

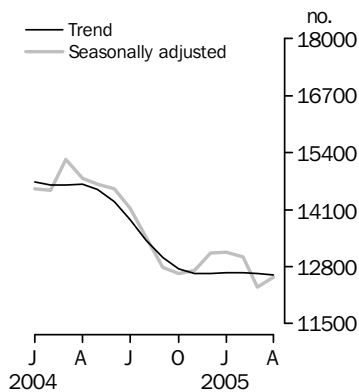
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 2 JUN 2005

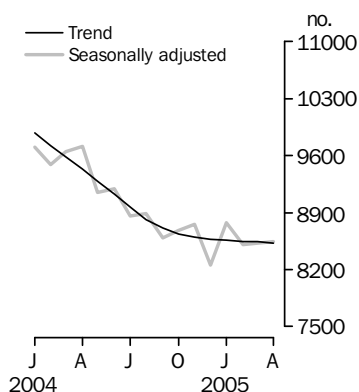
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

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

KEY FIGURES

	Apr 05 no.	Mar 05 to Apr 05 % change	Apr 04 to Apr 05 % change
TREND			
Total dwelling units approved	12 606	-0.3	-14.1
Private sector houses	8 527	-0.1	-9.6
Private sector other dwellings	3 847	0.2	-22.1
SEASONALLY ADJUSTED			
Total dwelling units approved	12 559	1.8	-15.3
Private sector houses	8 542	0.2	-12.0
Private sector other dwellings	3 793	9.6	-22.7

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals fell marginally (-0.3%) in April 2005.
- The seasonally adjusted estimate for total dwelling units approved rose 1.8%, to 12,559, in April 2005.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals was relatively flat for the fifth consecutive month in April 2005 (-0.1%).
- The seasonally adjusted estimate for private sector houses approved rose 0.2%, to 8,542, in April 2005.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved was relatively flat (+0.2%) in April 2005.
- The seasonally adjusted estimate for private sector other dwellings approved rose 9.6%, to 3,793, in April 2005. This follows a fall of 21.2% in March.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved fell 0.8%, to \$4,506.7m, in April 2005. The value of new residential building approved fell 4.1%, to \$2,290.4m, while the value of alterations and additions rose 1.5%, to \$431.8m.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 2005	1 July 2005
June 2005	3 August 2005
July 2005	31 August 2005
August 2005	5 October 2005
September 2005	2 November 2005
October 2005	2 December 2005

CHANGES IN THIS ISSUE

Time series spreadsheets will be released in Excel format for the first time with the June 2005 issue of this publication on 3 August 2005. A concordance between the current Lotus 1,2,3 spreadsheets and the proposed Excel spreadsheets is available in *Information Paper: Changes to Ausstats Tables for Building Approvals, Australia* (cat. no. 8731.0.55.001).

The information paper is on the ABS web site at <www.abs.gov.au>. From the home page go to 'Access to all ABS products and statistics, including AusStats'/publications and data'/information papers'/by catalogue/subject' and choose '87. Buildings and Construction'.

REVISIONS THIS MONTH

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

	2003-04	2004-05	TOTAL
New South Wales	97	78	175
Victoria	—	—	—
Queensland	20	27	47
South Australia	3	-106	-103
Western Australia	2	12	14
Tasmania	—	—	—
Northern Territory	—	—	—
Australian Capital Territory	—	-24	-24
TOTAL	122	-13	109

DATA NOTES

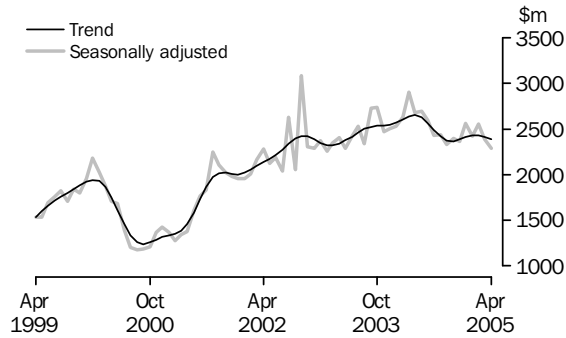
Estimates have been included in this issue for the municipalities of Campbelltown and Hornsby in New South Wales which were unable to report all building work approved in their municipalities this month.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

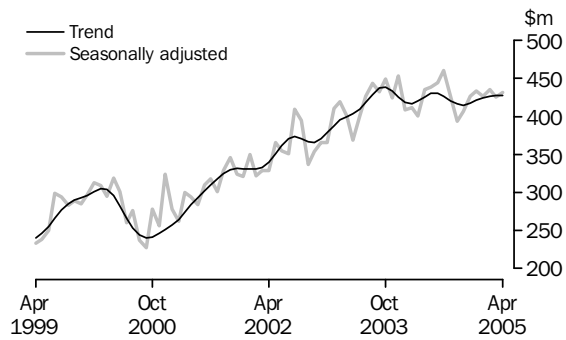
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing falls for the past three months after three months of rises. The trend fell 0.9% in April 2005.



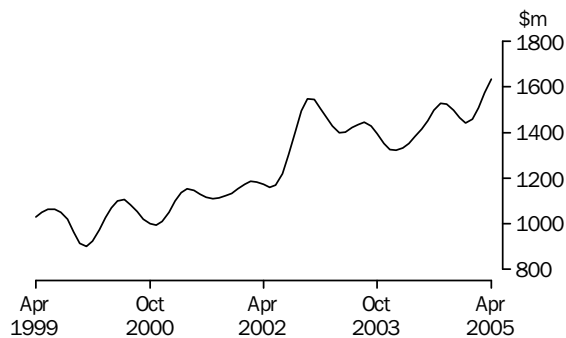
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building was flat in April 2005, after five months of growth.



NON-RESIDENTIAL BUILDING

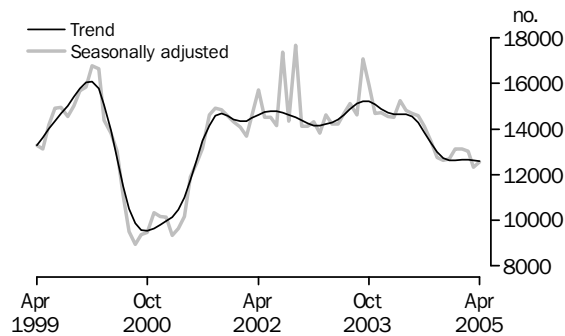
The trend estimate of the value of non-residential building is now showing four months of growth, rising 3.8% in April 2005.



DWELLINGS APPROVED

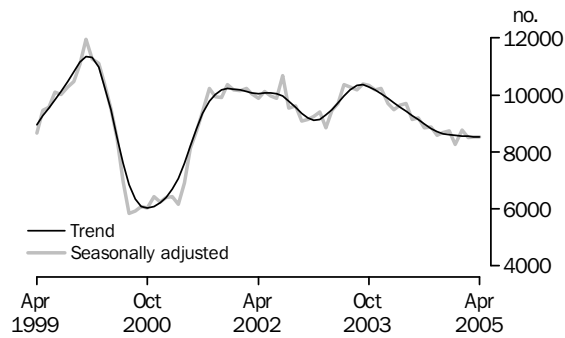
TOTAL DWELLING UNITS

For the fifth consecutive month the trend estimate for total dwelling units approved was relatively flat. This follows a general decline starting in October 2003.



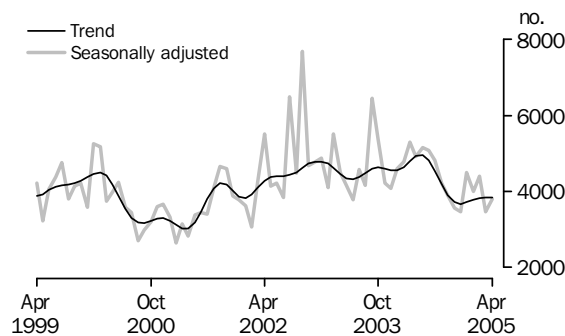
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved was relatively flat for the fifth consecutive month.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has grown for the past five months, with the rate of growth slowing in recent months. The trend rose 0.2% in April 2005.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved was relatively flat (-0.3%) in April 2005. The trend fell in Queensland (-3.7%), Tasmania (-3.3%), Northern Territory (-7.4%) and Australian Capital Territory (-10.3%), but rose in all the other states.

The trend estimate for private sector houses approved was relatively flat in April 2005. The trend fell in New South Wales (-0.6%), Queensland (-1.2%) and Western Australia (-0.8%), but rose in Victoria (+0.5%) and South Australia (+0.3%).

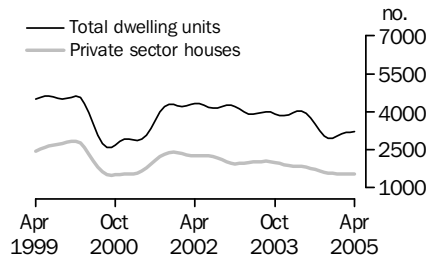
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 424	2 626	1 766	625	1 435	177	43	130	8 226
Total dwelling units (no.)	2 922	3 487	2 508	795	2 071	195	52	136	12 166
Percentage change from previous month									
Private sector houses (%)	-0.7	6.4	-11.8	-12.2	-6.8	-8.3	10.3	25.0	-3.1
Total dwelling units (%)	5.6	3.7	-9.8	-24.9	7.0	-10.6	-29.7	-11.7	-1.5
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 495	2 513	1 954	730	1 476	na	na	na	8 542
Total dwelling units (no.)	3 091	3 374	2 696	900	2 091	222	na	na	12 559
Percentage change from previous month									
Private sector houses (%)	-2.3	3.9	6.7	12.5	-16.3	na	na	na	0.2
Total dwelling units (%)	12.2	1.8	3.7	-9.6	-6.0	9.4	na	na	1.8
TREND									
Dwelling units approved									
Private sector houses (no.)	1 534	2 461	1 867	671	1 658	na	na	na	8 527
Total dwelling units (no.)	3 211	3 249	2 643	890	2 166	208	63	175	12 606
Percentage change from previous month									
Private sector houses (%)	-0.6	0.5	-1.2	0.3	-0.8	na	na	na	-0.1
Total dwelling units (%)	0.2	0.9	-3.7	2.3	1.9	-3.3	-7.4	-10.3	-0.3

na not available

DWELLING UNITS APPROVED

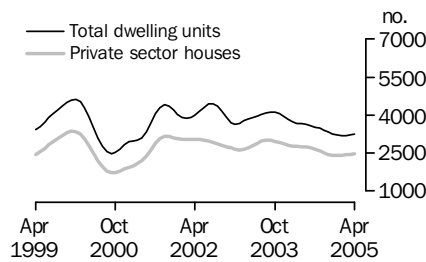
STATE TRENDS

NEW SOUTH WALES



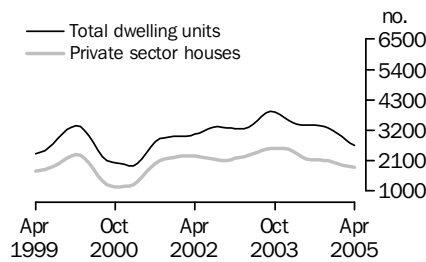
The trend estimate for total dwelling units approved in New South Wales rose for the sixth consecutive month, with growth slowing in recent months. The trend for private sector houses is now showing consecutive monthly falls starting in September 2003.

VICTORIA



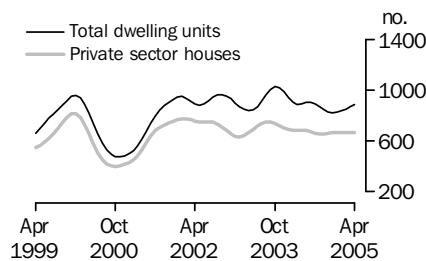
The trend estimate for total dwelling units approved in Victoria rose 0.9% in the latest month, the third consecutive rise. The trend for private sector houses is showing rises for the past four months.

