

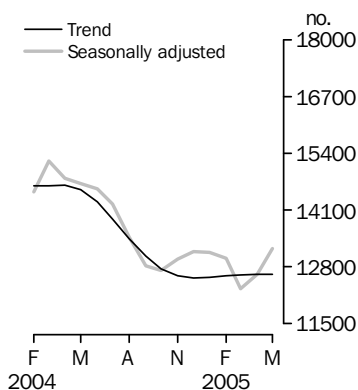
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 1 JUL 2005

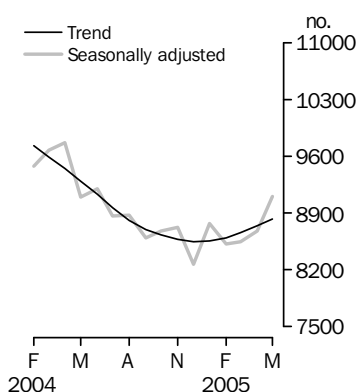
Dwelling units approved

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

	May 05 no.	Apr 05 to May 05 % change	May 04 to May 05 % change
TREND			
Total dwelling units approved	12 632	—	-13.3
Private sector houses	8 826	1.0	-5.0
Private sector other dwellings	3 554	-2.1	-28.4
SEASONALLY ADJUSTED			
Total dwelling units approved	13 213	4.5	-10.1
Private sector houses	9 106	5.0	0.1
Private sector other dwellings	3 784	1.0	-27.3

— nil or rounded to zero (including null cells)

KEY POINTS

TOTAL DWELLING UNITS

- The trend for total dwelling approvals was flat in May 2005.
- The seasonally adjusted estimate for total dwelling units approved rose 4.5%, to 13,213, in May 2005.

PRIVATE SECTOR HOUSES

- The trend estimate of private sector house approvals is now showing slight growth over the past five months with the rate of growth increasing in recent months. The trend rose 1.0% in May 2005.
- The seasonally adjusted estimate for private sector houses approved rose 5.0%, to 9,106, in May 2005.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate of private sector other dwellings approved fell 2.1% in May 2005.
- The seasonally adjusted estimate for private sector other dwellings approved rose 1.0%, to 3,784, in May 2005.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved has risen for the past five months, rising 0.8% in May 2005. The value of new residential building approved rose 0.1%, while the value of alterations and additions fell 0.7%. The value of non-residential building approved rose 2.2%.
- The seasonally adjusted estimate of the value of total building approved was flat, at \$4,547.5m, in May 2005. The value of new residential building approved rose 11.7%, to \$2,602.1m, while the value of alterations and additions fell 5.0%, to \$409.5m.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
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
November 2005	6 January 2006

CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates have been revised in this issue as a result of the annual reanalysis of seasonal factors.

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 to Total Dwellings in this issue are:

	NSW	Vic.	Qld.	SA	WA	Tas.	NT	ACT	TOTAL
2003-04	-	-1	1	—	1	—	—	—	1
2004-05	553	4	86	7	-21	—	—	-1	628
TOTAL	553	3	87	7	-20	—	—	-1	629

There have been significant revisions to data for the City of Sydney (NSW) following the rectification of a reporting problem over the past 12 months. One missing permit, added to the November 2004 data, added \$173m to non-residential work, \$175m to other residential work and an additional 450 dwelling units to New South Wales.

Revisions over the past 6 months, totalling \$47.4m of public sector non-residential work, have been made to data for WA.

DATA NOTES

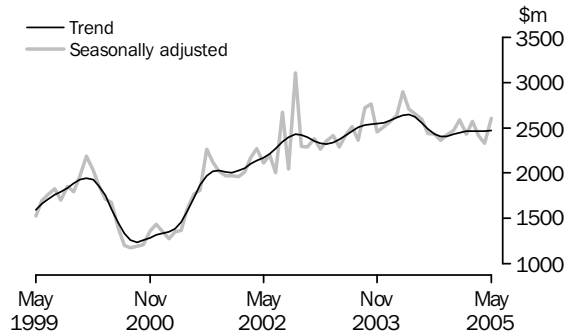
Estimates have been included in this issue for the municipalities of Campbelltown and Hornsby in New South Wales which were unable to report all building work approved in their municipalities this month.

Susan Linacre
Acting Australian Statistician

VALUE OF BUILDING APPROVED

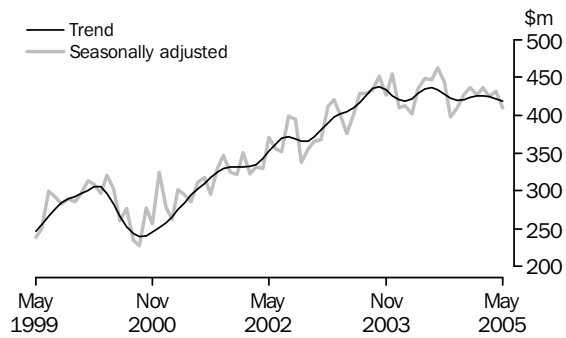
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is now relatively flat over the past four months. The trend rose 0.1% in May 2005.



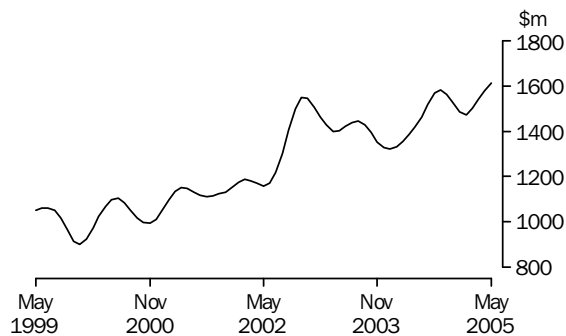
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing falls for the past three months, with the rate of decline increasing. The trend fell 0.7% in May 2005.



NON-RESIDENTIAL BUILDING

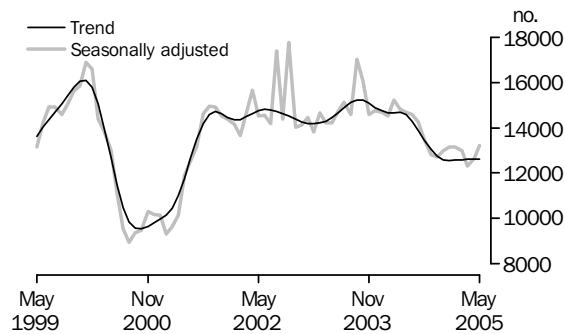
The trend estimate of the value of non-residential building shows four months of growth, rising 2.2% in May 2005.



DWELLINGS APPROVED

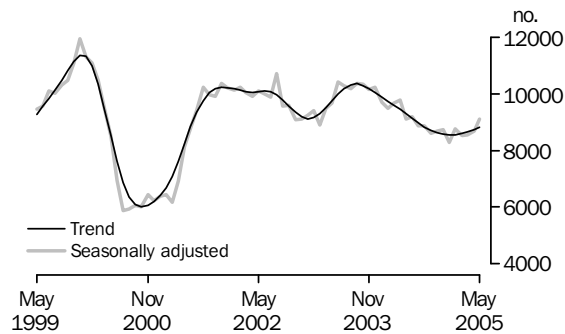
TOTAL DWELLING UNITS

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



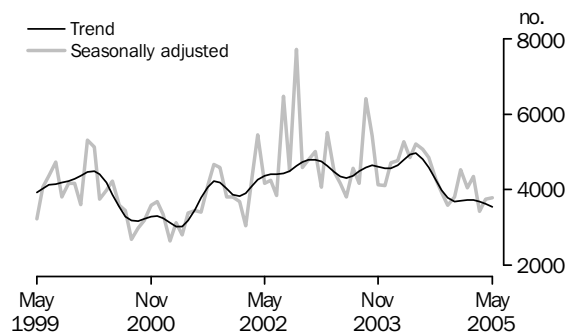
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved is now showing growth for the past five months, after 15 months of decline.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved is now showing declines for the past four months, with the rate of decline increasing in recent months. The trend fell 2.1% in May 2005.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved was flat in May 2005. The trend fell in New South Wales (-5.5%) and the Northern Territory (-2.7%), but rose in all the other states and territories.

The trend estimate for private sector houses approved rose 1.0% in May 2005. The trend fell in New South Wales (-1.0%), and Western Australia (-0.9%), but rose in Victoria (+2.3%), Queensland (+1.8%) and South Australia (+0.9%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 634	3 000	2 244	729	1 826	208	44	127	9 812
Total dwelling units (no.)	2 754	3 683	4 059	904	2 246	252	100	195	14 193
Percentage change from previous month									
Private sector houses (%)	14.7	14.2	23.4	16.6	26.5	17.5	2.3	-2.3	18.4
Total dwelling units (%)	-5.7	5.6	58.2	13.7	9.7	29.2	92.3	43.4	16.3
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 504	2 778	2 095	689	1 690	na	na	na	9 106
Total dwelling units (no.)	2 385	3 461	3 883	864	2 101	245	na	na	13 213
Percentage change from previous month									
Private sector houses (%)	0.6	8.5	2.9	-5.5	14.2	na	na	na	5.0
Total dwelling units (%)	-22.9	1.2	39.4	-3.9	3.3	8.9	na	na	4.5
TREND									
Dwelling units approved									
Private sector houses (no.)	1 511	2 632	2 001	680	1 646	na	na	na	8 826
Total dwelling units (no.)	2 781	3 415	3 050	887	2 135	225	72	149	12 632
Percentage change from previous month									
Private sector houses (%)	-1.0	2.3	1.8	0.9	-0.9	na	na	na	1.0
Total dwelling units (%)	-5.5	2.3	2.7	0.9	0.7	1.4	-2.7	10.4	—

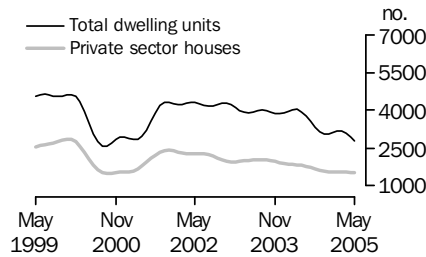
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DWELLING UNITS APPROVED

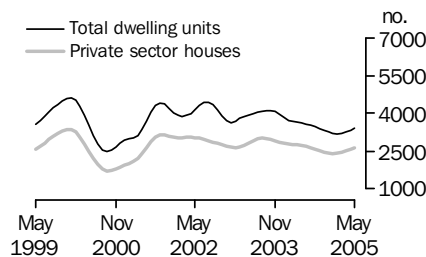
STATE TRENDS

NEW SOUTH WALES



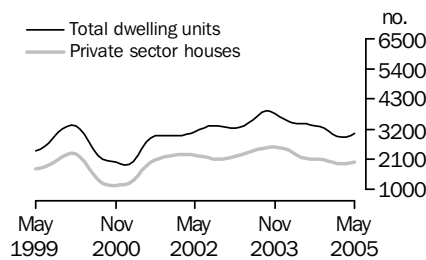
The trend estimate for total dwelling units approved in New South Wales is now showing falls for past four months, with the rate of decline increasing. The trend for private sector houses is now showing consecutive monthly falls starting in September 2003.

