Australian Bureau of Statistics

AUGUST 2004

8731.0

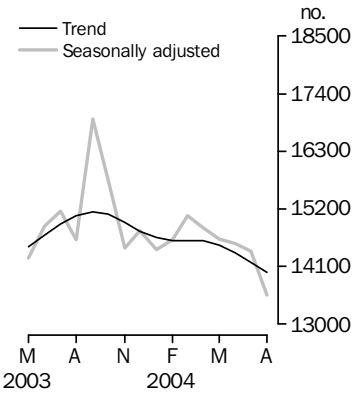
BUILDING APPROVALS

AUSTRALIA

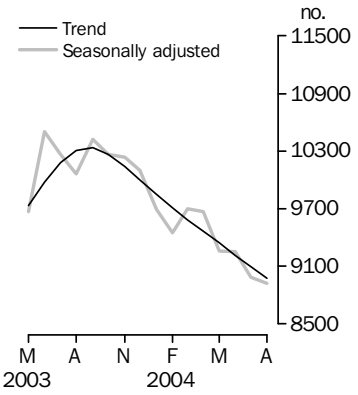
EMBARGO: 11.30AM (CANBERRA TIME) FRI 1 OCT 2004

TAKE CARE! Format of some tables have changed.

Dwelling units approved
Total number



Private sector houses approved
Total number



KEY FIGURES

	Aug 04 no.	Jul 04 to Aug 04 % change	Aug 03 to Aug 04 % change
TREND			
Total dwelling units approved	**13 986**	**–1.4**	**–7.2**
Private sector houses	8 979	–1.2	–12.9
Private sector other dwellings	4 616	–2.2	3.3
SEASONALLY ADJUSTED			
Total dwelling units approved	**13 553**	**–5.9**	**–7.2**
Private sector houses	8 918	–0.8	–11.4
Private sector other dwellings	4 291	–13.3	0.2

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 1.4% in August 2004. The trend series now shows a decline for the past 4 months.
- The seasonally adjusted estimate for total dwelling units approved fell 5.9%, to 13,553, in August 2004.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.2% in August 2004. The trend has now fallen for eleven consecutive months.
- The seasonally adjusted estimate for private sector houses approved fell 0.8%, to 8,918, in August 2004.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved now shows a decline over the last three months. The trend fell 2.2% in August 2004.
- The seasonally adjusted estimate for private sector other dwellings approved fell 13.3%, to 4,291, in August 2004.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved rose 8.8%, to $4,591.5m, in August 2004. The value of new residential building approved fell for the third consecutive month, falling 0.9% in August 2004, to $2,422.5m.

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.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
September 2004	3 November 2004
October 2004	30 November 2004
November 2004	7 January 2005
December 2004	3 February 2005
January 2005	4 March 2005
February 2005	30 March 2005

CHANGES IN THIS ISSUE

Changes have been made to the format and content of the front page of this publication.

REVISIONS THIS MONTH

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

	2003–04	2004–05	TOTAL
New South Wales	154	70	224
Victoria	–5	–1	–6
Queensland	718	-	718
South Australia	5	-	5
Western Australia	16	11	27
Tasmania	-	-	-
Northern Territory	–40	-	–40
Australian Capital Territory	-	-	-
TOTAL	**848**	**80**	**928**

A significant upward revision has been made to the value and number of residential building approved in March 2004, mostly as a result of including a previously unreported approval in Queensland.

DATA NOTES

Estimates have been included in this issue for five councils unable to report all building work approved in their municipalities this month (Bathurst, Canada Bay, Hornsby and Rockdale in New South Wales and Glenorchy in Tasmania).

Dennis Trewin
Australian Statistician

DWELLINGS APPROVED BY TYPE OF DWELLING 2003–04

STATES AND TERRITORIES

The number of dwelling units approved in the States and Territories during 2003–04 is shown in the table below, for each type of dwelling category.

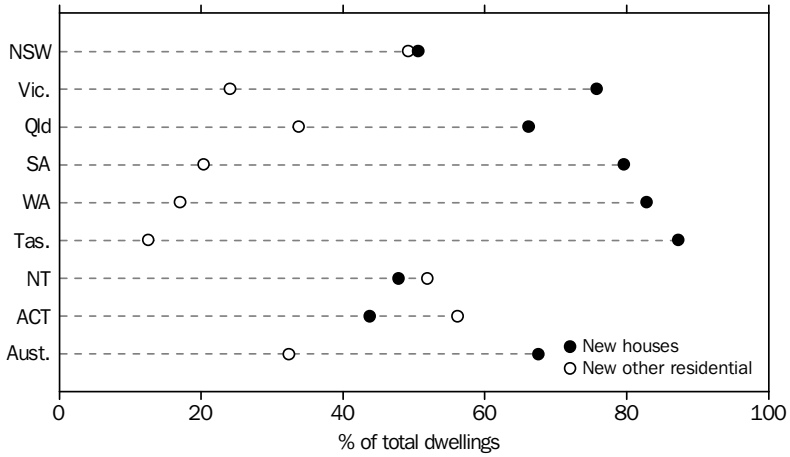
	NSW	*Vic.*	*Qld*	*SA*	*WA*	*Tas.*	*NT*	*ACT*	*Aust.*
	no.	no.	no.	no.	no.	no.	no.	no.	no.
New houses	23 310	34 610	29 333	9 042	19 497	2 687	546	1 371	120 396
New semi-detached, row or terrace houses, townhouses etc of:									
One storey	2 683	2 530	2 211	1 240	1 556	240	155	32	10 647
Two or more storeys	5 391	2 731	3 564	632	445	79	66	86	12 994
Total	*8 074*	*5 261*	*5 775*	*1 872*	*2 001*	*319*	*221*	*118*	*23 641*
New flats, units, apartments in a building of:									
One or two storeys	977	464	1 645	207	828	34	87	76	4 318
Three storeys	2 266	755	1 728	27	105	—	25	337	5 243
Four or more storeys	11 348	4 489	5 830	198	1 083	34	260	1 228	24 470
Total	*14 591*	*5 708*	*9 203*	*432*	*2 016*	*68*	*372*	*1 641*	*34 031*
Total new other residential building	*22 665*	*10 969*	*14 978*	*2 304*	*4 017*	*387*	*593*	*1 759*	*57 672*
Other									
Alterations and additions to residential building	221	336	101	34	72	1	—	5	770
Conversion	782	327	25	136	15	62	30	—	1 377
Non-residential building	153	147	17	8	35	4	4	1	369
Total building	**47 131**	**46 389**	**44 454**	**11 524**	**23 636**	**3 141**	**1 173**	**3 136**	**180 584**

— nil or rounded to zero (including null cells)

SUMMARY COMMENT

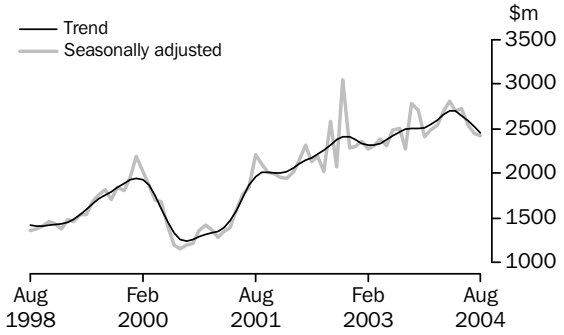
Of the 180,584 dwelling units approved in Australia in 2003–04, 120,396 (66.7%) were new houses. This mix of dwelling types varied significantly across the States and Territories. Less than half of the dwelling units approved were new houses in New South Wales (49.5%), the Northern Territory (46.5%) and the Australian Capital Territory (43.7%). In all the other states new houses accounted for over 60% of all dwelling units approved.

DWELLINGS APPROVED, States and territories—By type of dwelling—2003–04



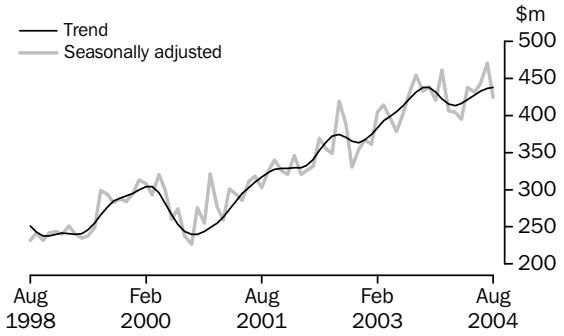
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is now showing a steady decline over the last four months, falling 2.7% in August 2004.



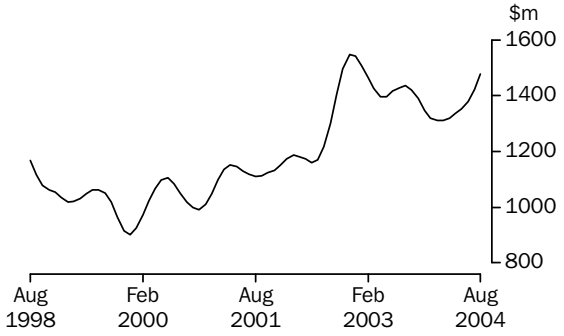
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has risen over the last six months with the rate of growth slowing over recent months. The trend rose 0.3% in August 2004.



NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building is now showing an increase over the past seven months, rising 3.9% in August 2004.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.4% in August 2004. The trend fell in New South Wales (–4.1%), South Australia (–0.1%), Western Australia (–0.6%), Tasmania (–5.9%) and the Australian Capital Territory (–19.3%).

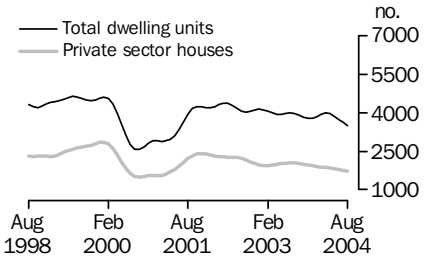
The trend estimate for private sector houses approved fell 1.2% in August 2004. The trend fell in all mainland States.

	NSW	*Vic.*	*Qld*	*SA*	*WA*	*Tas.*	*NT*	*ACT*	***Aust.***
				ORIGINAL					
Dwelling units approved									
Private sector houses *(no.)*	1 817	2 521	2 413	700	1 619	216	60	101	**9 447**
Total dwelling units *(no.)*	3 640	3 607	3 572	853	1 969	240	163	129	**14 173**
Percentage change from previous month									
Private sector houses *(%)*	9.4	–13.9	8.1	5.7	6.4	13.7	20.0	40.3	**1.4**
Total dwelling units *(%)*	2.5	–4.5	0.8	–21.5	–11.3	8.6	30.4	79.2	**–2.9**
				SEASONALLY ADJUSTED					
Dwelling units approved									
Private sector houses *(no.)*	1 711	2 518	2 178	661	1 508	na	na	na	**8 918**
Total dwelling units *(no.)*	3 377	3 604	3 396	814	1 865	223	na	na	**13 553**
Percentage change from previous month									
Private sector houses *(%)*	0.7	–9.7	3.8	5.9	4.0	na	na	na	**–0.8**
Total dwelling units *(%)*	–7.3	–0.9	–0.3	–22.4	–16.3	–3.5	na	na	**–5.9**
				TREND					
Dwelling units approved									
Private sector houses *(no.)*	1 717	2 690	2 093	669	1 477	na	na	na	**8 979**
Total dwelling units *(no.)*	3 482	3 565	3 400	948	2 015	241	150	142	**13 986**
Percentage change from previous month									
Private sector houses *(%)*	–2.4	–0.7	–0.3	–1.4	–1.5	na	na	na	**–1.2**
Total dwelling units *(%)*	–4.1	0.1	0.5	–0.1	–0.6	–5.9	7.9	–19.3	**–1.4**

na not available

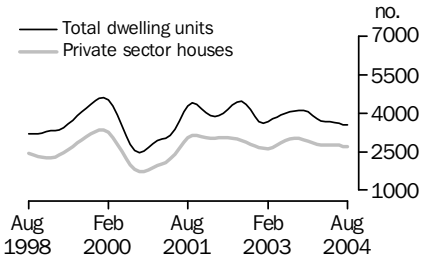
STATE TRENDS

NEW SOUTH WALES



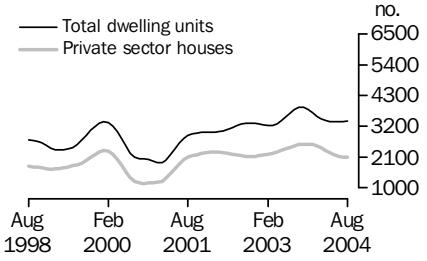
The trend estimate for total dwelling units approved in New South Wales has fallen for the last five months, following four months of growth. The trend for private sector houses has been in decline for the last twelve months.

