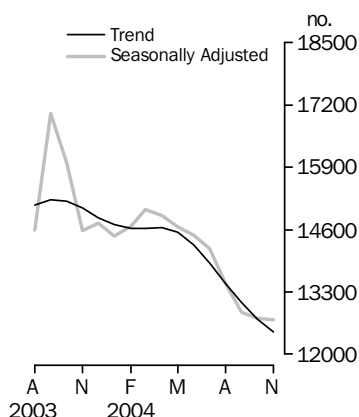


# BUILDING APPROVALS

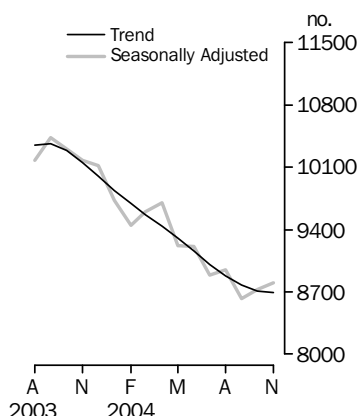
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 7 JAN 2005

## Dwelling units approved



## Private sector houses approved



## INQUIRIES

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

## KEY FIGURES

### TREND

	Nov 04	Oct 04 to Nov 04	Nov 03 to Nov 04
	no.	% change	% change
<b>Total dwelling units approved</b>	<b>12 466</b>	<b>-2.1</b>	<b>-17.2</b>
Private sector houses	8 688	-0.3	-14.4
Private sector other dwellings	3 338	-6.9	-27.5

### SEASONALLY ADJUSTED

	Nov 04	Oct 04 to Nov 04	Nov 03 to Nov 04
	no.	% change	% change
<b>Total dwelling units approved</b>	<b>12 716</b>	<b>-0.3</b>	<b>-12.8</b>
Private sector houses	8 804	0.9	-13.5
Private sector other dwellings	3 419	-5.4	-16.7

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 2.1% in November 2004. The trend has fallen for the last seven months.
- The seasonally adjusted estimate for total dwelling units approved fell 0.3%, to 12,716, in November 2004. This is the eighth consecutive monthly fall, with the November estimate being the lowest since June 2001.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 0.3% in November 2004. The trend has now fallen for fourteen consecutive months, although the rate of decline has slowed over recent months.
- The seasonally adjusted estimate for private sector houses approved rose 0.9%, to 8,804, in November 2004.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 6.9% in November 2004.
- The seasonally adjusted estimate for private sector other dwellings approved fell 5.4%, to 3,419, in November 2004. This is the sixth consecutive monthly decline.

### VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved fell 3.8%, to \$4,151.1m, in November 2004. The value of new residential building approved fell 1.0%, to \$2,350.9m, while the value of residential alterations and additions rose 3.6%, to \$413.1m.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2004	3 February 2005
January 2005	4 March 2005
February 2005	1 April 2005
March 2005	3 May 2005
April 2005	2 June 2005
May 2005	1 July 2005

.....

## CHANGES IN THIS ISSUE

As part of ongoing improvements to the ABS seasonal adjustment methodology, an improved method for removing trading day effects from seasonally adjusted estimates has been introduced. Corrections for trading day effects are now applied as prior corrections to the original estimates, rather than being applied within the seasonal adjustment process. This is now consistent with treatment of appropriate corrections for large extremes, changes in level, changes in seasonal pattern, Easter, and other effects. This change in methodology will result in revisions to seasonally adjusted and trend estimates.

## REVISIONS THIS MONTH

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

.....

	2003-04	2004-05	TOTAL
New South Wales	-31	-7	-38
Victoria	1	42	43
Queensland	—	33	33
South Australia	—	1	1
Western Australia	24	-141	-117
Tasmania	—	—	—
Northern Territory	—	—	—
Australian Capital Territory	—	—	—
<b>TOTAL</b>	<b>-6</b>	<b>-72</b>	<b>-78</b>

.....

## DATA NOTES

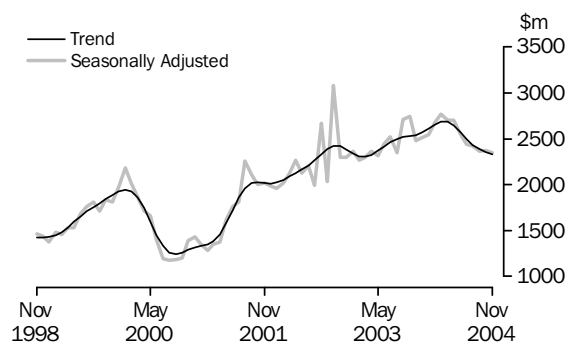
Estimates have been included in this issue for four councils unable to report all building work approved in their municipalities this month (Campbelltown in New South Wales, Pine Rivers and Mackay in Queensland, and Swan in Western Australia).

Dennis Trewin  
Australian Statistician

## VALUE OF BUILDING APPROVED

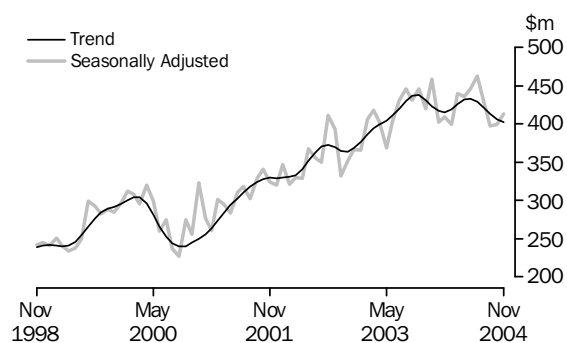
### NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a steady decline over the last seven months, falling 1.0% in November 2004.



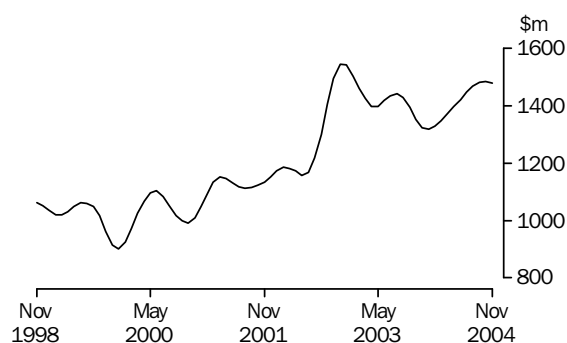
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is showing a decline over the last five months. The trend fell 1.1% in November 2004.



### NON-RESIDENTIAL BUILDING

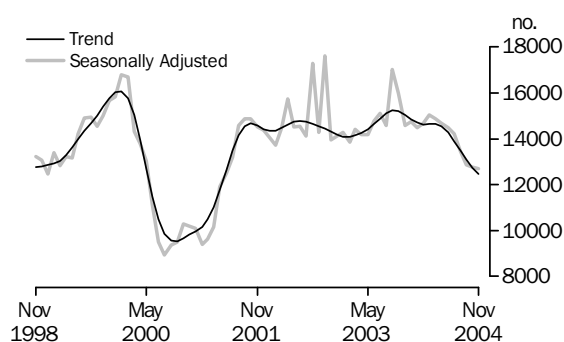
The trend estimate of the value of non-residential building is now relatively flat, falling 0.4% in November 2004.



## DWELLINGS APPROVED

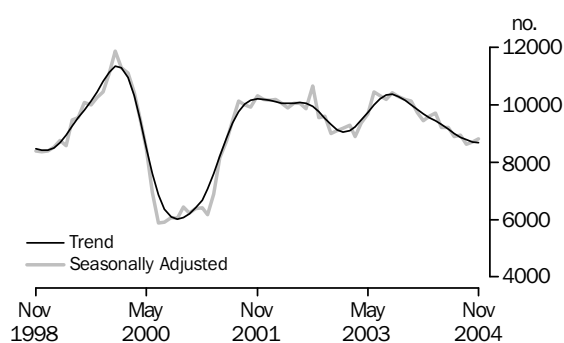
### TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved is showing a decline over the last seven months.



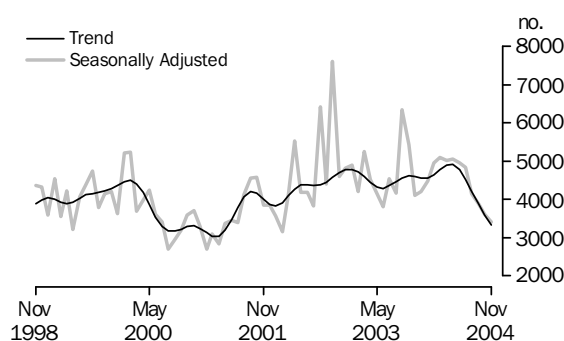
### PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has shown a decline for the last fourteen months, with the decline slowing in recent months. The trend fell 0.3% in November 2004.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has fallen strongly over the past six months. The trend fell 6.9% in November 2004.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 2.1% in November 2004. The trend fell in all states and territories, except Tasmania, which rose 2.2%.

The trend estimate for private sector houses approved fell 0.3% in November 2004. The trend continued to fall in New South Wales (–2.2%), Victoria (–1.2%) and South Australia (–0.3%). The trend rose in Queensland (+1.3%) and Western Australia (+1.2%) in November 2004, the fourth consecutive monthly rise in both states.

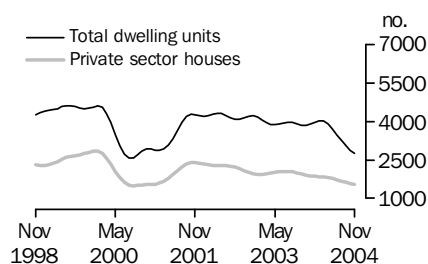
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 799	2 678	2 195	735	1 699	216	28	61	<b>9 411</b>
Total dwelling units (no.)	2 966	3 540	3 193	903	1 903	271	89	274	<b>13 139</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	18.3	7.0	1.8	19.9	16.5	8.0	–36.4	–6.2	<b>9.9</b>
Total dwelling units (%)	3.6	–1.4	–0.6	1.9	–2.7	4.2	11.3	265.3	<b>1.7</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 540	2 563	2 204	663	1 556	na	na	na	<b>8 804</b>
Total dwelling units (no.)	2 859	3 425	3 234	831	1 760	250	na	na	<b>12 716</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	–0.4	3.3	–1.8	1.7	3.5	na	na	na	<b>0.9</b>
Total dwelling units (%)	9.3	–4.0	–2.5	–10.2	–8.4	–3.5	na	na	<b>–0.3</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 543	2 476	2 197	643	1 532	na	na	na	<b>8 688</b>
Total dwelling units (no.)	2 740	3 412	3 291	804	1 851	234	97	68	<b>12 466</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	–2.2	–1.2	1.3	–0.3	1.2	na	na	na	<b>–0.3</b>
Total dwelling units (%)	–4.5	–0.4	–0.4	–3.5	–2.1	2.2	–13.4	–16.0	<b>–2.1</b>

na not available

# DWELLING UNITS APPROVED

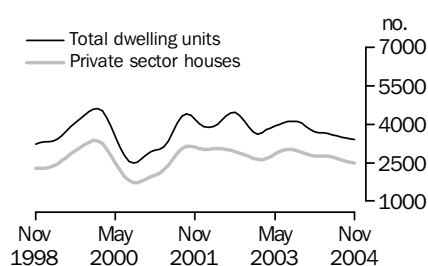
## STATE TRENDS

### NEW SOUTH WALES



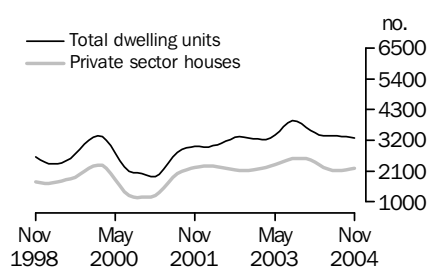
The trend estimate for total dwelling units approved in New South Wales has fallen for the last eight months. The trend for private sector houses is showing declines for the last fifteen months.

### VICTORIA



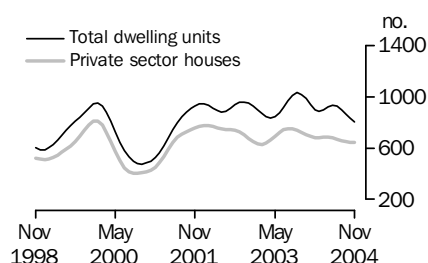
The trend estimate for total dwelling units in Victoria is now showing a decline over the past fourteen months. The trend for private sector houses shows a general decline over the past fifteen months.

### QUEENSLAND



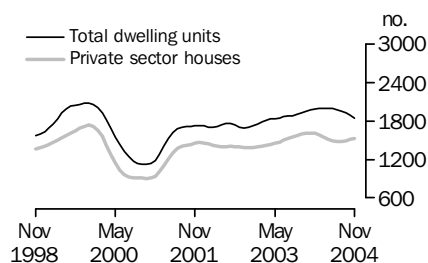
The general decline in the trend estimate for total dwelling units approved in Queensland, evident over the last fourteen months, has slowed. The trend for private sector houses is showing a rise over the last four months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a steady decline over the past five months. The trend for private sector houses is showing a slowing in the general decline evident since September 2003.