VICTORIA



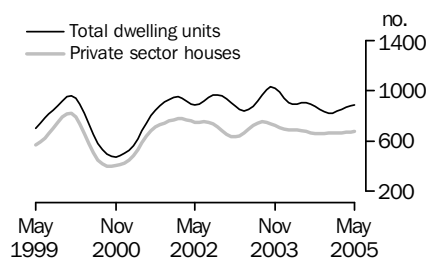
The trend estimate for total dwelling units approved in Victoria rose 2.3% in the latest month, the fourth consecutive rise. The trend for private sector houses is showing rises for the past five months.

QUEENSLAND



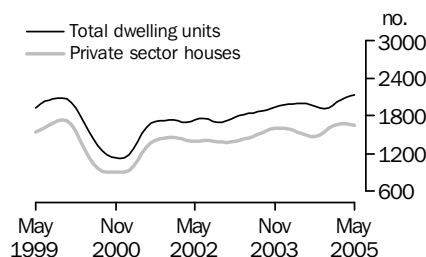
The trend estimate for total dwelling units approved in Queensland is now showing a rise for the past three months, after declines for the previous seventeen months. The trend for private sector houses is now showing rises for the past three months, after declines for the previous fifteen months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia shows rises for the past six months. The trend for private sector houses is now showing moderate growth for the past three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia shows rises for the past seven months. The trend for private sector houses is showing falls for the past three 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							
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	4 704	5 091	13 867	577	14 444
August	9 441	9 615	4 529	4 638	13 970	283	14 253
September	9 115	9 301	4 149	4 196	13 264	233	13 497
October	8 551	8 657	3 905	4 193	12 456	394	12 850
November	9 323	9 531	3 749	3 956	13 072	415	13 487
December	7 809	7 964	4 722	4 887	12 531	320	12 851

2005							
January	6 872	6 956	3 509	3 636	10 381	211	10 592
February	8 101	8 205	3 849	3 882	11 950	137	12 087
March	8 494	8 614	3 501	3 739	11 995	358	12 353
April	8 286	8 385	3 733	3 815	12 019	181	12 200
May	9 812	9 988	3 957	4 205	13 769	424	14 193

SEASONALLY ADJUSTED

2004							
March	9 678	9 794	5 270	5 428	14 948	274	15 222
April	9 773	9 819	4 860	5 003	14 633	189	14 822
May	9 100	9 300	5 202	5 399	14 302	397	14 699
June	9 197	9 431	5 077	5 152	14 274	309	14 583
July	8 865	9 055	4 840	5 191	13 705	541	14 246
August	8 869	9 043	4 290	4 440	13 159	324	13 483
September	8 597	8 783	3 936	4 038	12 533	288	12 821
October	8 675	8 781	3 595	3 935	12 270	446	12 716
November	8 723	8 931	3 810	4 044	12 533	442	12 975
December	8 272	8 427	4 537	4 727	12 809	345	13 154

2005							
January	8 769	8 853	4 057	4 284	12 826	311	13 137
February	8 514	8 618	4 344	4 371	12 858	131	12 989
March	8 546	8 666	3 432	3 639	11 978	327	12 305
April	8 674	8 773	3 746	3 865	12 420	218	12 638
May	9 106	9 282	3 784	3 931	12 890	323	13 213

TREND

2004							
March	9 590	9 719	4 800	4 942	14 390	271	14 661
April	9 448	9 588	4 939	5 087	14 387	288	14 675
May	9 292	9 449	4 964	5 123	14 256	316	14 572
June	9 131	9 306	4 821	4 988	13 952	342	14 294
July	8 964	9 152	4 578	4 748	13 542	358	13 900
August	8 810	8 999	4 275	4 449	13 085	363	13 448
September	8 698	8 878	3 987	4 163	12 685	356	13 041
October	8 627	8 792	3 782	3 958	12 409	341	12 750
November	8 573	8 720	3 696	3 869	12 269	320	12 589
December	8 545	8 679	3 700	3 869	12 245	303	12 548

2005							
January	8 555	8 679	3 725	3 891	12 280	290	12 570
February	8 596	8 714	3 722	3 879	12 318	275	12 593
March	8 661	8 778	3 683	3 829	12 344	263	12 607
April	8 739	8 860	3 629	3 766	12 368	258	12 626
May	8 826	8 950	3 554	3 682	12 380	252	12 632

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2004

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	-5.5	-0.6	-6.1	51.4	-4.7
August	3.0	2.8	-3.7	-8.9	0.7	-51.0	-1.3
September	-3.5	-3.3	-8.4	-9.5	-5.1	-17.7	-5.3
October	-6.2	-6.9	-5.9	-0.1	-6.1	69.1	-4.8
November	9.0	10.1	-4.0	-5.7	4.9	5.3	5.0
December	-16.2	-16.4	26.0	23.5	-4.1	-22.9	-4.7

2005

January	-12.0	-12.7	-25.7	-25.6	-17.2	-34.1	-17.6
February	17.9	18.0	9.7	6.8	15.1	-35.1	14.1
March	4.9	5.0	-9.0	-3.7	0.4	161.3	2.2
April	-2.4	-2.7	6.6	2.0	0.2	-49.4	-1.2
May	18.4	19.1	6.0	10.2	14.6	134.3	16.3

SEASONALLY ADJUSTED

2004

March	2.1	1.9	10.4	10.6	4.9	3.8	4.8
April	1.0	0.3	-7.8	-7.8	-2.1	-31.0	-2.6
May	-6.9	-5.3	7.0	7.9	-2.3	110.1	-0.8
June	1.1	1.4	-2.4	-4.6	-0.2	-22.2	-0.8
July	-3.6	-4.0	-4.7	0.8	-4.0	75.1	-2.3
August	—	-0.1	-11.4	-14.5	-4.0	-40.1	-5.4
September	-3.1	-2.9	-8.2	-9.1	-4.8	-11.1	-4.9
October	0.9	—	-8.7	-2.6	-2.1	54.9	-0.8
November	0.6	1.7	6.0	2.8	2.1	-0.9	2.0
December	-5.2	-5.6	19.1	16.9	2.2	-21.9	1.4

2005

January	6.0	5.1	-10.6	-9.4	0.1	-9.9	-0.1
February	-2.9	-2.7	7.1	2.0	0.2	-57.9	-1.1
March	0.4	0.6	-21.0	-16.7	-6.8	149.6	-5.3
April	1.5	1.2	9.2	6.2	3.7	-33.3	2.7
May	5.0	5.8	1.0	1.7	3.8	48.2	4.5

TREND

2004

March	-1.5	-1.5	3.1	3.0	—	-1.1	—
April	-1.5	-1.3	2.9	2.9	—	6.3	0.1
May	-1.7	-1.4	0.5	0.7	-0.9	9.7	-0.7
June	-1.7	-1.5	-2.9	-2.6	-2.1	8.2	-1.9
July	-1.8	-1.7	-5.0	-4.8	-2.9	4.7	-2.8
August	-1.7	-1.7	-6.6	-6.3	-3.4	1.4	-3.3
September	-1.3	-1.3	-6.7	-6.4	-3.1	-1.9	-3.0
October	-0.8	-1.0	-5.1	-4.9	-2.2	-4.2	-2.2
November	-0.6	-0.8	-2.3	-2.2	-1.1	-6.2	-1.3
December	-0.3	-0.5	0.1	—	-0.2	-5.3	-0.3

2005

January	0.1	—	0.7	0.6	0.3	-4.3	0.2
February	0.5	0.4	-0.1	-0.3	0.3	-5.2	0.2
March	0.8	0.7	-1.0	-1.3	0.2	-4.4	0.1
April	0.9	0.9	-1.5	-1.6	0.2	-1.9	0.2
May	1.0	1.0	-2.1	-2.2	0.1	-2.3	—

— 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

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	3 962	3 022	875	2 165	307	133	734	15 446
June	3 846	3 667	3 854	1 082	2 142	234	138	193	15 156
July	3 610	3 799	3 546	971	2 105	216	125	72	14 444
August	3 694	3 643	3 573	845	1 977	250	162	109	14 253
September	3 269	3 349	3 353	910	2 093	220	211	92	13 497
October	2 836	3 575	3 217	868	1 938	261	80	75	12 850
November	3 350	3 518	3 154	897	1 926	271	121	250	13 487
December	3 174	2 850	3 070	914	1 957	259	84	543	12 851

2005

January	2 305	2 315	2 567	982	1 667	193	82	481	10 592
February	3 180	3 133	2 711	683	1 987	190	156	47	12 087
March	2 770	3 363	2 779	1 059	1 936	218	74	154	12 353
April	2 922	3 487	2 566	795	2 047	195	52	136	12 200
May	2 754	3 683	4 059	904	2 246	252	100	195	14 193

SEASONALLY ADJUSTED

2004

March	3 810	3 536	4 401	898	2 018	267	na	na	15 222
April	4 119	3 788	3 525	874	1 879	345	na	na	14 822
May	3 856	3 862	2 883	882	2 056	302	na	na	14 699
June	3 841	3 485	3 685	1 002	1 985	237	na	na	14 583
July	3 716	3 647	3 439	952	2 072	224	na	na	14 246
August	3 339	3 583	3 373	806	1 894	233	na	na	13 483
September	3 048	3 262	3 211	844	1 954	198	na	na	12 821
October	2 648	3 535	3 323	908	1 905	253	na	na	12 716
November	3 193	3 385	3 118	832	1 831	247	na	na	12 975
December	3 066	2 991	3 291	924	2 003	249	na	na	13 154

2005

January	3 177	3 030	2 983	1 170	1 965	224	na	na	13 137
February	3 777	3 206	2 769	697	2 129	213	na	na	12 989
March	2 725	3 335	2 594	995	2 210	211	na	na	12 305
April	3 095	3 421	2 785	899	2 033	225	na	na	12 638
May	2 385	3 461	3 883	864	2 101	245	na	na	13 213

TREND

2004

March	4 025	3 684	3 425	892	1 991	246	82	227	14 661
April	4 038	3 664	3 406	896	1 997	244	96	242	14 675
May	3 940	3 627	3 400	907	2 002	241	111	236	14 572
June	3 771	3 573	3 392	907	1 998	235	126	203	14 294
July	3 550	3 528	3 366	896	1 980	231	134	159	13 900
August	3 315	3 477	3 327	876	1 951	229	134	117	13 448
September	3 139	3 398	3 285	851	1 926	232	126	86	13 041
October	3 046	3 320	3 232	830	1 912	235	114	73	12 750
November	3 061	3 249	3 128	820	1 926	235	100	73	12 589
December	3 130	3 197	3 020	824	1 967	234	89	81	12 548

2005

January	3 182	3 182	2 945	839	2 018	229	81	90	12 570
February	3 162	3 213	2 907	852	2 064	226	76	101	12 593
March	3 070	3 272	2 916	866	2 098	224	73	118	12 607
April	2 943	3 338	2 969	879	2 121	222	74	135	12 626
May	2 781	3 415	3 050	887	2 135	225	72	149	12 632

