

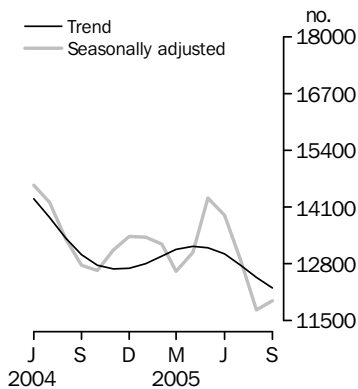
BUILDING APPROVALS

AUSTRALIA

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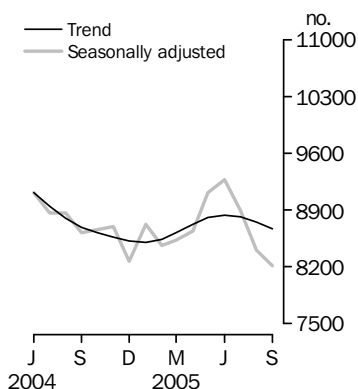
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

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

KEY FIGURES

	Sept 05 no.	Aug 05 to Sept 05 % change	Sept 04 to Sept 05 % change
TREND			
Total dwelling units approved	12 242	-2.0	-5.9
Private sector houses	8 665	-1.0	-0.3
Private sector other dwellings	3 192	-5.1	-19.6
SEASONALLY ADJUSTED			
Total dwelling units approved	11 960	1.8	-6.4
Private sector houses	8 207	-2.4	-4.8
Private sector other dwellings	3 372	14.7	-13.0

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals fell 2.0% in September 2005, the fifth consecutive monthly fall.
- The seasonally adjusted estimate for total dwelling units approved rose 1.8%, to 11,960, in September 2005.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals fell 1.0% in September 2005.
- The seasonally adjusted estimate for private sector houses approved fell 2.4%, to 8,207, in September 2005, the lowest estimate since May 2001. The estimate for New South Wales (1,377) was the lowest since July 2000.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 5.1% in September 2005.
- The seasonally adjusted estimate for private sector other dwellings approved rose 14.7%, to 3,372, in September 2005. This is still the second lowest estimate since February 2002.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved has fallen for the past three months, down 0.8% in September 2005. The value of new residential building approved fell 1.7% and the value of alterations and additions fell 2.4%. The value of non-residential building approved rose 0.8%, the eighth consecutive monthly rise.
- The seasonally adjusted estimate of the value of total building approved rose 9.5%, to \$4,871.4m, in September 2005. The value of new residential building approved fell 2.3%, to \$2,328.1m, the lowest estimate since May 2003. The value of alterations and additions rose 7.3%, to \$391.7m.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2005	2 December 2005
November 2005	6 January 2006
December 2005	2 February 2006
January 2006	2 March 2006
February 2006	31 March 2006
March 2006	5 May 2006



REVISIONS THIS MONTH

Revisions to Total Dwellings in this issue are:



	<i>2004-05</i>	<i>2005-06</i>	<i>Total</i>
New South Wales	156	15	171
Victoria	-1	-5	-6
Queensland	-1	3	2
South Australia	—	7	7
Western Australia	35	-5	30
Tasmania	—	—	—
Northern Territory	—	—	—
Australian Capital Territory	—	—	—
TOTAL	189	15	204



There has been significant revisions to data for the City of Campbelltown (NSW), the City of Auburn (NSW), and the Shire of Murray (NSW) following the resolution of some reporting problems spanning the past 12 months.

DATA NOTES

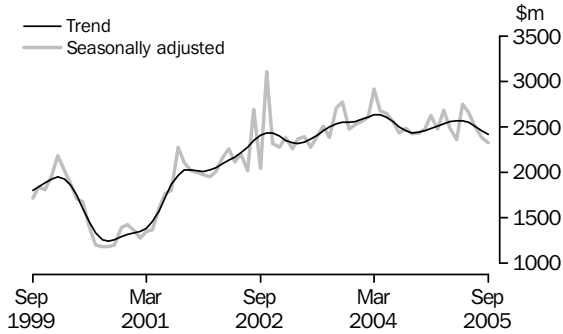
Estimates have been included in this issue for the municipalities of Waringah and Ku-Ring-Gai in New South Wales, and Kwinana in Western Australia, who were unable to report all building work approved in their municipality this month.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

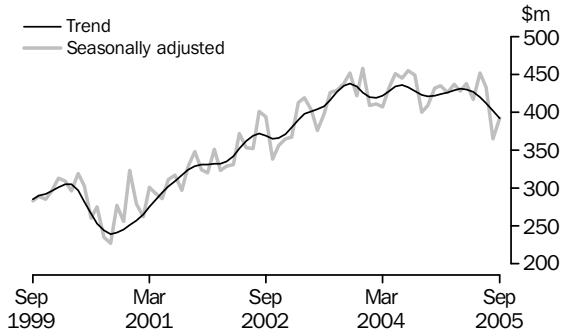
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has fallen for the past five months. The trend fell 1.7% in September 2005.



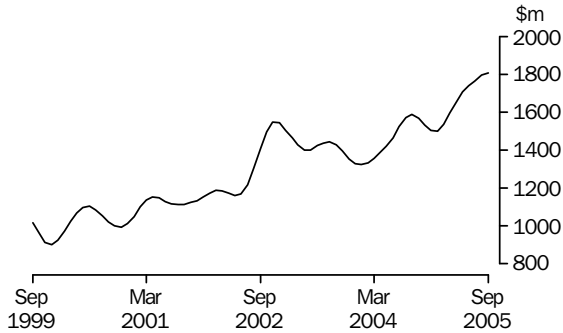
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has now fallen for the past six months. The trend fell 2.4% in September 2005.



NON-RESIDENTIAL BUILDING

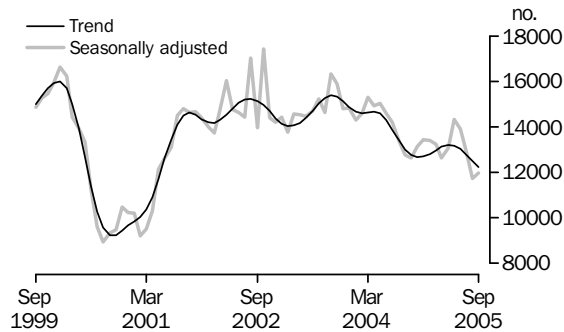
The trend estimate of the value of non-residential building shows eight months of growth, rising 0.8% in September 2005.



DWELLINGS APPROVED

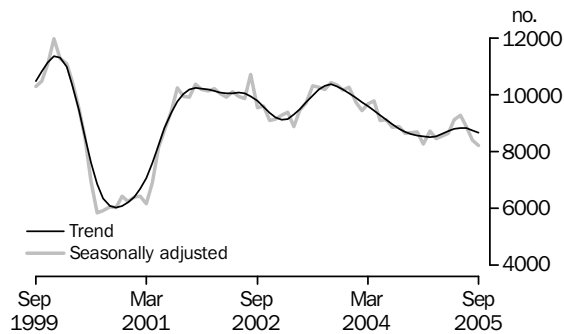
TOTAL DWELLING UNITS

For the fifth consecutive month the trend estimate for total dwelling units approved has fallen. This follows five months of modest growth.



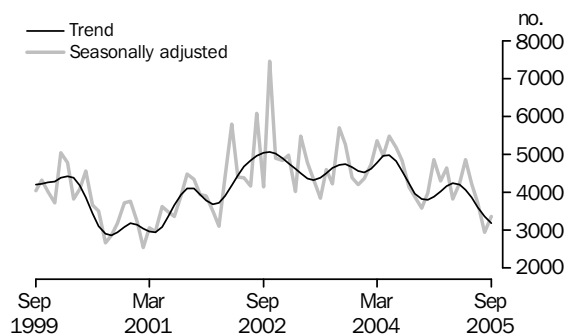
PRIVATE SECTOR HOUSES

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



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved shows strong declines for the past six months. The trend fell 5.1% in September 2005.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 2.0% in September 2005. The trend fell in all states and territories except the Northern Territory (+8.3%). The largest falls were in New South Wales (-2.0%), Victoria (-3.5%), Western Australia (-2.0%) and the Australian Capital Territory (-6.1%).

The trend estimate for private sector houses approved fell 1.0% in September 2005. The trend fell in New South Wales (-1.3%), Victoria (-1.2%), Queensland (-0.9%), South Australia (-0.9%) and Tasmania (-2.3%), but was flat in Western Australia.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 386	2 368	1 896	717	1 729	193	61	65	8 415
Total dwelling units (no.)	2 807	3 073	3 215	909	1 906	237	148	90	12 385
Percentage change from previous month									
Private sector houses (%)	-14.3	-5.4	-20.9	-1.6	-1.2	1.0	7.0	-22.6	-9.8
Total dwelling units (%)	0.8	0.1	-3.3	-10.0	-15.1	4.4	11.3	-55.9	-4.7
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 377	2 340	1 912	655	1 615	na	na	na	8 207
Total dwelling units (no.)	2 690	3 039	3 074	870	1 823	226	na	na	11 960
Percentage change from previous month									
Private sector houses (%)	-5.1	-3.2	-6.0	-0.8	4.8	na	na	na	-2.4
Total dwelling units (%)	8.9	5.8	4.9	-4.5	-9.9	7.6	na	na	1.8
TREND									
Dwelling units approved									
Private sector houses (no.)	1 546	2 553	2 021	649	1 585	na	na	na	8 665
Total dwelling units (no.)	2 682	3 206	3 094	868	1 921	216	131	124	12 242
Percentage change from previous month									
Private sector houses (%)	-1.3	-1.2	-0.9	-0.9	—	na	na	na	-1.0
Total dwelling units (%)	-2.0	-3.5	-1.2	-0.7	-2.0	-0.5	8.3	-6.1	-2.0

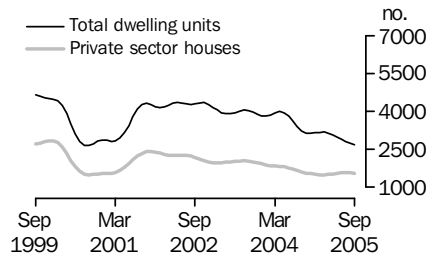
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DWELLING UNITS APPROVED

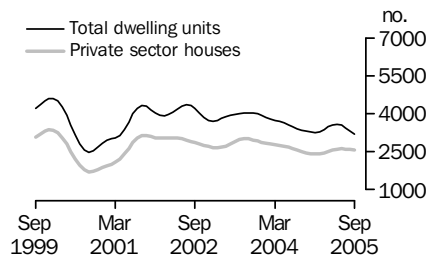
STATE TRENDS

NEW SOUTH WALES



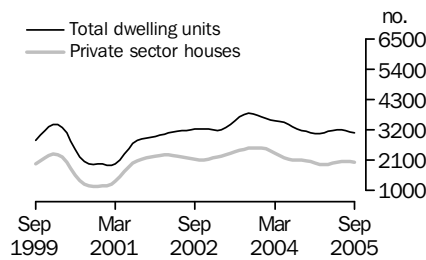
The trend estimate for total dwelling units approved in New South Wales shows strong falls for the past seven months. The trend for private sector houses is now showing falls for the past two months, after five months of growth.

VICTORIA



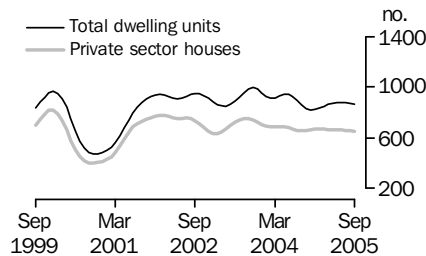
The trend estimate for total dwelling units approved in Victoria shows strong falls for the past four months. The trend for private sector houses shows falls for the past three months.

QUEENSLAND



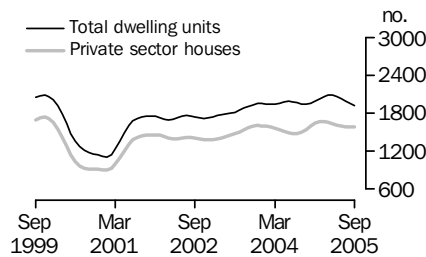
The trend estimates for total dwelling units in Queensland shows falls for the past three months. The trend for private sector houses is showing small falls for the past two months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia shows modest falls for the past three months. The trend for private sector houses is now showing a general decline starting in February 2005.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the past five months. The trend for private sector houses was flat in September 2005 after six months of decline.

