

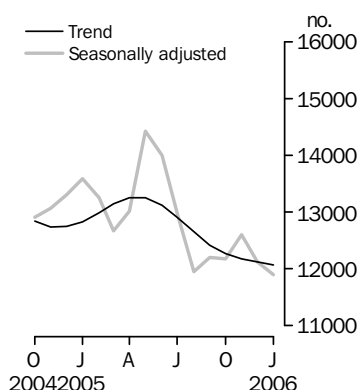
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 2 MAR 2006

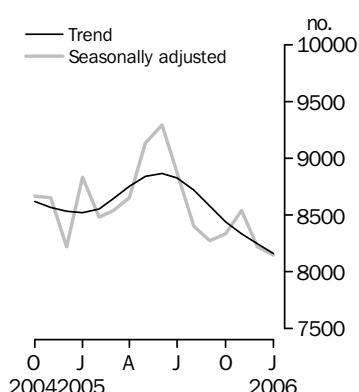
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

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

KEY FIGURES

TREND

	Jan 06 no.	Dec 05 to Jan 06 % change	Jan 05 to Jan 06 % change
Total dwelling units approved	12 069	-0.4	-6.0
Private sector houses	8 162	-1.0	-4.2
Private sector other dwellings	3 567	1.0	-11.2

SEASONALLY ADJUSTED

	Jan 06 no.	Dec 05 to Jan 06 % change	Jan 05 to Jan 06 % change
Total dwelling units approved	11 890	-1.9	-12.5
Private sector houses	8 148	-0.9	-7.7
Private sector other dwellings	3 294	-11.5	-24.5

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals fell 0.4% in January 2006, the ninth consecutive monthly fall.
- The seasonally adjusted estimate for total dwelling units approved fell 1.9%, to 11,890, in January 2006. A large fall in private sector other dwelling approvals contributed to the overall decline.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals fell 1.0% in January 2006.
- The seasonally adjusted estimate for private sector houses approved fell 0.9%, to 8,148, in January 2006.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved rose 1.0% in January 2006.
- The seasonally adjusted estimate for private sector other dwellings approved fell 11.5%, to 3,294, in January 2006.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved fell 1.4% in January 2006. The value of new residential building fell 0.4%, while the value of alterations and additions rose 1.5%. The value of non-residential building approved fell 3.5%, the third consecutive fall after nine months of growth.
- The seasonally adjusted estimate of the value of total building approved fell 8.4%, to \$4,274.2m, in January 2006. The value of new residential building approved fell 4.3%, to \$2,325.2m. The value of alterations and additions rose 10.3%, to \$462.0m.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
February 2006	31 March 2006
March 2006	5 May 2006
April 2006	30 May 2006
May 2006	3 July 2006
June 2006	1 August 2006
July 2006	4 September 2006

REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	TOTAL
2004-05	—	30	2	—	—	—	—	—	32
2005-06	22	3	—	—	14	—	—	—	39
TOTAL	22	33	2	—	14	—	—	—	71

The value of non-residential building approved in the Australian Capital Territory for October, November and December 2005 has been revised upwards by a total of \$298m. Relevant Australian series have also been revised.

UPCOMING CHANGES

Changes to the Time Series Spreadsheets.

Please note that the start date period for selected Excel time series spreadsheets for *Building Approvals, Australia* (cat. no. 8731.0) will be extended as outlined in the table below. These changes will take effect from the January 2006 issue.

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

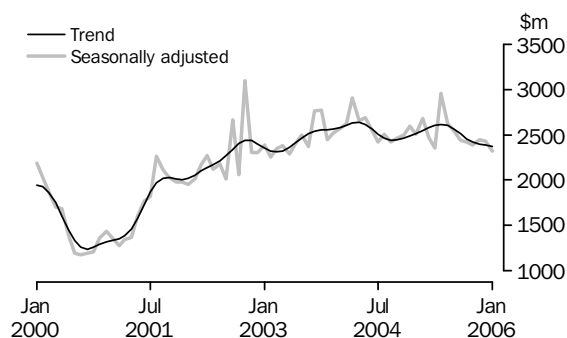
Table number	Old start date	New start date
2-8	September 1984	July 1983
11	September 1984	January 1956
12-19	September 1984	July 1970
20-21	September 1984	January 1956
22	September 1985	January 1965
23-28	September 1985	January 1956
29	September 1985	January 1965
30-34	September 1984	July 1970
35-37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

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

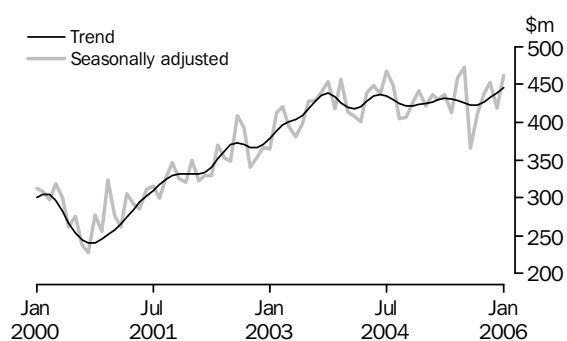
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building fell 0.4% in January 2006, the eighth consecutive monthly fall.



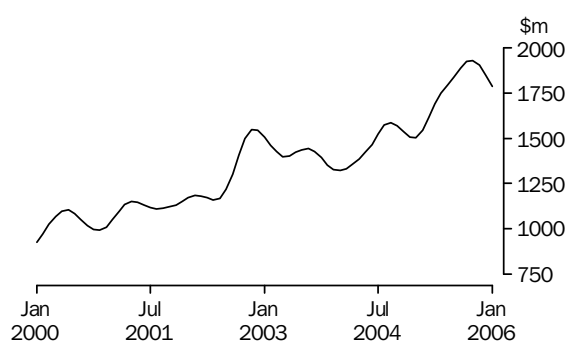
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building rose 1.5% in January 2006. This series is now showing rises for the last five months.



NON-RESIDENTIAL BUILDING

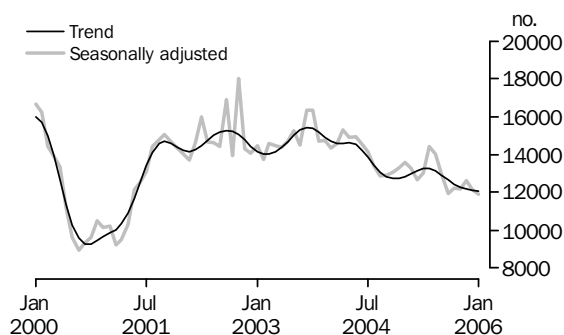
The trend estimate of the value of non-residential building fell 3.5% in January 2006.



DWELLINGS APPROVED

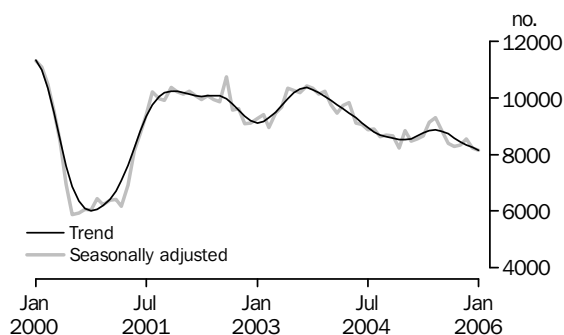
TOTAL DWELLING UNITS

For the ninth consecutive month the trend estimate for total dwelling units approved has fallen, although the rate of decline has slowed.



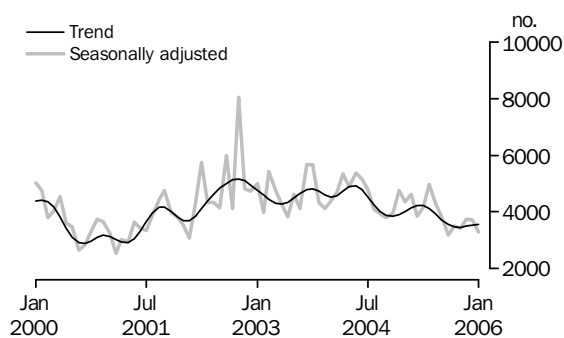
PRIVATE SECTOR HOUSES

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



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has risen for the past three months, after seven months of decline. The trend rose 1.0% in January 2006.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 0.4% in January 2006. The trend fell in all the states and territories other than Western Australia (+3.6%) and the Australian Capital Territory (+6.3%). The largest falls were in the Northern Territory (-3.9%) and Queensland (-3.2%).

The trend estimate for private sector houses approved fell 1.0% in January 2006. The trend fell in New South Wales (-4.8%), Queensland (-1.8%) and Victoria (-0.2%), but rose in Western Australia (+0.5%) and South Australia (+0.1%).

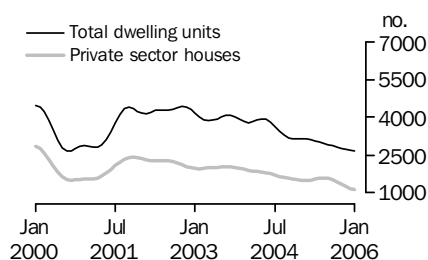
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	997	1 791	1 489	513	1 539	165	37	41	6 572
Total dwelling units (no.)	2 039	2 381	2 054	846	2 028	189	69	66	9 672
Percentage change from previous month									
Private sector houses (%)	-9.2	-13.3	-8.5	-20.6	-1.2	-5.2	-44.8	-61.7	-10.5
Total dwelling units (%)	-28.4	-3.7	-17.2	-4.0	-0.5	-6.0	-40.0	-73.3	-14.3
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 195	2 380	1 825	673	1 773	na	na	na	8 148
Total dwelling units (no.)	2 553	2 893	2 551	940	2 571	205	na	na	11 890
Percentage change from previous month									
Private sector houses (%)	1.7	1.2	-5.2	2.4	0.6	na	na	na	-0.9
Total dwelling units (%)	-10.9	1.0	-7.7	11.9	15.4	5.7	na	na	-1.9
TREND									
Dwelling units approved									
Private sector houses (no.)	1 120	2 363	1 882	664	1 814	na	na	na	8 162
Total dwelling units (no.)	2 653	2 949	2 730	889	2 401	197	98	153	12 069
Percentage change from previous month									
Private sector houses (%)	-4.8	-0.2	-1.8	0.1	0.5	na	na	na	-1.0
Total dwelling units (%)	-1.3	-0.1	-3.2	-0.6	3.6	-1.0	-3.9	6.3	-0.4

na not available

DWELLING UNITS APPROVED

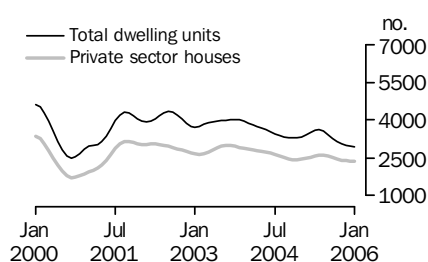
STATE TRENDS

NEW SOUTH WALES



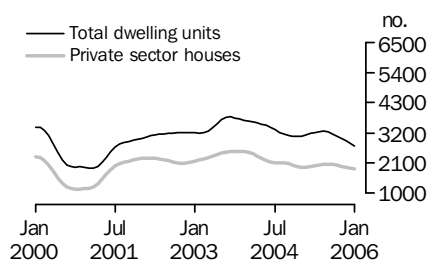
The trend estimate for total dwelling units approved in New South Wales has been in decline for the past twelve months. The trend for private sector houses has fallen for the past seven months.

VICTORIA



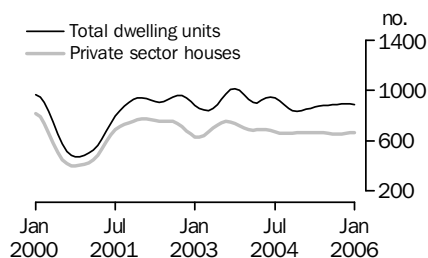
The trend estimate for total dwelling units approved in Victoria has fallen for the past eight months. The trend for private sector houses has fallen for the past eight months.