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
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	6.0	-7.0	9.5	36.1	5.5	155.8	202.1	12.7
June	-9.5	-7.4	27.5	23.7	-1.1	-23.8	3.8	-73.7	-1.9
July	-6.1	3.6	-8.0	-10.3	-1.7	-7.7	-9.4	-62.7	-4.7
August	2.3	-4.1	0.8	-13.0	-6.1	15.7	29.6	51.4	-1.3
September	-11.5	-8.1	-6.2	7.7	5.9	-12.0	30.2	-15.6	-5.3
October	-13.2	6.7	-4.1	-4.6	-7.4	18.6	-62.1	-18.5	-4.8
November	18.1	-1.6	-2.0	3.3	-0.6	3.8	51.3	233.3	5.0
December	-5.3	-19.0	-2.7	1.9	1.6	-4.4	-30.6	117.2	-4.7
2005									
January	-27.4	-18.8	-16.4	7.4	-14.8	-25.5	-2.4	-11.4	-17.6
February	38.0	35.3	5.6	-30.4	19.2	-1.6	90.2	-90.2	14.1
March	-12.9	7.3	2.5	55.1	-2.6	14.7	-52.6	227.7	2.2
April	5.5	3.7	-7.7	-24.9	5.7	-10.6	-29.7	-11.7	-1.2
May	-5.7	5.6	58.2	13.7	9.7	29.2	92.3	43.4	16.3
SEASONALLY ADJUSTED									
2004									
March	-15.5	3.5	39.9	6.9	-4.3	20.8	na	na	4.8
April	8.1	7.1	-19.9	-2.7	-6.9	29.2	na	na	-2.6
May	-6.4	2.0	-18.2	0.9	9.4	-12.5	na	na	-0.8
June	-0.4	-9.8	27.8	13.6	-3.5	-21.5	na	na	-0.8
July	-3.3	4.6	-6.7	-5.0	4.4	-5.5	na	na	-2.3
August	-10.1	-1.8	-1.9	-15.3	-8.6	4.0	na	na	-5.4
September	-8.7	-9.0	-4.8	4.7	3.2	-15.0	na	na	-4.9
October	-13.1	8.4	3.5	7.6	-2.5	27.8	na	na	-0.8
November	20.6	-4.2	-6.2	-8.4	-3.9	-2.4	na	na	2.0
December	-4.0	-11.6	5.5	11.1	9.4	0.8	na	na	1.4
2005									
January	3.6	1.3	-9.4	26.6	-1.9	-10.0	na	na	-0.1
February	18.9	5.8	-7.2	-40.4	8.3	-4.9	na	na	-1.1
March	-27.9	4.0	-6.3	42.8	3.8	-0.9	na	na	-5.3
April	13.6	2.6	7.4	-9.6	-8.0	6.6	na	na	2.7
May	-22.9	1.2	39.4	-3.9	3.3	8.9	na	na	4.5
TREND									
2004									
March	1.6	-1.2	-1.6	-1.7	0.3	—	9.3	10.2	—
April	0.3	-0.5	-0.6	0.4	0.3	-0.8	17.1	6.6	0.1
May	-2.4	-1.0	-0.2	1.2	0.3	-1.2	15.6	-2.5	-0.7
June	-4.3	-1.5	-0.2	—	-0.2	-2.5	13.5	-14.0	-1.9
July	-5.9	-1.3	-0.8	-1.2	-0.9	-1.7	6.3	-21.7	-2.8
August	-6.6	-1.4	-1.2	-2.2	-1.5	-0.9	—	-26.4	-3.3
September	-5.3	-2.3	-1.3	-2.9	-1.3	1.3	-6.0	-26.5	-3.0
October	-3.0	-2.3	-1.6	-2.5	-0.7	1.3	-9.5	-15.1	-2.2
November	0.5	-2.1	-3.2	-1.2	0.7	—	-12.3	—	-1.3
December	2.3	-1.6	-3.5	0.5	2.1	-0.4	-11.0	11.0	-0.3
2005									
January	1.7	-0.5	-2.5	1.8	2.6	-2.1	-9.0	11.1	0.2
February	-0.6	1.0	-1.3	1.5	2.3	-1.3	-6.2	12.2	0.2
March	-2.9	1.8	0.3	1.6	1.6	-0.9	-3.9	16.8	0.1
April	-4.1	2.0	1.8	1.5	1.1	-0.9	1.4	14.4	0.2
May	-5.5	2.3	2.7	0.9	0.7	1.4	-2.7	10.4	—

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2004

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	2 768	2 134	646	1 689	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	1 632	225	59	101	9 441
September	1 636	2 562	2 187	686	1 702	211	62	69	9 115
October	1 518	2 507	2 162	613	1 441	201	44	65	8 551
November	1 801	2 678	2 131	729	1 679	216	28	61	9 323
December	1 522	2 010	1 698	744	1 537	201	26	71	7 809

2005

January	1 264	1 862	1 552	470	1 512	162	22	28	6 872
February	1 512	2 357	1 849	579	1 541	169	47	47	8 101
March	1 437	2 467	2 002	712	1 540	193	39	104	8 494
April	1 424	2 626	1 818	625	1 443	177	43	130	8 286
May	1 634	3 000	2 244	729	1 826	208	44	127	9 812

SEASONALLY ADJUSTED

2004

March	1 841	2 789	2 385	685	1 577	na	na	na	9 678
April	1 914	2 807	2 326	705	1 595	na	na	na	9 773
May	1 758	2 668	2 074	653	1 599	na	na	na	9 100
June	1 816	2 756	2 091	747	1 465	na	na	na	9 197
July	1 703	2 776	2 125	639	1 308	na	na	na	8 865
August	1 690	2 460	2 173	656	1 538	na	na	na	8 869
September	1 598	2 475	2 045	620	1 538	na	na	na	8 597
October	1 548	2 467	2 216	653	1 500	na	na	na	8 675
November	1 570	2 545	2 086	664	1 579	na	na	na	8 723
December	1 549	2 151	1 904	754	1 623	na	na	na	8 272

2005

January	1 571	2 577	1 954	658	1 741	na	na	na	8 769
February	1 605	2 430	1 907	593	1 698	na	na	na	8 514
March	1 528	2 439	1 844	648	1 752	na	na	na	8 546
April	1 496	2 560	2 037	729	1 480	na	na	na	8 674
May	1 504	2 778	2 095	689	1 690	na	na	na	9 106

TREND

2004

March	1 842	2 769	2 354	687	1 576	na	na	na	9 590
April	1 834	2 757	2 258	688	1 547	na	na	na	9 448
May	1 812	2 736	2 178	685	1 517	na	na	na	9 292
June	1 775	2 702	2 136	676	1 490	na	na	na	9 131
July	1 722	2 647	2 123	665	1 471	na	na	na	8 964
August	1 664	2 579	2 120	658	1 468	na	na	na	8 810
September	1 617	2 508	2 114	658	1 492	na	na	na	8 698
October	1 585	2 452	2 092	661	1 541	na	na	na	8 627
November	1 568	2 412	2 045	664	1 598	na	na	na	8 573
December	1 562	2 401	1 990	666	1 643	na	na	na	8 545

2005

January	1 559	2 422	1 951	667	1 666	na	na	na	8 555
February	1 552	2 461	1 937	667	1 674	na	na	na	8 596
March	1 540	2 513	1 945	669	1 671	na	na	na	8 661
April	1 526	2 573	1 965	673	1 662	na	na	na	8 739
May	1 511	2 632	2 001	680	1 646	na	na	na	8 826

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
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	29.3	-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	18.6	21.6	18.0	40.3	3.0
September	-8.9	1.7	-9.4	-1.3	4.3	-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	-1.4	18.9	16.5	7.5	-36.4	-6.2	9.0
December	-15.5	-24.9	-20.3	2.1	-8.5	-6.9	-7.1	16.4	-16.2
2005									
January	-17.0	-7.4	-8.6	-36.8	-1.6	-19.4	-15.4	-60.6	-12.0
February	19.6	26.6	19.1	23.2	1.9	4.3	113.6	67.9	17.9
March	-5.0	4.7	8.3	23.0	-0.1	14.2	-17.0	121.3	4.9
April	-0.9	6.4	-9.2	-12.2	-6.3	-8.3	10.3	25.0	-2.4
May	14.7	14.2	23.4	16.6	26.5	17.5	2.3	-2.3	18.4
SEASONALLY ADJUSTED									
2004									
March	-3.1	4.7	3.0	-0.2	-0.2	na	na	na	2.1
April	3.9	0.6	-2.5	3.0	1.2	na	na	na	1.0
May	-8.2	-4.9	-10.8	-7.3	0.3	na	na	na	-6.9
June	3.3	3.3	0.8	14.3	-8.4	na	na	na	1.1
July	-6.2	0.7	1.6	-14.4	-10.7	na	na	na	-3.6
August	-0.8	-11.4	2.2	2.6	17.6	na	na	na	—
September	-5.4	0.6	-5.9	-5.4	—	na	na	na	-3.1
October	-3.1	-0.3	8.4	5.2	-2.5	na	na	na	0.9
November	1.4	3.1	-5.8	1.7	5.3	na	na	na	0.6
December	-1.4	-15.5	-8.8	13.7	2.8	na	na	na	-5.2
2005									
January	1.4	19.8	2.6	-12.8	7.3	na	na	na	6.0
February	2.2	-5.7	-2.4	-9.8	-2.5	na	na	na	-2.9
March	-4.8	0.4	-3.3	9.2	3.2	na	na	na	0.4
April	-2.1	5.0	10.4	12.5	-15.5	na	na	na	1.5
May	0.6	8.5	2.9	-5.5	14.2	na	na	na	5.0
TREND									
2004									
March	-0.6	-0.6	-3.6	-0.1	-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	-0.8	-3.5	-0.3	-2.0	na	na	na	-1.7
June	-2.1	-1.2	-1.9	-1.3	-1.8	na	na	na	-1.7
July	-3.0	-2.0	-0.6	-1.7	-1.3	na	na	na	-1.8
August	-3.4	-2.6	-0.1	-1.1	-0.2	na	na	na	-1.7
September	-2.8	-2.7	-0.3	—	1.6	na	na	na	-1.3
October	-2.0	-2.3	-1.1	0.4	3.3	na	na	na	-0.8
November	-1.1	-1.6	-2.2	0.5	3.7	na	na	na	-0.6
December	-0.4	-0.4	-2.7	0.4	2.8	na	na	na	-0.3
2005									
January	-0.2	0.9	-1.9	0.1	1.4	na	na	na	0.1
February	-0.4	1.6	-0.7	-0.1	0.5	na	na	na	0.5
March	-0.8	2.1	0.4	0.3	-0.2	na	na	na	0.8
April	-0.9	2.4	1.0	0.7	-0.6	na	na	na	0.9
May	-1.0	2.3	1.8	0.9	-0.9	na	na	na	1.0