### WESTERN AUSTRALIA



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

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## DWELLING UNITS APPROVED

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

## ORIGINAL

<b>2003</b>							
September	10 778	10 940	6 122	6 161	16 900	201	<b>17 101</b>
October	11 153	11 273	6 277	6 399	17 430	242	<b>17 672</b>
November	10 046	10 164	4 189	4 319	14 235	248	<b>14 483</b>
December	9 755	10 002	4 197	4 345	13 952	395	<b>14 347</b>
<b>2004</b>							
January	7 742	7 858	4 088	4 165	11 830	193	<b>12 023</b>
February	9 173	9 304	4 298	4 455	13 471	288	<b>13 759</b>
March	10 707	10 823	5 204	5 398	15 911	310	<b>16 221</b>
April	8 846	8 892	4 669	4 781	13 515	158	<b>13 673</b>
May	9 427	9 628	5 503	5 793	14 930	491	<b>15 421</b>
June	9 806	10 049	4 831	4 978	14 637	390	<b>15 027</b>
July	9 162	9 351	4 750	5 130	13 912	569	<b>14 481</b>
August	9 448	9 628	4 366	4 495	13 814	309	<b>14 123</b>
September	9 112	9 303	4 146	4 215	13 258	260	<b>13 518</b>
October	8 561	8 666	3 966	4 255	12 527	394	<b>12 921</b>
November	9 411	9 610	3 314	3 529	12 725	414	<b>13 139</b>

## SEASONALLY ADJUSTED

<b>2003</b>							
September	10 434	10 596	6 344	6 433	16 778	251	<b>17 029</b>
October	10 302	10 422	5 441	5 575	15 743	254	<b>15 997</b>
November	10 174	10 292	4 105	4 290	14 279	303	<b>14 582</b>
December	10 122	10 369	4 205	4 372	14 327	414	<b>14 741</b>
<b>2004</b>							
January	9 726	9 842	4 489	4 630	14 215	257	<b>14 472</b>
February	9 447	9 578	4 951	5 094	14 398	274	<b>14 672</b>
March	9 604	9 720	5 103	5 303	14 707	316	<b>15 023</b>
April	9 700	9 746	5 013	5 147	14 713	180	<b>14 893</b>
May	9 222	9 423	5 058	5 239	14 280	382	<b>14 662</b>
June	9 209	9 452	4 959	5 032	14 168	316	<b>14 484</b>
July	8 883	9 072	4 845	5 132	13 728	476	<b>14 204</b>
August	8 943	9 123	4 140	4 344	13 083	384	<b>13 467</b>
September	8 625	8 816	3 890	4 064	12 515	365	<b>12 880</b>
October	8 723	8 828	3 614	3 920	12 337	411	<b>12 748</b>
November	8 804	9 003	3 419	3 713	12 223	493	<b>12 716</b>

## TREND

<b>2003</b>							
September	10 369	10 509	4 571	4 715	14 940	284	<b>15 224</b>
October	10 288	10 428	4 627	4 770	14 915	283	<b>15 198</b>
November	10 153	10 297	4 603	4 750	14 756	291	<b>15 047</b>
December	9 995	10 140	4 556	4 711	14 551	300	<b>14 851</b>
<b>2004</b>							
January	9 842	9 982	4 558	4 717	14 400	299	<b>14 699</b>
February	9 694	9 824	4 643	4 801	14 337	288	<b>14 625</b>
March	9 562	9 691	4 780	4 936	14 342	285	<b>14 627</b>
April	9 439	9 580	4 904	5 059	14 343	296	<b>14 639</b>
May	9 303	9 463	4 919	5 079	14 222	320	<b>14 542</b>
June	9 156	9 334	4 772	4 943	13 928	349	<b>14 277</b>
July	9 006	9 194	4 516	4 705	13 522	377	<b>13 899</b>
August	8 875	9 062	4 205	4 417	13 080	399	<b>13 479</b>
September	8 779	8 958	3 884	4 121	12 663	416	<b>13 079</b>
October	8 712	8 884	3 586	3 848	12 298	434	<b>12 732</b>
November	8 688	8 847	3 338	3 619	12 026	440	<b>12 466</b>



## DWELLING UNITS APPROVED, Percentage change

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

## ORIGINAL

## 2003

September	5.9	6.7	34.8	32.4	14.8	8.1	<b>14.7</b>
October	3.5	3.0	2.5	3.9	3.1	20.4	<b>3.3</b>
November	-9.9	-9.8	-33.3	-32.5	-18.3	2.5	<b>-18.0</b>
December	-2.9	-1.6	0.2	0.6	-2.0	59.3	<b>-0.9</b>

## 2004

January	-20.6	-21.4	-2.6	-4.1	-15.2	-51.1	<b>-16.2</b>
February	18.5	18.4	5.1	7.0	13.9	49.2	<b>14.4</b>
March	16.7	16.3	21.1	21.2	18.1	7.6	<b>17.9</b>
April	-17.4	-17.8	-10.3	-11.4	-15.1	-49.0	<b>-15.7</b>
May	6.6	8.3	17.9	21.2	10.5	210.8	<b>12.8</b>
June	4.0	4.4	-12.2	-14.1	-2.0	-20.6	<b>-2.6</b>
July	-6.6	-6.9	-1.7	3.1	-5.0	45.9	<b>-3.6</b>
August	3.1	3.0	-8.1	-12.4	-0.7	-45.7	<b>-2.5</b>
September	-3.6	-3.4	-5.0	-6.2	-4.0	-15.9	<b>-4.3</b>
October	-6.0	-6.8	-4.3	0.9	-5.5	51.5	<b>-4.4</b>
November	9.9	10.9	-16.4	-17.1	1.6	5.1	<b>1.7</b>

## SEASONALLY ADJUSTED

## 2003

September	2.5	3.4	52.4	48.3	17.0	-0.8	<b>16.7</b>
October	-1.3	-1.6	-14.2	-13.3	-6.2	1.2	<b>-6.1</b>
November	-1.2	-1.2	-24.6	-23.0	-9.3	19.3	<b>-8.8</b>
December	-0.5	0.7	2.4	1.9	0.3	36.6	<b>1.1</b>

## 2004

January	-3.9	-5.1	6.8	5.9	-0.8	-37.9	<b>-1.8</b>
February	-2.9	-2.7	10.3	10.0	1.3	6.6	<b>1.4</b>
March	1.7	1.5	3.1	4.1	2.1	15.3	<b>2.4</b>
April	1.0	0.3	-1.8	-2.9	—	-43.0	<b>-0.9</b>
May	-4.9	-3.3	0.9	1.8	-2.9	112.2	<b>-1.6</b>
June	-0.1	0.3	-2.0	-4.0	-0.8	-17.3	<b>-1.2</b>
July	-3.5	-4.0	-2.3	2.0	-3.1	50.6	<b>-1.9</b>
August	0.7	0.6	-14.6	-15.4	-4.7	-19.3	<b>-5.2</b>
September	-3.6	-3.4	-6.0	-6.4	-4.3	-4.9	<b>-4.4</b>
October	1.1	0.1	-7.1	-3.5	-1.4	12.6	<b>-1.0</b>
November	0.9	2.0	-5.4	-5.3	-0.9	20.0	<b>-0.3</b>

## TREND

## 2003

September	0.2	0.1	2.3	2.1	0.9	-4.7	<b>0.7</b>
October	-0.8	-0.8	1.2	1.2	-0.2	-0.4	<b>-0.2</b>
November	-1.3	-1.3	-0.5	-0.4	-1.1	2.8	<b>-1.0</b>
December	-1.5	-1.5	-1.0	-0.8	-1.4	3.1	<b>-1.3</b>

## 2004

January	-1.5	-1.6	—	0.1	-1.0	-0.3	<b>-1.0</b>
February	-1.5	-1.6	1.9	1.8	-0.4	-3.7	<b>-0.5</b>
March	-1.4	-1.4	2.9	2.8	—	-1.0	<b>—</b>
April	-1.3	-1.1	2.6	2.5	—	3.9	<b>0.1</b>
May	-1.4	-1.2	0.3	0.4	-0.8	8.1	<b>-0.7</b>
June	-1.6	-1.4	-3.0	-2.7	-2.1	9.1	<b>-1.8</b>
July	-1.6	-1.5	-5.4	-4.8	-2.9	8.0	<b>-2.6</b>
August	-1.5	-1.4	-6.9	-6.1	-3.3	5.8	<b>-3.0</b>
September	-1.1	-1.1	-7.6	-6.7	-3.2	4.3	<b>-3.0</b>
October	-0.8	-0.8	-7.7	-6.6	-2.9	4.3	<b>-2.7</b>
November	-0.3	-0.4	-6.9	-6.0	-2.2	1.4	<b>-2.1</b>

— nil or rounded to zero (including null cells)

## DWELLING UNITS APPROVED, States and territories

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

## ORIGINAL

## 2003

September	4 739	4 427	4 098	1 048	1 937	251	233	368	<b>17 101</b>
October	4 195	5 145	3 863	1 245	2 396	238	105	485	<b>17 672</b>
November	3 787	3 553	3 775	832	2 036	325	50	125	<b>14 483</b>
December	3 912	3 350	3 427	1 192	1 942	290	90	144	<b>14 347</b>

## 2004

January	2 748	3 635	3 010	692	1 554	198	72	114	<b>12 023</b>
February	3 929	3 380	3 119	827	2 006	200	82	216	<b>13 759</b>
March	3 965	3 839	4 758	983	2 112	276	86	202	<b>16 221</b>
April	3 699	3 752	3 249	796	1 591	291	52	243	<b>13 673</b>
May	4 223	3 963	3 021	875	2 165	307	133	734	<b>15 421</b>
June	3 749	3 668	3 815	1 088	2 141	234	139	193	<b>15 027</b>
July	3 568	3 799	3 547	1 083	2 071	216	125	72	<b>14 481</b>
August	3 536	3 646	3 588	843	1 968	250	163	129	<b>14 123</b>
September	3 274	3 380	3 343	898	2 099	221	211	92	<b>13 518</b>
October	2 864	3 589	3 212	886	1 955	260	80	75	<b>12 921</b>
November	2 966	3 540	3 193	903	1 903	271	89	274	<b>13 139</b>

## SEASONALLY ADJUSTED

## 2003

September	4 844	4 366	4 113	951	1 919	239	na	na	<b>17 029</b>
October	3 331	4 851	3 643	1 227	2 155	225	na	na	<b>15 997</b>
November	3 695	3 647	3 954	842	1 973	300	na	na	<b>14 582</b>
December	3 910	3 489	3 675	1 197	1 956	274	na	na	<b>14 741</b>

## 2004

January	3 399	4 363	3 525	838	1 894	220	na	na	<b>14 472</b>
February	4 753	3 318	3 145	844	2 115	221	na	na	<b>14 672</b>
March	3 694	3 532	4 365	890	2 001	252	na	na	<b>15 023</b>
April	4 201	3 777	3 498	869	1 905	342	na	na	<b>14 893</b>
May	3 741	3 975	2 884	876	2 029	308	na	na	<b>14 662</b>
June	3 785	3 474	3 632	1 020	1 981	239	na	na	<b>14 484</b>
July	3 559	3 664	3 426	1 062	2 065	228	na	na	<b>14 204</b>
August	3 210	3 633	3 432	808	1 880	231	na	na	<b>13 467</b>
September	3 072	3 287	3 206	836	1 975	199	na	na	<b>12 880</b>
October	2 616	3 567	3 317	925	1 921	259	na	na	<b>12 748</b>
November	2 859	3 425	3 234	831	1 760	250	na	na	<b>12 716</b>

## TREND

## 2003

September	3 956	4 126	3 899	1 011	1 887	245	93	218	<b>15 224</b>
October	3 895	4 116	3 881	1 033	1 901	242	92	220	<b>15 198</b>
November	3 844	4 048	3 793	1 021	1 927	237	89	209	<b>15 047</b>
December	3 845	3 917	3 674	986	1 958	238	81	195	<b>14 851</b>

## 2004

January	3 897	3 789	3 554	938	1 980	246	75	192	<b>14 699</b>
February	3 974	3 699	3 465	900	1 991	259	75	203	<b>14 625</b>
March	4 027	3 669	3 404	888	1 998	271	82	225	<b>14 627</b>
April	4 013	3 667	3 377	900	2 000	278	96	241	<b>14 639</b>
May	3 891	3 648	3 371	922	2 000	275	112	238	<b>14 542</b>
June	3 704	3 598	3 377	934	1 995	264	126	206	<b>14 277</b>
July	3 478	3 551	3 370	928	1 979	248	132	163	<b>13 899</b>
August	3 261	3 497	3 351	898	1 958	235	130	125	<b>13 479</b>
September	3 057	3 454	3 329	865	1 927	228	123	98	<b>13 079</b>
October	2 869	3 427	3 304	833	1 891	229	112	81	<b>12 732</b>
November	2 740	3 412	3 291	804	1 851	234	97	68	<b>12 466</b>

na not available

## DWELLING UNITS APPROVED, States and territories—Percentage change

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

## ORIGINAL

## 2003

September	15.4	18.8	6.7	14.0	2.8	1.6	301.7	192.1	<b>14.7</b>
October	-11.5	16.2	-5.7	18.8	23.7	-5.2	-54.9	31.8	<b>3.3</b>
November	-9.7	-30.9	-2.3	-33.2	-15.0	36.6	-52.4	-74.2	<b>-18.0</b>
December	3.3	-5.7	-9.2	43.3	-4.6	-10.8	80.0	15.2	<b>-0.9</b>

## 2004

January	-29.8	8.5	-12.2	-41.9	-20.0	-31.7	-20.0	-20.8	<b>-16.2</b>
February	43.0	-7.0	3.6	19.5	29.1	1.0	13.9	89.5	<b>14.4</b>
March	0.9	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	<b>17.9</b>
April	-6.7	-2.3	-31.7	-19.0	-24.7	5.4	-39.5	20.3	<b>-15.7</b>
May	14.2	5.6	-7.0	9.9	36.1	5.5	155.8	202.1	<b>12.8</b>
June	-11.2	-7.4	26.3	24.3	-1.1	-23.8	4.5	-73.7	<b>-2.6</b>
July	-4.8	3.6	-7.0	-0.5	-3.3	-7.7	-10.1	-62.7	<b>-3.6</b>
August	-0.9	-4.0	1.2	-22.2	-5.0	15.7	30.4	79.2	<b>-2.5</b>
September	-7.4	-7.3	-6.8	6.5	6.7	-11.6	29.4	-28.7	<b>-4.3</b>
October	-12.5	6.2	-3.9	-1.3	-6.9	17.6	-62.1	-18.5	<b>-4.4</b>
November	3.6	-1.4	-0.6	1.9	-2.7	4.2	11.3	265.3	<b>1.7</b>

