January	2 535.5	407.5	2 943.0	na	4 380.1
February	2 666.1	410.7	3 076.8	na	4 327.4
March	2 879.4	399.2	3 278.7	na	4 634.4
April	2 670.1	437.8	3 107.9	na	4 497.1
May	2 701.8	437.2	3 139.0	na	4 769.0
June	2 564.0	444.6	3 008.6	na	4 276.9
July	2 416.4	460.4	2 876.8	na	4 319.0
August	2 425.5	428.9	2 854.4	na	4 588.9
September	2 342.7	395.9	2 738.6	na	4 217.6
October	2 394.1	405.8	2 800.0	na	4 342.5
November	2 360.8	424.2	2 785.0	na	4 229.4
December	2 546.3	427.5	2 973.7	na	4 224.9
2005					
January	2 448.7	422.4	2 871.1	na	4 258.6
TREND					
2003					
December	2 549.1	424.4	2 973.5	1 326.8	4 300.3
2004					
January	2 573.2	418.0	2 991.1	1 321.5	4 312.6
February	2 606.8	416.2	3 022.9	1 331.6	4 354.5
March	2 637.0	419.5	3 056.5	1 351.0	4 407.5
April	2 646.5	425.6	3 072.0	1 377.7	4 449.7
May	2 616.1	430.6	3 046.8	1 407.1	4 453.8
June	2 554.1	431.5	2 985.6	1 440.1	4 425.7
July	2 479.2	428.0	2 907.2	1 481.3	4 388.5
August	2 415.5	421.7	2 837.3	1 505.6	4 342.9
September	2 378.7	416.6	2 795.3	1 504.8	4 300.1
October	2 369.9	414.9	2 784.8	1 483.5	4 268.3
November	2 379.1	416.0	2 795.2	1 445.8	4 240.9
December	2 396.5	418.3	2 814.8	1 406.9	4 221.7
2005					
January	2 420.2	421.7	2 841.8	1 347.7	4 189.5

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
	%	%	%	%	%
ORIGINAL					
2003					
December	-0.3	5.3	0.5	42.7	11.4
2004					
January	-13.0	-23.4	-14.5	2.0	-9.0
February	17.6	23.3	18.3	-13.0	6.7
March	21.8	11.2	20.4	8.4	16.7
April	-14.8	-8.1	-14.0	2.5	-9.3
May	6.7	21.8	8.7	17.3	11.4
June	-2.5	-4.5	-2.8	-22.2	-9.3
July	-5.5	-2.4	-5.0	13.7	0.4
August	1.5	8.3	2.5	20.3	8.3
September	-1.1	-12.6	-3.0	-14.7	-7.2
October	-5.5	-1.5	-4.9	4.3	-1.8
November	4.3	-0.1	3.6	-6.4	0.1
December	-3.3	-8.6	-4.0	-13.4	-7.1
2005					
January	-18.7	-19.4	-18.8	10.9	-9.7
SEASONALLY ADJUSTED					
2003					
December	1.6	7.1	2.4	na	12.6
2004					
January	1.3	-10.2	-0.4	na	0.3
February	5.2	0.8	4.5	na	-1.2
March	8.0	-2.8	6.6	na	7.1
April	-7.3	9.6	-5.2	na	-3.0
May	1.2	-0.1	1.0	na	6.0
June	-5.1	1.7	-4.2	na	-10.3
July	-5.8	3.6	-4.4	na	1.0
August	0.4	-6.8	-0.8	na	6.2
September	-3.4	-7.7	-4.1	na	-8.1
October	2.2	2.5	2.2	na	3.0
November	-1.4	4.5	-0.5	na	-2.6
December	7.9	0.8	6.8	na	-0.1
2005					
January	-3.8	-1.2	-3.5	na	0.8
TREND					
2003					
December	0.3	-2.1	—	-1.9	-0.6
2004					
January	0.9	-1.5	0.6	-0.4	0.3
February	1.3	-0.4	1.1	0.8	1.0
March	1.2	0.8	1.1	1.5	1.2
April	0.4	1.5	0.5	2.0	1.0
May	-1.1	1.2	-0.8	2.1	0.1
June	-2.4	0.2	-2.0	2.3	-0.6
July	-2.9	-0.8	-2.6	2.9	-0.8
August	-2.6	-1.5	-2.4	1.6	-1.0
September	-1.5	-1.2	-1.5	-0.1	-1.0
October	-0.4	-0.4	-0.4	-1.4	-0.7
November	0.4	0.3	0.4	-2.5	-0.6
December	0.7	0.5	0.7	-2.7	-0.5
2005					
January	1.0	0.8	1.0	-4.2	-0.8