QUEENSLAND



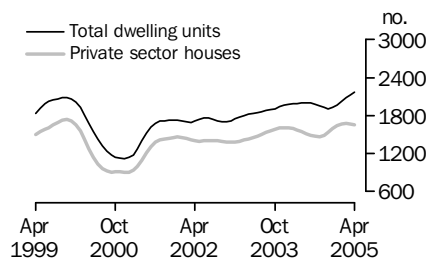
The trend estimate for total dwelling units approved in Queensland is showing a general decline over the last nineteen months. The trend for private sector houses has also fallen over the last seventeen months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia shows rises for the past five months. The trend for private sector houses is now relatively flat.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia shows rises for the past six months after five months of decline. The trend for private sector houses now shows falls for the past two months after six months of growth.

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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							
February	9 147	9 279	4 298	4 455	13 445	289	13 734
March	10 716	10 832	5 299	5 493	16 015	310	16 325
April	8 845	8 891	4 699	4 811	13 544	158	13 702
May	9 438	9 638	5 517	5 808	14 955	491	15 446
June	9 799	10 033	4 976	5 123	14 775	381	15 156
July	9 163	9 353	4 677	5 057	13 840	570	14 410
August	9 440	9 614	4 432	4 541	13 872	283	14 155
September	9 114	9 298	4 126	4 173	13 240	231	13 471
October	8 551	8 657	3 904	4 192	12 455	394	12 849
November	9 317	9 525	3 299	3 506	12 616	415	13 031
December	7 811	7 966	4 718	4 883	12 529	320	12 849

2005							
January	6 872	6 956	3 510	3 637	10 382	211	10 593
February	8 092	8 196	3 883	3 916	11 975	137	12 112
March	8 491	8 611	3 501	3 739	11 992	358	12 350
April	8 226	8 325	3 759	3 841	11 985	181	12 166

SEASONALLY ADJUSTED

2004							
February	9 488	9 620	4 778	4 917	14 266	271	14 537
March	9 648	9 764	5 296	5 481	14 944	301	15 245
April	9 709	9 755	4 910	5 064	14 619	200	14 819
May	9 149	9 349	5 155	5 336	14 304	381	14 685
June	9 192	9 426	5 077	5 153	14 269	310	14 579
July	8 854	9 044	4 817	5 084	13 671	457	14 128
August	8 882	9 056	4 228	4 409	13 110	355	13 465
September	8 592	8 776	3 898	4 001	12 490	287	12 777
October	8 683	8 789	3 564	3 853	12 247	395	12 642
November	8 754	8 962	3 463	3 741	12 217	486	12 703
December	8 256	8 411	4 492	4 704	12 748	367	13 115

2005							
January	8 778	8 862	4 002	4 265	12 780	347	13 127
February	8 506	8 610	4 392	4 421	12 898	133	13 031
March	8 525	8 645	3 460	3 689	11 985	349	12 334
April	8 542	8 641	3 793	3 918	12 335	224	12 559

TREND

2004							
February	9 723	9 854	4 644	4 807	14 367	294	14 661
March	9 578	9 707	4 795	4 956	14 373	290	14 663
April	9 437	9 577	4 938	5 097	14 375	299	14 674
May	9 284	9 441	4 966	5 124	14 250	315	14 565
June	9 127	9 302	4 816	4 979	13 943	338	14 281
July	8 966	9 154	4 541	4 713	13 507	360	13 867
August	8 816	9 005	4 205	4 396	13 021	380	13 401
September	8 705	8 885	3 905	4 117	12 610	392	13 002
October	8 637	8 801	3 716	3 943	12 353	391	12 744
November	8 597	8 746	3 669	3 898	12 266	378	12 644
December	8 573	8 710	3 720	3 938	12 293	355	12 648

2005							
January	8 558	8 683	3 786	3 985	12 344	324	12 668
February	8 546	8 660	3 826	4 003	12 372	291	12 663
March	8 539	8 644	3 841	3 998	12 380	262	12 642
April	8 527	8 627	3 847	3 979	12 374	232	12 606

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004

February	18.0	17.9	4.3	6.2	13.3	48.2	13.9
March	17.2	16.7	23.3	23.3	19.1	7.3	18.9
April	-17.5	-17.9	-11.3	-12.4	-15.4	-49.0	-16.1
May	6.7	8.4	17.4	20.7	10.4	210.8	12.7
June	3.8	4.1	-9.8	-11.8	-1.2	-22.4	-1.9
July	-6.5	-6.8	-6.0	-1.3	-6.3	49.6	-4.9
August	3.0	2.8	-5.2	-10.2	0.2	-50.4	-1.8
September	-3.5	-3.3	-6.9	-8.1	-4.6	-18.4	-4.8
October	-6.2	-6.9	-5.4	0.5	-5.9	70.6	-4.6
November	9.0	10.0	-15.5	-16.4	1.3	5.3	1.4
December	-16.2	-16.4	43.0	39.3	-0.7	-22.9	-1.4

2005

January	-12.0	-12.7	-25.6	-25.5	-17.1	-34.1	-17.6
February	17.8	17.8	10.6	7.7	15.3	-35.1	14.3
March	4.9	5.1	-9.8	-4.5	0.1	161.3	2.0
April	-3.1	-3.3	7.4	2.7	-0.1	-49.4	-1.5

SEASONALLY ADJUSTED

2004

February	-2.2	-2.1	3.8	3.5	-0.3	0.7	-0.3
March	1.7	1.5	10.8	11.5	4.8	11.1	4.9
April	0.6	-0.1	-7.3	-7.6	-2.2	-33.6	-2.8
May	-5.8	-4.2	5.0	5.4	-2.2	90.5	-0.9
June	0.5	0.8	-1.5	-3.4	-0.2	-18.6	-0.7
July	-3.7	-4.1	-5.1	-1.3	-4.2	47.4	-3.1
August	0.3	0.1	-12.2	-13.3	-4.1	-22.3	-4.7
September	-3.3	-3.1	-7.8	-9.3	-4.7	-19.2	-5.1
October	1.1	0.1	-8.6	-3.7	-1.9	37.6	-1.1
November	0.8	2.0	-2.8	-2.9	-0.2	23.0	0.5
December	-5.7	-6.1	29.7	25.7	4.3	-24.5	3.2

2005

January	6.3	5.4	-10.9	-9.3	0.3	-5.4	0.1
February	-3.1	-2.8	9.8	3.7	0.9	-61.7	-0.7
March	0.2	0.4	-21.2	-16.6	-7.1	162.4	-5.3
April	0.2	—	9.6	6.2	2.9	-35.8	1.8

TREND

2004

February	-1.6	-1.6	2.0	2.0	-0.4	-3.0	-0.5
March	-1.5	-1.5	3.3	3.1	—	-1.4	—
April	-1.5	-1.3	3.0	2.8	—	3.1	0.1
May	-1.6	-1.4	0.6	0.5	-0.9	5.4	-0.7
June	-1.7	-1.5	-3.0	-2.8	-2.2	7.3	-1.9
July	-1.8	-1.6	-5.7	-5.3	-3.1	6.5	-2.9
August	-1.7	-1.6	-7.4	-6.7	-3.6	5.6	-3.4
September	-1.3	-1.3	-7.1	-6.3	-3.2	3.2	-3.0
October	-0.8	-0.9	-4.9	-4.2	-2.0	-0.3	-2.0
November	-0.5	-0.6	-1.2	-1.1	-0.7	-3.3	-0.8
December	-0.3	-0.4	1.4	1.0	0.2	-6.1	—

2005

January	-0.2	-0.3	1.8	1.2	0.4	-8.7	0.2
February	-0.1	-0.3	1.0	0.5	0.2	-10.2	—
March	-0.1	-0.2	0.4	-0.1	0.1	-10.0	-0.2
April	-0.1	-0.2	0.2	-0.5	—	-11.5	-0.3

— 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

February	3 903	3 380	3 119	827	2 007	200	82	216	13 734
March	4 049	3 839	4 778	983	2 112	276	86	202	16 325
April	3 741	3 736	3 249	799	1 591	291	52	243	13 702
May	4 248	3 963	3 022	875	2 164	307	133	734	15 446
June	3 846	3 667	3 854	1 082	2 142	234	138	193	15 156
July	3 583	3 799	3 546	964	2 105	216	125	72	14 410
August	3 597	3 643	3 573	845	1 976	250	162	109	14 155
September	3 264	3 349	3 334	910	2 091	220	211	92	13 471
October	2 836	3 574	3 217	868	1 938	261	80	75	12 849
November	2 900	3 518	3 151	897	1 923	271	121	250	13 031
December	3 174	2 847	3 070	914	1 957	259	84	544	12 849

2005

January	2 305	2 315	2 564	982	1 671	193	82	481	10 593
February	3 209	3 133	2 708	683	1 986	190	156	47	12 112
March	2 767	3 363	2 779	1 059	1 936	218	74	154	12 350
April	2 922	3 487	2 508	795	2 071	195	52	136	12 166

SEASONALLY ADJUSTED

2004

February	4 507	3 431	3 143	840	2 119	217	na	na	14 537
March	3 832	3 514	4 405	900	2 042	258	na	na	15 245
April	4 179	3 750	3 494	875	1 892	334	na	na	14 819
May	3 835	3 904	2 890	878	2 021	307	na	na	14 685
June	3 839	3 485	3 682	1 002	1 983	238	na	na	14 579
July	3 609	3 628	3 432	944	2 093	226	na	na	14 128
August	3 277	3 604	3 410	804	1 884	231	na	na	13 465
September	3 023	3 248	3 195	846	1 963	199	na	na	12 777
October	2 626	3 547	3 259	909	1 900	258	na	na	12 642
November	2 862	3 411	3 150	831	1 832	248	na	na	12 703
December	3 036	2 968	3 306	925	1 998	249	na	na	13 115

2005

January	3 155	3 038	2 993	1 169	1 959	225	na	na	13 127
February	3 810	3 203	2 765	697	2 144	212	na	na	13 031
March	2 756	3 315	2 600	996	2 225	203	na	na	12 334
April	3 091	3 374	2 696	900	2 091	222	na	na	12 559

TREND

2004

February	3 956	3 722	3 484	908	1 989	260	75	207	14 661
March	4 027	3 678	3 425	892	1 994	272	82	227	14 663
April	4 038	3 659	3 399	894	1 999	277	96	242	14 674
May	3 937	3 624	3 390	906	2 003	273	111	236	14 565
June	3 755	3 573	3 389	905	1 998	261	126	200	14 281
July	3 510	3 532	3 377	893	1 979	246	134	148	13 867
August	3 245	3 482	3 354	873	1 952	234	134	105	13 401
September	3 045	3 404	3 326	850	1 927	231	126	95	13 002
October	2 941	3 325	3 280	829	1 911	234	114	118	12 744
November	2 953	3 261	3 193	821	1 924	237	102	161	12 644
December	3 033	3 209	3 089	827	1 966	236	91	198	12 648

2005

January	3 123	3 183	2 977	840	2 023	230	82	213	12 668
February	3 180	3 189	2 856	853	2 079	223	74	208	12 663
March	3 203	3 221	2 744	870	2 125	215	68	195	12 642
April	3 211	3 249	2 643	890	2 166	208	63	175	12 606