QUEENSLAND



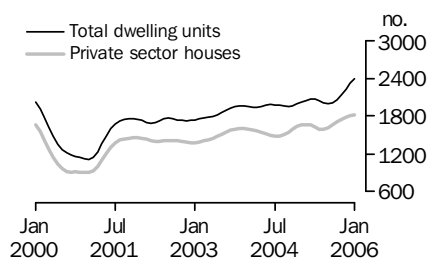
The trend estimates for total dwelling units approved in Queensland has been in decline for the past seven months. The trend for private sector houses has been in decline for the past six months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is showing a fall in January 2006 after twelve months of modest rises. The trend for private sector houses is showing small rises for the last four months.

WESTERN AUSTRALIA



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

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DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2004							
November	9 273	9 491	3 843	4 052	13 116	427	13 543
December	7 762	7 920	4 768	4 935	12 530	325	12 855
2005							
January	6 850	6 944	3 687	3 820	10 537	227	10 764
February	8 065	8 170	4 162	4 197	12 227	140	12 367
March	8 465	8 586	3 856	4 117	12 321	382	12 703
April	8 238	8 335	4 095	4 166	12 333	168	12 501
May	9 817	9 983	5 043	5 285	14 860	408	15 268
June	10 180	10 426	4 160	4 467	14 340	553	14 893
July	8 813	8 970	3 621	3 803	12 434	339	12 773
August	9 335	9 537	3 651	3 768	12 986	319	13 305
September	8 487	8 610	3 886	4 020	12 373	257	12 630
October	8 380	8 569	3 476	3 657	11 856	370	12 226
November	9 250	9 437	3 791	3 878	13 041	274	13 315
December	7 342	7 464	3 765	3 820	11 107	177	11 284
2006							
January	6 572	6 730	2 841	2 942	9 413	259	9 672
SEASONALLY ADJUSTED							
2004							
November	8 655	8 873	3 950	4 192	12 605	460	13 065
December	8 218	8 376	4 768	4 932	12 986	322	13 308
2005							
January	8 832	8 926	4 362	4 667	13 194	399	13 593
February	8 478	8 583	4 619	4 668	13 097	154	13 251
March	8 538	8 659	3 846	4 016	12 384	291	12 675
April	8 651	8 748	4 184	4 262	12 835	175	13 010
May	9 130	9 296	4 970	5 135	14 100	331	14 431
June	9 295	9 541	4 302	4 463	13 597	407	14 004
July	8 871	9 028	3 840	3 965	12 711	282	12 993
August	8 402	8 604	3 180	3 343	11 582	365	11 947
September	8 277	8 400	3 506	3 801	11 783	418	12 201
October	8 337	8 526	3 417	3 648	11 754	420	12 174
November	8 542	8 729	3 735	3 870	12 277	322	12 599
December	8 221	8 343	3 721	3 782	11 942	183	12 125
2006							
January	8 148	8 306	3 294	3 584	11 442	448	11 890
TREND							
2004							
November	8 565	8 723	3 839	4 014	12 404	333	12 737
December	8 530	8 668	3 897	4 075	12 427	316	12 743
2005							
January	8 521	8 644	4 017	4 191	12 538	297	12 835
February	8 557	8 673	4 151	4 315	12 708	280	12 988
March	8 645	8 767	4 237	4 381	12 882	266	13 148
April	8 754	8 892	4 233	4 361	12 987	266	13 253
May	8 840	8 997	4 123	4 252	12 963	286	13 249
June	8 867	9 042	3 932	4 082	12 799	325	13 124
July	8 826	9 010	3 721	3 893	12 547	356	12 903
August	8 724	8 906	3 552	3 742	12 276	372	12 648
September	8 580	8 755	3 470	3 663	12 050	368	12 418
October	8 442	8 608	3 465	3 655	11 907	356	12 263
November	8 332	8 491	3 500	3 688	11 832	347	12 179
December	8 246	8 400	3 532	3 718	11 778	340	12 118
2006							
January	8 162	8 315	3 567	3 754	11 729	340	12 069

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004							
November	8.7	9.8	-4.7	-6.4	4.4	3.6	4.4
December	-16.3	-16.6	24.1	21.8	-4.5	-23.9	-5.1
2005							
January	-11.7	-12.3	-22.7	-22.6	-15.9	-30.2	-16.3
February	17.7	17.7	12.9	9.9	16.0	-38.3	14.9
March	5.0	5.1	-7.4	-1.9	0.8	172.9	2.7
April	-2.7	-2.9	6.2	1.2	0.1	-56.0	-1.6
May	19.2	19.8	23.2	26.9	20.5	142.9	22.1
June	3.7	4.4	-17.5	-15.5	-3.5	35.5	-2.5
July	-13.4	-14.0	-13.0	-14.9	-13.3	-38.7	-14.2
August	5.9	6.3	0.8	-0.9	4.4	-5.9	4.2
September	-9.1	-9.7	6.4	6.7	-4.7	-19.4	-5.1
October	-1.3	-0.5	-10.6	-9.0	-4.2	44.0	-3.2
November	10.4	10.1	9.1	6.0	10.0	-25.9	8.9
December	-20.6	-20.9	-0.7	-1.5	-14.8	-35.4	-15.3
2006							
January	-10.5	-9.8	-24.5	-23.0	-15.3	46.3	-14.3

SEASONALLY ADJUSTED

2004							
November	-0.1	1.0	3.7	1.5	1.0	6.2	1.2
December	-5.0	-5.6	20.7	17.7	3.0	-30.0	1.9
2005							
January	7.5	6.6	-8.5	-5.4	1.6	23.9	2.1
February	-4.0	-3.8	5.9	—	-0.7	-61.4	-2.5
March	0.7	0.9	-16.7	-14.0	-5.4	89.0	-4.3
April	1.3	1.0	8.8	6.1	3.6	-39.9	2.6
May	5.5	6.3	18.8	20.5	9.9	89.1	10.9
June	1.8	2.6	-13.4	-13.1	-3.6	23.0	-3.0
July	-4.6	-5.4	-10.7	-11.2	-6.5	-30.7	-7.2
August	-5.3	-4.7	-17.2	-15.7	-8.9	29.4	-8.1
September	-1.5	-2.4	10.3	13.7	1.7	14.5	2.1
October	0.7	1.5	-2.5	-4.0	-0.2	0.5	-0.2
November	2.5	2.4	9.3	6.1	4.4	-23.3	3.5
December	-3.8	-4.4	-0.4	-2.3	-2.7	-43.2	-3.8
2006							
January	-0.9	-0.4	-11.5	-5.2	-4.2	144.8	-1.9

TREND

2004							
November	-0.6	-0.8	-0.8	-0.6	-0.7	-4.3	-0.8
December	-0.4	-0.6	1.5	1.5	0.2	-5.1	—
2005							
January	-0.1	-0.3	3.1	2.8	0.9	-6.0	0.7
February	0.4	0.3	3.3	3.0	1.4	-5.7	1.2
March	1.0	1.1	2.1	1.5	1.4	-5.0	1.2
April	1.3	1.4	-0.1	-0.5	0.8	—	0.8
May	1.0	1.2	-2.6	-2.5	-0.2	7.5	—
June	0.3	0.5	-4.6	-4.0	-1.3	13.6	-0.9
July	-0.5	-0.4	-5.4	-4.6	-2.0	9.5	-1.7
August	-1.2	-1.2	-4.5	-3.9	-2.2	4.5	-2.0
September	-1.7	-1.7	-2.3	-2.1	-1.8	-1.1	-1.8
October	-1.6	-1.7	-0.1	-0.2	-1.2	-3.3	-1.2
November	-1.3	-1.4	1.0	0.9	-0.6	-2.5	-0.7
December	-1.0	-1.1	0.9	0.8	-0.5	-2.0	-0.5
2006							
January	-1.0	-1.0	1.0	1.0	-0.4	—	-0.4

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2004									
November	3 352	3 522	3 164	936	1 926	271	121	251	13 543
December	3 177	2 844	3 069	918	1 958	262	84	543	12 855
2005									
January	2 400	2 318	2 567	998	1 708	210	82	481	10 764
February	3 219	3 162	2 914	691	1 987	191	156	47	12 367
March	3 020	3 363	2 844	1 062	1 945	220	95	154	12 703
April	2 888	3 719	2 676	800	2 029	201	52	136	12 501
May	3 351	4 138	4 049	912	2 247	265	100	206	15 268
June	2 912	5 103	3 510	764	2 173	196	122	113	14 893
July	3 107	2 739	3 476	916	2 058	222	166	89	12 773
August	3 035	3 070	3 343	1 027	2 266	227	133	204	13 305
September	3 039	3 075	3 220	909	1 912	237	148	90	12 630
October	2 483	3 076	3 190	929	2 198	206	70	74	12 226
November	2 923	3 437	3 231	892	2 368	213	127	124	13 315
December	2 846	2 473	2 482	881	2 039	201	115	247	11 284
2006									
January	2 039	2 381	2 054	846	2 028	189	69	66	9 672
SEASONALLY ADJUSTED									
2004									
November	3 124	3 565	3 026	888	1 837	256	na	na	13 065
December	3 103	3 245	3 195	891	1 995	251	na	na	13 308
2005									
January	3 249	3 023	3 259	1 158	2 073	235	na	na	13 593
February	3 305	3 537	3 241	743	2 011	216	na	na	13 251
March	3 039	3 456	2 619	911	2 169	228	na	na	12 675
April	3 002	3 581	3 022	977	2 025	228	na	na	13 010
May	2 932	3 817	4 234	874	2 055	246	na	na	14 431
June	2 935	4 676	3 164	768	2 002	206	na	na	14 004
July	3 173	2 910	3 493	902	2 040	218	na	na	12 993
August	2 704	2 871	2 924	920	1 995	209	na	na	11 947
September	2 842	2 993	3 144	869	1 888	224	na	na	12 201
October	2 687	2 812	3 101	948	2 279	204	na	na	12 174
November	2 704	3 403	2 992	859	2 208	192	na	na	12 599
December	2 865	2 865	2 764	840	2 228	194	na	na	12 125
2006									
January	2 553	2 893	2 551	940	2 571	205	na	na	11 890
TREND									
2004									
November	3 150	3 287	3 079	839	1 966	241	99	76	12 737
December	3 150	3 290	3 063	834	1 993	241	88	83	12 743
2005									
January	3 152	3 324	3 082	842	2 023	238	82	92	12 835
February	3 140	3 407	3 124	851	2 051	233	79	102	12 988
March	3 110	3 509	3 177	860	2 068	229	78	116	13 148
April	3 062	3 598	3 222	868	2 066	226	81	130	13 253
May	3 012	3 618	3 251	875	2 041	224	88	139	13 249
June	2 957	3 553	3 260	882	2 015	223	97	139	13 124
July	2 910	3 417	3 236	883	2 003	219	105	130	12 903
August	2 867	3 263	3 171	884	2 016	215	110	123	12 648
September	2 818	3 133	3 072	887	2 063	210	113	121	12 418
October	2 768	3 044	2 979	892	2 139	205	111	126	12 263
November	2 725	2 992	2 900	893	2 226	202	107	134	12 179
December	2 688	2 953	2 820	894	2 318	199	102	144	12 118
2006									
January	2 653	2 949	2 730	889	2 401	197	98	153	12 069