VICTORIA



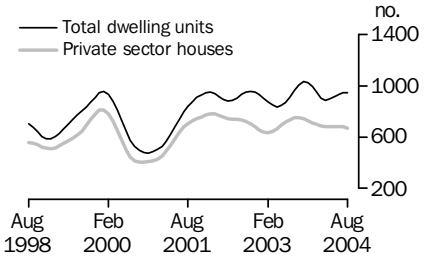
The trend estimate for total dwelling units in Victoria was relatively steady this month. The trend for private sector houses approved is now showing a general decline starting in September 2003.

QUEENSLAND



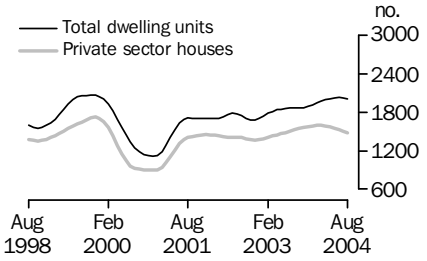
The trend estimate for total dwelling units approved in Queensland has been relatively flat over the past three months after falling for the previous eight months. The trend for private sector houses has fallen for the last nine months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia was flat in August 2004 after rising for the previous four months. The trend for private sector houses is now showing a decline for the last three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has been flat for the last four months. The trend for private sector houses has fallen for the last six months.

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Month	HOUSES Private	HOUSES Total	OTHER DWELLINGS Private	OTHER DWELLINGS Total	TOTAL DWELLING UNITS Private	TOTAL DWELLING UNITS Public	TOTAL DWELLING UNITS **Total**
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2003							
June	10 651	10 963	3 275	3 711	13 926	748	**14 674**
July	11 253	11 362	4 854	5 026	16 107	281	**16 388**
August	10 162	10 239	4 543	4 652	14 705	186	**14 891**
September	10 772	10 934	6 112	6 151	16 884	201	**17 085**
October	11 151	11 271	6 272	6 394	17 423	242	**17 665**
November	10 043	10 161	4 119	4 249	14 162	248	**14 410**
December	9 743	9 990	4 197	4 345	13 940	395	**14 335**
2004							
January	7 738	7 854	4 088	4 165	11 826	193	**12 019**
February	9 171	9 301	4 298	4 457	13 469	289	**13 758**
March	10 704	10 820	5 138	5 338	15 842	316	**16 158**
April	8 842	8 888	4 658	4 770	13 500	158	**13 658**
May	9 482	9 687	5 327	5 617	14 809	495	**15 304**
June	9 798	10 045	4 721	4 868	14 519	394	**14 913**
July	9 319	9 511	4 710	5 088	14 029	570	**14 599**
August	9 447	9 626	4 442	4 547	13 889	284	**14 173**
SEASONALLY ADJUSTED							
2003							
June	10 501	10 813	3 861	4 053	14 362	504	**14 866**
July	10 264	10 373	4 648	4 781	14 912	242	**15 154**
August	10 063	10 140	4 283	4 461	14 346	255	**14 601**
September	10 425	10 587	6 272	6 335	16 697	225	**16 922**
October	10 269	10 389	5 180	5 356	15 449	296	**15 745**
November	10 237	10 355	3 904	4 099	14 141	313	**14 454**
December	10 105	10 352	4 251	4 431	14 356	427	**14 783**
2004							
January	9 692	9 808	4 468	4 616	14 160	264	**14 424**
February	9 451	9 581	4 887	5 029	14 338	272	**14 610**
March	9 702	9 818	5 062	5 261	14 764	315	**15 079**
April	9 667	9 713	4 997	5 128	14 664	177	**14 841**
May	9 261	9 466	4 981	5 159	14 242	383	**14 625**
June	9 252	9 499	4 972	5 045	14 224	320	**14 544**
July	8 986	9 178	4 950	5 219	13 936	461	**14 397**
August	8 918	9 097	4 291	4 456	13 209	344	**13 553**
TREND							
2003							
June	9 977	10 146	4 373	4 542	14 350	338	**14 688**
July	10 180	10 340	4 414	4 571	14 594	317	**14 911**
August	10 310	10 458	4 470	4 620	14 780	298	**15 078**
September	10 337	10 477	4 521	4 669	14 858	288	**15 146**
October	10 265	10 405	4 538	4 690	14 803	292	**15 095**
November	10 143	10 287	4 500	4 659	14 643	303	**14 946**
December	9 998	10 143	4 463	4 630	14 461	312	**14 773**
2004							
January	9 851	9 990	4 487	4 655	14 338	307	**14 645**
February	9 708	9 838	4 594	4 757	14 302	293	**14 595**
March	9 580	9 710	4 729	4 886	14 309	287	**14 596**
April	9 465	9 606	4 833	4 987	14 298	295	**14 593**
May	9 345	9 504	4 845	5 004	14 190	318	**14 508**
June	9 216	9 396	4 796	4 961	14 012	345	**14 357**
July	9 090	9 288	4 718	4 891	13 808	371	**14 179**
August	8 979	9 189	4 616	4 797	13 595	391	**13 986**

2 DWELLING UNITS APPROVED, Percentage change

	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	*Total*	*Private*	*Total*	*Private*	*Public*	***Total***
Month	%	%	%	%	%	%	%
ORIGINAL							
2003							
June	4.7	6.0	–27.9	–23.5	–5.4	55.2	**–3.4**
July	5.7	3.6	48.2	35.4	15.7	–62.4	**11.7**
August	–9.7	–9.9	–6.4	–7.4	–8.7	–33.8	**–9.1**
September	6.0	6.8	34.5	32.2	14.8	8.1	**14.7**
October	3.5	3.1	2.6	4.0	3.2	20.4	**3.4**
November	–9.9	–9.8	–34.3	–33.5	–18.7	2.5	**–18.4**
December	–3.0	–1.7	1.9	2.3	–1.6	59.3	**–0.5**
2004							
January	–20.6	–21.4	–2.6	–4.1	–15.2	–51.1	**–16.2**
February	18.5	18.4	5.1	7.0	13.9	49.7	**14.5**
March	16.7	16.3	19.5	19.8	17.6	9.3	**17.4**
April	–17.4	–17.9	–9.3	–10.6	–14.8	–50.0	**–15.5**
May	7.2	9.0	14.4	17.8	9.7	213.3	**12.1**
June	3.3	3.7	–11.4	–13.3	–2.0	–20.4	**–2.6**
July	–4.9	–5.3	–0.2	4.5	–3.4	44.7	**–2.1**
August	1.4	1.2	–5.7	–10.6	–1.0	–50.2	**–2.9**
SEASONALLY ADJUSTED							
2003							
June	8.6	9.9	–8.6	–8.4	3.4	34.8	**4.2**
July	–2.3	–4.1	20.4	18.0	3.8	–52.0	**1.9**
August	–2.0	–2.2	–7.9	–6.7	–3.8	5.4	**–3.6**
September	3.6	4.4	46.5	42.0	16.4	–11.8	**15.9**
October	–1.5	–1.9	–17.4	–15.5	–7.5	31.6	**–7.0**
November	–0.3	–0.3	–24.6	–23.5	–8.5	5.7	**–8.2**
December	–1.3	—	8.9	8.1	1.5	36.4	**2.3**
2004							
January	–4.1	–5.3	5.1	4.2	–1.4	–38.2	**–2.4**
February	–2.5	–2.3	9.4	8.9	1.3	3.0	**1.3**
March	2.7	2.5	3.6	4.6	3.0	15.8	**3.2**
April	–0.4	–1.1	–1.3	–2.5	–0.7	–43.8	**–1.6**
May	–4.2	–2.5	–0.3	0.6	–2.9	116.4	**–1.5**
June	–0.1	0.3	–0.2	–2.2	–0.1	–16.4	**–0.6**
July	–2.9	–3.4	–0.4	3.4	–2.0	44.1	**–1.0**
August	–0.8	–0.9	–13.3	–14.6	–5.2	–25.4	**–5.9**
TREND							
2003							
June	2.5	2.5	–0.6	–0.8	1.5	–2.0	**1.5**
July	2.0	1.9	0.9	0.6	1.7	–6.2	**1.5**
August	1.3	1.1	1.3	1.1	1.3	–6.0	**1.1**
September	0.3	0.2	1.1	1.1	0.5	–3.4	**0.5**
October	–0.7	–0.7	0.4	0.4	–0.4	1.4	**–0.3**
November	–1.2	–1.1	–0.8	–0.7	–1.1	3.8	**–1.0**
December	–1.4	–1.4	–0.8	–0.6	–1.2	3.0	**–1.2**
2004							
January	–1.5	–1.5	0.5	0.5	–0.9	–1.6	**–0.9**
February	–1.5	–1.5	2.4	2.2	–0.3	–4.6	**–0.3**
March	–1.3	–1.3	2.9	2.7	—	–2.0	—
April	–1.2	–1.1	2.2	2.1	–0.1	2.8	—
May	–1.3	–1.1	0.2	0.3	–0.8	7.8	**–0.6**
June	–1.4	–1.1	–1.0	–0.9	–1.3	8.5	**–1.0**
July	–1.4	–1.1	–1.6	–1.4	–1.5	7.5	**–1.2**
August	–1.2	–1.1	–2.2	–1.9	–1.5	5.4	**–1.4**

— nil or rounded to zero (including null cells)

3 DWELLING UNITS APPROVED, States and territories

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2003									
July	4 409	3 962	4 511	1 027	1 936	284	73	186	**16 388**
August	4 105	3 726	3 840	919	1 870	247	58	126	**14 891**
September	4 728	4 427	4 098	1 048	1 932	251	233	368	**17 085**
October	4 189	5 145	3 863	1 245	2 395	238	105	485	**17 665**
November	3 786	3 553	3 729	832	2 010	325	50	125	**14 410**
December	3 912	3 350	3 427	1 192	1 930	290	90	144	**14 335**
2004									
January	2 747	3 635	3 010	692	1 551	198	72	114	**12 019**
February	3 928	3 382	3 119	827	2 004	200	82	216	**13 758**
March	3 912	3 824	4 758	983	2 117	276	86	202	**16 158**
April	3 672	3 753	3 265	796	1 586	291	52	243	**13 658**
May	4 103	3 968	3 020	875	2 164	307	133	734	**15 304**
June	3 640	3 664	3 814	1 088	2 141	234	139	193	**14 913**
July	3 551	3 778	3 544	1 087	2 221	221	125	72	**14 599**
August	3 640	3 607	3 572	853	1 969	240	163	129	**14 173**
SEASONALLY ADJUSTED									
2003									
July	4 095	3 705	4 081	923	1 818	278	na	na	**15 154**
August	3 898	3 800	3 786	942	1 767	233	na	na	**14 601**
September	4 776	4 339	4 083	953	1 931	237	na	na	**16 922**
October	3 089	4 831	3 667	1 225	2 147	225	na	na	**15 745**
November	3 600	3 700	3 908	846	1 926	302	na	na	**14 454**
December	4 001	3 480	3 691	1 224	1 873	273	na	na	**14 783**
2004									
January	3 374	4 359	3 547	835	1 861	216	na	na	**14 424**
February	4 711	3 285	3 162	842	2 113	222	na	na	**14 610**
March	3 672	3 568	4 371	893	2 033	254	na	na	**15 079**
April	4 171	3 764	3 500	867	1 894	344	na	na	**14 841**
May	3 694	3 982	2 881	876	2 039	309	na	na	**14 625**
June	3 798	3 492	3 641	1 023	1 999	240	na	na	**14 544**
July	3 644	3 638	3 405	1 049	2 228	231	na	na	**14 397**
August	3 377	3 604	3 396	814	1 865	223	na	na	**13 553**
TREND									
2003									
July	3 990	4 051	3 675	911	1 870	242	83	193	**14 911**
August	3 974	4 093	3 809	962	1 875	245	90	207	**15 078**
September	3 915	4 119	3 883	1 009	1 872	244	93	219	**15 146**
October	3 831	4 112	3 871	1 035	1 873	241	92	221	**15 095**
November	3 777	4 046	3 790	1 026	1 891	236	89	210	**14 946**
December	3 790	3 918	3 679	993	1 921	238	81	195	**14 773**
2004									
January	3 860	3 790	3 563	944	1 947	246	75	192	**14 645**
February	3 947	3 701	3 476	904	1 970	259	75	202	**14 595**
March	3 994	3 669	3 414	888	1 994	272	82	222	**14 596**
April	3 954	3 671	3 381	897	2 014	277	94	238	**14 593**
May	3 850	3 647	3 374	917	2 025	276	109	231	**14 508**
June	3 736	3 607	3 375	935	2 030	266	124	208	**14 357**
July	3 631	3 560	3 382	949	2 028	256	139	176	**14 179**
August	3 482	3 565	3 400	948	2 015	241	150	142	**13 986**