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DWELLING UNITS APPROVED

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

ORIGINAL

2004							
July	9 171	9 361	4 720	5 107	13 891	577	14 468
August	9 441	9 619	4 626	4 735	14 067	287	14 354
September	9 118	9 304	4 271	4 318	13 389	233	13 622
October	8 524	8 631	4 027	4 315	12 551	395	12 946
November	9 266	9 474	3 795	4 002	13 061	415	13 476
December	7 762	7 918	4 768	4 933	12 530	321	12 851
2005							
January	6 848	6 931	3 692	3 819	10 540	210	10 750
February	8 058	8 162	4 146	4 179	12 204	137	12 341
March	8 466	8 586	3 842	4 101	12 308	379	12 687
April	8 226	8 325	4 017	4 094	12 243	176	12 419
May	9 790	9 953	4 849	5 089	14 639	403	15 042
June	10 146	10 392	4 123	4 426	14 269	549	14 818
July	8 811	8 966	3 418	3 596	12 229	333	12 562
August	9 329	9 524	3 359	3 476	12 688	312	13 000
September	8 415	8 538	3 717	3 847	12 132	253	12 385

SEASONALLY ADJUSTED

2004							
July	8 860	9 050	4 848	5 151	13 708	493	14 201
August	8 863	9 041	4 138	4 331	13 001	371	13 372
September	8 625	8 811	3 874	3 960	12 499	272	12 771
October	8 656	8 763	3 591	3 888	12 247	404	12 651
November	8 694	8 902	3 980	4 216	12 674	444	13 118
December	8 267	8 423	4 859	5 001	13 126	298	13 424
2005							
January	8 721	8 804	4 300	4 604	13 021	387	13 408
February	8 461	8 565	4 635	4 682	13 096	151	13 247
March	8 526	8 646	3 826	3 993	12 352	287	12 639
April	8 638	8 737	4 247	4 329	12 885	181	13 066
May	9 118	9 281	4 854	5 037	13 972	346	14 318
June	9 271	9 517	4 227	4 388	13 498	407	13 905
July	8 888	9 043	3 725	3 849	12 613	279	12 892
August	8 407	8 602	2 939	3 142	11 346	398	11 744
September	8 207	8 330	3 372	3 630	11 579	381	11 960

TREND

2004							
July	8 950	9 139	4 552	4 724	13 502	361	13 863
August	8 800	8 990	4 234	4 401	13 034	357	13 391
September	8 690	8 871	3 972	4 137	12 662	346	13 008
October	8 618	8 784	3 824	3 989	12 442	331	12 773
November	8 561	8 709	3 801	3 967	12 362	314	12 676
December	8 521	8 653	3 878	4 046	12 399	300	12 699
2005							
January	8 505	8 624	4 019	4 185	12 524	285	12 809
February	8 534	8 648	4 162	4 322	12 696	274	12 970
March	8 621	8 742	4 240	4 385	12 861	266	13 127
April	8 728	8 865	4 203	4 337	12 931	271	13 202
May	8 811	8 968	4 062	4 201	12 873	296	13 169
June	8 839	9 011	3 854	4 008	12 693	326	13 019
July	8 815	8 993	3 608	3 782	12 423	352	12 775
August	8 755	8 933	3 365	3 563	12 120	376	12 496
September	8 665	8 838	3 192	3 404	11 857	385	12 242

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2004							
July	-6.4	-6.7	-5.1	-0.3	-6.0	51.4	-4.5
August	2.9	2.8	-2.0	-7.3	1.3	-50.3	-0.8
September	-3.4	-3.3	-7.7	-8.8	-4.8	-18.8	-5.1
October	-6.5	-7.2	-5.7	-0.1	-6.3	69.5	-5.0
November	8.7	9.8	-5.8	-7.3	4.1	5.1	4.1
December	-16.2	-16.4	25.6	23.3	-4.1	-22.7	-4.6
2005							
January	-11.8	-12.5	-22.6	-22.6	-15.9	-34.6	-16.3
February	17.7	17.8	12.3	9.4	15.8	-34.8	14.8
March	5.1	5.2	-7.3	-1.9	0.9	176.6	2.8
April	-2.8	-3.0	4.6	-0.2	-0.5	-53.6	-2.1
May	19.0	19.6	20.7	24.3	19.6	129.0	21.1
June	3.6	4.4	-15.0	-13.0	-2.5	36.2	-1.5
July	-13.2	-13.7	-17.1	-18.8	-14.3	-39.3	-15.2
August	5.9	6.2	-1.7	-3.3	3.8	-6.3	3.5
September	-9.8	-10.4	10.7	10.7	-4.4	-18.9	-4.7
SEASONALLY ADJUSTED							
2004							
July	-2.8	-3.2	-6.4	-2.1	-4.1	56.0	-2.8
August	—	-0.1	-14.6	-15.9	-5.2	-24.7	-5.8
September	-2.7	-2.5	-6.4	-8.6	-3.9	-26.7	-4.5
October	0.4	-0.5	-7.3	-1.8	-2.0	48.5	-0.9
November	0.4	1.6	10.8	8.4	3.5	9.9	3.7
December	-4.9	-5.4	22.1	18.6	3.6	-32.9	2.3
2005							
January	5.5	4.5	-11.5	-7.9	-0.8	29.9	-0.1
February	-3.0	-2.7	7.8	1.7	0.6	-61.0	-1.2
March	0.8	0.9	-17.5	-14.7	-5.7	90.1	-4.6
April	1.3	1.1	11.0	8.4	4.3	-36.9	3.4
May	5.6	6.2	14.3	16.4	8.4	91.2	9.6
June	1.7	2.5	-12.9	-12.9	-3.4	17.6	-2.9
July	-4.1	-5.0	-11.9	-12.3	-6.6	-31.4	-7.3
August	-5.4	-4.9	-21.1	-18.4	-10.0	42.7	-8.9
September	-2.4	-3.2	14.7	15.5	2.1	-4.3	1.8
TREND							
2004							
July	-1.8	-1.6	-5.7	-5.4	-3.1	4.3	-3.0
August	-1.7	-1.6	-7.0	-6.8	-3.5	-1.1	-3.4
September	-1.3	-1.3	-6.2	-6.0	-2.9	-3.1	-2.9
October	-0.8	-1.0	-3.7	-3.6	-1.7	-4.3	-1.8
November	-0.7	-0.9	-0.6	-0.6	-0.6	-5.1	-0.8
December	-0.5	-0.6	2.0	2.0	0.3	-4.5	0.2
2005							
January	-0.2	-0.3	3.6	3.4	1.0	-5.0	0.9
February	0.3	0.3	3.6	3.3	1.4	-3.9	1.3
March	1.0	1.1	1.9	1.5	1.3	-2.9	1.2
April	1.2	1.4	-0.9	-1.1	0.5	1.9	0.6
May	1.0	1.2	-3.4	-3.1	-0.4	9.2	-0.2
June	0.3	0.5	-5.1	-4.6	-1.4	10.1	-1.1
July	-0.3	-0.2	-6.4	-5.6	-2.1	8.0	-1.9
August	-0.7	-0.7	-6.7	-5.8	-2.4	6.8	-2.2
September	-1.0	-1.1	-5.1	-4.5	-2.2	2.4	-2.0

— 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									
2004									
July	3 623	3 800	3 546	981	2 105	216	125	72	14 468
August	3 719	3 643	3 585	905	1 981	250	162	109	14 354
September	3 398	3 347	3 353	910	2 093	220	209	92	13 622
October	2 946	3 574	3 217	868	1 925	261	80	75	12 946
November	3 325	3 522	3 164	897	1 926	271	121	250	13 476
December	3 176	2 845	3 069	914	1 958	262	84	543	12 851
2005									
January	2 403	2 318	2 567	981	1 708	210	82	481	10 750
February	3 217	3 162	2 898	683	1 987	191	156	47	12 341
March	3 057	3 363	2 803	1 059	1 936	220	95	154	12 687
April	2 869	3 649	2 676	795	2 041	201	52	136	12 419
May	3 235	4 046	4 048	906	2 247	265	100	195	15 042
June	2 881	5 103	3 473	757	2 173	196	122	113	14 818
July	2 954	2 739	3 407	907	2 061	222	183	89	12 562
August	2 786	3 070	3 326	1 010	2 244	227	133	204	13 000
September	2 807	3 073	3 215	909	1 906	237	148	90	12 385
SEASONALLY ADJUSTED									
2004									
July	3 635	3 851	3 397	896	1 993	231	na	na	14 201
August	3 505	3 352	3 288	840	1 902	228	na	na	13 372
September	3 127	3 260	2 975	878	2 027	202	na	na	12 771
October	2 871	3 225	3 333	883	1 949	246	na	na	12 651
November	3 093	3 694	3 010	861	1 837	255	na	na	13 118
December	3 287	3 115	3 213	901	2 020	252	na	na	13 424
2005									
January	3 229	2 951	3 185	1 153	2 067	235	na	na	13 408
February	3 326	3 525	3 216	739	2 025	217	na	na	13 247
March	3 047	3 462	2 560	919	2 167	229	na	na	12 639
April	3 073	3 538	3 011	976	2 060	230	na	na	13 066
May	2 865	3 807	4 188	879	2 063	247	na	na	14 318
June	2 869	4 653	3 152	765	2 004	208	na	na	13 905
July	3 102	2 961	3 422	895	2 018	219	na	na	12 892
August	2 471	2 873	2 931	911	2 024	210	na	na	11 744
September	2 690	3 039	3 074	870	1 823	226	na	na	11 960
TREND									
2004									
July	3 631	3 480	3 320	924	1 980	231	134	158	13 863
August	3 410	3 415	3 230	894	1 964	229	133	117	13 391
September	3 238	3 350	3 168	861	1 948	232	126	87	13 008
October	3 138	3 301	3 135	832	1 945	236	113	75	12 773
November	3 121	3 274	3 091	818	1 960	239	99	75	12 676
December	3 151	3 266	3 058	823	1 992	240	88	82	12 699
2005									
January	3 178	3 290	3 061	838	2 029	238	82	92	12 809
February	3 182	3 370	3 089	851	2 061	235	79	102	12 970
March	3 143	3 477	3 135	863	2 084	230	78	116	13 127
April	3 064	3 565	3 181	871	2 084	226	81	129	13 202
May	2 972	3 596	3 212	876	2 063	225	90	137	13 169
June	2 887	3 546	3 214	877	2 032	224	99	139	13 019
July	2 810	3 444	3 184	875	1 996	220	111	137	12 775
August	2 737	3 321	3 132	874	1 961	217	121	132	12 496
September	2 682	3 206	3 094	868	1 921	216	131	124	12 242