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
February	41.7	-7.8	3.6	19.5	29.1	1.0	13.9	89.5	13.9
March	3.7	13.6	53.2	18.9	5.2	38.0	4.9	-6.5	18.9
April	-7.6	-2.7	-32.0	-18.7	-24.7	5.4	-39.5	20.3	-16.1
May	13.6	6.1	-7.0	9.5	36.0	5.5	155.8	202.1	12.7
June	-9.5	-7.5	27.5	23.7	-1.0	-23.8	3.8	-73.7	-1.9
July	-6.8	3.6	-8.0	-10.9	-1.7	-7.7	-9.4	-62.7	-4.9
August	0.4	-4.1	0.8	-12.3	-6.1	15.7	29.6	51.4	-1.8
September	-9.3	-8.1	-6.7	7.7	5.8	-12.0	30.2	-15.6	-4.8
October	-13.1	6.7	-3.5	-4.6	-7.3	18.6	-62.1	-18.5	-4.6
November	2.3	-1.6	-2.1	3.3	-0.8	3.8	51.3	233.3	1.4
December	9.4	-19.1	-2.6	1.9	1.8	-4.4	-30.6	117.6	-1.4
2005									
January	-27.4	-18.7	-16.5	7.4	-14.6	-25.5	-2.4	-11.6	-17.6
February	39.2	35.3	5.6	-30.4	18.9	-1.6	90.2	-90.2	14.3
March	-13.8	7.3	2.6	55.1	-2.5	14.7	-52.6	227.7	2.0
April	5.6	3.7	-9.8	-24.9	7.0	-10.6	-29.7	-11.7	-1.5
SEASONALLY ADJUSTED									
2004									
February	28.4	-21.5	-11.6	-3.4	18.0	-6.5	na	na	-0.3
March	-15.0	2.4	40.2	7.1	-3.6	18.9	na	na	4.9
April	9.1	6.7	-20.7	-2.8	-7.3	29.5	na	na	-2.8
May	-8.2	4.1	-17.3	0.3	6.8	-8.1	na	na	-0.9
June	0.1	-10.7	27.4	14.1	-1.9	-22.5	na	na	-0.7
July	-6.0	4.1	-6.8	-5.8	5.5	-5.0	na	na	-3.1
August	-9.2	-0.7	-0.6	-14.8	-10.0	2.2	na	na	-4.7
September	-7.8	-9.9	-6.3	5.2	4.2	-13.9	na	na	-5.1
October	-13.1	9.2	2.0	7.4	-3.2	29.6	na	na	-1.1
November	9.0	-3.8	-3.3	-8.6	-3.6	-3.9	na	na	0.5
December	6.1	-13.0	5.0	11.3	9.1	0.4	na	na	3.2
2005									
January	3.9	2.4	-9.5	26.4	-2.0	-9.6	na	na	0.1
February	20.8	5.4	-7.6	-40.4	9.4	-5.8	na	na	-0.7
March	-27.7	3.5	-6.0	42.9	3.8	-4.2	na	na	-5.3
April	12.2	1.8	3.7	-9.6	-6.0	9.4	na	na	1.8
TREND									
2004									
February	2.1	-2.5	-2.3	-3.7	0.4	4.8	—	6.2	-0.5
March	1.8	-1.2	-1.7	-1.8	0.3	4.6	9.3	9.7	—
April	0.3	-0.5	-0.8	0.2	0.3	1.8	17.1	6.6	0.1
May	-2.5	-1.0	-0.3	1.3	0.2	-1.4	15.6	-2.5	-0.7
June	-4.6	-1.4	—	-0.1	-0.2	-4.4	13.5	-15.3	-1.9
July	-6.5	-1.1	-0.4	-1.3	-1.0	-5.7	6.3	-26.0	-2.9
August	-7.5	-1.4	-0.7	-2.2	-1.4	-4.9	—	-29.1	-3.4
September	-6.2	-2.2	-0.8	-2.6	-1.3	-1.3	-6.0	-9.5	-3.0
October	-3.4	-2.3	-1.4	-2.5	-0.8	1.3	-9.5	24.2	-2.0
November	0.4	-1.9	-2.7	-1.0	0.7	1.3	-10.5	36.4	-0.8
December	2.7	-1.6	-3.3	0.7	2.2	-0.4	-10.8	23.0	—
2005									
January	3.0	-0.8	-3.6	1.6	2.9	-2.5	-9.9	7.6	0.2
February	1.8	0.2	-4.1	1.5	2.8	-3.0	-9.8	-2.3	—
March	0.7	1.0	-3.9	2.0	2.2	-3.6	-8.1	-6.3	-0.2
April	0.2	0.9	-3.7	2.3	1.9	-3.3	-7.4	-10.3	-0.3

— 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

February	1 795	2 627	2 284	673	1 438	184	21	125	9 147
March	1 967	3 092	2 744	770	1 737	260	52	94	10 716
April	1 714	2 755	2 065	630	1 306	262	26	87	8 845
May	1 838	2 769	2 134	646	1 688	225	28	110	9 438
June	1 978	2 938	2 200	827	1 555	197	31	73	9 799
July	1 661	2 928	2 233	658	1 376	185	50	72	9 163
August	1 795	2 520	2 414	695	1 631	225	59	101	9 440
September	1 635	2 562	2 187	686	1 702	211	62	69	9 114
October	1 518	2 507	2 162	613	1 441	201	44	65	8 551
November	1 801	2 678	2 128	729	1 676	216	28	61	9 317
December	1 522	2 011	1 698	744	1 537	201	26	72	7 811

2005

January	1 264	1 862	1 552	470	1 512	162	22	28	6 872
February	1 512	2 352	1 846	579	1 540	169	47	47	8 092
March	1 434	2 467	2 002	712	1 540	193	39	104	8 491
April	1 424	2 626	1 766	625	1 435	177	43	130	8 226

SEASONALLY ADJUSTED

2004

February	1 901	2 678	2 313	686	1 580	na	na	na	9 488
March	1 844	2 767	2 374	687	1 582	na	na	na	9 648
April	1 916	2 769	2 298	706	1 602	na	na	na	9 709
May	1 759	2 710	2 093	649	1 592	na	na	na	9 149
June	1 814	2 756	2 088	747	1 463	na	na	na	9 192
July	1 703	2 757	2 125	638	1 314	na	na	na	8 854
August	1 687	2 481	2 179	654	1 531	na	na	na	8 882
September	1 600	2 461	2 048	622	1 540	na	na	na	8 592
October	1 550	2 480	2 203	654	1 501	na	na	na	8 683
November	1 567	2 571	2 102	663	1 570	na	na	na	8 754
December	1 548	2 132	1 907	755	1 620	na	na	na	8 256

2005

January	1 568	2 585	1 961	657	1 738	na	na	na	8 778
February	1 605	2 422	1 903	593	1 701	na	na	na	8 506
March	1 530	2 419	1 831	649	1 764	na	na	na	8 525
April	1 495	2 513	1 954	730	1 476	na	na	na	8 542

TREND

2004

February	1 854	2 781	2 438	688	1 598	na	na	na	9 723
March	1 843	2 763	2 348	687	1 578	na	na	na	9 578
April	1 835	2 752	2 252	687	1 549	na	na	na	9 437
May	1 813	2 733	2 174	685	1 518	na	na	na	9 284
June	1 775	2 702	2 135	675	1 490	na	na	na	9 127
July	1 722	2 650	2 124	664	1 471	na	na	na	8 966
August	1 664	2 584	2 122	657	1 467	na	na	na	8 816
September	1 616	2 514	2 117	658	1 490	na	na	na	8 705
October	1 584	2 458	2 096	661	1 538	na	na	na	8 637
November	1 568	2 426	2 054	665	1 595	na	na	na	8 597
December	1 562	2 418	2 000	668	1 640	na	na	na	8 573

2005

January	1 558	2 425	1 952	668	1 665	na	na	na	8 558
February	1 552	2 435	1 915	667	1 675	na	na	na	8 546
March	1 544	2 448	1 889	669	1 671	na	na	na	8 539
April	1 534	2 461	1 867	671	1 658	na	na	na	8 527

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
February	27.9	19.0	8.3	42.0	11.3	4.5	—	83.8	18.0
March	9.6	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	17.2
April	-12.9	-10.9	-24.7	-18.2	-24.8	0.8	-50.0	-7.4	-17.5
May	7.2	0.5	3.3	2.5	29.2	-14.1	7.7	26.4	6.7
June	7.6	6.1	3.1	28.0	-7.9	-12.4	10.7	-33.6	3.8
July	-16.0	-0.3	1.5	-20.4	-11.5	-6.1	61.3	-1.4	-6.5
August	8.1	-13.9	8.1	5.6	18.5	21.6	18.0	40.3	3.0
September	-8.9	1.7	-9.4	-1.3	4.4	-6.2	5.1	-31.7	-3.5
October	-7.2	-2.1	-1.1	-10.6	-15.3	-4.7	-29.0	-5.8	-6.2
November	18.6	6.8	-1.6	18.9	16.3	7.5	-36.4	-6.2	9.0
December	-15.5	-24.9	-20.2	2.1	-8.3	-6.9	-7.1	18.0	-16.2
2005									
January	-17.0	-7.4	-8.6	-36.8	-1.6	-19.4	-15.4	-61.1	-12.0
February	19.6	26.3	18.9	23.2	1.9	4.3	113.6	67.9	17.8
March	-5.2	4.9	8.5	23.0	—	14.2	-17.0	121.3	4.9
April	-0.7	6.4	-11.8	-12.2	-6.8	-8.3	10.3	25.0	-3.1
SEASONALLY ADJUSTED									
2004									
February	12.0	-8.0	-11.5	5.1	7.2	na	na	na	-2.2
March	-3.0	3.3	2.6	0.1	0.1	na	na	na	1.7
April	3.9	0.1	-3.2	2.8	1.3	na	na	na	0.6
May	-8.2	-2.1	-8.9	-8.1	-0.6	na	na	na	-5.8
June	3.2	1.7	-0.2	15.1	-8.1	na	na	na	0.5
July	-6.1	—	1.8	-14.6	-10.2	na	na	na	-3.7
August	-0.9	-10.0	2.5	2.6	16.6	na	na	na	0.3
September	-5.2	-0.8	-6.0	-4.9	0.6	na	na	na	-3.3
October	-3.1	0.8	7.6	5.1	-2.5	na	na	na	1.1
November	1.1	3.7	-4.6	1.4	4.6	na	na	na	0.8
December	-1.3	-17.1	-9.3	13.9	3.2	na	na	na	-5.7
2005									
January	1.3	21.3	2.9	-13.0	7.3	na	na	na	6.3
February	2.4	-6.3	-3.0	-9.7	-2.2	na	na	na	-3.1
March	-4.7	-0.1	-3.8	9.4	3.7	na	na	na	0.2
April	-2.3	3.9	6.7	12.5	-16.3	na	na	na	0.2
TREND									
2004									
February	-1.4	-1.1	-2.7	-0.9	-0.5	na	na	na	-1.6
March	-0.6	-0.6	-3.7	-0.2	-1.3	na	na	na	-1.5
April	-0.4	-0.4	-4.1	0.1	-1.8	na	na	na	-1.5
May	-1.2	-0.7	-3.5	-0.4	-2.0	na	na	na	-1.6
June	-2.1	-1.1	-1.8	-1.3	-1.8	na	na	na	-1.7
July	-3.0	-1.9	-0.5	-1.7	-1.3	na	na	na	-1.8
August	-3.4	-2.5	-0.1	-1.1	-0.2	na	na	na	-1.7
September	-2.8	-2.7	-0.2	0.1	1.5	na	na	na	-1.3
October	-2.0	-2.2	-1.0	0.5	3.2	na	na	na	-0.8
November	-1.0	-1.3	-2.0	0.6	3.7	na	na	na	-0.5
December	-0.4	-0.3	-2.6	0.4	2.8	na	na	na	-0.3
2005									
January	-0.2	0.3	-2.4	—	1.5	na	na	na	-0.2
February	-0.4	0.4	-1.9	-0.1	0.6	na	na	na	-0.1
March	-0.5	0.5	-1.3	0.2	-0.2	na	na	na	-0.1
April	-0.6	0.5	-1.2	0.3	-0.8	na	na	na	-0.1