## SEASONALLY ADJUSTED

## 2003

September	26.9	14.5	8.2	-0.1	6.7	2.1	na	na	<b>16.7</b>
October	-31.2	11.1	-11.4	29.0	12.3	-5.9	na	na	<b>-6.1</b>
November	10.9	-24.8	8.5	-31.4	-8.4	33.3	na	na	<b>-8.8</b>
December	5.8	-4.3	-7.1	42.2	-0.9	-8.7	na	na	<b>1.1</b>

## 2004

January	-13.1	25.1	-4.1	-30.0	-3.2	-19.7	na	na	<b>-1.8</b>
February	39.8	-24.0	-10.8	0.7	11.7	0.5	na	na	<b>1.4</b>
March	-22.3	6.4	38.8	5.5	-5.4	14.0	na	na	<b>2.4</b>
April	13.7	6.9	-19.9	-2.4	-4.8	35.7	na	na	<b>-0.9</b>
May	-10.9	5.2	-17.6	0.8	6.5	-9.9	na	na	<b>-1.6</b>
June	1.2	-12.6	25.9	16.4	-2.4	-22.4	na	na	<b>-1.2</b>
July	-6.0	5.5	-5.7	4.1	4.2	-4.6	na	na	<b>-1.9</b>
August	-9.8	-0.8	0.2	-23.9	-9.0	1.3	na	na	<b>-5.2</b>
September	-4.3	-9.5	-6.6	3.5	5.1	-13.9	na	na	<b>-4.4</b>
October	-14.8	8.5	3.5	10.6	-2.7	30.2	na	na	<b>-1.0</b>
November	9.3	-4.0	-2.5	-10.2	-8.4	-3.5	na	na	<b>-0.3</b>

## TREND

## 2003

September	-0.5	0.6	1.9	4.4	0.4	—	3.3	5.3	<b>0.7</b>
October	-1.5	-0.2	-0.5	2.2	0.7	-1.2	-1.1	0.9	<b>-0.2</b>
November	-1.3	-1.7	-2.3	-1.2	1.4	-2.1	-3.3	-5.0	<b>-1.0</b>
December	—	-3.2	-3.1	-3.4	1.6	0.4	-9.0	-6.7	<b>-1.3</b>

## 2004

January	1.4	-3.3	-3.3	-4.9	1.1	3.4	-7.4	-1.5	<b>-1.0</b>
February	2.0	-2.4	-2.5	-4.1	0.6	5.3	—	5.7	<b>-0.5</b>
March	1.3	-0.8	-1.8	-1.3	0.4	4.6	9.3	10.8	<b>—</b>
April	-0.3	-0.1	-0.8	1.4	0.1	2.6	17.1	7.1	<b>0.1</b>
May	-3.0	-0.5	-0.2	2.4	—	-1.1	16.7	-1.2	<b>-0.7</b>
June	-4.8	-1.4	0.2	1.3	-0.3	-4.0	12.5	-13.4	<b>-1.8</b>
July	-6.1	-1.3	-0.2	-0.6	-0.8	-6.1	4.8	-20.9	<b>-2.6</b>
August	-6.2	-1.5	-0.6	-3.2	-1.1	-5.2	-1.5	-23.3	<b>-3.0</b>
September	-6.3	-1.2	-0.7	-3.7	-1.6	-3.0	-5.4	-21.6	<b>-3.0</b>
October	-6.1	-0.8	-0.8	-3.7	-1.9	0.4	-8.9	-17.3	<b>-2.7</b>
November	-4.5	-0.4	-0.4	-3.5	-2.1	2.2	-13.4	-16.0	<b>-2.1</b>

— nil or rounded to zero (including null cells)

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories

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

## ORIGINAL

## 2003

September	2 240	2 999	2 615	859	1 639	225	42	159	<b>10 778</b>
October	2 132	3 277	2 568	753	1 982	219	40	182	<b>11 153</b>
November	2 042	2 898	2 434	692	1 595	244	21	120	<b>10 046</b>
December	1 983	2 569	2 393	771	1 673	233	37	96	<b>9 755</b>

## 2004

January	1 397	2 207	2 107	474	1 292	176	21	68	<b>7 742</b>
February	1 821	2 627	2 284	673	1 438	184	21	125	<b>9 173</b>
March	1 958	3 092	2 744	770	1 737	260	52	94	<b>10 707</b>
April	1 712	2 761	2 065	627	1 306	262	26	87	<b>8 846</b>
May	1 827	2 769	2 133	647	1 688	225	28	110	<b>9 427</b>
June	1 978	2 939	2 200	833	1 554	197	32	73	<b>9 806</b>
July	1 660	2 928	2 234	661	1 372	185	50	72	<b>9 162</b>
August	1 800	2 520	2 429	690	1 623	225	60	101	<b>9 448</b>
September	1 634	2 562	2 188	685	1 700	212	62	69	<b>9 112</b>
October	1 521	2 503	2 157	613	1 458	200	44	65	<b>8 561</b>
November	1 799	2 678	2 195	735	1 699	216	28	61	<b>9 411</b>

## SEASONALLY ADJUSTED

## 2003

September	2 186	2 938	2 596	762	1 542	na	na	na	<b>10 434</b>
October	1 974	2 983	2 350	735	1 858	na	na	na	<b>10 302</b>
November	1 946	2 992	2 613	702	1 565	na	na	na	<b>10 174</b>
December	1 967	2 708	2 631	776	1 684	na	na	na	<b>10 122</b>

## 2004

January	1 671	2 935	2 590	620	1 575	na	na	na	<b>9 726</b>
February	1 960	2 565	2 313	690	1 590	na	na	na	<b>9 447</b>
March	1 825	2 785	2 346	677	1 589	na	na	na	<b>9 604</b>
April	1 908	2 786	2 308	700	1 566	na	na	na	<b>9 700</b>
May	1 762	2 781	2 086	648	1 599	na	na	na	<b>9 222</b>
June	1 821	2 745	2 080	765	1 470	na	na	na	<b>9 209</b>
July	1 713	2 793	2 117	640	1 298	na	na	na	<b>8 883</b>
August	1 703	2 507	2 198	655	1 532	na	na	na	<b>8 943</b>
September	1 606	2 469	2 051	623	1 553	na	na	na	<b>8 625</b>
October	1 546	2 481	2 245	652	1 503	na	na	na	<b>8 723</b>
November	1 540	2 563	2 204	663	1 556	na	na	na	<b>8 804</b>

## TREND

## 2003

September	2 030	3 013	2 551	754	1 555	na	na	na	<b>10 369</b>
October	1 995	2 960	2 567	741	1 578	na	na	na	<b>10 288</b>
November	1 953	2 898	2 564	724	1 595	na	na	na	<b>10 153</b>
December	1 910	2 837	2 542	705	1 606	na	na	na	<b>9 995</b>

## 2004

January	1 876	2 789	2 497	691	1 613	na	na	na	<b>9 842</b>
February	1 854	2 763	2 425	683	1 607	na	na	na	<b>9 694</b>
March	1 845	2 757	2 335	683	1 586	na	na	na	<b>9 562</b>
April	1 839	2 761	2 241	685	1 552	na	na	na	<b>9 439</b>
May	1 818	2 755	2 165	685	1 515	na	na	na	<b>9 303</b>
June	1 781	2 724	2 128	681	1 488	na	na	na	<b>9 156</b>
July	1 729	2 670	2 121	671	1 476	na	na	na	<b>9 006</b>
August	1 675	2 605	2 130	660	1 479	na	na	na	<b>8 875</b>
September	1 624	2 549	2 148	651	1 494	na	na	na	<b>8 779</b>
October	1 577	2 506	2 169	645	1 513	na	na	na	<b>8 712</b>
November	1 543	2 476	2 197	643	1 532	na	na	na	<b>8 688</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
September	14.1	3.4	0.4	21.3	1.6	-3.0	27.3	29.3	<b>5.9</b>
October	-4.8	9.3	-1.8	-12.3	20.9	-2.7	-4.8	14.5	<b>3.5</b>
November	-4.2	-11.6	-5.2	-8.1	-19.5	11.4	-47.5	-34.1	<b>-9.9</b>
December	-2.9	-11.4	-1.7	11.4	4.9	-4.5	76.2	-20.0	<b>-2.9</b>
<b>2004</b>									
January	-29.6	-14.1	-12.0	-38.5	-22.8	-24.5	-43.2	-29.2	<b>-20.6</b>
February	30.4	19.0	8.4	42.0	11.3	4.5	—	83.8	<b>18.5</b>
March	7.5	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	<b>16.7</b>
April	-12.6	-10.7	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	<b>-17.4</b>
May	6.7	0.3	3.3	3.2	29.2	-14.1	7.7	26.4	<b>6.6</b>
June	8.3	6.1	3.1	28.7	-7.9	-12.4	14.3	-33.6	<b>4.0</b>
July	-16.1	-0.4	1.5	-20.6	-11.7	-6.1	56.3	-1.4	<b>-6.6</b>
August	8.4	-13.9	8.7	4.4	18.3	21.6	20.0	40.3	<b>3.1</b>
September	-9.2	1.7	-9.9	-0.7	4.7	-5.8	3.3	-31.7	<b>-3.6</b>
October	-6.9	-2.3	-1.4	-10.5	-14.2	-5.7	-29.0	-5.8	<b>-6.0</b>
November	18.3	7.0	1.8	19.9	16.5	8.0	-36.4	-6.2	<b>9.9</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	11.1	-1.7	1.1	2.8	-0.3	na	na	na	<b>2.5</b>
October	-9.7	1.5	-9.5	-3.5	20.5	na	na	na	<b>-1.3</b>
November	-1.5	0.3	11.2	-4.6	-15.8	na	na	na	<b>-1.2</b>
December	1.1	-9.5	0.7	10.6	7.6	na	na	na	<b>-0.5</b>
<b>2004</b>									
January	-15.0	8.4	-1.6	-20.2	-6.5	na	na	na	<b>-3.9</b>
February	17.3	-12.6	-10.7	11.3	0.9	na	na	na	<b>-2.9</b>
March	-6.9	8.5	1.4	-1.9	-0.1	na	na	na	<b>1.7</b>
April	4.5	—	-1.6	3.4	-1.4	na	na	na	<b>1.0</b>
May	-7.6	-0.2	-9.6	-7.4	2.1	na	na	na	<b>-4.9</b>
June	3.4	-1.3	-0.3	18.0	-8.1	na	na	na	<b>-0.1</b>
July	-6.0	1.8	1.8	-16.3	-11.7	na	na	na	<b>-3.5</b>
August	-0.6	-10.3	3.8	2.3	18.0	na	na	na	<b>0.7</b>
September	-5.7	-1.5	-6.7	-4.9	1.3	na	na	na	<b>-3.6</b>
October	-3.7	0.5	9.4	4.7	-3.2	na	na	na	<b>1.1</b>
November	-0.4	3.3	-1.8	1.7	3.5	na	na	na	<b>0.9</b>
TREND									
<b>2003</b>									
September	-0.8	-0.6	1.6	-0.1	1.7	na	na	na	<b>0.2</b>
October	-1.7	-1.7	0.6	-1.7	1.5	na	na	na	<b>-0.8</b>
November	-2.1	-2.1	-0.1	-2.3	1.1	na	na	na	<b>-1.3</b>
December	-2.2	-2.1	-0.8	-2.6	0.7	na	na	na	<b>-1.5</b>
<b>2004</b>									
January	-1.8	-1.7	-1.8	-2.0	0.4	na	na	na	<b>-1.5</b>
February	-1.1	-0.9	-2.9	-1.0	-0.3	na	na	na	<b>-1.5</b>
March	-0.5	-0.2	-3.7	-0.1	-1.3	na	na	na	<b>-1.4</b>
April	-0.4	0.2	-4.0	0.4	-2.1	na	na	na	<b>-1.3</b>
May	-1.1	-0.2	-3.4	—	-2.4	na	na	na	<b>-1.4</b>
June	-2.0	-1.1	-1.7	-0.6	-1.8	na	na	na	<b>-1.6</b>
July	-2.9	-2.0	-0.3	-1.4	-0.8	na	na	na	<b>-1.6</b>
August	-3.1	-2.4	0.4	-1.7	0.2	na	na	na	<b>-1.5</b>
September	-3.0	-2.2	0.8	-1.3	1.0	na	na	na	<b>-1.1</b>
October	-2.9	-1.7	1.0	-0.9	1.3	na	na	na	<b>-0.8</b>
November	-2.2	-1.2	1.3	-0.3	1.2	na	na	na	<b>-0.3</b>

