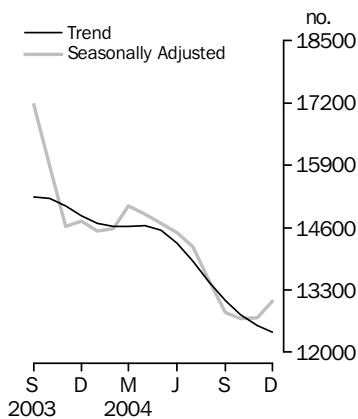


BUILDING APPROVALS

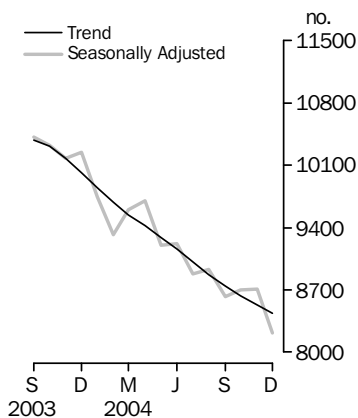
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 3 FEB 2005

Dwelling units approved



Private sector houses approved



INQUIRIES

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

KEY FIGURES

	Dec 04 no.	Nov 04 to Dec 04 % change	Dec 03 to Dec 04 % change
TREND			
Total dwelling units approved	12 415	-1.1	-16.4
Private sector houses	8 435	-1.1	-15.8
Private sector other dwellings	3 557	-1.5	-21.6
SEASONALLY ADJUSTED			
Total dwelling units approved	13 060	2.7	-11.3
Private sector houses	8 217	-5.6	-19.8
Private sector other dwellings	4 464	27.0	10.1

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 1.1% in December 2004. The trend has fallen for the last eight months.
- The seasonally adjusted estimate for total dwelling units approved rose 2.7%, to 13,060, in December 2004.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.1% in December 2004. The trend has now fallen for fifteen consecutive months.
- The seasonally adjusted estimate for private sector houses approved fell 5.6%, to 8,217, in December 2004. This is the lowest estimate since May 2001.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 1.5% in December 2004. The trend has fallen for the last seven months, although the rate of decline slowed in December 2004.
- The seasonally adjusted estimate for private sector other dwellings approved rose 27.0%, to 4,464, in December 2004. This rise only partially offsets the declines of the previous six months. Some large approvals in New South Wales, Queensland and the Australian Capital Territory contributed to the increase.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved fell 1.4%, to \$4,134.4m, in December 2004. The value of new residential building approved rose 8.0%, to \$2,541.6m.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2005	4 March 2005
February 2005	1 April 2005
March 2005	3 May 2005
April 2005	2 June 2005
May 2005	1 July 2005
June 2005	3 August 2005

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	<i>2003-04</i>	<i>2004-05</i>	<i>TOTAL</i>
New South Wales	9	4	13
Victoria	-2	-33	-35
Queensland	3	-69	-66
South Australia	-1	6	5
Western Australia	-1	-1	-2
Tasmania	—	—	—
Northern Territory	-1	—	-1
Australian Capital Territory	—	—	—
TOTAL	7	-93	-86

A downward revision of \$100m in September 2004 for non-residential building in Victoria was made when further investigation identified this work as engineering construction activity.

DATA NOTES

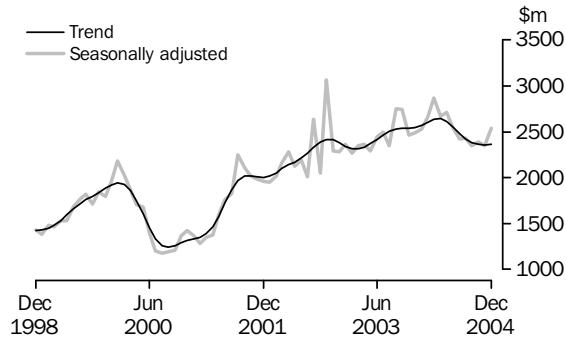
Estimates have been included in this issue for two councils unable to report all building work approved in their municipalities this month (Campbelltown in New South Wales and Light in South Australia).

Peter Harper
Acting Australian Statistician

VALUE OF BUILDING APPROVED

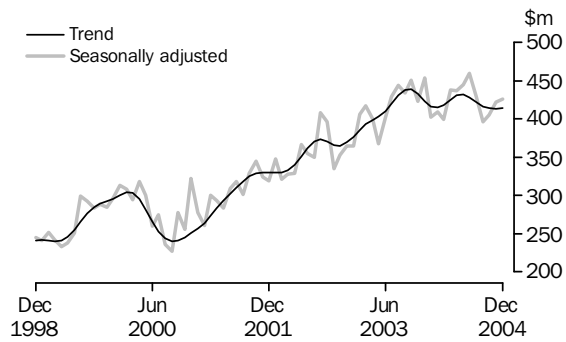
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building rose 0.5% in December 2004, after seven months of decline.



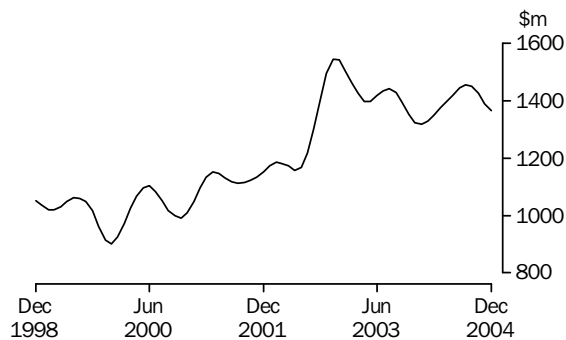
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now relatively flat after five months of decline. The trend rose 0.2% in December 2004.



NON-RESIDENTIAL BUILDING

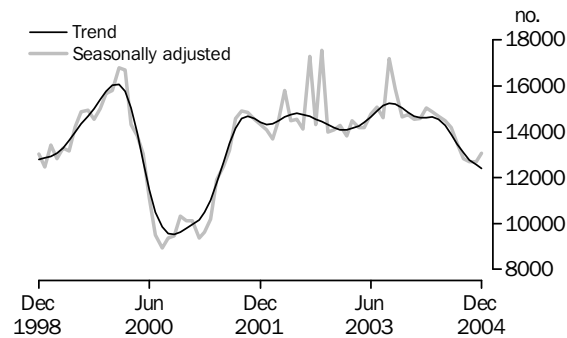
The trend estimate of the value of non-residential building is now showing four months of decline, falling 1.8% in December 2004.



DWELLINGS APPROVED

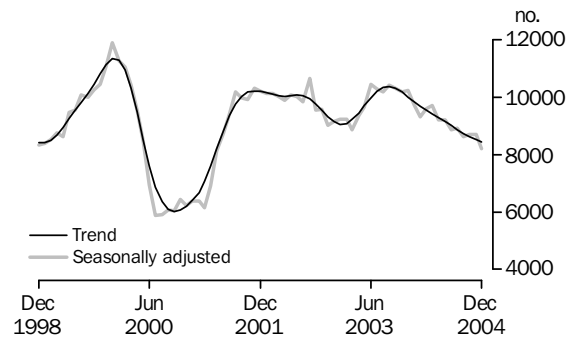
TOTAL DWELLING UNITS

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



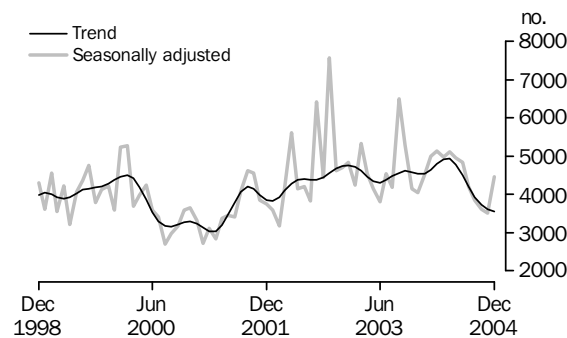
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has shown a decline for the last fifteen months. The trend fell 1.1% in December 2004.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has fallen for the past seven months, with the decline slowing in recent months. The trend fell 1.5% in December 2004.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.1% in December 2004. The trend fell in all states and territories except Tasmania (+4.2%) and the Australian Capital Territory (+19.8%).

The trend estimate for private sector houses approved fell 1.1% in December 2004. The trend fell in New South Wales (-1.9%), Victoria (-2.5%) and Queensland (-1.5%). These falls were partially offset by rises in South Australia (+1.1%) and Western Australia (+1.6%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 515	2 011	1 686	719	1 531	201	26	72	7 761
Total dwelling units (no.)	3 143	2 847	3 058	874	1 951	259	114	544	12 790
Percentage change from previous month									
Private sector houses (%)	-15.7	-24.9	-20.8	-2.0	-8.5	-6.9	-7.1	18.0	-16.7
Total dwelling units (%)	6.0	-19.6	-2.2	-3.1	1.4	-4.4	28.1	98.5	-2.3
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 534	2 186	1 924	721	1 554	na	na	na	8 217
Total dwelling units (no.)	2 966	3 022	3 331	876	1 949	252	na	na	13 060
Percentage change from previous month									
Private sector houses (%)	-2.1	-13.3	-8.8	6.1	0.6	na	na	na	-5.6
Total dwelling units (%)	0.8	-10.7	6.1	3.4	8.8	—	na	na	2.7
TREND									
Dwelling units approved									
Private sector houses (no.)	1 525	2 326	2 055	681	1 555	na	na	na	8 435
Total dwelling units (no.)	2 776	3 254	3 204	820	1 875	250	97	139	12 415
Percentage change from previous month									
Private sector houses (%)	-1.9	-2.5	-1.5	1.1	1.6	na	na	na	-1.1
Total dwelling units (%)	-2.3	-1.3	-1.6	-1.6	-0.5	4.2	-4.9	19.8	-1.1

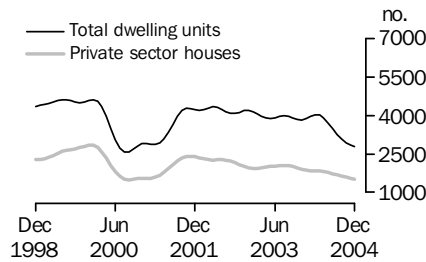
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

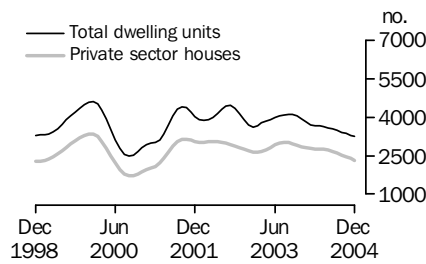
STATE TRENDS

NEW SOUTH WALES



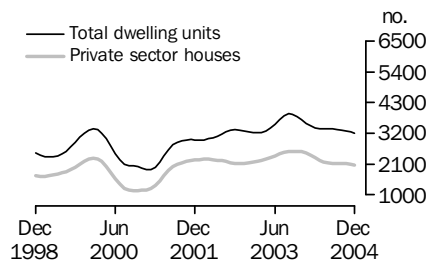
The trend estimate for total dwelling units approved in New South Wales has fallen for the last nine months. The trend for private sector houses is showing declines for the last sixteen months.