— 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									
2001-02	27 661	37 071	26 600	9 208	17 435	1 882	643	1 214	121 714
2002-03	25 010	33 526	27 429	8 652	18 058	1 973	518	1 889	117 055
2003-04	23 321	34 644	29 351	9 063	19 566	2 697	547	1 373	120 562
2004									
May	1 876	2 810	2 144	665	1 754	225	54	110	9 638
June	1 994	2 984	2 225	894	1 597	209	57	73	10 033
July	1 684	2 974	2 248	686	1 439	187	63	72	9 353
August	1 822	2 570	2 425	735	1 659	226	76	101	9 614
September	1 676	2 583	2 220	742	1 724	214	69	70	9 298
October	1 523	2 519	2 177	635	1 479	201	51	72	8 657
November	1 856	2 732	2 135	737	1 720	239	44	62	9 525
December	1 527	2 028	1 716	789	1 555	235	41	75	7 966
2005									
January	1 274	1 883	1 559	474	1 538	164	36	28	6 956
February	1 524	2 363	1 863	610	1 555	169	65	47	8 196
March	1 446	2 478	2 013	758	1 570	194	48	104	8 611
April	1 437	2 639	1 790	638	1 456	181	48	136	8 325
OTHER DWELLINGS									
2001-02	22 839	12 468	9 755	1 728	2 952	151	307	1 018	51 218
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									
May	2 372	1 153	878	210	410	82	79	624	5 808
June	1 852	683	1 629	188	545	25	81	120	5 123
July	1 899	825	1 298	278	666	29	62	—	5 057
August	1 775	1 073	1 148	110	317	24	86	8	4 541
September	1 588	766	1 114	168	367	6	142	22	4 173
October	1 313	1 055	1 040	233	459	60	29	3	4 192
November	1 044	786	1 016	160	203	32	77	188	3 506
December	1 647	819	1 354	125	402	24	43	469	4 883
2005									
January	1 031	432	1 005	508	133	29	46	453	3 637
February	1 685	770	845	73	431	21	91	—	3 916
March	1 321	885	766	301	366	24	26	50	3 739
April	1 485	848	718	157	615	14	4	—	3 841
TOTAL DWELLING UNITS									
2001-02	50 500	49 539	36 355	10 936	20 387	2 033	950	2 232	172 932
2002-03	50 005	48 212	41 304	10 878	21 799	2 145	950	3 170	178 463
2003-04	47 723	46 413	44 557	11 521	23 708	3 141	1 172	3 136	181 371
2004									
May	4 248	3 963	3 022	875	2 164	307	133	734	15 446
June	3 846	3 667	3 854	1 082	2 142	234	138	193	15 156
July	3 583	3 799	3 546	964	2 105	216	125	72	14 410
August	3 597	3 643	3 573	845	1 976	250	162	109	14 155
September	3 264	3 349	3 334	910	2 091	220	211	92	13 471
October	2 836	3 574	3 217	868	1 938	261	80	75	12 849
November	2 900	3 518	3 151	897	1 923	271	121	250	13 031
December	3 174	2 847	3 070	914	1 957	259	84	544	12 849
2005									
January	2 305	2 315	2 564	982	1 671	193	82	481	10 593
February	3 209	3 133	2 708	683	1 986	190	156	47	12 112
March	2 767	3 363	2 779	1 059	1 936	218	74	154	12 350
April	2 922	3 487	2 508	795	2 071	195	52	136	12 166

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2001-02	13 268	25 658	12 240	5 848	12 759	814	395	1 212
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								
May	688	1 851	819	392	1 203	92	28	110
June	732	1 915	841	592	1 118	79	31	73
July	612	1 901	918	411	972	77	45	72
August	762	1 605	1 002	454	1 202	92	54	101
September	645	1 630	928	421	1 192	81	38	70
October	623	1 685	833	396	898	72	34	72
November	721	1 806	850	432	1 245	92	22	62
December	589	1 247	705	486	1 137	75	22	75
2005								
January	466	1 240	600	262	1 102	52	20	28
February	639	1 570	776	376	1 155	47	44	47
March	569	1 650	741	434	1 153	81	37	104
April	554	1 731	676	414	992	70	37	136
OTHER DWELLINGS								
2001-02	18 998	11 714	5 190	1 407	2 406	54	232	1 018
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								
May	1 755	1 046	559	197	348	73	68	624
June	1 288	495	552	163	337	17	77	120
July	1 534	761	398	261	550	2	56	—
August	1 287	979	478	95	246	18	70	8
September	1 193	644	680	118	288	2	134	22
October	994	886	738	202	327	59	29	3
November	688	729	222	146	181	11	75	188
December	971	715	777	99	352	8	43	469
2005								
January	857	346	415	273	74	6	40	453
February	1 180	709	400	69	338	6	91	—
March	949	729	408	178	326	8	24	50
April	1 250	759	367	138	492	8	4	—
TOTAL DWELLING UNITS								
2001-02	32 266	37 372	17 430	7 255	15 165	868	627	2 230
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								
May	2 443	2 897	1 378	589	1 551	165	96	734
June	2 020	2 410	1 393	755	1 455	96	108	193
July	2 146	2 662	1 316	672	1 522	79	101	72
August	2 049	2 584	1 480	549	1 448	110	124	109
September	1 838	2 274	1 608	539	1 480	83	172	92
October	1 617	2 571	1 571	598	1 225	131	63	75
November	1 409	2 535	1 072	578	1 426	103	97	250
December	1 560	1 962	1 482	585	1 489	83	65	544
2005								
January	1 323	1 586	1 015	535	1 176	58	60	481
February	1 819	2 279	1 176	445	1 493	53	135	47
March	1 518	2 379	1 149	612	1 479	89	61	154
April	1 804	2 490	1 043	552	1 484	78	41	136

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
PRIVATE SECTOR						
2001-02	119 623	46 683	592	1 909	258	169 065
2002-03	114 814	56 523	818	1 841	381	174 377
2003-04	118 728	56 658	753	1 488	368	177 995
2004						
May	9 426	5 094	113	291	31	14 955
June	9 776	4 845	85	46	23	14 775
July	9 157	4 305	22	343	13	13 840
August	9 429	4 145	36	230	32	13 872
September	9 105	4 032	36	59	8	13 240
October	8 538	3 766	55	85	11	12 455
November	9 299	3 224	36	45	12	12 616
December	7 773	4 475	67	200	14	12 529
2005						
January	6 863	3 482	19	10	8	10 382
February	8 081	3 661	40	177	16	11 975
March	8 480	3 421	52	20	19	11 992
April	8 214	3 638	75	53	5	11 985
.....						
PUBLIC SECTOR						
2001-02	1 939	1 917	7	1	3	3 867
2002-03	2 081	1 992	12	—	1	4 086
2003-04	1 678	1 682	13	2	1	3 376
2004						
May	200	291	—	—	—	491
June	234	140	7	—	—	381
July	190	380	—	—	—	570
August	174	109	—	—	—	283
September	184	47	—	—	—	231
October	106	288	—	—	—	394
November	208	203	—	—	4	415
December	155	165	—	—	—	320
2005						
January	84	125	2	—	—	211
February	104	33	—	—	—	137
March	120	238	—	—	—	358
April	99	67	15	—	—	181
.....						
TOTAL						
2001-02	121 562	48 600	599	1 910	261	172 932
2002-03	116 895	58 515	830	1 841	382	178 463
2003-04	120 406	58 340	766	1 490	369	181 371
2004						
May	9 626	5 385	113	291	31	15 446
June	10 010	4 985	92	46	23	15 156
July	9 347	4 685	22	343	13	14 410
August	9 603	4 254	36	230	32	14 155
September	9 289	4 079	36	59	8	13 471
October	8 644	4 054	55	85	11	12 849
November	9 507	3 427	36	45	16	13 031
December	7 928	4 640	67	200	14	12 849
2005						
January	6 947	3 607	21	10	8	10 593
February	8 185	3 694	40	177	16	12 112
March	8 600	3 659	52	20	19	12 350
April	8 313	3 705	90	53	5	12 166

— 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	1 419	1 437	9	17	2	2 884
Vic.	2 622	756	55	33	—	3 466
Qld	1 764	715	3	2	—	2 484
SA	624	146	2	1	—	773
WA	1 435	566	6	—	3	2 010
Tas.	177	14	—	—	—	191
NT	43	4	—	—	—	47
ACT	130	—	—	—	—	130
Aust.	8 214	3 638	75	53	5	11 985
PUBLIC SECTOR						
NSW	13	23	2	—	—	38
Vic.	13	4	4	—	—	21
Qld	24	—	—	—	—	24
SA	13	—	9	—	—	22
WA	21	40	—	—	—	61
Tas.	4	—	—	—	—	4
NT	5	—	—	—	—	5
ACT	6	—	—	—	—	6
Aust.	99	67	15	—	—	181
TOTAL						
NSW	1 432	1 460	11	17	2	2 922
Vic.	2 635	760	59	33	—	3 487
Qld	1 788	715	3	2	—	2 508
SA	637	146	11	1	—	795
WA	1 456	606	6	—	3	2 071
Tas.	181	14	—	—	—	195
NT	48	4	—	—	—	52
ACT	136	—	—	—	—	136
Aust.	8 313	3 705	90	53	5	12 166

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

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.)										
2001-02	121 562	9 063	10 567	19 630	3 474	5 048	20 448	28 970	48 600	170 162
2002-03	116 895	9 500	11 938	21 438	3 662	5 555	27 860	37 077	58 515	175 410
2003-04	120 406	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	178 746
2004										
February	9 269	981	863	1 844	355	448	1 734	2 537	4 381	13 650
March	10 821	910	935	1 845	608	582	2 386	3 576	5 421	16 242
April	8 875	762	1 147	1 909	286	310	2 112	2 708	4 617	13 492
May	9 626	967	1 130	2 097	361	469	2 458	3 288	5 385	15 011
June	10 010	1 350	1 234	2 584	275	429	1 697	2 401	4 985	14 995
July	9 347	1 163	1 303	2 466	256	639	1 324	2 219	4 685	14 032
August	9 603	738	958	1 696	352	348	1 858	2 558	4 254	13 857
September	9 289	716	955	1 671	214	212	1 982	2 408	4 079	13 368
October	8 644	968	955	1 923	245	201	1 685	2 131	4 054	12 698
November	9 507	652	950	1 602	224	569	1 032	1 825	3 427	12 934
December	7 928	705	1 319	2 024	373	575	1 668	2 616	4 640	12 568
2005										
January	6 947	898	853	1 751	243	233	1 380	1 856	3 607	10 554
February	8 185	670	726	1 396	442	282	1 574	2 298	3 694	11 879
March	8 600	1 112	710	1 822	282	432	1 123	1 837	3 659	12 259
April	8 313	793	912	1 705	379	464	1 157	2 000	3 705	12 018
VALUE (\$m)										
2001-02	17 683.2	867.8	1 392.5	2 260.3	367.1	709.0	3 771.7	4 847.8	7 108.1	24 791.3
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	21 403.2	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	31 492.1
2004										
February	1 690.4	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 476.3
March	1 963.8	112.8	147.3	260.1	94.0	81.0	623.1	798.1	1 058.2	3 022.1
April	1 671.5	88.4	193.4	281.8	45.9	46.9	524.6	617.4	899.3	2 570.8
May	1 790.1	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	2 740.9
June	1 872.3	151.2	192.8	344.0	50.9	58.7	371.4	480.9	824.9	2 697.2
July	1 793.2	139.7	241.0	380.7	25.8	107.4	219.4	352.6	733.3	2 526.5
August	1 830.3	88.2	152.5	240.7	44.8	60.1	416.2	521.1	761.8	2 592.1
September	1 752.1	87.8	144.6	232.4	34.4	35.1	487.0	556.5	788.9	2 541.0
October	1 683.7	120.4	148.6	269.0	30.0	36.2	376.9	443.1	712.1	2 395.8
November	1 853.0	85.8	159.8	245.6	32.4	106.1	260.3	398.8	644.4	2 497.4
December	1 527.5	88.6	239.6	328.1	39.9	89.0	444.4	573.3	901.4	2 428.9
2005										
January	1 354.5	85.0	145.0	230.0	34.1	36.6	289.8	360.5	590.5	1 945.0
February	1 596.9	90.1	135.1	225.2	59.9	61.2	472.1	593.2	818.4	2 415.3
March	1 707.2	128.6	127.1	255.7	45.0	89.9	249.7	384.6	640.3	2 347.5
April	1 635.4	92.7	147.8	240.4	81.4	94.7	208.7	384.9	625.3	2 260.7