— 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									
<b>2001-02</b>	27 633	37 071	26 594	9 208	17 422	1 882	643	1 214	<b>121 667</b>
<b>2002-03</b>	24 781	33 526	27 364	8 602	18 050	1 973	518	1 889	<b>116 703</b>
<b>2003-04</b>	23 313	34 652	29 345	9 067	19 564	2 697	548	1 373	<b>120 559</b>
<b>2003</b>									
December	2 008	2 576	2 402	855	1 784	238	43	96	<b>10 002</b>
<b>2004</b>									
January	1 408	2 214	2 139	487	1 324	176	42	68	<b>7 858</b>
February	1 828	2 650	2 324	705	1 467	184	21	125	<b>9 304</b>
March	1 962	3 114	2 779	814	1 747	260	53	94	<b>10 823</b>
April	1 721	2 769	2 073	637	1 312	262	31	87	<b>8 892</b>
May	1 865	2 810	2 143	666	1 755	225	54	110	<b>9 628</b>
June	2 003	2 985	2 225	900	1 596	209	58	73	<b>10 049</b>
July	1 683	2 974	2 249	689	1 434	187	63	72	<b>9 351</b>
August	1 827	2 573	2 440	733	1 651	226	77	101	<b>9 628</b>
September	1 680	2 584	2 221	742	1 722	215	69	70	<b>9 303</b>
October	1 526	2 515	2 172	635	1 495	200	51	72	<b>8 666</b>
November	1 851	2 732	2 202	743	1 737	239	44	62	<b>9 610</b>
OTHER DWELLINGS									
<b>2001-02</b>	22 772	12 468	9 755	1 728	2 952	151	307	1 018	<b>51 151</b>
<b>2002-03</b>	24 669	14 682	13 857	2 222	3 741	172	432	1 281	<b>61 056</b>
<b>2003-04</b>	24 152	11 748	15 141	2 457	4 142	444	625	1 763	<b>60 472</b>
<b>2003</b>									
December	1 904	774	1 025	337	158	52	47	48	<b>4 345</b>
<b>2004</b>									
January	1 340	1 421	871	205	230	22	30	46	<b>4 165</b>
February	2 101	730	795	122	539	16	61	91	<b>4 455</b>
March	2 003	725	1 979	169	365	16	33	108	<b>5 398</b>
April	1 978	983	1 176	159	279	29	21	156	<b>4 781</b>
May	2 358	1 153	878	209	410	82	79	624	<b>5 793</b>
June	1 746	683	1 590	188	545	25	81	120	<b>4 978</b>
July	1 885	825	1 298	394	637	29	62	—	<b>5 130</b>
August	1 709	1 073	1 148	110	317	24	86	28	<b>4 495</b>
September	1 594	796	1 122	156	377	6	142	22	<b>4 215</b>
October	1 338	1 074	1 040	251	460	60	29	3	<b>4 255</b>
November	1 115	808	991	160	166	32	45	212	<b>3 529</b>
TOTAL DWELLING UNITS									
<b>2001-02</b>	50 405	49 539	36 349	10 936	20 374	2 033	950	2 232	<b>172 818</b>
<b>2002-03</b>	49 450	48 208	41 221	10 824	21 791	2 145	950	3 170	<b>177 759</b>
<b>2003-04</b>	47 465	46 400	44 486	11 524	23 706	3 141	1 173	3 136	<b>181 031</b>
<b>2003</b>									
December	3 912	3 350	3 427	1 192	1 942	290	90	144	<b>14 347</b>
<b>2004</b>									
January	2 748	3 635	3 010	692	1 554	198	72	114	<b>12 023</b>
February	3 929	3 380	3 119	827	2 006	200	82	216	<b>13 759</b>
March	3 965	3 839	4 758	983	2 112	276	86	202	<b>16 221</b>
April	3 699	3 752	3 249	796	1 591	291	52	243	<b>13 673</b>
May	4 223	3 963	3 021	875	2 165	307	133	734	<b>15 421</b>
June	3 749	3 668	3 815	1 088	2 141	234	139	193	<b>15 027</b>
July	3 568	3 799	3 547	1 083	2 071	216	125	72	<b>14 481</b>
August	3 536	3 646	3 588	843	1 968	250	163	129	<b>14 123</b>
September	3 274	3 380	3 343	898	2 099	221	211	92	<b>13 518</b>
October	2 864	3 589	3 212	886	1 955	260	80	75	<b>12 921</b>
November	2 966	3 540	3 193	903	1 903	271	89	274	<b>13 139</b>

— 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								
<b>2001-02</b>	13 242	25 658	12 233	5 848	12 759	814	395	1 212
<b>2002-03</b>	10 727	22 657	13 007	5 517	13 293	918	316	1 888
<b>2003-04</b>	9 252	22 706	12 902	5 584	14 077	1 182	330	1 373
<b>2003</b>								
December	860	1 710	1 115	533	1 278	126	33	96
<b>2004</b>								
January	487	1 454	900	294	954	69	18	68
February	783	1 714	1 033	478	1 124	76	16	125
March	800	2 000	1 275	469	1 304	117	45	94
April	633	1 797	919	368	927	132	20	87
May	677	1 851	819	392	1 203	92	28	110
June	741	1 916	841	597	1 118	79	31	73
July	611	1 902	910	411	972	80	45	72
August	766	1 605	1 002	458	1 202	92	55	101
September	649	1 635	927	422	1 192	80	38	70
October	626	1 689	833	396	933	71	34	72
November	733	1 808	906	433	1 265	92	22	62
OTHER DWELLINGS								
<b>2001-02</b>	18 931	11 714	5 190	1 407	2 406	54	232	1 018
<b>2002-03</b>	20 469	13 788	6 274	2 027	2 893	60	361	1 281
<b>2003-04</b>	19 184	10 651	6 857	2 220	3 077	242	578	1 763
<b>2003</b>								
December	1 594	648	522	326	139	30	47	48
<b>2004</b>								
January	1 110	1 390	425	171	222	9	12	46
February	1 829	620	340	115	311	3	61	91
March	1 738	649	802	137	287	5	33	108
April	1 612	874	574	116	236	19	21	156
May	1 739	1 046	559	196	348	73	68	624
June	1 182	495	513	163	337	17	77	120
July	1 509	761	398	377	526	2	56	—
August	1 230	979	478	95	246	18	70	28
September	1 199	674	680	114	288	2	134	22
October	994	898	738	220	323	59	29	3
November	763	751	206	146	142	11	43	212
TOTAL DWELLING UNITS								
<b>2001-02</b>	32 173	37 372	17 423	7 255	15 165	868	627	2 230
<b>2002-03</b>	31 196	36 445	19 281	7 544	16 186	978	677	3 169
<b>2003-04</b>	28 436	33 357	19 759	7 804	17 154	1 424	908	3 136
<b>2003</b>								
December	2 454	2 358	1 637	859	1 417	156	80	144
<b>2004</b>								
January	1 597	2 844	1 325	465	1 176	78	30	114
February	2 612	2 334	1 373	593	1 435	79	77	216
March	2 538	2 649	2 077	606	1 591	122	78	202
April	2 245	2 671	1 493	484	1 163	151	41	243
May	2 416	2 897	1 378	588	1 551	165	96	734
June	1 923	2 411	1 354	760	1 455	96	108	193
July	2 120	2 663	1 308	788	1 498	82	101	72
August	1 996	2 584	1 480	553	1 448	110	125	129
September	1 848	2 309	1 607	536	1 480	82	172	92
October	1 620	2 587	1 571	616	1 256	130	63	75
November	1 496	2 559	1 112	579	1 407	103	65	274

— 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>
<b>PRIVATE SECTOR</b>						
<b>2001-02</b>	119 578	46 616	592	1 908	258	<b>168 952</b>
<b>2002-03</b>	114 465	56 173	818	1 841	381	<b>173 678</b>
<b>2003-04</b>	118 717	56 333	751	1 479	368	<b>177 648</b>
<b>2003</b>						
December	9 745	3 922	51	214	20	<b>13 952</b>
<b>2004</b>						
January	7 734	3 993	35	59	9	<b>11 830</b>
February	9 163	4 224	46	25	13	<b>13 471</b>
March	10 696	5 132	54	18	11	<b>15 911</b>
April	8 830	4 478	57	104	46	<b>13 515</b>
May	9 415	5 080	113	291	31	<b>14 930</b>
June	9 783	4 709	85	37	23	<b>14 637</b>
July	9 156	4 378	22	343	13	<b>13 912</b>
August	9 437	4 079	36	230	32	<b>13 814</b>
September	9 103	4 052	36	59	8	<b>13 258</b>
October	8 548	3 828	57	85	9	<b>12 527</b>
November	9 394	3 241	36	44	10	<b>12 725</b>
<b>PUBLIC SECTOR</b>						
<b>2001-02</b>	1 938	1 917	7	1	3	<b>3 866</b>
<b>2002-03</b>	2 078	1 990	12	—	1	<b>4 081</b>
<b>2003-04</b>	1 686	1 681	13	2	1	<b>3 383</b>
<b>2003</b>						
December	247	148	—	—	—	<b>395</b>
<b>2004</b>						
January	116	77	—	—	—	<b>193</b>
February	131	157	—	—	—	<b>288</b>
March	116	194	—	—	—	<b>310</b>
April	46	111	—	—	1	<b>158</b>
May	201	290	—	—	—	<b>491</b>
June	243	140	7	—	—	<b>390</b>
July	189	380	—	—	—	<b>569</b>
August	180	129	—	—	—	<b>309</b>
September	191	69	—	—	—	<b>260</b>
October	105	289	—	—	—	<b>394</b>
November	199	211	—	—	4	<b>414</b>
<b>TOTAL</b>						
<b>2001-02</b>	121 516	48 533	599	1 909	261	<b>172 818</b>
<b>2002-03</b>	116 543	58 163	830	1 841	382	<b>177 759</b>
<b>2003-04</b>	120 403	58 014	764	1 481	369	<b>181 031</b>
<b>2003</b>						
December	9 992	4 070	51	214	20	<b>14 347</b>
<b>2004</b>						
January	7 850	4 070	35	59	9	<b>12 023</b>
February	9 294	4 381	46	25	13	<b>13 759</b>
March	10 812	5 326	54	18	11	<b>16 221</b>
April	8 876	4 589	57	104	47	<b>13 673</b>
May	9 616	5 370	113	291	31	<b>15 421</b>
June	10 026	4 849	92	37	23	<b>15 027</b>
July	9 345	4 758	22	343	13	<b>14 481</b>
August	9 617	4 208	36	230	32	<b>14 123</b>
September	9 294	4 121	36	59	8	<b>13 518</b>
October	8 653	4 117	57	85	9	<b>12 921</b>
November	9 593	3 452	36	44	14	<b>13 139</b>

— 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.
<b>PRIVATE SECTOR</b>						
NSW	1 798	1 066	13	1	—	<b>2 878</b>
Vic.	2 673	637	7	39	8	<b>3 364</b>
Qld	2 193	962	5	1	—	<b>3 161</b>
SA	730	153	5	1	—	<b>889</b>
WA	1 697	148	3	1	1	<b>1 850</b>
Tas.	214	19	2	1	1	<b>237</b>
NT	28	45	—	—	—	<b>73</b>
ACT	61	211	1	—	—	<b>273</b>
Aust.	9 394	3 241	36	44	10	<b>12 725</b>
<b>PUBLIC SECTOR</b>						
NSW	52	32	—	—	4	<b>88</b>
Vic.	54	122	—	—	—	<b>176</b>
Qld	7	25	—	—	—	<b>32</b>
SA	8	6	—	—	—	<b>14</b>
WA	38	15	—	—	—	<b>53</b>
Tas.	23	11	—	—	—	<b>34</b>
NT	16	—	—	—	—	<b>16</b>
ACT	1	—	—	—	—	<b>1</b>
Aust.	199	211	—	—	4	<b>414</b>
<b>TOTAL</b>						
NSW	1 850	1 098	13	1	4	<b>2 966</b>
Vic.	2 727	759	7	39	8	<b>3 540</b>
Qld	2 200	987	5	1	—	<b>3 193</b>
SA	738	159	5	1	—	<b>903</b>
WA	1 735	163	3	1	1	<b>1 903</b>
Tas.	237	30	2	1	1	<b>271</b>
NT	44	45	—	—	—	<b>89</b>
ACT	62	211	1	—	—	<b>274</b>
Aust.	9 593	3 452	36	44	14	<b>13 139</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
Period										
DWELLING UNITS (no.)										
2001-02	121 516	9 063	10 567	19 630	3 455	5 000	20 448	28 903	48 533	170 049
2002-03	116 543	9 477	11 905	21 382	3 572	5 366	27 843	36 781	58 163	174 706
2003-04	120 403	10 645	12 994	23 639	4 339	5 361	24 675	34 375	58 014	178 417
2003										
September	10 927	775	1 068	1 843	416	504	3 062	3 982	5 825	16 752
October	11 260	1 219	1 274	2 493	312	588	2 699	3 599	6 092	17 352
November	10 149	871	1 157	2 028	574	521	1 080	2 175	4 203	14 352
December	9 992	734	997	1 731	308	442	1 589	2 339	4 070	14 062
2004										
January	7 850	541	845	1 386	176	249	2 259	2 684	4 070	11 920
February	9 294	981	863	1 844	355	448	1 734	2 537	4 381	13 675
March	10 812	907	933	1 840	568	576	2 342	3 486	5 326	16 138
April	8 876	762	1 147	1 909	280	288	2 112	2 680	4 589	13 465
May	9 616	966	1 132	2 098	357	469	2 446	3 272	5 370	14 986
June	10 026	1 350	1 234	2 584	275	429	1 561	2 265	4 849	14 875
July	9 345	1 274	1 295	2 569	250	615	1 324	2 189	4 758	14 103
August	9 617	738	951	1 689	372	338	1 809	2 519	4 208	13 825
September	9 294	720	965	1 685	214	212	2 010	2 436	4 121	13 415
October	8 653	978	984	1 962	269	201	1 685	2 155	4 117	12 770
November	9 593	613	954	1 567	202	589	1 094	1 885	3 452	13 045
VALUE (\$m)										
2001-02	17 674.0	867.8	1 392.5	2 260.3	364.7	702.4	3 771.7	4 838.8	7 099.1	24 773.1
2002-03	18 658.9	972.1	1 692.9	2 665.0	441.3	750.2	5 922.9	7 114.4	9 779.4	28 438.3
2003-04	21 403.1	1 196.6	2 016.9	3 213.5	621.3	813.9	5 377.5	6 812.6	10 026.1	31 429.3
2003										
September	1 873.5	85.2	172.0	257.2	52.9	72.1	670.6	795.5	1 052.8	2 926.3
October	1 944.8	131.5	176.1	307.6	41.3	82.4	605.0	728.7	1 036.3	2 981.0
November	1 779.6	93.4	186.1	279.5	62.0	84.4	220.7	367.2	646.7	2 426.2
December	1 774.8	80.4	156.6	237.0	45.5	69.3	292.6	407.4	644.4	2 419.2
2004										
January	1 397.1	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	2 104.0
February	1 698.4	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 484.3
March	1 962.4	112.4	146.9	259.3	86.0	79.6	616.5	782.1	1 041.4	3 003.8
April	1 670.3	88.4	193.4	281.8	44.7	43.4	524.6	612.8	894.6	2 564.9
May	1 787.0	119.3	172.5	291.7	53.6	70.0	532.8	656.4	948.2	2 735.2
June	1 875.8	151.2	192.8	344.0	50.9	58.7	335.1	444.6	788.6	2 664.4
July	1 792.0	147.6	239.4	387.0	24.9	99.8	209.4	334.1	721.2	2 513.1
August	1 834.3	88.2	153.0	241.2	48.8	57.4	388.7	494.8	736.1	2 570.4
September	1 752.6	88.2	144.2	232.4	34.4	33.1	491.2	558.7	791.1	2 543.6
October	1 684.4	121.7	152.1	273.8	31.1	33.0	376.9	441.0	714.8	2 399.1
November	1 880.1	81.1	159.8	240.9	27.7	97.1	269.2	394.0	634.9	2 515.0