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
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	34 643	29 352	9 063	19 567	2 697	547	1 373	120 563
2004									
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	1 660	226	76	101	9 615
September	1 677	2 583	2 220	742	1 726	214	69	70	9 301
October	1 523	2 519	2 177	635	1 479	201	51	72	8 657
November	1 856	2 732	2 138	737	1 723	239	44	62	9 531
December	1 527	2 027	1 716	789	1 555	235	41	74	7 964
2005									
January	1 274	1 883	1 559	474	1 538	164	36	28	6 956
February	1 524	2 368	1 866	610	1 556	169	65	47	8 205
March	1 449	2 478	2 013	758	1 570	194	48	104	8 614
April	1 437	2 639	1 842	638	1 464	181	48	136	8 385
May	1 644	3 014	2 280	739	1 906	214	64	127	9 988
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									
June	1 852	683	1 629	188	545	25	81	120	5 123
July	1 926	825	1 298	285	666	29	62	—	5 091
August	1 872	1 073	1 148	110	317	24	86	8	4 638
September	1 592	766	1 133	168	367	6	142	22	4 196
October	1 313	1 056	1 040	233	459	60	29	3	4 193
November	1 494	786	1 016	160	203	32	77	188	3 956
December	1 647	823	1 354	125	402	24	43	469	4 887
2005									
January	1 031	432	1 008	508	129	29	46	453	3 636
February	1 656	765	845	73	431	21	91	—	3 882
March	1 321	885	766	301	366	24	26	50	3 739
April	1 485	848	724	157	583	14	4	—	3 815
May	1 110	669	1 779	165	340	38	36	68	4 205
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	46 412	44 558	11 521	23 709	3 141	1 172	3 136	181 372
2004									
June	3 846	3 667	3 854	1 082	2 142	234	138	193	15 156
July	3 610	3 799	3 546	971	2 105	216	125	72	14 444
August	3 694	3 643	3 573	845	1 977	250	162	109	14 253
September	3 269	3 349	3 353	910	2 093	220	211	92	13 497
October	2 836	3 575	3 217	868	1 938	261	80	75	12 850
November	3 350	3 518	3 154	897	1 926	271	121	250	13 487
December	3 174	2 850	3 070	914	1 957	259	84	543	12 851
2005									
January	2 305	2 315	2 567	982	1 667	193	82	481	10 592
February	3 180	3 133	2 711	683	1 987	190	156	47	12 087
March	2 770	3 363	2 779	1 059	1 936	218	74	154	12 353
April	2 922	3 487	2 566	795	2 047	195	52	136	12 200
May	2 754	3 683	4 059	904	2 246	252	100	195	14 193

— 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								
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	646	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	1 246	705	486	1 137	75	22	74
2005								
January	466	1 240	600	262	1 102	52	20	28
February	639	1 575	776	376	1 155	47	44	47
March	569	1 650	741	434	1 153	81	37	104
April	554	1 731	682	414	1 000	70	37	136
May	582	1 897	857	481	1 309	96	37	127
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								
June	1 288	495	552	163	337	17	77	120
July	1 561	761	398	268	550	2	56	—
August	1 384	979	478	95	246	18	70	8
September	1 197	644	680	118	288	2	134	22
October	994	887	738	202	327	59	29	3
November	1 138	729	222	146	181	11	75	188
December	971	719	777	99	352	8	43	469
2005								
January	857	346	418	273	70	6	40	453
February	1 151	704	400	69	338	6	91	—
March	949	729	408	178	326	8	24	50
April	1 250	759	367	138	460	8	4	—
May	625	537	1 046	157	277	31	33	68
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								
June	2 020	2 410	1 393	755	1 455	96	108	193
July	2 173	2 662	1 316	679	1 522	79	101	72
August	2 146	2 584	1 480	549	1 448	110	124	109
September	1 843	2 274	1 608	539	1 480	83	172	92
October	1 617	2 572	1 571	598	1 225	131	63	75
November	1 859	2 535	1 072	578	1 426	103	97	250
December	1 560	1 965	1 482	585	1 489	83	65	543
2005								
January	1 323	1 586	1 018	535	1 172	58	60	481
February	1 790	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	1 049	552	1 460	78	41	136
May	1 207	2 434	1 903	638	1 586	127	70	195

— 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	118 729	56 658	753	1 488	368	177 996
2004						
June	9 776	4 845	85	46	23	14 775
July	9 157	4 332	22	343	13	13 867
August	9 430	4 145	36	327	32	13 970
September	9 106	4 055	36	59	8	13 264
October	8 538	3 766	55	85	12	12 456
November	9 305	3 674	36	45	12	13 072
December	7 771	4 479	67	200	14	12 531
2005						
January	6 863	3 481	19	10	8	10 381
February	8 090	3 627	40	177	16	11 950
March	8 483	3 421	52	20	19	11 995
April	8 274	3 612	75	53	5	12 019
May	9 791	3 902	30	34	12	13 769
.....						
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						
June	234	140	7	—	—	381
July	190	387	—	—	—	577
August	174	109	—	—	—	283
September	186	47	—	—	—	233
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
May	166	248	10	—	—	424
.....						
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	120 407	58 340	766	1 490	369	181 372
2004						
June	10 010	4 985	92	46	23	15 156
July	9 347	4 719	22	343	13	14 444
August	9 604	4 254	36	327	32	14 253
September	9 292	4 102	36	59	8	13 497
October	8 644	4 054	55	85	12	12 850
November	9 513	3 877	36	45	16	13 487
December	7 926	4 644	67	200	14	12 851
2005						
January	6 947	3 606	21	10	8	10 592
February	8 194	3 660	40	177	16	12 087
March	8 603	3 659	52	20	19	12 353
April	8 373	3 679	90	53	5	12 200
May	9 957	4 150	40	34	12	14 193

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 631	995	10	21	3	2 660
Vic.	2 995	640	8	4	6	3 653
Qld	2 240	1 745	2	4	2	3 993
SA	725	164	—	4	1	894
WA	1 822	241	9	—	—	2 072
Tas.	207	16	—	1	—	224
NT	44	33	1	—	—	78
ACT	127	68	—	—	—	195
Aust.	9 791	3 902	30	34	12	13 769
PUBLIC SECTOR						
NSW	10	84	—	—	—	94
Vic.	14	16	—	—	—	30
Qld	26	30	10	—	—	66
SA	10	—	—	—	—	10
WA	80	94	—	—	—	174
Tas.	6	22	—	—	—	28
NT	20	2	—	—	—	22
ACT	—	—	—	—	—	—
Aust.	166	248	10	—	—	424
TOTAL						
NSW	1 641	1 079	10	21	3	2 754
Vic.	3 009	656	8	4	6	3 683
Qld	2 266	1 775	12	4	2	4 059
SA	735	164	—	4	1	904
WA	1 902	335	9	—	—	2 246
Tas.	213	38	—	1	—	252
NT	64	35	1	—	—	100
ACT	127	68	—	—	—	195
Aust.	9 957	4 150	40	34	12	14 193

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new 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	120 407	10 653	13 011	23 664	4 389	5 389	24 898	34 676	58 340	178 747
2004										
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	1 170	1 303	2 473	256	666	1 324	2 246	4 719	14 066
August	9 604	738	958	1 696	352	348	1 858	2 558	4 254	13 858
September	9 292	735	959	1 694	214	212	1 982	2 408	4 102	13 394
October	8 644	968	955	1 923	245	201	1 685	2 131	4 054	12 698
November	9 513	652	950	1 602	224	569	1 482	2 275	3 877	13 390
December	7 926	705	1 323	2 028	373	575	1 668	2 616	4 644	12 570
2005										
January	6 947	894	853	1 747	243	236	1 380	1 859	3 606	10 553
February	8 194	670	722	1 392	442	281	1 545	2 268	3 660	11 854
March	8 603	1 112	710	1 822	282	432	1 123	1 837	3 659	12 262
April	8 373	797	914	1 711	379	464	1 125	1 968	3 679	12 052
May	9 957	907	1 140	2 047	389	432	1 282	2 103	4 150	14 107
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	21 408.1	1 197.4	2 019.4	3 216.8	631.0	818.8	5 422.4	6 872.2	10 089.0	31 497.1
2004										
March	1 963.8	112.8	147.3	260.1	94.0	81.0	623.1	798.1	1 058.2	3 022.0
April	1 671.5	88.4	193.4	281.8	45.9	46.9	524.6	617.4	899.3	2 570.8
May	1 790.5	119.3	172.5	291.7	54.2	70.0	534.8	659.0	950.8	2 741.3
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	139.9	241.0	381.0	25.8	109.7	219.4	354.9	735.9	2 529.1
August	1 830.3	88.2	152.5	240.7	44.8	60.1	416.2	521.1	761.8	2 592.2
September	1 752.6	91.1	145.4	236.5	34.4	35.1	487.0	556.5	793.0	2 545.6
October	1 683.7	120.4	148.6	269.0	30.0	36.2	376.9	443.1	712.1	2 395.8
November	1 853.3	85.8	159.8	245.6	32.4	106.1	435.3	573.8	819.4	2 672.8
December	1 526.6	88.5	240.2	328.8	39.9	89.0	444.4	573.3	902.0	2 428.6
2005										
January	1 354.5	84.5	145.0	229.5	34.1	36.6	289.8	360.5	590.0	1 944.6
February	1 600.7	90.1	135.6	225.7	59.9	65.1	467.1	592.1	817.8	2 418.5
March	1 708.4	128.6	128.0	256.6	45.0	89.9	249.7	384.6	641.2	2 349.6
April	1 649.8	93.2	148.2	241.4	81.4	94.7	202.4	378.6	620.0	2 269.8
May	2 025.1	109.6	195.9	305.5	49.7	84.0	368.8	502.5	808.0	2 833.1

(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	1 641	182	342	524	179	160	216	555	1 079	2 720
Vic.	3 009	257	233	490	30	45	91	166	656	3 665
Qld	2 266	218	408	626	104	203	842	1 149	1 775	4 041
SA	735	23	93	116	4	3	41	48	164	899
WA	1 902	169	57	226	26	3	80	109	335	2 237
Tas.	213	38	—	38	—	—	—	—	38	251
NT	64	20	3	23	—	—	12	12	35	99
ACT	127	—	4	4	46	18	—	64	68	195
Aust.	9 957	907	1 140	2 047	389	432	1 282	2 103	4 150	14 107
VALUE (\$m)										
NSW	369.7	26.1	58.7	84.8	16.3	38.6	53.7	108.6	193.4	563.1
Vic.	616.6	31.1	41.9	73.0	3.3	9.6	31.5	44.3	117.3	733.9
Qld	496.0	22.2	54.7	76.9	17.1	30.7	244.9	292.7	369.6	865.6
SA	108.2	3.0	26.6	29.6	0.8	0.7	14.8	16.3	45.9	154.1
WA	348.4	16.7	12.3	29.0	3.4	2.2	21.4	27.1	56.1	404.5
Tas.	39.0	4.1	—	4.1	—	—	—	—	4.1	43.0
NT	15.5	6.4	0.8	7.2	—	—	2.5	2.5	9.7	25.2
ACT	31.7	—	0.8	0.8	8.9	2.3	—	11.1	12.0	43.7
Aust.	2 025.1	109.6	195.9	305.5	49.7	84.0	368.8	502.5	808.0	2 833.1