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
November	13.4	-1.5	-1.6	5.8	0.1	3.8	51.3	234.7	4.4
December	-5.2	-19.3	-3.0	-1.9	1.7	-3.3	-30.6	116.3	-5.1
2005									
January	-24.5	-18.5	-16.4	8.7	-12.8	-19.8	-2.4	-11.4	-16.3
February	34.1	36.4	13.5	-30.8	16.3	-9.0	90.2	-90.2	14.9
March	-6.2	6.4	-2.4	53.7	-2.1	15.2	-39.1	227.7	2.7
April	-4.4	10.6	-5.9	-24.7	4.3	-8.6	-45.3	-11.7	-1.6
May	16.0	11.3	51.3	14.0	10.7	31.8	92.3	51.5	22.1
June	-13.1	23.3	-13.3	-16.2	-3.3	-26.0	22.0	-45.1	-2.5
July	6.7	-46.3	-1.0	19.9	-5.3	13.3	36.1	-21.2	-14.2
August	-2.3	12.1	-3.8	12.1	10.1	2.3	-19.9	129.2	4.2
September	0.1	0.2	-3.7	-11.5	-15.6	4.4	11.3	-55.9	-5.1
October	-18.3	—	-0.9	2.2	15.0	-13.1	-52.7	-17.8	-3.2
November	17.7	11.7	1.3	-4.0	7.7	3.4	81.4	67.6	8.9
December	-2.6	-28.0	-23.2	-1.2	-13.9	-5.6	-9.4	99.2	-15.3
2006									
January	-28.4	-3.7	-17.2	-4.0	-0.5	-6.0	-40.0	-73.3	-14.3
SEASONALLY ADJUSTED									
2004									
November	0.7	9.4	-6.0	-4.4	-7.9	-0.4	na	na	1.2
December	-0.7	-9.0	5.6	0.3	8.6	-2.0	na	na	1.9
2005									
January	4.7	-6.8	2.0	30.0	3.9	-6.4	na	na	2.1
February	1.7	17.0	-0.6	-35.8	-3.0	-8.1	na	na	-2.5
March	-8.0	-2.3	-19.2	22.6	7.9	5.6	na	na	-4.3
April	-1.2	3.6	15.4	7.2	-6.6	—	na	na	2.6
May	-2.3	6.6	40.1	-10.5	1.5	7.9	na	na	10.9
June	0.1	22.5	-25.3	-12.1	-2.6	-16.3	na	na	-3.0
July	8.1	-37.8	10.4	17.4	1.9	5.8	na	na	-7.2
August	-14.8	-1.3	-16.3	2.0	-2.2	-4.1	na	na	-8.1
September	5.1	4.2	7.5	-5.5	-5.4	7.2	na	na	2.1
October	-5.5	-6.0	-1.4	9.1	20.7	-8.9	na	na	-0.2
November	0.6	21.0	-3.5	-9.4	-3.1	-5.9	na	na	3.5
December	6.0	-15.8	-7.6	-2.2	0.9	1.0	na	na	-3.8
2006									
January	-10.9	1.0	-7.7	11.9	15.4	5.7	na	na	-1.9
TREND									
2004									
November	-1.1	-0.3	-1.1	-2.2	0.6	0.8	-12.4	-1.3	-0.8
December	—	0.1	-0.5	-0.6	1.4	—	-11.1	9.2	—
2005									
January	0.1	1.0	0.6	1.0	1.5	-1.2	-6.8	10.8	0.7
February	-0.4	2.5	1.4	1.1	1.4	-2.1	-3.7	10.9	1.2
March	-1.0	3.0	1.7	1.1	0.8	-1.7	-1.3	13.7	1.2
April	-1.5	2.5	1.4	0.9	-0.1	-1.3	3.8	12.1	0.8
May	-1.6	0.6	0.9	0.8	-1.2	-0.9	8.6	6.9	—
June	-1.8	-1.8	0.3	0.8	-1.3	-0.4	10.2	—	-0.9
July	-1.6	-3.8	-0.7	0.1	-0.6	-1.8	8.2	-6.5	-1.7
August	-1.5	-4.5	-2.0	0.1	0.6	-1.8	4.8	-5.4	-2.0
September	-1.7	-4.0	-3.1	0.3	2.3	-2.3	2.7	-1.6	-1.8
October	-1.8	-2.8	-3.0	0.6	3.7	-2.4	-1.8	4.1	-1.2
November	-1.6	-1.7	-2.7	0.1	4.1	-1.5	-3.6	6.3	-0.7
December	-1.4	-1.3	-2.8	0.1	4.1	-1.5	-4.7	7.5	-0.5
2006									
January	-1.3	-0.1	-3.2	-0.6	3.6	-1.0	-3.9	6.3	-0.4

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2004									
November	1 751	2 676	2 132	729	1 679	216	28	62	9 273
December	1 471	2 010	1 699	744	1 537	204	26	71	7 762
2005									
January	1 222	1 865	1 552	469	1 512	180	22	28	6 850
February	1 471	2 357	1 848	584	1 541	170	47	47	8 065
March	1 405	2 467	2 003	712	1 540	195	39	104	8 465
April	1 377	2 617	1 818	628	1 442	183	43	130	8 238
May	1 613	2 989	2 243	732	1 837	221	44	138	9 817
June	1 823	3 576	2 181	657	1 632	166	66	79	10 180
July	1 778	2 244	2 153	645	1 653	209	46	85	8 813
August	1 641	2 503	2 380	729	1 750	191	57	84	9 335
September	1 443	2 368	1 909	717	1 731	193	61	65	8 487
October	1 237	2 177	2 167	610	1 912	169	38	70	8 380
November	1 324	2 802	2 061	731	1 971	199	54	108	9 250
December	1 098	2 065	1 628	646	1 557	174	67	107	7 342
2006									
January	997	1 791	1 489	513	1 539	165	37	41	6 572

SEASONALLY ADJUSTED

2004									
November	1 568	2 505	2 088	654	1 558	na	na	na	8 655
December	1 496	2 204	1 892	739	1 595	na	na	na	8 218
2005									
January	1 516	2 630	1 966	658	1 773	na	na	na	8 832
February	1 572	2 444	1 918	594	1 666	na	na	na	8 478
March	1 514	2 444	1 869	646	1 723	na	na	na	8 538
April	1 424	2 563	2 058	746	1 488	na	na	na	8 651
May	1 506	2 819	2 109	681	1 664	na	na	na	9 130
June	1 576	3 173	2 026	617	1 558	na	na	na	9 295
July	1 899	2 163	2 149	662	1 664	na	na	na	8 871
August	1 464	2 415	2 038	665	1 518	na	na	na	8 402
September	1 404	2 316	1 938	654	1 656	na	na	na	8 277
October	1 269	2 169	2 012	637	1 971	na	na	na	8 337
November	1 201	2 592	1 988	673	1 764	na	na	na	8 542
December	1 175	2 351	1 925	657	1 762	na	na	na	8 221
2006									
January	1 195	2 380	1 825	673	1 773	na	na	na	8 148

TREND

2004									
November	1 551	2 437	2 030	660	1 593	na	na	na	8 565
December	1 531	2 428	1 980	663	1 636	na	na	na	8 530
2005									
January	1 510	2 440	1 947	667	1 660	na	na	na	8 521
February	1 500	2 472	1 940	667	1 666	na	na	na	8 557
March	1 510	2 518	1 964	667	1 656	na	na	na	8 645
April	1 539	2 574	2 005	667	1 626	na	na	na	8 754
May	1 576	2 608	2 045	667	1 596	na	na	na	8 840
June	1 597	2 607	2 068	665	1 588	na	na	na	8 867
July	1 584	2 572	2 069	660	1 611	na	na	na	8 826
August	1 527	2 519	2 051	654	1 656	na	na	na	8 724
September	1 435	2 457	2 017	652	1 707	na	na	na	8 580
October	1 333	2 411	1 983	656	1 751	na	na	na	8 442
November	1 245	2 384	1 949	659	1 783	na	na	na	8 332
December	1 177	2 369	1 917	663	1 806	na	na	na	8 246
2006									
January	1 120	2 363	1 882	664	1 814	na	na	na	8 162

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
November	17.1	6.8	-1.4	18.9	16.5	7.5	-36.4	-4.6	8.7
December	-16.0	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	14.5	-16.3
2005									
January	-16.9	-7.2	-8.7	-37.0	-1.6	-11.8	-15.4	-60.6	-11.7
February	20.4	26.4	19.1	24.5	1.9	-5.6	113.6	67.9	17.7
March	-4.5	4.7	8.4	21.9	-0.1	14.7	-17.0	121.3	5.0
April	-2.0	6.1	-9.2	-11.8	-6.4	-6.2	10.3	25.0	-2.7
May	17.1	14.2	23.4	16.6	27.4	20.8	2.3	6.2	19.2
June	13.0	19.6	-2.8	-10.2	-11.2	-24.9	50.0	-42.8	3.7
July	-2.5	-37.2	-1.3	-1.8	1.3	25.9	-30.3	7.6	-13.4
August	-7.7	11.5	10.5	13.0	5.9	-8.6	23.9	-1.2	5.9
September	-12.1	-5.4	-19.8	-1.6	-1.1	1.0	7.0	-22.6	-9.1
October	-14.3	-8.1	13.5	-14.9	10.5	-12.4	-37.7	7.7	-1.3
November	7.0	28.7	-4.9	19.8	3.1	17.8	42.1	54.3	10.4
December	-17.1	-26.3	-21.0	-11.6	-21.0	-12.6	24.1	-0.9	-20.6
2006									
January	-9.2	-13.3	-8.5	-20.6	-1.2	-5.2	-44.8	-61.7	-10.5
SEASONALLY ADJUSTED									
2004									
November	0.2	0.5	-2.1	-0.9	2.9	na	na	na	-0.1
December	-4.6	-12.0	-9.4	12.9	2.4	na	na	na	-5.0
2005									
January	1.3	19.3	3.9	-10.8	11.2	na	na	na	7.5
February	3.7	-7.1	-2.5	-9.7	-6.0	na	na	na	-4.0
March	-3.7	—	-2.5	8.8	3.4	na	na	na	0.7
April	-5.9	4.9	10.1	15.3	-13.7	na	na	na	1.3
May	5.7	10.0	2.4	-8.7	11.9	na	na	na	5.5
June	4.7	12.6	-3.9	-9.3	-6.4	na	na	na	1.8
July	20.5	-31.8	6.1	7.3	6.8	na	na	na	-4.6
August	-22.9	11.6	-5.2	0.4	-8.8	na	na	na	-5.3
September	-4.1	-4.1	-4.9	-1.7	9.1	na	na	na	-1.5
October	-9.6	-6.4	3.9	-2.6	19.0	na	na	na	0.7
November	-5.4	19.5	-1.2	5.6	-10.5	na	na	na	2.5
December	-2.1	-9.3	-3.2	-2.4	-0.1	na	na	na	-3.8
2006									
January	1.7	1.2	-5.2	2.4	0.6	na	na	na	-0.9
TREND									
2004									
November	-1.6	-1.0	-2.2	0.2	3.3	na	na	na	-0.6
December	-1.3	-0.4	-2.5	0.5	2.7	na	na	na	-0.4
2005									
January	-1.3	0.5	-1.7	0.5	1.5	na	na	na	-0.1
February	-0.7	1.3	-0.3	—	0.4	na	na	na	0.4
March	0.7	1.9	1.2	-0.1	-0.6	na	na	na	1.0
April	1.9	2.2	2.1	—	-1.8	na	na	na	1.3
May	2.4	1.3	2.0	—	-1.8	na	na	na	1.0
June	1.4	—	1.1	-0.3	-0.5	na	na	na	0.3
July	-0.9	-1.3	0.1	-0.7	1.4	na	na	na	-0.5
August	-3.6	-2.1	-0.9	-1.0	2.8	na	na	na	-1.2
September	-6.0	-2.4	-1.6	-0.3	3.1	na	na	na	-1.7
October	-7.1	-1.9	-1.7	0.6	2.5	na	na	na	-1.6
November	-6.6	-1.1	-1.7	0.6	1.9	na	na	na	-1.3
December	-5.4	-0.6	-1.7	0.5	1.3	na	na	na	-1.0
2006									
January	-4.8	-0.2	-1.8	0.1	0.5	na	na	na	-1.0

— nil or rounded to zero (including null cells)