VICTORIA



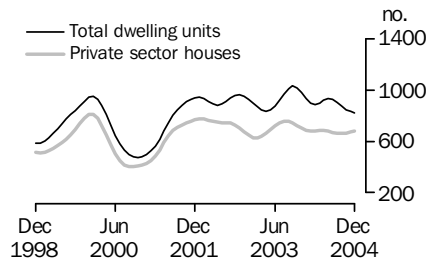
The trend estimate for total dwelling units in Victoria is showing a decline over the past fifteen months. The trend for private sector houses shows a decline over the past sixteen months.

QUEENSLAND



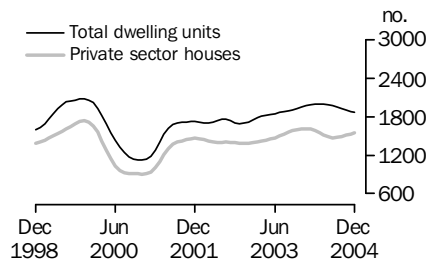
The trend estimate for total dwelling units approved in Queensland is showing a general decline over the last fifteen months. The trend for private sector houses is now showing a decline over the last fourteen months.

SOUTH AUSTRALIA



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

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia shows a decline over the past seven months. The trend for private sector houses shows a rise over the past five months.

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DWELLING UNITS APPROVED

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

ORIGINAL

2003							
October	11 160	11 280	6 277	6 399	17 437	242	17 679
November	10 049	10 167	4 189	4 319	14 238	248	14 486
December	9 757	10 003	4 199	4 347	13 956	394	14 350
2004							
January	7 744	7 861	4 088	4 165	11 832	194	12 026
February	9 139	9 270	4 298	4 455	13 437	288	13 725
March	10 710	10 826	5 204	5 398	15 914	310	16 224
April	8 846	8 892	4 669	4 781	13 515	158	13 673
May	9 426	9 626	5 503	5 793	14 929	490	15 419
June	9 804	10 047	4 840	4 987	14 644	390	15 034
July	9 162	9 352	4 750	5 130	13 912	570	14 482
August	9 454	9 634	4 366	4 495	13 820	309	14 129
September	9 113	9 304	4 122	4 191	13 235	260	13 495
October	8 531	8 637	3 970	4 256	12 501	392	12 893
November	9 315	9 520	3 355	3 570	12 670	420	13 090
December	7 761	7 915	4 710	4 875	12 471	319	12 790

SEASONALLY ADJUSTED

2003							
October	10 325	10 445	5 305	5 437	15 630	252	15 882
November	10 174	10 292	4 155	4 338	14 329	301	14 630
December	10 244	10 490	4 055	4 239	14 299	430	14 729
2004							
January	9 746	9 863	4 530	4 674	14 276	261	14 537
February	9 318	9 449	4 990	5 132	14 308	273	14 581
March	9 604	9 720	5 128	5 326	14 732	314	15 046
April	9 705	9 751	4 988	5 124	14 693	182	14 875
May	9 201	9 401	5 110	5 286	14 311	376	14 687
June	9 216	9 459	4 961	5 034	14 177	316	14 493
July	8 878	9 068	4 844	5 125	13 722	471	14 193
August	8 933	9 113	4 195	4 396	13 128	381	13 509
September	8 625	8 816	3 846	4 017	12 471	362	12 833
October	8 696	8 802	3 607	3 898	12 303	397	12 700
November	8 708	8 913	3 514	3 804	12 222	495	12 717
December	8 217	8 371	4 464	4 689	12 681	379	13 060

TREND

2003							
October	10 311	10 451	4 614	4 758	14 925	284	15 209
November	10 178	10 322	4 582	4 731	14 760	293	15 053
December	10 013	10 158	4 534	4 693	14 547	304	14 851
2004							
January	9 847	9 987	4 544	4 707	14 391	303	14 694
February	9 685	9 815	4 643	4 804	14 328	291	14 619
March	9 544	9 673	4 794	4 951	14 338	286	14 624
April	9 419	9 560	4 926	5 080	14 345	295	14 640
May	9 290	9 449	4 938	5 096	14 228	317	14 545
June	9 156	9 335	4 778	4 947	13 934	348	14 282
July	9 015	9 205	4 506	4 693	13 521	377	13 898
August	8 869	9 057	4 204	4 412	13 073	396	13 469
September	8 744	8 923	3 929	4 158	12 673	408	13 081
October	8 633	8 802	3 732	3 978	12 365	415	12 780
November	8 531	8 691	3 609	3 867	12 140	418	12 558
December	8 435	8 590	3 557	3 825	11 992	423	12 415

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2003							
October	3.5	3.1	2.3	3.6	3.1	20.4	3.3
November	-10.0	-9.9	-33.3	-32.5	-18.3	2.5	-18.1
December	-2.9	-1.6	0.2	0.6	-2.0	58.9	-0.9
2004							
January	-20.6	-21.4	-2.6	-4.2	-15.2	-50.8	-16.2
February	18.0	17.9	5.1	7.0	13.6	48.5	14.1
March	17.2	16.8	21.1	21.2	18.4	7.6	18.2
April	-17.4	-17.9	-10.3	-11.4	-15.1	-49.0	-15.7
May	6.6	8.3	17.9	21.2	10.5	210.1	12.8
June	4.0	4.4	-12.0	-13.9	-1.9	-20.4	-2.5
July	-6.5	-6.9	-1.9	2.9	-5.0	46.2	-3.7
August	3.2	3.0	-8.1	-12.4	-0.7	-45.8	-2.4
September	-3.6	-3.4	-5.6	-6.8	-4.2	-15.9	-4.5
October	-6.4	-7.2	-3.7	1.6	-5.5	50.8	-4.5
November	9.2	10.2	-15.5	-16.1	1.4	7.1	1.5
December	-16.7	-16.9	40.4	36.6	-1.6	-24.0	-2.3
SEASONALLY ADJUSTED							
2003							
October	-0.9	-1.3	-18.5	-17.5	-7.7	2.0	-7.5
November	-1.5	-1.5	-21.7	-20.2	-8.3	19.4	-7.9
December	0.7	1.9	-2.4	-2.3	-0.2	42.9	0.7
2004							
January	-4.9	-6.0	11.7	10.3	-0.2	-39.3	-1.3
February	-4.4	-4.2	10.2	9.8	0.2	4.6	0.3
March	3.1	2.9	2.8	3.8	3.0	15.0	3.2
April	1.1	0.3	-2.7	-3.8	-0.3	-42.0	-1.1
May	-5.2	-3.6	2.4	3.2	-2.6	106.6	-1.3
June	0.2	0.6	-2.9	-4.8	-0.9	-16.0	-1.3
July	-3.7	-4.1	-2.4	1.8	-3.2	49.1	-2.1
August	0.6	0.5	-13.4	-14.2	-4.3	-19.1	-4.8
September	-3.4	-3.3	-8.3	-8.6	-5.0	-5.0	-5.0
October	0.8	-0.2	-6.2	-3.0	-1.3	9.7	-1.0
November	0.1	1.3	-2.6	-2.4	-0.7	24.7	0.1
December	-5.6	-6.1	27.0	23.3	3.8	-23.4	2.7
TREND							
2003							
October	-0.7	-0.7	1.0	1.0	-0.2	0.4	-0.2
November	-1.3	-1.2	-0.7	-0.6	-1.1	3.2	-1.0
December	-1.6	-1.6	-1.0	-0.8	-1.4	3.8	-1.3
2004							
January	-1.7	-1.7	0.2	0.3	-1.1	-0.3	-1.1
February	-1.6	-1.7	2.2	2.1	-0.4	-4.0	-0.5
March	-1.5	-1.4	3.2	3.1	0.1	-1.7	—
April	-1.3	-1.2	2.8	2.6	—	3.1	0.1
May	-1.4	-1.2	0.2	0.3	-0.8	7.5	-0.6
June	-1.4	-1.2	-3.2	-2.9	-2.1	9.8	-1.8
July	-1.5	-1.4	-5.7	-5.1	-3.0	8.3	-2.7
August	-1.6	-1.6	-6.7	-6.0	-3.3	5.0	-3.1
September	-1.4	-1.5	-6.5	-5.8	-3.1	3.0	-2.9
October	-1.3	-1.4	-5.0	-4.3	-2.4	1.7	-2.3
November	-1.2	-1.3	-3.3	-2.8	-1.8	0.7	-1.7
December	-1.1	-1.2	-1.5	-1.1	-1.2	1.2	-1.1