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
July	-5.8	3.6	-8.0	-9.3	-1.7	-7.7	-9.4	-62.7	-4.5
August	2.6	-4.1	1.1	-7.7	-5.9	15.7	29.6	51.4	-0.8
September	-8.6	-8.1	-6.5	0.6	5.7	-12.0	29.0	-15.6	-5.1
October	-13.3	6.8	-4.1	-4.6	-8.0	18.6	-61.7	-18.5	-5.0
November	12.9	-1.5	-1.6	3.3	0.1	3.8	51.3	233.3	4.1
December	-4.5	-19.2	-3.0	1.9	1.7	-3.3	-30.6	117.2	-4.6
2005									
January	-24.3	-18.5	-16.4	7.3	-12.8	-19.8	-2.4	-11.4	-16.3
February	33.9	36.4	12.9	-30.4	16.3	-9.0	90.2	-90.2	14.8
March	-5.0	6.4	-3.3	55.1	-2.6	15.2	-39.1	227.7	2.8
April	-6.1	8.5	-4.5	-24.9	5.4	-8.6	-45.3	-11.7	-2.1
May	12.8	10.9	51.3	14.0	10.1	31.8	92.3	43.4	21.1
June	-10.9	26.1	-14.2	-16.4	-3.3	-26.0	22.0	-42.1	-1.5
July	2.5	-46.3	-1.9	19.8	-5.2	13.3	50.0	-21.2	-15.2
August	-5.7	12.1	-2.4	11.4	8.9	2.3	-27.3	129.2	3.5
September	0.8	0.1	-3.3	-10.0	-15.1	4.4	11.3	-55.9	-4.7
SEASONALLY ADJUSTED									
2004									
July	-6.3	12.3	-6.4	-19.1	0.2	-2.5	na	na	-2.8
August	-3.6	-13.0	-3.2	-6.3	-4.6	-1.3	na	na	-5.8
September	-10.8	-2.7	-9.5	4.5	6.6	-11.4	na	na	-4.5
October	-8.2	-1.1	12.0	0.6	-3.8	21.8	na	na	-0.9
November	7.7	14.5	-9.7	-2.5	-5.7	3.7	na	na	3.7
December	6.3	-15.7	6.7	4.6	10.0	-1.2	na	na	2.3
2005									
January	-1.8	-5.3	-0.9	28.0	2.3	-6.7	na	na	-0.1
February	3.0	19.5	1.0	-35.9	-2.0	-7.7	na	na	-1.2
March	-8.4	-1.8	-20.4	24.4	7.0	5.5	na	na	-4.6
April	0.9	2.2	17.6	6.2	-4.9	0.4	na	na	3.4
May	-6.8	7.6	39.1	-9.9	0.1	7.4	na	na	9.6
June	0.1	22.2	-24.7	-13.0	-2.9	-15.8	na	na	-2.9
July	8.1	-36.4	8.6	17.0	0.7	5.3	na	na	-7.3
August	-20.3	-3.0	-14.3	1.8	0.3	-4.1	na	na	-8.9
September	8.9	5.8	4.9	-4.5	-9.9	7.6	na	na	1.8
TREND									
2004									
July	-5.1	-2.0	-2.5	-1.8	-0.3	-1.7	7.2	-21.4	-3.0
August	-6.1	-1.9	-2.7	-3.2	-0.8	-0.9	-0.7	-25.9	-3.4
September	-5.0	-1.9	-1.9	-3.7	-0.8	1.3	-5.3	-25.6	-2.9
October	-3.1	-1.5	-1.0	-3.4	-0.2	1.7	-10.3	-13.8	-1.8
November	-0.5	-0.8	-1.4	-1.7	0.8	1.3	-12.4	—	-0.8
December	1.0	-0.2	-1.1	0.6	1.6	0.4	-11.1	9.3	0.2
2005									
January	0.9	0.7	0.1	1.8	1.9	-0.8	-6.8	12.2	0.9
February	0.1	2.4	0.9	1.6	1.6	-1.3	-3.7	10.9	1.3
March	-1.2	3.2	1.5	1.4	1.1	-2.1	-1.3	13.7	1.2
April	-2.5	2.5	1.5	0.9	—	-1.7	3.8	11.2	0.6
May	-3.0	0.9	1.0	0.6	-1.0	-0.4	11.1	6.2	-0.2
June	-2.9	-1.4	0.1	0.1	-1.5	-0.4	10.0	1.5	-1.1
July	-2.7	-2.9	-0.9	-0.2	-1.8	-1.8	12.1	-1.4	-1.9
August	-2.6	-3.6	-1.6	-0.1	-1.8	-1.4	9.0	-3.6	-2.2
September	-2.0	-3.5	-1.2	-0.7	-2.0	-0.5	8.3	-6.1	-2.0

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2004									
July	1 668	2 929	2 233	658	1 376	185	50	72	9 171
August	1 795	2 520	2 414	695	1 632	225	59	101	9 441
September	1 640	2 563	2 187	686	1 702	211	60	69	9 118
October	1 492	2 506	2 162	613	1 441	201	44	65	8 524
November	1 745	2 676	2 132	729	1 679	216	28	61	9 266
December	1 470	2 011	1 699	744	1 537	204	26	71	7 762
2005									
January	1 220	1 865	1 552	469	1 512	180	22	28	6 848
February	1 469	2 357	1 848	579	1 541	170	47	47	8 058
March	1 407	2 467	2 002	712	1 540	195	39	104	8 466
April	1 368	2 617	1 818	625	1 442	183	43	130	8 226
May	1 598	2 989	2 243	731	1 837	221	44	127	9 790
June	1 796	3 576	2 181	650	1 632	166	66	79	10 146
July	1 776	2 244	2 153	645	1 653	209	46	85	8 811
August	1 618	2 503	2 397	729	1 750	191	57	84	9 329
September	1 386	2 368	1 896	717	1 729	193	61	65	8 415
SEASONALLY ADJUSTED									
2004									
July	1 715	2 735	2 117	641	1 340	na	na	na	8 860
August	1 701	2 483	2 140	644	1 545	na	na	na	8 863
September	1 584	2 484	2 080	626	1 528	na	na	na	8 625
October	1 533	2 472	2 210	649	1 502	na	na	na	8 656
November	1 535	2 567	2 077	658	1 577	na	na	na	8 694
December	1 505	2 150	1 921	762	1 628	na	na	na	8 267
2005									
January	1 520	2 578	1 946	652	1 744	na	na	na	8 721
February	1 557	2 438	1 909	591	1 680	na	na	na	8 461
March	1 498	2 448	1 857	647	1 732	na	na	na	8 526
April	1 446	2 558	2 038	740	1 479	na	na	na	8 638
May	1 489	2 856	2 092	674	1 659	na	na	na	9 118
June	1 551	3 166	2 033	613	1 560	na	na	na	9 271
July	1 932	2 199	2 127	658	1 636	na	na	na	8 888
August	1 452	2 419	2 033	660	1 541	na	na	na	8 407
September	1 377	2 340	1 912	655	1 615	na	na	na	8 207
TREND									
2004									
July	1 718	2 635	2 118	667	1 479	na	na	na	8 950
August	1 657	2 572	2 116	658	1 477	na	na	na	8 800
September	1 605	2 509	2 111	657	1 498	na	na	na	8 690
October	1 565	2 460	2 092	659	1 544	na	na	na	8 618
November	1 538	2 425	2 047	662	1 598	na	na	na	8 561
December	1 520	2 412	1 991	667	1 643	na	na	na	8 521
2005									
January	1 502	2 422	1 948	669	1 666	na	na	na	8 505
February	1 495	2 457	1 932	668	1 670	na	na	na	8 534
March	1 506	2 511	1 950	665	1 658	na	na	na	8 621
April	1 531	2 568	1 991	662	1 632	na	na	na	8 728
May	1 558	2 607	2 030	662	1 607	na	na	na	8 811
June	1 576	2 616	2 050	661	1 592	na	na	na	8 839
July	1 580	2 607	2 051	658	1 586	na	na	na	8 815
August	1 567	2 586	2 040	655	1 585	na	na	na	8 755
September	1 546	2 553	2 021	649	1 585	na	na	na	8 665

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
July	-15.7	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	-6.4
August	7.6	-14.0	8.1	5.6	18.6	21.6	18.0	40.3	2.9
September	-8.6	1.7	-9.4	-1.3	4.3	-6.2	1.7	-31.7	-3.4
October	-9.0	-2.2	-1.1	-10.6	-15.3	-4.7	-26.7	-5.8	-6.5
November	17.0	6.8	-1.4	18.9	16.5	7.5	-36.4	-6.2	8.7
December	-15.8	-24.9	-20.3	2.1	-8.5	-5.6	-7.1	16.4	-16.2
2005									
January	-17.0	-7.3	-8.7	-37.0	-1.6	-11.8	-15.4	-60.6	-11.8
February	20.4	26.4	19.1	23.5	1.9	-5.6	113.6	67.9	17.7
March	-4.2	4.7	8.3	23.0	-0.1	14.7	-17.0	121.3	5.1
April	-2.8	6.1	-9.2	-12.2	-6.4	-6.2	10.3	25.0	-2.8
May	16.8	14.2	23.4	17.0	27.4	20.8	2.3	-2.3	19.0
June	12.4	19.6	-2.8	-11.1	-11.2	-24.9	50.0	-37.8	3.6
July	-1.1	-37.2	-1.3	-0.8	1.3	25.9	-30.3	7.6	-13.2
August	-8.9	11.5	11.3	13.0	5.9	-8.6	23.9	-1.2	5.9
September	-14.3	-5.4	-20.9	-1.6	-1.2	1.0	7.0	-22.6	-9.8
SEASONALLY ADJUSTED									
2004									
July	-3.1	1.4	1.6	-15.8	-9.5	na	na	na	-2.8
August	-0.8	-9.2	1.1	0.6	15.3	na	na	na	—
September	-6.9	0.1	-2.8	-2.9	-1.1	na	na	na	-2.7
October	-3.2	-0.5	6.3	3.7	-1.7	na	na	na	0.4
November	0.2	3.8	-6.0	1.4	5.0	na	na	na	0.4
December	-2.0	-16.2	-7.5	15.7	3.3	na	na	na	-4.9
2005									
January	1.0	19.9	1.3	-14.4	7.1	na	na	na	5.5
February	2.5	-5.4	-1.9	-9.5	-3.6	na	na	na	-3.0
March	-3.8	0.4	-2.7	9.5	3.1	na	na	na	0.8
April	-3.5	4.5	9.7	14.5	-14.6	na	na	na	1.3
May	3.0	11.7	2.6	-8.9	12.2	na	na	na	5.6
June	4.1	10.8	-2.8	-9.1	-6.0	na	na	na	1.7
July	24.6	-30.5	4.7	7.3	4.9	na	na	na	-4.1
August	-24.8	10.0	-4.4	0.3	-5.8	na	na	na	-5.4
September	-5.1	-3.2	-6.0	-0.8	4.8	na	na	na	-2.4
TREND									
2004									
July	-3.0	-2.0	-0.7	-1.9	-1.0	na	na	na	-1.8
August	-3.5	-2.4	-0.1	-1.3	-0.2	na	na	na	-1.7
September	-3.2	-2.4	-0.2	-0.2	1.4	na	na	na	-1.3
October	-2.5	-2.0	-0.9	0.3	3.0	na	na	na	-0.8
November	-1.7	-1.4	-2.1	0.5	3.5	na	na	na	-0.7
December	-1.2	-0.6	-2.7	0.6	2.8	na	na	na	-0.5
2005									
January	-1.2	0.4	-2.2	0.4	1.5	na	na	na	-0.2
February	-0.5	1.4	-0.8	-0.3	0.2	na	na	na	0.3
March	0.8	2.2	1.0	-0.4	-0.8	na	na	na	1.0
April	1.6	2.3	2.1	-0.4	-1.6	na	na	na	1.2
May	1.8	1.5	2.0	-0.1	-1.5	na	na	na	1.0
June	1.2	0.4	1.0	—	-0.9	na	na	na	0.3
July	0.2	-0.4	—	-0.5	-0.3	na	na	na	-0.3
August	-0.8	-0.8	-0.5	-0.5	-0.1	na	na	na	-0.7
September	-1.3	-1.2	-0.9	-0.9	—	na	na	na	-1.0

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2002-03	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	117 055
2003-04	23 321	34 643	29 352	9 063	19 567	2 697	547	1 373	120 563
2004-05	18 924	31 373	24 672	8 206	19 395	2 434	679	973	106 656
2004									
October	1 497	2 518	2 177	635	1 480	201	51	72	8 631
November	1 800	2 730	2 139	737	1 723	239	44	62	9 474
December	1 475	2 028	1 717	789	1 556	238	41	74	7 918
2005									
January	1 230	1 886	1 559	473	1 538	181	36	28	6 931
February	1 481	2 368	1 865	610	1 556	170	65	47	8 162
March	1 419	2 478	2 013	758	1 570	196	48	104	8 586
April	1 381	2 630	1 842	638	1 463	187	48	136	8 325
May	1 608	3 002	2 269	741	1 915	227	64	127	9 953
June	1 839	3 604	2 198	662	1 765	168	76	80	10 392
July	1 800	2 257	2 176	674	1 708	215	51	85	8 966
August	1 636	2 531	2 417	744	1 847	205	60	84	9 524
September	1 400	2 388	1 918	756	1 746	203	61	66	8 538
OTHER DWELLINGS									
2002-03	24 995	14 686	13 875	2 226	3 741	172	432	1 281	61 408
2003-04	24 402	11 769	15 206	2 458	4 142	444	625	1 763	60 809
2004-05	18 925	10 999	13 727	2 450	4 685	329	709	1 294	53 118
2004									
October	1 449	1 056	1 040	233	445	60	29	3	4 315
November	1 525	792	1 025	160	203	32	77	188	4 002
December	1 701	817	1 352	125	402	24	43	469	4 933
2005									
January	1 173	432	1 008	508	170	29	46	453	3 819
February	1 736	794	1 033	73	431	21	91	—	4 179
March	1 638	885	790	301	366	24	47	50	4 101
April	1 488	1 019	834	157	578	14	4	—	4 094
May	1 627	1 044	1 779	165	332	38	36	68	5 089
June	1 042	1 499	1 275	95	408	28	46	33	4 426
July	1 154	482	1 231	233	353	7	132	4	3 596
August	1 150	539	909	266	397	22	73	120	3 476
September	1 407	685	1 297	153	160	34	87	24	3 847
TOTAL DWELLING UNITS									
2002-03	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	178 463
2003-04	47 723	46 412	44 558	11 521	23 709	3 141	1 172	3 136	181 372
2004-05	37 849	42 372	38 399	10 656	24 080	2 763	1 388	2 267	159 774
2004									
October	2 946	3 574	3 217	868	1 925	261	80	75	12 946
November	3 325	3 522	3 164	897	1 926	271	121	250	13 476
December	3 176	2 845	3 069	914	1 958	262	84	543	12 851
2005									
January	2 403	2 318	2 567	981	1 708	210	82	481	10 750
February	3 217	3 162	2 898	683	1 987	191	156	47	12 341
March	3 057	3 363	2 803	1 059	1 936	220	95	154	12 687
April	2 869	3 649	2 676	795	2 041	201	52	136	12 419
May	3 235	4 046	4 048	906	2 247	265	100	195	15 042
June	2 881	5 103	3 473	757	2 173	196	122	113	14 818
July	2 954	2 739	3 407	907	2 061	222	183	89	12 562
August	2 786	3 070	3 326	1 010	2 244	227	133	204	13 000
September	2 807	3 073	3 215	909	1 906	237	148	90	12 385