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2003									
November	1 058.5	1 041.5	944.7	185.2	449.4	64.3	23.3	40.2	3 807.2
December	1 246.3	1 124.2	846.3	270.0	547.1	65.0	48.3	94.7	4 241.9
2004									
January	963.6	1 201.3	1 008.0	200.6	367.7	45.9	30.4	42.0	3 859.5
February	1 401.2	1 143.3	810.0	178.9	435.3	47.6	25.6	75.3	4 117.3
March	1 169.4	1 405.8	1 423.9	220.1	441.2	61.9	35.5	48.3	4 806.1
April	1 246.9	1 260.0	955.8	274.1	387.8	61.8	41.6	129.7	4 357.8
May	1 478.9	1 539.1	832.2	200.5	554.5	100.1	36.3	115.0	4 856.6
June	1 338.8	1 120.3	1 050.1	241.2	487.8	57.2	40.6	69.8	4 405.7
July	1 188.0	1 368.3	1 019.8	217.3	494.4	48.1	46.9	39.0	4 421.9
August	1 395.9	1 260.7	1 231.3	224.2	491.8	72.0	55.7	57.7	4 789.2
September	1 348.3	1 153.2	1 019.6	231.5	541.3	49.9	72.3	26.1	4 442.3
October	1 004.2	1 194.2	1 289.4	289.5	438.6	67.1	37.5	40.0	4 360.5
November	1 151.7	1 216.8	1 006.4	233.9	520.0	74.0	65.8	96.6	4 365.2
December	1 062.0	996.3	968.6	202.1	539.6	84.9	52.8	147.5	4 054.0
2005									
January	981.3	838.5	807.4	300.9	410.4	65.2	35.8	223.2	3 662.6
SEASONALLY ADJUSTED									
2003									
November	1 070.9	1 093.8	946.9	183.7	452.6	na	na	na	3 875.2
December	1 252.1	1 183.8	906.0	260.4	558.4	na	na	na	4 365.2
2004									
January	1 108.5	1 330.9	1 148.8	224.1	428.3	na	na	na	4 380.1
February	1 466.2	1 180.4	900.9	193.1	427.2	na	na	na	4 327.4
March	1 167.3	1 385.3	1 293.2	207.5	437.2	na	na	na	4 634.4
April	1 325.5	1 235.8	974.9	289.6	428.5	na	na	na	4 497.1
May	1 418.2	1 567.6	851.9	194.9	525.4	na	na	na	4 769.0
June	1 326.1	1 088.8	989.0	239.9	461.1	na	na	na	4 276.9
July	1 141.6	1 371.4	1 006.1	202.9	461.6	na	na	na	4 319.0
August	1 347.1	1 201.6	1 151.1	221.6	484.6	na	na	na	4 588.9
September	1 285.1	1 096.4	942.3	223.8	522.3	na	na	na	4 217.6
October	993.3	1 134.6	1 319.4	295.6	460.1	na	na	na	4 342.5
November	1 109.8	1 206.5	966.3	218.8	504.1	na	na	na	4 229.4
December	1 079.4	1 051.4	1 054.7	197.4	551.9	na	na	na	4 224.9
2005									
January	1 130.7	968.7	978.9	321.2	476.9	na	na	na	4 258.6
TREND									
2003									
November	1 236.8	1 182.4	1 023.4	268.8	449.7	na	na	na	4 327.5
December	1 222.2	1 203.9	1 011.3	249.6	449.2	na	na	na	4 300.3
2004									
January	1 234.3	1 237.8	995.4	232.2	447.0	na	na	na	4 312.6
February	1 262.5	1 278.4	976.1	221.5	444.5	na	na	na	4 354.5
March	1 282.6	1 315.7	963.7	219.3	446.0	na	na	na	4 407.5
April	1 296.8	1 332.2	957.0	222.3	453.7	na	na	na	4 449.7
May	1 294.2	1 322.5	959.8	226.5	464.1	na	na	na	4 453.8
June	1 276.1	1 291.6	980.8	225.5	473.5	na	na	na	4 425.7
July	1 248.7	1 252.9	1 019.2	222.9	481.3	na	na	na	4 388.5
August	1 214.4	1 210.7	1 058.9	219.9	486.6	na	na	na	4 342.9
September	1 178.8	1 170.9	1 082.3	220.7	491.6	na	na	na	4 300.1
October	1 145.1	1 136.1	1 086.2	227.0	497.2	na	na	na	4 268.3
November	1 117.2	1 103.0	1 073.8	235.8	502.9	na	na	na	4 240.9
December	1 097.3	1 073.5	1 053.1	245.8	507.7	na	na	na	4 221.7
2005									
January	1 079.3	1 030.0	1 030.4	258.9	509.5	na	na	na	4 189.5

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
November	-26.3	-31.0	-11.1	-62.7	-1.8	11.9	-40.3	-72.8	-26.9
December	17.7	7.9	-10.4	45.8	21.7	1.1	107.1	135.7	11.4
2004									
January	-22.7	6.9	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	-9.0
February	45.4	-4.8	-19.6	-10.8	18.4	3.7	-15.7	79.1	6.7
March	-16.5	23.0	75.8	23.0	1.4	30.0	38.7	-35.8	16.7
April	6.6	-10.4	-32.9	24.5	-12.1	-0.2	17.2	168.5	-9.3
May	18.6	22.1	-12.9	-26.8	43.0	61.8	-12.7	-11.4	11.4
June	-9.5	-27.2	26.2	20.3	-12.0	-42.8	11.8	-39.3	-9.3
July	-11.3	22.1	-2.9	-9.9	1.4	-15.8	15.4	-44.1	0.4
August	17.5	-7.9	20.7	3.2	-0.5	49.5	18.8	47.9	8.3
September	-3.4	-8.5	-17.2	3.3	10.1	-30.6	29.9	-54.8	-7.2
October	-25.5	3.6	26.5	25.0	-19.0	34.5	-48.1	53.5	-1.8
November	14.7	1.9	-21.9	-19.2	18.6	10.2	75.3	141.3	0.1
December	-7.8	-18.1	-3.8	-13.6	3.8	14.9	-19.6	52.8	-7.1
2005									
January	-7.6	-15.8	-16.6	48.9	-23.9	-23.3	-32.2	51.3	-9.7
SEASONALLY ADJUSTED									
2003									
November	-20.2	-19.1	-10.0	-62.7	2.2	na	na	na	-21.1
December	16.9	8.2	-4.3	41.8	23.4	na	na	na	12.6
2004									
January	-11.5	12.4	26.8	-13.9	-23.3	na	na	na	0.3
February	32.3	-11.3	-21.6	-13.9	-0.3	na	na	na	-1.2
March	-20.4	17.4	43.6	7.5	2.3	na	na	na	7.1
April	13.6	-10.8	-24.6	39.5	-2.0	na	na	na	-3.0
May	7.0	26.8	-12.6	-32.7	22.6	na	na	na	6.0
June	-6.5	-30.5	16.1	23.1	-12.2	na	na	na	-10.3
July	-13.9	26.0	1.7	-15.4	0.1	na	na	na	1.0
August	18.0	-12.4	14.4	9.2	5.0	na	na	na	6.2
September	-4.6	-8.8	-18.1	1.0	7.8	na	na	na	-8.1
October	-22.7	3.5	40.0	32.1	-11.9	na	na	na	3.0
November	11.7	6.3	-26.8	-26.0	9.6	na	na	na	-2.6
December	-2.7	-12.9	9.1	-9.8	9.5	na	na	na	-0.1
2005									
January	4.8	-7.9	-7.2	62.7	-13.6	na	na	na	0.8
TREND									
2003									
November	-2.8	0.3	-0.8	-4.9	0.9	na	na	na	-1.1
December	-1.2	1.8	-1.2	-7.1	-0.1	na	na	na	-0.6
2004									
January	1.0	2.8	-1.6	-7.0	-0.5	na	na	na	0.3
February	2.3	3.3	-1.9	-4.6	-0.6	na	na	na	1.0
March	1.6	2.9	-1.3	-1.0	0.3	na	na	na	1.2
April	1.1	1.3	-0.7	1.4	1.7	na	na	na	1.0
May	-0.2	-0.7	0.3	1.9	2.3	na	na	na	0.1
June	-1.4	-2.3	2.2	-0.4	2.0	na	na	na	-0.6
July	-2.1	-3.0	3.9	-1.2	1.6	na	na	na	-0.8
August	-2.7	-3.4	3.9	-1.4	1.1	na	na	na	-1.0
September	-2.9	-3.3	2.2	0.4	1.0	na	na	na	-1.0
October	-2.9	-3.0	0.4	2.9	1.1	na	na	na	-0.7
November	-2.4	-2.9	-1.1	3.9	1.2	na	na	na	-0.6
December	-1.8	-2.7	-1.9	4.3	1.0	na	na	na	-0.5
2005									
January	-1.6	-4.1	-2.2	5.3	0.4	na	na	na	-0.8