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2004					
April	2 570.8	399.2	2 970.0	1 394.7	4 364.7
May	2 741.3	487.1	3 228.3	1 632.4	4 860.7
June	2 697.2	464.3	3 161.5	1 300.4	4 461.9
July	2 529.1	453.0	2 982.0	1 474.8	4 456.8
August	2 592.2	532.4	3 124.6	1 794.6	4 919.2
September	2 545.6	431.4	2 977.0	1 514.0	4 491.0
October	2 395.8	422.5	2 818.4	1 631.0	4 449.4
November	2 672.8	425.5	3 098.3	1 675.8	4 774.0
December	2 428.6	392.8	2 821.4	1 258.6	4 079.9
2005					
January	1 944.6	314.2	2 258.8	1 505.1	3 763.9
February	2 418.5	412.5	2 831.0	1 611.1	4 442.1
March	2 349.6	433.4	2 783.0	1 735.4	4 518.4
April	2 269.8	407.3	2 677.1	1 788.0	4 465.1
May	2 833.1	467.9	3 301.0	1 535.9	4 836.9
SEASONALLY ADJUSTED					
2004					
April	2 704.5	434.4	3 139.0	na	4 533.7
May	2 651.5	448.7	3 100.2	na	4 732.6
June	2 595.8	446.8	3 042.6	na	4 343.0
July	2 433.2	462.9	2 896.1	na	4 370.9
August	2 430.0	444.0	2 873.9	na	4 668.5
September	2 360.0	397.6	2 757.5	na	4 271.6
October	2 420.3	409.1	2 829.4	na	4 460.3
November	2 468.7	427.5	2 896.3	na	4 572.0
December	2 588.2	437.0	3 025.2	na	4 283.7
2005					
January	2 428.9	426.7	2 855.5	na	4 360.6
February	2 575.6	436.7	3 012.3	na	4 623.4
March	2 408.3	424.6	2 832.9	na	4 568.3
April	2 330.4	431.2	2 761.6	na	4 549.6
May	2 602.1	409.5	3 011.6	na	4 547.5
TREND					
2004					
April	2 649.7	428.4	3 078.0	1 385.8	4 463.9
May	2 618.8	434.7	3 053.6	1 418.8	4 472.3
June	2 558.0	436.6	2 994.6	1 461.1	4 455.7
July	2 489.7	433.7	2 923.5	1 520.0	4 443.5
August	2 432.5	427.9	2 860.3	1 568.1	4 428.5
September	2 402.9	422.5	2 825.4	1 581.2	4 406.5
October	2 405.9	419.8	2 825.7	1 560.3	4 386.0
November	2 425.8	420.8	2 846.6	1 520.8	4 367.4
December	2 446.6	423.6	2 870.2	1 483.8	4 354.0
2005					
January	2 458.1	425.7	2 883.8	1 473.0	4 356.7
February	2 460.7	425.9	2 886.6	1 500.4	4 387.0
March	2 461.3	424.2	2 885.5	1 540.4	4 425.9
April	2 464.7	421.8	2 886.5	1 577.9	4 464.4
May	2 468.3	418.7	2 887.1	1 613.2	4 500.2

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					
April	-14.9	-8.1	-14.1	2.4	-9.4
May	6.6	22.0	8.7	17.0	11.4
June	-1.6	-4.7	-2.1	-20.3	-8.2
July	-6.2	-2.4	-5.7	13.4	-0.1
August	2.5	17.5	4.8	21.7	10.4
September	-1.8	-19.0	-4.7	-15.6	-8.7
October	-5.9	-2.1	-5.3	7.7	-0.9
November	11.6	0.7	9.9	2.7	7.3
December	-9.1	-7.7	-8.9	-24.9	-14.5
2005					
January	-19.9	-20.0	-19.9	19.6	-7.7
February	24.4	31.3	25.3	7.0	18.0
March	-2.8	5.1	-1.7	7.7	1.7
April	-3.4	-6.0	-3.8	3.0	-1.2
May	24.8	14.9	23.3	-14.1	8.3
SEASONALLY ADJUSTED					
2004					
April	-6.7	8.1	-4.9	na	-2.8
May	-2.0	3.3	-1.2	na	4.4
June	-2.1	-0.4	-1.9	na	-8.2
July	-6.3	3.6	-4.8	na	0.6
August	-0.1	-4.1	-0.8	na	6.8
September	-2.9	-10.4	-4.0	na	-8.5
October	2.6	2.9	2.6	na	4.4
November	2.0	4.5	2.4	na	2.5
December	4.8	2.2	4.5	na	-6.3
2005					
January	-6.2	-2.4	-5.6	na	1.8
February	6.0	2.3	5.5	na	6.0
March	-6.5	-2.8	-6.0	na	-1.2
April	-3.2	1.6	-2.5	na	-0.4
May	11.7	-5.0	9.1	na	—
TREND					
2004					
April	0.3	1.7	0.5	2.3	1.1
May	-1.2	1.5	-0.8	2.4	0.2
June	-2.3	0.4	-1.9	3.0	-0.4
July	-2.7	-0.7	-2.4	4.0	-0.3
August	-2.3	-1.4	-2.2	3.2	-0.3
September	-1.2	-1.3	-1.2	0.8	-0.5
October	0.1	-0.6	—	-1.3	-0.5
November	0.8	0.2	0.7	-2.5	-0.4
December	0.9	0.7	0.8	-2.4	-0.3
2005					
January	0.5	0.5	0.5	-0.7	0.1
February	0.1	0.1	0.1	1.9	0.7
March	—	-0.4	—	2.7	0.9
April	0.1	-0.6	—	2.4	0.9
May	0.1	-0.7	—	2.2	0.8

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
March	1 175.3	1 405.8	1 429.9	220.1	441.2	61.9	35.5	48.3	4 818.0
April	1 247.1	1 260.1	955.8	275.3	393.3	61.8	41.6	129.7	4 364.7
May	1 480.9	1 539.3	833.5	200.5	555.1	100.1	36.3	115.0	4 860.7
June	1 395.2	1 120.3	1 050.1	240.9	487.8	57.2	40.6	69.8	4 461.9
July	1 211.2	1 370.6	1 019.9	218.6	502.5	48.1	46.9	39.0	4 456.8
August	1 491.0	1 262.6	1 262.4	224.1	493.8	71.9	55.7	57.7	4 919.2
September	1 391.1	1 153.2	1 023.8	231.9	541.2	49.9	73.8	26.1	4 491.0
October	1 049.2	1 199.9	1 296.1	308.0	451.5	67.1	37.5	40.0	4 449.4
November	1 503.1	1 234.6	1 035.2	233.0	540.9	73.9	65.8	87.6	4 774.0
December	1 067.7	1 002.4	969.3	206.1	546.7	84.9	52.8	150.0	4 079.9
2005									
January	1 025.0	851.1	806.4	300.8	461.1	64.2	35.8	219.4	3 763.9
February	1 201.4	1 100.0	1 147.8	184.9	641.7	65.2	71.4	29.8	4 442.1
March	1 489.6	1 087.1	1 008.6	349.4	430.2	53.7	42.8	57.0	4 518.4
April	1 200.3	1 305.8	960.2	260.1	522.1	110.9	51.4	54.3	4 465.1
May	1 094.3	1 294.4	1 324.0	248.4	555.0	88.4	58.0	174.4	4 836.9
SEASONALLY ADJUSTED									
2004									
March	1 161.9	1 400.3	1 316.9	203.9	442.5	na	na	na	4 662.2
April	1 307.6	1 232.6	1 036.8	289.8	426.8	na	na	na	4 533.7
May	1 433.1	1 543.4	818.7	193.6	522.2	na	na	na	4 732.6
June	1 376.2	1 096.0	994.5	241.6	466.7	na	na	na	4 343.0
July	1 180.2	1 379.9	1 001.8	204.7	469.3	na	na	na	4 370.9
August	1 405.8	1 196.2	1 175.5	221.3	487.2	na	na	na	4 668.5
September	1 340.2	1 095.3	945.6	222.0	519.8	na	na	na	4 271.6
October	1 062.5	1 141.1	1 327.1	317.2	471.3	na	na	na	4 460.3
November	1 411.0	1 219.2	983.1	217.8	523.0	na	na	na	4 572.0
December	1 109.1	1 069.0	1 059.0	200.6	558.2	na	na	na	4 283.7
2005									
January	1 224.8	969.2	978.6	323.5	529.0	na	na	na	4 360.6
February	1 216.9	1 149.3	1 236.1	203.5	640.6	na	na	na	4 623.4
March	1 531.6	1 139.6	922.2	344.2	473.4	na	na	na	4 568.3
April	1 223.5	1 265.0	1 026.1	272.8	547.8	na	na	na	4 549.6
May	1 023.9	1 241.3	1 230.0	239.6	512.6	na	na	na	4 547.5
TREND									
2004									
March	1 279.6	1 278.5	974.6	219.2	449.5	na	na	na	4 417.3
April	1 299.7	1 277.9	967.8	221.8	456.8	na	na	na	4 463.9
May	1 303.6	1 261.6	969.2	225.9	466.4	na	na	na	4 472.3
June	1 298.5	1 236.9	988.0	225.6	475.6	na	na	na	4 455.7
July	1 292.3	1 215.5	1 025.0	225.6	483.2	na	na	na	4 443.5
August	1 282.0	1 193.9	1 062.2	225.8	491.7	na	na	na	4 428.5
September	1 271.2	1 168.6	1 088.9	224.7	501.9	na	na	na	4 406.5
October	1 253.9	1 139.1	1 102.5	224.7	510.8	na	na	na	4 386.0
November	1 238.4	1 108.0	1 093.0	228.0	514.6	na	na	na	4 367.4
December	1 218.9	1 091.0	1 071.9	233.9	511.7	na	na	na	4 354.0
2005									
January	1 195.3	1 095.8	1 057.8	243.2	502.4	na	na	na	4 356.7
February	1 175.1	1 118.4	1 056.4	253.7	492.6	na	na	na	4 387.0
March	1 152.0	1 150.3	1 065.4	263.6	485.3	na	na	na	4 425.9
April	1 128.8	1 186.1	1 078.3	270.5	481.9	na	na	na	4 464.4
May	1 092.2	1 220.3	1 113.3	277.0	478.5	na	na	na	4 500.2