na not available

4 DWELLING UNITS APPROVED, States and territories—Percentage change

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
July	22.9	–3.1	39.1	14.1	–20.6	50.3	9.0	14.8	**11.7**
August	–6.9	–6.0	–14.9	–10.5	–3.4	–13.0	–20.5	–32.3	**–9.1**
September	15.2	18.8	6.7	14.0	3.3	1.6	301.7	192.1	**14.7**
October	–11.4	16.2	–5.7	18.8	24.0	–5.2	–54.9	31.8	**3.4**
November	–9.6	–30.9	–3.5	–33.2	–16.1	36.6	–52.4	–74.2	**–18.4**
December	3.3	–5.7	–8.1	43.3	–4.0	–10.8	80.0	15.2	**–0.5**
2004									
January	–29.8	8.5	–12.2	–41.9	–19.6	–31.7	–20.0	–20.8	**–16.2**
February	43.0	–7.0	3.6	19.5	29.2	1.0	13.9	89.5	**14.5**
March	–0.4	13.1	52.5	18.9	5.6	38.0	4.9	–6.5	**17.4**
April	–6.1	–1.9	–31.4	–19.0	–25.1	5.4	–39.5	20.3	**–15.5**
May	11.7	5.7	–7.5	9.9	36.4	5.5	155.8	202.1	**12.1**
June	–11.3	–7.7	26.3	24.3	–1.1	–23.8	4.5	–73.7	**–2.6**
July	–2.4	3.1	–7.1	–0.1	3.7	–5.6	–10.1	–62.7	**–2.1**
August	2.5	–4.5	0.8	–21.5	–11.3	8.6	30.4	79.2	**–2.9**
SEASONALLY ADJUSTED									
2003									
July	3.9	–7.5	30.7	7.0	–26.0	31.1	na	na	**1.9**
August	–4.8	2.6	–7.2	2.1	–2.8	–16.2	na	na	**–3.6**
September	22.5	14.2	7.8	1.2	9.3	1.7	na	na	**15.9**
October	–35.3	11.3	–10.2	28.5	11.2	–5.1	na	na	**–7.0**
November	16.5	–23.4	6.6	–30.9	–10.3	34.2	na	na	**–8.2**
December	11.1	–5.9	–5.6	44.7	–2.8	–9.6	na	na	**2.3**
2004									
January	–15.7	25.3	–3.9	–31.8	–0.6	–20.9	na	na	**–2.4**
February	39.6	–24.6	–10.9	0.8	13.5	2.8	na	na	**1.3**
March	–22.1	8.6	38.2	6.1	–3.8	14.4	na	na	**3.2**
April	13.6	5.5	–19.9	–2.9	–6.8	35.4	na	na	**–1.6**
May	–11.4	5.8	–17.7	1.0	7.7	–10.2	na	na	**–1.5**
June	2.8	–12.3	26.4	16.8	–2.0	–22.3	na	na	**–0.6**
July	–4.1	4.2	–6.5	2.5	11.5	–3.8	na	na	**–1.0**
August	–7.3	–0.9	–0.3	–22.4	–16.3	–3.5	na	na	**–5.9**
TREND									
2003									
July	0.8	1.4	4.1	5.0	0.5	3.4	9.2	4.9	**1.5**
August	–0.4	1.0	3.6	5.6	0.3	1.2	8.4	7.3	**1.1**
September	–1.5	0.6	1.9	4.9	–0.2	–0.4	3.3	5.8	**0.5**
October	–2.1	–0.2	–0.3	2.6	0.1	–1.2	–1.1	0.9	**–0.3**
November	–1.4	–1.6	–2.1	–0.9	1.0	–2.1	–3.3	–5.0	**–1.0**
December	0.3	–3.2	–2.9	–3.2	1.6	0.8	–9.0	–7.1	**–1.2**
2004									
January	1.8	–3.3	–3.2	–4.9	1.4	3.4	–7.4	–1.5	**–0.9**
February	2.3	–2.3	–2.4	–4.2	1.2	5.3	—	5.2	**–0.3**
March	1.2	–0.9	–1.8	–1.8	1.2	5.0	9.3	9.9	—
April	–1.0	0.1	–1.0	1.0	1.0	1.8	14.6	7.2	—
May	–2.6	–0.7	–0.2	2.2	0.5	–0.4	16.0	–2.9	**–0.6**
June	–3.0	–1.1	—	2.0	0.2	–3.6	13.8	–10.0	**–1.0**
July	–2.8	–1.3	0.2	1.5	–0.1	–3.8	12.1	–15.4	**–1.2**
August	–4.1	0.1	0.5	–0.1	–0.6	–5.9	7.9	–19.3	**–1.4**

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2003									
July	2 035	3 373	2 952	869	1 639	223	35	127	**11 253**
August	1 961	2 901	2 605	708	1 599	232	33	123	**10 162**
September	2 239	2 999	2 615	859	1 634	225	42	159	**10 772**
October	2 131	3 277	2 568	753	1 981	219	40	182	**11 151**
November	2 041	2 898	2 434	692	1 593	244	21	120	**10 043**
December	1 983	2 569	2 393	771	1 661	233	37	96	**9 743**
2004									
January	1 396	2 207	2 107	474	1 289	176	21	68	**7 738**
February	1 820	2 627	2 284	673	1 437	184	21	125	**9 171**
March	1 957	3 091	2 744	770	1 736	260	52	94	**10 704**
April	1 712	2 762	2 065	627	1 301	262	26	87	**8 842**
May	1 887	2 770	2 132	647	1 683	225	28	110	**9 482**
June	1 971	2 939	2 199	833	1 554	197	32	73	**9 798**
July	1 661	2 929	2 233	662	1 522	190	50	72	**9 319**
August	1 817	2 521	2 413	700	1 619	216	60	101	**9 447**
SEASONALLY ADJUSTED									
2003									
July	1 984	3 116	2 530	765	1 497	na	na	na	**10 264**
August	1 934	2 975	2 551	731	1 508	na	na	na	**10 063**
September	2 201	2 911	2 585	764	1 549	na	na	na	**10 425**
October	1 953	2 963	2 359	733	1 862	na	na	na	**10 269**
November	1 945	3 045	2 613	706	1 569	na	na	na	**10 237**
December	2 016	2 699	2 637	803	1 594	na	na	na	**10 105**
2004									
January	1 661	2 931	2 609	617	1 546	na	na	na	**9 692**
February	1 963	2 530	2 332	688	1 609	na	na	na	**9 451**
March	1 837	2 835	2 355	680	1 611	na	na	na	**9 702**
April	1 899	2 773	2 293	698	1 570	na	na	na	**9 667**
May	1 796	2 784	2 085	648	1 606	na	na	na	**9 261**
June	1 827	2 767	2 088	768	1 475	na	na	na	**9 252**
July	1 699	2 789	2 098	624	1 450	na	na	na	**8 986**
August	1 711	2 518	2 178	661	1 508	na	na	na	**8 918**
TREND									
2003									
July	2 036	2 997	2 447	737	1 501	na	na	na	**10 180**
August	2 038	3 023	2 500	749	1 526	na	na	na	**10 310**
September	2 024	3 005	2 543	752	1 545	na	na	na	**10 337**
October	1 995	2 955	2 566	743	1 560	na	na	na	**10 265**
November	1 957	2 896	2 569	729	1 572	na	na	na	**10 143**
December	1 918	2 838	2 553	712	1 583	na	na	na	**9 998**
2004									
January	1 885	2 792	2 509	697	1 592	na	na	na	**9 851**
February	1 864	2 766	2 436	687	1 595	na	na	na	**9 708**
March	1 852	2 757	2 342	683	1 588	na	na	na	**9 580**
April	1 840	2 759	2 247	683	1 572	na	na	na	**9 465**
May	1 818	2 758	2 177	684	1 549	na	na	na	**9 345**
June	1 788	2 740	2 130	682	1 523	na	na	na	**9 216**
July	1 760	2 710	2 100	679	1 499	na	na	na	**9 090**
August	1 717	2 690	2 093	669	1 477	na	na	na	**8 979**

na not available

6 PRIVATE SECTOR HOUSES APPROVED, Percentage change

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
July	–4.7	8.1	23.5	13.9	–12.8	33.5	—	–20.6	**5.7**
August	–3.6	–14.0	–11.8	–18.5	–2.4	4.0	–5.7	–3.1	**–9.7**
September	14.2	3.4	0.4	21.3	2.2	–3.0	27.3	29.3	**6.0**
October	–4.8	9.3	–1.8	–12.3	21.2	–2.7	–4.8	14.5	**3.5**
November	–4.2	–11.6	–5.2	–8.1	–19.6	11.4	–47.5	–34.1	**–9.9**
December	–2.8	–11.4	–1.7	11.4	4.3	–4.5	76.2	–20.0	**–3.0**
2004									
January	–29.6	–14.1	–12.0	–38.5	–22.4	–24.5	–43.2	–29.2	**–20.6**
February	30.4	19.0	8.4	42.0	11.5	4.5	—	83.8	**18.5**
March	7.5	17.7	20.1	14.4	20.8	41.3	147.6	–24.8	**16.7**
April	–12.5	–10.6	–24.7	–18.6	–25.1	0.8	–50.0	–7.4	**–17.4**
May	10.2	0.3	3.2	3.2	29.4	–14.1	7.7	26.4	**7.2**
June	4.5	6.1	3.1	28.7	–7.7	–12.4	14.3	–33.6	**3.3**
July	–15.7	–0.3	1.5	–20.5	–2.1	–3.6	56.3	–1.4	**–4.9**
August	9.4	–13.9	8.1	5.7	6.4	13.7	20.0	40.3	**1.4**
SEASONALLY ADJUSTED									
2003									
July	–3.7	2.6	7.2	5.3	–21.2	na	na	na	**–2.3**
August	–2.5	–4.5	0.9	–4.4	0.7	na	na	na	**–2.0**
September	13.8	–2.2	1.3	4.4	2.7	na	na	na	**3.6**
October	–11.3	1.8	–8.7	–4.0	20.2	na	na	na	**–1.5**
November	–0.4	2.8	10.8	–3.7	–15.8	na	na	na	**–0.3**
December	3.7	–11.3	0.9	13.8	1.6	na	na	na	**–1.3**
2004									
January	–17.6	8.6	–1.1	–23.2	–3.0	na	na	na	**–4.1**
February	18.2	–13.7	–10.6	11.6	4.1	na	na	na	**–2.5**
March	–6.4	12.1	1.0	–1.3	0.1	na	na	na	**2.7**
April	3.3	–2.2	–2.7	2.7	–2.5	na	na	na	**–0.4**
May	–5.4	0.4	–9.1	–7.2	2.3	na	na	na	**–4.2**
June	1.7	–0.6	0.2	18.6	–8.1	na	na	na	**–0.1**
July	–7.0	0.8	0.5	–18.8	–1.7	na	na	na	**–2.9**
August	0.7	–9.7	3.8	5.9	4.0	na	na	na	**–0.8**
TREND									
2003									
July	0.6	2.3	2.4	2.8	1.4	na	na	na	**2.0**
August	0.1	0.9	2.2	1.7	1.7	na	na	na	**1.3**
September	–0.7	–0.6	1.7	0.3	1.2	na	na	na	**0.3**
October	–1.4	–1.7	0.9	–1.1	1.0	na	na	na	**–0.7**
November	–1.9	–2.0	0.1	–1.9	0.8	na	na	na	**–1.2**
December	–2.0	–2.0	–0.6	–2.4	0.7	na	na	na	**–1.4**
2004									
January	–1.7	–1.6	–1.7	–2.1	0.6	na	na	na	**–1.5**
February	–1.1	–0.9	–2.9	–1.4	0.2	na	na	na	**–1.5**
March	–0.6	–0.3	–3.9	–0.6	–0.4	na	na	na	**–1.3**
April	–0.7	0.1	–4.0	—	–1.0	na	na	na	**–1.2**
May	–1.2	–0.1	–3.2	—	–1.5	na	na	na	**–1.3**
June	–1.6	–0.6	–2.1	–0.2	–1.7	na	na	na	**–1.4**
July	–1.6	–1.1	–1.4	–0.4	–1.5	na	na	na	**–1.4**
August	–2.4	–0.7	–0.3	–1.4	–1.5	na	na	na	**–1.2**