(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	1 850	140	400	540	27	291	240	558	1 098	2 948
Vic.	2 727	167	183	350	28	82	299	409	759	3 486
Qld	2 200	182	261	443	78	194	272	544	987	3 187
SA	738	48	75	123	34	2	—	36	159	897
WA	1 735	46	25	71	30	—	62	92	163	1 898
Tas.	237	28	2	30	—	—	—	—	30	267
NT	44	2	2	4	5	20	16	41	45	89
ACT	62	—	6	6	—	—	205	205	211	273
Aust.	9 593	613	954	1 567	202	589	1 094	1 885	3 452	13 045
VALUE (\$m)										
NSW	406.1	16.5	63.7	80.3	5.0	39.7	34.6	79.3	159.6	565.6
Vic.	551.9	23.7	38.5	62.2	7.3	8.7	43.9	59.9	122.1	674.0
Qld	451.5	25.3	35.2	60.5	6.0	42.6	129.7	178.3	238.8	690.3
SA	110.6	5.9	16.3	22.3	5.6	2.0	—	7.6	29.9	140.5
WA	295.6	5.6	4.4	10.0	3.1	—	25.3	28.4	38.3	334.0
Tas.	36.2	3.7	0.2	3.9	—	—	—	—	3.9	40.1
NT	10.9	0.3	0.2	0.5	0.8	4.0	3.2	8.0	8.5	19.4
ACT	17.4	—	1.3	1.3	—	—	32.5	32.5	33.8	51.1
Aust.	1 880.1	81.1	159.8	240.9	27.7	97.1	269.2	394.0	634.9	2 515.0

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
<b>2003</b>					
October	2 981.0	502.1	3 483.1	1 722.6	<b>5 205.8</b>
November	2 426.2	392.4	2 818.6	987.8	<b>3 806.4</b>
December	2 419.2	413.0	2 832.2	1 409.2	<b>4 241.5</b>
<b>2004</b>					
January	2 104.0	316.7	2 420.7	1 436.9	<b>3 857.6</b>
February	2 484.3	389.8	2 874.1	1 236.8	<b>4 111.0</b>
March	3 003.8	433.4	3 437.1	1 348.0	<b>4 785.2</b>
April	2 564.9	398.0	2 962.9	1 391.2	<b>4 354.1</b>
May	2 735.2	484.9	3 220.0	1 629.3	<b>4 849.3</b>
June	2 664.4	462.2	3 126.7	1 265.2	<b>4 391.8</b>
July	2 513.1	451.3	2 964.4	1 393.8	<b>4 358.2</b>
August	2 570.4	490.3	3 060.7	1 734.5	<b>4 795.2</b>
September	2 543.6	429.0	2 972.6	1 399.5	<b>4 372.1</b>
October	2 399.1	421.3	2 820.4	1 539.4	<b>4 359.8</b>
November	2 515.0	417.0	2 932.1	1 387.0	<b>4 319.1</b>

SEASONALLY ADJUSTED					
<b>2003</b>					
October	2 740.2	445.7	3 185.9	na	<b>4 908.5</b>
November	2 480.2	420.6	2 900.8	na	<b>3 888.6</b>
December	2 514.0	458.8	2 972.8	na	<b>4 382.0</b>
<b>2004</b>					
January	2 549.4	402.6	2 952.0	na	<b>4 388.9</b>
February	2 679.4	409.3	3 088.7	na	<b>4 325.5</b>
March	2 769.8	399.5	3 169.3	na	<b>4 517.4</b>
April	2 702.9	439.5	3 142.4	na	<b>4 533.5</b>
May	2 705.1	436.0	3 141.1	na	<b>4 770.4</b>
June	2 547.8	445.8	2 993.6	na	<b>4 258.8</b>
July	2 434.7	462.8	2 897.5	na	<b>4 291.3</b>
August	2 426.5	428.1	2 854.6	na	<b>4 589.1</b>
September	2 364.4	397.4	2 761.8	na	<b>4 161.2</b>
October	2 374.8	398.9	2 773.6	na	<b>4 313.0</b>
November	2 350.9	413.1	2 764.0	na	<b>4 151.1</b>

TREND					
<b>2003</b>					
October	2 529.8	437.6	2 967.4	1 395.5	<b>4 362.8</b>
November	2 541.7	431.4	2 973.2	1 351.7	<b>4 324.9</b>
December	2 567.1	422.8	2 989.9	1 324.3	<b>4 314.2</b>
<b>2004</b>					
January	2 610.0	416.8	3 026.8	1 318.5	<b>4 345.3</b>
February	2 656.1	415.6	3 071.7	1 328.2	<b>4 399.8</b>
March	2 687.8	419.3	3 107.1	1 347.8	<b>4 454.9</b>
April	2 688.9	425.8	3 114.7	1 373.0	<b>4 487.7</b>
May	2 646.4	431.5	3 078.0	1 398.7	<b>4 476.6</b>
June	2 574.5	432.9	3 007.4	1 420.2	<b>4 427.7</b>
July	2 497.2	428.8	2 926.0	1 448.3	<b>4 374.3</b>
August	2 433.7	421.2	2 854.9	1 468.0	<b>4 323.0</b>
September	2 387.0	413.5	2 800.5	1 481.0	<b>4 281.5</b>
October	2 352.8	406.8	2 759.6	1 485.8	<b>4 245.4</b>
November	2 328.7	402.2	2 730.9	1 479.7	<b>4 210.6</b>

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					
<b>2003</b>					
October	1.9	6.2	2.5	21.3	<b>8.0</b>
November	-18.6	-21.9	-19.1	-42.7	<b>-26.9</b>
December	-0.3	5.3	0.5	42.7	<b>11.4</b>
<b>2004</b>					
January	-13.0	-23.3	-14.5	2.0	<b>-9.1</b>
February	18.1	23.1	18.7	-13.9	<b>6.6</b>
March	20.9	11.2	19.6	9.0	<b>16.4</b>
April	-14.6	-8.2	-13.8	3.2	<b>-9.0</b>
May	6.6	21.8	8.7	17.1	<b>11.4</b>
June	-2.6	-4.7	-2.9	-22.3	<b>-9.4</b>
July	-5.7	-2.4	-5.2	10.2	<b>-0.8</b>
August	2.3	8.7	3.2	24.4	<b>10.0</b>
September	-1.0	-12.5	-2.9	-19.3	<b>-8.8</b>
October	-5.7	-1.8	-5.1	10.0	<b>-0.3</b>
November	4.8	-1.0	4.0	-9.9	<b>-0.9</b>
SEASONALLY ADJUSTED					
<b>2003</b>					
October	1.2	3.4	1.5	na	<b>7.7</b>
November	-9.5	-5.6	-8.9	na	<b>-20.8</b>
December	1.4	9.1	2.5	na	<b>12.7</b>
<b>2004</b>					
January	1.4	-12.3	-0.7	na	<b>0.2</b>
February	5.1	1.7	4.6	na	<b>-1.4</b>
March	3.4	-2.4	2.6	na	<b>4.4</b>
April	-2.4	10.0	-0.9	na	<b>0.4</b>
May	0.1	-0.8	—	na	<b>5.2</b>
June	-5.8	2.3	-4.7	na	<b>-10.7</b>
July	-4.4	3.8	-3.2	na	<b>0.8</b>
August	-0.3	-7.5	-1.5	na	<b>6.9</b>
September	-2.6	-7.2	-3.3	na	<b>-9.3</b>
October	0.4	0.4	0.4	na	<b>3.6</b>
November	-1.0	3.6	-0.3	na	<b>-3.8</b>
TREND					
<b>2003</b>					
October	0.4	0.1	0.4	-2.4	<b>-0.5</b>
November	0.5	-1.4	0.2	-3.1	<b>-0.9</b>
December	1.0	-2.0	0.6	-2.0	<b>-0.2</b>
<b>2004</b>					
January	1.7	-1.4	1.2	-0.4	<b>0.7</b>
February	1.8	-0.3	1.5	0.7	<b>1.3</b>
March	1.2	0.9	1.2	1.5	<b>1.3</b>
April	—	1.6	0.2	1.9	<b>0.7</b>
May	-1.6	1.3	-1.2	1.9	<b>-0.2</b>
June	-2.7	0.3	-2.3	1.5	<b>-1.1</b>
July	-3.0	-0.9	-2.7	2.0	<b>-1.2</b>
August	-2.5	-1.8	-2.4	1.4	<b>-1.2</b>
September	-1.9	-1.8	-1.9	0.9	<b>-1.0</b>
October	-1.4	-1.6	-1.5	0.3	<b>-0.8</b>
November	-1.0	-1.1	-1.0	-0.4	<b>-0.8</b>

— 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									
<b>2003</b>									
September	1 455.1	1 191.0	1 292.4	204.2	463.6	48.2	53.7	110.6	<b>4 818.9</b>
October	1 435.5	1 509.1	1 062.8	496.8	457.5	57.5	39.1	147.6	<b>5 205.8</b>
November	1 057.7	1 041.5	944.7	185.2	449.4	64.3	23.3	40.2	<b>3 806.4</b>
December	1 245.9	1 124.3	846.1	270.0	547.1	65.0	48.3	94.7	<b>4 241.5</b>
<b>2004</b>									
January	962.0	1 201.3	1 007.6	200.6	367.7	45.9	30.4	42.0	<b>3 857.6</b>
February	1 397.7	1 143.3	807.7	178.9	435.3	47.6	25.6	74.8	<b>4 111.0</b>
March	1 148.5	1 405.8	1 423.9	220.1	441.2	61.9	35.5	48.3	<b>4 785.2</b>
April	1 240.2	1 262.0	956.8	274.1	387.8	61.8	41.6	129.7	<b>4 354.1</b>
May	1 471.1	1 539.1	832.2	200.8	554.7	100.1	36.3	115.0	<b>4 849.3</b>
June	1 338.8	1 115.8	1 039.1	241.2	487.8	57.2	42.2	69.8	<b>4 391.8</b>
July	1 146.3	1 365.1	1 009.4	221.5	481.9	48.1	46.9	39.0	<b>4 358.2</b>
August	1 408.4	1 258.8	1 228.4	222.6	491.6	72.0	55.8	57.7	<b>4 795.2</b>
September	1 177.0	1 253.6	1 020.5	230.1	541.8	50.6	72.3	26.1	<b>4 372.1</b>
October	1 017.4	1 196.1	1 288.7	279.6	431.6	67.1	37.9	41.6	<b>4 359.8</b>
November	1 166.2	1 189.3	1 001.7	234.0	498.9	74.7	57.8	96.6	<b>4 319.1</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	1 343.1	1 154.0	1 195.3	197.2	464.4	na	na	na	<b>4 557.3</b>
October	1 345.5	1 351.7	1 045.2	492.2	443.4	na	na	na	<b>4 908.5</b>
November	1 063.5	1 104.9	955.0	185.1	454.3	na	na	na	<b>3 888.6</b>
December	1 281.2	1 173.1	898.9	259.9	565.8	na	na	na	<b>4 382.0</b>
<b>2004</b>									
January	1 108.6	1 329.2	1 150.7	228.5	432.4	na	na	na	<b>4 388.9</b>
February	1 462.5	1 181.9	902.9	193.5	425.9	na	na	na	<b>4 325.5</b>
March	1 121.3	1 362.0	1 262.9	203.2	427.1	na	na	na	<b>4 517.4</b>
April	1 340.6	1 250.3	977.1	290.8	431.6	na	na	na	<b>4 533.5</b>
May	1 410.6	1 556.9	863.4	197.1	521.8	na	na	na	<b>4 770.4</b>
June	1 323.7	1 088.0	978.2	237.8	458.3	na	na	na	<b>4 258.8</b>
July	1 116.0	1 375.7	1 008.3	203.4	453.0	na	na	na	<b>4 291.3</b>
August	1 352.1	1 206.5	1 147.8	221.1	479.5	na	na	na	<b>4 589.1</b>
September	1 110.4	1 199.0	943.0	223.7	536.0	na	na	na	<b>4 161.2</b>
October	994.8	1 131.6	1 317.5	284.1	443.6	na	na	na	<b>4 313.0</b>
November	1 098.8	1 190.7	948.4	219.1	480.2	na	na	na	<b>4 151.1</b>
TREND									
<b>2003</b>									
September	1 299.1	1 185.0	1 024.6	286.0	437.5	na	na	na	<b>4 385.9</b>
October	1 267.3	1 180.1	1 030.0	282.7	447.3	na	na	na	<b>4 362.8</b>
November	1 234.3	1 182.1	1 021.1	269.3	451.9	na	na	na	<b>4 324.9</b>
December	1 221.2	1 202.1	1 008.1	250.5	451.5	na	na	na	<b>4 314.2</b>
<b>2004</b>									
January	1 233.3	1 234.4	991.2	233.0	448.6	na	na	na	<b>4 345.3</b>
February	1 259.2	1 273.8	971.2	221.9	444.7	na	na	na	<b>4 399.8</b>
March	1 278.7	1 308.8	958.6	219.4	444.2	na	na	na	<b>4 454.9</b>
April	1 291.3	1 325.6	952.4	222.4	450.5	na	na	na	<b>4 487.7</b>
May	1 284.1	1 321.0	957.0	226.5	460.7	na	na	na	<b>4 476.6</b>
June	1 256.2	1 295.9	979.1	224.8	471.9	na	na	na	<b>4 427.7</b>
July	1 218.0	1 262.0	1 016.1	223.1	479.2	na	na	na	<b>4 374.3</b>
August	1 177.0	1 225.7	1 052.0	221.2	481.7	na	na	na	<b>4 323.0</b>
September	1 135.4	1 195.6	1 079.0	221.1	482.2	na	na	na	<b>4 281.5</b>
October	1 094.7	1 173.4	1 096.6	221.4	481.8	na	na	na	<b>4 245.4</b>
November	1 063.1	1 147.9	1 108.1	226.3	477.9	na	na	na	<b>4 210.6</b>
na not available									