(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	1 432	109	304	413	99	216	732	1 047	1 460	2 892
Vic.	2 635	216	312	528	45	46	141	232	760	3 395
Qld	1 788	141	158	299	189	158	69	416	715	2 503
SA	637	66	68	134	4	—	8	12	146	783
WA	1 456	247	68	315	40	44	207	291	606	2 062
Tas.	181	12	—	12	2	—	—	2	14	195
NT	48	2	2	4	—	—	—	—	4	52
ACT	136	—	—	—	—	—	—	—	—	136
Aust.	8 313	793	912	1 705	379	464	1 157	2 000	3 705	12 018
VALUE (\$m)										
NSW	316.6	14.3	47.7	62.0	14.4	35.4	123.9	173.7	235.7	552.3
Vic.	526.4	27.4	48.2	75.5	4.3	7.6	35.7	47.5	123.1	649.4
Qld	374.8	17.5	27.2	44.7	55.2	44.8	8.7	108.7	153.4	528.1
SA	95.5	6.7	10.4	17.2	0.4	—	5.1	5.5	22.7	118.2
WA	254.0	24.9	13.9	38.8	7.0	6.9	35.4	49.3	88.1	342.0
Tas.	30.5	1.4	—	1.4	0.2	—	—	0.2	1.6	32.1
NT	10.4	0.4	0.4	0.8	—	—	—	—	0.8	11.2
ACT	27.2	—	—	—	—	—	—	—	—	27.2
Aust.	1 635.4	92.7	147.8	240.4	81.4	94.7	208.7	384.9	625.3	2 260.7

— 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					
March	3 022.1	433.9	3 456.0	1 355.8	4 811.8
April	2 570.8	398.8	2 969.6	1 394.7	4 364.3
May	2 740.9	486.4	3 227.3	1 631.1	4 858.4
June	2 697.2	464.1	3 161.3	1 293.6	4 454.9
July	2 526.5	452.8	2 979.4	1 446.1	4 425.4
August	2 592.1	490.0	3 082.1	1 774.9	4 857.0
September	2 541.0	428.5	2 969.5	1 480.2	4 449.7
October	2 395.8	421.5	2 817.4	1 589.4	4 406.8
November	2 497.4	424.8	2 922.2	1 484.3	4 406.5
December	2 428.9	391.6	2 820.5	1 245.7	4 066.2
2005					
January	1 945.0	314.4	2 259.4	1 466.2	3 725.6
February	2 415.3	412.5	2 827.8	1 613.7	4 441.6
March	2 347.5	433.4	2 780.9	1 727.5	4 508.4
April	2 260.7	407.4	2 668.0	1 784.5	4 452.5
SEASONALLY ADJUSTED					
2004					
March	2 903.7	401.1	3 304.8	na	4 660.6
April	2 684.0	435.9	3 119.9	na	4 514.6
May	2 697.7	438.2	3 135.9	na	4 767.0
June	2 597.5	444.3	3 041.8	na	4 335.4
July	2 434.5	460.7	2 895.1	na	4 341.2
August	2 436.7	426.8	2 863.5	na	4 638.4
September	2 328.9	393.4	2 722.4	na	4 202.6
October	2 397.9	406.3	2 804.2	na	4 393.6
November	2 361.3	426.3	2 787.7	na	4 271.9
December	2 560.6	433.3	2 993.9	na	4 239.6
2005					
January	2 425.2	426.2	2 851.4	na	4 317.5
February	2 560.3	435.9	2 996.2	na	4 609.9
March	2 389.3	425.5	2 814.8	na	4 542.3
April	2 290.4	431.8	2 722.2	na	4 506.7
TREND					
2004					
March	2 640.2	420.2	3 060.3	1 352.9	4 413.2
April	2 654.8	426.0	3 080.8	1 382.3	4 463.1
May	2 629.4	430.6	3 060.0	1 415.1	4 475.1
June	2 569.2	430.8	3 000.0	1 453.1	4 453.1
July	2 492.8	426.9	2 919.7	1 498.7	4 418.4
August	2 421.0	420.9	2 841.9	1 528.5	4 370.4
September	2 376.0	416.3	2 792.3	1 526.4	4 318.7
October	2 368.1	414.9	2 783.0	1 499.0	4 282.0
November	2 389.1	417.3	2 806.3	1 464.8	4 271.1
December	2 416.0	421.2	2 837.2	1 443.5	4 280.7
2005					
January	2 429.8	424.5	2 854.3	1 458.2	4 312.5
February	2 427.8	426.4	2 854.2	1 508.3	4 362.5
March	2 415.2	427.9	2 843.1	1 574.1	4 417.2
April	2 392.8	427.9	2 820.7	1 634.1	4 454.8

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					
March	22.0	11.1	20.6	8.4	16.9
April	-14.9	-8.1	-14.1	2.9	-9.3
May	6.6	22.0	8.7	16.9	11.3
June	-1.6	-4.6	-2.0	-20.7	-8.3
July	-6.3	-2.4	-5.8	11.8	-0.7
August	2.6	8.2	3.4	22.7	9.8
September	-2.0	-12.6	-3.7	-16.6	-8.4
October	-5.7	-1.6	-5.1	7.4	-1.0
November	4.2	0.8	3.7	-6.6	—
December	-2.7	-7.8	-3.5	-16.1	-7.7
2005					
January	-19.9	-19.7	-19.9	17.7	-8.4
February	24.2	31.2	25.2	10.1	19.2
March	-2.8	5.1	-1.7	7.1	1.5
April	-3.7	-6.0	-4.1	3.3	-1.2
SEASONALLY ADJUSTED					
2004					
March	10.4	-2.6	8.6	na	8.6
April	-7.6	8.7	-5.6	na	-3.1
May	0.5	0.5	0.5	na	5.6
June	-3.7	1.4	-3.0	na	-9.1
July	-6.3	3.7	-4.8	na	0.1
August	0.1	-7.4	-1.1	na	6.8
September	-4.4	-7.8	-4.9	na	-9.4
October	3.0	3.3	3.0	na	4.5
November	-1.5	4.9	-0.6	na	-2.8
December	8.4	1.6	7.4	na	-0.8
2005					
January	-5.3	-1.6	-4.8	na	1.8
February	5.6	2.3	5.1	na	6.8
March	-6.7	-2.4	-6.1	na	-1.5
April	-4.1	1.5	-3.3	na	-0.8
TREND					
2004					
March	1.3	0.8	1.2	1.6	1.3
April	0.6	1.4	0.7	2.2	1.1
May	-1.0	1.1	-0.7	2.4	0.3
June	-2.3	0.1	-2.0	2.7	-0.5
July	-3.0	-0.9	-2.7	3.1	-0.8
August	-2.9	-1.4	-2.7	2.0	-1.1
September	-1.9	-1.1	-1.7	-0.1	-1.2
October	-0.3	-0.3	-0.3	-1.8	-0.8
November	0.9	0.6	0.8	-2.3	-0.3
December	1.1	0.9	1.1	-1.5	0.2
2005					
January	0.6	0.8	0.6	1.0	0.7
February	-0.1	0.5	—	3.4	1.2
March	-0.5	0.3	-0.4	4.4	1.3
April	-0.9	—	-0.8	3.8	0.9

— 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									
February	1 401.2	1 143.3	810.0	178.9	435.5	47.6	25.6	75.3	4 117.5
March	1 169.1	1 405.8	1 429.9	220.1	441.2	61.9	35.5	48.3	4 811.8
April	1 246.7	1 260.0	955.8	275.3	393.3	61.8	41.6	129.7	4 364.3
May	1 478.9	1 539.1	833.5	200.5	554.9	100.1	36.3	115.0	4 858.4
June	1 388.2	1 120.3	1 050.1	240.9	487.8	57.2	40.6	69.8	4 454.9
July	1 187.9	1 370.6	1 019.9	218.4	494.7	48.1	46.9	39.0	4 425.4
August	1 429.2	1 262.6	1 262.4	224.1	493.4	72.0	55.7	57.7	4 857.0
September	1 353.3	1 153.2	1 020.5	231.9	540.9	49.9	73.8	26.1	4 449.7
October	1 031.1	1 197.3	1 296.1	286.0	451.5	67.1	37.5	40.0	4 406.8
November	1 152.6	1 233.4	1 035.2	233.0	524.9	74.0	65.8	87.6	4 406.5
December	1 061.7	1 000.8	969.3	206.1	540.2	84.9	52.8	150.3	4 066.2
2005									
January	1 015.2	847.5	806.4	300.8	436.3	64.2	35.8	219.4	3 725.6
February	1 208.7	1 092.1	1 147.9	184.9	641.6	65.2	71.4	29.8	4 441.6
March	1 479.9	1 085.3	1 010.1	349.4	430.2	53.7	42.8	57.0	4 508.4
April	1 200.3	1 305.8	945.2	260.1	524.6	110.9	51.4	54.3	4 452.5
SEASONALLY ADJUSTED									
2004									
February	1 430.5	1 190.8	879.7	197.1	436.1	na	na	na	4 292.6
March	1 155.1	1 387.7	1 333.3	202.9	439.1	na	na	na	4 660.6
April	1 340.5	1 227.3	993.6	288.7	421.8	na	na	na	4 514.6
May	1 422.4	1 562.6	849.6	196.1	529.8	na	na	na	4 767.0
June	1 364.9	1 098.3	992.1	240.7	466.0	na	na	na	4 335.4
July	1 154.6	1 380.5	1 000.9	205.1	463.8	na	na	na	4 341.2
August	1 371.4	1 199.4	1 178.8	220.8	485.1	na	na	na	4 638.4
September	1 280.8	1 093.1	938.0	221.2	520.3	na	na	na	4 202.6
October	1 028.8	1 132.7	1 326.5	295.0	469.9	na	na	na	4 393.6
November	1 112.3	1 224.8	991.0	218.8	507.7	na	na	na	4 271.9
December	1 081.3	1 067.4	1 049.1	200.4	550.9	na	na	na	4 239.6
2005									
January	1 205.1	953.6	966.2	322.6	501.1	na	na	na	4 317.5
February	1 222.7	1 141.8	1 224.1	203.7	641.6	na	na	na	4 609.9
March	1 515.4	1 121.8	935.5	340.2	463.9	na	na	na	4 542.3
April	1 251.9	1 251.6	967.2	272.5	547.3	na	na	na	4 506.7
TREND									
2004									
February	1 261.7	1 275.9	979.6	221.4	445.9	na	na	na	4 354.9
March	1 283.7	1 313.6	970.2	219.1	447.6	na	na	na	4 413.2
April	1 302.0	1 331.5	965.7	222.2	455.3	na	na	na	4 463.1
May	1 305.1	1 323.1	968.9	226.6	465.6	na	na	na	4 475.1
June	1 292.6	1 292.8	988.9	225.7	475.2	na	na	na	4 453.1
July	1 267.3	1 254.8	1 026.5	222.9	482.9	na	na	na	4 418.4
August	1 229.3	1 211.9	1 063.5	220.6	490.2	na	na	na	4 370.4
September	1 182.6	1 168.8	1 088.9	219.9	498.1	na	na	na	4 318.7
October	1 143.8	1 130.5	1 101.3	223.8	503.9	na	na	na	4 282.0
November	1 135.6	1 103.1	1 093.5	232.1	505.6	na	na	na	4 271.1
December	1 155.2	1 089.4	1 074.4	243.0	501.3	na	na	na	4 280.7
2005									
January	1 197.7	1 089.8	1 054.0	255.8	491.7	na	na	na	4 312.5
February	1 253.3	1 103.2	1 034.4	268.9	481.2	na	na	na	4 362.5
March	1 306.8	1 125.5	1 017.0	281.0	471.4	na	na	na	4 417.2
April	1 358.8	1 148.9	985.2	290.5	465.4	na	na	na	4 454.8