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2002-03	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	117 055
2003-04	23 321	34 643	29 352	9 063	19 567	2 697	547	1 373	120 563
2004-05	19 008	31 372	24 673	8 316	19 393	2 434	679	985	106 860
2005									
February	1 483	2 368	1 865	616	1 556	170	65	47	8 170
March	1 417	2 478	2 014	759	1 570	196	48	104	8 586
April	1 390	2 630	1 842	641	1 461	187	48	136	8 335
May	1 623	3 002	2 269	745	1 915	227	64	138	9 983
June	1 866	3 604	2 198	669	1 765	168	76	80	10 426
July	1 802	2 257	2 176	677	1 707	215	51	85	8 970
August	1 659	2 531	2 400	761	1 837	205	60	84	9 537
September	1 457	2 388	1 931	756	1 748	203	61	66	8 610
October	1 261	2 198	2 188	672	1 961	171	48	70	8 569
November	1 338	2 856	2 100	747	2 034	200	54	108	9 437
December	1 118	2 078	1 645	665	1 598	175	67	118	7 464
2006									
January	1 006	1 875	1 491	528	1 587	165	37	41	6 730
OTHER DWELLINGS									
2002-03	24 995	14 686	13 875	2 226	3 741	172	432	1 281	61 408
2003-04	24 402	11 769	15 206	2 458	4 142	444	625	1 763	60 809
2004-05	19 039	11 161	13 821	2 517	4 684	329	709	1 294	53 554
2005									
February	1 736	794	1 049	75	431	21	91	—	4 197
March	1 603	885	830	303	375	24	47	50	4 117
April	1 498	1 089	834	159	568	14	4	—	4 166
May	1 728	1 136	1 780	167	332	38	36	68	5 285
June	1 046	1 499	1 312	95	408	28	46	33	4 467
July	1 305	482	1 300	239	351	7	115	4	3 803
August	1 376	539	943	266	429	22	73	120	3 768
September	1 582	687	1 289	153	164	34	87	24	4 020
October	1 222	878	1 002	257	237	35	22	4	3 657
November	1 585	581	1 131	145	334	13	73	16	3 878
December	1 728	395	837	216	441	26	48	129	3 820
2006									
January	1 033	506	563	318	441	24	32	25	2 942
TOTAL DWELLING UNITS									
2002-03	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	178 463
2003-04	47 723	46 412	44 558	11 521	23 709	3 141	1 172	3 136	181 372
2004-05	38 047	42 533	38 494	10 833	24 077	2 763	1 388	2 279	160 414
2005									
February	3 219	3 162	2 914	691	1 987	191	156	47	12 367
March	3 020	3 363	2 844	1 062	1 945	220	95	154	12 703
April	2 888	3 719	2 676	800	2 029	201	52	136	12 501
May	3 351	4 138	4 049	912	2 247	265	100	206	15 268
June	2 912	5 103	3 510	764	2 173	196	122	113	14 893
July	3 107	2 739	3 476	916	2 058	222	166	89	12 773
August	3 035	3 070	3 343	1 027	2 266	227	133	204	13 305
September	3 039	3 075	3 220	909	1 912	237	148	90	12 630
October	2 483	3 076	3 190	929	2 198	206	70	74	12 226
November	2 923	3 437	3 231	892	2 368	213	127	124	13 315
December	2 846	2 473	2 482	881	2 039	201	115	247	11 284
2006									
January	2 039	2 381	2 054	846	2 028	189	69	66	9 672

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2002-03	10 787	22 657	13 015	5 537	13 295	918	316	1 888
2003-04	9 252	22 698	12 903	5 582	14 077	1 182	330	1 373
2004-05	7 004	20 350	9 736	5 048	13 520	916	428	984
2005								
February	596	1 571	776	382	1 155	50	44	47
March	538	1 651	741	435	1 153	80	37	104
April	504	1 722	682	417	999	70	37	136
May	543	1 893	857	483	1 307	96	37	138
June	581	2 399	843	380	1 158	81	40	79
July	552	1 435	861	413	1 153	98	26	85
August	639	1 588	865	427	1 204	92	44	84
September	563	1 508	776	442	1 231	71	44	66
October	529	1 393	790	399	1 348	79	35	70
November	531	1 928	829	473	1 408	87	43	107
December	455	1 385	690	348	1 084	69	45	118
2006								
January	383	1 109	598	338	1 126	67	37	41
OTHER DWELLINGS								
2002-03	20 710	13 792	6 282	2 031	2 893	60	361	1 281
2003-04	19 436	10 672	6 900	2 221	3 077	242	578	1 763
2004-05	14 084	9 864	6 366	1 939	3 696	179	642	1 294
2005								
February	1 218	733	416	71	338	6	91	—
March	1 231	729	448	180	335	8	24	50
April	1 263	1 000	367	140	445	8	4	—
May	1 198	1 004	1 046	159	271	31	33	68
June	536	1 333	380	86	266	20	43	33
July	804	411	870	203	254	5	115	4
August	910	465	452	240	344	3	73	120
September	1 158	568	473	135	147	20	5	24
October	894	803	615	232	172	3	12	4
November	727	518	334	136	260	—	29	16
December	1 110	316	485	203	403	13	48	129
2006								
January	847	399	273	94	371	18	5	25
TOTAL DWELLING UNITS								
2002-03	31 497	36 449	19 297	7 568	16 188	978	677	3 169
2003-04	28 688	33 370	19 803	7 803	17 154	1 424	908	3 136
2004-05	21 088	30 214	16 102	6 987	17 216	1 095	1 070	2 278
2005								
February	1 814	2 304	1 192	453	1 493	56	135	47
March	1 769	2 380	1 189	615	1 488	88	61	154
April	1 767	2 722	1 049	557	1 444	78	41	136
May	1 741	2 897	1 903	642	1 578	127	70	206
June	1 117	3 732	1 223	466	1 424	101	83	112
July	1 356	1 846	1 731	616	1 407	103	141	89
August	1 549	2 053	1 317	667	1 548	95	117	204
September	1 721	2 076	1 249	577	1 378	91	49	90
October	1 423	2 196	1 405	631	1 520	82	47	74
November	1 258	2 446	1 163	609	1 668	87	72	123
December	1 565	1 701	1 175	551	1 487	82	93	247
2006								
January	1 230	1 508	871	432	1 497	85	42	66

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2002-03	114 814	56 523	818	1 841	381	174 377
2003-04	118 729	56 658	753	1 488	368	177 996
2004-05	104 758	49 149	516	1 605	176	156 204
2005						
February	8 054	3 940	40	177	16	12 227
March	8 454	3 776	52	20	19	12 321
April	8 226	3 974	75	53	5	12 333
May	9 796	4 988	30	34	12	14 860
June	10 169	3 850	48	248	25	14 340
July	8 801	3 347	20	212	54	12 434
August	9 324	3 516	30	111	5	12 986
September	8 476	3 820	37	8	32	12 373
October	8 368	3 429	36	13	10	11 856
November	9 235	3 724	33	10	39	13 041
December	7 333	3 690	48	13	23	11 107
2006						
January	6 556	2 724	8	117	8	9 413
PUBLIC SECTOR						
2002-03	2 081	1 992	12	—	1	4 086
2003-04	1 678	1 682	13	2	1	3 376
2004-05	1 932	2 217	22	34	5	4 210
2005						
February	105	35	—	—	—	140
March	121	261	—	—	—	382
April	97	56	15	—	—	168
May	166	242	—	—	—	408
June	246	267	5	34	1	553
July	157	182	—	—	—	339
August	202	104	13	—	—	319
September	123	132	—	—	2	257
October	189	151	30	—	—	370
November	187	87	—	—	—	274
December	122	54	1	—	—	177
2006						
January	158	99	—	2	—	259
TOTAL						
2002-03	116 895	58 515	830	1 841	382	178 463
2003-04	120 407	58 340	766	1 490	369	181 372
2004-05	106 690	51 366	538	1 639	181	160 414
2005						
February	8 159	3 975	40	177	16	12 367
March	8 575	4 037	52	20	19	12 703
April	8 323	4 030	90	53	5	12 501
May	9 962	5 230	30	34	12	15 268
June	10 415	4 117	53	282	26	14 893
July	8 958	3 529	20	212	54	12 773
August	9 526	3 620	43	111	5	13 305
September	8 599	3 952	37	8	34	12 630
October	8 557	3 580	66	13	10	12 226
November	9 422	3 811	33	10	39	13 315
December	7 455	3 744	49	13	23	11 284
2006						
January	6 714	2 823	8	119	8	9 672

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	995	1 020	2	1	3	2 021
Vic.	1 786	504	1	4	2	2 297
Qld	1 487	530	—	2	2	2 021
SA	512	312	—	1	—	825
WA	1 535	282	3	105	—	1 925
Tas.	164	20	1	4	—	189
NT	36	31	1	—	1	69
ACT	41	25	—	—	—	66
Aust.	6 556	2 724	8	117	8	9 413
PUBLIC SECTOR						
NSW	9	9	—	—	—	18
Vic.	84	—	—	—	—	84
Qld	2	31	—	—	—	33
SA	15	6	—	—	—	21
WA	48	53	—	2	—	103
Tas.	—	—	—	—	—	—
NT	—	—	—	—	—	—
ACT	—	—	—	—	—	—
Aust.	158	99	—	2	—	259
TOTAL						
NSW	1 004	1 029	2	1	3	2 039
Vic.	1 870	504	1	4	2	2 381
Qld	1 489	561	—	2	2	2 054
SA	527	318	—	1	—	846
WA	1 583	335	3	107	—	2 028
Tas.	164	20	1	4	—	189
NT	36	31	1	—	1	69
ACT	41	25	—	—	—	66
Aust.	6 714	2 823	8	119	8	9 672

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
Period	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
2002-03	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	175 410
2003-04	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	178 747
2004-05	106 690	10 597	12 139	22 736	3 795	4 962	19 873	28 630	51 366	158 056
2004										
November	9 473	683	950	1 633	225	575	1 540	2 340	3 973	13 446
December	7 882	707	1 315	2 022	373	575	1 722	2 670	4 692	12 574
2005										
January	6 935	900	848	1 748	253	236	1 553	2 042	3 790	10 725
February	8 159	685	729	1 414	482	386	1 693	2 561	3 975	12 134
March	8 575	1 138	723	1 861	282	436	1 458	2 176	4 037	12 612
April	8 323	985	928	1 913	432	450	1 235	2 117	4 030	12 353
May	9 962	912	1 197	2 109	389	509	2 223	3 121	5 230	15 192
June	10 415	951	1 260	2 211	302	336	1 268	1 906	4 117	14 532
July	8 958	723	749	1 472	285	255	1 517	2 057	3 529	12 487
August	9 526	863	861	1 724	150	774	972	1 896	3 620	13 146
September	8 599	845	841	1 686	381	540	1 345	2 266	3 952	12 551
October	8 557	840	792	1 632	138	518	1 292	1 948	3 580	12 137
November	9 422	811	818	1 629	166	392	1 624	2 182	3 811	13 233
December	7 455	811	804	1 615	239	453	1 437	2 129	3 744	11 199
2006										
January	6 714	655	863	1 518	194	275	836	1 305	2 823	9 537
VALUE (\$m)										
2002-03	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	28 550.8
2003-04	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	31 497.1
2004-05	20 772.1	1 281.7	2 083.6	3 365.3	551.3	937.3	4 935.0	6 423.6	9 788.9	30 561.0
2004										
November	1 838.4	90.3	159.8	250.1	30.7	106.9	454.8	592.4	842.5	2 680.9
December	1 514.4	88.7	239.2	327.9	39.9	89.0	473.9	602.7	930.7	2 445.1
2005										
January	1 345.9	85.2	144.7	229.9	36.1	36.6	322.3	395.0	624.9	1 970.8
February	1 592.7	92.0	136.6	228.6	69.6	81.5	557.3	708.4	936.9	2 529.6
March	1 705.8	138.7	131.1	269.8	45.0	91.2	322.1	458.3	728.1	2 433.8
April	1 645.3	111.3	152.8	264.1	93.0	91.7	251.3	436.0	700.0	2 345.4
May	2 011.3	112.3	216.0	328.3	49.7	134.7	630.3	814.7	1 143.0	3 154.3
June	2 053.1	121.3	213.3	334.5	55.2	53.4	312.7	421.4	755.9	2 809.0
July	1 788.5	95.8	138.2	234.0	44.9	53.4	392.1	490.4	724.4	2 512.9
August	1 932.9	98.7	143.7	242.4	31.2	147.8	307.8	486.9	729.2	2 662.1
September	1 756.0	102.6	135.0	237.5	50.2	77.2	385.0	512.4	750.0	2 506.0
October	1 742.6	112.8	141.6	254.4	24.7	86.6	315.4	426.8	681.2	2 423.9
November	1 933.2	117.1	148.9	266.0	29.6	67.6	350.2	447.4	713.4	2 646.6
December	1 530.9	96.3	140.6	237.0	38.1	55.5	344.0	437.6	674.5	2 205.5
2006										
January	1 408.3	89.3	155.5	244.7	38.8	46.0	181.6	266.4	511.1	1 919.4