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
.....								
HOUSES								
2002-03	10 787	22 657	13 015	5 537	13 295	918	316	1 888
2003-04	9 252	22 698	12 903	5 582	14 077	1 182	330	1 373
2004-05	6 970	20 351	9 736	4 940	13 520	916	428	972
2004								
October	597	1 684	833	396	898	71	34	72
November	664	1 806	850	432	1 245	91	22	62
December	535	1 247	706	486	1 137	75	22	74
2005								
January	422	1 241	600	262	1 102	52	20	28
February	595	1 571	776	376	1 155	50	44	47
March	537	1 651	741	434	1 153	80	37	104
April	496	1 722	682	414	999	70	37	136
May	535	1 893	857	481	1 307	96	37	127
June	565	2 399	843	373	1 158	81	40	79
July	550	1 435	861	410	1 154	98	26	85
August	600	1 588	865	410	1 213	92	44	84
September	554	1 508	776	442	1 231	71	44	66
.....								
OTHER DWELLINGS								
2002-03	20 710	13 792	6 282	2 031	2 893	60	361	1 281
2003-04	19 436	10 672	6 900	2 221	3 077	242	578	1 763
2004-05	14 042	9 702	6 310	1 899	3 697	179	642	1 294
2004								
October	1 130	887	738	202	313	59	29	3
November	1 175	735	222	146	181	11	75	188
December	1 025	713	775	99	352	8	43	469
2005								
January	999	346	418	273	111	6	40	453
February	1 218	733	400	69	338	6	91	—
March	1 266	729	408	178	326	8	24	50
April	1 253	930	367	138	455	8	4	—
May	1 142	912	1 046	157	271	31	33	68
June	536	1 333	380	86	266	20	43	33
July	655	411	801	197	254	5	132	4
August	684	465	452	240	312	3	73	120
September	1 036	566	473	135	147	20	5	24
.....								
TOTAL DWELLING UNITS								
2002-03	31 497	36 449	19 297	7 568	16 188	978	677	3 169
2003-04	28 688	33 370	19 803	7 803	17 154	1 424	908	3 136
2004-05	21 012	30 053	16 046	6 839	17 217	1 095	1 070	2 266
2004								
October	1 727	2 571	1 571	598	1 211	130	63	75
November	1 839	2 541	1 072	578	1 426	102	97	250
December	1 560	1 960	1 481	585	1 489	83	65	543
2005								
January	1 421	1 587	1 018	535	1 213	58	60	481
February	1 813	2 304	1 176	445	1 493	56	135	47
March	1 803	2 380	1 149	612	1 479	88	61	154
April	1 749	2 652	1 049	552	1 454	78	41	136
May	1 677	2 805	1 903	638	1 578	127	70	195
June	1 101	3 732	1 223	459	1 424	101	83	112
July	1 205	1 846	1 662	607	1 408	103	158	89
August	1 284	2 053	1 317	650	1 525	95	117	204
September	1 590	2 074	1 249	577	1 378	91	49	90

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
PRIVATE SECTOR						
2002-03	114 814	56 523	818	1 841	381	174 377
2003-04	118 729	56 658	753	1 488	368	177 996
2004-05	104 646	48 749	516	1 605	176	155 692
2004						
October	8 511	3 888	55	85	12	12 551
November	9 248	3 720	36	45	12	13 061
December	7 724	4 525	67	200	14	12 530
2005						
January	6 839	3 664	19	10	8	10 540
February	8 047	3 924	40	177	16	12 204
March	8 455	3 762	52	20	19	12 308
April	8 214	3 896	75	53	5	12 243
May	9 769	4 794	30	34	12	14 639
June	10 135	3 813	48	248	25	14 269
July	8 799	3 275	20	81	54	12 229
August	9 318	3 224	30	111	5	12 688
September	8 405	3 633	56	8	30	12 132
.....						
PUBLIC SECTOR						
2002-03	2 081	1 992	12	—	1	4 086
2003-04	1 678	1 682	13	2	1	3 376
2004-05	1 840	2 181	22	34	5	4 082
2004						
October	107	288	—	—	—	395
November	208	203	—	—	4	415
December	156	165	—	—	—	321
2005						
January	83	125	2	—	—	210
February	104	33	—	—	—	137
March	120	259	—	—	—	379
April	99	62	15	—	—	176
May	163	240	—	—	—	403
June	246	263	5	34	1	549
July	155	178	—	—	—	333
August	195	104	13	—	—	312
September	123	128	—	—	2	253
.....						
TOTAL						
2002-03	116 895	58 515	830	1 841	382	178 463
2003-04	120 407	58 340	766	1 490	369	181 372
2004-05	106 486	50 930	538	1 639	181	159 774
2004						
October	8 618	4 176	55	85	12	12 946
November	9 456	3 923	36	45	16	13 476
December	7 880	4 690	67	200	14	12 851
2005						
January	6 922	3 789	21	10	8	10 750
February	8 151	3 957	40	177	16	12 341
March	8 575	4 021	52	20	19	12 687
April	8 313	3 958	90	53	5	12 419
May	9 932	5 034	30	34	12	15 042
June	10 381	4 076	53	282	26	14 818
July	8 954	3 453	20	81	54	12 562
August	9 513	3 328	43	111	5	13 000
September	8 528	3 761	56	8	32	12 385

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
NSW	1 386	1 345	40	—	12	2 783
Vic.	2 366	645	4	1	13	3 029
Qld	1 892	1 229	11	3	3	3 138
SA	715	122	—	2	1	840
WA	1 728	154	—	1	1	1 884
Tas.	192	29	1	1	—	223
NT	61	85	—	—	—	146
ACT	65	24	—	—	—	89
Aust.	8 405	3 633	56	8	30	12 132
PUBLIC SECTOR						
NSW	14	10	—	—	—	24
Vic.	20	24	—	—	—	44
Qld	22	55	—	—	—	77
SA	39	30	—	—	—	69
WA	17	5	—	—	—	22
Tas.	10	4	—	—	—	14
NT	—	—	—	—	2	2
ACT	1	—	—	—	—	1
Aust.	123	128	—	—	2	253
TOTAL						
NSW	1 400	1 355	40	—	12	2 807
Vic.	2 386	669	4	1	13	3 073
Qld	1 914	1 284	11	3	3	3 215
SA	754	152	—	2	1	909
WA	1 745	159	—	1	1	1 906
Tas.	202	33	1	1	—	237
NT	61	85	—	—	2	148
ACT	66	24	—	—	—	90
Aust.	8 528	3 761	56	8	32	12 385

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2002-03	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	175 410
2003-04	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	178 747
2004-05	106 486	10 492	12 077	22 569	3 740	4 900	19 721	28 361	50 930	157 416
2004										
July	9 355	1 170	1 303	2 473	256	682	1 324	2 262	4 735	14 090
August	9 608	738	958	1 696	356	364	1 931	2 651	4 347	13 955
September	9 295	735	958	1 693	214	212	2 105	2 531	4 224	13 519
October	8 618	968	955	1 923	231	201	1 821	2 253	4 176	12 794
November	9 456	652	950	1 602	224	575	1 522	2 321	3 923	13 379
December	7 880	705	1 315	2 020	373	575	1 722	2 670	4 690	12 570
2005										
January	6 922	894	848	1 742	243	251	1 553	2 047	3 789	10 711
February	8 151	683	729	1 412	482	370	1 693	2 545	3 957	12 108
March	8 575	1 136	714	1 850	282	436	1 453	2 171	4 021	12 596
April	8 313	963	922	1 885	388	450	1 235	2 073	3 958	12 271
May	9 932	901	1 165	2 066	389	448	2 131	2 968	5 034	14 966
June	10 381	947	1 260	2 207	302	336	1 231	1 869	4 076	14 457
July	8 954	654	731	1 385	279	272	1 517	2 068	3 453	12 407
August	9 513	855	875	1 730	138	745	715	1 598	3 328	12 841
September	8 528	821	843	1 664	381	551	1 165	2 097	3 761	12 289
VALUE (\$m)										
2002-03	18 720.9	975.4	1 697.7	2 673.1	452.7	774.2	5 929.9	7 156.8	9 829.9	28 550.8
2003-04	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	31 497.1
2004-05	20 735.7	1 267.8	2 061.9	3 329.6	541.6	877.7	4 862.5	6 281.9	9 611.5	30 347.2
2004										
July	1 794.5	139.9	241.0	381.0	25.8	114.7	219.4	359.9	740.9	2 535.4
August	1 829.0	88.2	152.5	240.7	45.4	66.2	438.2	549.8	790.5	2 619.6
September	1 752.9	91.1	145.7	236.8	34.4	35.1	534.5	604.1	840.8	2 593.7
October	1 678.3	120.4	148.8	269.2	26.7	36.2	409.7	472.6	741.8	2 420.1
November	1 836.1	85.8	159.8	245.6	32.4	106.9	448.8	588.1	833.7	2 669.8
December	1 514.4	88.5	239.2	327.7	39.9	89.0	473.9	602.7	930.5	2 444.9
2005										
January	1 344.6	84.5	144.7	229.3	34.1	39.1	322.3	395.5	624.7	1 969.3
February	1 589.4	91.7	136.6	228.3	69.6	77.8	557.3	704.7	933.0	2 522.5
March	1 705.8	138.5	128.9	267.4	45.0	91.2	319.9	456.1	723.5	2 429.3
April	1 637.7	109.3	150.0	259.3	83.4	91.7	251.3	426.5	685.7	2 323.4
May	2 007.1	109.0	201.3	310.3	49.7	86.4	583.2	719.3	1 029.6	3 036.7
June	2 045.9	120.8	213.3	334.1	55.2	43.4	304.0	402.7	736.7	2 782.6
July	1 785.3	82.8	132.8	215.6	44.4	55.9	392.1	492.4	708.1	2 493.4
August	1 927.0	96.8	148.9	245.8	22.4	142.5	224.5	389.4	635.2	2 562.2
September	1 736.9	98.4	136.2	234.6	50.2	79.4	357.1	486.8	721.3	2 458.2