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
February	45.4	-4.8	-19.6	-10.8	18.4	3.7	-15.7	79.1	6.7
March	-16.6	23.0	76.5	23.0	1.3	30.0	38.7	-35.8	16.9
April	6.6	-10.4	-33.2	25.1	-10.9	-0.2	17.2	168.5	-9.3
May	18.6	22.1	-12.8	-27.2	41.1	61.8	-12.7	-11.4	11.3
June	-6.1	-27.2	26.0	20.1	-12.1	-42.8	11.8	-39.3	-8.3
July	-14.4	22.3	-2.9	-9.3	1.4	-15.8	15.4	-44.1	-0.7
August	20.3	-7.9	23.8	2.6	-0.3	49.5	18.8	47.9	9.8
September	-5.3	-8.7	-19.2	3.5	9.6	-30.6	32.5	-54.8	-8.4
October	-23.8	3.8	27.0	23.3	-16.5	34.5	-49.2	53.5	-1.0
November	11.8	3.0	-20.1	-18.5	16.3	10.2	75.3	118.9	—
December	-7.9	-18.9	-6.4	-11.6	2.9	14.9	-19.6	71.6	-7.7
2005									
January	-4.4	-15.3	-16.8	46.0	-19.2	-24.4	-32.2	46.0	-8.4
February	19.1	28.9	42.3	-38.5	47.1	1.6	99.1	-86.4	19.2
March	22.4	-0.6	-12.0	88.9	-32.9	-17.7	-40.0	91.6	1.5
April	-18.9	20.3	-6.4	-25.6	21.9	106.6	20.2	-4.7	-1.2
SEASONALLY ADJUSTED									
2004									
February	24.5	-8.7	-22.6	-11.8	2.6	na	na	na	-2.0
March	-19.3	16.5	51.6	3.0	0.7	na	na	na	8.6
April	16.1	-11.6	-25.5	42.3	-3.9	na	na	na	-3.1
May	6.1	27.3	-14.5	-32.1	25.6	na	na	na	5.6
June	-4.0	-29.7	16.8	22.7	-12.0	na	na	na	-9.1
July	-15.4	25.7	0.9	-14.8	-0.5	na	na	na	0.1
August	18.8	-13.1	17.8	7.7	4.6	na	na	na	6.8
September	-6.6	-8.9	-20.4	0.2	7.3	na	na	na	-9.4
October	-19.7	3.6	41.4	33.4	-9.7	na	na	na	4.5
November	8.1	8.1	-25.3	-25.8	8.0	na	na	na	-2.8
December	-2.8	-12.8	5.9	-8.4	8.5	na	na	na	-0.8
2005									
January	11.4	-10.7	-7.9	60.9	-9.0	na	na	na	1.8
February	1.5	19.7	26.7	-36.8	28.0	na	na	na	6.8
March	23.9	-1.8	-23.6	67.0	-27.7	na	na	na	-1.5
April	-17.4	11.6	3.4	-19.9	18.0	na	na	na	-0.8
TREND									
2004									
February	2.2	3.3	-1.6	-4.7	-0.4	na	na	na	1.0
March	1.7	3.0	-1.0	-1.0	0.4	na	na	na	1.3
April	1.4	1.4	-0.5	1.4	1.7	na	na	na	1.1
May	0.2	-0.6	0.3	2.0	2.3	na	na	na	0.3
June	-1.0	-2.3	2.1	-0.4	2.1	na	na	na	-0.5
July	-2.0	-2.9	3.8	-1.2	1.6	na	na	na	-0.8
August	-3.0	-3.4	3.6	-1.0	1.5	na	na	na	-1.1
September	-3.8	-3.6	2.4	-0.3	1.6	na	na	na	-1.2
October	-3.3	-3.3	1.1	1.8	1.2	na	na	na	-0.8
November	-0.7	-2.4	-0.7	3.7	0.3	na	na	na	-0.3
December	1.7	-1.2	-1.7	4.7	-0.8	na	na	na	0.2
2005									
January	3.7	—	-1.9	5.3	-1.9	na	na	na	0.7
February	4.6	1.2	-1.9	5.1	-2.1	na	na	na	1.2
March	4.3	2.0	-1.7	4.5	-2.0	na	na	na	1.3
April	4.0	2.1	-3.1	3.4	-1.3	na	na	na	0.9

— 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									
February	880.2	778.9	630.2	129.7	352.0	33.3	18.5	43.9	2 866.8
March	895.5	831.4	1 123.2	158.3	341.6	46.8	19.0	40.2	3 456.0
April	871.2	813.5	752.4	135.2	274.5	50.8	20.6	51.5	2 969.6
May	902.6	1 005.1	611.5	148.1	354.7	68.7	26.3	110.3	3 227.3
June	881.9	810.3	835.0	176.0	348.4	44.3	29.7	35.8	3 161.3
July	822.4	811.3	724.3	159.3	369.5	39.4	30.2	22.9	2 979.4
August	825.8	822.5	820.7	147.8	354.8	46.1	36.3	28.0	3 082.1
September	783.6	798.8	722.9	155.4	401.1	41.8	45.5	20.4	2 969.5
October	683.3	810.5	713.5	178.4	342.3	46.9	21.3	21.1	2 817.4
November	679.7	805.9	765.3	168.2	374.6	47.7	31.2	49.6	2 922.2
December	762.6	684.3	642.8	157.0	375.6	48.9	18.0	131.4	2 820.5
2005									
January	536.3	547.8	582.2	132.0	292.1	42.1	19.6	107.4	2 259.4
February	773.9	750.2	706.0	133.5	360.2	35.9	53.0	15.1	2 827.8
March	708.2	771.1	654.7	182.6	347.9	47.6	25.8	42.8	2 780.9
April	669.9	792.8	599.3	144.5	372.2	39.8	15.2	34.3	2 668.0
SEASONALLY ADJUSTED									
2004									
February	909.5	826.3	699.9	147.9	352.5	na	na	na	3 042.0
March	881.4	813.3	1 026.6	141.1	339.6	na	na	na	3 304.8
April	965.1	780.8	790.2	148.6	303.0	na	na	na	3 119.9
May	846.1	1 028.5	627.6	143.7	329.6	na	na	na	3 135.9
June	858.5	788.3	777.0	175.8	326.5	na	na	na	3 041.8
July	789.1	821.2	705.4	146.0	338.6	na	na	na	2 895.1
August	768.0	759.3	737.1	144.6	346.5	na	na	na	2 863.5
September	711.1	738.7	640.4	144.6	380.5	na	na	na	2 722.4
October	681.0	745.8	743.9	187.3	360.8	na	na	na	2 804.2
November	639.4	797.2	721.1	154.1	357.4	na	na	na	2 787.7
December	782.2	750.9	722.6	151.3	386.3	na	na	na	2 993.9
2005									
January	726.2	653.9	742.0	153.8	356.9	na	na	na	2 851.4
February	787.8	799.9	782.2	152.3	360.2	na	na	na	2 996.2
March	743.6	807.6	580.1	173.5	381.6	na	na	na	2 814.8
April	721.5	738.6	621.3	156.9	394.9	na	na	na	2 722.2
TREND									
2004									
February	867.5	835.7	733.4	147.6	332.7	na	na	na	3 023.3
March	886.9	846.4	734.6	149.1	327.3	na	na	na	3 060.3
April	893.4	853.7	733.4	151.0	324.9	na	na	na	3 080.8
May	879.6	848.6	727.3	151.9	327.0	na	na	na	3 060.0
June	845.6	830.6	720.0	151.6	331.7	na	na	na	3 000.0
July	799.2	807.6	712.8	150.5	340.1	na	na	na	2 919.7
August	752.4	782.8	707.4	148.5	350.4	na	na	na	2 841.9
September	719.0	759.2	709.9	146.2	359.7	na	na	na	2 792.3
October	703.7	744.5	719.3	145.3	365.0	na	na	na	2 783.0
November	706.8	742.1	726.4	147.0	366.8	na	na	na	2 806.3
December	720.1	745.2	726.3	150.8	367.8	na	na	na	2 837.2
2005									
January	735.3	747.2	716.6	154.8	369.4	na	na	na	2 854.3
February	746.2	750.8	697.3	158.1	372.7	na	na	na	2 854.2
March	752.3	755.5	673.9	160.9	376.8	na	na	na	2 843.1
April	755.3	759.2	644.6	163.3	382.4	na	na	na	2 820.7

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									
February	521.0	364.4	179.8	49.2	83.6	14.3	7.0	31.3	1 250.6
March	273.6	574.4	306.6	61.8	99.6	15.1	16.5	8.2	1 355.8
April	375.5	446.5	203.5	140.1	118.8	11.1	21.0	78.2	1 394.7
May	576.3	534.0	222.0	52.4	200.2	31.4	10.1	4.7	1 631.1
June	506.3	310.0	215.1	64.9	139.4	12.9	10.9	34.0	1 293.6
July	365.5	559.3	295.5	59.1	125.2	8.7	16.7	16.1	1 446.1
August	603.4	440.1	441.7	76.3	138.6	25.8	19.4	29.7	1 774.9
September	569.7	354.4	297.6	76.5	139.8	8.2	28.2	5.7	1 480.2
October	347.8	386.8	582.6	107.7	109.1	20.2	16.2	18.9	1 589.4
November	472.9	427.6	269.9	64.8	150.3	26.3	34.6	38.0	1 484.3
December	299.1	316.6	326.5	49.1	164.6	36.0	34.9	18.9	1 245.7
2005									
January	479.0	299.7	224.2	168.8	144.2	22.1	16.2	112.0	1 466.2
February	434.9	341.9	441.9	51.4	281.4	29.3	18.3	14.7	1 613.7
March	771.7	314.2	355.4	166.7	82.3	6.0	17.0	14.2	1 727.5
April	530.4	513.0	345.9	115.6	152.3	71.0	36.2	20.0	1 784.5

TREND									
2004									
February	394.2	440.1	246.2	73.8	113.2	na	na	na	1 331.6
March	396.8	467.2	235.6	70.0	120.3	na	na	na	1 352.9
April	408.6	477.7	232.4	71.2	130.4	na	na	na	1 382.3
May	425.5	474.5	241.6	74.6	138.6	na	na	na	1 415.1
June	447.0	462.2	268.9	74.0	143.5	na	na	na	1 453.1
July	468.2	447.2	313.7	72.3	142.8	na	na	na	1 498.7
August	476.8	429.1	356.1	72.1	139.8	na	na	na	1 528.5
September	463.6	409.6	379.0	73.8	138.3	na	na	na	1 526.4
October	440.2	386.0	382.0	78.5	138.9	na	na	na	1 499.0
November	428.7	361.0	367.0	85.1	138.7	na	na	na	1 464.8
December	435.1	344.3	348.1	92.1	133.6	na	na	na	1 443.5
2005									
January	462.4	342.6	337.3	101.0	122.3	na	na	na	1 458.2
February	507.1	352.4	337.1	110.8	108.5	na	na	na	1 508.3
March	554.5	370.0	343.1	120.1	94.6	na	na	na	1 574.1
April	603.5	389.7	340.5	127.2	83.0	na	na	na	1 634.1