(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	1 004	107	317	424	127	121	357	605	1 029	2 033
Vic.	1 870	85	168	253	—	133	118	251	504	2 374
Qld	1 489	143	159	302	31	15	213	259	561	2 050
SA	527	163	144	307	5	6	—	11	318	845
WA	1 583	129	46	175	31	—	129	160	335	1 918
Tas.	164	14	6	20	—	—	—	—	20	184
NT	36	10	21	31	—	—	—	—	31	67
ACT	41	4	2	6	—	—	19	19	25	66
Aust.	6 714	655	863	1 518	194	275	836	1 305	2 823	9 537
VALUE (\$m)										
NSW	240.1	15.4	58.1	73.5	25.9	20.5	61.8	108.3	181.8	421.9
Vic.	387.5	10.8	29.5	40.3	—	21.4	11.3	32.7	73.0	460.4
Qld	334.3	21.1	33.1	54.1	7.1	2.9	81.7	91.7	145.8	480.1
SA	86.9	20.7	22.4	43.1	0.7	1.2	—	1.9	45.0	131.9
WA	310.0	17.4	8.5	25.9	5.1	—	24.2	29.4	55.2	365.3
Tas.	30.9	2.2	1.0	3.2	—	—	—	—	3.2	34.1
NT	8.7	1.1	2.5	3.6	—	—	—	—	3.6	12.3
ACT	9.9	0.6	0.5	1.0	—	—	2.5	2.5	3.6	13.4
Aust.	1 408.3	89.3	155.5	244.7	38.8	46.0	181.6	266.4	511.1	1 919.4

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2004					
December	2 445.1	394.1	2 839.2	1 313.2	4 152.4
2005					
January	1 970.8	314.3	2 285.1	1 520.6	3 805.8
February	2 529.6	410.9	2 940.5	1 641.6	4 582.1
March	2 433.8	435.8	2 869.6	1 842.5	4 712.2
April	2 345.4	414.4	2 759.8	1 872.6	4 632.4
May	3 154.3	470.6	3 624.9	1 622.5	5 247.4
June	2 809.0	470.4	3 279.4	1 834.4	5 113.8
July	2 512.9	457.2	2 970.1	2 176.7	5 146.8
August	2 662.1	457.5	3 119.6	1 758.9	4 878.5
September	2 506.0	428.9	2 934.8	2 207.9	5 142.8
October	2 423.9	448.1	2 872.0	1 930.1	4 802.1
November	2 646.6	467.1	3 113.7	2 195.9	5 309.6
December	2 205.5	353.0	2 558.5	1 816.3	4 374.8
2006					
January	1 919.4	359.9	2 279.4	1 487.1	3 766.5
SEASONALLY ADJUSTED					
2004					
December	2 596.7	441.4	3 038.1	na	4 351.3
2005					
January	2 504.8	421.7	2 926.5	na	4 447.1
February	2 678.3	436.9	3 115.2	na	4 756.7
March	2 471.5	429.9	2 901.4	na	4 744.0
April	2 355.4	436.1	2 791.5	na	4 664.1
May	2 956.0	413.0	3 369.0	na	4 991.5
June	2 625.3	458.2	3 083.5	na	4 917.9
July	2 542.0	472.6	3 014.6	na	5 191.3
August	2 437.1	365.4	2 802.5	na	4 561.4
September	2 418.1	410.6	2 828.7	na	5 036.6
October	2 391.7	437.7	2 829.4	na	4 759.5
November	2 450.5	452.3	2 902.7	na	5 098.6
December	2 429.3	418.7	2 848.1	na	4 664.4
2006					
January	2 325.2	462.0	2 787.2	na	4 274.2
TREND					
2004					
December	2 487.5	423.3	2 910.8	1 504.9	4 415.7
2005					
January	2 510.8	424.4	2 935.2	1 500.4	4 435.6
February	2 542.3	426.9	2 969.2	1 545.0	4 514.2
March	2 578.2	429.9	3 008.2	1 615.9	4 624.1
April	2 606.6	431.3	3 037.9	1 689.1	4 726.9
May	2 616.8	430.6	3 047.4	1 748.0	4 795.4
June	2 601.5	428.6	3 030.1	1 791.8	4 821.8
July	2 563.1	425.1	2 988.3	1 837.6	4 825.9
August	2 511.0	422.2	2 933.2	1 885.8	4 819.0
September	2 457.5	422.3	2 879.9	1 922.8	4 802.6
October	2 417.3	426.0	2 843.3	1 929.6	4 772.9
November	2 396.7	432.1	2 828.8	1 902.0	4 730.8
December	2 385.5	438.7	2 824.2	1 848.9	4 673.0
2006					
January	2 375.2	445.5	2 820.6	1 784.7	4 605.3
na not available					
(a) Refer to Explanatory Notes, paragraph 13.					

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building %	Alterations and additions to residential buildings(a) %	Total residential building %	Non- residential building %	Total building %
ORIGINAL					
2004					
December	-8.8	-7.6	-8.6	-21.4	-13.1
2005					
January	-19.4	-20.3	-19.5	15.8	-8.3
February	28.4	30.7	28.7	8.0	20.4
March	-3.8	6.1	-2.4	12.2	2.8
April	-3.6	-4.9	-3.8	1.6	-1.7
May	34.5	13.6	31.3	-13.4	13.3
June	-10.9	—	-9.5	13.1	-2.5
July	-10.5	-2.8	-9.4	18.7	0.6
August	5.9	0.1	5.0	-19.2	-5.2
September	-5.9	-6.3	-5.9	25.5	5.4
October	-3.3	4.5	-2.1	-12.6	-6.6
November	9.2	4.2	8.4	13.8	10.6
December	-16.7	-24.4	-17.8	-17.3	-17.6
2006					
January	-13.0	2.0	-10.9	-18.1	-13.9
SEASONALLY ADJUSTED					
2004					
December	4.2	3.5	4.1	na	-5.2
2005					
January	-3.5	-4.5	-3.7	na	2.2
February	6.9	3.6	6.4	na	7.0
March	-7.7	-1.6	-6.9	na	-0.3
April	-4.7	1.4	-3.8	na	-1.7
May	25.5	-5.3	20.7	na	7.0
June	-11.2	10.9	-8.5	na	-1.5
July	-3.2	3.2	-2.2	na	5.6
August	-4.1	-22.7	-7.0	na	-12.1
September	-0.8	12.4	0.9	na	10.4
October	-1.1	6.6	—	na	-5.5
November	2.5	3.3	2.6	na	7.1
December	-0.9	-7.4	-1.9	na	-8.5
2006					
January	-4.3	10.3	-2.1	na	-8.4
TREND					
2004					
December	0.8	0.4	0.8	-1.9	-0.2
2005					
January	0.9	0.3	0.8	-0.3	0.5
February	1.3	0.6	1.2	3.0	1.8
March	1.4	0.7	1.3	4.6	2.4
April	1.1	0.3	1.0	4.5	2.2
May	0.4	-0.2	0.3	3.5	1.4
June	-0.6	-0.5	-0.6	2.5	0.6
July	-1.5	-0.8	-1.4	2.6	0.1
August	-2.0	-0.7	-1.8	2.6	-0.1
September	-2.1	—	-1.8	2.0	-0.3
October	-1.6	0.9	-1.3	0.4	-0.6
November	-0.9	1.4	-0.5	-1.4	-0.9
December	-0.5	1.5	-0.2	-2.8	-1.2
2006					
January	-0.4	1.5	-0.1	-3.5	-1.4

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
November	1 504.3	1 231.5	1 039.6	234.2	541.0	73.9	65.8	87.9	4 778.1
December	1 123.9	1 002.5	973.3	206.9	546.9	96.0	52.8	150.0	4 152.4
2005									
January	1 046.6	851.1	806.4	311.3	470.3	64.8	35.8	219.4	3 805.8
February	1 233.2	1 100.6	1 255.1	185.8	639.8	66.5	71.4	29.8	4 582.1
March	1 623.4	1 132.2	1 009.3	349.7	433.2	55.1	52.3	57.0	4 712.2
April	1 236.3	1 378.6	1 008.7	264.0	518.1	114.2	50.9	61.7	4 632.4
May	1 359.4	1 408.5	1 346.4	249.4	562.3	90.9	56.0	174.4	5 247.4
June	1 216.3	1 650.9	1 113.8	258.1	702.8	61.7	41.1	69.1	5 113.8
July	1 153.8	1 466.2	1 532.1	216.4	579.3	70.9	73.0	55.2	5 146.8
August	1 424.8	1 119.0	1 091.8	293.6	624.8	67.0	71.2	186.4	4 878.5
September	1 412.4	1 257.5	1 242.1	342.9	531.8	73.1	39.0	244.0	5 142.8
October	1 074.0	1 287.4	1 271.6	249.9	597.3	72.6	60.2	189.0	4 802.1
November	1 228.4	1 488.1	1 370.2	257.4	667.8	73.0	45.0	179.8	5 309.6
December	1 017.2	959.8	1 164.2	310.2	649.7	62.0	65.2	146.4	4 374.8
2006									
January	942.5	882.3	1 015.3	216.9	528.9	53.4	20.2	107.0	3 766.5
SEASONALLY ADJUSTED									
2004									
November	1 427.0	1 212.1	994.8	216.7	518.4	na	na	na	4 590.0
December	1 148.0	1 064.0	1 084.1	203.9	555.1	na	na	na	4 351.3
2005									
January	1 256.1	996.6	988.4	334.1	535.7	na	na	na	4 447.1
February	1 246.7	1 145.4	1 349.5	203.4	633.1	na	na	na	4 756.7
March	1 654.4	1 180.3	921.6	346.9	475.1	na	na	na	4 744.0
April	1 279.7	1 307.4	1 059.6	272.6	523.3	na	na	na	4 664.1
May	1 269.4	1 394.7	1 257.6	241.4	527.3	na	na	na	4 991.5
June	1 224.1	1 511.0	1 070.2	256.3	679.3	na	na	na	4 917.9
July	1 159.4	1 540.7	1 526.2	209.6	554.7	na	na	na	5 191.3
August	1 313.9	1 073.7	1 005.3	281.9	571.3	na	na	na	4 561.4
September	1 337.4	1 232.8	1 201.6	341.7	564.8	na	na	na	5 036.6
October	1 107.3	1 209.7	1 275.9	249.0	598.4	na	na	na	4 759.5
November	1 151.6	1 469.2	1 311.2	245.2	627.9	na	na	na	5 098.6
December	1 070.1	1 039.6	1 268.6	310.6	694.9	na	na	na	4 664.4
2006									
January	1 108.4	996.0	1 129.4	235.0	613.8	na	na	na	4 274.2
TREND									
2004									
November	1 266.8	1 110.3	1 109.1	232.2	516.0	na	na	na	4 422.4
December	1 248.2	1 088.2	1 098.5	237.4	510.1	na	na	na	4 415.7
2005									
January	1 233.4	1 096.0	1 084.8	247.8	497.2	na	na	na	4 435.6
February	1 227.7	1 146.6	1 084.9	258.3	484.8	na	na	na	4 514.2
March	1 226.6	1 217.9	1 103.2	266.3	479.7	na	na	na	4 624.1
April	1 229.1	1 286.9	1 131.4	268.1	484.7	na	na	na	4 726.9
May	1 237.5	1 325.7	1 162.9	263.5	499.2	na	na	na	4 795.4
June	1 249.9	1 329.9	1 187.3	253.3	520.5	na	na	na	4 821.8
July	1 252.5	1 308.9	1 212.6	245.0	544.5	na	na	na	4 825.9
August	1 243.6	1 275.7	1 232.5	242.8	566.6	na	na	na	4 819.0
September	1 220.0	1 243.2	1 240.0	247.1	586.6	na	na	na	4 802.6
October	1 188.3	1 215.8	1 238.8	253.5	606.1	na	na	na	4 772.9
November	1 153.2	1 188.3	1 237.8	258.3	624.6	na	na	na	4 730.8
December	1 119.8	1 153.2	1 234.5	261.8	640.5	na	na	na	4 673.0
2006									
January	1 091.4	1 125.6	1 212.1	265.4	651.4	na	na	na	4 605.3