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 400	173	319	492	87	279	497	863	1 355	2 755
Vic.	2 386	214	196	410	34	213	12	259	669	3 055
Qld	1 914	288	213	501	157	35	591	783	1 284	3 198
SA	754	61	46	107	37	8	—	45	152	906
WA	1 745	39	53	92	—	16	51	67	159	1 904
Tas.	202	19	—	19	—	—	14	14	33	235
NT	61	14	7	21	64	—	—	64	85	146
ACT	66	13	9	22	2	—	—	2	24	90
Aust.	8 528	821	843	1 664	381	551	1 165	2 097	3 761	12 289
VALUE (\$m)										
NSW	339.7	21.9	49.9	71.9	13.6	34.4	158.2	206.3	278.2	617.9
Vic.	480.7	22.2	31.6	53.7	7.8	34.3	1.5	43.6	97.3	577.9
Qld	404.4	33.2	36.4	69.6	19.8	7.1	182.8	209.7	279.3	683.7
SA	118.9	7.6	6.8	14.4	4.1	0.9	—	5.0	19.4	138.3
WA	329.3	4.1	9.0	13.2	—	2.7	14.0	16.7	29.9	359.1
Tas.	34.3	2.2	—	2.2	—	—	0.5	0.5	2.8	37.1
NT	14.9	4.2	1.0	5.2	4.5	—	—	4.5	9.7	24.6
ACT	14.8	3.0	1.4	4.4	0.3	—	—	0.3	4.7	19.6
Aust.	1 736.9	98.4	136.2	234.6	50.2	79.4	357.1	486.8	721.3	2 458.2

— 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>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2004					
August	2 619.6	533.5	3 153.1	1 793.1	4 946.2
September	2 593.7	432.3	3 026.0	1 515.3	4 541.3
October	2 420.1	424.0	2 844.0	1 641.1	4 485.1
November	2 669.8	426.3	3 096.2	1 674.4	4 770.6
December	2 444.9	393.9	2 838.8	1 303.2	4 142.1
2005					
January	1 969.3	314.2	2 283.5	1 512.6	3 796.2
February	2 522.5	410.9	2 933.4	1 636.5	4 569.9
March	2 429.3	435.6	2 864.8	1 852.4	4 717.2
April	2 323.4	413.2	2 736.6	1 832.8	4 569.4
May	3 036.7	470.0	3 506.7	1 584.8	5 091.5
June	2 782.6	467.3	3 249.9	1 685.1	4 935.0
July	2 493.4	419.0	2 912.3	2 196.0	5 108.3
August	2 562.2	449.9	3 012.1	1 702.3	4 714.3
September	2 458.2	421.0	2 879.2	2 151.6	5 030.8
SEASONALLY ADJUSTED					
2004					
August	2 485.3	448.8	2 934.1	na	4 727.3
September	2 420.8	400.1	2 820.9	na	4 336.2
October	2 435.4	408.7	2 844.0	na	4 485.1
November	2 478.2	432.2	2 910.5	na	4 584.9
December	2 619.5	435.2	3 054.7	na	4 358.0
2005					
January	2 470.3	426.1	2 896.4	na	4 409.0
February	2 681.8	436.9	3 118.7	na	4 755.2
March	2 488.9	427.4	2 916.3	na	4 768.8
April	2 360.4	437.9	2 798.3	na	4 631.1
May	2 750.3	416.6	3 166.8	na	4 751.6
June	2 654.5	451.3	3 105.8	na	4 790.9
July	2 510.7	433.1	2 943.8	na	5 139.8
August	2 382.4	365.1	2 747.4	na	4 449.7
September	2 328.1	391.7	2 719.8	na	4 871.4
TREND					
2004					
August	2 454.4	427.9	2 882.3	1 572.8	4 455.0
September	2 430.5	423.2	2 853.7	1 585.8	4 439.5
October	2 438.1	420.9	2 859.0	1 566.7	4 425.7
November	2 460.9	421.8	2 882.6	1 532.9	4 415.5
December	2 484.8	424.0	2 908.9	1 505.3	4 414.2
2005					
January	2 507.3	426.0	2 933.3	1 498.4	4 431.7
February	2 531.4	428.5	2 959.9	1 535.2	4 495.1
March	2 556.2	430.4	2 986.6	1 594.2	4 580.8
April	2 569.5	429.6	2 999.1	1 654.9	4 654.0
May	2 567.0	426.4	2 993.4	1 706.4	4 699.8
June	2 546.8	420.3	2 967.0	1 737.9	4 704.9
July	2 509.8	411.5	2 921.3	1 764.7	4 686.0
August	2 461.0	401.9	2 862.9	1 793.6	4 656.5
September	2 419.3	392.2	2 811.5	1 807.3	4 618.8

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
2004					
August	3.3	17.7	5.5	20.1	10.4
September	-1.0	-19.0	-4.0	-15.5	-8.2
October	-6.7	-1.9	-6.0	8.3	-1.2
November	10.3	0.6	8.9	2.0	6.4
December	-8.4	-7.6	-8.3	-22.2	-13.2
2005					
January	-19.5	-20.2	-19.6	16.1	-8.4
February	28.1	30.8	28.5	8.2	20.4
March	-3.7	6.0	-2.3	13.2	3.2
April	-4.4	-5.1	-4.5	-1.1	-3.1
May	30.7	13.7	28.1	-13.5	11.4
June	-8.4	-0.6	-7.3	6.3	-3.1
July	-10.4	-10.4	-10.4	30.3	3.5
August	2.8	7.4	3.4	-22.5	-7.7
September	-4.1	-6.4	-4.4	26.4	6.7
SEASONALLY ADJUSTED					
2004					
August	2.0	-1.4	1.4	na	7.8
September	-2.6	-10.9	-3.9	na	-8.3
October	0.6	2.2	0.8	na	3.4
November	1.8	5.8	2.3	na	2.2
December	5.7	0.7	5.0	na	-4.9
2005					
January	-5.7	-2.1	-5.2	na	1.2
February	8.6	2.5	7.7	na	7.9
March	-7.2	-2.2	-6.5	na	0.3
April	-5.2	2.5	-4.0	na	-2.9
May	16.5	-4.9	13.2	na	2.6
June	-3.5	8.3	-1.9	na	0.8
July	-5.4	-4.0	-5.2	na	7.3
August	-5.1	-15.7	-6.7	na	-13.4
September	-2.3	7.3	-1.0	na	9.5
TREND					
2004					
August	-1.9	-1.2	-1.8	3.2	-0.1
September	-1.0	-1.1	-1.0	0.8	-0.3
October	0.3	-0.6	0.2	-1.2	-0.3
November	0.9	0.2	0.8	-2.2	-0.2
December	1.0	0.5	0.9	-1.8	—
2005					
January	0.9	0.5	0.8	-0.5	0.4
February	1.0	0.6	0.9	2.5	1.4
March	1.0	0.4	0.9	3.8	1.9
April	0.5	-0.2	0.4	3.8	1.6
May	-0.1	-0.7	-0.2	3.1	1.0
June	-0.8	-1.4	-0.9	1.8	0.1
July	-1.5	-2.1	-1.5	1.5	-0.4
August	-1.9	-2.3	-2.0	1.6	-0.6
September	-1.7	-2.4	-1.8	0.8	-0.8

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
July	1 226.0	1 370.9	1 025.0	220.4	505.5	48.1	46.9	39.0	4 481.9
August	1 496.2	1 262.6	1 264.5	243.1	494.5	71.9	55.7	57.7	4 946.2
September	1 442.1	1 153.3	1 023.8	231.9	541.2	49.9	73.1	26.1	4 541.3
October	1 087.6	1 200.4	1 296.1	308.0	448.3	67.1	37.5	40.0	4 485.1
November	1 498.8	1 231.0	1 039.6	233.0	541.0	73.9	65.8	87.6	4 770.6
December	1 123.8	1 002.5	973.3	206.6	546.9	86.0	52.8	150.0	4 142.1
2005									
January	1 038.8	851.1	806.4	309.5	470.3	64.8	35.8	219.4	3 796.2
February	1 230.5	1 100.6	1 246.5	184.9	639.8	66.5	71.4	29.8	4 569.9
March	1 626.1	1 132.2	1 014.1	349.4	431.1	55.1	52.3	57.0	4 717.2
April	1 222.7	1 338.4	1 002.1	260.1	519.4	114.2	50.9	61.7	4 569.4
May	1 293.2	1 357.9	1 315.0	248.7	555.3	91.0	56.0	174.4	5 091.5
June	1 206.3	1 654.6	1 100.5	254.3	547.5	61.7	41.1	69.1	4 935.0
July	1 139.4	1 465.3	1 518.3	215.9	575.7	71.7	75.5	46.5	5 108.3
August	1 295.8	1 115.9	1 082.9	291.8	605.0	67.0	71.2	184.8	4 714.3
September	1 313.7	1 255.4	1 237.7	342.9	531.0	71.5	39.2	239.5	5 030.8
SEASONALLY ADJUSTED									
2004									
July	1 194.3	1 387.1	985.4	206.0	475.7	na	na	na	4 385.7
August	1 431.6	1 209.3	1 189.2	235.6	482.2	na	na	na	4 727.3
September	1 350.4	1 104.3	968.5	228.2	534.3	na	na	na	4 336.2
October	1 098.1	1 137.1	1 329.7	314.3	464.8	na	na	na	4 485.1
November	1 418.7	1 216.1	993.2	217.8	520.7	na	na	na	4 584.9
December	1 165.5	1 071.6	1 067.0	202.8	561.7	na	na	na	4 358.0
2005									
January	1 246.1	967.4	986.5	334.2	539.6	na	na	na	4 409.0
February	1 248.7	1 154.0	1 333.3	203.1	637.2	na	na	na	4 755.2
March	1 654.9	1 201.2	921.6	346.6	476.0	na	na	na	4 768.8
April	1 274.9	1 284.4	1 052.8	269.0	527.1	na	na	na	4 631.1
May	1 196.1	1 288.6	1 224.8	235.4	508.3	na	na	na	4 751.6
June	1 215.0	1 549.3	1 066.1	252.9	528.6	na	na	na	4 790.9
July	1 133.0	1 541.4	1 514.7	208.6	546.2	na	na	na	5 139.8
August	1 212.9	1 078.6	1 003.3	281.5	558.2	na	na	na	4 449.7
September	1 242.5	1 216.0	1 187.5	337.5	535.6	na	na	na	4 871.4
TREND									
2004									
July	1 304.0	1 214.5	1 025.2	229.1	485.1	na	na	na	4 459.1
August	1 297.2	1 195.8	1 065.5	229.9	493.8	na	na	na	4 455.0
September	1 290.1	1 170.9	1 095.2	228.8	503.9	na	na	na	4 439.5
October	1 276.9	1 140.4	1 112.8	228.6	513.1	na	na	na	4 425.7
November	1 263.7	1 108.5	1 108.9	231.5	517.2	na	na	na	4 415.5
December	1 247.6	1 087.0	1 095.3	237.2	513.4	na	na	na	4 414.2
2005									
January	1 233.2	1 092.7	1 078.3	247.5	501.4	na	na	na	4 431.7
February	1 226.0	1 138.0	1 075.1	257.3	488.3	na	na	na	4 495.1
March	1 220.6	1 203.4	1 091.5	264.3	481.3	na	na	na	4 580.8
April	1 211.3	1 267.2	1 120.8	265.4	484.6	na	na	na	4 654.0
May	1 204.7	1 307.9	1 153.0	260.0	498.2	na	na	na	4 699.8
June	1 200.5	1 312.3	1 177.6	251.2	517.7	na	na	na	4 704.9
July	1 198.6	1 290.0	1 195.9	243.8	534.7	na	na	na	4 686.0
August	1 200.5	1 255.3	1 202.4	239.1	548.2	na	na	na	4 656.5
September	1 207.2	1 217.3	1 220.4	230.3	554.9	na	na	na	4 618.8