— nil or rounded to zero (including null cells)

na not available

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

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2001–02	27 633	37 071	26 594	9 208	17 422	1 882	643	1 214	**121 667**
2002–03	24 781	33 526	27 364	8 602	18 050	1 973	518	1 889	**116 703**
2003–04	23 355	34 661	29 343	9 067	19 508	2 697	548	1 373	**120 552**
2003									
September	2 271	3 010	2 642	887	1 659	225	78	162	**10 934**
October	2 161	3 292	2 590	786	1 986	219	51	186	**11 271**
November	2 060	2 943	2 438	701	1 632	244	22	121	**10 161**
December	2 008	2 576	2 402	855	1 772	238	43	96	**9 990**
2004									
January	1 407	2 214	2 139	487	1 321	176	42	68	**7 854**
February	1 827	2 650	2 324	705	1 465	184	21	125	**9 301**
March	1 961	3 113	2 779	814	1 746	260	53	94	**10 820**
April	1 721	2 770	2 073	637	1 307	262	31	87	**8 888**
May	1 925	2 815	2 142	666	1 750	225	54	110	**9 687**
June	1 996	2 989	2 224	900	1 596	209	58	73	**10 045**
July	1 684	2 975	2 248	693	1 584	192	63	72	**9 511**
August	1 857	2 561	2 424	743	1 647	216	77	101	**9 626**
OTHER DWELLINGS									
2001–02	22 772	12 468	9 755	1 728	2 952	151	307	1 018	**51 151**
2002–03	24 669	14 682	13 857	2 222	3 741	172	432	1 281	**61 056**
2003–04	23 776	11 728	15 111	2 457	4 128	444	625	1 763	**60 032**
2003									
September	2 457	1 417	1 456	161	273	26	155	206	**6 151**
October	2 028	1 853	1 273	459	409	19	54	299	**6 394**
November	1 726	610	1 291	131	378	81	28	4	**4 249**
December	1 904	774	1 025	337	158	52	47	48	**4 345**
2004									
January	1 340	1 421	871	205	230	22	30	46	**4 165**
February	2 101	732	795	122	539	16	61	91	**4 457**
March	1 951	711	1 979	169	371	16	33	108	**5 338**
April	1 951	983	1 192	159	279	29	21	156	**4 770**
May	2 178	1 153	878	209	414	82	79	624	**5 617**
June	1 644	675	1 590	188	545	25	81	120	**4 868**
July	1 867	803	1 296	394	637	29	62	—	**5 088**
August	1 783	1 046	1 148	110	322	24	86	28	**4 547**
TOTAL DWELLING UNITS									
2001–02	50 405	49 539	36 349	10 936	20 374	2 033	950	2 232	**172 818**
2002–03	49 450	48 208	41 221	10 824	21 791	2 145	950	3 170	**177 759**
2003–04	47 131	46 389	44 454	11 524	23 636	3 141	1 173	3 136	**180 584**
2003									
September	4 728	4 427	4 098	1 048	1 932	251	233	368	**17 085**
October	4 189	5 145	3 863	1 245	2 395	238	105	485	**17 665**
November	3 786	3 553	3 729	832	2 010	325	50	125	**14 410**
December	3 912	3 350	3 427	1 192	1 930	290	90	144	**14 335**
2004									
January	2 747	3 635	3 010	692	1 551	198	72	114	**12 019**
February	3 928	3 382	3 119	827	2 004	200	82	216	**13 758**
March	3 912	3 824	4 758	983	2 117	276	86	202	**16 158**
April	3 672	3 753	3 265	796	1 586	291	52	243	**13 658**
May	4 103	3 968	3 020	875	2 164	307	133	734	**15 304**
June	3 640	3 664	3 814	1 088	2 141	234	139	193	**14 913**
July	3 551	3 778	3 544	1 087	2 221	221	125	72	**14 599**
August	3 640	3 607	3 572	853	1 969	240	163	129	**14 173**

— nil or rounded to zero (including null cells)

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2001–02	13 242	25 658	12 233	5 848	12 759	814	395	1 212
2002–03	10 727	22 657	13 007	5 517	13 293	918	316	1 888
2003–04	9 233	22 716	12 889	5 584	14 077	1 182	330	1 373
2003								
September	1 016	1 919	1 168	554	1 202	105	29	162
October	860	2 200	1 154	477	1 476	80	30	186
November	823	1 969	1 079	388	1 150	105	17	121
December	860	1 710	1 115	533	1 278	126	33	96
2004								
January	486	1 454	900	294	954	69	18	68
February	781	1 714	1 033	478	1 124	76	16	125
March	798	2 000	1 275	469	1 304	117	45	94
April	632	1 799	911	368	927	133	20	87
May	677	1 856	820	392	1 203	91	28	110
June	735	1 919	835	597	1 118	79	31	73
July	611	1 903	910	414	1 129	85	45	72
August	768	1 617	1 002	458	1 199	82	55	101
OTHER DWELLINGS								
2001–02	18 931	11 714	5 190	1 407	2 406	54	232	1 018
2002–03	20 469	13 788	6 274	2 027	2 893	60	361	1 281
2003–04	18 814	10 637	6 881	2 220	3 055	242	578	1 763
2003								
September	2 015	1 343	854	153	273	22	150	206
October	1 598	1 780	640	435	331	8	52	299
November	1 164	540	457	116	201	—	26	4
December	1 594	648	522	326	139	30	47	48
2004								
January	1 110	1 390	425	171	222	9	12	46
February	1 829	622	340	115	311	3	61	91
March	1 686	635	802	137	287	5	33	108
April	1 585	872	590	116	236	19	21	156
May	1 565	1 046	567	196	350	73	68	624
June	1 080	495	513	163	337	17	77	120
July	1 491	739	398	377	526	2	56	—
August	1 304	952	478	95	248	18	70	28
TOTAL DWELLING UNITS								
2001–02	32 173	37 372	17 423	7 255	15 165	868	627	2 230
2002–03	31 196	36 445	19 281	7 544	16 186	978	677	3 169
2003–04	28 047	33 353	19 770	7 804	17 132	1 424	908	3 136
2003								
September	3 031	3 262	2 022	707	1 475	127	179	368
October	2 458	3 980	1 794	912	1 807	88	82	485
November	1 987	2 509	1 536	504	1 351	105	43	125
December	2 454	2 358	1 637	859	1 417	156	80	144
2004								
January	1 596	2 844	1 325	465	1 176	78	30	114
February	2 610	2 336	1 373	593	1 435	79	77	216
March	2 484	2 635	2 077	606	1 591	122	78	202
April	2 217	2 671	1 501	484	1 163	152	41	243
May	2 242	2 902	1 387	588	1 553	164	96	734
June	1 815	2 414	1 348	760	1 455	96	108	193
July	2 102	2 642	1 308	791	1 655	87	101	72
August	2 072	2 569	1 480	553	1 447	100	125	129

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	**Total dwelling units**
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
2001–02	119 578	46 616	592	1 908	258	**168 952**
2002–03	114 465	56 173	818	1 841	381	**173 678**
2003–04	118 703	55 983	757	1 375	368	**177 186**
2003						
September	10 759	5 776	102	155	92	**16 884**
October	11 138	5 971	47	240	27	**17 423**
November	10 028	4 003	26	61	44	**14 162**
December	9 733	3 922	51	214	20	**13 940**
2004						
January	7 730	3 993	35	59	9	**11 826**
February	9 161	4 224	46	25	13	**13 469**
March	10 693	5 066	54	18	11	**15 842**
April	8 826	4 467	57	104	46	**13 500**
May	9 470	5 002	119	187	31	**14 809**
June	9 775	4 599	85	37	23	**14 519**
July	9 313	4 338	22	343	13	**14 029**
August	9 436	4 153	38	230	32	**13 889**
PUBLIC SECTOR						
2001–02	1 938	1 917	7	1	3	**3 866**
2002–03	2 078	1 990	12	—	1	**4 081**
2003–04	1 693	1 689	13	2	1	**3 398**
2003						
September	162	39	—	—	—	**201**
October	120	116	6	—	—	**242**
November	118	130	—	—	—	**248**
December	247	148	—	—	—	**395**
2004						
January	116	77	—	—	—	**193**
February	130	159	—	—	—	**289**
March	116	200	—	—	—	**316**
April	46	111	—	—	1	**158**
May	205	290	—	—	—	**495**
June	247	140	7	—	—	**394**
July	192	378	—	—	—	**570**
August	179	105	—	—	—	**284**
TOTAL						
2001–02	121 516	48 533	599	1 909	261	**172 818**
2002–03	116 543	58 163	830	1 841	382	**177 759**
2003–04	120 396	57 672	770	1 377	369	**180 584**
2003						
September	10 921	5 815	102	155	92	**17 085**
October	11 258	6 087	53	240	27	**17 665**
November	10 146	4 133	26	61	44	**14 410**
December	9 980	4 070	51	214	20	**14 335**
2004						
January	7 846	4 070	35	59	9	**12 019**
February	9 291	4 383	46	25	13	**13 758**
March	10 809	5 266	54	18	11	**16 158**
April	8 872	4 578	57	104	47	**13 658**
May	9 675	5 292	119	187	31	**15 304**
June	10 022	4 739	92	37	23	**14 913**
July	9 505	4 716	22	343	13	**14 599**
August	9 615	4 258	38	230	32	**14 173**

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

States and territories	New houses	New other residential building	Alterations and additions to residential buildings	Conversions(a)	Non-residential building(a)	**Total dwelling units**
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 814	1 687	20	76	3	**3 600**
Vic.	2 519	859	8	151	14	**3 551**
Qld	2 409	1 127	8	1	4	**3 549**
SA	699	98	—	1	—	**798**
WA	1 619	268	1	—	10	**1 898**
Tas.	216	24	—	—	—	**240**
NT	59	82	1	1	1	**144**
ACT	101	8	—	—	—	**109**
Aust.	9 436	4 153	38	230	32	**13 889**
PUBLIC SECTOR						
NSW	40	—	—	—	—	**40**
Vic.	40	16	—	—	—	**56**
Qld	11	12	—	—	—	**23**
SA	43	12	—	—	—	**55**
WA	28	43	—	—	—	**71**
Tas.	—	—	—	—	—	—
NT	17	2	—	—	—	**19**
ACT	—	20	—	—	—	**20**
Aust.	179	105	—	—	—	**284**
TOTAL						
NSW	1 854	1 687	20	76	3	**3 640**
Vic.	2 559	875	8	151	14	**3 607**
Qld	2 420	1 139	8	1	4	**3 572**
SA	742	110	—	1	—	**853**
WA	1 647	311	1	—	10	**1 969**
Tas.	216	24	—	—	—	**240**
NT	76	84	1	1	1	**163**
ACT	101	28	—	—	—	**129**
Aust.	9 615	4 258	38	230	32	**14 173**

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

Period	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF: One storey	Two or more storeys	Total	NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF: One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	**Total new residential building**
					DWELLING UNITS *(no.)*					
2001–02	121 516	9 063	10 567	19 630	3 455	5 000	20 448	28 903	48 533	**170 049**
2002–03	116 543	9 477	11 905	21 382	3 572	5 366	27 843	36 781	58 163	**174 706**
2003–04	120 396	10 647	12 994	23 641	4 318	5 243	24 470	34 031	57 672	**178 068**
2003										
June	10 944	740	1 259	1 999	280	379	919	1 578	3 577	**14 521**
July	11 354	749	977	1 726	369	470	2 386	3 225	4 951	**16 305**
August	10 222	790	1 367	2 157	349	377	1 405	2 131	4 288	**14 510**
September	10 921	771	1 068	1 839	416	498	3 062	3 976	5 815	**16 736**
October	11 258	1 219	1 274	2 493	307	588	2 699	3 594	6 087	**17 345**
November	10 146	871	1 157	2 028	574	497	1 034	2 105	4 133	**14 279**
December	9 980	734	997	1 731	308	442	1 589	2 339	4 070	**14 050**
2004										
January	7 846	541	845	1 386	176	249	2 259	2 684	4 070	**11 916**
February	9 291	983	863	1 846	355	448	1 734	2 537	4 383	**13 674**
March	10 809	907	933	1 840	560	524	2 342	3 426	5 266	**16 075**
April	8 872	762	1 147	1 909	296	288	2 085	2 669	4 578	**13 450**
May	9 675	970	1 126	2 096	357	457	2 382	3 196	5 292	**14 967**
June	10 022	1 350	1 240	2 590	251	405	1 493	2 149	4 739	**14 761**
July	9 505	1 272	1 295	2 567	250	597	1 302	2 149	4 716	**14 221**
August	9 615	734	943	1 677	338	356	1 887	2 581	4 258	**13 873**
					VALUE *($m)*					
2001–02	17 674.0	867.8	1 392.5	2 260.3	364.7	702.4	3 771.7	4 838.8	7 099.1	**24 773.1**
2002–03	18 658.9	972.1	1 692.9	2 665.0	441.3	750.2	5 922.9	7 114.4	9 779.4	**28 438.3**
2003–04	21 399.8	1 198.6	2 014.1	3 212.7	617.2	797.3	5 319.9	6 734.3	9 947.0	**31 346.9**
2003										
June	1 830.8	77.2	188.1	265.3	52.6	46.1	184.1	282.8	548.1	**2 378.9**
July	1 914.5	79.4	154.0	233.4	54.0	85.9	497.2	637.1	870.6	**2 785.1**
August	1 717.7	79.8	177.7	257.5	45.9	54.9	251.5	352.3	609.9	**2 327.6**
September	1 872.2	84.9	172.0	256.9	52.9	71.1	670.6	794.6	1 051.4	**2 923.6**
October	1 944.1	131.5	176.1	307.6	40.6	82.4	605.0	728.0	1 035.6	**2 979.7**
November	1 777.8	93.4	186.1	279.5	62.0	79.3	209.7	351.0	630.5	**2 408.3**
December	1 772.3	80.4	152.9	233.3	45.5	69.3	292.6	407.4	640.7	**2 413.0**
2004										
January	1 396.5	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	**2 103.3**
February	1 697.8	119.7	149.0	268.7	57.7	72.4	387.3	517.5	786.2	**2 484.0**
March	1 962.9	112.4	146.9	259.3	84.8	74.6	616.5	775.8	1 035.2	**2 998.1**
April	1 670.2	88.4	193.4	281.8	48.2	43.4	502.3	594.0	875.8	**2 546.1**
May	1 798.0	121.3	172.2	293.5	53.6	68.0	518.6	640.3	933.8	**2 731.8**
June	1 875.8	151.2	194.0	345.2	45.2	55.2	324.9	425.3	770.5	**2 646.3**
July	1 817.9	147.3	239.4	386.8	24.9	96.2	207.9	329.0	715.7	**2 533.6**
August	1 842.7	88.2	151.5	239.7	42.9	59.8	405.8	508.5	748.1	**2 590.9**

(a) See Glossary for definition.