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
November	38.1	2.6	-19.8	-24.3	20.7	10.0	75.3	119.5	6.5
December	-25.3	-18.6	-6.4	-11.7	1.1	29.9	-19.6	70.7	-13.1
2005									
January	-6.9	-15.1	-17.1	50.4	-14.0	-32.5	-32.2	46.3	-8.3
February	17.8	29.3	55.6	-40.3	36.0	2.7	99.1	-86.4	20.4
March	31.6	2.9	-19.6	88.2	-32.3	-17.3	-26.6	91.6	2.8
April	-23.8	21.8	-0.1	-24.5	19.6	107.4	-2.7	8.2	-1.7
May	10.0	2.2	33.5	-5.5	8.5	-20.3	10.0	182.9	13.3
June	-10.5	17.2	-17.3	3.5	25.0	-32.2	-26.7	-60.4	-2.5
July	-5.1	-11.2	37.6	-16.2	-17.6	14.9	77.8	-20.2	0.6
August	23.5	-23.7	-28.7	35.7	7.9	-5.6	-2.5	237.7	-5.2
September	-0.9	12.4	13.8	16.8	-14.9	9.2	-45.2	31.0	5.4
October	-24.0	2.4	2.4	-27.1	12.3	-0.7	54.2	-22.5	-6.6
November	14.4	15.6	7.7	3.0	11.8	0.5	-25.2	-4.9	10.6
December	-17.2	-35.5	-15.0	20.5	-2.7	-15.1	44.9	-18.6	-17.6
2006									
January	-7.3	-8.1	-12.8	-30.1	-18.6	-13.8	-69.1	-26.9	-13.9
SEASONALLY ADJUSTED									
2004									
November	26.8	5.2	-24.1	-31.4	12.2	na	na	na	1.8
December	-19.6	-12.2	9.0	-5.9	7.1	na	na	na	-5.2
2005									
January	9.4	-6.3	-8.8	63.9	-3.5	na	na	na	2.2
February	-0.7	14.9	36.5	-39.1	18.2	na	na	na	7.0
March	32.7	3.0	-31.7	70.5	-25.0	na	na	na	-0.3
April	-22.7	10.8	15.0	-21.4	10.2	na	na	na	-1.7
May	-0.8	6.7	18.7	-11.4	0.8	na	na	na	7.0
June	-3.6	8.3	-14.9	6.2	28.8	na	na	na	-1.5
July	-5.3	2.0	42.6	-18.2	-18.3	na	na	na	5.6
August	13.3	-30.3	-34.1	34.5	3.0	na	na	na	-12.1
September	1.8	14.8	19.5	21.2	-1.1	na	na	na	10.4
October	-17.2	-1.9	6.2	-27.1	6.0	na	na	na	-5.5
November	4.0	21.4	2.8	-1.5	4.9	na	na	na	7.1
December	-7.1	-29.2	-3.3	26.7	10.7	na	na	na	-8.5
2006									
January	3.6	-4.2	-11.0	-24.3	-11.7	na	na	na	-8.4
TREND									
2004									
November	-1.2	-2.9	-0.1	1.0	0.3	na	na	na	-0.3
December	-1.5	-2.0	-1.0	2.3	-1.2	na	na	na	-0.2
2005									
January	-1.2	0.7	-1.2	4.4	-2.5	na	na	na	0.5
February	-0.5	4.6	—	4.2	-2.5	na	na	na	1.8
March	-0.1	6.2	1.7	3.1	-1.1	na	na	na	2.4
April	0.2	5.7	2.6	0.7	1.1	na	na	na	2.2
May	0.7	3.0	2.8	-1.7	3.0	na	na	na	1.4
June	1.0	0.3	2.1	-3.9	4.3	na	na	na	0.6
July	0.2	-1.6	2.1	-3.3	4.6	na	na	na	0.1
August	-0.7	-2.5	1.6	-0.9	4.1	na	na	na	-0.1
September	-1.9	-2.5	0.6	1.8	3.5	na	na	na	-0.3
October	-2.6	-2.2	-0.1	2.6	3.3	na	na	na	-0.6
November	-3.0	-2.3	-0.1	1.9	3.1	na	na	na	-0.9
December	-2.9	-3.0	-0.3	1.4	2.5	na	na	na	-1.2
2006									
January	-2.5	-2.4	-1.8	1.4	1.7	na	na	na	-1.4

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
November	855.3	805.6	769.1	173.5	375.0	47.7	31.2	49.9	3 107.3
December	779.5	684.5	642.8	157.8	375.8	49.6	18.0	131.1	2 839.2
2005									
January	549.6	547.8	582.2	133.6	300.8	44.1	19.6	107.4	2 285.1
February	776.2	756.3	808.8	134.4	360.3	36.3	53.0	15.1	2 940.5
March	769.0	773.6	667.7	183.0	350.1	48.2	35.4	42.8	2 869.6
April	675.7	819.9	660.0	144.8	367.4	41.1	14.8	36.1	2 759.8
May	891.4	1 003.1	970.3	180.7	441.1	54.3	32.9	51.1	3 624.9
June	745.0	1 063.8	821.0	142.9	406.4	44.5	26.3	29.6	3 279.4
July	753.4	647.3	837.4	170.7	417.1	46.1	68.2	29.7	2 970.1
August	809.6	705.1	819.4	163.7	481.2	45.8	43.5	51.4	3 119.6
September	806.8	701.8	765.4	163.8	392.6	48.2	29.0	27.3	2 934.8
October	657.2	750.1	756.4	158.6	459.3	46.2	21.8	22.5	2 872.0
November	762.6	803.9	766.8	171.8	492.1	46.8	37.2	32.4	3 113.7
December	658.7	614.1	542.3	161.2	424.9	42.0	30.8	84.5	2 558.5
2006									
January	543.3	547.6	541.2	158.3	417.2	40.7	13.8	17.3	2 279.4
SEASONALLY ADJUSTED									
2004									
November	778.0	786.2	724.4	156.0	352.3	na	na	na	2 919.2
December	803.6	746.0	753.6	154.8	384.0	na	na	na	3 038.1
2005									
January	759.1	693.3	764.1	156.4	366.2	na	na	na	2 926.5
February	789.8	801.1	903.3	152.0	353.6	na	na	na	3 115.2
March	800.0	821.7	580.0	180.2	391.9	na	na	na	2 901.4
April	719.1	748.7	710.9	153.4	372.6	na	na	na	2 791.5
May	801.4	989.3	881.5	172.7	406.1	na	na	na	3 369.0
June	752.7	923.9	777.4	141.1	382.9	na	na	na	3 083.5
July	759.0	721.9	831.5	163.9	392.5	na	na	na	3 014.6
August	698.7	659.8	732.9	152.0	427.7	na	na	na	2 802.5
September	731.8	677.2	724.9	162.6	425.6	na	na	na	2 828.7
October	690.5	672.4	760.6	157.7	460.4	na	na	na	2 829.4
November	685.9	785.0	707.9	159.6	452.3	na	na	na	2 902.7
December	711.6	693.8	646.6	161.6	470.1	na	na	na	2 848.1
2006									
January	709.2	661.3	655.4	176.4	502.1	na	na	na	2 787.2
TREND									
2004									
November	769.6	750.5	740.7	150.8	369.1	na	na	na	2 888.5
December	774.4	744.9	748.3	153.3	368.4	na	na	na	2 910.8
2005									
January	778.9	753.5	753.0	157.2	368.8	na	na	na	2 935.2
February	780.6	780.2	755.5	160.6	371.2	na	na	na	2 969.2
March	778.4	814.6	760.4	162.5	375.8	na	na	na	3 008.2
April	772.6	841.3	766.9	162.1	381.3	na	na	na	3 037.9
May	765.1	844.9	775.9	160.4	387.1	na	na	na	3 047.4
June	754.8	821.8	783.9	158.6	395.2	na	na	na	3 030.1
July	741.3	781.0	785.8	156.8	405.3	na	na	na	2 988.3
August	726.8	738.3	775.2	156.2	417.3	na	na	na	2 933.2
September	714.6	708.1	750.2	157.5	431.6	na	na	na	2 879.9
October	705.2	693.7	721.8	159.7	447.0	na	na	na	2 843.3
November	700.3	691.6	698.4	162.3	461.9	na	na	na	2 828.8
December	698.7	692.5	678.2	165.4	475.9	na	na	na	2 824.2
2006									
January	698.5	699.0	657.9	167.2	487.1	na	na	na	2 820.6

na not available

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

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

ORIGINAL

2004

November	649.0	425.9	270.4	60.7	166.1	26.2	34.6	38.0	1 670.9
December	344.4	318.0	330.5	49.1	171.1	46.4	34.9	18.9	1 313.2

2005

January	497.0	303.3	224.2	177.7	169.5	20.6	16.2	112.0	1 520.6
February	456.9	344.3	446.3	51.4	279.5	30.2	18.3	14.7	1 641.6
March	854.4	358.6	341.6	166.7	83.2	6.9	17.0	14.2	1 842.5
April	560.6	558.7	348.7	119.2	150.7	73.0	36.2	25.5	1 872.6
May	468.0	405.5	376.1	68.7	121.2	36.6	23.1	123.3	1 622.5
June	471.4	587.1	292.8	115.2	296.4	17.2	14.7	39.6	1 834.4
July	400.4	818.8	694.7	45.6	162.2	24.8	4.8	25.5	2 176.7
August	615.3	413.9	272.4	129.9	143.6	21.1	27.7	135.0	1 758.9
September	605.6	555.6	476.6	179.1	139.2	25.0	10.0	216.8	2 207.9
October	416.8	537.3	515.3	91.4	138.0	26.5	38.3	166.5	1 930.1
November	465.7	684.2	603.3	85.6	175.7	26.2	7.8	147.4	2 195.9
December	358.5	345.8	621.9	149.0	224.8	19.9	34.4	61.9	1 816.3

2006

January	399.2	334.7	474.0	58.6	111.6	12.8	6.4	89.7	1 487.1
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TREND

2004

November	497.2	359.9	368.4	81.4	146.9	na	na	na	1 533.9
December	473.7	343.3	350.2	84.1	141.6	na	na	na	1 504.9

2005

January	454.5	342.4	331.8	90.6	128.4	na	na	na	1 500.4
February	447.1	366.5	329.4	97.7	113.7	na	na	na	1 545.0
March	448.2	403.3	342.9	103.8	103.9	na	na	na	1 615.9
April	456.5	445.6	364.6	106.1	103.5	na	na	na	1 689.1
May	472.4	480.8	387.1	103.1	112.1	na	na	na	1 748.0
June	495.1	508.1	403.4	94.8	125.3	na	na	na	1 791.8
July	511.2	527.9	426.9	88.2	139.1	na	na	na	1 837.6
August	516.9	537.4	457.3	86.6	149.3	na	na	na	1 885.8
September	505.4	535.1	489.8	89.6	155.0	na	na	na	1 922.8
October	483.1	522.1	517.0	93.8	159.2	na	na	na	1 929.6
November	452.9	496.8	539.4	96.0	162.7	na	na	na	1 902.0
December	421.0	460.8	556.3	96.4	164.6	na	na	na	1 848.9