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2003									
October	4 202	5 145	3 863	1 245	2 396	238	105	485	17 679
November	3 790	3 553	3 775	832	2 036	325	50	125	14 486
December	3 915	3 349	3 428	1 192	1 942	290	90	144	14 350
2004									
January	2 749	3 635	3 012	692	1 554	198	72	114	12 026
February	3 895	3 380	3 119	827	2 006	200	82	216	13 725
March	3 968	3 839	4 758	983	2 112	276	86	202	16 224
April	3 699	3 752	3 249	796	1 591	291	52	243	13 673
May	4 223	3 963	3 021	874	2 164	307	133	734	15 419
June	3 758	3 667	3 815	1 088	2 141	234	138	193	15 034
July	3 568	3 799	3 547	1 083	2 072	216	125	72	14 482
August	3 535	3 646	3 588	849	1 969	250	163	129	14 129
September	3 281	3 350	3 341	899	2 100	221	211	92	13 495
October	2 864	3 586	3 212	886	1 930	260	80	75	12 893
November	2 964	3 540	3 126	902	1 924	271	89	274	13 090
December	3 143	2 847	3 058	874	1 951	259	114	544	12 790
SEASONALLY ADJUSTED									
2003									
October	3 210	4 857	3 644	1 232	2 154	226	na	na	15 882
November	3 775	3 632	3 924	857	1 964	301	na	na	14 630
December	3 768	3 572	3 739	1 166	1 976	276	na	na	14 729
2004									
January	3 454	4 349	3 539	844	1 895	221	na	na	14 537
February	4 736	3 334	3 102	837	2 081	215	na	na	14 581
March	3 713	3 516	4 364	890	2 016	253	na	na	15 046
April	4 170	3 781	3 510	871	1 899	344	na	na	14 875
May	3 792	3 954	2 879	879	2 028	307	na	na	14 687
June	3 779	3 470	3 643	1 021	1 991	239	na	na	14 493
July	3 557	3 657	3 443	1 058	2 049	229	na	na	14 193
August	3 260	3 620	3 419	816	1 888	230	na	na	13 509
September	3 048	3 271	3 209	833	1 969	200	na	na	12 833
October	2 614	3 549	3 287	940	1 907	259	na	na	12 700
November	2 942	3 383	3 139	847	1 791	252	na	na	12 717
December	2 966	3 022	3 331	876	1 949	252	na	na	13 060
TREND									
2003									
October	3 906	4 119	3 882	1 035	1 904	242	92	220	15 209
November	3 841	4 058	3 796	1 021	1 929	237	89	209	15 053
December	3 832	3 930	3 679	983	1 958	239	81	195	14 851
2004									
January	3 881	3 803	3 558	934	1 977	246	75	193	14 694
February	3 962	3 709	3 466	897	1 988	258	75	203	14 619
March	4 026	3 671	3 403	885	1 995	271	82	226	14 624
April	4 021	3 662	3 377	900	1 998	277	96	242	14 640
May	3 901	3 639	3 375	923	1 999	275	112	239	14 545
June	3 711	3 594	3 382	936	1 992	263	126	204	14 282
July	3 481	3 550	3 373	930	1 976	247	132	159	13 898
August	3 268	3 489	3 344	903	1 955	235	129	123	13 469
September	3 085	3 421	3 316	873	1 929	230	122	104	13 081
October	2 940	3 359	3 283	849	1 906	234	112	106	12 780
November	2 841	3 296	3 257	833	1 885	240	102	116	12 558
December	2 776	3 254	3 204	820	1 875	250	97	139	12 415

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
October	-11.6	16.2	-5.7	18.8	23.7	-5.2	-54.9	31.8	3.3
November	-9.8	-30.9	-2.3	-33.2	-15.0	36.6	-52.4	-74.2	-18.1
December	3.3	-5.7	-9.2	43.3	-4.6	-10.8	80.0	15.2	-0.9
2004									
January	-29.8	8.5	-12.1	-41.9	-20.0	-31.7	-20.0	-20.8	-16.2
February	41.7	-7.0	3.6	19.5	29.1	1.0	13.9	89.5	14.1
March	1.9	13.6	52.5	18.9	5.3	38.0	4.9	-6.5	18.2
April	-6.8	-2.3	-31.7	-19.0	-24.7	5.4	-39.5	20.3	-15.7
May	14.2	5.6	-7.0	9.8	36.0	5.5	155.8	202.1	12.8
June	-11.0	-7.5	26.3	24.5	-1.1	-23.8	3.8	-73.7	-2.5
July	-5.1	3.6	-7.0	-0.5	-3.2	-7.7	-9.4	-62.7	-3.7
August	-0.9	-4.0	1.2	-21.6	-5.0	15.7	30.4	79.2	-2.4
September	-7.2	-8.1	-6.9	5.9	6.7	-11.6	29.4	-28.7	-4.5
October	-12.7	7.0	-3.9	-1.4	-8.1	17.6	-62.1	-18.5	-4.5
November	3.5	-1.3	-2.7	1.8	-0.3	4.2	11.3	265.3	1.5
December	6.0	-19.6	-2.2	-3.1	1.4	-4.4	28.1	98.5	-2.3
SEASONALLY ADJUSTED									
2003									
October	-36.1	12.3	-11.0	28.5	11.7	-5.4	na	na	-7.5
November	17.6	-25.2	7.7	-30.4	-8.8	33.2	na	na	-7.9
December	-0.2	-1.7	-4.7	36.1	0.6	-8.3	na	na	0.7
2004									
January	-8.3	21.8	-5.3	-27.6	-4.1	-19.9	na	na	-1.3
February	37.1	-23.3	-12.3	-0.8	9.8	-2.7	na	na	0.3
March	-21.6	5.5	40.7	6.3	-3.1	17.7	na	na	3.2
April	12.3	7.5	-19.6	-2.1	-5.8	36.0	na	na	-1.1
May	-9.1	4.6	-18.0	0.9	6.8	-10.8	na	na	-1.3
June	-0.3	-12.2	26.5	16.2	-1.8	-22.1	na	na	-1.3
July	-5.9	5.4	-5.5	3.6	2.9	-4.2	na	na	-2.1
August	-8.3	-1.0	-0.7	-22.9	-7.9	0.4	na	na	-4.8
September	-6.5	-9.6	-6.1	2.1	4.3	-13.0	na	na	-5.0
October	-14.2	8.5	2.4	12.8	-3.1	29.5	na	na	-1.0
November	12.5	-4.7	-4.5	-9.9	-6.1	-2.7	na	na	0.1
December	0.8	-10.7	6.1	3.4	8.8	—	na	na	2.7
TREND									
2003									
October	-1.7	-0.1	-0.4	2.1	0.8	-1.2	-1.1	0.9	-0.2
November	-1.7	-1.5	-2.2	-1.4	1.3	-2.1	-3.3	-5.0	-1.0
December	-0.2	-3.2	-3.1	-3.7	1.5	0.8	-9.0	-6.7	-1.3
2004									
January	1.3	-3.2	-3.3	-5.0	1.0	2.9	-7.4	-1.0	-1.1
February	2.1	-2.5	-2.6	-4.0	0.6	4.9	—	5.2	-0.5
March	1.6	-1.0	-1.8	-1.3	0.4	5.0	9.3	11.3	—
April	-0.1	-0.2	-0.8	1.7	0.2	2.2	17.1	7.1	0.1
May	-3.0	-0.6	-0.1	2.6	0.1	-0.7	16.7	-1.2	-0.6
June	-4.9	-1.2	0.2	1.4	-0.4	-4.4	12.5	-14.6	-1.8
July	-6.2	-1.2	-0.3	-0.6	-0.8	-6.1	4.8	-22.1	-2.7
August	-6.1	-1.7	-0.9	-2.9	-1.1	-4.9	-2.3	-22.6	-3.1
September	-5.6	-1.9	-0.8	-3.3	-1.3	-2.1	-5.4	-15.4	-2.9
October	-4.7	-1.8	-1.0	-2.7	-1.2	1.7	-8.2	1.9	-2.3
November	-3.4	-1.9	-0.8	-1.9	-1.1	2.6	-8.9	9.4	-1.7
December	-2.3	-1.3	-1.6	-1.6	-0.5	4.2	-4.9	19.8	-1.1

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2003									
October	2 139	3 277	2 568	753	1 982	219	40	182	11 160
November	2 045	2 898	2 434	692	1 595	244	21	120	10 049
December	1 984	2 569	2 394	771	1 673	233	37	96	9 757
2004									
January	1 398	2 207	2 108	474	1 292	176	21	68	7 744
February	1 787	2 627	2 284	673	1 438	184	21	125	9 139
March	1 961	3 092	2 744	770	1 737	260	52	94	10 710
April	1 712	2 761	2 065	627	1 306	262	26	87	8 846
May	1 827	2 769	2 133	646	1 688	225	28	110	9 426
June	1 978	2 938	2 200	833	1 554	197	31	73	9 804
July	1 660	2 928	2 234	661	1 372	185	50	72	9 162
August	1 799	2 520	2 429	696	1 624	225	60	101	9 454
September	1 635	2 562	2 186	686	1 701	212	62	69	9 113
October	1 521	2 503	2 157	613	1 428	200	44	65	8 531
November	1 797	2 678	2 128	734	1 673	216	28	61	9 315
December	1 515	2 011	1 686	719	1 531	201	26	72	7 761

SEASONALLY ADJUSTED

2003									
October	1 982	2 989	2 351	740	1 865	na	na	na	10 325
November	1 961	2 977	2 583	717	1 573	na	na	na	10 174
December	1 974	2 792	2 683	745	1 700	na	na	na	10 244
2004									
January	1 680	2 921	2 602	626	1 580	na	na	na	9 746
February	1 900	2 581	2 271	683	1 561	na	na	na	9 318
March	1 835	2 769	2 346	677	1 588	na	na	na	9 604
April	1 894	2 790	2 319	702	1 567	na	na	na	9 705
May	1 761	2 760	2 084	651	1 600	na	na	na	9 201
June	1 819	2 741	2 090	766	1 474	na	na	na	9 216
July	1 701	2 786	2 135	636	1 297	na	na	na	8 878
August	1 706	2 494	2 188	663	1 532	na	na	na	8 933
September	1 606	2 483	2 054	620	1 540	na	na	na	8 625
October	1 553	2 466	2 227	667	1 485	na	na	na	8 696
November	1 566	2 521	2 110	679	1 546	na	na	na	8 708
December	1 534	2 186	1 924	721	1 554	na	na	na	8 217

TREND

2003									
October	2 008	2 963	2 567	743	1 584	na	na	na	10 311
November	1 962	2 908	2 564	724	1 601	na	na	na	10 178
December	1 913	2 850	2 544	702	1 609	na	na	na	10 013
2004									
January	1 870	2 803	2 498	687	1 612	na	na	na	9 847
February	1 843	2 773	2 425	680	1 604	na	na	na	9 685
March	1 832	2 758	2 334	680	1 582	na	na	na	9 544
April	1 827	2 755	2 241	685	1 549	na	na	na	9 419
May	1 809	2 746	2 170	686	1 515	na	na	na	9 290
June	1 776	2 721	2 138	681	1 486	na	na	na	9 156
July	1 728	2 673	2 132	672	1 472	na	na	na	9 015
August	1 675	2 603	2 130	663	1 473	na	na	na	8 869
September	1 629	2 527	2 125	661	1 488	na	na	na	8 744
October	1 588	2 454	2 109	665	1 510	na	na	na	8 633
November	1 554	2 387	2 086	674	1 530	na	na	na	8 531
December	1 525	2 326	2 055	681	1 555	na	na	na	8 435