12 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: One storey	Two or more storeys	Total	NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF: One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	**Total new residential building**
					DWELLING UNITS *(no.)*					
NSW	1 854	230	514	744	85	78	780	943	1 687	**3 541**
Vic.	2 559	182	217	399	18	99	359	476	875	**3 434**
Qld	2 420	112	149	261	110	171	597	878	1 139	**3 559**
SA	742	52	41	93	17	—	—	17	110	**852**
WA	1 647	134	20	154	68	—	89	157	311	**1 958**
Tas.	216	18	—	18	6	—	—	6	24	**240**
NT	76	6	2	8	14	—	62	76	84	**160**
ACT	101	—	—	—	20	8	—	28	28	**129**
Aust.	9 615	734	943	1 677	338	356	1 887	2 581	4 258	**13 873**
					VALUE *($m)*					
NSW	396.3	27.9	83.1	111.0	10.2	11.1	132.5	153.8	264.9	**661.2**
Vic.	506.5	21.1	34.5	55.6	3.9	17.0	76.9	97.8	153.4	**659.9**
Qld	480.0	15.0	24.0	39.0	13.6	30.8	164.4	208.8	247.7	**727.8**
SA	110.2	5.1	5.6	10.7	1.8	—	—	1.8	12.4	**122.6**
WA	278.5	16.5	3.6	20.1	6.7	—	21.9	28.6	48.7	**327.2**
Tas.	33.6	1.8	—	1.8	0.9	—	—	0.9	2.7	**36.3**
NT	17.8	0.7	0.7	1.5	1.9	—	10.1	11.9	13.4	**31.2**
ACT	19.8	—	—	—	4.0	0.9	—	4.9	4.9	**24.8**
Aust.	1 842.7	88.2	151.5	239.7	42.9	59.8	405.8	508.5	748.1	**2 590.9**

— nil or rounded to zero (including null cells)

Month	New residential building $m	Alterations and additions to residential buildings(a) $m	Total residential building $m	Non-residential building $m	**Total building** $m
			ORIGINAL		
2003					
July	2 785.1	440.3	3 225.4	1 500.4	**4 725.8**
August	2 327.6	485.0	2 812.6	1 406.2	**4 218.9**
September	2 923.6	472.9	3 396.5	1 419.6	**4 816.1**
October	2 979.7	501.8	3 481.5	1 692.9	**5 174.4**
November	2 408.3	392.2	2 800.6	987.8	**3 788.3**
December	2 413.0	415.9	2 828.9	1 411.4	**4 240.3**
2004					
January	2 103.3	316.7	2 420.0	1 429.5	**3 849.5**
February	2 484.0	389.7	2 873.7	1 236.8	**4 110.5**
March	2 998.1	433.8	3 431.8	1 323.6	**4 755.4**
April	2 546.1	397.8	2 943.8	1 325.8	**4 269.6**
May	2 731.8	470.6	3 202.5	1 592.3	**4 794.8**
June	2 646.3	462.2	3 108.5	1 243.7	**4 352.3**
July	2 533.6	452.3	2 985.9	1 306.3	**4 292.2**
August	2 590.9	471.1	3 062.0	1 744.6	**4 806.6**
			SEASONALLY ADJUSTED		
2003					
July	2 505.0	429.1	2 934.2	na	**4 434.5**
August	2 278.1	453.4	2 731.5	na	**4 137.8**
September	2 786.2	432.3	3 218.5	na	**4 638.1**
October	2 704.4	438.8	3 143.2	na	**4 836.1**
November	2 406.7	420.0	2 826.7	na	**3 814.4**
December	2 488.5	460.4	2 948.9	na	**4 360.3**
2004					
January	2 537.8	406.1	2 943.8	na	**4 373.3**
February	2 690.8	404.4	3 095.2	na	**4 332.0**
March	2 809.9	394.4	3 204.2	na	**4 527.8**
April	2 703.1	437.7	3 140.8	na	**4 466.6**
May	2 727.7	431.8	3 159.5	na	**4 751.8**
June	2 541.8	442.5	2 984.3	na	**4 228.0**
July	2 444.7	469.8	2 914.5	na	**4 220.9**
August	2 422.5	424.4	2 846.9	na	**4 591.5**
			TREND		
2003					
July	2 465.3	422.2	2 887.5	1 428.4	**4 315.9**
August	2 493.6	431.3	2 924.9	1 435.1	**4 360.1**
September	2 502.9	437.7	2 940.6	1 420.3	**4 360.9**
October	2 505.8	437.5	2 943.3	1 388.7	**4 332.0**
November	2 515.9	430.9	2 946.8	1 347.1	**4 294.0**
December	2 546.2	422.0	2 968.2	1 319.2	**4 287.4**
2004					
January	2 599.0	415.3	3 014.3	1 310.1	**4 324.4**
February	2 656.7	413.4	3 070.1	1 311.9	**4 382.0**
March	2 695.4	416.1	3 111.5	1 320.4	**4 432.0**
April	2 695.5	421.6	3 117.1	1 336.5	**4 453.6**
May	2 650.8	427.7	3 078.5	1 351.4	**4 430.0**
June	2 587.0	432.6	3 019.6	1 379.6	**4 399.2**
July	2 520.3	435.9	2 956.2	1 421.0	**4 377.2**
August	2 452.2	437.1	2 889.3	1 476.5	**4 365.8**

na not available

(a) Refer to Explanatory Notes, paragraph 13.

14 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		
2003					
July	17.1	13.0	16.5	17.2	**16.7**
August	–16.4	10.2	–12.8	–6.3	**–10.7**
September	25.6	–2.5	20.8	1.0	**14.2**
October	1.9	6.1	2.5	19.3	**7.4**
November	–19.2	–21.8	–19.6	–41.7	**–26.8**
December	0.2	6.0	1.0	42.9	**11.9**
2004					
January	–12.8	–23.9	–14.5	1.3	**–9.2**
February	18.1	23.0	18.7	–13.5	**6.8**
March	20.7	11.3	19.4	7.0	**15.7**
April	–15.1	–8.3	–14.2	0.2	**–10.2**
May	7.3	18.3	8.8	20.1	**12.3**
June	–3.1	–1.8	–2.9	–21.9	**–9.2**
July	–4.3	–2.2	–3.9	5.0	**–1.4**
August	2.3	4.2	2.5	33.6	**12.0**
			SEASONALLY ADJUSTED		
2003					
July	0.9	6.5	1.7	na	**6.5**
August	–9.1	5.7	–6.9	na	**–6.7**
September	22.3	–4.7	17.8	na	**12.1**
October	–2.9	1.5	–2.3	na	**4.3**
November	–11.0	–4.3	–10.1	na	**–21.1**
December	3.4	9.6	4.3	na	**14.3**
2004					
January	2.0	–11.8	–0.2	na	**0.3**
February	6.0	–0.4	5.1	na	**–0.9**
March	4.4	–2.5	3.5	na	**4.5**
April	–3.8	11.0	–2.0	na	**–1.4**
May	0.9	–1.3	0.6	na	**6.4**
June	–6.8	2.5	–5.5	na	**–11.0**
July	–3.8	6.2	–2.3	na	**–0.2**
August	–0.9	–9.7	–2.3	na	**8.8**
			TREND		
2003					
July	1.7	2.2	1.8	0.9	**1.5**
August	1.1	2.2	1.3	0.5	**1.0**
September	0.4	1.5	0.5	–1.0	—
October	0.1	–0.1	0.1	–2.2	**–0.7**
November	0.4	–1.5	0.1	–3.0	**–0.9**
December	1.2	–2.1	0.7	–2.1	**–0.2**
2004					
January	2.1	–1.6	1.6	–0.7	**0.9**
February	2.2	–0.5	1.9	0.1	**1.3**
March	1.5	0.7	1.3	0.7	**1.1**
April	—	1.3	0.2	1.2	**0.5**
May	–1.7	1.5	–1.2	1.1	**–0.5**
June	–2.4	1.1	–1.9	2.1	**–0.7**
July	–2.6	0.8	–2.1	3.0	**–0.5**
August	–2.7	0.3	–2.3	3.9	**–0.3**

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

15 VALUE OF TOTAL BUILDING APPROVED, States and territories

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	$m	$m	$m	$m	$m	$m	$m	$m	$m
ORIGINAL									
2003									
July	1 675.1	1 121.9	1 090.3	257.7	422.1	78.3	27.6	52.7	**4 725.8**
August	1 223.8	1 318.0	894.0	282.7	369.6	52.9	27.5	50.4	**4 218.9**
September	1 453.2	1 191.0	1 292.4	204.2	462.8	48.2	53.7	110.6	**4 816.1**
October	1 404.8	1 509.1	1 062.7	496.8	456.7	57.5	39.1	147.6	**5 174.4**
November	1 056.5	1 041.5	933.7	185.2	443.6	64.3	23.3	40.2	**3 788.3**
December	1 248.8	1 123.8	846.1	270.0	543.7	65.0	48.3	94.7	**4 240.3**
2004									
January	956.7	1 200.6	1 006.1	200.6	367.1	45.9	30.4	42.0	**3 849.5**
February	1 397.2	1 143.6	807.7	178.9	435.0	47.6	25.6	74.8	**4 110.5**
March	1 140.7	1 381.2	1 423.9	220.1	443.7	61.9	35.5	48.3	**4 755.4**
April	1 164.6	1 260.0	960.1	274.1	377.7	61.8	41.6	129.7	**4 269.6**
May	1 444.7	1 511.4	831.7	198.7	556.9	100.1	36.3	115.0	**4 794.8**
June	1 309.0	1 113.5	1 031.4	241.2	487.7	57.5	42.2	69.8	**4 352.3**
July	1 093.6	1 325.3	1 008.9	222.0	505.4	51.1	46.9	39.0	**4 292.2**
August	1 404.0	1 244.7	1 259.8	224.0	490.4	70.3	55.8	57.7	**4 806.6**
SEASONALLY ADJUSTED									
2003									
July	1 568.4	1 096.3	1 005.5	233.0	374.3	na	na	na	**4 434.5**
August	1 193.0	1 293.6	867.9	285.0	364.1	na	na	na	**4 137.8**
September	1 436.4	1 161.7	1 177.5	198.5	466.1	na	na	na	**4 638.1**
October	1 299.0	1 342.4	1 044.6	488.3	449.5	na	na	na	**4 836.1**
November	1 031.3	1 096.5	930.8	186.4	444.1	na	na	na	**3 814.4**
December	1 273.9	1 165.1	896.3	259.1	563.0	na	na	na	**4 360.3**
2004									
January	1 102.8	1 330.4	1 152.2	228.8	417.0	na	na	na	**4 373.3**
February	1 461.2	1 179.8	900.6	194.4	435.2	na	na	na	**4 332.0**
March	1 124.2	1 351.7	1 266.2	205.8	437.1	na	na	na	**4 527.8**
April	1 255.6	1 243.5	999.5	291.9	429.3	na	na	na	**4 466.6**
May	1 397.3	1 530.6	869.3	196.4	530.1	na	na	na	**4 751.8**
June	1 292.9	1 092.8	971.2	237.6	457.8	na	na	na	**4 228.0**
July	1 064.4	1 340.8	1 011.7	202.5	464.1	na	na	na	**4 220.9**
August	1 324.8	1 200.0	1 188.1	223.6	471.3	na	na	na	**4 591.5**
TREND									
2003									
July	1 312.8	1 193.3	964.4	259.2	415.9	na	na	na	**4 315.9**
August	1 315.9	1 191.6	994.6	275.7	424.9	na	na	na	**4 360.1**
September	1 298.3	1 180.9	1 014.0	284.8	434.3	na	na	na	**4 360.9**
October	1 264.2	1 174.5	1 018.5	281.5	443.4	na	na	na	**4 332.0**
November	1 228.6	1 176.6	1 010.6	268.7	448.1	na	na	na	**4 294.0**
December	1 212.1	1 197.1	1 001.1	250.5	448.3	na	na	na	**4 287.4**
2004									
January	1 220.2	1 229.8	989.3	233.6	446.7	na	na	na	**4 324.4**
February	1 241.5	1 268.1	973.1	222.9	445.0	na	na	na	**4 382.0**
March	1 254.1	1 298.8	962.2	220.8	448.2	na	na	na	**4 432.0**
April	1 253.8	1 308.5	962.1	225.3	456.2	na	na	na	**4 453.6**
May	1 237.2	1 300.0	970.2	227.0	464.7	na	na	na	**4 430.0**
June	1 220.8	1 282.4	992.5	225.0	471.5	na	na	na	**4 399.2**
July	1 211.0	1 260.3	1 023.1	222.6	476.3	na	na	na	**4 377.2**
August	1 193.0	1 244.4	1 070.0	220.8	477.3	na	na	na	**4 365.8**