2006

January	393.0	426.6	554.2	98.2	164.2	na	na	na	1 784.7
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na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
2002-03	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	46 062.6
2003-04	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.6	48 961.4
2004-05	20 410.0	9 410.0	63.4	4 700.3	220.5	34 804.1	15 671.5	50 475.6
2005								
February	1 571.1	930.0	6.1	361.3	25.7	2 894.1	1 222.5	4 116.6
March	1 684.3	680.7	7.8	413.2	1.8	2 787.8	1 520.1	4 307.9
April	1 626.7	693.3	8.3	382.8	2.6	2 713.7	1 551.3	4 265.1
May	1 972.3	1 107.7	3.2	437.1	3.2	3 523.6	1 145.8	4 669.3
June	2 010.5	705.7	6.3	425.3	10.1	3 157.9	1 578.5	4 736.4
July	1 760.9	700.2	3.5	392.1	46.7	2 903.4	1 726.7	4 630.1
August	1 897.9	718.2	5.6	435.1	4.8	3 061.5	1 284.2	4 345.7
September	1 735.8	730.2	3.6	413.9	0.3	2 883.7	1 805.8	4 689.5
October	1 708.9	660.8	3.6	427.1	3.1	2 803.6	1 504.0	4 307.6
November	1 892.8	695.3	6.5	439.1	1.0	3 034.7	1 811.4	4 846.0
December	1 506.7	667.0	3.3	334.0	5.0	2 516.1	1 441.4	3 957.5
2006								
January	1 374.9	492.2	0.5	314.7	25.5	2 207.9	1 076.3	3 284.1
PUBLIC SECTOR								
2002-03	292.5	255.1	1.8	177.9	—	727.4	3 458.5	4 185.9
2003-04	269.5	230.3	1.7	159.4	0.4	661.3	3 923.4	4 584.7
2004-05	362.1	378.9	7.4	174.3	14.1	936.8	4 090.1	5 026.9
2005								
February	21.6	7.0	—	17.8	—	46.4	419.1	465.5
March	21.5	47.4	—	13.0	—	81.9	322.4	404.3
April	18.6	6.8	4.4	16.3	—	46.1	321.2	367.3
May	39.0	35.3	—	27.1	—	101.3	476.7	578.1
June	42.6	50.2	1.4	13.2	14.1	121.5	255.9	377.4
July	27.6	24.2	—	14.9	—	66.7	450.0	516.7
August	35.0	11.0	1.2	10.8	—	58.1	474.7	532.8
September	20.2	19.8	—	11.1	—	51.1	402.2	453.3
October	33.7	20.5	2.4	11.8	—	68.4	426.1	494.6
November	40.4	18.1	—	20.6	—	79.0	384.5	463.6
December	24.2	7.5	—	10.7	—	42.4	375.0	417.4
2006								
January	33.4	18.9	—	19.0	0.2	71.5	410.8	482.3
TOTAL								
2002-03	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	50 248.5
2003-04	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 850.0	53 546.1
2004-05	20 772.1	9 788.9	70.7	4 874.6	234.5	35 740.9	19 761.6	55 502.4
2005								
February	1 592.7	936.9	6.1	379.1	25.7	2 940.5	1 641.6	4 582.1
March	1 705.8	728.1	7.8	426.2	1.8	2 869.6	1 842.5	4 712.2
April	1 645.3	700.0	12.7	399.1	2.6	2 759.8	1 872.6	4 632.4
May	2 011.3	1 143.0	3.2	464.2	3.2	3 624.9	1 622.5	5 247.4
June	2 053.1	755.9	7.7	438.5	24.2	3 279.4	1 834.4	5 113.8
July	1 788.5	724.4	3.5	407.0	46.7	2 970.1	2 176.7	5 146.8
August	1 932.9	729.2	6.8	445.9	4.8	3 119.6	1 758.9	4 878.5
September	1 756.0	750.0	3.6	425.0	0.3	2 934.8	2 207.9	5 142.8
October	1 742.6	681.2	6.0	438.9	3.1	2 872.0	1 930.1	4 802.1
November	1 933.2	713.4	6.5	459.7	1.0	3 113.7	2 195.9	5 309.6
December	1 530.9	674.5	3.3	344.7	5.0	2 558.5	1 816.3	4 374.8
2006								
January	1 408.3	511.1	0.5	333.7	25.7	2 279.4	1 487.1	3 766.5

— 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	238.1	180.0	0.2	110.1	—	528.5	303.6	832.1
Vic.	368.6	73.0	0.2	84.5	0.9	527.1	273.6	800.7
Qld	333.3	137.4	—	55.7	0.1	526.5	319.6	846.1
SA	85.1	43.4	—	26.2	—	154.6	44.6	199.3
WA	300.4	48.0	—	26.6	24.5	399.6	99.6	499.1
Tas.	30.9	3.2	0.1	6.4	—	40.5	8.5	49.0
NT	8.7	3.6	—	1.4	—	13.7	4.1	17.8
ACT	9.9	3.6	—	3.9	—	17.3	22.7	40.0
<i>Aust.</i>	<i>1 374.9</i>	<i>492.2</i>	<i>0.5</i>	<i>314.7</i>	<i>25.5</i>	<i>2 207.9</i>	<i>1 076.3</i>	<i>3 284.1</i>
PUBLIC SECTOR								
NSW	2.0	1.8	—	11.0	—	14.8	95.6	110.4
Vic.	18.9	—	—	1.6	—	20.5	61.1	81.6
Qld	1.0	8.4	—	5.3	—	14.7	154.4	169.1
SA	1.8	1.6	—	0.3	—	3.6	14.0	17.6
WA	9.6	7.2	—	0.7	0.2	17.7	12.1	29.8
Tas.	—	—	—	0.1	—	0.1	4.3	4.4
NT	—	—	—	—	—	—	2.3	2.3
ACT	—	—	—	—	—	—	67.1	67.1
<i>Aust.</i>	<i>33.4</i>	<i>18.9</i>	<i>—</i>	<i>19.0</i>	<i>0.2</i>	<i>71.5</i>	<i>410.8</i>	<i>482.3</i>
TOTAL								
NSW	240.1	181.8	0.2	121.1	—	543.3	399.2	942.5
Vic.	387.5	73.0	0.2	86.1	0.9	547.6	334.7	882.3
Qld	334.3	145.8	—	61.1	0.1	541.2	474.0	1 015.3
SA	86.9	45.0	—	26.4	—	158.3	58.6	216.9
WA	310.0	55.2	—	27.2	24.7	417.2	111.6	528.9
Tas.	30.9	3.2	0.1	6.5	—	40.7	12.8	53.4
NT	8.7	3.6	—	1.4	—	13.8	6.4	20.2
ACT	9.9	3.6	—	3.9	—	17.3	89.7	107.0
<i>Aust.</i>	<i>1 408.3</i>	<i>511.1</i>	<i>0.5</i>	<i>333.7</i>	<i>25.7</i>	<i>2 279.4</i>	<i>1 487.1</i>	<i>3 766.5</i>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	36.7	56.7	75.3	5.5	19.1	3.0	0.1	1.4	197.7
Transport	11.9	37.8	4.3	—	4.6	—	—	—	58.6
Offices	71.4	58.8	25.9	11.8	15.4	2.5	2.4	83.5	271.7
Other commercial n.e.c.	1.9	0.2	2.9	0.1	0.2	0.1	—	—	5.3
<i>Total commercial</i>	<i>121.9</i>	<i>153.4</i>	<i>108.4</i>	<i>17.4</i>	<i>39.2</i>	<i>5.5</i>	<i>2.5</i>	<i>84.9</i>	<i>533.3</i>
Industrial									
Factories	9.7	18.7	27.8	11.7	3.6	1.9	—	—	73.4
Warehouses	67.4	36.5	65.6	7.4	18.6	0.1	0.8	0.6	197.1
Agricultural/aquacultural	5.7	0.7	1.0	1.1	2.3	—	0.2	—	11.0
Other industrial n.e.c.	4.7	0.6	2.4	0.8	0.6	—	—	—	9.1
<i>Total industrial</i>	<i>87.5</i>	<i>56.5</i>	<i>96.8</i>	<i>20.9</i>	<i>25.1</i>	<i>2.0</i>	<i>1.0</i>	<i>0.6</i>	<i>290.5</i>
Other non-residential									
Educational	100.6	58.3	90.6	12.2	8.6	1.4	0.7	3.9	276.2
Religious	4.0	2.6	0.1	0.4	—	—	—	—	7.1
Aged care facilities	9.0	0.9	2.9	0.5	0.6	0.3	—	0.2	14.4
Health	37.3	15.6	60.9	1.3	7.9	2.3	—	—	125.3
Entertainment and recreation	9.2	11.7	15.6	1.3	1.8	0.1	—	0.1	39.9
Accommodation	6.9	18.3	6.3	0.8	1.8	—	—	—	34.0
Other non-residential n.e.c.	22.8	17.3	92.5	3.8	26.7	1.2	2.2	—	166.4
<i>Total other non-residential</i>	<i>189.8</i>	<i>124.8</i>	<i>268.8</i>	<i>20.3</i>	<i>47.3</i>	<i>5.2</i>	<i>2.9</i>	<i>4.1</i>	<i>663.3</i>
Total non-residential	399.2	334.7	474.0	58.6	111.6	12.8	6.4	89.7	1 487.1

— 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	36.7	55.4	74.1	5.5	17.6	3.0	0.1	1.4	193.7
Transport	11.9	37.7	4.3	—	4.6	—	—	—	58.5
Offices	64.4	53.6	25.2	9.6	14.3	1.6	0.7	20.2	189.6
Other commercial n.e.c.	1.3	0.2	2.9	0.1	0.2	0.1	—	—	4.7
<i>Total commercial</i>	114.3	146.9	106.4	15.1	36.8	4.6	0.8	21.6	446.5
Industrial									
Factories	9.7	18.7	27.6	11.7	3.6	1.9	—	—	73.2
Warehouses	66.9	36.5	65.6	7.4	18.6	0.1	0.8	0.6	196.5
Agricultural/aquacultural	5.7	0.7	1.0	0.9	2.3	—	0.2	—	10.8
Other industrial n.e.c.	4.7	0.6	2.4	0.8	0.6	—	—	—	9.1
<i>Total industrial</i>	87.0	56.5	96.6	20.7	25.1	2.0	1.0	0.6	289.5
Other non-residential									
Educational	64.1	32.0	24.0	3.6	7.7	0.2	0.1	0.2	132.0
Religious	4.0	2.4	0.1	0.4	—	—	—	—	6.8
Aged care facilities	9.0	0.9	2.9	0.5	0.6	0.3	—	0.2	14.4
Health	6.9	6.1	60.9	1.3	—	0.4	—	—	75.5
Entertainment and recreation	5.4	7.5	14.8	1.2	1.1	0.1	—	—	30.0
Accommodation	6.2	18.3	6.3	0.8	1.8	—	—	—	33.3
Other non-residential n.e.c.	6.8	3.0	7.7	1.0	26.5	0.9	2.2	—	48.1
<i>Total other non-residential</i>	102.4	70.2	116.6	8.8	37.7	1.8	2.3	0.4	340.2
Total non-residential	303.6	273.6	319.6	44.6	99.6	8.5	4.1	22.7	1 076.3
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.1	1.2	1.2	—	1.4	—	—	—	3.9
Transport	—	0.1	—	—	—	—	—	—	0.1
Offices	7.0	5.2	0.8	2.3	1.1	0.9	1.7	63.3	82.2
Other commercial n.e.c.	0.6	—	—	—	—	—	—	—	0.6
<i>Total commercial</i>	7.6	6.6	2.0	2.3	2.5	0.9	1.7	63.3	86.8
Industrial									
Factories	—	—	0.2	—	—	—	—	—	0.2
Warehouses	0.5	—	—	0.1	—	—	—	—	0.6
Agricultural/aquacultural	—	—	—	0.2	—	—	—	—	0.2
Other industrial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total industrial</i>	0.5	—	0.2	0.3	—	—	—	—	1.0
Other non-residential									
Educational	36.5	26.3	66.5	8.6	0.9	1.2	0.6	3.7	144.2
Religious	—	0.3	—	—	—	—	—	—	0.3
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	30.5	9.5	0.1	—	7.9	1.9	—	—	49.8
Entertainment and recreation	3.8	4.2	0.9	0.2	0.7	—	—	0.1	9.8
Accommodation	0.7	—	—	—	—	—	—	—	0.7
Other non-residential n.e.c.	16.0	14.3	84.8	2.8	0.1	0.3	0.1	—	118.3
<i>Total other non-residential</i>	87.5	54.6	152.2	11.5	9.6	3.4	0.6	3.7	323.1
Total non-residential	95.6	61.1	154.4	14.0	12.1	4.3	2.3	67.1	410.8