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
October	-4.6	9.3	-1.8	-12.3	20.9	-2.7	-4.8	14.5	3.5
November	-4.4	-11.6	-5.2	-8.1	-19.5	11.4	-47.5	-34.1	-10.0
December	-3.0	-11.4	-1.6	11.4	4.9	-4.5	76.2	-20.0	-2.9
2004									
January	-29.5	-14.1	-11.9	-38.5	-22.8	-24.5	-43.2	-29.2	-20.6
February	27.8	19.0	8.3	42.0	11.3	4.5	—	83.8	18.0
March	9.7	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	17.2
April	-12.7	-10.7	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	-17.4
May	6.7	0.3	3.3	3.0	29.2	-14.1	7.7	26.4	6.6
June	8.3	6.1	3.1	28.9	-7.9	-12.4	10.7	-33.6	4.0
July	-16.1	-0.3	1.5	-20.6	-11.7	-6.1	61.3	-1.4	-6.5
August	8.4	-13.9	8.7	5.3	18.4	21.6	20.0	40.3	3.2
September	-9.1	1.7	-10.0	-1.4	4.7	-5.8	3.3	-31.7	-3.6
October	-7.0	-2.3	-1.3	-10.6	-16.0	-5.7	-29.0	-5.8	-6.4
November	18.1	7.0	-1.3	19.7	17.2	8.0	-36.4	-6.2	9.2
December	-15.7	-24.9	-20.8	-2.0	-8.5	-6.9	-7.1	18.0	-16.7
SEASONALLY ADJUSTED									
2003									
October	-10.6	3.2	-8.9	-3.8	21.2	na	na	na	-0.9
November	-1.0	-0.4	9.9	-3.2	-15.6	na	na	na	-1.5
December	0.6	-6.2	3.9	3.9	8.1	na	na	na	0.7
2004									
January	-14.9	4.6	-3.0	-15.9	-7.1	na	na	na	-4.9
February	13.1	-11.6	-12.7	9.1	-1.2	na	na	na	-4.4
March	-3.4	7.3	3.3	-0.9	1.7	na	na	na	3.1
April	3.2	0.8	-1.1	3.7	-1.3	na	na	na	1.1
May	-7.1	-1.0	-10.1	-7.2	2.1	na	na	na	-5.2
June	3.3	-0.7	0.3	17.7	-7.9	na	na	na	0.2
July	-6.5	1.6	2.2	-17.0	-12.0	na	na	na	-3.7
August	0.3	-10.5	2.5	4.3	18.1	na	na	na	0.6
September	-5.9	-0.5	-6.1	-6.5	0.6	na	na	na	-3.4
October	-3.3	-0.7	8.4	7.5	-3.6	na	na	na	0.8
November	0.8	2.2	-5.3	1.9	4.1	na	na	na	0.1
December	-2.1	-13.3	-8.8	6.1	0.6	na	na	na	-5.6
TREND									
2003									
October	-1.6	-1.5	0.7	-1.8	1.6	na	na	na	-0.7
November	-2.3	-1.9	-0.1	-2.6	1.1	na	na	na	-1.3
December	-2.5	-2.0	-0.8	-2.9	0.5	na	na	na	-1.6
2004									
January	-2.2	-1.6	-1.8	-2.2	0.2	na	na	na	-1.7
February	-1.5	-1.1	-2.9	-1.0	-0.5	na	na	na	-1.6
March	-0.6	-0.5	-3.8	0.1	-1.4	na	na	na	-1.5
April	-0.3	-0.1	-4.0	0.6	-2.1	na	na	na	-1.3
May	-1.0	-0.3	-3.2	0.2	-2.2	na	na	na	-1.4
June	-1.8	-0.9	-1.5	-0.7	-1.9	na	na	na	-1.4
July	-2.7	-1.8	-0.3	-1.4	-1.0	na	na	na	-1.5
August	-3.0	-2.6	-0.1	-1.3	0.1	na	na	na	-1.6
September	-2.8	-2.9	-0.3	-0.3	1.1	na	na	na	-1.4
October	-2.5	-2.9	-0.7	0.6	1.5	na	na	na	-1.3
November	-2.1	-2.8	-1.1	1.4	1.3	na	na	na	-1.2
December	-1.9	-2.5	-1.5	1.1	1.6	na	na	na	-1.1

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2001-02	27 633	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	23 298	34 650	29 348	9 066	19 563	2 697	547	1 373	120 542
2004									
January	1 409	2 214	2 141	487	1 324	176	42	68	7 861
February	1 794	2 650	2 324	705	1 467	184	21	125	9 270
March	1 965	3 114	2 779	814	1 747	260	53	94	10 826
April	1 721	2 769	2 073	637	1 312	262	31	87	8 892
May	1 865	2 810	2 143	665	1 754	225	54	110	9 626
June	2 003	2 984	2 225	900	1 596	209	57	73	10 047
July	1 683	2 974	2 249	689	1 435	187	63	72	9 352
August	1 826	2 573	2 440	739	1 652	226	77	101	9 634
September	1 681	2 584	2 219	743	1 723	215	69	70	9 304
October	1 526	2 515	2 172	635	1 466	200	51	72	8 637
November	1 849	2 732	2 135	742	1 717	239	44	62	9 520
December	1 520	2 028	1 704	763	1 549	235	41	75	7 915
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	24 176	11 748	15 141	2 457	4 142	444	625	1 763	60 496
2004									
January	1 340	1 421	871	205	230	22	30	46	4 165
February	2 101	730	795	122	539	16	61	91	4 455
March	2 003	725	1 979	169	365	16	33	108	5 398
April	1 978	983	1 176	159	279	29	21	156	4 781
May	2 358	1 153	878	209	410	82	79	624	5 793
June	1 755	683	1 590	188	545	25	81	120	4 987
July	1 885	825	1 298	394	637	29	62	—	5 130
August	1 709	1 073	1 148	110	317	24	86	28	4 495
September	1 600	766	1 122	156	377	6	142	22	4 191
October	1 338	1 071	1 040	251	464	60	29	3	4 256
November	1 115	808	991	160	207	32	45	212	3 570
December	1 623	819	1 354	111	402	24	73	469	4 875
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	47 474	46 398	44 489	11 523	23 705	3 141	1 172	3 136	181 038
2004									
January	2 749	3 635	3 012	692	1 554	198	72	114	12 026
February	3 895	3 380	3 119	827	2 006	200	82	216	13 725
March	3 968	3 839	4 758	983	2 112	276	86	202	16 224
April	3 699	3 752	3 249	796	1 591	291	52	243	13 673
May	4 223	3 963	3 021	874	2 164	307	133	734	15 419
June	3 758	3 667	3 815	1 088	2 141	234	138	193	15 034
July	3 568	3 799	3 547	1 083	2 072	216	125	72	14 482
August	3 535	3 646	3 588	849	1 969	250	163	129	14 129
September	3 281	3 350	3 341	899	2 100	221	211	92	13 495
October	2 864	3 586	3 212	886	1 930	260	80	75	12 893
November	2 964	3 540	3 126	902	1 924	271	89	274	13 090
December	3 143	2 847	3 058	874	1 951	259	114	544	12 790

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2001-02	13 242	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	9 229	22 704	12 902	5 584	14 077	1 182	330	1 373
2004								
January	488	1 454	900	294	954	69	18	68
February	749	1 714	1 033	478	1 124	76	16	125
March	802	2 000	1 275	469	1 304	117	45	94
April	633	1 797	919	368	927	132	20	87
May	677	1 851	819	392	1 203	92	28	110
June	741	1 915	841	597	1 118	79	31	73
July	611	1 902	910	411	972	80	45	72
August	766	1 605	1 002	458	1 202	92	55	101
September	650	1 635	926	422	1 192	81	38	70
October	626	1 689	833	396	898	71	34	72
November	725	1 808	850	432	1 245	92	22	62
December	591	1 250	700	486	1 137	75	22	75
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	19 208	10 651	6 857	2 220	3 077	242	578	1 763
2004								
January	1 110	1 390	425	171	222	9	12	46
February	1 829	620	340	115	311	3	61	91
March	1 738	649	802	137	287	5	33	108
April	1 612	874	574	116	236	19	21	156
May	1 739	1 046	559	196	348	73	68	624
June	1 191	495	513	163	337	17	77	120
July	1 523	761	398	377	526	2	56	—
August	1 230	979	478	95	246	18	70	28
September	1 205	644	680	114	288	2	134	22
October	994	895	738	220	327	59	29	3
November	763	751	206	146	183	11	43	212
December	976	715	777	99	352	8	73	469
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	28 437	33 355	19 759	7 804	17 154	1 424	908	3 136
2004								
January	1 598	2 844	1 325	465	1 176	78	30	114
February	2 578	2 334	1 373	593	1 435	79	77	216
March	2 540	2 649	2 077	606	1 591	122	78	202
April	2 245	2 671	1 493	484	1 163	151	41	243
May	2 416	2 897	1 378	588	1 551	165	96	734
June	1 932	2 410	1 354	760	1 455	96	108	193
July	2 134	2 663	1 308	788	1 498	82	101	72
August	1 996	2 584	1 480	553	1 448	110	125	129
September	1 855	2 279	1 606	536	1 480	83	172	92
October	1 620	2 584	1 571	616	1 225	130	63	75
November	1 488	2 559	1 056	578	1 428	103	65	274
December	1 567	1 965	1 477	585	1 489	83	95	544

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion (a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
PRIVATE SECTOR						
2001-02	119 578	46 616	592	1 908	258	168 952
2002-03	114 465	56 173	818	1 841	381	173 678
2003-04	118 701	56 348	751	1 488	368	177 656
2004						
January	7 736	3 993	35	59	9	11 832
February	9 129	4 224	46	25	13	13 437
March	10 699	5 132	54	18	11	15 914
April	8 830	4 478	57	104	46	13 515
May	9 414	5 080	113	291	31	14 929
June	9 781	4 709	85	46	23	14 644
July	9 156	4 378	22	343	13	13 912
August	9 443	4 079	36	230	32	13 820
September	9 104	4 028	36	59	8	13 235
October	8 518	3 832	57	85	9	12 501
November	9 297	3 281	36	45	11	12 670
December	7 723	4 491	67	176	14	12 471
.....						
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	1 685	1 681	13	2	1	3 382
2004						
January	117	77	—	—	—	194
February	131	157	—	—	—	288
March	116	194	—	—	—	310
April	46	111	—	—	1	158
May	200	290	—	—	—	490
June	243	140	7	—	—	390
July	190	380	—	—	—	570
August	180	129	—	—	—	309
September	191	69	—	—	—	260
October	106	286	—	—	—	392
November	205	211	—	—	4	420
December	154	165	—	—	—	319
.....						
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	120 386	58 029	764	1 490	369	181 038
2004						
January	7 853	4 070	35	59	9	12 026
February	9 260	4 381	46	25	13	13 725
March	10 815	5 326	54	18	11	16 224
April	8 876	4 589	57	104	47	13 673
May	9 614	5 370	113	291	31	15 419
June	10 024	4 849	92	46	23	15 034
July	9 346	4 758	22	343	13	14 482
August	9 623	4 208	36	230	32	14 129
September	9 295	4 097	36	59	8	13 495
October	8 624	4 118	57	85	9	12 893
November	9 502	3 492	36	45	15	13 090
December	7 877	4 656	67	176	14	12 790