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									
2003									
November	804.4	756.1	720.2	125.2	323.9	45.0	12.9	31.9	2 819.4
December	829.8	728.0	664.8	180.2	327.3	49.0	22.6	31.0	2 832.7
2004									
January	588.3	759.0	613.6	132.8	257.6	33.0	13.7	24.4	2 422.4
February	880.3	778.9	630.2	129.7	351.8	33.3	18.5	43.9	2 866.6
March	895.8	831.4	1 117.3	158.3	341.6	46.8	19.0	40.2	3 450.4
April	871.4	813.5	752.4	134.0	274.5	50.8	20.6	51.5	2 968.6
May	902.6	1 005.1	611.3	148.1	354.3	68.7	26.3	110.3	3 226.6
June	857.7	810.3	835.0	176.3	348.3	44.3	29.7	35.8	3 137.4
July	822.5	811.3	724.3	159.7	369.2	39.4	30.2	22.9	2 979.7
August	797.4	822.1	823.6	147.9	353.2	46.1	36.3	28.0	3 054.7
September	778.6	798.8	722.4	155.0	400.9	41.8	45.5	20.4	2 963.3
October	685.2	807.4	714.0	181.7	340.4	46.9	21.3	21.1	2 818.0
November	690.1	804.5	749.9	169.2	370.5	47.7	31.2	57.7	2 920.7
December	752.1	683.1	642.2	152.0	375.1	48.9	18.0	131.4	2 802.8
2005									
January	536.8	547.0	592.4	132.1	292.0	42.2	19.6	112.9	2 275.1
SEASONALLY ADJUSTED									
2003									
November	816.8	808.3	722.4	123.7	327.1	na	na	na	2 887.5
December	835.6	787.6	724.5	170.6	338.6	na	na	na	2 955.9
2004									
January	733.3	888.6	754.4	156.3	318.3	na	na	na	2 943.0
February	945.3	816.0	721.1	143.9	343.6	na	na	na	3 076.8
March	893.6	811.0	986.7	145.7	337.6	na	na	na	3 278.7
April	950.0	789.3	771.4	149.5	315.2	na	na	na	3 107.9
May	841.9	1 033.5	631.0	142.5	325.2	na	na	na	3 139.0
June	845.0	778.8	773.9	175.0	321.7	na	na	na	3 008.6
July	776.2	814.5	710.6	145.4	336.4	na	na	na	2 876.8
August	748.6	763.0	743.4	145.3	346.0	na	na	na	2 854.4
September	715.4	742.0	645.0	147.3	381.9	na	na	na	2 738.6
October	674.3	747.8	744.1	187.8	361.9	na	na	na	2 800.0
November	648.3	794.1	709.8	154.1	354.6	na	na	na	2 785.0
December	769.5	738.1	728.3	147.3	387.4	na	na	na	2 973.7
2005									
January	686.2	677.2	763.9	152.4	358.5	na	na	na	2 871.1
TREND									
2003									
November	836.2	827.8	722.8	148.9	335.6	na	na	na	2 974.8
December	833.7	826.9	727.7	147.7	338.3	na	na	na	2 973.5
2004									
January	846.0	830.4	730.0	147.0	337.0	na	na	na	2 991.1
February	868.2	838.1	729.4	147.6	332.1	na	na	na	3 022.9
March	887.3	848.4	727.3	149.2	326.9	na	na	na	3 056.5
April	891.3	854.7	724.8	151.1	324.5	na	na	na	3 072.0
May	873.4	848.2	720.3	152.1	326.3	na	na	na	3 046.8
June	835.8	829.6	716.8	151.8	330.8	na	na	na	2 985.6
July	788.5	806.3	713.3	150.9	338.9	na	na	na	2 907.2
August	746.3	782.9	711.2	149.0	349.0	na	na	na	2 837.3
September	718.9	762.6	711.5	147.1	358.4	na	na	na	2 795.3
October	703.1	749.8	715.3	146.3	364.7	na	na	na	2 784.8
November	694.8	741.3	721.5	146.7	368.6	na	na	na	2 795.2
December	691.0	734.0	728.4	147.6	370.8	na	na	na	2 814.8
2005									
January	693.4	722.1	740.4	150.2	371.2	na	na	na	2 841.8