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003</b>									
September	18.7	-9.6	44.6	-27.8	24.7	-9.0	95.5	119.3	<b>14.1</b>
October	-1.4	26.7	-17.8	143.4	-1.3	19.3	-27.2	33.4	<b>8.0</b>
November	-26.3	-31.0	-11.1	-62.7	-1.8	11.9	-40.3	-72.8	<b>-26.9</b>
December	17.8	8.0	-10.4	45.8	21.7	1.1	107.1	135.7	<b>11.4</b>
<b>2004</b>									
January	-22.8	6.8	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	<b>-9.1</b>
February	45.3	-4.8	-19.8	-10.8	18.4	3.7	-15.7	77.9	<b>6.6</b>
March	-17.8	23.0	76.3	23.0	1.4	30.0	38.7	-35.4	<b>16.4</b>
April	8.0	-10.2	-32.8	24.5	-12.1	-0.2	17.2	168.5	<b>-9.0</b>
May	18.6	22.0	-13.0	-26.8	43.0	61.8	-12.7	-11.4	<b>11.4</b>
June	-9.0	-27.5	24.9	20.1	-12.1	-42.8	16.1	-39.3	<b>-9.4</b>
July	-14.4	22.3	-2.9	-8.1	-1.2	-15.8	11.2	-44.1	<b>-0.8</b>
August	22.9	-7.8	21.7	0.5	2.0	49.5	19.0	47.9	<b>10.0</b>
September	-16.4	-0.4	-16.9	3.4	10.2	-29.7	29.7	-54.8	<b>-8.8</b>
October	-13.6	-4.6	26.3	21.5	-20.4	32.7	-47.6	59.6	<b>-0.3</b>
November	14.6	-0.6	-22.3	-16.3	15.6	11.3	52.5	132.1	<b>-0.9</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	10.4	-11.9	36.5	-31.7	24.3	na	na	na	<b>8.6</b>
October	0.2	17.1	-12.6	149.6	-4.5	na	na	na	<b>7.7</b>
November	-21.0	-18.3	-8.6	-62.4	2.5	na	na	na	<b>-20.8</b>
December	20.5	6.2	-5.9	40.4	24.5	na	na	na	<b>12.7</b>
<b>2004</b>									
January	-13.5	13.3	28.0	-12.1	-23.6	na	na	na	<b>0.2</b>
February	31.9	-11.1	-21.5	-15.3	-1.5	na	na	na	<b>-1.4</b>
March	-23.3	15.2	39.9	5.0	0.3	na	na	na	<b>4.4</b>
April	19.6	-8.2	-22.6	43.1	1.1	na	na	na	<b>0.4</b>
May	5.2	24.5	-11.6	-32.2	20.9	na	na	na	<b>5.2</b>
June	-6.2	-30.1	13.3	20.6	-12.2	na	na	na	<b>-10.7</b>
July	-15.7	26.4	3.1	-14.5	-1.1	na	na	na	<b>0.8</b>
August	21.2	-12.3	13.8	8.7	5.8	na	na	na	<b>6.9</b>
September	-17.9	-0.6	-17.8	1.1	11.8	na	na	na	<b>-9.3</b>
October	-10.4	-5.6	39.7	27.0	-17.2	na	na	na	<b>3.6</b>
November	10.5	5.2	-28.0	-22.9	8.3	na	na	na	<b>-3.8</b>
TREND									
<b>2003</b>									
September	-1.1	-0.7	2.2	3.4	2.4	na	na	na	<b>0.3</b>
October	-2.4	-0.4	0.5	-1.2	2.2	na	na	na	<b>-0.5</b>
November	-2.6	0.2	-0.9	-4.7	1.0	na	na	na	<b>-0.9</b>
December	-1.1	1.7	-1.3	-7.0	-0.1	na	na	na	<b>-0.2</b>
<b>2004</b>									
January	1.0	2.7	-1.7	-7.0	-0.6	na	na	na	<b>0.7</b>
February	2.1	3.2	-2.0	-4.7	-0.9	na	na	na	<b>1.3</b>
March	1.5	2.7	-1.3	-1.1	-0.1	na	na	na	<b>1.3</b>
April	1.0	1.3	-0.6	1.4	1.4	na	na	na	<b>0.7</b>
May	-0.6	-0.3	0.5	1.9	2.3	na	na	na	<b>-0.2</b>
June	-2.2	-1.9	2.3	-0.8	2.4	na	na	na	<b>-1.1</b>
July	-3.0	-2.6	3.8	-0.8	1.5	na	na	na	<b>-1.2</b>
August	-3.4	-2.9	3.5	-0.9	0.5	na	na	na	<b>-1.2</b>
September	-3.5	-2.5	2.6	—	0.1	na	na	na	<b>-1.0</b>
October	-3.6	-1.9	1.6	0.1	-0.1	na	na	na	<b>-0.8</b>
November	-2.9	-2.2	1.1	2.2	-0.8	na	na	na	<b>-0.8</b>

— 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									
<b>2003</b>									
September	1 015.9	890.9	862.0	163.1	294.6	41.6	45.1	85.9	<b>3 399.2</b>
October	902.4	1 163.0	682.6	180.7	397.2	39.4	21.8	96.1	<b>3 483.1</b>
November	803.6	756.1	720.2	125.2	323.9	45.0	12.9	31.9	<b>2 818.6</b>
December	829.4	728.2	664.6	180.2	327.3	49.0	22.6	31.0	<b>2 832.2</b>
<b>2004</b>									
January	586.9	759.0	613.2	132.8	257.6	33.0	13.7	24.4	<b>2 420.7</b>
February	887.8	778.9	630.2	129.7	351.8	33.3	18.5	43.9	<b>2 874.1</b>
March	882.5	831.4	1 117.3	158.3	341.6	46.8	19.0	40.2	<b>3 437.1</b>
April	864.7	814.5	752.4	134.0	274.5	50.8	20.6	51.5	<b>2 962.9</b>
May	895.6	1 005.1	611.3	148.2	354.5	68.7	26.3	110.3	<b>3 220.0</b>
June	857.7	810.3	824.0	176.3	348.3	44.3	29.9	35.8	<b>3 126.7</b>
July	817.9	811.3	714.3	167.9	360.5	39.4	30.2	22.9	<b>2 964.4</b>
August	799.6	822.3	824.6	146.8	353.0	46.1	36.4	32.0	<b>3 060.7</b>
September	778.5	808.5	722.9	153.6	401.4	41.9	45.5	20.4	<b>2 972.6</b>
October	684.5	807.7	713.3	181.7	343.9	46.9	21.3	21.1	<b>2 820.4</b>
November	698.3	803.9	765.1	169.2	367.0	47.7	23.2	57.7	<b>2 932.1</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
September	903.9	853.9	764.8	156.2	295.5	na	na	na	<b>3 137.6</b>
October	812.4	1 005.6	665.0	176.0	383.1	na	na	na	<b>3 185.9</b>
November	809.4	819.5	730.5	125.1	328.8	na	na	na	<b>2 900.8</b>
December	864.8	776.9	717.3	170.1	345.9	na	na	na	<b>2 972.8</b>
<b>2004</b>									
January	733.5	886.8	756.2	160.6	322.4	na	na	na	<b>2 952.0</b>
February	952.5	817.5	725.5	144.3	342.4	na	na	na	<b>3 088.7</b>
March	855.3	787.6	956.4	141.4	327.5	na	na	na	<b>3 169.3</b>
April	965.1	802.8	772.7	150.8	318.2	na	na	na	<b>3 142.4</b>
May	835.1	1 022.8	642.5	144.6	321.6	na	na	na	<b>3 141.1</b>
June	842.6	782.4	763.1	172.9	318.8	na	na	na	<b>2 993.6</b>
July	787.6	822.0	713.2	149.8	331.6	na	na	na	<b>2 897.5</b>
August	743.3	770.0	743.9	145.3	340.9	na	na	na	<b>2 854.6</b>
September	711.8	753.9	645.3	147.1	395.5	na	na	na	<b>2 761.8</b>
October	661.9	743.2	742.2	186.2	355.9	na	na	na	<b>2 773.6</b>
November	630.9	805.3	711.8	154.4	348.3	na	na	na	<b>2 764.0</b>
TREND									
<b>2003</b>									
September	850.6	825.7	711.3	147.9	323.0	na	na	na	<b>2 956.7</b>
October	843.6	829.1	717.4	149.5	331.7	na	na	na	<b>2 967.4</b>
November	834.5	827.6	720.6	149.5	337.8	na	na	na	<b>2 973.2</b>
December	834.8	825.0	724.7	148.5	340.6	na	na	na	<b>2 989.9</b>
<b>2004</b>									
January	847.9	826.7	726.3	147.7	338.5	na	na	na	<b>3 026.8</b>
February	868.4	833.2	724.8	148.0	332.3	na	na	na	<b>3 071.7</b>
March	884.7	843.2	722.4	149.3	325.1	na	na	na	<b>3 107.1</b>
April	887.2	851.2	720.3	151.3	321.3	na	na	na	<b>3 114.7</b>
May	870.7	847.5	717.3	152.5	322.9	na	na	na	<b>3 078.0</b>
June	836.7	831.3	716.0	152.5	328.7	na	na	na	<b>3 007.4</b>
July	791.9	809.1	715.1	151.8	337.9	na	na	na	<b>2 926.0</b>
August	747.9	786.3	713.6	149.8	347.9	na	na	na	<b>2 854.9</b>
September	707.8	768.5	711.6	147.4	356.3	na	na	na	<b>2 800.5</b>
October	670.9	758.1	709.7	145.6	362.2	na	na	na	<b>2 759.6</b>
November	645.9	747.7	713.6	144.6	365.6	na	na	na	<b>2 730.9</b>
na not available									



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

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

## ORIGINAL

## 2003

September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	<b>1 419.7</b>
October	533.1	346.1	380.1	316.2	60.3	18.1	17.3	51.5	<b>1 722.6</b>
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	<b>987.8</b>
December	416.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	<b>1 409.2</b>

## 2004

January	375.1	442.3	394.4	67.8	110.0	12.9	16.6	17.7	<b>1 436.9</b>
February	510.0	364.4	177.5	49.2	83.6	14.3	7.0	30.8	<b>1 236.8</b>
March	266.0	574.4	306.5	61.8	99.6	15.1	16.5	8.2	<b>1 348.0</b>
April	375.4	447.5	204.5	140.1	113.3	11.1	21.0	78.2	<b>1 391.2</b>
May	575.5	534.0	220.9	52.5	200.2	31.4	10.1	4.7	<b>1 629.3</b>
June	481.0	305.6	215.1	64.9	139.4	12.9	12.3	34.0	<b>1 265.2</b>
July	328.4	553.7	295.1	53.6	121.4	8.7	16.7	16.1	<b>1 393.8</b>
August	608.8	436.5	403.9	75.8	138.6	25.8	19.4	25.7	<b>1 734.5</b>
September	398.5	445.1	297.7	76.5	140.4	8.7	26.8	5.7	<b>1 399.5</b>
October	332.9	388.4	575.3	97.9	87.6	20.2	16.5	20.5	<b>1 539.4</b>
November	467.9	385.4	236.6	64.8	131.9	27.0	34.6	38.9	<b>1 387.0</b>

## TREND

## 2003

September	448.4	359.2	313.3	138.1	114.5	na	na	na	<b>1 429.2</b>
October	423.7	351.0	312.6	133.1	115.5	na	na	na	<b>1 395.5</b>
November	399.8	354.5	300.5	119.9	114.1	na	na	na	<b>1 351.7</b>
December	386.4	377.1	283.3	102.0	110.9	na	na	na	<b>1 324.3</b>

## 2004

January	385.5	407.7	265.0	85.3	110.0	na	na	na	<b>1 318.5</b>
February	390.8	440.5	246.4	73.9	112.5	na	na	na	<b>1 328.2</b>
March	394.0	465.5	236.2	70.1	119.1	na	na	na	<b>1 347.8</b>
April	404.1	474.4	232.1	71.1	129.2	na	na	na	<b>1 373.0</b>
May	413.4	473.5	239.7	74.1	137.8	na	na	na	<b>1 398.7</b>
June	419.5	464.6	263.1	72.3	143.1	na	na	na	<b>1 420.2</b>
July	426.1	452.8	301.0	71.2	141.2	na	na	na	<b>1 448.3</b>
August	429.1	439.4	338.4	71.4	133.8	na	na	na	<b>1 468.0</b>
September	427.5	427.0	367.4	73.6	126.0	na	na	na	<b>1 481.0</b>
October	423.8	415.2	386.9	75.7	119.6	na	na	na	<b>1 485.8</b>
November	417.1	400.1	394.6	81.7	112.3	na	na	na	<b>1 479.7</b>