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 511	1 479	11	123	2	3 126
Vic.	2 006	738	15	49	1	2 809
Qld	1 684	1 322	5	2	10	3 023
SA	718	101	—	1	—	820
WA	1 506	293	36	—	1	1 836
Tas.	201	16	—	—	—	217
NT	25	73	—	1	—	99
ACT	72	469	—	—	—	541
Aust.	7 723	4 491	67	176	14	12 471
PUBLIC SECTOR						
NSW	5	12	—	—	—	17
Vic.	17	21	—	—	—	38
Qld	18	17	—	—	—	35
SA	44	10	—	—	—	54
WA	18	97	—	—	—	115
Tas.	34	8	—	—	—	42
NT	15	—	—	—	—	15
ACT	3	—	—	—	—	3
Aust.	154	165	—	—	—	319
TOTAL						
NSW	1 516	1 491	11	123	2	3 143
Vic.	2 023	759	15	49	1	2 847
Qld	1 702	1 339	5	2	10	3 058
SA	762	111	—	1	—	874
WA	1 524	390	36	—	1	1 951
Tas.	235	24	—	—	—	259
NT	40	73	—	1	—	114
ACT	75	469	—	—	—	544
Aust.	7 877	4 656	67	176	14	12 790

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2001-02	121 516	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	120 386	10 647	13 007	23 654	4 339	5 361	24 675	34 375	58 029	178 415
2003										
October	11 267	1 219	1 274	2 493	312	588	2 699	3 599	6 092	17 359
November	10 152	871	1 157	2 028	574	521	1 080	2 175	4 203	14 355
December	9 993	736	997	1 733	308	442	1 589	2 339	4 072	14 065
2004										
January	7 853	541	845	1 386	176	249	2 259	2 684	4 070	11 923
February	9 260	981	863	1 844	355	448	1 734	2 537	4 381	13 641
March	10 815	907	933	1 840	568	576	2 342	3 486	5 326	16 141
April	8 876	762	1 147	1 909	280	288	2 112	2 680	4 589	13 465
May	9 614	966	1 132	2 098	357	469	2 446	3 272	5 370	14 984
June	10 024	1 350	1 234	2 584	275	429	1 561	2 265	4 849	14 873
July	9 346	1 274	1 295	2 569	250	615	1 324	2 189	4 758	14 104
August	9 623	738	951	1 689	372	338	1 809	2 519	4 208	13 831
September	9 295	720	971	1 691	214	212	1 980	2 406	4 097	13 392
October	8 624	979	984	1 963	269	201	1 685	2 155	4 118	12 742
November	9 502	653	954	1 607	202	589	1 094	1 885	3 492	12 994
December	7 877	691	1 319	2 010	392	575	1 679	2 646	4 656	12 533
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	21 393.4	1 196.8	2 018.1	3 214.9	621.3	813.9	5 377.5	6 812.6	10 027.6	31 421.0
2003										
October	1 945.8	131.5	176.1	307.6	41.3	82.4	605.0	728.7	1 036.3	2 982.1
November	1 780.2	93.4	186.1	279.5	62.0	84.4	220.7	367.2	646.7	2 426.9
December	1 774.9	80.6	156.6	237.2	45.5	69.3	292.6	407.4	644.6	2 419.4
2004										
January	1 397.6	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	2 104.5
February	1 687.4	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 473.3
March	1 963.0	112.4	146.9	259.3	86.0	79.6	616.5	782.1	1 041.4	3 004.5
April	1 670.3	88.4	193.4	281.8	44.7	43.4	524.6	612.8	894.6	2 564.9
May	1 786.6	119.3	172.5	291.7	53.6	70.0	532.8	656.4	948.2	2 734.8
June	1 873.8	151.2	192.8	344.0	50.9	58.7	335.1	444.6	788.6	2 662.4
July	1 792.1	147.6	239.4	387.0	24.9	99.8	219.4	344.1	731.2	2 523.3
August	1 835.4	88.2	153.0	241.2	48.8	57.4	388.7	494.8	736.1	2 571.4
September	1 752.7	88.2	146.3	234.5	34.4	33.1	480.2	547.7	782.2	2 534.8
October	1 679.5	121.8	152.1	273.9	31.1	33.0	376.9	441.0	714.9	2 394.4
November	1 855.5	86.4	159.8	246.3	27.7	97.1	269.2	394.0	640.2	2 495.7
December	1 522.0	86.5	239.6	326.1	42.0	89.0	440.6	571.7	897.7	2 419.7

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 516	240	590	830	139	197	325	661	1 491	3 007
Vic.	2 023	141	235	376	37	80	266	383	759	2 782
Qld	1 702	118	367	485	140	280	434	854	1 339	3 041
SA	762	52	26	78	21	6	6	33	111	873
WA	1 524	114	99	213	31	12	134	177	390	1 914
Tas.	235	22	—	22	2	—	—	2	24	259
NT	40	4	—	4	22	—	47	69	73	113
ACT	75	—	2	2	—	—	467	467	469	544
Aust.	7 877	691	1 319	2 010	392	575	1 679	2 646	4 656	12 533
VALUE (\$m)										
NSW	331.0	28.9	122.9	151.8	11.2	31.9	85.2	128.3	280.1	611.1
Vic.	403.3	17.1	36.9	54.0	5.2	16.5	96.7	118.4	172.4	575.7
Qld	350.2	16.3	55.0	71.2	16.6	35.9	101.4	153.9	225.2	575.3
SA	114.8	6.4	5.0	11.4	2.3	1.6	0.7	4.6	15.9	130.7
WA	259.2	14.4	19.5	34.0	3.9	3.1	38.9	45.9	79.8	339.1
Tas.	36.4	2.8	—	2.8	0.3	—	—	0.3	3.1	39.4
NT	10.6	0.6	—	0.6	2.6	—	7.8	10.3	10.9	21.5
ACT	16.6	—	0.3	0.3	—	—	110.0	110.0	110.3	126.9
Aust.	1 522.0	86.5	239.6	326.1	42.0	89.0	440.6	571.7	897.7	2 419.7

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2003					
November	2 426.9	392.6	2 819.4	987.8	3 807.2
December	2 419.4	413.2	2 832.7	1 409.2	4 241.9
2004					
January	2 104.5	316.7	2 421.2	1 437.1	3 858.3
February	2 473.3	389.9	2 863.2	1 239.1	4 102.3
March	3 004.5	433.4	3 437.9	1 349.5	4 787.3
April	2 564.9	398.0	2 963.0	1 391.2	4 354.1
May	2 734.8	484.9	3 219.6	1 629.3	4 849.0
June	2 662.4	464.1	3 126.4	1 265.2	4 391.6
July	2 523.3	451.3	2 974.6	1 395.1	4 369.7
August	2 571.4	490.2	3 061.6	1 727.0	4 788.6
September	2 534.8	428.3	2 963.2	1 304.3	4 267.5
October	2 394.4	421.6	2 816.0	1 551.5	4 367.5
November	2 495.7	421.0	2 916.7	1 416.8	4 333.6
December	2 419.7	383.2	2 802.9	1 167.1	3 970.0
SEASONALLY ADJUSTED					
2003					
November	2 461.0	423.4	2 884.4	na	3 872.2
December	2 490.7	453.7	2 944.4	na	4 353.7
2004					
January	2 531.3	402.6	2 934.0	na	4 371.1
February	2 664.0	409.7	3 073.7	na	4 312.8
March	2 869.0	398.9	3 267.9	na	4 617.3
April	2 673.1	437.5	3 110.6	na	4 501.7
May	2 706.9	437.3	3 144.2	na	4 773.6
June	2 543.7	445.1	2 988.8	na	4 254.0
July	2 419.9	460.1	2 880.0	na	4 275.2
August	2 432.2	428.6	2 860.8	na	4 587.8
September	2 346.5	396.4	2 742.9	na	4 047.2
October	2 389.7	405.1	2 794.8	na	4 346.3
November	2 352.3	422.5	2 774.8	na	4 191.6
December	2 541.6	425.7	2 967.3	na	4 134.4
TREND					
2003					
November	2 536.9	432.6	2 969.5	1 351.9	4 321.4
December	2 544.1	423.2	2 967.3	1 324.8	4 292.1
2004					
January	2 568.4	416.6	2 985.0	1 319.2	4 304.2
February	2 602.0	414.8	3 016.8	1 329.2	4 346.0
March	2 632.5	418.4	3 050.9	1 350.7	4 401.7
April	2 642.7	425.0	3 067.7	1 376.1	4 443.8
May	2 613.6	430.6	3 044.2	1 397.8	4 442.0
June	2 552.7	431.7	2 984.4	1 418.9	4 403.3
July	2 480.9	428.1	2 909.1	1 445.1	4 354.1
August	2 420.1	421.7	2 841.8	1 456.1	4 297.9
September	2 380.4	416.2	2 796.6	1 449.5	4 246.1
October	2 361.5	413.7	2 775.2	1 427.2	4 202.4
November	2 356.2	413.4	2 769.7	1 389.4	4 159.1
December	2 367.3	414.3	2 781.7	1 364.7	4 146.3