na not available

16 VALUE OF TOTAL BUILDING APPROVED, Percentage change

Month	NSW %	Vic. %	Qld %	SA %	WA %	Tas. %	NT %	ACT %	**Aust. %**
				ORIGINAL					
2003									
July	61.8	–7.5	21.3	2.5	–17.2	28.8	9.3	–2.0	**16.7**
August	–26.9	17.5	–18.0	9.7	–12.4	–32.4	–0.6	–4.3	**–10.7**
September	18.7	–9.6	44.6	–27.8	25.2	–9.0	95.5	119.3	**14.2**
October	–3.3	26.7	–17.8	143.4	–1.3	19.3	–27.2	33.4	**7.4**
November	–24.8	–31.0	–12.1	–62.7	–2.9	11.9	–40.3	–72.8	**–26.8**
December	18.2	7.9	–9.4	45.8	22.6	1.1	107.2	135.7	**11.9**
2004									
January	–23.4	6.8	18.9	–25.7	–32.5	–29.4	–37.2	–55.6	**–9.2**
February	46.0	–4.7	–19.7	–10.8	18.5	3.7	–15.7	77.9	**6.8**
March	–18.4	20.8	76.3	23.0	2.0	30.0	38.7	–35.4	**15.7**
April	2.1	–8.8	–32.6	24.5	–14.9	–0.2	17.2	168.4	**–10.2**
May	24.1	20.0	–13.4	–27.5	47.4	61.8	–12.7	–11.4	**12.3**
June	–9.4	–26.3	24.0	21.4	–12.4	–42.5	16.1	–39.3	**–9.2**
July	–16.5	19.0	–2.2	–7.9	3.6	–11.1	11.2	–44.1	**–1.4**
August	28.4	–6.1	24.9	0.9	–3.0	37.4	19.0	47.9	**12.0**
				SEASONALLY ADJUSTED					
2003									
July	44.6	–10.8	5.5	–8.1	–24.8	na	na	na	**6.5**
August	–23.9	18.0	–13.7	22.3	–2.7	na	na	na	**–6.7**
September	20.4	–10.2	35.7	–30.4	28.0	na	na	na	**12.1**
October	–9.6	15.6	–11.3	146.0	–3.6	na	na	na	**4.3**
November	–20.6	–18.3	–10.9	–61.8	–1.2	na	na	na	**–21.1**
December	23.5	6.3	–3.7	39.0	26.8	na	na	na	**14.3**
2004									
January	–13.4	14.2	28.6	–11.7	–25.9	na	na	na	**0.3**
February	32.5	–11.3	–21.8	–15.0	4.4	na	na	na	**–0.9**
March	–23.1	14.6	40.6	5.9	0.4	na	na	na	**4.5**
April	11.7	–8.0	–21.1	41.8	–1.8	na	na	na	**–1.4**
May	11.3	23.1	–13.0	–32.7	23.5	na	na	na	**6.4**
June	–7.5	–28.6	11.7	21.0	–13.6	na	na	na	**–11.0**
July	–17.7	22.7	4.2	–14.8	1.4	na	na	na	**–0.2**
August	24.5	–10.5	17.4	10.4	1.5	na	na	na	**8.8**
				TREND					
2003									
July	1.8	—	3.6	7.9	1.9	na	na	na	**1.5**
August	0.2	–0.1	3.1	6.3	2.1	na	na	na	**1.0**
September	–1.3	–0.9	2.0	3.3	2.2	na	na	na	—
October	–2.6	–0.5	0.4	–1.2	2.1	na	na	na	**–0.7**
November	–2.8	0.2	–0.8	–4.6	1.0	na	na	na	**–0.9**
December	–1.3	1.7	–0.9	–6.8	—	na	na	na	**–0.2**
2004									
January	0.7	2.7	–1.2	–6.7	–0.4	na	na	na	**0.9**
February	1.7	3.1	–1.6	–4.6	–0.4	na	na	na	**1.3**
March	1.0	2.4	–1.1	–0.9	0.7	na	na	na	**1.1**
April	—	0.8	—	2.1	1.8	na	na	na	**0.5**
May	–1.3	–0.7	0.8	0.8	1.9	na	na	na	**–0.5**
June	–1.3	–1.4	2.3	–0.9	1.5	na	na	na	**–0.7**
July	–0.8	–1.7	3.1	–1.1	1.0	na	na	na	**–0.5**
August	–1.5	–1.3	4.6	–0.8	0.2	na	na	na	**–0.3**

— nil or rounded to zero (including null cells)

na not available

17 VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	$m	$m	$m	$m	$m	$m	$m	$m	$m
ORIGINAL									
2003									
July	967.1	832.4	827.1	166.2	316.0	62.0	16.2	38.4	**3 225.4**
August	868.8	768.0	664.3	139.2	285.9	39.9	13.8	32.7	**2 812.6**
September	1 014.0	890.9	862.0	163.1	293.9	41.6	45.1	85.9	**3 396.5**
October	901.4	1 163.0	682.6	180.7	396.5	39.4	21.8	96.1	**3 481.5**
November	802.4	756.1	709.2	125.2	318.1	45.0	12.9	31.9	**2 800.6**
December	829.3	727.6	664.6	180.2	324.6	49.0	22.6	31.0	**2 828.9**
2004									
January	586.6	759.0	613.2	132.8	257.2	33.0	13.7	24.4	**2 420.0**
February	887.3	779.2	630.2	129.7	351.5	33.3	18.5	43.9	**2 873.7**
March	876.7	830.5	1 117.3	158.3	343.0	46.8	19.0	40.2	**3 431.8**
April	842.4	815.2	755.8	134.0	273.6	50.8	20.6	51.5	**2 943.8**
May	873.9	1 010.0	610.8	148.2	354.3	68.7	26.3	110.3	**3 202.5**
June	841.2	807.9	824.5	176.3	348.3	44.6	29.9	35.8	**3 108.5**
July	814.4	809.8	713.7	168.4	384.2	42.1	30.2	22.9	**2 985.9**
August	811.5	810.7	824.7	148.2	353.8	44.6	36.4	32.0	**3 062.0**
SEASONALLY ADJUSTED									
2003									
July	860.4	806.8	742.3	141.5	268.2	na	na	na	**2 934.2**
August	837.9	743.6	638.2	141.5	280.4	na	na	na	**2 731.5**
September	997.2	861.6	747.0	157.5	297.2	na	na	na	**3 218.5**
October	795.5	996.3	664.5	172.2	389.4	na	na	na	**3 143.2**
November	777.2	811.1	706.2	126.4	318.6	na	na	na	**2 826.7**
December	854.4	769.0	714.8	169.3	344.0	na	na	na	**2 948.9**
2004									
January	732.7	888.7	759.3	161.0	307.1	na	na	na	**2 943.8**
February	951.3	815.4	723.2	145.2	351.7	na	na	na	**3 095.2**
March	860.2	801.0	959.7	144.0	336.4	na	na	na	**3 204.2**
April	933.3	798.7	795.2	151.8	325.2	na	na	na	**3 140.8**
May	826.5	1 029.2	648.3	146.0	327.5	na	na	na	**3 159.5**
June	825.1	787.2	764.3	172.7	318.3	na	na	na	**2 984.3**
July	785.3	825.3	716.6	148.9	342.9	na	na	na	**2 914.5**
August	732.3	766.0	753.0	147.7	334.8	na	na	na	**2 846.9**
TREND									
2003									
July	833.8	813.4	678.0	139.4	299.0	na	na	na	**2 887.5**
August	854.8	819.3	690.9	143.6	309.8	na	na	na	**2 924.9**
September	859.1	821.2	700.7	146.7	319.9	na	na	na	**2 940.6**
October	847.8	822.9	706.0	148.4	327.9	na	na	na	**2 943.3**
November	833.8	821.5	710.4	148.8	334.0	na	na	na	**2 946.8**
December	829.7	820.8	718.0	148.4	337.6	na	na	na	**2 968.2**
2004									
January	839.2	825.2	724.4	148.3	337.3	na	na	na	**3 014.3**
February	858.2	834.2	727.7	149.0	333.5	na	na	na	**3 070.1**
March	873.1	845.2	727.0	150.5	330.4	na	na	na	**3 111.5**
April	871.3	852.4	725.7	151.9	330.0	na	na	na	**3 117.1**
May	851.4	849.2	725.3	152.7	330.0	na	na	na	**3 078.5**
June	823.8	837.5	727.7	153.6	330.3	na	na	na	**3 019.6**
July	795.6	819.9	731.1	154.0	331.5	na	na	na	**2 956.2**
August	759.8	805.1	737.3	154.5	331.0	na	na	na	**2 889.3**

na not available

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

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	$m	$m	$m	$m	$m	$m	$m	$m	$m
					ORIGINAL				
2003									
June	302.5	367.9	294.8	116.7	141.2	27.6	7.9	21.2	**1 280.0**
July	708.0	289.5	263.2	91.5	106.1	16.3	11.5	14.3	**1 500.4**
August	355.0	550.0	229.6	143.5	83.7	13.0	13.7	17.7	**1 406.2**
September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	**1 419.6**
October	503.5	346.1	380.1	316.2	60.2	18.1	17.3	51.5	**1 692.9**
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	**987.8**
December	419.5	396.2	181.5	89.8	219.0	16.0	25.8	63.7	**1 411.4**
2004									
January	370.1	441.6	392.9	67.8	109.9	12.9	16.6	17.7	**1 429.5**
February	509.9	364.4	177.5	49.2	83.6	14.3	7.0	30.8	**1 236.8**
March	264.0	550.7	306.5	61.8	100.8	15.1	16.5	8.2	**1 323.6**
April	322.2	444.8	204.3	140.1	104.2	11.1	21.0	78.2	**1 325.8**
May	570.8	501.4	220.9	50.4	202.6	31.4	10.1	4.7	**1 592.3**
June	467.8	305.6	206.9	64.9	139.4	12.9	12.3	34.0	**1 243.7**
July	279.2	515.5	295.1	53.6	121.2	9.0	16.7	16.1	**1 306.3**
August	592.5	434.0	435.1	75.8	136.5	25.6	19.4	25.7	**1 744.6**
					TREND				
2003									
June	484.5	392.9	269.3	105.5	117.7	na	na	na	**1 415.6**
July	479.0	379.9	286.4	119.8	116.9	na	na	na	**1 428.4**
August	461.1	372.3	303.7	132.0	115.0	na	na	na	**1 435.1**
September	439.3	359.7	313.3	138.1	114.4	na	na	na	**1 420.3**
October	416.4	351.7	312.5	133.1	115.5	na	na	na	**1 388.7**
November	394.9	355.2	300.2	119.9	114.1	na	na	na	**1 347.1**
December	382.4	376.3	283.2	102.0	110.7	na	na	na	**1 319.2**
2004									
January	380.9	404.6	264.8	85.3	109.4	na	na	na	**1 310.1**
February	383.3	433.9	245.5	73.8	111.4	na	na	na	**1 311.9**
March	381.0	453.5	235.1	70.3	117.9	na	na	na	**1 320.4**
April	382.5	456.1	236.4	73.4	126.3	na	na	na	**1 336.5**
May	385.8	450.8	244.9	74.3	134.7	na	na	na	**1 351.4**
June	397.0	444.9	264.8	71.5	141.3	na	na	na	**1 379.6**
July	415.4	440.4	292.0	68.6	144.8	na	na	na	**1 421.0**
August	433.2	439.3	332.7	66.3	146.3	na	na	na	**1 476.5**