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2004									
March	-16.1	23.0	76.5	23.0	-0.1	30.0	38.7	-35.8	16.8
April	6.1	-10.4	-33.2	25.1	-10.9	-0.2	17.2	168.4	-9.4
May	18.7	22.2	-12.8	-27.2	41.1	61.8	-12.7	-11.4	11.4
June	-5.8	-27.2	26.0	20.1	-12.1	-42.8	11.8	-39.3	-8.2
July	-13.2	22.3	-2.9	-9.2	3.0	-15.8	15.4	-44.1	-0.1
August	23.1	-7.9	23.8	2.5	-1.7	49.5	18.8	47.9	10.4
September	-6.7	-8.7	-18.9	3.5	9.6	-30.6	32.5	-54.8	-8.7
October	-24.6	4.0	26.6	32.8	-16.6	34.5	-49.2	53.5	-0.9
November	43.3	2.9	-20.1	-24.4	19.8	10.0	75.3	118.9	7.3
December	-29.0	-18.8	-6.4	-11.6	1.1	15.0	-19.6	71.2	-14.5
2005									
January	-4.0	-15.1	-16.8	46.0	-15.7	-24.4	-32.2	46.3	-7.7
February	17.2	29.2	42.3	-38.5	39.2	1.6	99.1	-86.4	18.0
March	24.0	-1.2	-12.1	88.9	-33.0	-17.8	-40.0	91.6	1.7
April	-19.4	20.1	-4.8	-25.6	21.4	106.6	20.2	-4.7	-1.2
May	-8.8	-0.9	37.9	-4.5	6.3	-20.3	12.8	221.3	8.3
SEASONALLY ADJUSTED									
2004									
March	-18.9	18.2	48.5	3.6	0.6	na	na	na	8.4
April	12.5	-12.0	-21.3	42.2	-3.5	na	na	na	-2.8
May	9.6	25.2	-21.0	-33.2	22.4	na	na	na	4.4
June	-4.0	-29.0	21.5	24.8	-10.6	na	na	na	-8.2
July	-14.2	25.9	0.7	-15.3	0.6	na	na	na	0.6
August	19.1	-13.3	17.3	8.1	3.8	na	na	na	6.8
September	-4.7	-8.4	-19.6	0.3	6.7	na	na	na	-8.5
October	-20.7	4.2	40.4	42.9	-9.3	na	na	na	4.4
November	32.8	6.8	-25.9	-31.3	11.0	na	na	na	2.5
December	-21.4	-12.3	7.7	-7.9	6.7	na	na	na	-6.3
2005									
January	10.4	-9.3	-7.6	61.3	-5.2	na	na	na	1.8
February	-0.6	18.6	26.3	-37.1	21.1	na	na	na	6.0
March	25.9	-0.8	-25.4	69.1	-26.1	na	na	na	-1.2
April	-20.1	11.0	11.3	-20.7	15.7	na	na	na	-0.4
May	-16.3	-1.9	19.9	-12.2	-6.4	na	na	na	—
TREND									
2004									
March	1.6	1.3	-1.1	-1.0	0.4	na	na	na	1.2
April	1.6	—	-0.7	1.2	1.6	na	na	na	1.1
May	0.3	-1.3	0.1	1.9	2.1	na	na	na	0.2
June	-0.4	-2.0	1.9	-0.1	2.0	na	na	na	-0.4
July	-0.5	-1.7	3.8	—	1.6	na	na	na	-0.3
August	-0.8	-1.8	3.6	0.1	1.8	na	na	na	-0.3
September	-0.8	-2.1	2.5	-0.5	2.1	na	na	na	-0.5
October	-1.4	-2.5	1.2	—	1.8	na	na	na	-0.5
November	-1.2	-2.7	-0.9	1.5	0.7	na	na	na	-0.4
December	-1.6	-1.5	-1.9	2.6	-0.6	na	na	na	-0.3
2005									
January	-1.9	0.4	-1.3	4.0	-1.8	na	na	na	0.1
February	-1.7	2.1	-0.1	4.3	-2.0	na	na	na	0.7
March	-2.0	2.8	0.9	3.9	-1.5	na	na	na	0.9
April	-2.0	3.1	1.2	2.6	-0.7	na	na	na	0.9
May	-3.2	2.9	3.2	2.4	-0.7	na	na	na	0.8

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
March	896.0	831.4	1 123.2	158.3	341.6	46.8	19.0	40.2	3 456.5
April	871.6	813.5	752.4	135.2	274.5	50.8	20.6	51.5	2 970.0
May	903.3	1 005.3	611.5	148.1	354.9	68.7	26.3	110.3	3 228.3
June	882.1	810.3	835.0	176.0	348.4	44.3	29.7	35.8	3 161.5
July	824.8	811.3	724.3	159.6	369.5	39.4	30.2	22.9	2 982.0
August	868.2	822.5	820.7	147.8	354.9	46.1	36.3	28.0	3 124.6
September	787.6	798.8	726.2	155.4	401.3	41.8	45.5	20.4	2 977.0
October	684.3	810.5	713.5	178.4	342.3	46.9	21.3	21.1	2 818.4
November	855.4	805.9	765.3	168.2	375.0	47.7	31.2	49.6	3 098.3
December	763.6	684.5	642.8	157.0	375.6	48.9	18.0	131.1	2 821.4
2005									
January	536.1	547.8	582.2	132.0	291.6	42.1	19.6	107.4	2 258.8
February	769.1	758.1	706.0	133.5	360.3	35.9	53.0	15.1	2 831.0
March	708.9	772.6	654.7	182.6	347.9	47.6	25.8	42.8	2 783.0
April	669.9	792.8	611.2	144.5	369.4	39.8	15.2	34.3	2 677.1
May	707.0	893.3	944.2	179.8	441.0	51.8	32.9	51.1	3 301.0
SEASONALLY ADJUSTED									
2004									
March	882.6	826.0	1 010.2	142.1	342.9	na	na	na	3 300.8
April	932.0	786.0	833.3	149.8	308.0	na	na	na	3 139.0
May	855.5	1 009.4	596.7	141.2	322.1	na	na	na	3 100.2
June	863.0	786.0	779.4	176.7	327.3	na	na	na	3 042.6
July	793.8	820.6	706.3	145.6	336.3	na	na	na	2 896.1
August	783.0	756.1	733.8	145.0	348.3	na	na	na	2 873.9
September	736.7	740.9	648.0	145.5	379.9	na	na	na	2 757.5
October	697.6	751.8	744.6	187.5	362.1	na	na	na	2 829.4
November	763.4	790.4	713.2	153.1	357.0	na	na	na	2 896.3
December	805.0	751.1	732.5	151.5	387.1	na	na	na	3 025.2
2005									
January	735.9	665.9	754.3	154.7	359.5	na	na	na	2 855.5
February	784.6	807.4	794.2	152.1	359.2	na	na	na	3 012.3
March	750.8	825.1	568.3	177.5	391.1	na	na	na	2 832.9
April	693.1	752.0	677.0	157.2	395.1	na	na	na	2 761.6
May	636.7	840.2	850.2	170.9	398.6	na	na	na	3 011.6
TREND									
2004									
March	882.0	811.3	739.0	149.2	327.9	na	na	na	3 062.4
April	888.5	800.3	735.5	151.0	325.1	na	na	na	3 078.0
May	875.0	787.2	727.6	151.9	326.6	na	na	na	3 053.6
June	844.6	774.8	719.1	151.6	330.9	na	na	na	2 994.6
July	807.5	768.3	711.3	150.6	339.2	na	na	na	2 923.5
August	774.1	764.5	706.1	148.6	349.9	na	na	na	2 860.3
September	753.5	758.1	709.9	146.2	359.6	na	na	na	2 825.4
October	747.0	751.8	720.5	145.4	365.3	na	na	na	2 825.7
November	752.7	746.4	725.9	146.9	367.5	na	na	na	2 846.6
December	760.6	746.2	724.2	150.7	368.7	na	na	na	2 870.2
2005									
January	761.7	752.6	721.1	155.3	371.0	na	na	na	2 883.8
February	751.3	763.6	716.8	159.4	375.7	na	na	na	2 886.6
March	731.8	777.9	715.9	162.9	382.0	na	na	na	2 885.5
April	708.7	793.1	720.2	166.1	388.8	na	na	na	2 886.5
May	681.9	806.8	731.9	168.0	394.8	na	na	na	2 887.1

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									
March	279.3	574.4	306.6	61.8	99.6	15.1	16.5	8.2	1 361.5
April	375.5	446.5	203.5	140.1	118.8	11.1	21.0	78.2	1 394.7
May	577.6	534.0	222.0	52.4	200.2	31.4	10.1	4.7	1 632.4
June	513.2	310.0	215.1	64.9	139.4	12.9	10.9	34.0	1 300.4
July	386.4	559.3	295.5	59.1	133.0	8.7	16.7	16.1	1 474.8
August	622.8	440.1	441.7	76.3	138.9	25.8	19.4	29.7	1 794.6
September	603.5	354.4	297.6	76.5	139.8	8.2	28.2	5.7	1 514.0
October	364.9	389.4	582.6	129.7	109.1	20.2	16.2	18.9	1 631.0
November	647.6	428.7	269.9	64.8	165.9	26.2	34.6	38.0	1 675.8
December	304.1	318.0	326.5	49.1	171.1	36.0	34.9	18.9	1 258.6
2005									
January	488.9	303.3	224.2	168.8	169.5	22.1	16.2	112.0	1 505.1
February	432.3	341.9	441.9	51.4	281.4	29.3	18.3	14.7	1 611.1
March	780.7	314.5	353.9	166.7	82.3	6.0	17.0	14.2	1 735.4
April	530.4	513.0	349.0	115.6	152.7	71.0	36.2	20.0	1 788.0
May	387.2	401.1	379.8	68.7	114.0	36.6	25.1	123.3	1 535.9

TREND

2004									
March	397.6	467.2	235.6	70.0	121.6	na	na	na	1 354.9
April	411.2	477.7	232.4	70.8	131.7	na	na	na	1 385.8
May	428.6	474.4	241.6	74.0	139.8	na	na	na	1 418.8
June	453.9	462.1	268.9	74.0	144.7	na	na	na	1 461.1
July	484.8	447.3	313.7	75.1	144.0	na	na	na	1 520.0
August	507.9	429.5	356.1	77.2	141.8	na	na	na	1 568.1
September	517.8	410.4	379.0	78.5	142.3	na	na	na	1 581.2
October	507.0	387.3	382.0	79.4	145.4	na	na	na	1 560.3
November	485.7	361.6	367.0	81.1	147.1	na	na	na	1 520.8
December	458.3	344.8	347.6	83.2	142.9	na	na	na	1 483.8
2005									
January	433.6	343.2	336.7	87.9	131.4	na	na	na	1 473.0
February	423.8	354.8	339.6	94.3	117.0	na	na	na	1 500.4
March	420.2	372.4	349.5	100.7	103.3	na	na	na	1 540.4
April	420.1	393.0	358.1	104.4	93.1	na	na	na	1 577.9
May	410.2	413.5	381.4	109.0	83.6	na	na	na	1 613.2