na not available

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

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

ORIGINAL

2003									
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	987.8
December	416.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	1 409.2
2004									
January	375.3	442.3	394.4	67.8	110.0	12.9	16.6	17.7	1 437.1
February	521.0	364.4	179.8	49.2	83.6	14.3	7.0	31.3	1 250.6
March	273.6	574.4	306.5	61.8	99.6	15.1	16.5	8.2	1 355.7
April	375.5	446.5	203.5	140.1	113.3	11.1	21.0	78.2	1 389.2
May	576.3	534.0	220.9	52.4	200.2	31.4	10.1	4.7	1 630.0
June	481.0	310.0	215.1	64.9	139.4	12.9	10.9	34.0	1 268.3
July	365.5	557.0	295.5	57.6	125.2	8.7	16.7	16.1	1 442.2
August	598.5	438.6	407.7	76.3	138.6	25.8	19.4	29.7	1 734.5
September	569.7	354.4	297.3	76.5	140.4	8.2	26.8	5.7	1 479.0
October	319.0	386.8	575.3	107.8	98.2	20.2	16.2	18.9	1 542.5
November	461.6	412.4	256.5	64.8	149.5	26.3	34.6	38.9	1 444.4
December	309.9	313.3	326.4	50.1	164.5	36.0	34.9	16.1	1 251.2
2005									
January	444.5	291.4	214.9	168.8	118.4	23.0	16.2	110.3	1 387.5

TREND

2003									
November	400.6	354.6	300.6	119.9	114.1	na	na	na	1 352.7
December	388.5	377.0	283.7	102.0	110.9	na	na	na	1 326.8
2004									
January	388.3	407.5	265.4	85.2	110.0	na	na	na	1 321.5
February	394.3	440.2	246.7	73.8	112.4	na	na	na	1 331.6
March	395.3	467.3	236.3	70.0	119.1	na	na	na	1 351.0
April	405.5	477.6	232.2	71.1	129.2	na	na	na	1 377.7
May	420.8	474.3	239.5	74.4	137.7	na	na	na	1 407.1
June	440.3	462.0	264.0	73.7	142.8	na	na	na	1 440.1
July	460.2	446.6	305.9	72.0	142.4	na	na	na	1 481.3
August	468.1	427.8	347.7	70.8	137.6	na	na	na	1 505.6
September	459.9	408.3	370.8	73.5	133.2	na	na	na	1 504.8
October	442.0	386.3	370.9	80.7	132.4	na	na	na	1 483.5
November	422.4	361.7	352.3	89.0	134.3	na	na	na	1 445.8
December	406.2	339.4	324.7	98.2	136.9	na	na	na	1 406.9
2005									
January	385.9	307.9	290.0	108.7	138.3	na	na	na	1 347.7

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								
2001-02	17 419.8	6 885.6	66.1	3 472.0	276.3	28 119.8	9 944.8	38 064.6
2002-03	18 366.7	9 524.3	106.6	3 988.9	276.4	32 262.8	13 653.6	45 916.5
2003-04	21 131.2	9 826.3	118.0	4 630.4	287.8	35 993.7	12 885.2	48 879.0
2004								
February	1 668.8	767.2	9.1	363.5	2.2	2 810.7	974.1	3 784.8
March	1 945.0	1 024.7	9.6	407.0	1.3	3 387.6	1 049.4	4 437.0
April	1 661.1	879.7	8.0	356.7	20.8	2 926.3	1 021.4	3 947.7
May	1 753.6	904.1	16.4	389.6	65.2	3 128.8	1 228.4	4 357.3
June	1 838.7	779.4	24.8	420.6	5.5	3 069.0	1 005.1	4 074.1
July	1 755.3	670.9	2.4	403.0	43.9	2 875.5	1 159.8	4 035.4
August	1 798.0	716.2	3.8	431.9	34.5	2 984.5	1 428.3	4 412.8
September	1 723.0	775.4	3.4	407.0	5.0	2 913.7	1 197.6	4 111.3
October	1 662.3	658.8	6.9	391.3	9.3	2 728.6	1 225.2	3 953.8
November	1 809.9	598.7	3.8	402.2	4.4	2 818.9	1 175.7	3 994.7
December	1 496.3	870.4	8.5	332.2	31.9	2 739.3	913.1	3 652.4
2005								
January	1 337.4	589.2	3.1	293.1	1.8	2 224.6	990.9	3 215.5
PUBLIC SECTOR								
2001-02	254.3	213.4	0.4	156.6	0.1	624.8	3 796.3	4 421.1
2002-03	292.3	255.1	1.8	177.9	—	727.1	3 454.3	4 181.4
2003-04	270.4	230.3	1.7	159.0	0.4	661.8	3 912.0	4 573.8
2004								
February	21.4	18.7	—	15.8	—	55.9	276.5	332.4
March	18.9	27.5	—	16.5	—	62.8	306.3	369.1
April	9.3	19.6	—	13.5	—	42.3	367.8	410.1
May	36.4	46.7	—	14.7	—	97.8	401.5	499.3
June	35.0	20.2	1.1	12.1	—	68.4	263.2	331.6
July	38.3	62.4	—	3.4	—	104.1	282.4	386.5
August	34.2	15.8	—	20.1	—	70.1	306.3	376.4
September	31.0	5.4	—	13.1	—	49.6	281.4	331.0
October	19.7	54.9	—	14.7	—	89.4	317.3	406.6
November	42.1	48.3	—	11.4	—	101.8	268.7	370.5
December	26.5	24.2	—	12.8	—	63.5	338.0	401.6
2005								
January	19.2	18.7	1.5	11.1	—	50.5	396.6	447.1
TOTAL								
2001-02	17 674.0	7 099.1	66.5	3 628.6	276.4	28 744.5	13 741.1	42 485.6
2002-03	18 658.9	9 779.4	108.4	4 166.8	276.4	32 989.9	17 107.9	50 097.8
2003-04	21 401.6	10 056.6	119.7	4 789.4	288.2	36 655.5	16 797.2	53 452.7
2004								
February	1 690.2	785.9	9.1	379.3	2.2	2 866.6	1 250.6	4 117.3
March	1 963.8	1 052.2	9.6	423.4	1.3	3 450.4	1 355.7	4 806.1
April	1 670.3	899.3	8.0	370.2	20.8	2 968.6	1 389.2	4 357.8
May	1 789.9	950.8	16.4	404.3	65.2	3 226.6	1 630.0	4 856.6
June	1 873.8	799.6	25.9	432.7	5.5	3 137.4	1 268.3	4 405.7
July	1 793.6	733.3	2.4	406.4	43.9	2 979.7	1 442.2	4 421.9
August	1 832.2	732.1	3.8	452.0	34.5	3 054.7	1 734.5	4 789.2
September	1 754.0	780.8	3.4	420.1	5.0	2 963.3	1 479.0	4 442.3
October	1 682.0	713.7	6.9	406.1	9.3	2 818.0	1 542.5	4 360.5
November	1 852.0	647.0	3.8	413.6	4.4	2 920.7	1 444.4	4 365.2
December	1 522.8	894.6	8.5	345.1	31.9	2 802.8	1 251.2	4 054.0
2005								
January	1 356.6	607.9	4.6	304.2	1.8	2 275.1	1 387.5	3 662.6