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
2003					
November	-18.6	-21.8	-19.1	-42.7	-26.9
December	-0.3	5.3	0.5	42.7	11.4
2004					
January	-13.0	-23.4	-14.5	2.0	-9.0
February	17.5	23.1	18.3	-13.8	6.3
March	21.5	11.2	20.1	8.9	16.7
April	-14.6	-8.2	-13.8	3.1	-9.0
May	6.6	21.8	8.7	17.1	11.4
June	-2.6	-4.3	-2.9	-22.3	-9.4
July	-5.2	-2.7	-4.9	10.3	-0.5
August	1.9	8.6	2.9	23.8	9.6
September	-1.4	-12.6	-3.2	-24.5	-10.9
October	-5.5	-1.6	-5.0	19.0	2.3
November	4.2	-0.1	3.6	-8.7	-0.8
December	-3.0	-9.0	-3.9	-17.6	-8.4
SEASONALLY ADJUSTED					
2003					
November	-10.3	-6.1	-9.7	na	-21.3
December	1.2	7.2	2.1	na	12.4
2004					
January	1.6	-11.3	-0.4	na	0.4
February	5.2	1.8	4.8	na	-1.3
March	7.7	-2.6	6.3	na	7.1
April	-6.8	9.7	-4.8	na	-2.5
May	1.3	—	1.1	na	6.0
June	-6.0	1.8	-4.9	na	-10.9
July	-4.9	3.4	-3.6	na	0.5
August	0.5	-6.8	-0.7	na	7.3
September	-3.5	-7.5	-4.1	na	-11.8
October	1.8	2.2	1.9	na	7.4
November	-1.6	4.3	-0.7	na	-3.6
December	8.0	0.8	6.9	na	-1.4
TREND					
2003					
November	—	-1.5	-0.2	-3.1	-1.1
December	0.3	-2.2	-0.1	-2.0	-0.7
2004					
January	1.0	-1.6	0.6	-0.4	0.3
February	1.3	-0.4	1.1	0.8	1.0
March	1.2	0.9	1.1	1.6	1.3
April	0.4	1.6	0.5	1.9	1.0
May	-1.1	1.3	-0.8	1.6	—
June	-2.3	0.3	-2.0	1.5	-0.9
July	-2.8	-0.8	-2.5	1.8	-1.1
August	-2.5	-1.5	-2.3	0.8	-1.3
September	-1.6	-1.3	-1.6	-0.5	-1.2
October	-0.8	-0.6	-0.8	-1.5	-1.0
November	-0.2	-0.1	-0.2	-2.6	-1.0
December	0.5	0.2	0.4	-1.8	-0.3

— nil or rounded to zero (including null cells)

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2003									
October	1 436.6	1 509.1	1 062.8	496.8	457.5	57.5	39.1	147.6	5 206.9
November	1 058.5	1 041.5	944.7	185.2	449.4	64.3	23.3	40.2	3 807.2
December	1 246.3	1 124.2	846.3	270.0	547.1	65.0	48.3	94.7	4 241.9
2004									
January	962.4	1 201.3	1 008.0	200.6	367.7	45.9	30.4	42.0	3 858.3
February	1 386.7	1 143.3	810.0	178.9	435.3	47.6	25.6	74.8	4 102.3
March	1 150.6	1 405.8	1 423.9	220.1	441.2	61.9	35.5	48.3	4 787.3
April	1 240.2	1 262.0	956.8	274.1	387.8	61.8	41.6	129.7	4 354.1
May	1 471.1	1 539.1	832.2	200.6	554.5	100.1	36.3	115.0	4 849.0
June	1 338.8	1 115.8	1 039.1	241.2	487.8	57.2	41.9	69.8	4 391.6
July	1 146.3	1 365.1	1 019.4	221.5	483.4	48.1	46.9	39.0	4 369.7
August	1 397.1	1 261.4	1 228.4	224.4	491.8	72.0	55.8	57.7	4 788.6
September	1 181.6	1 143.1	1 022.1	230.3	541.9	50.1	72.3	26.1	4 267.5
October	1 022.3	1 195.8	1 288.7	279.6	434.6	67.1	37.9	41.6	4 367.5
November	1 159.1	1 190.8	1 000.9	233.9	520.5	74.0	57.8	96.6	4 333.6
December	1 058.9	996.1	882.8	202.4	539.3	84.9	58.1	147.5	3 970.0
SEASONALLY ADJUSTED									
2003									
October	1 343.8	1 358.4	1 046.0	493.2	444.2	na	na	na	4 917.9
November	1 062.6	1 096.5	953.3	183.7	451.6	na	na	na	3 872.2
December	1 257.9	1 181.1	898.9	258.6	556.1	na	na	na	4 353.7
2004									
January	1 102.3	1 321.1	1 152.1	226.9	428.5	na	na	na	4 371.1
February	1 459.7	1 178.0	899.8	192.5	424.6	na	na	na	4 312.8
March	1 152.7	1 383.8	1 292.7	208.0	437.9	na	na	na	4 617.3
April	1 316.3	1 242.5	979.3	289.0	433.0	na	na	na	4 501.7
May	1 418.1	1 556.9	858.9	197.0	523.0	na	na	na	4 773.6
June	1 317.8	1 085.9	978.5	238.8	459.8	na	na	na	4 254.0
July	1 102.5	1 371.2	1 007.7	204.2	454.7	na	na	na	4 275.2
August	1 348.5	1 204.8	1 146.6	222.5	482.7	na	na	na	4 587.8
September	1 118.1	1 090.9	944.5	223.0	521.0	na	na	na	4 047.2
October	1 007.3	1 135.9	1 317.2	285.9	457.5	na	na	na	4 346.3
November	1 110.3	1 186.2	955.8	219.2	507.9	na	na	na	4 191.6
December	1 085.0	1 055.8	958.3	195.4	551.3	na	na	na	4 134.4
TREND									
2003									
October	1 269.3	1 179.9	1 029.3	282.4	445.5	na	na	na	4 370.5
November	1 233.5	1 181.9	1 021.5	268.8	449.1	na	na	na	4 321.4
December	1 218.2	1 202.3	1 010.1	249.8	448.5	na	na	na	4 292.1
2004									
January	1 229.9	1 235.4	995.3	232.5	446.5	na	na	na	4 304.2
February	1 256.8	1 275.4	977.0	221.7	444.4	na	na	na	4 346.0
March	1 277.9	1 312.7	965.0	219.6	446.0	na	na	na	4 401.7
April	1 290.9	1 329.7	958.0	222.9	453.5	na	na	na	4 443.8
May	1 281.8	1 320.9	960.4	227.2	463.0	na	na	na	4 442.0
June	1 252.6	1 290.3	982.4	226.0	471.5	na	na	na	4 403.3
July	1 214.7	1 248.6	1 019.3	224.7	477.6	na	na	na	4 354.1
August	1 175.5	1 203.8	1 053.9	222.3	482.2	na	na	na	4 297.9
September	1 138.6	1 166.0	1 073.1	220.6	488.8	na	na	na	4 246.1
October	1 107.6	1 136.7	1 075.1	219.3	498.3	na	na	na	4 202.4
November	1 082.5	1 110.2	1 064.9	217.7	508.6	na	na	na	4 159.1
December	1 074.4	1 108.3	1 040.9	212.7	522.6	na	na	na	4 146.3

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
October	-1.4	26.7	-17.8	143.4	-1.3	19.3	-27.2	33.4	8.0
November	-26.3	-31.0	-11.1	-62.7	-1.8	11.9	-40.3	-72.8	-26.9
December	17.7	7.9	-10.4	45.8	21.7	1.1	107.1	135.7	11.4
2004									
January	-22.8	6.9	19.1	-25.7	-32.8	-29.4	-37.2	-55.6	-9.0
February	44.1	-4.8	-19.6	-10.8	18.4	3.7	-15.7	77.9	6.3
March	-17.0	23.0	75.8	23.0	1.4	30.0	38.7	-35.4	16.7
April	7.8	-10.2	-32.8	24.5	-12.1	-0.2	17.2	168.5	-9.0
May	18.6	22.0	-13.0	-26.8	43.0	61.8	-12.7	-11.4	11.4
June	-9.0	-27.5	24.9	20.2	-12.0	-42.8	15.4	-39.3	-9.4
July	-14.4	22.3	-1.9	-8.1	-0.9	-15.8	11.8	-44.1	-0.5
August	21.9	-7.6	20.5	1.3	1.7	49.5	19.0	47.9	9.6
September	-15.4	-9.4	-16.8	2.6	10.2	-30.4	29.7	-54.8	-10.9
October	-13.5	4.6	26.1	21.4	-19.8	34.1	-47.6	59.6	2.3
November	13.4	-0.4	-22.3	-16.3	19.8	10.1	52.5	132.1	-0.8
December	-8.7	-16.4	-11.8	-13.5	3.6	14.9	0.6	52.8	-8.4
SEASONALLY ADJUSTED									
2003									
October	-2.8	18.0	-12.6	149.5	-4.8	na	na	na	6.8
November	-20.9	-19.3	-8.9	-62.8	1.7	na	na	na	-21.3
December	18.4	7.7	-5.7	40.8	23.1	na	na	na	12.4
2004									
January	-12.4	11.8	28.2	-12.2	-22.9	na	na	na	0.4
February	32.4	-10.8	-21.9	-15.2	-0.9	na	na	na	-1.3
March	-21.0	17.5	43.7	8.0	3.1	na	na	na	7.1
April	14.2	-10.2	-24.2	38.9	-1.1	na	na	na	-2.5
May	7.7	25.3	-12.3	-31.8	20.8	na	na	na	6.0
June	-7.1	-30.3	13.9	21.2	-12.1	na	na	na	-10.9
July	-16.3	26.3	3.0	-14.5	-1.1	na	na	na	0.5
August	22.3	-12.1	13.8	8.9	6.2	na	na	na	7.3
September	-17.1	-9.5	-17.6	0.3	7.9	na	na	na	-11.8
October	-9.9	4.1	39.5	28.2	-12.2	na	na	na	7.4
November	10.2	4.4	-27.4	-23.3	11.0	na	na	na	-3.6
December	-2.3	-11.0	0.3	-10.8	8.5	na	na	na	-1.4
TREND									
2003									
October	-2.6	-0.4	0.6	-1.3	1.9	na	na	na	-0.5
November	-2.8	0.2	-0.8	-4.8	0.8	na	na	na	-1.1
December	-1.2	1.7	-1.1	-7.1	-0.1	na	na	na	-0.7
2004									
January	1.0	2.8	-1.5	-6.9	-0.4	na	na	na	0.3
February	2.2	3.2	-1.8	-4.6	-0.5	na	na	na	1.0
March	1.7	2.9	-1.2	-1.0	0.4	na	na	na	1.3
April	1.0	1.3	-0.7	1.5	1.7	na	na	na	1.0
May	-0.7	-0.7	0.2	1.9	2.1	na	na	na	—
June	-2.3	-2.3	2.3	-0.5	1.8	na	na	na	-0.9
July	-3.0	-3.2	3.8	-0.6	1.3	na	na	na	-1.1
August	-3.2	-3.6	3.4	-1.1	1.0	na	na	na	-1.3
September	-3.1	-3.1	1.8	-0.8	1.4	na	na	na	-1.2
October	-2.7	-2.5	0.2	-0.6	1.9	na	na	na	-1.0
November	-2.3	-2.3	-0.9	-0.7	2.1	na	na	na	-1.0
December	-0.7	-0.2	-2.3	-2.3	2.8	na	na	na	-0.3