na not available

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

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

Period	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								
2001–02	17 419.8	6 885.6	66.1	3 472.0	276.3	28 119.8	9 944.8	**38 064.6**
2002–03	18 366.7	9 524.3	106.6	3 988.9	276.4	32 262.8	13 653.6	**45 916.5**
2003–04	21 128.3	9 715.0	119.4	4 624.7	270.6	35 858.0	12 663.9	**48 521.9**
2003								
September	1 847.2	1 046.6	14.4	428.6	22.9	3 359.7	1 123.8	**4 483.5**
October	1 925.0	1 018.6	5.1	432.7	49.4	3 430.8	1 110.2	**4 541.0**
November	1 759.1	616.5	3.1	361.7	13.4	2 753.9	785.1	**3 539.0**
December	1 737.0	619.9	5.4	358.2	31.7	2 752.2	1 031.2	**3 783.4**
2004								
January	1 374.4	696.1	3.8	301.8	3.9	2 380.0	1 042.1	**3 422.1**
February	1 676.6	767.2	9.1	362.6	2.2	2 817.7	960.8	**3 778.5**
March	1 944.0	1 006.2	9.6	406.4	1.3	3 367.6	1 015.9	**4 383.5**
April	1 661.0	856.3	7.8	355.7	20.8	2 901.5	958.0	**3 859.5**
May	1 760.9	887.1	18.0	388.8	49.2	3 103.9	1 192.9	**4 296.8**
June	1 840.3	750.3	24.8	420.0	4.3	3 039.6	985.1	**4 024.7**
July	1 779.4	653.6	2.4	402.6	43.9	2 881.8	1 023.7	**3 905.5**
August	1 808.4	729.1	3.9	422.5	34.5	2 998.4	1 418.6	**4 417.0**
PUBLIC SECTOR								
2001–02	254.3	213.4	0.4	156.6	0.1	624.8	3 796.3	**4 421.1**
2002–03	292.3	255.1	1.8	177.9	—	727.1	3 454.3	**4 181.4**
2003–04	271.5	232.1	1.7	162.1	0.4	667.8	3 906.2	**4 573.9**
2003								
September	25.0	4.8	—	7.0	—	36.8	295.9	**332.6**
October	19.1	17.0	0.7	14.0	—	50.7	582.7	**633.4**
November	18.7	14.0	—	14.0	—	46.7	202.6	**249.3**
December	35.3	20.8	—	20.6	—	76.7	380.3	**456.9**
2004								
January	22.1	10.7	—	7.2	—	40.0	387.4	**427.4**
February	21.2	19.0	—	15.8	—	56.0	276.0	**332.1**
March	18.9	28.9	—	16.5	—	64.2	307.7	**371.9**
April	9.3	19.6	—	13.5	—	42.3	367.8	**410.1**
May	37.1	46.7	—	14.7	—	98.6	399.4	**498.0**
June	35.5	20.2	1.1	12.1	—	68.9	258.6	**327.5**
July	38.5	62.2	—	3.4	—	104.1	282.6	**386.7**
August	34.4	19.0	—	10.2	—	63.6	326.0	**389.6**
TOTAL								
2001–02	17 674.0	7 099.1	66.5	3 628.6	276.4	28 744.5	13 741.1	**42 485.6**
2002–03	18 658.9	9 779.4	108.4	4 166.8	276.4	32 989.9	17 107.9	**50 097.8**
2003–04	21 399.8	9 947.0	121.1	4 786.8	271.0	36 525.8	16 570.1	**53 095.8**
2003								
September	1 872.2	1 051.4	14.4	435.6	22.9	3 396.5	1 419.6	**4 816.1**
October	1 944.1	1 035.6	5.8	446.6	49.4	3 481.5	1 692.9	**5 174.4**
November	1 777.8	630.5	3.1	375.7	13.4	2 800.6	987.8	**3 788.3**
December	1 772.3	640.7	5.4	378.8	31.7	2 828.9	1 411.4	**4 240.3**
2004								
January	1 396.5	706.8	3.8	309.0	3.9	2 420.0	1 429.5	**3 849.5**
February	1 697.8	786.2	9.1	378.4	2.2	2 873.7	1 236.8	**4 110.5**
March	1 962.9	1 035.2	9.6	422.8	1.3	3 431.8	1 323.6	**4 755.4**
April	1 670.2	875.8	7.8	369.2	20.8	2 943.8	1 325.8	**4 269.6**
May	1 798.0	933.8	18.0	403.5	49.2	3 202.5	1 592.3	**4 794.8**
June	1 875.8	770.5	25.9	432.1	4.3	3 108.5	1 243.7	**4 352.3**
July	1 817.9	715.7	2.4	406.0	43.9	2 985.9	1 306.3	**4 292.2**
August	1 842.7	748.1	3.9	432.7	34.5	3 062.0	1 744.6	**4 806.6**

— nil or rounded to zero (including null cells)

20 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	387.9	264.9	1.2	132.0	15.7	801.6	511.2	1 312.8
Vic.	497.1	148.3	1.0	130.3	18.1	794.8	356.9	1 151.7
Qld	478.2	245.6	1.5	89.7	0.5	815.5	312.3	1 127.7
SA	103.5	11.3	—	25.4	0.1	140.3	71.7	212.0
WA	274.3	42.4	0.2	26.4	—	343.3	104.8	448.1
Tas.	33.6	2.7	—	8.4	—	44.6	23.6	68.2
NT	13.9	13.1	0.1	3.1	0.1	30.4	13.2	43.6
ACT	19.8	0.9	—	7.1	—	27.9	25.0	52.9
Aust.	*1 808.4*	*729.1*	*3.9*	*422.5*	*34.5*	*2 998.4*	*1 418.6*	*4 417.0*
PUBLIC SECTOR								
NSW	8.4	—	—	1.5	—	9.9	81.3	91.2
Vic.	9.4	5.0	—	1.5	—	15.9	77.1	93.0
Qld	1.9	2.1	—	5.3	—	9.2	122.8	132.1
SA	6.7	1.2	—	0.1	—	7.9	4.2	12.0
WA	4.1	6.4	—	—	—	10.5	31.8	42.3
Tas.	—	—	—	—	—	—	2.1	2.1
NT	3.9	0.4	—	1.8	—	6.1	6.2	12.2
ACT	—	4.0	—	0.1	—	4.1	0.6	4.7
Aust.	*34.4*	*19.0*	—	*10.2*	—	*63.6*	*326.0*	*389.6*
TOTAL								
NSW	396.3	264.9	1.2	133.5	15.7	811.5	592.5	1 404.0
Vic.	506.5	153.4	1.0	131.8	18.1	810.7	434.0	1 244.7
Qld	480.0	247.7	1.5	95.0	0.5	824.7	435.1	1 259.8
SA	110.2	12.4	—	25.4	0.1	148.2	75.8	224.0
WA	278.5	48.7	0.2	26.4	—	353.8	136.5	490.4
Tas.	33.6	2.7	—	8.4	—	44.6	25.6	70.3
NT	17.8	13.4	0.1	5.0	0.1	36.4	19.4	55.8
ACT	19.8	4.9	—	7.2	—	32.0	25.7	57.7
Aust.	*1 842.7*	*748.1*	*3.9*	*432.7*	*34.5*	*3 062.0*	*1 744.6*	*4 806.6*

— nil or rounded to zero (including null cells)

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

	NSW	*Vic.*	*Qld*	*SA*	*WA*	*Tas.*	*NT*	*ACT*	*Aust.*
	$m	$m	$m	$m	$m	$m	$m	$m	$m
Commercial									
Retail/wholesale trade	192.2	85.1	93.1	28.1	33.0	0.8	3.0	9.7	444.8
Transport	20.1	8.0	1.1	—	1.8	5.2	0.3	6.6	43.1
Offices	135.8	77.3	35.5	3.4	12.2	4.9	4.2	8.0	281.2
Other commercial n.e.c.	2.8	1.6	2.5	0.4	1.0	—	2.0	—	10.4
Total commercial	*350.8*	*172.0*	*132.3*	*31.9*	*48.1*	*10.8*	*9.5*	*24.3*	*779.6*
Industrial									
Factories	43.4	29.4	12.0	15.1	20.4	1.0	—	0.6	121.8
Warehouses	67.6	63.1	18.9	7.7	7.3	2.9	3.7	—	171.3
Agricultural/aquacultural	4.2	1.8	1.9	0.9	0.6	—	—	—	9.4
Other industrial n.e.c.	8.3	0.2	10.7	0.1	0.3	—	0.5	0.2	20.3
Total industrial	*123.6*	*94.6*	*43.5*	*23.8*	*28.6*	*3.9*	*4.2*	*0.8*	*322.9*
Other non-residential									
Educational	21.5	23.1	115.1	4.0	25.5	3.4	0.3	0.4	193.4
Religious	5.6	0.1	0.3	0.4	0.8	—	0.3	—	7.6
Aged care facilities	27.1	23.6	25.1	8.1	7.5	3.8	—	—	95.2
Health	24.7	5.9	5.1	0.1	0.5	0.2	0.2	—	36.6
Entertainment and recreation	14.6	32.2	24.0	5.3	3.1	1.6	0.3	0.2	81.1
Accommodation	19.4	45.4	83.9	1.6	14.2	0.5	0.1	—	165.1
Other non-residential n.e.c.	5.3	37.1	5.8	0.6	8.3	1.5	4.6	—	63.2
Total other non-residential	*118.1*	*167.5*	*259.4*	*20.1*	*59.9*	*10.9*	*5.7*	*0.6*	*642.2*
Total non-residential	**592.5**	**434.0**	**435.1**	**75.8**	**136.5**	**25.6**	**19.4**	**25.7**	**1 744.6**

— nil or rounded to zero (including null cells)

22 VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories—By sector: 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	191.3	84.8	92.7	28.1	33.0	0.8	2.9	9.7	443.3
Transport	2.7	1.1	0.6	—	—	5.2	—	6.6	16.2
Offices	111.7	76.3	33.0	3.0	7.6	4.6	3.0	7.5	246.7
Other commercial n.e.c.	2.3	1.6	2.5	0.4	1.0	—	2.0	—	9.9
Total commercial	*308.0*	*163.9*	*128.8*	*31.4*	*41.7*	*10.6*	*7.9*	*23.8*	*716.0*
Industrial									
Factories	43.4	29.4	12.0	14.9	18.4	1.0	—	0.6	119.6
Warehouses	66.8	58.5	18.7	7.7	7.2	2.9	3.7	—	165.6
Agricultural/aquacultural	4.2	1.8	1.9	0.9	0.6	—	—	—	9.4
Other industrial n.e.c.	7.6	0.2	10.6	0.1	0.3	—	0.5	0.2	19.6
Total industrial	*122.0*	*90.0*	*43.2*	*23.7*	*26.6*	*3.9*	*4.2*	*0.8*	*314.2*
Other non-residential									
Educational	10.6	16.1	25.1	1.3	8.6	2.4	0.1	0.4	64.5
Religious	5.6	0.1	0.3	0.4	0.8	—	0.3	—	7.6
Aged care facilities	27.1	23.6	25.1	8.1	7.5	3.8	—	—	95.2
Health	7.1	2.7	2.0	—	0.5	—	—	—	12.3
Entertainment and recreation	9.9	10.2	9.3	4.8	3.1	1.6	0.2	0.2	39.2
Accommodation	19.4	43.9	76.1	1.6	14.2	0.5	0.1	—	155.8
Other non-residential n.e.c.	1.5	6.5	2.4	0.3	1.9	0.8	0.4	—	13.8
Total other non-residential	*81.2*	*103.1*	*140.3*	*16.6*	*36.5*	*9.2*	*1.0*	*0.5*	*388.3*
Total non-residential	**511.2**	**356.9**	**312.3**	**71.7**	**104.8**	**23.6**	**13.2**	**25.0**	**1 418.6**
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.9	0.3	0.3	—	—	—	0.1	—	1.6
Transport	17.4	6.9	0.6	—	1.8	—	0.3	—	26.9
Offices	24.1	1.0	2.5	0.4	4.6	0.3	1.2	0.6	34.6
Other commercial n.e.c.	0.5	—	—	—	—	—	—	—	0.5
Total commercial	*42.9*	*8.1*	*3.4*	*0.4*	*6.4*	*0.3*	*1.5*	*0.6*	*63.5*
Industrial									
Factories	0.1	—	—	0.2	1.9	—	—	—	2.2
Warehouses	0.8	4.6	0.2	—	0.1	—	—	—	5.7
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.7	—	0.1	—	—	—	—	—	0.8
Total industrial	*1.5*	*4.6*	*0.3*	*0.2*	*2.0*	—	—	—	*8.6*
Other non-residential									
Educational	10.9	7.1	90.0	2.7	16.9	1.0	0.3	0.1	128.9
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	17.6	3.3	3.1	0.1	—	0.2	0.2	—	24.4
Entertainment and recreation	4.6	22.0	14.7	0.5	—	—	0.1	—	41.9
Accommodation	—	1.4	7.8	—	—	—	—	—	9.3
Other non-residential n.e.c.	3.8	30.6	3.4	0.3	6.5	0.6	4.2	—	49.4
Total other non-residential	*36.9*	*64.4*	*119.1*	*3.6*	*23.4*	*1.8*	*4.7*	*0.1*	*253.8*
Total non-residential	**81.3**	**77.1**	**122.8**	**4.2**	**31.8**	**2.1**	**6.2**	**0.6**	**326.0**