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	21 138.6	9 858.6	118.0	4 631.8	287.8	36 034.8	12 926.3	48 961.0
2004								
June	1 838.5	804.7	24.8	420.8	5.5	3 094.3	1 037.2	4 131.5
July	1 754.9	673.2	2.4	403.3	43.9	2 877.7	1 182.3	4 060.0
August	1 796.1	746.0	3.8	432.3	76.2	3 054.4	1 488.0	4 542.4
September	1 722.6	787.5	3.4	409.8	5.0	2 928.3	1 231.5	4 159.8
October	1 664.0	656.9	6.6	391.9	9.3	2 728.7	1 306.3	4 035.0
November	1 811.2	772.0	3.8	405.9	4.4	2 997.3	1 384.4	4 381.8
December	1 500.0	877.9	8.5	335.6	35.8	2 757.8	909.0	3 666.9
2005								
January	1 335.4	571.6	3.1	296.8	1.8	2 208.7	1 071.3	3 280.0
February	1 579.2	811.1	6.1	362.8	25.7	2 784.9	1 194.3	3 979.3
March	1 687.0	603.5	7.8	410.8	1.8	2 711.0	1 468.6	4 179.6
April	1 630.9	612.2	8.3	375.2	2.6	2 629.2	1 467.9	4 097.2
May	1 986.1	772.2	3.2	431.4	3.2	3 196.0	1 077.0	4 273.0
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	3 923.4	4 584.7
2004								
June	33.9	20.2	1.1	12.1	—	67.2	263.2	330.4
July	38.3	62.7	—	3.4	—	104.4	292.4	396.8
August	34.2	15.8	—	20.1	—	70.1	306.6	376.7
September	30.1	5.4	—	13.2	—	48.7	282.5	331.2
October	19.7	55.2	—	14.7	—	89.7	324.7	414.3
November	42.1	47.4	—	11.4	—	100.9	291.3	392.2
December	26.5	24.2	—	12.8	—	63.5	349.6	413.1
2005								
January	19.2	18.4	1.5	11.0	—	50.1	433.8	483.9
February	21.5	6.7	—	17.8	—	46.0	416.8	462.9
March	21.4	37.6	—	13.0	—	72.0	266.8	338.8
April	18.9	7.8	4.4	16.7	—	47.9	320.0	368.0
May	39.0	35.8	0.4	29.7	—	105.0	458.9	563.9
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	21 408.1	10 089.0	119.7	4 791.1	288.2	36 696.1	16 849.6	53 545.8
2004								
June	1 872.3	824.9	25.9	432.9	5.5	3 161.5	1 300.4	4 461.9
July	1 793.2	735.9	2.4	406.7	43.9	2 982.0	1 474.8	4 456.8
August	1 830.3	761.8	3.8	452.4	76.2	3 124.6	1 794.6	4 919.2
September	1 752.6	793.0	3.4	423.0	5.0	2 977.0	1 514.0	4 491.0
October	1 683.7	712.1	6.6	406.7	9.3	2 818.4	1 631.0	4 449.4
November	1 853.3	819.4	3.8	417.3	4.4	3 098.3	1 675.8	4 774.0
December	1 526.6	902.0	8.5	348.5	35.8	2 821.4	1 258.6	4 079.9
2005								
January	1 354.5	590.0	4.6	307.8	1.8	2 258.8	1 505.1	3 763.9
February	1 600.7	817.8	6.1	380.7	25.7	2 831.0	1 611.1	4 442.1
March	1 708.4	641.2	7.8	423.8	1.8	2 783.0	1 735.4	4 518.4
April	1 649.8	620.0	12.7	391.9	2.6	2 677.1	1 788.0	4 465.1
May	2 025.1	808.0	3.7	461.1	3.2	3 301.0	1 535.9	4 836.9

— 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	367.5	178.5	1.2	134.9	1.9	684.0	249.9	933.9
Vic.	613.8	115.2	1.0	145.7	0.7	876.5	271.4	1 147.9
Qld	490.3	364.2	0.2	77.6	0.3	932.6	322.7	1 255.3
SA	107.2	45.9	—	25.2	0.3	178.6	61.2	239.8
WA	327.3	45.5	0.8	29.5	—	403.0	66.1	469.1
Tas.	38.1	1.6	—	8.5	—	48.1	21.7	69.9
NT	10.2	9.3	—	3.0	—	22.5	11.8	34.3
ACT	31.7	12.0	—	7.0	—	50.7	72.1	122.9
Aust.	1 986.1	772.2	3.2	431.4	3.2	3 196.0	1 077.0	4 273.0
PUBLIC SECTOR								
NSW	2.2	14.9	—	6.0	—	23.1	137.3	160.4
Vic.	2.7	2.1	—	11.9	—	16.7	129.8	146.5
Qld	5.7	5.4	0.4	0.1	—	11.6	57.2	68.7
SA	1.1	—	—	0.1	—	1.2	7.4	8.6
WA	21.1	10.6	—	6.2	—	38.0	47.9	85.9
Tas.	0.9	2.5	—	0.3	—	3.6	14.9	18.5
NT	5.3	0.4	—	4.7	—	10.4	13.3	23.7
ACT	—	—	—	0.4	—	0.4	51.2	51.6
Aust.	39.0	35.8	0.4	29.7	—	105.0	458.9	563.9
TOTAL								
NSW	369.7	193.4	1.2	140.9	1.9	707.0	387.2	1 094.3
Vic.	616.6	117.3	1.0	157.6	0.7	893.3	401.1	1 294.4
Qld	496.0	369.6	0.6	77.7	0.3	944.2	379.8	1 324.0
SA	108.2	45.9	—	25.3	0.3	179.8	68.7	248.4
WA	348.4	56.1	0.8	35.7	—	441.0	114.0	555.0
Tas.	39.0	4.1	—	8.7	—	51.8	36.6	88.4
NT	15.5	9.7	—	7.7	—	32.9	25.1	58.0
ACT	31.7	12.0	—	7.4	—	51.1	123.3	174.4
Aust.	2 025.1	808.0	3.7	461.1	3.2	3 301.0	1 535.9	4 836.9

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	49.4	61.1	99.9	9.1	21.9	11.5	7.4	1.3	261.5
Transport	13.5	2.0	0.6	7.1	1.2	0.4	2.9	22.0	49.6
Offices	36.9	69.3	75.3	10.4	21.9	2.2	1.4	55.9	273.4
Other commercial n.e.c.	8.5	1.7	1.8	1.9	0.9	—	—	—	14.8
<i>Total commercial</i>	<i>108.3</i>	<i>134.1</i>	<i>177.5</i>	<i>28.5</i>	<i>45.8</i>	<i>14.1</i>	<i>11.7</i>	<i>79.2</i>	<i>599.3</i>
Industrial									
Factories	24.9	46.4	10.4	5.3	15.4	2.4	0.3	0.1	105.1
Warehouses	29.6	50.9	44.1	8.3	5.1	0.4	—	10.6	149.0
Agricultural/aquacultural	1.2	1.0	2.9	10.4	0.3	1.0	—	—	16.7
Other industrial n.e.c.	1.6	0.6	12.1	0.6	0.6	—	—	—	15.5
<i>Total industrial</i>	<i>57.2</i>	<i>99.0</i>	<i>69.6</i>	<i>24.6</i>	<i>21.3</i>	<i>3.8</i>	<i>0.3</i>	<i>10.7</i>	<i>286.3</i>
Other non-residential									
Educational	38.0	50.3	47.1	5.9	35.6	3.4	5.1	4.6	190.0
Religious	9.3	3.7	1.0	0.1	1.2	—	—	—	15.3
Aged care facilities	26.9	56.7	43.0	0.4	1.6	0.5	—	12.5	141.6
Health	14.7	24.9	23.8	1.7	0.9	8.4	0.4	0.1	74.8
Entertainment and recreation	33.3	11.0	6.7	3.1	4.6	1.7	6.8	16.3	83.6
Accommodation	8.1	6.7	3.3	0.4	0.7	1.4	—	—	20.5
Other non-residential n.e.c.	91.4	14.7	7.9	4.1	2.2	3.3	0.8	—	124.4
<i>Total other non-residential</i>	<i>221.8</i>	<i>168.0</i>	<i>132.7</i>	<i>15.6</i>	<i>46.9</i>	<i>18.7</i>	<i>13.1</i>	<i>33.5</i>	<i>650.3</i>
Total non-residential	387.2	401.1	379.8	68.7	114.0	36.6	25.1	123.3	1 535.9

— 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	48.6	61.0	99.6	9.1	21.9	11.5	7.4	1.3	260.4
Transport	0.9	1.9	0.4	7.1	1.2	0.4	0.5	—	12.4
Offices	33.8	64.1	71.4	8.9	12.6	1.9	0.4	46.3	239.3
Other commercial n.e.c.	1.3	1.7	1.8	1.7	0.9	—	—	—	7.4
<i>Total commercial</i>	84.7	128.8	173.2	26.8	36.5	13.8	8.3	47.5	519.6
Industrial									
Factories	24.9	46.3	10.2	5.3	7.4	2.0	0.3	0.1	96.4
Warehouses	29.2	50.9	43.0	8.3	5.1	0.4	—	10.6	147.4
Agricultural/aquacultural	1.2	1.0	2.9	10.4	0.3	1.0	—	—	16.7
Other industrial n.e.c.	1.6	0.6	11.7	0.4	0.6	—	—	—	15.0
<i>Total industrial</i>	56.8	98.7	67.9	24.4	13.3	3.4	0.3	10.7	275.4
Other non-residential									
Educational	31.8	8.3	14.5	3.0	6.9	1.1	0.1	—	65.8
Religious	9.3	3.7	1.0	0.1	1.2	—	—	—	15.3
Aged care facilities	26.9	5.3	30.8	0.4	1.6	0.5	—	12.5	78.0
Health	3.3	8.9	20.7	0.9	0.7	0.4	0.1	—	35.0
Entertainment and recreation	23.7	4.1	4.8	2.2	3.9	1.0	2.8	1.4	43.9
Accommodation	8.1	6.7	3.3	0.4	0.6	1.4	—	—	20.4
Other non-residential n.e.c.	5.4	6.9	6.4	3.1	1.4	0.1	0.2	—	23.6
<i>Total other non-residential</i>	108.5	43.9	81.6	10.0	16.3	4.6	3.3	13.9	282.0
Total non-residential	249.9	271.4	322.7	61.2	66.1	21.7	11.8	72.1	1 077.0
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.8	0.1	0.2	—	—	—	—	—	1.2
Transport	12.5	0.1	0.2	—	—	—	2.4	22.0	37.1
Offices	3.1	5.2	3.9	1.6	9.3	0.3	1.0	9.7	34.0
Other commercial n.e.c.	7.2	—	—	0.2	—	—	—	—	7.4
<i>Total commercial</i>	23.6	5.4	4.3	1.7	9.3	0.3	3.5	31.7	79.7
Industrial									
Factories	—	0.1	0.2	—	8.0	0.4	—	—	8.8
Warehouses	0.4	0.1	1.1	—	—	—	—	—	1.6
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.1	0.4	0.1	—	—	—	—	0.6
<i>Total industrial</i>	0.4	0.3	1.7	0.1	8.0	0.4	—	—	10.9
Other non-residential									
Educational	6.2	42.0	32.6	2.9	28.8	2.3	4.9	4.6	124.3
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	51.5	12.2	—	—	—	—	—	63.6
Health	11.5	15.9	3.0	0.8	0.2	8.0	0.3	0.1	39.8
Entertainment and recreation	9.6	6.9	1.8	1.0	0.7	0.7	3.9	14.9	39.7
Accommodation	—	0.1	—	—	0.1	—	—	—	0.2
Other non-residential n.e.c.	86.0	7.7	1.5	1.0	0.7	3.2	0.6	—	100.8
<i>Total other non-residential</i>	113.3	124.1	51.2	5.6	30.6	14.2	9.9	19.5	368.3
Total non-residential	137.3	129.8	57.2	7.4	47.9	14.9	13.3	51.2	458.9

— nil or rounded to zero (including null cells)

NON-RESIDENTIAL BUILDING APPROVED, Jobs by value range: **Original**

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	643	36	9	688
Transport	22	2	4	28
Offices	387	29	11	427
Other commercial n.e.c.	18	1	1	20
<i>Total commercial</i>	<i>1 070</i>	<i>68</i>	<i>25</i>	<i>1 163</i>
Industrial				
Factories	139	19	3	161
Warehouses	144	36	5	185
Agricultural/aquacultural	36	1	1	38
Other industrial n.e.c.	44	2	—	46
<i>Total industrial</i>	<i>363</i>	<i>58</i>	<i>9</i>	<i>430</i>
Other non-residential				
Educational	110	48	3	161
Religious	16	5	—	21
Aged care facilities	11	7	10	28
Health	58	6	6	70
Entertainment and recreation	85	18	3	106
Accommodation	29	4	1	34
Other non-residential n.e.c.	107	8	1	116
<i>Total other non-residential</i>	<i>416</i>	<i>96</i>	<i>24</i>	<i>536</i>
Total non-residential	1 849	222	58	2 129