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								
2001-02	17 428.7	6 894.7	66.1	3 477.9	276.3	28 143.7	9 947.6	38 091.2
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	21 133.6	9 858.7	118.0	4 630.0	287.8	36 028.1	12 912.5	48 940.6
2004								
May	1 753.7	904.1	16.4	389.7	65.2	3 129.1	1 229.6	4 358.6
June	1 838.5	804.7	24.8	420.6	5.5	3 094.1	1 030.4	4 124.5
July	1 754.9	670.9	2.4	403.1	43.9	2 875.3	1 161.4	4 036.6
August	1 796.1	746.0	3.8	431.6	34.5	3 012.0	1 468.7	4 480.6
September	1 722.3	783.5	3.4	406.9	5.0	2 921.1	1 198.0	4 119.0
October	1 664.0	656.9	6.6	390.9	9.3	2 727.7	1 264.7	3 992.4
November	1 810.9	597.0	3.8	405.2	4.4	2 821.3	1 209.3	4 030.6
December	1 501.0	877.2	8.5	334.4	35.8	2 756.9	902.6	3 659.6
2005								
January	1 335.4	572.1	3.1	297.0	1.8	2 209.3	1 057.7	3 267.0
February	1 575.5	811.6	6.1	362.9	25.7	2 781.8	1 196.9	3 978.7
March	1 685.8	602.6	7.8	410.8	1.8	2 708.9	1 460.8	4 169.7
April	1 616.5	617.5	8.3	375.2	2.6	2 620.1	1 464.5	4 084.6
PUBLIC SECTOR								
2001-02	254.5	213.4	0.4	156.6	0.1	625.0	3 796.3	4 421.3
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	3 917.5	4 578.8
2004								
May	36.4	46.7	—	15.1	—	98.2	401.5	499.8
June	33.9	20.2	1.1	12.1	—	67.2	263.2	330.4
July	38.3	62.4	—	3.4	—	104.1	284.7	388.8
August	34.2	15.8	—	20.1	—	70.1	306.3	376.4
September	29.8	5.4	—	13.2	—	48.4	282.2	330.7
October	19.7	55.2	—	14.7	—	89.7	324.7	414.3
November	42.1	47.4	—	11.4	—	100.9	275.0	375.9
December	26.5	24.2	—	12.8	—	63.5	343.1	406.6
2005								
January	19.2	18.4	1.5	11.0	—	50.1	408.5	458.6
February	21.5	6.7	—	17.8	—	46.0	416.8	462.9
March	21.4	37.6	—	13.0	—	72.0	266.7	338.7
April	18.9	7.8	4.4	16.7	—	47.9	320.0	368.0
TOTAL								
2001-02	17 683.2	7 108.1	66.5	3 634.5	276.4	28 768.7	13 743.9	42 512.5
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	21 403.2	10 089.0	119.7	4 789.4	288.2	36 689.4	16 830.0	53 519.4
2004								
May	1 790.1	950.8	16.4	404.9	65.2	3 227.3	1 631.1	4 858.4
June	1 872.3	824.9	25.9	432.7	5.5	3 161.3	1 293.6	4 454.9
July	1 793.2	733.3	2.4	406.5	43.9	2 979.4	1 446.1	4 425.4
August	1 830.3	761.8	3.8	451.7	34.5	3 082.1	1 774.9	4 857.0
September	1 752.1	788.9	3.4	420.1	5.0	2 969.5	1 480.2	4 449.7
October	1 683.7	712.1	6.6	405.7	9.3	2 817.4	1 589.4	4 406.8
November	1 853.0	644.4	3.8	416.6	4.4	2 922.2	1 484.3	4 406.5
December	1 527.5	901.4	8.5	347.3	35.8	2 820.5	1 245.7	4 066.2
2005								
January	1 354.5	590.5	4.6	308.0	1.8	2 259.4	1 466.2	3 725.6
February	1 596.9	818.4	6.1	380.7	25.7	2 827.8	1 613.7	4 441.6
March	1 707.2	640.3	7.8	423.8	1.8	2 780.9	1 727.5	4 508.4
April	1 635.4	625.3	12.8	392.0	2.6	2 668.0	1 784.5	4 452.5

— 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	314.2	232.3	1.4	113.5	0.7	662.1	459.2	1 121.3
Vic.	524.2	122.6	5.0	123.5	1.8	777.0	449.2	1 226.2
Qld	369.4	153.4	1.0	67.9	0.2	591.9	272.6	864.5
SA	94.1	22.7	0.4	23.9	—	141.0	100.9	241.9
WA	249.9	84.2	0.6	29.1	—	363.8	144.1	507.8
Tas.	30.0	1.6	—	7.7	—	39.4	15.4	54.8
NT	9.1	0.8	—	2.7	—	12.5	13.3	25.8
ACT	25.5	—	—	7.0	—	32.5	9.7	42.2
Aust.	1 616.5	617.5	8.3	375.2	2.6	2 620.1	1 464.5	4 084.6
PUBLIC SECTOR								
NSW	2.4	3.4	1.6	0.5	—	7.9	71.2	79.1
Vic.	2.2	0.5	0.8	12.3	—	15.8	63.8	79.6
Qld	5.4	—	—	2.0	—	7.4	73.3	80.7
SA	1.4	—	2.1	—	—	3.5	14.7	18.1
WA	4.0	3.9	—	0.5	—	8.5	8.3	16.7
Tas.	0.5	—	—	—	—	0.5	55.6	56.1
NT	1.3	—	—	1.4	—	2.7	22.9	25.6
ACT	1.7	—	—	—	—	1.7	10.3	12.1
Aust.	18.9	7.8	4.4	16.7	—	47.9	320.0	368.0
TOTAL								
NSW	316.6	235.7	2.9	114.0	0.7	669.9	530.4	1 200.3
Vic.	526.4	123.1	5.8	135.8	1.8	792.8	513.0	1 305.8
Qld	374.8	153.4	1.0	70.0	0.2	599.3	345.9	945.2
SA	95.5	22.7	2.4	23.9	—	144.5	115.6	260.1
WA	254.0	88.1	0.6	29.6	—	372.2	152.3	524.6
Tas.	30.5	1.6	—	7.7	—	39.8	71.0	110.9
NT	10.4	0.8	—	4.0	—	15.2	36.2	51.4
ACT	27.2	—	—	7.0	—	34.3	20.0	54.3
Aust.	1 635.4	625.3	12.8	392.0	2.6	2 668.0	1 784.5	4 452.5

— 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	183.7	81.6	93.5	29.6	88.5	1.5	1.6	7.1	487.2
Transport	16.2	39.0	6.5	—	1.1	—	7.2	—	70.0
Offices	28.6	68.6	20.4	36.3	12.9	1.0	1.8	9.1	178.7
Other commercial n.e.c.	0.7	3.0	2.1	0.5	—	0.2	—	—	6.4
<i>Total commercial</i>	<i>229.3</i>	<i>192.1</i>	<i>122.5</i>	<i>66.4</i>	<i>102.5</i>	<i>2.7</i>	<i>10.5</i>	<i>16.3</i>	<i>742.3</i>
Industrial									
Factories	34.3	55.3	8.2	4.4	2.9	1.8	—	—	106.9
Warehouses	28.7	80.4	36.2	12.2	13.2	0.2	12.0	1.1	184.0
Agricultural/aquacultural	4.0	4.3	2.0	2.1	0.4	0.2	—	—	13.0
Other industrial n.e.c.	5.7	1.5	2.9	0.4	0.1	0.1	0.3	—	10.9
<i>Total industrial</i>	<i>72.7</i>	<i>141.4</i>	<i>49.2</i>	<i>19.1</i>	<i>16.7</i>	<i>2.3</i>	<i>12.3</i>	<i>1.1</i>	<i>314.8</i>
Other non-residential									
Educational	64.9	32.7	81.4	18.8	8.2	1.9	10.6	1.7	220.1
Religious	0.5	6.5	0.5	0.2	0.1	0.4	—	—	8.1
Aged care facilities	18.8	64.5	4.7	0.3	3.0	0.2	0.1	—	91.4
Health	3.5	12.7	3.4	2.4	2.0	—	0.8	0.4	25.2
Entertainment and recreation	25.5	23.8	10.1	1.7	4.0	0.2	0.8	—	66.1
Accommodation	105.8	24.1	58.5	5.7	12.1	10.0	0.8	—	217.0
Other non-residential n.e.c.	9.4	15.2	15.6	1.1	3.6	53.4	0.3	0.6	99.3
<i>Total other non-residential</i>	<i>228.4</i>	<i>179.5</i>	<i>174.2</i>	<i>30.1</i>	<i>33.1</i>	<i>66.0</i>	<i>13.4</i>	<i>2.7</i>	<i>727.4</i>
Total non-residential	530.4	513.0	345.9	115.6	152.3	71.0	36.2	20.0	1 784.5

— 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	178.9	79.4	93.3	29.6	88.5	1.5	1.6	7.1	480.1
Transport	16.2	39.0	0.5	—	1.1	—	7.2	—	64.0
Offices	26.6	65.2	18.5	34.1	9.2	0.9	1.3	0.6	156.3
Other commercial n.e.c.	0.7	1.8	2.1	0.4	—	0.2	—	—	5.1
<i>Total commercial</i>	<i>222.4</i>	<i>185.3</i>	<i>114.4</i>	<i>64.1</i>	<i>98.8</i>	<i>2.6</i>	<i>10.0</i>	<i>7.7</i>	<i>705.4</i>
Industrial									
Factories	33.9	55.3	8.2	4.4	2.8	1.8	—	—	106.4
Warehouses	26.7	80.1	36.0	12.0	13.2	0.2	1.0	1.1	170.3
Agricultural/aquacultural	3.7	4.3	2.0	2.1	0.4	0.2	—	—	12.7
Other industrial n.e.c.	4.8	1.5	2.7	0.4	0.1	0.1	0.3	—	9.9
<i>Total industrial</i>	<i>69.1</i>	<i>141.2</i>	<i>48.9</i>	<i>18.9</i>	<i>16.6</i>	<i>2.3</i>	<i>1.3</i>	<i>1.1</i>	<i>299.3</i>
Other non-residential									
Educational	17.2	9.5	28.4	8.5	7.2	—	0.3	—	71.0
Religious	0.5	6.5	0.5	0.2	0.1	0.4	—	—	8.1
Aged care facilities	18.8	58.4	4.7	0.3	3.0	0.2	0.1	—	85.3
Health	1.3	4.7	2.7	1.6	1.4	—	—	0.4	12.2
Entertainment and recreation	19.5	14.7	8.1	0.7	2.9	—	0.8	—	46.5
Accommodation	105.8	22.9	58.5	5.7	12.1	10.0	0.8	—	215.9
Other non-residential n.e.c.	4.6	5.9	6.6	1.1	1.9	—	—	0.5	20.6
<i>Total other non-residential</i>	<i>167.7</i>	<i>122.7</i>	<i>109.4</i>	<i>17.9</i>	<i>28.6</i>	<i>10.5</i>	<i>2.0</i>	<i>0.9</i>	<i>459.7</i>
Total non-residential	459.2	449.2	272.6	100.9	144.1	15.4	13.3	9.7	1 464.5
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	4.8	2.2	0.1	—	—	—	—	—	7.2
Transport	—	—	6.0	—	—	—	—	—	6.0
Offices	2.0	3.4	1.9	2.2	3.7	0.1	0.5	8.6	22.5
Other commercial n.e.c.	—	1.2	—	0.1	—	—	—	—	1.3
<i>Total commercial</i>	<i>6.9</i>	<i>6.8</i>	<i>8.1</i>	<i>2.3</i>	<i>3.7</i>	<i>0.1</i>	<i>0.5</i>	<i>8.6</i>	<i>36.9</i>
Industrial									
Factories	0.4	—	—	—	0.1	—	—	—	0.5
Warehouses	2.1	0.2	0.2	0.2	—	—	11.0	—	13.7
Agricultural/aquacultural	0.3	—	—	—	—	—	—	—	0.3
Other industrial n.e.c.	0.9	—	0.2	—	—	—	—	—	1.0
<i>Total industrial</i>	<i>3.6</i>	<i>0.2</i>	<i>0.3</i>	<i>0.2</i>	<i>0.1</i>	<i>—</i>	<i>11.0</i>	<i>—</i>	<i>15.5</i>
Other non-residential									
Educational	47.7	23.2	53.1	10.3	1.0	1.9	10.2	1.7	149.1
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	6.1	—	—	—	—	—	—	6.1
Health	2.2	7.9	0.7	0.8	0.6	—	0.8	—	13.1
Entertainment and recreation	6.0	9.1	2.0	1.0	1.1	0.2	—	—	19.5
Accommodation	—	1.1	—	—	—	—	—	—	1.1
Other non-residential n.e.c.	4.8	9.3	9.1	0.1	1.6	53.4	0.3	0.1	78.7
<i>Total other non-residential</i>	<i>60.7</i>	<i>56.8</i>	<i>64.9</i>	<i>12.2</i>	<i>4.4</i>	<i>55.5</i>	<i>11.4</i>	<i>1.8</i>	<i>267.6</i>
Total non-residential	71.2	63.8	73.3	14.7	8.3	55.6	22.9	10.3	320.0