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2003									
October	903.5	1 163.0	682.6	180.7	397.2	39.4	21.8	96.1	3 484.2
November	804.4	756.1	720.2	125.2	323.9	45.0	12.9	31.9	2 819.4
December	829.8	728.0	664.8	180.2	327.3	49.0	22.6	31.0	2 832.7
2004									
January	587.1	759.0	613.6	132.8	257.6	33.0	13.7	24.4	2 421.2
February	876.8	778.9	630.2	129.7	351.8	33.3	18.5	43.9	2 863.2
March	883.2	831.4	1 117.3	158.3	341.6	46.8	19.0	40.2	3 437.9
April	864.8	814.5	752.4	134.0	274.5	50.8	20.6	51.5	2 963.0
May	895.6	1 005.1	611.3	148.1	354.3	68.7	26.3	110.3	3 219.6
June	857.7	810.3	824.0	176.3	348.3	44.3	29.7	35.8	3 126.4
July	817.9	811.3	724.3	167.9	360.6	39.4	30.2	22.9	2 974.6
August	798.6	822.5	824.6	148.2	353.2	46.1	36.4	32.0	3 061.6
September	780.6	797.2	722.4	153.7	401.5	41.9	45.5	20.4	2 963.2
October	684.3	807.4	713.3	181.7	339.9	46.9	21.3	21.1	2 816.0
November	692.7	803.9	751.4	169.2	371.1	47.7	23.2	57.7	2 916.7
December	749.0	682.8	640.4	152.3	374.8	48.9	23.2	131.4	2 802.9
SEASONALLY ADJUSTED									
2003									
October	810.7	1 012.4	665.8	177.0	383.9	na	na	na	3 195.3
November	808.5	811.0	728.7	123.7	326.1	na	na	na	2 884.4
December	841.5	785.0	717.4	168.8	336.2	na	na	na	2 944.4
2004									
January	727.0	878.8	757.7	159.1	318.5	na	na	na	2 934.0
February	949.8	813.5	720.0	143.3	341.0	na	na	na	3 073.7
March	885.3	809.4	986.2	146.2	338.3	na	na	na	3 267.9
April	940.9	794.9	774.8	148.9	319.7	na	na	na	3 110.6
May	842.6	1 022.9	638.0	144.5	322.8	na	na	na	3 144.2
June	836.8	780.3	763.4	173.9	320.3	na	na	na	2 988.8
July	774.1	817.4	712.5	150.6	331.9	na	na	na	2 880.0
August	750.0	765.9	742.7	146.2	344.1	na	na	na	2 860.8
September	717.1	745.0	644.7	146.5	380.6	na	na	na	2 742.9
October	669.4	747.6	741.9	188.0	362.8	na	na	na	2 794.8
November	643.8	799.3	706.3	154.4	358.4	na	na	na	2 774.8
December	775.1	742.5	715.9	145.4	386.8	na	na	na	2 967.3
TREND									
2003									
October	845.6	828.9	716.7	149.3	330.0	na	na	na	2 975.1
November	833.7	827.4	720.9	148.9	335.0	na	na	na	2 969.5
December	831.7	825.2	726.5	147.8	337.6	na	na	na	2 967.3
2004									
January	844.2	827.7	729.9	147.2	336.5	na	na	na	2 985.0
February	865.5	834.9	730.0	147.8	331.9	na	na	na	3 016.8
March	883.3	845.3	728.4	149.6	326.9	na	na	na	3 050.9
April	886.6	852.6	725.6	151.8	324.3	na	na	na	3 067.7
May	868.9	847.3	720.8	153.1	325.6	na	na	na	3 044.2
June	832.0	829.8	717.0	153.1	329.3	na	na	na	2 984.4
July	785.9	806.1	714.0	152.4	336.7	na	na	na	2 909.1
August	745.8	782.4	711.8	150.4	346.8	na	na	na	2 841.8
September	718.2	764.2	710.2	147.9	357.1	na	na	na	2 796.6
October	700.8	755.0	709.6	146.1	365.9	na	na	na	2 775.2
November	692.5	749.3	710.9	145.2	373.1	na	na	na	2 769.7
December	690.1	758.6	706.5	143.8	379.0	na	na	na	2 781.7

na not available

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

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

ORIGINAL

2003									
October	533.1	346.1	380.1	316.2	60.3	18.1	17.3	51.5	1 722.6
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	987.8
December	416.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	1 409.2
2004									
January	375.3	442.3	394.4	67.8	110.0	12.9	16.6	17.7	1 437.1
February	510.0	364.4	179.8	49.2	83.6	14.3	7.0	30.8	1 239.1
March	267.4	574.4	306.5	61.8	99.6	15.1	16.5	8.2	1 349.5
April	375.4	447.5	204.5	140.1	113.3	11.1	21.0	78.2	1 391.2
May	575.5	534.0	220.9	52.5	200.2	31.4	10.1	4.7	1 629.3
June	481.0	305.6	215.1	64.9	139.4	12.9	12.3	34.0	1 265.2
July	328.4	553.7	295.1	53.6	122.8	8.7	16.7	16.1	1 395.1
August	598.5	438.9	403.9	76.3	138.6	25.8	19.4	25.7	1 727.0
September	401.0	345.9	299.8	76.5	140.4	8.2	26.8	5.7	1 304.3
October	337.9	388.4	575.3	97.9	94.7	20.2	16.5	20.5	1 551.5
November	466.5	386.9	249.5	64.8	149.5	26.3	34.6	38.9	1 416.8
December	309.9	313.3	242.4	50.0	164.5	36.0	34.9	16.1	1 167.1

TREND

2003									
October	423.7	351.0	312.6	133.1	115.5	na	na	na	1 395.5
November	399.9	354.5	300.6	119.9	114.1	na	na	na	1 351.9
December	386.5	377.1	283.7	102.0	110.9	na	na	na	1 324.8
2004									
January	385.7	407.7	265.5	85.3	110.0	na	na	na	1 319.2
February	391.3	440.5	247.0	73.9	112.4	na	na	na	1 329.2
March	394.6	467.4	236.6	70.1	119.1	na	na	na	1 350.7
April	404.2	477.2	232.4	71.1	129.2	na	na	na	1 376.1
May	412.9	473.6	239.6	74.1	137.5	na	na	na	1 397.8
June	420.6	460.6	265.4	72.9	142.3	na	na	na	1 418.9
July	428.8	442.5	305.3	72.3	140.9	na	na	na	1 445.1
August	429.8	421.3	342.1	71.9	135.4	na	na	na	1 456.1
September	420.4	401.9	362.9	72.7	131.6	na	na	na	1 449.5
October	406.8	381.7	365.5	73.2	132.4	na	na	na	1 427.2
November	390.0	360.9	354.0	72.5	135.5	na	na	na	1 389.4
December	384.3	349.7	334.4	68.8	143.7	na	na	na	1 364.7

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2001-02	17 419.8	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	21 123.0	9 797.2	117.8	4 627.0	287.8	35 952.9	12 864.8	48 817.7
2004								
January	1 375.4	696.1	3.8	301.8	3.9	2 381.0	1 049.7	3 430.7
February	1 666.0	767.2	9.1	362.8	2.2	2 807.3	963.1	3 770.4
March	1 944.2	1 013.9	9.6	406.0	1.3	3 375.1	1 043.2	4 418.2
April	1 661.0	875.1	7.8	356.0	20.8	2 920.6	1 023.4	3 944.0
May	1 750.2	901.5	16.4	388.6	65.2	3 121.8	1 227.8	4 349.6
June	1 838.7	768.4	24.8	420.6	5.5	3 058.0	1 000.6	4 058.6
July	1 753.9	668.7	2.4	401.6	43.9	2 870.5	1 112.4	3 982.9
August	1 800.5	716.2	3.8	431.7	34.5	2 986.8	1 422.1	4 408.9
September	1 722.7	773.3	3.4	406.8	5.0	2 911.2	1 016.2	3 927.4
October	1 659.8	660.0	6.9	390.6	9.3	2 726.5	1 233.7	3 960.2
November	1 814.2	592.0	3.8	401.4	4.4	2 815.7	1 145.7	3 961.4
December	1 495.6	873.6	8.5	329.9	31.9	2 739.5	819.4	3 559.0
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	270.4	230.3	1.7	159.0	0.4	661.8	3 912.8	4 574.6
2004								
January	22.2	10.7	—	7.2	—	40.2	387.4	427.6
February	21.4	18.7	—	15.8	—	55.9	276.0	331.9
March	18.9	27.5	—	16.5	—	62.8	306.3	369.1
April	9.3	19.6	—	13.5	—	42.3	367.8	410.1
May	36.4	46.7	—	14.7	—	97.8	401.5	499.3
June	35.0	20.2	1.1	12.1	—	68.4	264.6	333.0
July	38.3	62.4	—	3.4	—	104.1	282.7	386.8
August	34.9	19.8	—	20.1	—	74.8	304.9	379.7
September	30.0	8.9	—	13.1	—	52.0	288.1	340.1
October	19.7	54.9	—	14.8	—	89.4	317.8	407.3
November	41.3	48.3	—	11.4	—	101.0	271.1	372.1
December	26.3	24.2	—	12.8	—	63.4	347.7	411.0
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	21 393.4	10 027.6	119.5	4 786.0	288.2	36 614.7	16 777.6	53 392.3
2004								
January	1 397.6	706.8	3.8	309.0	3.9	2 421.2	1 437.1	3 858.3
February	1 687.4	785.9	9.1	378.6	2.2	2 863.2	1 239.1	4 102.3
March	1 963.0	1 041.4	9.6	422.5	1.3	3 437.9	1 349.5	4 787.3
April	1 670.3	894.6	7.8	369.4	20.8	2 963.0	1 391.2	4 354.1
May	1 786.6	948.2	16.4	403.3	65.2	3 219.6	1 629.3	4 849.0
June	1 873.8	788.6	25.9	432.7	5.5	3 126.4	1 265.2	4 391.6
July	1 792.1	731.2	2.4	405.0	43.9	2 974.6	1 395.1	4 369.7
August	1 835.4	736.1	3.8	451.8	34.5	3 061.6	1 727.0	4 788.6
September	1 752.7	782.2	3.4	420.0	5.0	2 963.2	1 304.3	4 267.5
October	1 679.5	714.9	6.9	405.4	9.3	2 816.0	1 551.5	4 367.5
November	1 855.5	640.2	3.8	412.8	4.4	2 916.7	1 416.8	4 333.6
December	1 522.0	897.7	8.5	342.8	31.9	2 802.9	1 167.1	3 970.0