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
July	-12.1	22.3	-2.4	-8.5	3.6	-15.8	15.4	-44.1	0.4
August	22.0	-7.9	23.4	10.3	-2.2	49.5	18.8	47.9	10.4
September	-3.6	-8.7	-19.0	-4.6	9.4	-30.6	31.2	-54.8	-8.2
October	-24.6	4.1	26.6	32.8	-17.2	34.5	-48.7	53.5	-1.2
November	37.8	2.5	-19.8	-24.4	20.7	10.0	75.3	118.9	6.4
December	-25.0	-18.6	-6.4	-11.3	1.1	16.4	-19.6	71.2	-13.2
2005									
January	-7.6	-15.1	-17.1	49.8	-14.0	-24.7	-32.2	46.3	-8.4
February	18.5	29.3	54.6	-40.3	36.0	2.7	99.1	-86.4	20.4
March	32.2	2.9	-18.6	88.9	-32.6	-17.3	-26.6	91.6	3.2
April	-24.8	18.2	-1.2	-25.6	20.5	107.4	-2.7	8.2	-3.1
May	5.8	1.5	31.2	-4.4	6.9	-20.3	10.0	182.9	11.4
June	-6.7	21.8	-16.3	2.2	-1.4	-32.2	-26.7	-60.4	-3.1
July	-5.5	-11.4	38.0	-15.1	5.1	16.3	84.0	-32.8	3.5
August	13.7	-23.8	-28.7	35.1	5.1	-6.7	-5.7	297.8	-7.7
September	1.4	12.5	14.3	17.5	-12.2	6.8	-44.9	29.6	6.7
SEASONALLY ADJUSTED									
2004									
July	-12.8	29.1	-0.4	-13.6	2.3	na	na	na	1.8
August	19.9	-12.8	20.7	14.4	1.4	na	na	na	7.8
September	-5.7	-8.7	-18.6	-3.1	10.8	na	na	na	-8.3
October	-18.7	3.0	37.3	37.7	-13.0	na	na	na	3.4
November	29.2	6.9	-25.3	-30.7	12.0	na	na	na	2.2
December	-17.8	-11.9	7.4	-6.9	7.9	na	na	na	-4.9
2005									
January	6.9	-9.7	-7.5	64.8	-3.9	na	na	na	1.2
February	0.2	19.3	35.2	-39.2	18.1	na	na	na	7.9
March	32.5	4.1	-30.9	70.7	-25.3	na	na	na	0.3
April	-23.0	6.9	14.2	-22.4	10.7	na	na	na	-2.9
May	-6.2	0.3	16.3	-12.5	-3.6	na	na	na	2.6
June	1.6	20.2	-13.0	7.5	4.0	na	na	na	0.8
July	-6.8	-0.5	42.1	-17.5	3.3	na	na	na	7.3
August	7.1	-30.0	-33.8	35.0	2.2	na	na	na	-13.4
September	2.4	12.7	18.4	19.9	-4.0	na	na	na	9.5
TREND									
2004									
July	-0.3	-1.5	4.3	0.5	1.7	na	na	na	—
August	-0.5	-1.5	3.9	0.3	1.8	na	na	na	-0.1
September	-0.5	-2.1	2.8	-0.5	2.1	na	na	na	-0.3
October	-1.0	-2.6	1.6	-0.1	1.8	na	na	na	-0.3
November	-1.0	-2.8	-0.3	1.3	0.8	na	na	na	-0.2
December	-1.3	-1.9	-1.2	2.5	-0.7	na	na	na	—
2005									
January	-1.2	0.5	-1.6	4.3	-2.3	na	na	na	0.4
February	-0.6	4.1	-0.3	4.0	-2.6	na	na	na	1.4
March	-0.4	5.7	1.5	2.7	-1.4	na	na	na	1.9
April	-0.8	5.3	2.7	0.4	0.7	na	na	na	1.6
May	-0.5	3.2	2.9	-2.0	2.8	na	na	na	1.0
June	-0.3	0.3	2.1	-3.4	3.9	na	na	na	0.1
July	-0.2	-1.7	1.6	-2.9	3.3	na	na	na	-0.4
August	0.2	-2.7	0.5	-1.9	2.5	na	na	na	-0.6
September	0.6	-3.0	1.5	-3.7	1.2	na	na	na	-0.8

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
July	829.3	811.6	724.3	161.4	369.5	39.4	30.2	22.9	2 988.6
August	875.0	822.5	822.8	166.8	355.6	46.1	36.3	28.0	3 153.1
September	837.3	798.8	726.2	155.4	401.3	41.8	44.8	20.4	3 026.0
October	712.8	810.8	713.5	178.4	339.2	46.9	21.3	21.1	2 844.0
November	849.8	805.6	769.1	168.2	375.0	47.7	31.2	49.6	3 096.2
December	779.5	684.5	642.8	157.5	375.8	49.6	18.0	131.1	2 838.8
2005									
January	549.8	547.8	582.2	131.8	300.8	44.1	19.6	107.4	2 283.5
February	773.7	756.3	805.1	133.5	360.3	36.3	53.0	15.1	2 933.4
March	777.9	773.6	656.4	182.6	347.9	48.2	35.4	42.8	2 864.8
April	661.6	809.8	660.0	144.5	368.7	41.1	14.8	36.1	2 736.6
May	847.1	956.0	944.1	180.0	441.1	54.4	32.9	51.1	3 506.7
June	735.0	1 063.5	802.3	142.6	406.1	44.5	26.3	29.6	3 249.9
July	712.1	647.3	820.9	170.3	415.0	46.1	70.8	29.7	2 912.3
August	723.2	705.1	819.8	161.9	461.4	45.8	43.5	51.4	3 012.1
September	757.3	699.1	765.0	163.8	391.0	46.6	29.2	27.3	2 879.2
SEASONALLY ADJUSTED									
2004									
July	797.6	827.9	684.7	146.9	339.7	na	na	na	2 892.4
August	810.4	769.2	747.5	159.3	343.2	na	na	na	2 934.1
September	745.6	749.8	670.9	151.7	394.5	na	na	na	2 820.9
October	723.4	747.6	747.1	184.6	355.7	na	na	na	2 844.0
November	769.7	790.7	722.7	153.1	354.7	na	na	na	2 910.5
December	821.1	753.6	736.5	153.7	390.6	na	na	na	3 054.7
2005									
January	757.1	664.1	762.3	156.4	370.1	na	na	na	2 896.4
February	791.9	809.8	892.0	151.7	357.7	na	na	na	3 118.7
March	806.7	842.6	563.9	179.9	392.9	na	na	na	2 916.3
April	713.9	755.8	710.7	153.4	376.4	na	na	na	2 798.3
May	750.0	886.6	853.9	166.7	394.1	na	na	na	3 166.8
June	743.8	958.2	767.8	141.3	387.2	na	na	na	3 105.8
July	705.7	723.4	817.3	163.0	385.5	na	na	na	2 943.8
August	640.4	667.8	740.1	151.6	414.7	na	na	na	2 747.4
September	686.1	659.8	714.8	158.4	395.6	na	na	na	2 719.8
TREND									
2004									
July	817.4	767.1	710.4	154.2	340.4	na	na	na	2 935.4
August	786.1	766.5	708.3	152.9	351.3	na	na	na	2 882.3
September	767.1	761.8	715.1	150.3	361.2	na	na	na	2 853.7
October	762.0	755.3	729.7	148.6	367.4	na	na	na	2 859.0
November	767.3	747.9	740.5	149.0	370.1	na	na	na	2 882.6
December	775.2	743.8	744.8	152.2	371.6	na	na	na	2 908.9
2005									
January	781.5	752.5	745.8	156.5	372.9	na	na	na	2 933.3
February	782.5	776.1	744.7	159.9	375.1	na	na	na	2 959.9
March	775.3	806.7	747.3	161.5	378.4	na	na	na	2 986.6
April	759.3	829.1	753.3	160.8	382.6	na	na	na	2 999.1
May	739.9	832.0	761.8	158.9	386.7	na	na	na	2 993.4
June	720.5	811.8	768.8	157.0	391.3	na	na	na	2 967.0
July	701.5	775.9	771.4	155.5	395.3	na	na	na	2 921.3
August	683.8	733.5	766.8	154.7	398.7	na	na	na	2 862.9
September	669.7	692.6	770.9	153.5	400.2	na	na	na	2 811.5

na not available

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

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

ORIGINAL

2004									
July	396.7	559.3	300.7	59.1	136.0	8.7	16.7	16.1	1 493.3
August	621.3	440.1	441.7	76.3	138.9	25.8	19.4	29.7	1 793.1
September	604.8	354.5	297.6	76.5	139.8	8.2	28.2	5.7	1 515.3
October	374.8	389.6	582.6	129.7	109.1	20.2	16.2	18.9	1 641.1
November	649.0	425.3	270.4	64.8	166.1	26.2	34.6	38.0	1 674.4
December	344.4	318.0	330.5	49.1	171.1	36.4	34.9	18.9	1 303.2
2005									
January	489.0	303.3	224.2	177.7	169.5	20.6	16.2	112.0	1 512.6
February	456.8	344.3	441.3	51.4	279.5	30.2	18.3	14.7	1 636.5
March	848.2	358.6	357.7	166.7	83.2	6.9	17.0	14.2	1 852.4
April	561.1	528.6	342.1	115.6	150.7	73.0	36.2	25.5	1 832.8
May	446.1	401.9	370.8	68.7	114.2	36.6	23.1	123.3	1 584.8
June	471.2	591.1	298.3	111.6	141.4	17.2	14.7	39.6	1 685.1
July	427.3	818.0	697.4	45.6	160.6	25.6	4.8	16.7	2 196.0
August	572.6	410.8	263.2	129.9	143.5	21.1	27.7	133.4	1 702.3
September	556.4	556.2	472.7	179.1	140.0	25.0	10.0	212.2	2 151.6

TREND

2004									
July	486.6	447.3	314.8	74.9	144.7	na	na	na	1 523.7
August	511.1	429.3	357.3	77.0	142.5	na	na	na	1 572.8
September	523.0	409.1	380.1	78.5	142.8	na	na	na	1 585.8
October	514.9	385.1	383.1	80.0	145.7	na	na	na	1 566.7
November	496.4	360.6	368.4	82.4	147.0	na	na	na	1 532.9
December	472.5	343.1	350.5	85.0	141.8	na	na	na	1 505.3
2005									
January	451.7	340.3	332.5	91.0	128.4	na	na	na	1 498.4
February	443.5	361.9	330.4	97.4	113.2	na	na	na	1 535.2
March	445.4	396.7	344.2	102.8	102.8	na	na	na	1 594.2
April	452.0	438.1	367.5	104.6	102.0	na	na	na	1 654.9
May	464.8	475.9	391.2	101.1	111.5	na	na	na	1 706.4
June	480.0	500.5	408.8	94.3	126.4	na	na	na	1 737.9
July	497.1	514.1	424.5	88.3	139.4	na	na	na	1 764.7
August	516.8	521.8	435.5	84.4	149.5	na	na	na	1 793.6
September	537.4	524.7	449.6	76.8	154.7	na	na	na	1 807.3

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2002-03	18 428.4	9 574.8	106.6	4 001.0	276.4	32 387.3	13 675.4	46 062.6
2003-04	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.6	48 961.4
2004-05	20 382.8	9 236.3	63.4	4 694.8	220.5	34 597.8	15 414.0	50 011.8
2004								
October	1 658.4	686.6	6.6	393.3	9.3	2 754.2	1 316.3	4 070.6
November	1 794.0	786.4	3.8	406.7	4.4	2 995.3	1 385.8	4 381.1
December	1 487.1	906.3	8.5	336.8	35.8	2 774.5	953.6	3 728.1
2005								
January	1 326.7	606.3	3.1	296.8	1.8	2 234.7	1 080.5	3 315.2
February	1 568.0	926.3	6.1	361.2	25.7	2 887.3	1 217.4	4 104.8
March	1 684.4	676.3	7.8	412.9	1.8	2 783.3	1 530.1	4 313.4
April	1 618.7	678.4	8.3	381.6	2.6	2 689.6	1 512.1	4 201.7
May	1 968.5	994.6	3.2	436.5	3.2	3 405.9	1 115.0	4 521.0
June	2 003.5	686.9	6.3	422.2	10.1	3 129.1	1 401.0	4 530.1
July	1 757.5	684.1	3.5	394.3	6.3	2 845.7	1 748.3	4 594.0
August	1 892.7	624.2	5.6	427.4	4.8	2 954.7	1 231.3	4 186.0
September	1 716.8	701.9	5.6	404.1	0.3	2 828.6	1 746.4	4 575.1
PUBLIC SECTOR								
2002-03	292.5	255.1	1.8	177.9	—	727.4	3 458.5	4 185.9
2003-04	269.5	230.3	1.7	159.4	0.4	661.3	3 923.4	4 584.7
2004-05	352.9	375.2	7.4	174.3	14.1	923.9	4 110.7	5 034.6
2004								
October	19.8	55.2	—	14.7	—	89.8	324.8	414.6
November	42.1	47.4	—	11.4	—	100.9	288.6	389.5
December	27.3	24.2	—	12.8	—	64.3	349.7	414.0
2005								
January	17.9	18.4	1.5	11.0	—	48.8	432.1	480.9
February	21.5	6.7	—	17.8	—	46.0	419.1	465.2
March	21.4	47.2	—	13.0	—	81.5	322.3	403.9
April	18.9	7.4	4.4	16.3	—	47.0	320.7	367.7
May	38.6	35.0	—	27.1	—	100.7	469.8	570.5
June	42.4	49.8	1.4	13.2	14.1	120.8	284.1	404.9
July	27.8	24.0	—	14.9	—	66.7	447.7	514.3
August	34.3	11.0	1.2	10.8	—	57.4	471.0	528.4
September	20.1	19.4	—	11.1	—	50.6	405.2	455.7
TOTAL								
2002-03	18 720.9	9 829.9	108.4	4 178.9	276.4	33 114.6	17 133.9	50 248.5
2003-04	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 850.0	53 546.1
2004-05	20 735.7	9 611.5	70.7	4 869.2	234.5	35 521.6	19 524.7	55 046.4
2004								
October	1 678.3	741.8	6.6	408.1	9.3	2 844.0	1 641.1	4 485.1
November	1 836.1	833.7	3.8	418.2	4.4	3 096.2	1 674.4	4 770.6
December	1 514.4	930.5	8.5	349.7	35.8	2 838.8	1 303.2	4 142.1
2005								
January	1 344.6	624.7	4.6	307.8	1.8	2 283.5	1 512.6	3 796.2
February	1 589.4	933.0	6.1	379.1	25.7	2 933.4	1 636.5	4 569.9
March	1 705.8	723.5	7.8	425.9	1.8	2 864.8	1 852.4	4 717.2
April	1 637.7	685.7	12.7	397.8	2.6	2 736.6	1 832.8	4 569.4
May	2 007.1	1 029.6	3.2	463.6	3.2	3 506.7	1 584.8	5 091.5
June	2 045.9	736.7	7.7	435.4	24.2	3 249.9	1 685.1	4 935.0
July	1 785.3	708.1	3.5	409.2	6.3	2 912.3	2 196.0	5 108.3
August	1 927.0	635.2	6.8	438.3	4.8	3 012.1	1 702.3	4 714.3
September	1 736.9	721.3	5.6	415.1	0.3	2 879.2	2 151.6	5 030.8