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	105.0	75.3	81.2	261.5
Transport	6.0	3.2	40.4	49.6
Offices	89.8	52.7	130.8	273.4
Other commercial n.e.c.	6.9	1.3	6.6	14.8
<i>Total commercial</i>	<i>207.8</i>	<i>132.6</i>	<i>258.9</i>	<i>599.3</i>
Industrial				
Factories	43.6	35.3	26.3	105.1
Warehouses	37.0	75.6	36.4	149.0
Agricultural/aquacultural	5.1	1.6	10.0	16.7
Other industrial n.e.c.	9.5	6.0	—	15.5
<i>Total industrial</i>	<i>95.2</i>	<i>118.5</i>	<i>72.7</i>	<i>286.3</i>
Other non-residential				
Educational	24.4	105.0	60.6	190.0
Religious	4.3	11.0	—	15.3
Aged care facilities	2.6	16.6	122.4	141.6
Health	14.5	14.6	45.7	74.8
Entertainment and recreation	22.2	36.6	24.8	83.6
Accommodation	6.0	9.5	5.0	20.5
Other non-residential n.e.c.	27.1	13.9	83.4	124.4
<i>Total other non-residential</i>	<i>101.2</i>	<i>207.2</i>	<i>341.9</i>	<i>650.3</i>
Total non-residential	404.2	458.2	673.5	1 535.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2001-02	18 451.7	7 490.2	25 956.0	4 136.1	30 092.1	14 522.9	44 622.0
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	19 983.8	9 198.9	29 182.7	4 903.0	34 085.7	15 375.2	49 460.9
2003							
December Qtr	5 168.7	2 152.1	7 320.8	1 240.4	8 561.2	3 818.2	12 379.4
2004							
March Qtr	4 686.0	2 294.1	6 980.1	1 070.4	8 050.6	3 643.0	11 693.6
June Qtr	4 875.4	2 361.1	7 236.5	1 248.9	8 485.4	3 806.4	12 291.8
September Qtr	4 844.5	1 973.5	6 818.0	1 294.0	8 112.0	4 115.1	12 227.1
December Qtr	4 492.9	2 066.2	6 559.1	1 113.7	7 672.8	3 865.6	11 538.4
2005							
March Qtr	4 072.0	1 714.4	5 786.3	1 031.3	6 817.7	4 066.2	10 883.9
SEASONALLY ADJUSTED (\$m)							
2003							
December Qtr	5 191.4	2 093.1	7 284.6	1 271.6	8 556.2	na	12 374.4
2004							
March Qtr	5 004.9	2 472.8	7 477.7	1 151.8	8 629.4	na	12 272.5
June Qtr	4 837.6	2 349.2	7 186.7	1 243.6	8 430.4	na	12 236.8
September Qtr	4 588.2	1 875.1	6 463.2	1 206.9	7 670.2	na	11 785.3
December Qtr	4 493.2	2 008.1	6 501.3	1 136.5	7 637.8	na	11 503.4
2005							
March Qtr	4 524.7	1 950.6	6 475.2	1 153.0	7 628.2	na	11 694.5
TREND (\$m)							
2003							
December Qtr	5 095.2	2 270.6	7 367.5	1 225.5	8 593.2	3 807.2	12 398.5
2004							
March Qtr	5 022.4	2 331.4	7 350.8	1 222.9	8 574.0	3 763.3	12 340.2
June Qtr	4 825.8	2 238.4	7 064.2	1 207.0	8 271.2	3 819.6	12 091.5
September Qtr	4 637.2	2 078.3	6 715.9	1 191.3	7 907.2	3 941.7	11 843.1
December Qtr	4 527.8	1 951.1	6 479.6	1 168.0	7 647.6	4 003.6	11 648.7
2005							
March Qtr	4 462.7	1 923.5	6 378.2	1 136.6	7 514.7	4 008.0	11 565.1
TREND (% change from previous quarter)							
2003							
December Qtr	1.8	7.8	3.3	—	2.9	-4.2	0.7
2004							
March Qtr	-1.4	2.7	-0.2	-0.2	-0.2	-1.2	-0.5
June Qtr	-3.9	-4.0	-3.9	-1.3	-3.5	1.5	-2.0
September Qtr	-3.9	-7.2	-4.9	-1.3	-4.4	3.2	-2.1
December Qtr	-2.4	-6.1	-3.5	-2.0	-3.3	1.6	-1.6
2005							
March Qtr	-1.4	-1.4	-1.6	-2.7	-1.7	0.1	-0.7

— nil or rounded to zero (including null cells)
na not available

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

(b) Refer to Explanatory Notes, paragraph 13.

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	9 763.7	9 688.3	8 012.4	1 731.9	3 553.9	512.6	247.5	575.4	34 085.7
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	2 195.5	2 258.8	2 087.1	391.8	865.5	103.5	48.6	99.8	8 050.6
June Qtr	2 427.0	2 478.0	1 892.0	423.8	866.5	146.5	70.0	181.5	8 485.4
September Qtr	2 239.1	2 268.9	1 929.6	425.0	974.4	111.0	99.6	64.3	8 112.0
December Qtr	2 043.7	2 132.9	1 767.1	454.1	916.1	119.1	61.7	178.0	7 672.8
2005									
March Qtr	1 768.5	1 906.1	1 603.7	401.8	806.3	102.3	84.5	144.3	6 817.7
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	4 806.1	4 452.2	2 913.4	1 136.7	1 395.6	178.6	160.2	332.4	15 375.2
2003									
December Qtr	1 089.9	958.5	717.8	452.6	378.6	51.6	51.6	117.8	3 818.2
2004									
March Qtr	1 034.6	1 254.3	779.7	171.8	271.2	40.3	37.6	53.5	3 643.0
June Qtr	1 268.6	1 148.4	547.1	242.5	403.6	51.7	37.9	106.7	3 806.4
September Qtr	1 374.2	1 188.3	862.5	195.7	353.1	39.2	56.4	45.7	4 115.1
December Qtr	1 105.8	988.3	961.1	220.8	375.3	75.0	73.6	65.7	3 865.6
2005									
March Qtr	1 417.2	827.6	816.3	345.8	443.3	51.7	43.8	120.5	4 066.2
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	44 622.0
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	14 569.8	14 140.5	10 925.8	2 868.6	4 949.5	691.3	407.7	907.7	49 460.9
2003									
December Qtr	3 493.9	3 503.4	2 569.2	913.9	1 350.3	177.0	106.6	265.1	12 379.4
2004									
March Qtr	3 230.1	3 513.1	2 866.7	563.6	1 136.7	143.8	86.1	153.3	11 693.6
June Qtr	3 695.6	3 626.4	2 439.1	666.3	1 270.1	198.2	107.9	288.1	12 291.8
September Qtr	3 613.3	3 457.2	2 792.1	620.8	1 327.5	150.2	156.0	110.1	12 227.1
December Qtr	3 149.5	3 121.2	2 728.2	674.9	1 291.4	194.2	135.3	243.8	11 538.4
2005									
March Qtr	3 185.7	2 733.7	2 420.0	747.7	1 249.6	154.0	128.4	264.7	10 883.9

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

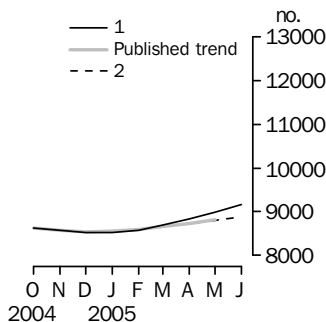
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 June seasonally adjusted estimate is higher than the May estimate by 3.6% for the number of private sector houses approved and 15% for private sector other dwelling units approved; and that the June seasonally adjusted estimate is lower than the May estimate by 3.6% for the number of private sector houses approved and 15% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

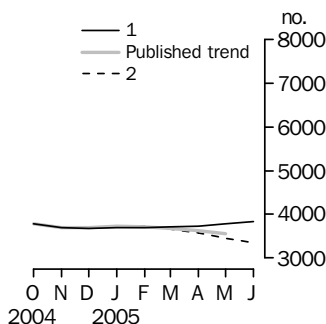
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.6% on May 2005		(2) falls by 3.6% on May 2005	
	no.	% change	no.	% change	no.	% change
2005						
January	8 555	0.1	8 529	—	8 552	0.1
February	8 596	0.5	8 584	0.6	8 595	0.5
March	8 661	0.8	8 690	1.2	8 660	0.8
April	8 739	0.9	8 832	1.6	8 735	0.9
May	8 826	1.0	8 991	1.8	8 808	0.8
June	—	—	9 161	1.9	8 885	0.9

— 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 15% on May 2005		(2) falls by 15% on May 2005	
	no.	% change	no.	% change	no.	% change
2005						
January	3 725	0.7	3 693	0.4	3 732	0.8
February	3 722	-0.1	3 707	0.4	3 727	-0.1
March	3 683	-1.0	3 717	0.3	3 666	-1.6
April	3 629	-1.5	3 739	0.6	3 571	-2.6
May	3 554	-2.1	3 780	1.1	3 464	-3.0
June	—	—	3 833	1.4	3 355	-3.1

— 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.

DWELLING UNITS

1a	Dwelling units approved, New South Wales
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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10h	Dwelling units approved, by sector, Australian Capital Territory
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11a	Dwelling units approved in new residential buildings, original
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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12d	Dwelling units approved in new residential buildings, number and value, South Australia
12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

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- 13b Value of building approved, Victoria
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- 13d Value of building approved, South Australia
- 13e Value of building approved, Western Australia
- 13f Value of building approved, Tasmania
- 13g Value of building approved, Northern Territory
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- 15 Value of total building approved, states and territories
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- 17 Value of total building approved, states and territories
- 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
- 22a Value of non-residential building approved, by sector, New South Wales
- 22b Value of non-residential building approved, by sector, Victoria
- 22c Value of non-residential building approved, by sector, Queensland
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- 22f Value of non-residential building approved, by sector, Tasmania
- 22g Value of non-residential building approved, by sector, Northern Territory
- 22h Value of non-residential building approved, by sector, Australian Capital Territory
- 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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ELECTRONIC TABLES *continued*

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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
- 25b Value of building approved, chain volume measures, Victoria
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- 25d Value of building approved, chain volume measures, South Australia
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- 25f Value of building approved, chain volume measures, Tasmania
- 25g Value of building approved, chain volume measures, Northern Territory
- 25h Value of building approved, chain volume measures, Australian Capital Territory

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- 26 Value of non-residential building approved, by sector
- 27a-h Value of non-residential building approved, by sector, states and territories

DATA CUBES

- 0 Number and value (\$m) of approvals, states and territories
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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
- 5 Statistical Local Areas, Western Australia, 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

EXCEL TABLES

- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04, 2004-05
- 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
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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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ISSN 1031 0177

RRP \$25.00