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>
<b>PRIVATE SECTOR</b>								
<b>2001-02</b>	17 419.8	6 885.6	66.1	3 472.0	276.3	28 119.8	9 944.8	<b>38 064.6</b>
<b>2002-03</b>	18 366.7	9 524.3	106.6	3 988.9	276.4	32 262.8	13 653.6	<b>45 916.5</b>
<b>2003-04</b>	21 132.5	9 795.8	117.8	4 625.7	286.6	35 958.4	12 862.3	<b>48 820.6</b>
<b>2003</b>								
December	1 739.5	623.6	5.4	358.5	31.7	2 758.7	1 029.0	<b>3 787.7</b>
<b>2004</b>								
January	1 375.1	696.1	3.8	301.8	3.9	2 380.7	1 049.5	<b>3 430.2</b>
February	1 677.1	767.2	9.1	362.7	2.2	2 818.2	960.8	<b>3 779.0</b>
March	1 943.5	1 013.9	9.6	406.0	1.3	3 374.3	1 043.2	<b>4 417.5</b>
April	1 661.0	875.1	7.8	355.9	20.8	2 920.6	1 023.4	<b>3 943.9</b>
May	1 750.4	901.5	16.4	388.6	65.2	3 122.0	1 227.8	<b>4 349.8</b>
June	1 840.8	768.4	24.8	420.0	4.3	3 058.3	1 000.6	<b>4 058.9</b>
July	1 753.9	658.7	2.4	401.6	43.9	2 860.5	1 111.1	<b>3 971.5</b>
August	1 799.4	716.2	3.8	431.9	34.5	2 985.9	1 429.6	<b>4 415.5</b>
September	1 722.6	782.2	3.4	407.2	5.0	2 920.4	1 110.8	<b>4 031.2</b>
October	1 664.8	659.6	6.9	390.3	9.3	2 730.8	1 221.0	<b>3 951.8</b>
November	1 839.5	586.7	3.8	397.5	4.4	2 831.8	1 113.7	<b>3 945.5</b>
<b>PUBLIC SECTOR</b>								
<b>2001-02</b>	254.3	213.4	0.4	156.6	0.1	624.8	3 796.3	<b>4 421.1</b>
<b>2002-03</b>	292.3	255.1	1.8	177.9	—	727.1	3 454.3	<b>4 181.4</b>
<b>2003-04</b>	270.7	230.3	1.7	159.0	0.4	662.0	3 911.4	<b>4 573.4</b>
<b>2003</b>								
December	35.3	20.8	—	17.4	—	73.5	380.3	<b>453.8</b>
<b>2004</b>								
January	22.1	10.7	—	7.2	—	40.0	387.4	<b>427.4</b>
February	21.4	18.7	—	15.8	—	55.9	276.0	<b>331.9</b>
March	18.9	27.5	—	16.5	—	62.8	304.9	<b>367.7</b>
April	9.3	19.6	—	13.5	—	42.3	367.8	<b>410.1</b>
May	36.6	46.7	—	14.7	—	98.1	401.5	<b>499.6</b>
June	35.0	20.2	1.1	12.1	—	68.4	264.6	<b>333.0</b>
July	38.1	62.4	—	3.4	—	104.0	282.7	<b>386.7</b>
August	34.9	19.8	—	20.1	—	74.8	304.9	<b>379.7</b>
September	30.0	8.9	—	13.4	—	52.3	288.7	<b>340.9</b>
October	19.6	55.2	—	14.8	—	89.6	318.4	<b>408.0</b>
November	40.6	48.3	—	11.4	—	100.3	273.3	<b>373.6</b>
<b>TOTAL</b>								
<b>2001-02</b>	17 674.0	7 099.1	66.5	3 628.6	276.4	28 744.5	13 741.1	<b>42 485.6</b>
<b>2002-03</b>	18 658.9	9 779.4	108.4	4 166.8	276.4	32 989.9	17 107.9	<b>50 097.8</b>
<b>2003-04</b>	21 403.1	10 026.1	119.5	4 784.7	287.0	36 620.4	16 773.6	<b>53 394.0</b>
<b>2003</b>								
December	1 774.8	644.4	5.4	375.9	31.7	2 832.2	1 409.2	<b>4 241.5</b>
<b>2004</b>								
January	1 397.1	706.8	3.8	309.0	3.9	2 420.7	1 436.9	<b>3 857.6</b>
February	1 698.4	785.9	9.1	378.5	2.2	2 874.1	1 236.8	<b>4 111.0</b>
March	1 962.4	1 041.4	9.6	422.4	1.3	3 437.1	1 348.0	<b>4 785.2</b>
April	1 670.3	894.6	7.8	369.4	20.8	2 962.9	1 391.2	<b>4 354.1</b>
May	1 787.0	948.2	16.4	403.3	65.2	3 220.0	1 629.3	<b>4 849.3</b>
June	1 875.8	788.6	25.9	432.0	4.3	3 126.7	1 265.2	<b>4 391.8</b>
July	1 792.0	721.2	2.4	405.0	43.9	2 964.4	1 393.8	<b>4 358.2</b>
August	1 834.3	736.1	3.8	452.0	34.5	3 060.7	1 734.5	<b>4 795.2</b>
September	1 752.6	791.1	3.4	420.7	5.0	2 972.6	1 399.5	<b>4 372.1</b>
October	1 684.4	714.8	6.9	405.1	9.3	2 820.4	1 539.4	<b>4 359.8</b>
November	1 880.1	634.9	3.8	408.9	4.4	2 932.1	1 387.0	<b>4 319.1</b>

— 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	395.8	152.9	1.4	130.5	—	680.6	408.4	1 089.0
Vic.	538.4	90.5	1.3	119.0	4.2	753.4	280.0	1 033.4
Qld	449.9	233.4	0.5	70.1	0.1	754.0	211.8	965.8
SA	108.9	28.6	0.3	28.0	—	165.9	61.4	227.4
WA	289.3	36.4	0.1	32.4	—	358.3	88.1	446.5
Tas.	33.2	2.6	0.1	7.5	—	43.4	21.3	64.6
NT	6.8	8.5	—	3.4	—	18.7	5.4	24.1
ACT	17.1	33.8	0.1	6.4	—	57.5	37.2	94.7
<i>Aust.</i>	<i>1 839.5</i>	<i>586.7</i>	<i>3.8</i>	<i>397.5</i>	<i>4.4</i>	<i>2 831.8</i>	<i>1 113.7</i>	<i>3 945.5</i>
PUBLIC SECTOR								
NSW	10.3	6.7	—	0.8	—	17.7	59.5	77.2
Vic.	13.5	31.6	—	5.4	—	50.5	105.3	155.9
Qld	1.5	5.4	—	4.1	—	11.1	24.8	35.9
SA	1.7	1.3	—	0.3	—	3.3	3.3	6.6
WA	6.3	1.9	—	0.4	—	8.6	43.8	52.4
Tas.	2.9	1.4	—	—	—	4.3	5.8	10.1
NT	4.1	—	—	0.4	—	4.5	29.2	33.7
ACT	0.2	—	—	—	—	0.2	1.6	1.8
<i>Aust.</i>	<i>40.6</i>	<i>48.3</i>	<i>—</i>	<i>11.4</i>	<i>—</i>	<i>100.3</i>	<i>273.3</i>	<i>373.6</i>
TOTAL								
NSW	406.1	159.6	1.4	131.3	—	698.3	467.9	1 166.2
Vic.	551.9	122.1	1.3	124.4	4.2	803.9	385.4	1 189.3
Qld	451.5	238.8	0.5	74.2	0.1	765.1	236.6	1 001.7
SA	110.6	29.9	0.3	28.4	—	169.2	64.8	234.0
WA	295.6	38.3	0.1	32.9	—	367.0	131.9	498.9
Tas.	36.2	3.9	0.1	7.5	—	47.7	27.0	74.7
NT	10.9	8.5	—	3.8	—	23.2	34.6	57.8
ACT	17.4	33.8	0.1	6.4	—	57.7	38.9	96.6
<i>Aust.</i>	<i>1 880.1</i>	<i>634.9</i>	<i>3.8</i>	<i>408.9</i>	<i>4.4</i>	<i>2 932.1</i>	<i>1 387.0</i>	<i>4 319.1</i>

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	41.7	44.1	73.2	17.6	20.5	17.4	2.6	25.0	242.3
Transport	4.2	—	1.8	—	5.2	0.1	0.7	6.4	18.4
Offices	142.4	84.7	33.7	9.0	17.2	1.0	14.6	2.9	305.4
Other commercial n.e.c.	1.3	1.9	0.3	0.2	—	—	—	0.1	3.9
<i>Total commercial</i>	<i>189.7</i>	<i>130.7</i>	<i>109.0</i>	<i>26.8</i>	<i>42.9</i>	<i>18.4</i>	<i>17.9</i>	<i>34.5</i>	<i>570.0</i>
<b>Industrial</b>									
Factories	29.8	25.0	16.6	4.6	21.1	0.2	—	0.8	98.2
Warehouses	105.6	40.9	28.1	9.6	14.6	0.3	—	1.5	200.5
Agricultural/aquacultural	1.9	2.5	1.3	0.5	1.0	—	0.1	—	7.3
Other industrial n.e.c.	5.3	0.1	16.6	1.3	0.1	0.1	0.4	—	23.9
<i>Total industrial</i>	<i>142.7</i>	<i>68.5</i>	<i>62.6</i>	<i>16.0</i>	<i>36.8</i>	<i>0.5</i>	<i>0.5</i>	<i>2.3</i>	<i>330.0</i>
<b>Other non-residential</b>									
Educational	65.8	58.5	22.9	7.4	10.4	3.3	1.7	1.4	171.4
Religious	0.7	0.9	0.5	0.3	0.2	0.4	—	0.2	3.1
Aged care facilities	8.1	15.0	19.2	10.3	0.4	—	—	—	53.0
Health	24.2	62.8	7.1	1.7	18.4	—	—	0.6	114.8
Entertainment and recreation	18.6	18.9	3.1	1.2	16.0	0.1	—	—	57.8
Accommodation	5.0	21.4	2.0	0.5	5.0	0.7	0.1	—	34.7
Other non-residential n.e.c.	13.1	8.7	10.2	0.6	1.9	3.6	14.4	—	52.4
<i>Total other non-residential</i>	<i>135.5</i>	<i>186.2</i>	<i>65.0</i>	<i>21.9</i>	<i>52.2</i>	<i>8.1</i>	<i>16.2</i>	<i>2.1</i>	<i>487.1</i>
<b>Total non-residential</b>	<b>467.9</b>	<b>385.4</b>	<b>236.6</b>	<b>64.8</b>	<b>131.9</b>	<b>27.0</b>	<b>34.6</b>	<b>38.9</b>	<b>1 387.1</b>

— 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	41.7	43.9	73.2	17.6	20.3	17.4	2.6	25.0	241.9
Transport	1.4	—	0.7	—	—	—	0.7	6.4	9.2
Offices	119.0	80.6	30.8	8.1	6.2	0.6	0.5	1.9	247.8
Other commercial n.e.c.	1.3	1.9	0.3	0.2	—	—	—	0.1	3.9
<i>Total commercial</i>	<i>163.4</i>	<i>126.4</i>	<i>105.1</i>	<i>25.9</i>	<i>26.6</i>	<i>18.0</i>	<i>3.8</i>	<i>33.5</i>	<i>502.7</i>
Industrial									
Factories	29.8	25.0	15.2	4.6	21.1	0.2	—	0.8	96.7
Warehouses	104.8	40.9	27.3	9.6	14.6	0.3	—	1.5	198.9
Agricultural/aquacultural	1.9	2.5	1.3	0.5	0.2	—	0.1	—	6.5
Other industrial n.e.c.	5.2	0.1	16.6	1.3	0.1	0.1	0.4	—	23.7
<i>Total industrial</i>	<i>141.8</i>	<i>68.5</i>	<i>60.4</i>	<i>16.0</i>	<i>35.9</i>	<i>0.5</i>	<i>0.5</i>	<i>2.3</i>	<i>325.8</i>
Other non-residential									
Educational	42.6	18.5	9.7	6.3	2.5	1.4	1.0	0.8	82.8
Religious	0.7	0.9	0.5	0.3	0.2	0.4	—	0.2	3.1
Aged care facilities	7.1	15.0	19.2	10.3	0.2	—	—	—	51.7
Health	21.5	8.8	6.7	1.1	17.3	—	—	0.6	56.0
Entertainment and recreation	17.9	17.1	3.0	1.1	—	—	—	—	39.2
Accommodation	5.0	21.4	2.0	0.5	5.0	0.7	0.1	—	34.7
Other non-residential n.e.c.	8.4	3.5	5.2	—	0.5	0.2	—	—	17.8
<i>Total other non-residential</i>	<i>103.3</i>	<i>85.1</i>	<i>46.4</i>	<i>19.5</i>	<i>25.7</i>	<i>2.7</i>	<i>1.1</i>	<i>1.5</i>	<i>285.2</i>
<b>Total non-residential</b>	<b>408.4</b>	<b>280.0</b>	<b>211.8</b>	<b>61.4</b>	<b>88.1</b>	<b>21.3</b>	<b>5.4</b>	<b>37.2</b>	<b>1 113.7</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	—	0.2	—	—	0.2	—	—	—	0.4
Transport	2.9	—	1.1	—	5.2	0.1	—	—	9.2
Offices	23.4	4.1	2.8	0.9	11.0	0.3	14.1	1.0	57.6
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	<i>26.2</i>	<i>4.3</i>	<i>3.9</i>	<i>0.9</i>	<i>16.3</i>	<i>0.4</i>	<i>14.1</i>	<i>1.0</i>	<i>67.3</i>
Industrial									
Factories	—	—	1.4	—	—	—	—	—	1.4
Warehouses	0.8	—	0.8	—	—	—	—	—	1.6
Agricultural/aquacultural	—	—	—	—	0.8	—	—	—	0.8
Other industrial n.e.c.	0.1	—	—	—	0.1	—	—	—	0.2
<i>Total industrial</i>	<i>1.0</i>	<i>—</i>	<i>2.2</i>	<i>—</i>	<i>0.9</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>4.1</i>
Other non-residential									
Educational	23.2	40.1	13.2	1.1	7.9	1.8	0.7	0.6	88.6
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	1.0	—	—	—	0.3	—	—	—	1.3
Health	2.8	54.1	0.4	0.6	1.0	—	—	—	58.8
Entertainment and recreation	0.6	1.7	0.1	0.1	16.0	0.1	—	—	18.6
Accommodation	—	—	—	—	—	—	—	—	—
Other non-residential n.e.c.	4.7	5.2	5.0	0.6	1.4	3.4	14.4	—	34.6
<i>Total other non-residential</i>	<i>32.3</i>	<i>101.0</i>	<i>18.6</i>	<i>2.4</i>	<i>26.5</i>	<i>5.4</i>	<i>15.1</i>	<i>0.6</i>	<i>202.0</i>
<b>Total non-residential</b>	<b>59.5</b>	<b>105.3</b>	<b>24.8</b>	<b>3.3</b>	<b>43.8</b>	<b>5.8</b>	<b>29.2</b>	<b>1.6</b>	<b>273.3</b>