— nil or rounded to zero (including null cells)

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
NSW	259.1	168.0	2.2	95.0	—	524.2	271.8	796.1
Vic.	373.0	60.3	0.3	95.7	1.7	530.9	216.0	746.9
Qld	342.4	192.5	—	52.5	—	587.3	178.2	765.5
SA	72.1	40.0	0.1	18.7	—	130.8	140.7	271.5
WA	249.3	14.3	0.4	21.0	—	285.0	66.8	351.8
Tas.	29.8	4.4	0.1	6.0	0.1	40.5	17.8	58.3
NT	4.6	7.0	—	1.2	—	12.8	7.8	20.6
ACT	7.1	102.7	—	3.1	—	112.9	91.9	204.8
<i>Aust.</i>	<i>1 337.4</i>	<i>589.2</i>	<i>3.1</i>	<i>293.1</i>	<i>1.8</i>	<i>2 224.6</i>	<i>990.9</i>	<i>3 215.5</i>
PUBLIC SECTOR								
NSW	1.8	9.6	—	1.2	—	12.5	172.7	185.2
Vic.	4.8	3.5	1.5	6.3	—	16.1	75.4	91.5
Qld	1.7	1.9	—	1.4	—	5.1	36.8	41.9
SA	1.3	—	—	—	—	1.3	28.1	29.4
WA	4.2	2.4	—	0.4	—	7.0	51.6	58.6
Tas.	1.6	—	—	0.1	—	1.7	5.2	6.8
NT	3.8	1.4	—	1.6	—	6.8	8.4	15.2
ACT	—	—	—	—	—	—	18.4	18.4
<i>Aust.</i>	<i>19.2</i>	<i>18.7</i>	<i>1.5</i>	<i>11.1</i>	<i>—</i>	<i>50.5</i>	<i>396.6</i>	<i>447.1</i>
TOTAL								
NSW	260.9	177.5	2.2	96.1	—	536.8	444.5	981.3
Vic.	377.8	63.7	1.9	102.0	1.7	547.0	291.4	838.5
Qld	344.1	194.4	—	53.9	—	592.4	214.9	807.4
SA	73.3	40.0	0.1	18.7	—	132.1	168.8	300.9
WA	253.5	16.7	0.4	21.4	—	292.0	118.4	410.4
Tas.	31.4	4.4	0.1	6.1	0.1	42.2	23.0	65.2
NT	8.5	8.4	—	2.8	—	19.6	16.2	35.8
ACT	7.1	102.7	—	3.1	—	112.9	110.3	223.2
<i>Aust.</i>	<i>1 356.6</i>	<i>607.9</i>	<i>4.6</i>	<i>304.2</i>	<i>1.8</i>	<i>2 275.1</i>	<i>1 387.5</i>	<i>3 662.6</i>