— 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*	*$5m and over*	*Total*
	BUILDING JOBS *(no.)*			
Commercial				
Retail/wholesale trade	667	45	15	727
Transport	17	9	3	29
Offices	321	37	7	365
Other commercial n.e.c.	27	2	—	29
Total commercial	*1 032*	*93*	*25*	*1 150*
Industrial				
Factories	134	22	5	161
Warehouses	160	20	8	188
Agricultural/aquacultural	51	1	—	52
Other industrial n.e.c.	56	4	—	60
Total industrial	*401*	*47*	*13*	*461*
Other non-residential				
Educational	107	34	4	145
Religious	19	1	—	20
Aged care facilities	13	9	10	32
Health	47	5	2	54
Entertainment and recreation	79	18	3	100
Accommodation	48	9	7	64
Other non-residential n.e.c.	83	6	1	90
Total other non-residential	*396*	*82*	*27*	*505*
Total non-residential	**1 829**	**222**	**65**	**2 116**
	VALUE *($m)*			
Commercial				
Retail/wholesale trade	105.8	90.5	248.6	444.8
Transport	3.2	21.4	18.6	43.1
Offices	70.2	87.2	123.8	281.2
Other commercial n.e.c.	7.7	2.7	—	10.4
Total commercial	*186.9*	*201.8*	*390.9*	*779.6*
Industrial				
Factories	38.4	45.4	38.0	121.8
Warehouses	46.1	49.9	75.3	171.3
Agricultural/aquacultural	7.6	1.8	—	9.4
Other industrial n.e.c.	14.1	6.3	—	20.3
Total industrial	*106.2*	*103.3*	*113.3*	*322.9*
Other non-residential				
Educational	32.3	72.6	88.5	193.4
Religious	3.1	4.5	—	7.6
Aged care facilities	3.3	24.4	67.5	95.2
Health	12.6	11.0	13.0	36.6
Entertainment and recreation	19.3	35.6	26.3	81.1
Accommodation	11.8	14.8	138.5	165.1
Other non-residential n.e.c.	23.4	14.5	25.3	63.2
Total other non-residential	*105.7*	*177.3*	*359.1*	*642.2*
Total non-residential	**398.8**	**482.4**	**863.4**	**1 744.6**

— nil or rounded to zero (including null cells)

24 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 *($m)*			
2001–02	18 442.4	7 480.8	25 937.3	4 130.0	30 067.2	14 519.7	44 594.1
2002–03	18 658.9	9 779.4	28 438.3	4 551.6	32 989.9	17 107.9	50 097.8
2003–04	19 976.3	9 101.0	29 077.3	4 884.1	33 961.4	15 250.7	49 212.1
2003							
March	4 227.4	2 151.7	6 379.1	1 092.2	7 471.7	4 450.2	11 916.8
June	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September	5 244.5	2 389.2	7 633.7	1 342.6	8 976.3	4 088.0	13 064.3
December	5 161.3	2 132.1	7 293.4	1 242.4	8 535.9	3 804.2	12 340.1
2004							
March	4 685.9	2 278.3	6 964.2	1 068.8	8 033.0	3 620.4	11 653.4
June	4 884.6	2 301.4	7 186.0	1 230.2	8 416.2	3 738.0	12 154.3
				SEASONALLY ADJUSTED *($m)*			
2003							
March	4 563.9	2 352.2	6 907.1	1 186.3	8 076.8	na	12 550.5
June	4 843.6	2 071.0	7 002.9	1 151.8	8 151.6	na	12 052.5
September	4 947.0	2 240.1	7 187.1	1 251.6	8 438.8	na	12 526.8
December	5 171.8	2 057.8	7 229.6	1 265.2	8 494.9	na	12 299.1
2004							
March	4 993.1	2 475.0	7 468.2	1 142.8	8 611.0	na	12 231.4
June	4 864.4	2 328.0	7 192.4	1 224.4	8 416.8	na	12 154.8
				TREND *($m)*			
2003							
March	4 613.6	2 556.4	7 166.5	1 138.8	8 301.6	4 387.5	12 693.6
June	4 786.8	2 249.7	7 067.0	1 191.5	8 252.3	4 189.8	12 416.8
September	4 994.4	2 090.9	7 114.7	1 229.7	8 341.9	3 960.9	12 276.2
December	5 055.4	2 217.2	7 278.7	1 223.5	8 502.6	3 814.0	12 316.5
2004							
March	5 013.4	2 315.9	7 324.5	1 208.4	8 533.0	3 717.9	12 257.0
June	4 927.3	2 373.2	7 312.5	1 189.0	8 501.5	3 676.1	12 158.4
				TREND *(% change from previous quarter)*			
2003							
March	0.6	–4.0	–0.9	1.6	–0.6	–0.3	–0.6
June	3.8	–12.0	–1.4	4.6	–0.6	–4.5	–2.2
September	4.3	–7.1	0.7	3.2	1.1	–5.5	–1.1
December	1.2	6.0	2.3	–0.5	1.9	–3.7	0.3
2004							
March	–0.8	4.5	0.6	–1.2	0.4	–2.5	–0.5
June	–1.7	2.5	–0.2	–1.6	–0.4	–1.1	–0.8

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.

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

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	$m	$m	$m	$m	$m	$m	$m	$m	$m
TOTAL RESIDENTIAL BUILDING									
2001–02	9 342.1	9 338.3	6 045.0	1 461.2	2 985.8	297.5	168.5	410.9	**30 067.2**
2002–03	9 800.9	9 890.5	7 260.7	1 655.0	3 318.2	324.7	193.6	546.4	**32 989.9**
2003–04	9 663.3	9 690.5	7 990.8	1 732.0	3 545.7	513.7	248.5	576.9	**33 961.4**
2003									
March	2 263.5	2 040.7	1 733.9	406.5	816.6	74.9	37.0	101.6	**7 471.7**
June	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	**8 086.8**
September	2 731.5	2 403.9	2 181.5	455.0	846.6	137.1	73.9	146.7	**8 976.3**
December	2 399.6	2 544.6	1 839.3	461.3	963.2	125.4	55.0	147.3	**8 535.9**
2004									
March	2 183.7	2 258.8	2 079.2	391.8	867.4	103.6	48.7	99.9	**8 033.0**
June	2 348.5	2 483.3	1 890.7	423.8	868.5	147.6	70.9	182.9	**8 416.2**
NON-RESIDENTIAL BUILDING									
2001–02	4 698.5	4 709.8	2 641.8	829.0	1 038.8	174.8	162.8	256.9	**14 519.7**
2002–03	5 816.0	5 037.6	2 974.2	1 010.2	1 552.3	201.5	151.3	364.7	**17 107.9**
2003–04	4 668.9	4 430.7	2 922.4	1 141.7	1 404.5	181.2	164.4	337.0	**15 250.7**
2003									
March	1 411.5	1 636.1	739.4	155.5	354.2	58.3	19.5	73.5	**4 450.2**
June	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	**3 984.3**
September	1 394.1	1 091.0	868.3	269.7	342.2	35.1	33.2	54.4	**4 088.0**
December	1 066.5	963.4	719.2	453.0	380.5	52.0	51.9	117.9	**3 804.2**
2004									
March	1 014.5	1 244.7	782.2	172.9	272.9	40.9	38.4	53.8	**3 620.4**
June	1 193.8	1 131.7	552.7	246.1	408.9	53.1	40.9	110.9	**3 738.0**
TOTAL BUILDING									
2001–02	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	**44 594.1**
2002–03	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	**50 097.8**
2003–04	14 332.2	14 121.2	10 913.1	2 873.7	4 950.2	694.9	412.9	913.8	**49 212.1**
2003									
March	3 672.7	3 674.4	2 472.6	561.0	1 171.4	133.6	56.4	175.2	**11 916.8**
June	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	**12 070.5**
September	4 125.6	3 494.8	3 049.8	724.7	1 188.8	172.3	107.1	201.2	**13 064.3**
December	3 466.1	3 508.0	2 558.4	914.3	1 343.7	177.5	106.9	265.2	**12 340.1**
2004									
March	3 198.2	3 503.5	2 861.5	564.8	1 140.3	144.5	87.1	153.6	**11 653.4**
June	3 542.2	3 614.9	2 443.4	669.9	1 277.4	200.6	111.8	293.9	**12 154.3**

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

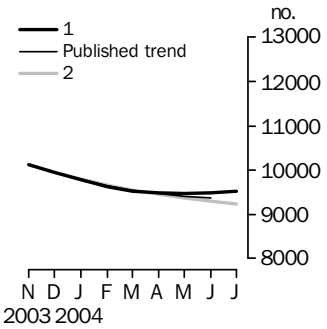
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 September seasonally adjusted estimate is higher than the August estimate by 4% for the number of private sector houses approved and 14% for other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 4% for the number of private sector houses approved and 14% for other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

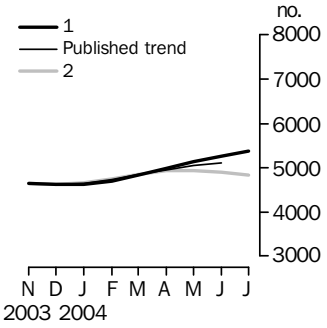
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: (1) rises by 4% on Aug 2004		(2) falls by 4% on Aug 2004	
	no.	% change	no.	% change	no.	% change
2004						
April	9 465	–1.2	9 452	–1.3	9 474	–1.2
May	9 345	–1.3	9 339	–1.2	9 350	–1.3
June	9 216	–1.4	9 231	–1.2	9 202	–1.6
July	9 090	–1.4	9 133	–1.1	9 037	–1.8
August	8 979	–1.2	9 059	–0.8	8 879	–1.7
September	—	—	8 998	–0.7	8 728	–1.7

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: (1) rises by 14% on Aug 2004		(2) falls by 14% on Aug 2004	
	no.	% change	no.	% change	no.	% change
2004						
April	4 987	2.1	5 137	2.0	5 176	2.3
May	5 004	0.3	5 136	—	5 155	–0.4
June	4 961	–0.9	5 066	–1.4	5 014	–2.7
July	4 891	–1.4	4 989	–1.5	4 818	–3.9
August	4 797	–1.9	4 916	–1.5	4 593	–4.7
September	—	—	4 852	–1.3	4 364	–5.0

— 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 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.

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.

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.

RELATED PUBLICATIONS

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

RELATED PUBLICATIONS *continued*

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
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 <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
10a	Dwelling units approved, by sector, New South Wales
10b	Dwelling units approved, by sector, Victoria
10c	Dwelling units approved, by sector, Queensland
10d	Dwelling units approved, by sector, South Australia
10e	Dwelling units approved, by sector, Western Australia
10f	Dwelling units approved, by sector, Tasmania
10g	Dwelling units approved, by sector, Northern Territory
10h	Dwelling units approved, by sector, Australian Capital Territory
10i	Dwelling units approved, by sector, Australia
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
12b	Dwelling units approved in new residential buildings, number and value, Victoria
12c	Dwelling units approved in new residential buildings, number and value, Queensland
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

ELECTRONIC TABLES *continued*

VALUE

13a Value of building approved, New South Wales
13b Value of building approved, Victoria
13c Value of building approved, Queensland
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
13h Value of building approved, Australian Capital Territory
13i Value of building approved, Australia
14 Value of building approved, Australia, percentage change
15 Value of total building approved, states and territories
16 Value of total building approved, percentage change
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
20a Value of building approved, by sector, New South Wales
20b Value of building approved, by sector, Victoria
20c Value of building approved, by sector, Queensland
20d Value of building approved, by sector, South Australia
20e Value of building approved, by sector, Western Australia
20f Value of building approved, by sector, Tasmania
20g Value of building approved, by sector, Northern Territory
20h Value of building approved, by sector, Australian Capital Territory
20i Value of building approved, by sector, Australia
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
22d Value of non-residential building approved, by sector, South Australia
22e Value of non-residential building approved, by sector, Western Australia
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

ELECTRONIC TABLES *continued*

CHAIN VOLUME MEASURES

24a Value of building approved, chain volume measures, Australia
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
25c Value of building approved, chain volume measures, Queensland
25d Value of building approved, chain volume measures, South Australia
25e Value of building approved, chain volume measures, Western Australia
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

ADDITIONAL TABLES

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
1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04
2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04
3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04
4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04
5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04
6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04
7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04
8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04

EXCEL TABLES

1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04
2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04
3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04
4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04
5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04
6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04
7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04
8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04

GLOSSARY

Accommodation Buildings primarily providing short-term or temporary accommodation, and includes the following categories:
- 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).

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:

- 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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