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	615	29	6	650
Transport	10	2	2	14
Offices	344	36	11	391
Other commercial n.e.c.	21	—	—	21
<i>Total commercial</i>	990	67	19	1 076
Industrial				
Factories	134	12	5	151
Warehouses	157	27	5	189
Agricultural/aquacultural	42	1	—	43
Other industrial n.e.c.	45	1	1	47
<i>Total industrial</i>	378	41	11	430
Other non-residential				
Educational	160	43	5	208
Religious	13	—	—	13
Aged care facilities	15	10	2	27
Health	43	6	4	53
Entertainment and recreation	56	5	5	66
Accommodation	32	7	2	41
Other non-residential n.e.c.	67	8	2	77
<i>Total other non-residential</i>	386	79	20	485
<b>Total non-residential</b>	<b>1 754</b>	<b>187</b>	<b>50</b>	<b>1 991</b>

VALUE (\$m)				
Commercial				
Retail/wholesale trade	92.3	64.7	85.3	242.3
Transport	3.8	4.0	10.7	18.4
Offices	76.9	70.3	158.2	305.4
Other commercial n.e.c.	3.9	—	—	3.9
<i>Total commercial</i>	176.8	138.9	254.2	570.0
Industrial				
Factories	38.0	23.1	37.0	98.2
Warehouses	52.6	59.1	88.8	200.5
Agricultural/aquacultural	5.7	1.7	—	7.3
Other industrial n.e.c.	6.1	2.5	15.3	23.9
<i>Total industrial</i>	102.4	86.4	141.1	330.0
Other non-residential				
Educational	45.5	82.5	43.5	171.4
Religious	3.1	—	—	3.1
Aged care facilities	4.3	30.8	17.8	53.0
Health	12.6	13.7	88.4	114.8
Entertainment and recreation	16.3	8.4	33.2	57.8
Accommodation	6.1	12.5	16.2	34.7
Other non-residential n.e.c.	20.5	17.5	14.4	52.4
<i>Total other non-residential</i>	108.3	165.3	213.5	487.1
<b>Total non-residential</b>	<b>387.6</b>	<b>390.7</b>	<b>608.8</b>	<b>1 387.1</b>

— nil or rounded to zero (including null cells)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
<b>2001-02</b>	18 442.4	7 480.8	25 937.3	4 130.0	30 067.2	14 519.7	44 594.1
<b>2002-03</b>	18 658.9	9 779.4	28 438.3	4 551.6	32 989.9	17 107.9	50 097.8
<b>2003-04</b>	19 979.6	9 158.3	29 137.8	4 895.5	34 033.3	15 365.7	49 399.0
<b>2003</b>							
June	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September	5 252.7	2 390.4	7 643.2	1 343.1	8 986.2	4 106.9	13 093.1
December	5 165.9	2 151.1	7 317.0	1 240.0	8 557.1	3 818.2	12 375.3
<b>2004</b>							
March	4 686.6	2 279.2	6 965.8	1 068.6	8 034.4	3 627.0	11 661.4
June	4 874.3	2 337.5	7 211.8	1 243.8	8 455.6	3 813.6	12 269.2
September	4 846.4	1 969.1	6 815.5	1 250.8	8 066.2	3 968.0	12 034.2
SEASONALLY ADJUSTED (\$m)							
<b>2003</b>							
June	4 831.6	2 043.3	6 949.4	1 152.1	8 094.1	na	12 013.6
September	4 959.9	2 288.9	7 248.8	1 242.8	8 491.6	na	12 598.5
December	5 176.5	2 068.3	7 244.8	1 262.4	8 507.2	na	12 325.4
<b>2004</b>							
March	5 002.5	2 474.4	7 476.8	1 151.7	8 628.6	na	12 255.6
June	4 840.7	2 326.7	7 167.3	1 238.5	8 405.9	na	12 219.5
September	4 596.5	1 888.7	6 485.2	1 166.7	7 651.9	na	11 619.9
TREND (\$m)							
<b>2003</b>							
June	4 787.4	2 250.3	7 060.6	1 191.0	8 243.9	4 195.8	12 423.6
September	4 999.9	2 106.5	7 127.0	1 225.5	8 348.9	3 968.8	12 301.2
December	5 091.4	2 260.0	7 357.6	1 225.9	8 584.0	3 810.4	12 387.9
<b>2004</b>							
March	5 005.4	2 310.2	7 312.4	1 213.2	8 526.0	3 754.4	12 283.2
June	4 835.1	2 230.9	7 066.1	1 194.0	8 260.1	3 788.6	12 047.2
September	4 631.6	2 101.1	6 735.3	1 181.5	7 916.7	3 882.0	11 845.1
TREND (% change from previous quarter)							
<b>2003</b>							
June	3.7	-11.8	-1.5	4.4	-0.7	-4.4	-2.1
September	4.4	-6.4	0.9	2.9	1.3	-5.4	-1.0
December	1.8	7.3	3.2	—	2.8	-4.0	0.7
<b>2004</b>							
March	-1.7	2.2	-0.6	-1.0	-0.7	-1.5	-0.8
June	-3.4	-3.4	-3.4	-1.6	-3.1	0.9	-1.9
September	-4.2	-5.8	-4.7	-1.1	-4.2	2.5	-1.7

— nil or rounded to zero (including null cells)

na not available

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

(b) Refer to Explanatory Notes, paragraph 13.

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

## Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2001-02</b>	9 342.1	9 338.3	6 045.0	1 461.2	2 985.8	297.5	168.5	410.9	<b>30 067.2</b>
<b>2002-03</b>	9 800.9	9 890.5	7 260.7	1 655.0	3 318.2	324.7	193.6	546.4	<b>32 989.9</b>
<b>2003-04</b>	9 727.3	9 689.6	7 993.0	1 731.9	3 554.3	512.6	248.2	576.4	<b>34 033.3</b>
<b>2003</b>									
June	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	<b>8 086.8</b>
September	2 735.2	2 406.6	2 181.5	455.0	850.2	137.1	73.9	146.7	<b>8 986.2</b>
December	2 401.8	2 545.1	1 849.4	461.3	971.7	125.4	55.0	147.3	<b>8 557.1</b>
<b>2004</b>									
March	2 189.2	2 258.8	2 077.5	391.8	865.2	103.5	48.6	99.8	<b>8 034.4</b>
June	2 401.1	2 479.2	1 884.6	423.7	867.2	146.5	70.7	182.6	<b>8 455.6</b>
September	2 175.1	2 277.4	1 931.3	432.3	969.6	111.2	101.4	68.0	<b>8 066.2</b>
NON-RESIDENTIAL BUILDING									
<b>2001-02</b>	4 698.5	4 709.8	2 641.8	829.0	1 038.8	174.8	162.8	256.9	<b>14 519.7</b>
<b>2002-03</b>	5 816.0	5 037.6	2 974.2	1 010.2	1 552.3	201.5	151.3	364.7	<b>17 107.9</b>
<b>2003-04</b>	4 775.7	4 450.6	2 923.3	1 142.5	1 395.4	178.7	162.9	336.5	<b>15 365.7</b>
<b>2003</b>									
June	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	<b>3 984.3</b>
September	1 412.9	1 091.0	868.3	269.7	342.3	35.1	33.2	54.4	<b>4 106.9</b>
December	1 089.9	958.5	717.7	452.6	378.6	51.6	51.6	117.8	<b>3 818.2</b>
<b>2004</b>									
March	1 019.3	1 254.5	780.5	172.6	268.1	40.2	38.0	53.7	<b>3 627.0</b>
June	1 253.6	1 146.6	556.8	247.5	406.5	51.8	40.1	110.6	<b>3 813.6</b>
September	1 155.8	1 263.7	857.0	197.2	352.3	40.1	57.4	44.6	<b>3 968.0</b>
TOTAL BUILDING									
<b>2001-02</b>	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	<b>44 594.1</b>
<b>2002-03</b>	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	<b>50 097.8</b>
<b>2003-04</b>	14 503.0	14 140.2	10 916.3	2 874.3	4 949.7	691.3	411.1	912.9	<b>49 399.0</b>
<b>2003</b>									
June	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	<b>12 070.5</b>
September	4 148.1	3 497.6	3 049.8	724.7	1 192.4	172.3	107.1	201.2	<b>13 093.1</b>
December	3 491.7	3 503.6	2 567.1	913.9	1 350.3	177.0	106.6	265.1	<b>12 375.3</b>
<b>2004</b>									
March	3 208.5	3 513.3	2 858.0	564.4	1 133.3	143.8	86.6	153.5	<b>11 661.4</b>
June	3 654.7	3 625.8	2 441.4	671.3	1 273.7	198.3	110.8	293.2	<b>12 269.2</b>
September	3 330.9	3 541.1	2 788.3	629.4	1 321.9	151.2	158.8	112.6	<b>12 034.2</b>

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



## WHAT IF...? REVISIONS TO TREND ESTIMATES

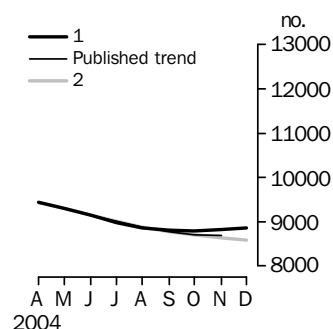
### EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

#### TREND REVISIONS

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

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

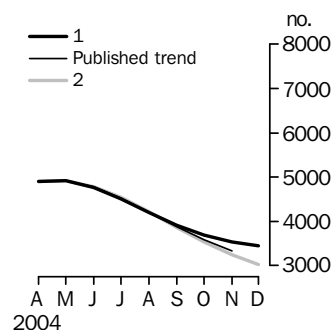
#### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 4% on Nov 2004		(2) falls by 4% on Nov 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
July	9 006	-1.6	8 987	-1.7	9 009	-1.6
August	8 875	-1.5	8 865	-1.4	8 876	-1.5
September	8 779	-1.1	8 805	-0.7	8 777	-1.1
October	8 712	-0.8	8 796	-0.1	8 702	-0.9
November	8 688	-0.3	8 819	0.3	8 642	-0.7
December	—	—	8 857	0.4	8 590	-0.6

— nil or rounded to zero (including null cells)

#### PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 15% on Nov 2004		(2) falls by 15% on Nov 2004	
	no.	% change	no.	% change	no.	% change
<b>2004</b>						
July	4 516	-5.4	4 503	-5.5	4 538	-5.2
August	4 205	-6.9	4 197	-6.8	4 214	-7.1
September	3 884	-7.6	3 908	-6.9	3 862	-8.4
October	3 586	-7.7	3 687	-5.6	3 535	-8.5
November	3 338	-6.9	3 536	-4.1	3 250	-8.1
December	—	—	3 450	-2.4	3 018	-7.1

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES

### INTRODUCTION

### SCOPE AND COVERAGE

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

### VALUE DATA

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

### OWNERSHIP

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

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

*continued*

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

### TREND ESTIMATES

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

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

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

### CHAIN VOLUME MEASURES

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

### AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

## EXPLANATORY NOTES *continued*

### RELATED PUBLICATIONS

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

*Building Activity, Australia*, cat. no. 8752.0

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

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

*Engineering Construction Activity, Australia*, cat. no. 8762.0

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

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

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

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

### ABS DATA AVAILABLE ON REQUEST

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

### ROUNDING

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

### ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST Goods and Services Tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

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

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1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
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3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
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10e	Dwelling units approved, by sector, Western Australia
10f	Dwelling units approved, by sector, Tasmania
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12d	Dwelling units approved in new residential buildings, number and value, South Australia
12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

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### ELECTRONIC TABLES *continued*

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20f	Value of building approved, by sector, Tasmania
20g	Value of building approved, by sector, Northern Territory
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22d	Value of non-residential building approved, by sector, South Australia
22e	Value of non-residential building approved, by sector, Western Australia
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22g	Value of non-residential building approved, by sector, Northern Territory
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- 3 Statistical Local Areas, Queensland, 2001–02, 2002–03, 2003–04, 2004–05
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- 8 Statistical Local Areas, Australian Capital Territory, 2001–02, 2002–03, 2003–04, 2004–05

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- 7 Statistical Local Areas, Northern Territory, 2001–02, 2002–03, 2003–04, 2004–05
- 8 Statistical Local Areas, Australian Capital Territory, 2001–02, 2002–03, 2003–04, 2004–05



## GLOSSARY

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none"> <li>■ Self-contained, short-term apartments (e.g. serviced apartments)</li> <li>■ Hotels (predominantly accommodation), motels, boarding houses, cabins</li> <li>■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).</li> </ul>
<b>Aged care facilities</b>	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.
<b>Agriculture/aquaculture</b>	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Commercial</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
<b>Entertainment and recreation</b>	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
<b>Factories</b>	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

## GLOSSARY *continued*

<b>House</b>	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.
<b>Industrial</b>	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Retail/wholesale trade</b>	Buildings primarily used in the sale of goods to intermediate and end users.
<b>Semidetached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Transport</b>	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none"> <li>■ Passenger transport buildings (e.g. passenger terminals)</li> <li>■ Non-passenger transport buildings (e.g. freight terminals)</li> <li>■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)</li> <li>■ Other transport buildings n.e.c.</li> </ul>
<b>Warehouses</b>	Buildings primarily used for storage of goods, excluding produce storage.



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