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	26.6	55.7	47.3	82.4	22.9	9.2	—	1.0	245.2
Transport	3.0	3.7	27.7	12.7	1.5	—	—	—	48.6
Offices	43.9	52.8	18.9	40.3	22.1	5.7	4.1	53.6	241.3
Other commercial n.e.c.	1.0	0.6	0.2	—	5.1	0.1	—	0.3	7.2
<i>Total commercial</i>	<i>74.4</i>	<i>112.8</i>	<i>94.1</i>	<i>135.3</i>	<i>51.6</i>	<i>15.1</i>	<i>4.1</i>	<i>54.9</i>	<i>542.3</i>
Industrial									
Factories	28.0	34.5	13.2	0.6	12.6	0.4	—	0.1	89.5
Warehouses	102.1	21.8	24.9	3.5	3.2	0.3	1.6	—	157.4
Agricultural/aquacultural	3.0	1.1	1.1	0.3	0.8	0.4	—	—	6.6
Other industrial n.e.c.	8.2	1.6	4.7	0.5	0.8	0.2	—	—	16.0
<i>Total industrial</i>	<i>141.2</i>	<i>59.0</i>	<i>43.9</i>	<i>5.0</i>	<i>17.5</i>	<i>1.3</i>	<i>1.6</i>	<i>0.1</i>	<i>269.5</i>
Other non-residential									
Educational	133.3	33.8	26.5	8.5	16.5	3.9	2.7	1.1	226.3
Religious	1.7	1.1	9.4	0.8	—	—	—	—	13.0
Aged care facilities	13.1	10.5	4.4	3.7	0.2	1.1	—	—	33.0
Health	7.4	18.5	8.8	13.3	12.6	—	2.8	1.6	65.1
Entertainment and recreation	29.9	13.9	5.8	1.4	9.4	0.6	—	15.6	76.6
Accommodation	29.1	17.0	7.1	0.5	3.7	0.2	2.9	36.6	97.0
Other non-residential n.e.c.	14.4	24.8	15.0	0.5	6.9	0.7	2.2	0.4	64.9
<i>Total other non-residential</i>	<i>228.9</i>	<i>119.6</i>	<i>77.0</i>	<i>28.5</i>	<i>49.2</i>	<i>6.6</i>	<i>10.6</i>	<i>55.3</i>	<i>575.8</i>
Total non-residential	444.5	291.4	214.9	168.8	118.4	23.0	16.2	110.3	1 387.5

— 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	23.9	50.3	47.0	81.4	22.9	9.2	—	1.0	235.8
Transport	—	3.6	27.7	12.7	1.5	—	—	—	45.5
Offices	43.4	51.6	16.8	34.9	8.6	3.9	3.3	53.0	215.6
Other commercial n.e.c.	1.0	0.6	0.2	—	2.3	0.1	—	0.3	4.4
<i>Total commercial</i>	68.3	106.1	91.6	129.0	35.3	13.3	3.3	54.4	501.3
Industrial									
Factories	27.5	34.3	11.6	0.6	10.2	0.4	—	0.1	84.7
Warehouses	100.7	21.4	24.9	3.4	3.2	0.3	1.6	—	155.4
Agricultural/aquacultural	3.0	1.1	1.1	0.3	0.8	0.4	—	—	6.6
Other industrial n.e.c.	8.2	1.5	4.7	0.3	0.8	0.2	—	—	15.7
<i>Total industrial</i>	139.3	58.3	42.3	4.7	15.0	1.3	1.6	0.1	262.4
Other non-residential									
Educational	3.0	7.0	11.1	0.6	4.0	1.4	0.1	0.9	28.1
Religious	1.7	1.1	9.4	0.8	—	—	—	—	13.0
Aged care facilities	13.1	10.5	4.4	3.7	0.2	1.1	—	—	33.0
Health	1.9	2.1	3.4	0.4	2.3	—	—	—	10.0
Entertainment and recreation	11.1	10.2	3.3	0.9	4.6	0.2	—	—	30.3
Accommodation	29.1	17.0	7.1	0.5	3.7	0.2	2.9	36.6	97.0
Other non-residential n.e.c.	4.4	3.7	5.6	0.2	1.7	0.3	—	—	15.8
<i>Total other non-residential</i>	64.2	51.7	44.2	7.1	16.5	3.2	2.9	37.5	227.3
Total non-residential	271.8	216.0	178.2	140.7	66.8	17.8	7.8	91.9	990.9
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	2.6	5.5	0.3	1.0	—	—	—	—	9.4
Transport	3.0	0.1	—	—	—	—	—	—	3.1
Offices	0.4	1.1	2.2	5.3	13.6	1.8	0.8	0.6	25.7
Other commercial n.e.c.	—	—	—	—	2.8	—	—	—	2.8
<i>Total commercial</i>	6.0	6.7	2.5	6.3	16.3	1.8	0.8	0.6	41.0
Industrial									
Factories	0.5	0.3	1.5	—	2.5	—	—	—	4.8
Warehouses	1.4	0.4	—	0.1	—	—	—	—	2.0
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.1	—	0.2	0.1	—	—	—	0.3
<i>Total industrial</i>	1.9	0.7	1.5	0.3	2.5	—	—	—	7.1
Other non-residential									
Educational	130.3	26.7	15.4	7.9	12.4	2.5	2.6	0.2	198.1
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	5.5	16.4	5.4	12.9	10.4	—	2.8	1.6	55.0
Entertainment and recreation	18.8	3.7	2.5	0.4	4.8	0.5	—	15.6	46.2
Accommodation	—	—	—	—	—	—	—	—	—
Other non-residential n.e.c.	10.1	21.1	9.4	0.3	5.2	0.4	2.2	0.4	49.1
<i>Total other non-residential</i>	164.7	68.0	32.8	21.5	32.8	3.4	7.7	17.8	348.5
Total non-residential	172.7	75.4	36.8	28.1	51.6	5.2	8.4	18.4	396.6

— 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	330	19	10	359
Transport	15	3	2	20
Offices	243	20	6	269
Other commercial n.e.c.	13	2	—	15
<i>Total commercial</i>	<i>601</i>	<i>44</i>	<i>18</i>	<i>663</i>
Industrial				
Factories	108	18	3	129
Warehouses	105	16	5	126
Agricultural/aquacultural	28	1	—	29
Other industrial n.e.c.	38	1	1	40
<i>Total industrial</i>	<i>279</i>	<i>36</i>	<i>9</i>	<i>324</i>
Other non-residential				
Educational	129	27	7	163
Religious	11	—	1	12
Aged care facilities	8	4	2	14
Health	49	13	3	65
Entertainment and recreation	70	13	3	86
Accommodation	34	10	5	49
Other non-residential n.e.c.	62	15	2	79
<i>Total other non-residential</i>	<i>363</i>	<i>82</i>	<i>23</i>	<i>468</i>
Total non-residential	1 243	162	50	1 455