— 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	516	38	16	570
Transport	18	—	5	23
Offices	305	20	6	331
Other commercial n.e.c.	17	1	—	18
<i>Total commercial</i>	<i>856</i>	<i>59</i>	<i>27</i>	<i>942</i>
Industrial				
Factories	127	17	3	147
Warehouses	149	31	6	186
Agricultural/aquacultural	38	3	—	41
Other industrial n.e.c.	43	2	—	45
<i>Total industrial</i>	<i>357</i>	<i>53</i>	<i>9</i>	<i>419</i>
Other non-residential				
Educational	123	22	9	154
Religious	10	1	—	11
Aged care facilities	14	7	5	26
Health	48	7	—	55
Entertainment and recreation	77	20	1	98
Accommodation	38	9	6	53
Other non-residential n.e.c.	104	8	1	113
<i>Total other non-residential</i>	<i>414</i>	<i>74</i>	<i>22</i>	<i>510</i>
Total non-residential	1 627	186	58	1 871

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	85.5	85.1	316.6	487.2
Transport	4.8	—	65.2	70.0
Offices	74.8	38.3	65.7	178.7
Other commercial n.e.c.	5.3	1.1	—	6.4
<i>Total commercial</i>	<i>170.4</i>	<i>124.5</i>	<i>447.4</i>	<i>742.3</i>
Industrial				
Factories	35.1	35.0	36.8	106.9
Warehouses	49.9	68.9	65.1	184.0
Agricultural/aquacultural	8.1	4.9	—	13.0
Other industrial n.e.c.	8.6	2.3	—	10.9
<i>Total industrial</i>	<i>101.7</i>	<i>111.1</i>	<i>101.9</i>	<i>314.8</i>
Other non-residential				
Educational	31.0	54.7	134.4	220.1
Religious	3.2	4.9	—	8.1
Aged care facilities	4.0	22.4	65.1	91.4
Health	13.0	12.3	—	25.2
Entertainment and recreation	19.6	41.1	5.4	66.1
Accommodation	9.4	22.4	185.3	217.0
Other non-residential n.e.c.	28.6	18.1	52.7	99.3
<i>Total other non-residential</i>	<i>108.8</i>	<i>175.7</i>	<i>442.8</i>	<i>727.4</i>
Total non-residential	381.0	411.4	992.1	1 784.5

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
2001-02	18 451.7	7 490.2	25 956.0	4 136.1	30 092.1	14 522.9	44 621.9
2002-03	18 720.9	9 829.9	28 550.8	4 563.8	33 114.6	17 133.9	50 248.5
2003-04	19 979.4	9 198.9	29 178.4	4 901.3	34 079.7	15 357.9	49 437.5
2003							
December Qtr	5 168.7	2 152.1	7 320.8	1 240.5	8 561.2	3 818.3	12 379.5
2004							
March Qtr	4 682.0	2 294.1	6 976.1	1 069.9	8 046.0	3 632.7	11 678.7
June Qtr	4 875.1	2 361.1	7 236.1	1 247.7	8 483.9	3 799.3	12 283.2
September Qtr	4 843.5	1 963.2	6 806.7	1 251.3	8 058.0	4 042.0	12 100.0
December Qtr	4 493.1	1 913.8	6 406.9	1 110.8	7 517.7	3 654.7	11 172.4
2005							
March Qtr	4 067.1	1 708.9	5 776.0	1 031.3	6 807.3	4 025.2	10 832.5
SEASONALLY ADJUSTED (\$m)							
2003							
December Qtr	5 191.5	2 093.1	7 284.7	1 271.6	8 556.3	na	12 374.6
2004							
March Qtr	5 000.7	2 472.8	7 473.5	1 151.2	8 624.7	na	12 257.4
June Qtr	4 837.3	2 349.2	7 186.5	1 242.5	8 429.0	na	12 228.3
September Qtr	4 582.5	1 876.1	6 458.7	1 160.4	7 619.1	na	11 661.1
December Qtr	4 488.7	1 872.0	6 360.8	1 127.0	7 487.8	na	11 142.5
2005							
March Qtr	4 514.5	1 957.0	6 471.5	1 146.3	7 617.9	na	11 643.1
TREND (\$m)							
2003							
December Qtr	5 094.4	2 270.5	7 368.4	1 228.0	8 596.3	3 807.8	12 400.9
2004							
March Qtr	5 020.6	2 339.5	7 356.1	1 220.2	8 576.9	3 765.1	12 345.5
June Qtr	4 823.1	2 230.4	7 053.5	1 192.5	8 246.0	3 783.4	12 028.9
September Qtr	4 633.2	2 042.3	6 676.1	1 169.8	7 845.9	3 854.4	11 692.0
December Qtr	4 521.7	1 897.7	6 420.1	1 148.5	7 568.7	3 888.6	11 450.5
2005							
March Qtr	4 453.6	1 871.9	6 316.1	1 124.8	7 440.9	3 899.8	11 375.9
TREND (% change from previous quarter)							
2003							
December Qtr	1.8	7.8	3.3	0.2	2.9	-4.2	0.7
2004							
March Qtr	-1.4	3.0	-0.2	-0.6	-0.2	-1.1	-0.4
June Qtr	-3.9	-4.7	-4.1	-2.3	-3.9	0.5	-2.6
September Qtr	-3.9	-8.4	-5.4	-1.9	-4.9	1.9	-2.8
December Qtr	-2.4	-7.1	-3.8	-1.8	-3.5	0.9	-2.1
2005							
March Qtr	-1.5	-1.4	-1.6	-2.1	-1.7	0.3	-0.7

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2001-02	9 364.1	9 338.4	6 046.3	1 461.2	2 987.4	297.5	168.5	410.9	30 092.1
2002-03	9 899.8	9 890.8	7 276.6	1 662.8	3 319.9	324.8	193.6	546.4	33 114.6
2003-04	9 762.0	9 688.1	8 008.4	1 731.9	3 553.7	512.6	247.5	575.4	34 079.7
2003									
December Qtr	2 404.1	2 544.9	1 851.4	461.3	971.7	125.4	55.0	147.3	8 561.2
2004									
March Qtr	2 195.0	2 258.8	2 083.0	391.8	865.5	103.5	48.6	99.8	8 046.0
June Qtr	2 425.9	2 477.8	1 892.0	423.8	866.3	146.5	70.0	181.5	8 483.9
September Qtr	2 190.3	2 268.0	1 925.6	424.6	974.9	111.0	99.4	64.2	8 058.0
December Qtr	1 892.4	2 131.8	1 765.9	453.8	916.5	119.2	61.6	176.4	7 517.7
2005									
March Qtr	1 769.0	1 897.1	1 602.7	401.6	807.3	102.4	84.4	142.9	6 807.3
NON-RESIDENTIAL BUILDING									
2001-02	4 701.4	4 709.8	2 642.0	829.0	1 039.0	174.8	162.8	256.9	14 522.9
2002-03	5 831.6	5 037.6	2 974.4	1 020.4	1 552.3	201.5	151.4	364.7	17 133.9
2003-04	4 794.0	4 452.2	2 913.4	1 136.7	1 390.3	178.6	160.2	332.4	15 357.9
2003									
December Qtr	1 089.9	958.5	717.8	452.6	378.6	51.6	51.6	117.8	3 818.3
2004									
March Qtr	1 029.7	1 254.3	779.7	171.8	265.9	40.3	37.6	53.5	3 632.7
June Qtr	1 261.5	1 148.4	547.1	242.5	403.6	51.7	37.9	106.7	3 799.3
September Qtr	1 308.5	1 189.5	862.3	195.8	344.7	39.3	56.3	45.6	4 042.0
December Qtr	938.7	984.8	960.9	200.9	355.3	75.3	73.4	65.5	3 654.7
2005									
March Qtr	1 400.8	824.9	817.4	346.0	420.6	51.8	43.7	120.0	4 025.2
TOTAL BUILDING									
2001-02	14 079.9	14 048.4	8 688.2	2 289.5	4 030.9	472.0	331.6	667.8	44 621.9
2002-03	15 731.5	14 928.4	10 251.0	2 683.2	4 872.2	526.2	344.9	911.1	50 248.5
2003-04	14 556.1	14 140.4	10 921.8	2 868.6	4 944.0	691.3	407.7	907.7	49 437.5
2003									
December Qtr	3 493.9	3 503.4	2 569.2	913.9	1 350.3	177.0	106.6	265.1	12 379.5
2004									
March Qtr	3 224.6	3 513.1	2 862.7	563.6	1 131.4	143.8	86.2	153.3	11 678.7
June Qtr	3 687.4	3 626.2	2 439.1	666.3	1 269.9	198.2	107.9	288.1	12 283.2
September Qtr	3 498.7	3 457.5	2 787.9	620.4	1 319.6	150.3	155.7	109.8	12 100.0
December Qtr	2 831.0	3 116.6	2 726.8	654.7	1 271.7	194.5	135.0	241.9	11 172.4
2005									
March Qtr	3 169.8	2 722.0	2 420.0	747.6	1 227.9	154.2	128.2	262.9	10 832.5

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

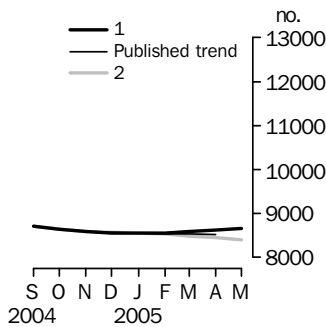
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 4% for the number of private sector houses approved and 16% for private sector other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 4% for the number of private sector houses approved and 16% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

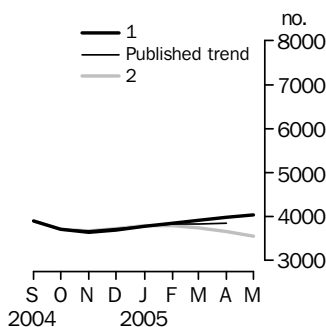
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Apr 2005		(2) falls by 4% on Apr 2005	
	no.	% change	no.	% change	no.	% change
2004						
December	8 573	-0.3	8 558	-0.3	8 579	-0.2
2005						
January	8 558	-0.2	8 551	-0.1	8 562	-0.2
February	8 546	-0.1	8 563	0.1	8 535	-0.3
March	8 539	-0.1	8 588	0.3	8 497	-0.4
April	8 527	-0.1	8 621	0.4	8 450	-0.6
May	—	—	8 663	0.5	8 404	-0.5

— 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 16% on Apr 2005		(2) falls by 16% on Apr 2005	
	no.	% change	no.	% change	no.	% change
2004						
December	3 720	1.4	3 690	1.1	3 728	1.5
2005						
January	3 786	1.8	3 774	2.3	3 793	1.7
February	3 826	1.0	3 854	2.1	3 803	0.3
March	3 841	0.4	3 917	1.6	3 748	-1.4
April	3 847	0.2	3 979	1.6	3 661	-2.3
May	—	—	4 033	1.4	3 554	-2.9

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

- 26** Users may also wish to refer to the following publications:
Building Activity, Australia, cat. no. 8752.0
Dwelling Unit Commencements, Australia, Preliminary, cat. no. 8750.0
Construction Work Done, Australia, Preliminary, cat. no. 8755.0
Engineering Construction Activity, Australia, cat. no. 8762.0
House Price Indexes: Eight Capital Cities, cat. no. 6416.0
Housing Finance for Owner Occupation, Australia, cat. no. 5609.0
Producer Price Indexes, Australia, cat. no. 6427.0.

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
ASGC	Australian Standard Geographical Classification
Aust.	Australia
GST	goods and services tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

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

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- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
- 25a Value of building approved, chain volume measures, New South Wales
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- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04, 2004-05
- 3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04, 2004-05
- 4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04, 2004-05
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EXCEL TABLES

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

GLOSSARY

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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2873100004050

ISSN 1031 0177

RRP \$25.00