— 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	368	34	3	405
Transport	10	7	3	20
Offices	271	32	9	312
Other commercial n.e.c.	11	1	—	12
<i>Total commercial</i>	660	74	15	749
Industrial				
Factories	88	13	4	105
Warehouses	129	24	6	159
Agricultural/aquacultural	31	1	—	32
Other industrial n.e.c.	26	2	—	28
<i>Total industrial</i>	274	40	10	324
Other non-residential				
Educational	149	34	12	195
Religious	10	2	—	12
Aged care facilities	12	1	1	14
Health	33	9	5	47
Entertainment and recreation	56	10	1	67
Accommodation	30	3	1	34
Other non-residential n.e.c.	64	16	4	84
<i>Total other non-residential</i>	354	75	24	453
Total non-residential	1 288	189	49	1 526

VALUE (\$m)				
Commercial				
Retail/wholesale trade	71.9	73.6	52.3	197.7
Transport	2.3	20.7	35.6	58.6
Offices	63.7	68.8	139.3	271.7
Other commercial n.e.c.	3.4	1.9	—	5.3
<i>Total commercial</i>	141.2	165.0	227.1	533.3
Industrial				
Factories	25.7	21.5	26.2	73.4
Warehouses	42.9	60.0	94.2	197.1
Agricultural/aquacultural	6.5	4.5	—	11.0
Other industrial n.e.c.	4.7	4.4	—	9.1
<i>Total industrial</i>	79.9	90.3	120.3	290.5
Other non-residential				
Educational	43.1	73.1	160.1	276.2
Religious	2.8	4.3	—	7.1
Aged care facilities	4.2	2.4	7.8	14.4
Health	7.1	18.9	99.3	125.3
Entertainment and recreation	15.5	16.6	7.7	39.9
Accommodation	11.8	7.2	15.0	34.0
Other non-residential n.e.c.	18.8	35.7	111.9	166.4
<i>Total other non-residential</i>	103.4	158.2	401.8	663.3
Total non-residential	324.4	413.5	749.2	1 487.1

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
2002-03	20 055.2	10 781.0	30 815.1	4 839.4	35 650.7	18 776.9	54 398.4
2003-04	21 408.1	10 089.0	31 497.1	5 199.0	36 696.1	16 850.0	53 546.1
2004-05	19 648.8	9 019.5	28 668.3	4 931.6	33 599.9	18 258.8	51 858.7
2004							
September Qtr	5 203.9	2 252.8	7 456.7	1 375.3	8 832.0	4 536.1	13 368.2
December Qtr	4 786.2	2 333.8	7 120.0	1 188.0	8 308.0	4 286.6	12 594.6
2005							
March Qtr	4 349.6	2 083.6	6 433.2	1 096.5	7 529.7	4 585.5	12 115.2
June Qtr	5 309.3	2 349.2	7 658.4	1 271.7	8 930.1	4 850.7	13 780.8
September Qtr	5 008.9	1 950.5	6 959.3	1 244.7	8 204.0	5 528.3	13 732.3
December Qtr	4 697.4	1 834.5	6 531.8	1 165.0	7 696.9	5 258.1	12 954.9
SEASONALLY ADJUSTED (\$m)							
2004							
September Qtr	4 944.8	2 168.6	7 113.4	1 267.5	8 380.8	na	12 917.0
December Qtr	4 788.2	2 272.9	7 061.1	1 204.1	8 265.2	na	12 551.7
2005							
March Qtr	4 876.5	2 385.5	7 262.1	1 232.3	8 494.4	na	13 079.8
June Qtr	5 039.3	2 192.4	7 231.8	1 227.7	8 459.5	na	13 310.2
September Qtr	4 761.5	1 881.9	6 643.3	1 145.9	7 789.2	na	13 317.5
December Qtr	4 696.0	1 783.9	6 479.9	1 181.1	7 661.0	na	12 919.1
TREND (\$m)							
2004							
September Qtr	4 940.0	2 353.6	7 293.8	1 254.4	8 547.0	4 329.0	12 875.9
December Qtr	4 860.6	2 286.9	7 150.6	1 238.8	8 391.3	4 418.3	12 804.6
2005							
March Qtr	4 890.8	2 277.6	7 167.5	1 218.6	8 385.8	4 612.7	12 999.9
June Qtr	4 898.2	2 161.0	7 060.8	1 203.0	8 263.8	4 951.5	13 204.9
September Qtr	4 830.7	1 957.6	6 789.4	1 182.6	7 972.0	5 259.3	13 225.0
December Qtr	4 717.8	1 794.9	6 489.1	1 162.1	7 651.2	5 365.2	13 099.7
TREND (% change from previous quarter)							
2004							
September Qtr	-4.4	-4.7	-4.4	-1.7	-4.0	3.3	-1.7
December Qtr	-1.6	-2.8	-2.0	-1.2	-1.8	2.1	-0.6
2005							
March Qtr	0.6	-0.4	0.2	-1.6	-0.1	4.4	1.5
June Qtr	0.2	-5.1	-1.5	-1.3	-1.5	7.3	1.6
September Qtr	-1.4	-9.4	-3.8	-1.7	-3.5	6.2	0.2
December Qtr	-2.3	-8.3	-4.4	-1.7	-4.0	2.0	-0.9

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

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

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2002–03	10 560.2	10 351.6	8 168.0	1 761.5	3 621.7	350.9	203.4	590.7	35 650.7
2003–04	10 415.0	10 139.7	8 993.9	1 834.7	3 876.9	553.9	260.1	622.0	36 696.1
2004–05	8 790.6	9 372.8	8 281.4	1 835.5	3 980.0	485.4	328.0	526.2	33 599.9
2004									
September Qtr	2 455.9	2 371.1	2 170.3	477.4	1 063.0	120.2	103.9	70.1	8 832.0
December Qtr	2 221.2	2 233.2	1 985.7	487.9	995.6	129.7	64.4	190.4	8 308.0
2005									
March Qtr	1 962.4	1 994.8	1 894.8	427.2	888.3	113.3	95.2	153.5	7 529.7
June Qtr	2 151.0	2 773.7	2 230.6	442.9	1 033.1	122.1	64.5	112.1	8 930.1
September Qtr	2 193.2	1 940.6	2 199.3	467.2	1 060.9	121.8	119.1	101.9	8 204.0
December Qtr	1 911.0	2 046.6	1 870.5	458.4	1 089.3	117.3	75.3	128.5	7 696.9
NON-RESIDENTIAL BUILDING									
2002–03	6 513.6	5 475.2	3 299.4	1 057.6	1 692.7	210.9	160.1	388.9	18 776.9
2003–04	5 368.1	4 839.2	3 231.7	1 178.2	1 521.8	187.0	169.5	354.4	16 850.0
2004–05	5 916.6	4 810.0	3 763.1	1 063.8	1 756.9	299.2	240.4	408.9	18 258.8
2004									
September Qtr	1 545.0	1 294.1	959.8	202.9	386.1	41.0	58.8	48.5	4 536.1
December Qtr	1 287.7	1 079.2	1 059.0	223.9	404.4	87.8	75.5	69.2	4 286.6
2005									
March Qtr	1 691.0	957.9	878.9	362.5	471.9	53.7	44.2	125.4	4 585.5
June Qtr	1 392.9	1 478.8	865.5	274.5	494.6	116.7	61.9	165.8	4 850.7
September Qtr	1 492.9	1 705.4	1 200.8	317.3	381.9	64.6	35.1	330.2	5 528.3
December Qtr	1 131.8	1 489.3	1 431.2	290.1	456.9	65.7	66.2	326.9	5 258.1
TOTAL BUILDING									
2002–03	17 041.5	15 813.2	11 470.5	2 818.2	5 314.4	564.0	363.4	980.0	54 398.4
2003–04	15 783.1	14 978.9	12 225.5	3 012.9	5 398.7	740.9	429.6	976.4	53 546.1
2004–05	14 707.2	14 182.8	12 044.5	2 899.2	5 736.9	784.6	568.4	935.1	51 858.7
2004									
September Qtr	4 000.9	3 665.2	3 130.1	680.4	1 449.1	161.3	162.7	118.5	13 368.2
December Qtr	3 508.9	3 312.3	3 044.7	711.8	1 399.9	217.5	139.8	259.7	12 594.6
2005									
March Qtr	3 653.4	2 952.7	2 773.7	789.7	1 360.2	167.1	139.4	279.0	12 115.2
June Qtr	3 544.0	4 252.5	3 096.0	717.4	1 527.7	238.8	126.5	277.9	13 780.8
September Qtr	3 686.1	3 646.0	3 400.1	784.5	1 442.8	186.4	154.2	432.1	13 732.3
December Qtr	3 042.9	3 535.9	3 301.6	748.5	1 546.2	183.0	141.5	455.3	12 954.9

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

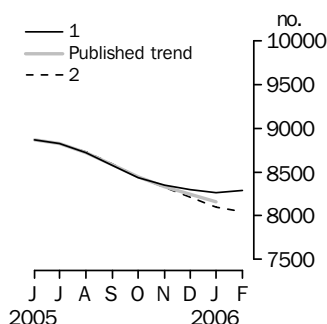
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3.6% for the number of private sector houses approved and 14% for private sector other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January estimate by 3.6% for the number of private sector houses approved and 14% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

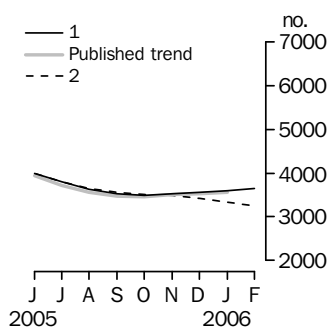
PRIVATE SECTOR HOUSES APPROVED



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 3.6% on Jan 2006		(2) falls by 3.6% on Jan 2006	
		no.	% change	no.	% change	no.	% change
2005							
	September	8 580	-1.7	8 573	-1.7	8 593	-1.6
	October	8 442	-1.6	8 438	-1.6	8 448	-1.7
	November	8 332	-1.3	8 348	-1.1	8 321	-1.5
	December	8 246	-1.0	8 298	-0.6	8 211	-1.3
2006							
	January	8 162	-1.0	8 267	-0.4	8 103	-1.3
	February	—	—	8 293	0.3	8 046	-0.7

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 14% on Jan 2006		(2) falls by 14% on Jan 2006	
		no.	% change	no.	% change	no.	% change
2005							
	September	3 470	-2.3	3 522	-2.9	3 553	-2.5
	October	3 465	-0.1	3 492	-0.9	3 508	-1.3
	November	3 500	1.0	3 527	1.0	3 485	-0.7
	December	3 532	0.9	3 567	1.1	3 430	-1.6
2006							
	January	3 567	1.0	3 599	0.9	3 342	-2.6
	February	—	—	3 645	1.3	3 256	-2.6

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

SCOPE AND COVERAGE

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

VALUE DATA

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

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0

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

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

Engineering Construction Activity, Australia, cat. no. 8762.0

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

Housing Finance, Australia, cat. no. 5609.0

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

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST goods and services tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

DWELLING UNITS

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Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
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Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29

APPENDIX LIST OF ELECTRONIC TABLES *continued*

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Value of building approved, Northern Territory	13	36
Value of building approved, Australian Capital Territory	13	37
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Value of building approved, by sector, Tasmania	20	48
Value of building approved, by sector, Northern Territory	20	49
Value of building approved, by sector, Australian Capital Territory	20	50
Value of non-residential building approved, by sector, Australia	21	51
Value of non-residential building approved, by sector, New South Wales	22	52
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APPENDIX LIST OF ELECTRONIC TABLES *continued*

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ADDITIONAL TABLES

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

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

GLOSSARY *continued*

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

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