VALUE (\$m)				
Commercial				
Retail/wholesale trade	54.8	38.5	152.0	245.2
Transport	3.4	9.5	35.7	48.6
Offices	55.6	45.2	140.5	241.3
Other commercial n.e.c.	3.3	3.9	—	7.2
<i>Total commercial</i>	<i>117.1</i>	<i>97.1</i>	<i>328.1</i>	<i>542.3</i>
Industrial				
Factories	31.8	28.0	29.6	89.5
Warehouses	27.7	37.4	92.3	157.4
Agricultural/aquacultural	4.1	2.5	—	6.6
Other industrial n.e.c.	8.0	2.2	5.8	16.0
<i>Total industrial</i>	<i>71.6</i>	<i>70.1</i>	<i>127.8</i>	<i>269.5</i>
Other non-residential				
Educational	35.7	55.0	135.5	226.3
Religious	5.1	—	7.9	13.0
Aged care facilities	3.9	7.6	21.5	33.0
Health	9.8	30.9	24.4	65.1
Entertainment and recreation	18.5	27.4	30.7	76.6
Accommodation	4.9	23.5	68.6	97.0
Other non-residential n.e.c.	19.4	31.5	14.0	64.9
<i>Total other non-residential</i>	<i>97.2</i>	<i>175.8</i>	<i>302.7</i>	<i>575.8</i>
Total non-residential	286.0	343.0	758.5	1 387.5

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2001-02	18 442.4	7 480.8	25 937.3	4 130.0	30 067.2	14 519.7	44 594.1
2002-03	18 658.9	9 779.4	28 438.3	4 551.6	32 989.9	17 107.9	50 097.8
2003-04	19 978.1	9 170.9	29 149.1	4 901.3	34 050.4	15 343.5	49 393.9
2003							
September Qtr	5 253.5	2 391.6	7 645.1	1 343.2	8 988.3	4 107.0	13 095.2
December Qtr	5 167.7	2 151.3	7 318.9	1 240.4	8 559.4	3 818.2	12 377.6
2004							
March Qtr	4 681.7	2 288.7	6 970.5	1 070.3	8 040.7	3 633.2	11 674.0
June Qtr	4 875.2	2 339.4	7 214.6	1 247.4	8 462.0	3 785.1	12 247.1
September Qtr	4 847.3	1 941.6	6 789.0	1 251.6	8 040.5	4 031.7	12 072.2
December Qtr	4 486.6	1 937.1	6 423.6	1 103.2	7 526.9	3 632.9	11 159.8
SEASONALLY ADJUSTED (\$m)							
2003							
September Qtr	4 957.7	2 285.3	7 243.0	1 239.7	8 482.7	na	12 589.6
December Qtr	5 185.1	2 076.3	7 261.5	1 265.2	8 526.6	na	12 344.8
2004							
March Qtr	4 996.6	2 489.1	7 485.7	1 154.2	8 639.9	na	12 273.1
June Qtr	4 838.8	2 320.2	7 158.9	1 242.3	8 401.2	na	12 186.4
September Qtr	4 595.1	1 858.1	6 453.2	1 164.7	7 617.9	na	11 649.6
December Qtr	4 477.3	1 880.3	6 357.6	1 113.5	7 471.1	na	11 104.0
TREND (\$m)							
2003							
September Qtr	5 000.0	2 105.8	7 125.3	1 224.9	8 345.3	3 970.8	12 302.0
December Qtr	5 092.4	2 267.3	7 363.3	1 227.1	8 590.6	3 806.8	12 394.0
2004							
March Qtr	5 020.1	2 331.7	7 348.3	1 220.8	8 569.7	3 762.5	12 335.3
June Qtr	4 830.2	2 220.1	7 051.0	1 194.9	8 245.9	3 791.1	12 033.5
September Qtr	4 631.1	2 029.2	6 660.6	1 167.5	7 828.0	3 833.4	11 656.7
December Qtr	4 465.4	1 844.3	6 289.8	1 138.9	7 428.7	3 809.0	11 296.7
TREND (% change from previous quarter)							
2003							
September Qtr	4.5	-6.3	1.0	2.9	1.3	-5.4	-0.9
December Qtr	1.8	7.7	3.3	0.2	2.9	-4.1	0.7
2004							
March Qtr	-1.4	2.8	-0.2	-0.5	-0.2	-1.2	-0.5
June Qtr	-3.8	-4.8	-4.0	-2.1	-3.8	0.8	-2.4
September Qtr	-4.1	-8.6	-5.5	-2.3	-5.1	1.1	-3.1
December Qtr	-3.6	-9.1	-5.6	-2.4	-5.1	-0.6	-3.1