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	336.8	276.5	4.3	134.5	—	752.0	449.0	1 201.0
Vic.	477.0	93.8	0.6	115.3	0.1	686.8	458.9	1 145.7
Qld	399.7	269.3	0.7	76.9	0.1	746.8	408.4	1 155.2
SA	114.1	16.3	—	25.2	0.1	155.7	163.0	318.7
WA	326.8	29.2	—	30.6	—	386.6	95.3	481.9
Tas.	32.9	2.3	—	9.4	—	44.7	21.0	65.6
NT	14.9	9.7	—	4.5	—	29.1	4.3	33.5
ACT	14.5	4.7	—	7.7	—	27.0	146.5	173.5
Aust.	1 716.8	701.9	5.6	404.1	0.3	2 828.6	1 746.4	4 575.1
PUBLIC SECTOR								
NSW	2.9	1.7	—	0.7	—	5.3	107.4	112.7
Vic.	3.6	3.5	—	5.2	—	12.4	97.3	109.7
Qld	4.6	10.0	—	3.6	—	18.2	64.3	82.5
SA	4.8	3.1	—	0.2	—	8.1	16.1	24.2
WA	2.5	0.6	—	1.3	—	4.4	44.7	49.1
Tas.	1.4	0.4	—	—	—	1.9	4.0	5.9
NT	—	—	—	0.1	—	0.1	5.7	5.7
ACT	0.3	—	—	—	—	0.3	65.7	66.0
Aust.	20.1	19.4	—	11.1	—	50.6	405.2	455.7
TOTAL								
NSW	339.7	278.2	4.3	135.2	—	757.3	556.4	1 313.7
Vic.	480.7	97.3	0.6	120.5	0.1	699.1	556.2	1 255.4
Qld	404.4	279.3	0.7	80.5	0.1	765.0	472.7	1 237.7
SA	118.9	19.4	—	25.4	0.1	163.8	179.1	342.9
WA	329.3	29.9	—	31.8	—	391.0	140.0	531.0
Tas.	34.3	2.8	—	9.4	—	46.6	25.0	71.5
NT	14.9	9.7	—	4.6	—	29.2	10.0	39.2
ACT	14.8	4.7	—	7.7	—	27.3	212.2	239.5
Aust.	1 736.9	721.3	5.6	415.1	0.3	2 879.2	2 151.6	5 030.8

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	70.7	95.9	149.8	4.5	28.5	5.5	0.7	2.9	358.5
Transport	3.8	4.6	4.1	0.2	—	0.1	—	0.4	13.1
Offices	93.4	102.9	48.1	5.9	20.6	1.6	2.0	187.6	462.2
Other commercial n.e.c.	6.5	1.9	0.9	1.1	—	0.5	0.3	—	11.2
<i>Total commercial</i>	<i>174.4</i>	<i>205.3</i>	<i>202.9</i>	<i>11.7</i>	<i>49.1</i>	<i>7.7</i>	<i>3.0</i>	<i>190.9</i>	<i>845.0</i>
Industrial									
Factories	43.6	39.0	26.9	0.9	4.9	0.3	0.1	—	115.6
Warehouses	101.7	136.1	45.7	127.8	14.1	8.6	0.9	10.4	445.2
Agricultural/aquacultural	2.7	2.0	6.7	1.7	0.2	0.2	0.1	—	13.8
Other industrial n.e.c.	11.2	10.8	10.6	0.1	0.5	0.2	—	0.2	33.5
<i>Total industrial</i>	<i>159.2</i>	<i>187.9</i>	<i>89.9</i>	<i>130.5</i>	<i>19.7</i>	<i>9.2</i>	<i>1.1</i>	<i>10.6</i>	<i>608.1</i>
Other non-residential									
Educational	32.7	50.3	57.5	21.5	17.2	3.0	3.0	6.6	191.7
Religious	4.7	8.6	1.7	0.8	0.2	—	—	—	15.9
Aged care facilities	49.9	26.9	13.0	9.0	25.4	1.0	—	—	125.1
Health	28.2	48.0	5.4	0.4	1.6	0.2	0.1	1.0	84.7
Entertainment and recreation	75.6	15.1	74.2	1.5	7.2	1.1	0.1	3.0	177.9
Accommodation	11.0	3.3	11.1	0.7	15.5	1.2	—	—	42.8
Other non-residential n.e.c.	20.9	10.9	17.1	3.0	4.1	1.6	2.7	0.1	60.4
<i>Total other non-residential</i>	<i>222.8</i>	<i>163.1</i>	<i>179.9</i>	<i>36.8</i>	<i>71.2</i>	<i>8.1</i>	<i>5.9</i>	<i>10.7</i>	<i>698.5</i>
Total non-residential	556.4	556.2	472.7	179.1	140.0	25.0	10.0	212.2	2 151.6

— nil or rounded to zero (including null cells)

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	70.4	95.1	149.8	4.5	26.0	5.5	0.7	2.9	354.8
Transport	1.7	1.9	1.1	0.2	—	0.1	—	0.4	5.3
Offices	92.6	90.0	36.7	4.9	14.1	1.0	2.0	138.6	379.8
Other commercial n.e.c.	6.0	1.9	0.9	1.1	—	0.5	0.3	—	10.7
<i>Total commercial</i>	<i>170.6</i>	<i>188.8</i>	<i>188.4</i>	<i>10.7</i>	<i>40.1</i>	<i>7.1</i>	<i>3.0</i>	<i>141.9</i>	<i>750.6</i>
Industrial									
Factories	42.1	39.0	25.2	0.9	4.9	0.3	0.1	—	112.4
Warehouses	101.5	136.1	45.1	127.8	14.1	8.6	0.9	—	434.0
Agricultural/aquacultural	2.7	2.0	6.7	1.7	0.2	0.2	0.1	—	13.8
Other industrial n.e.c.	11.1	10.8	10.6	0.1	0.4	0.1	—	0.2	33.2
<i>Total industrial</i>	<i>157.5</i>	<i>187.9</i>	<i>87.5</i>	<i>130.5</i>	<i>19.5</i>	<i>9.1</i>	<i>1.1</i>	<i>0.2</i>	<i>593.4</i>
Other non-residential									
Educational	15.5	22.5	30.2	7.3	2.0	0.8	—	0.3	78.5
Religious	4.7	8.6	1.7	0.8	0.2	—	—	—	15.9
Aged care facilities	48.8	15.2	13.0	9.0	11.6	1.0	—	—	98.5
Health	3.4	14.4	3.1	0.4	1.4	0.2	—	1.0	23.8
Entertainment and recreation	32.4	11.4	69.9	1.4	4.1	1.1	—	3.0	123.2
Accommodation	11.0	3.3	11.1	0.7	15.5	1.2	—	—	42.7
Other non-residential n.e.c.	5.3	6.9	3.6	2.3	1.0	0.6	0.2	—	19.8
<i>Total other non-residential</i>	<i>120.9</i>	<i>82.3</i>	<i>132.4</i>	<i>21.7</i>	<i>35.7</i>	<i>4.8</i>	<i>0.2</i>	<i>4.4</i>	<i>402.4</i>
Total non-residential	449.0	458.9	408.4	163.0	95.3	21.0	4.3	146.5	1 746.4
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.3	0.8	—	—	2.5	—	—	—	3.7
Transport	2.1	2.7	3.0	—	—	—	—	—	7.8
Offices	0.9	12.9	11.5	1.0	6.5	0.6	—	49.0	82.4
Other commercial n.e.c.	0.5	—	—	—	—	—	—	—	0.5
<i>Total commercial</i>	<i>3.8</i>	<i>16.5</i>	<i>14.4</i>	<i>1.0</i>	<i>9.0</i>	<i>0.6</i>	<i>—</i>	<i>49.0</i>	<i>94.4</i>
Industrial									
Factories	1.5	—	1.7	—	—	—	—	—	3.2
Warehouses	0.1	—	0.7	—	0.1	—	—	10.4	11.2
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.1	—	—	—	0.1	0.1	—	—	0.3
<i>Total industrial</i>	<i>1.7</i>	<i>—</i>	<i>2.4</i>	<i>—</i>	<i>0.1</i>	<i>0.1</i>	<i>—</i>	<i>10.4</i>	<i>14.7</i>
Other non-residential									
Educational	17.2	27.8	27.3	14.1	15.2	2.2	3.0	6.3	113.2
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	1.1	11.7	—	—	13.8	—	—	—	26.6
Health	24.7	33.5	2.3	—	0.2	—	0.1	—	60.9
Entertainment and recreation	43.3	3.7	4.4	0.2	3.1	0.1	0.1	—	54.8
Accommodation	—	—	—	0.1	—	—	—	—	0.1
Other non-residential n.e.c.	15.6	4.1	13.5	0.7	3.0	1.0	2.5	0.1	40.6
<i>Total other non-residential</i>	<i>101.9</i>	<i>80.8</i>	<i>47.5</i>	<i>15.1</i>	<i>35.5</i>	<i>3.3</i>	<i>5.7</i>	<i>6.4</i>	<i>296.1</i>
Total non-residential	107.4	97.3	64.3	16.1	44.7	4.0	5.7	65.7	405.2

— 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	761	44	10	815
Transport	16	6	—	22
Offices	384	43	12	439
Other commercial n.e.c.	28	1	—	29
<i>Total commercial</i>	<i>1 189</i>	<i>94</i>	<i>22</i>	<i>1 305</i>
Industrial				
Factories	130	19	3	152
Warehouses	156	40	8	204
Agricultural/aquacultural	40	1	1	42
Other industrial n.e.c.	55	4	2	61
<i>Total industrial</i>	<i>381</i>	<i>64</i>	<i>14</i>	<i>459</i>
Other non-residential				
Educational	98	42	10	150
Religious	17	3	1	21
Aged care facilities	19	10	11	40
Health	62	9	4	75
Entertainment and recreation	82	21	7	110
Accommodation	47	6	2	55
Other non-residential n.e.c.	91	7	2	100
<i>Total other non-residential</i>	<i>416</i>	<i>98</i>	<i>37</i>	<i>551</i>
Total non-residential	1 986	256	73	2 315