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2001–02	9 342.1	9 338.3	6 045.0	1 461.2	2 985.8	297.5	168.5	410.9	30 067.2
2002–03	9 800.9	9 890.5	7 260.7	1 655.0	3 318.2	324.7	193.6	546.4	32 989.9
2003–04	9 741.7	9 688.1	8 000.8	1 731.3	3 553.0	512.6	247.5	575.4	34 050.4
2003									
September Qtr	2 737.2	2 406.6	2 181.6	455.0	850.2	137.1	73.9	146.7	8 988.3
December Qtr	2 404.1	2 544.9	1 849.5	461.3	971.7	125.4	55.0	147.3	8 559.4
2004									
March Qtr	2 195.2	2 258.8	2 077.8	391.8	865.2	103.5	48.6	99.8	8 040.7
June Qtr	2 405.2	2 477.8	1 891.8	423.2	865.9	146.5	70.0	181.5	8 462.0
September Qtr	2 163.7	2 267.8	1 934.3	426.0	973.6	111.1	99.7	64.3	8 040.5
December Qtr	1 895.9	2 126.9	1 766.1	457.0	911.9	119.3	61.9	188.0	7 526.9
NON-RESIDENTIAL BUILDING									
2001–02	4 698.5	4 709.8	2 641.8	829.0	1 038.8	174.8	162.8	256.9	14 519.7
2002–03	5 816.0	5 037.6	2 974.2	1 010.2	1 552.3	201.5	151.3	364.7	17 107.9
2003–04	4 771.7	4 453.2	2 917.2	1 141.8	1 386.6	178.9	160.4	333.8	15 343.5
2003									
September Qtr	1 413.0	1 091.0	868.3	269.7	342.3	35.1	33.2	54.4	4 107.0
December Qtr	1 089.9	958.5	717.7	452.6	378.6	51.6	51.6	117.8	3 818.2
2004									
March Qtr	1 029.7	1 254.3	779.5	172.5	265.9	40.3	37.6	53.5	3 633.2
June Qtr	1 239.2	1 149.4	551.7	247.0	399.8	51.9	38.1	108.1	3 785.1
September Qtr	1 303.2	1 188.2	850.4	200.8	347.1	39.6	55.6	46.7	4 031.7
December Qtr	913.0	971.2	972.2	211.5	348.0	76.2	74.5	66.3	3 632.9
TOTAL BUILDING									
2001–02	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	44 594.1
2002–03	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	50 097.8
2003–04	14 513.4	14 141.4	10 918.0	2 873.1	4 939.5	691.5	407.9	909.1	49 393.9
2003									
September Qtr	4 150.2	3 497.6	3 049.9	724.7	1 192.4	172.3	107.1	201.2	13 095.2
December Qtr	3 493.9	3 503.4	2 567.3	913.9	1 350.3	177.0	106.6	265.1	12 377.6
2004									
March Qtr	3 224.9	3 513.1	2 857.3	564.3	1 131.1	143.8	86.2	153.3	11 674.0
June Qtr	3 644.4	3 627.3	2 443.5	670.2	1 265.8	198.4	108.1	289.5	12 247.1
September Qtr	3 467.0	3 456.0	2 784.7	626.9	1 320.7	150.7	155.2	111.0	12 072.2
December Qtr	2 808.8	3 098.1	2 738.3	668.5	1 259.9	195.5	136.4	254.3	11 159.8

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

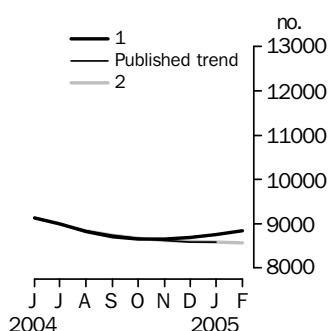
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 4% for the number of private sector houses approved and 15% for private sector 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 15% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

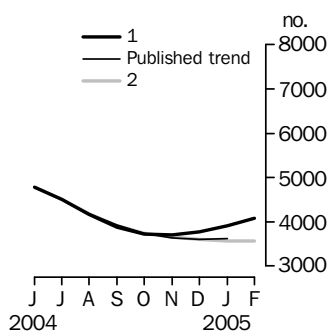
PRIVATE SECTOR HOUSES APPROVED



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	Trend as published		(1) rises by 4% on Jan 2005		(2) falls by 4% on Jan 2005	
	no.	% change	no.	% change	no.	% change
2004						
September	8 741	-1.2	8 712	-1.3	8 734	-1.2
October	8 674	-0.8	8 661	-0.6	8 671	-0.7
November	8 626	-0.6	8 658	—	8 630	-0.5
December	8 595	-0.4	8 696	0.4	8 601	-0.3
2005						
January	8 592	—	8 765	0.8	8 586	-0.2
February	—	—	8 846	0.9	8 577	-0.1

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	Trend as published		(1) rises by 15% on Jan 2005		(2) falls by 15% on Jan 2005	
	no.	% change	no.	% change	no.	% change
2004						
September	3 920	-6.5	3 878	-7.0	3 919	-6.5
October	3 738	-4.6	3 716	-4.2	3 736	-4.7
November	3 644	-2.5	3 703	-0.3	3 649	-2.3
December	3 604	-1.1	3 784	2.2	3 606	-1.2
2005						
January	3 615	0.3	3 915	3.4	3 579	-0.8
February	—	—	4 074	4.1	3 568	-0.3

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

SCOPE AND COVERAGE

- 1** This publication presents monthly details of building work approved.
- 2** Statistics of building work approved are compiled from:
 - permits issued by local government authorities and other principal certifying authorities
 - contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities
 - major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.
- 3** The scope of the survey comprises the following:
 - construction of new buildings
 - alterations and additions to existing buildings
 - approved non-structural renovation and refurbishment work
 - approved installation of integral building fixtures.
- 4** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (cat. no. 8762.0).
- 5** From July 1990, the statistics include:
 - all approved new residential building valued at \$10,000 or more
 - approved alterations and additions to residential building valued at \$10,000 or more
 - all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

- 6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.
- 7** The Australian Bureau of Statistics (ABS) generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.
- 8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

24 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2004 Edition* (cat. no. 1216.0), effective from July 2004. Building work approved before July 2004 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0

Dwelling Unit Commencements, Australia, Preliminary, cat. no. 8750.0

Construction Work Done, Australia, Preliminary, cat. no. 8755.0

Engineering Construction Activity, Australia, cat. no. 8762.0

House Price Indexes: Eight Capital Cities, cat. no. 6416.0

Housing Finance for Owner Occupation, Australia, cat. no. 5609.0

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

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST Goods and Services Tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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1b	Dwelling units approved, Victoria
1c	Dwelling units approved, Queensland
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1f	Dwelling units approved, all series, Australia
2	Dwelling units approved, percentage change, Australia
3	Dwelling units approved, state and territories, number
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5	Private sector houses approved, states and territories
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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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- 8 Statistical Local Areas, Australian Capital Territory, 2001–02, 2002–03, 2003–04, 2004–05

GLOSSARY

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

GLOSSARY *continued*

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

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