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	134.7	96.1	127.7	358.5
Transport	3.6	9.5	—	13.1
Offices	92.1	89.8	280.3	462.2
Other commercial n.e.c.	7.4	3.8	—	11.2
<i>Total commercial</i>	<i>237.8</i>	<i>199.2</i>	<i>407.9</i>	<i>845.0</i>
Industrial				
Factories	39.5	34.6	41.5	115.6
Warehouses	46.7	78.9	319.7	445.2
Agricultural/aquacultural	7.4	1.3	5.0	13.8
Other industrial n.e.c.	13.2	9.8	10.5	33.5
<i>Total industrial</i>	<i>106.8</i>	<i>124.6</i>	<i>376.7</i>	<i>608.1</i>
Other non-residential				
Educational	31.0	90.9	69.9	191.7
Religious	4.8	5.6	5.5	15.9
Aged care facilities	5.1	24.5	95.5	125.1
Health	15.5	20.1	49.1	84.7
Entertainment and recreation	21.0	42.5	114.4	177.9
Accommodation	14.1	15.1	13.6	42.8
Other non-residential n.e.c.	27.5	12.8	20.0	60.4
<i>Total other non-residential</i>	<i>119.0</i>	<i>211.5</i>	<i>368.0</i>	<i>698.5</i>
Total non-residential	463.6	535.3	1 152.7	2 151.6

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2002-03	20 055.2	10 781.0	30 815.1	4 839.4	35 650.7	18 776.9	54 398.4
2003-04	21 408.1	10 089.0	31 497.1	5 199.0	36 696.1	16 850.0	53 546.1
2004-05	19 614.3	8 866.3	28 480.6	4 926.5	33 407.1	18 052.8	51 459.8
2004							
March Qtr	5 019.9	2 515.4	7 532.6	1 135.1	8 665.9	3 992.1	12 657.9
June Qtr	5 222.1	2 587.6	7 807.8	1 324.2	9 132.3	4 171.8	13 304.4
September Qtr	5 194.8	2 242.2	7 437.0	1 375.3	8 812.4	4 536.1	13 348.5
December Qtr	4 782.8	2 324.0	7 106.8	1 187.9	8 294.7	4 282.1	12 576.8
2005							
March Qtr	4 345.2	2 078.9	6 424.1	1 096.2	7 520.3	4 585.8	12 106.1
June Qtr	5 291.4	2 221.2	7 512.6	1 267.1	8 779.7	4 648.7	13 428.4
SEASONALLY ADJUSTED (\$m)							
2004							
March Qtr	5 361.5	2 712.1	8 051.6	1 221.2	9 275.0	na	13 285.9
June Qtr	5 181.1	2 576.5	7 726.9	1 316.6	9 035.8	na	13 244.4
September Qtr	4 920.7	2 133.2	7 053.9	1 278.2	8 332.1	na	12 868.2
December Qtr	4 781.6	2 262.1	7 043.7	1 205.7	8 249.4	na	12 531.5
2005							
March Qtr	4 825.4	2 369.1	7 194.4	1 217.5	8 411.9	na	12 997.7
June Qtr	5 086.6	2 102.0	7 188.6	1 225.1	8 413.7	na	13 062.4
TREND (\$m)							
2004							
March Qtr	5 382.4	2 558.0	7 931.3	1 296.3	9 226.2	4 123.3	13 360.5
June Qtr	5 170.2	2 467.6	7 619.2	1 278.8	8 894.7	4 189.5	13 105.6
September Qtr	4 929.2	2 341.4	7 258.5	1 260.2	8 516.7	4 339.6	12 869.5
December Qtr	4 843.0	2 250.2	7 093.5	1 236.9	8 329.8	4 455.7	12 779.6
2005							
March Qtr	4 875.5	2 236.3	7 113.8	1 215.3	8 329.5	4 533.2	12 858.7
June Qtr	4 981.2	2 222.2	7 200.2	1 212.4	8 412.6	4 592.1	13 009.1
TREND (% change from previous quarter)							
2004							
March Qtr	-1.4	2.9	-0.3	-0.3	-0.3	-1.1	-0.4
June Qtr	-3.9	-3.5	-3.9	-1.3	-3.6	1.6	-1.9
September Qtr	-4.7	-5.1	-4.7	-1.5	-4.2	3.6	-1.8
December Qtr	-1.7	-3.9	-2.3	-1.9	-2.2	2.7	-0.7
2005							
March Qtr	0.7	-0.6	0.3	-1.7	—	1.7	0.6
June Qtr	2.2	-0.6	1.2	-0.2	1.0	1.3	1.2

— nil or rounded to zero (including null cells)

na not available

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

(b) Refer to Explanatory Notes, paragraph 13.

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2002-03	10 560.2	10 351.6	8 168.0	1 761.5	3 621.7	350.9	203.4	590.7	35 650.7
2003-04	10 415.0	10 139.7	8 993.9	1 834.7	3 876.9	553.9	260.1	622.0	36 696.1
2004-05	8 709.8	9 310.0	8 245.2	1 819.9	3 982.3	485.5	328.1	526.2	33 407.1
2004									
March Qtr	2 341.0	2 364.1	2 342.9	415.3	944.1	111.8	51.1	107.9	8 665.9
June Qtr	2 588.1	2 593.5	2 124.3	449.3	945.3	158.2	73.6	195.8	9 132.3
September Qtr	2 443.2	2 371.1	2 170.3	470.5	1 063.0	120.2	103.9	70.1	8 812.4
December Qtr	2 214.7	2 233.2	1 985.7	481.3	995.6	129.7	64.4	190.2	8 294.7
2005									
March Qtr	1 966.7	1 993.6	1 885.5	425.1	887.1	113.4	95.3	153.7	7 520.3
June Qtr	2 085.2	2 712.1	2 203.6	442.9	1 036.7	122.2	64.6	112.3	8 779.7
NON-RESIDENTIAL BUILDING									
2002-03	6 513.6	5 475.2	3 299.4	1 057.6	1 692.7	210.9	160.1	388.9	18 776.9
2003-04	5 368.1	4 839.2	3 231.7	1 178.2	1 521.8	187.0	169.5	354.4	16 850.0
2004-05	5 860.1	4 747.7	3 800.5	1 070.4	1 627.8	292.2	241.6	412.5	18 052.8
2004									
March Qtr	1 155.7	1 363.3	865.0	178.1	295.7	42.2	39.7	57.1	3 992.1
June Qtr	1 417.3	1 248.1	607.9	251.6	439.9	54.1	40.1	113.7	4 171.8
September Qtr	1 545.0	1 294.1	959.7	202.9	386.1	41.0	58.8	48.5	4 536.1
December Qtr	1 283.8	1 075.9	1 064.2	228.7	405.8	78.6	75.7	69.3	4 282.1
2005									
March Qtr	1 668.8	949.5	899.6	366.3	476.5	54.2	44.5	126.5	4 585.8
June Qtr	1 362.5	1 428.2	877.0	272.4	359.3	118.3	62.6	168.3	4 648.7
TOTAL BUILDING									
2002-03	17 041.5	15 813.2	11 470.5	2 818.2	5 314.4	564.0	363.4	980.0	54 398.4
2003-04	15 783.1	14 978.9	12 225.5	3 012.9	5 398.7	740.9	429.6	976.4	53 546.1
2004-05	14 569.9	14 057.7	12 045.7	2 890.2	5 610.1	777.7	569.7	938.7	51 459.8
2004									
March Qtr	3 498.4	3 721.4	3 208.3	592.1	1 239.7	154.0	90.8	164.9	12 657.9
June Qtr	4 003.8	3 841.4	2 731.3	700.3	1 384.9	212.2	113.7	309.5	13 304.4
September Qtr	3 988.1	3 665.2	3 130.1	673.5	1 449.1	161.3	162.7	118.5	13 348.5
December Qtr	3 498.5	3 309.1	3 049.9	710.0	1 401.4	208.3	140.0	259.5	12 576.8
2005									
March Qtr	3 635.5	2 943.1	2 785.0	791.4	1 363.6	167.6	139.8	280.2	12 106.1
June Qtr	3 447.8	4 140.3	3 080.6	715.4	1 396.0	240.6	127.2	280.5	13 428.4

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

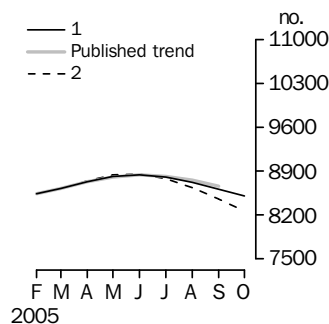
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

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

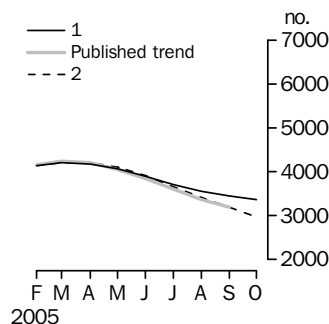
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.6% on Sept 2005		(2) falls by 3.6% on Sept 2005	
	no.	% change	no.	% change	no.	% change
2005						
May	8 811	1.0	8 820	1.0	8 840	1.1
June	8 839	0.3	8 844	0.3	8 854	0.2
July	8 815	-0.3	8 806	-0.4	8 779	-0.8
August	8 755	-0.7	8 722	-1.0	8 634	-1.7
September	8 665	-1.0	8 617	-1.2	8 452	-2.1
October	—	—	8 507	-1.3	8 258	-2.3

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on Sept 2005		(2) falls by 14% on Sept 2005	
	no.	% change	no.	% change	no.	% change
2005						
May	4 062	-3.4	4 065	-2.8	4 098	-2.5
June	3 854	-5.1	3 897	-4.1	3 913	-4.5
July	3 608	-6.4	3 708	-4.8	3 666	-6.3
August	3 365	-6.7	3 553	-4.2	3 413	-6.9
September	3 192	-5.1	3 455	-2.8	3 191	-6.5
October	—	—	3 373	-2.4	2 975	-6.8

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities and other principal certifying authorities
- contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

4 Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (cat. no. 8762.0).

5 From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The Australian Bureau of Statistics (ABS) generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0

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

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

Engineering Construction Activity, Australia, cat. no. 8762.0

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

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

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

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

DWELLING UNITS

	<i>Publication table no.</i>	<i>Electronic table no.</i>
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Dwelling units approved, Victoria	1	2
Dwelling units approved, Queensland	1	3
Dwelling units approved, South Australia	1	4
Dwelling units approved, Western Australia	1	5
Dwelling units approved, all series, Australia	1	6
Dwelling units approved, percentage change, Australia	2	n.a.
Dwelling units approved, state and territories, number	3	7
Dwelling units approved, states and territories, percentage change	4	n.a.
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Private sector houses approved, states and territories, percentage change	6	n.a.
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Dwelling units approved, by sector, original, Australia	9	11
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Dwelling units approved in new residential buildings, number and value, Queensland	12	24
Dwelling units approved in new residential buildings, number and value, South Australia	12	25
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Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29

APPENDIX LIST OF ELECTRONIC TABLES *continued*

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Value of building approved, Western Australia	13	34
Value of building approved, Tasmania	13	35
Value of building approved, Northern Territory	13	36
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Value of building approved, by sector, Tasmania	20	48
Value of building approved, by sector, Northern Territory	20	49
Value of building approved, by sector, Australian Capital Territory	20	50
Value of non-residential building approved, by sector, Australia	21	51
Value of non-residential building approved, by sector, New South Wales	22	52
Value of non-residential building approved, by sector, Victoria	22	53
Value of non-residential building approved, by sector, Queensland	22	54
Value of non-residential building approved, by sector, South Australia	22	55
Value of non-residential building approved, by sector, Western Australia	22	56
Value of non-residential building approved, by sector, Tasmania	22	57
Value of non-residential building approved, by sector, Northern Territory	22	58
Value of non-residential building approved, by sector, Australian Capital Territory	22	59
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Number of non-residential building jobs approved, by value range, Victoria	23	61
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Number of non-residential building jobs approved, by value range, South Australia	23	63
Number of non-residential building jobs approved, by value range, Western Australia	23	64
Number of non-residential building jobs approved, by value range, Tasmania	23	65
Number of non-residential building jobs approved, by value range, Australia	23	66
Value of non-residential building approved, by value range, New South Wales	23	67
Value of non-residential building approved, by value range, Victoria	23	68
Value of non-residential building approved, by value range, Queensland	23	69
Value of non-residential building approved, by value range, South Australia	23	70
Value of non-residential building approved, by value range, Western Australia	23	71
Value of non-residential building approved, by value range, Tasmania	23	72
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APPENDIX LIST OF ELECTRONIC TABLES *continued*

CHAIN VOLUME MEASURES

	<i>Publication table no.</i>	<i>Electronic table no.</i>
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DATA CUBES

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

GLOSSARY

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

GLOSSARY *continued*

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

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ISSN 1031 0177

RRP \$25.00