— nil or rounded to zero (including null cells)

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	330.0	278.1	1.2	112.2	24.0	745.5	239.6	985.1
Vic.	399.7	169.0	1.9	90.5	7.6	668.7	239.3	908.0
Qld	346.7	221.5	0.2	61.4	0.2	629.9	181.7	811.6
SA	111.0	15.0	—	21.6	0.1	147.6	30.4	178.1
WA	255.1	66.9	5.2	30.1	—	357.3	89.6	447.0
Tas.	31.9	1.9	—	8.1	—	41.9	22.4	64.3
NT	6.0	10.9	—	1.6	0.1	18.6	7.2	25.8
ACT	15.2	110.3	—	4.5	—	130.0	9.1	139.2
Aust.	1 495.6	873.6	8.5	329.9	31.9	2 739.5	819.4	3 559.0
PUBLIC SECTOR								
NSW	1.0	2.0	—	0.5	—	3.5	70.3	73.8
Vic.	3.6	3.3	—	7.1	—	14.1	74.0	88.1
Qld	3.5	3.7	—	3.4	—	10.5	60.7	71.2
SA	3.8	0.9	—	—	—	4.7	19.6	24.3
WA	4.1	13.0	—	0.4	—	17.5	74.9	92.4
Tas.	4.5	1.2	—	1.3	—	7.0	13.6	20.7
NT	4.5	—	—	0.1	—	4.6	27.6	32.2
ACT	1.4	—	—	—	—	1.4	7.0	8.4
Aust.	26.3	24.2	—	12.8	—	63.4	347.7	411.0
TOTAL								
NSW	331.0	280.1	1.2	112.7	24.0	749.0	309.9	1 058.9
Vic.	403.3	172.4	1.9	97.6	7.6	682.8	313.3	996.1
Qld	350.2	225.2	0.2	64.7	0.2	640.4	242.4	882.8
SA	114.8	15.9	—	21.6	0.1	152.3	50.0	202.4
WA	259.2	79.8	5.2	30.5	—	374.8	164.5	539.3
Tas.	36.4	3.1	—	9.4	—	48.9	36.0	84.9
NT	10.6	10.9	—	1.7	0.1	23.2	34.9	58.1
ACT	16.6	110.3	—	4.5	—	131.4	16.1	147.5
Aust.	1 522.0	897.7	8.5	342.8	31.9	2 802.9	1 167.1	3 970.0

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	50.1	36.3	86.6	8.5	20.3	14.5	0.9	2.5	219.6
Transport	12.9	7.6	4.2	0.1	1.7	0.1	24.0	—	50.5
Offices	65.8	48.4	25.7	4.4	20.7	0.6	1.5	5.8	172.8
Other commercial n.e.c.	1.3	0.6	1.5	0.3	0.7	0.4	—	—	4.8
<i>Total commercial</i>	<i>130.0</i>	<i>92.9</i>	<i>118.0</i>	<i>13.2</i>	<i>43.4</i>	<i>15.6</i>	<i>26.4</i>	<i>8.2</i>	<i>447.7</i>
Industrial									
Factories	40.0	30.4	5.9	3.3	7.1	2.4	—	—	89.1
Warehouses	25.5	50.3	19.1	7.2	9.8	2.0	0.4	0.7	114.8
Agricultural/aquacultural	1.7	2.8	1.1	0.8	0.6	0.5	—	—	7.5
Other industrial n.e.c.	4.6	2.0	2.9	0.5	1.7	0.1	0.2	—	11.9
<i>Total industrial</i>	<i>71.8</i>	<i>85.4</i>	<i>29.0</i>	<i>11.8</i>	<i>19.2</i>	<i>5.0</i>	<i>0.5</i>	<i>0.7</i>	<i>223.4</i>
Other non-residential									
Educational	14.7	65.7	46.2	11.0	25.2	11.2	4.7	4.9	183.7
Religious	1.6	0.2	2.5	0.2	0.5	—	—	—	5.1
Aged care facilities	4.6	8.0	1.9	—	2.4	—	—	—	16.9
Health	5.4	15.0	9.1	9.8	13.7	—	2.4	0.7	56.1
Entertainment and recreation	47.9	13.5	16.9	1.1	11.4	1.9	0.8	1.5	95.0
Accommodation	17.7	21.3	7.9	0.5	21.8	0.2	—	—	69.3
Other non-residential n.e.c.	16.2	11.4	10.9	2.4	26.9	2.1	—	0.1	70.0
<i>Total other non-residential</i>	<i>108.1</i>	<i>135.0</i>	<i>95.4</i>	<i>25.0</i>	<i>102.0</i>	<i>15.5</i>	<i>7.9</i>	<i>7.2</i>	<i>496.0</i>
Total non-residential	309.9	313.3	242.4	50.0	164.5	36.0	34.9	16.1	1 167.1

— nil or rounded to zero (including null cells)

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	50.0	33.8	84.8	8.5	20.3	14.4	0.9	2.5	215.2
Transport	3.4	0.8	4.2	0.1	1.7	—	0.1	—	10.2
Offices	64.1	45.3	25.1	2.8	13.2	0.6	1.5	3.7	156.2
Other commercial n.e.c.	1.3	0.5	1.0	0.3	0.7	0.4	—	—	4.2
<i>Total commercial</i>	118.8	80.4	115.2	11.6	35.9	15.3	2.5	6.1	385.8
Industrial									
Factories	40.0	30.4	5.9	3.3	7.1	2.4	—	—	89.1
Warehouses	25.5	50.0	19.1	7.0	9.8	2.0	0.4	0.7	114.5
Agricultural/aquacultural	1.7	2.8	1.1	0.8	0.6	0.5	—	—	7.5
Other industrial n.e.c.	4.6	2.0	2.9	0.5	1.7	0.1	0.2	—	11.9
<i>Total industrial</i>	71.8	85.1	29.0	11.7	19.2	5.0	0.5	0.7	223.0
Other non-residential									
Educational	7.9	21.9	15.3	4.9	6.1	—	3.8	0.8	60.6
Religious	1.6	0.2	2.5	0.2	0.5	—	—	—	5.1
Aged care facilities	4.6	8.0	1.9	—	2.4	—	—	—	16.9
Health	1.5	6.8	1.2	0.6	1.1	—	—	—	11.3
Entertainment and recreation	11.6	9.2	4.7	0.2	1.4	1.9	0.4	1.5	30.8
Accommodation	17.5	20.1	7.9	0.5	21.8	0.2	—	—	68.0
Other non-residential n.e.c.	4.3	7.5	4.0	0.9	1.2	—	—	0.1	18.0
<i>Total other non-residential</i>	49.0	73.7	37.5	7.2	34.6	2.1	4.2	2.3	210.6
Total non-residential	239.6	239.3	181.7	30.4	89.6	22.4	7.2	9.1	819.4
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.1	2.4	1.8	—	—	0.1	—	—	4.4
Transport	9.5	6.8	—	—	—	0.1	23.9	—	40.4
Offices	1.6	3.1	0.6	1.6	7.5	0.1	—	2.1	16.6
Other commercial n.e.c.	—	0.1	0.5	—	—	—	—	—	0.5
<i>Total commercial</i>	11.2	12.5	2.8	1.6	7.5	0.3	23.9	2.1	61.9
Industrial									
Factories	—	—	—	—	—	—	—	—	—
Warehouses	—	0.3	—	0.1	—	—	—	—	0.4
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total industrial</i>	—	0.3	—	0.1	—	—	—	—	0.4
Other non-residential									
Educational	6.9	43.8	30.9	6.1	19.1	11.2	0.9	4.2	123.1
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	3.9	8.1	7.9	9.2	12.6	—	2.4	0.7	44.8
Entertainment and recreation	36.3	4.3	12.2	0.9	10.0	—	0.5	—	64.1
Accommodation	0.2	1.1	—	—	—	—	—	—	1.3
Other non-residential n.e.c.	11.8	3.9	6.9	1.6	25.7	2.1	—	—	52.0
<i>Total other non-residential</i>	59.0	61.3	57.9	17.9	67.4	13.4	3.7	4.9	285.4
Total non-residential	70.3	74.0	60.7	19.6	74.9	13.6	27.6	7.0	347.7

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	395	26	11	432
Transport	22	3	3	28
Offices	278	31	4	313
Other commercial n.e.c.	18	—	—	18
<i>Total commercial</i>	<i>713</i>	<i>60</i>	<i>18</i>	<i>791</i>
Industrial				
Factories	131	18	1	150
Warehouses	146	25	3	174
Agricultural/aquacultural	41	1	—	42
Other industrial n.e.c.	59	2	—	61
<i>Total industrial</i>	<i>377</i>	<i>46</i>	<i>4</i>	<i>427</i>
Other non-residential				
Educational	178	32	8	218
Religious	13	3	—	16
Aged care facilities	7	6	—	13
Health	50	10	2	62
Entertainment and recreation	72	17	2	91
Accommodation	58	11	4	73
Other non-residential n.e.c.	88	8	2	98
<i>Total other non-residential</i>	<i>466</i>	<i>87</i>	<i>18</i>	<i>571</i>
Total non-residential	1 556	193	40	1 789

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	60.1	51.7	107.8	219.6
Transport	4.5	5.8	40.1	50.5
Offices	61.2	60.3	51.3	172.8
Other commercial n.e.c.	4.8	—	—	4.8
<i>Total commercial</i>	<i>130.6</i>	<i>117.9</i>	<i>199.2</i>	<i>447.7</i>
Industrial				
Factories	47.3	33.8	8.0	89.1
Warehouses	44.5	51.0	19.3	114.8
Agricultural/aquacultural	5.6	2.0	—	7.5
Other industrial n.e.c.	8.9	3.1	—	11.9
<i>Total industrial</i>	<i>106.2</i>	<i>89.9</i>	<i>27.3</i>	<i>223.4</i>
Other non-residential				
Educational	51.6	64.1	68.0	183.7
Religious	1.6	3.5	—	5.1
Aged care facilities	2.4	14.5	—	16.9
Health	11.5	27.4	17.1	56.1
Entertainment and recreation	20.0	33.9	41.1	95.0
Accommodation	12.6	19.5	37.2	69.3
Other non-residential n.e.c.	22.8	13.7	33.5	70.0
<i>Total other non-residential</i>	<i>122.4</i>	<i>176.6</i>	<i>197.0</i>	<i>496.0</i>
Total non-residential	359.2	384.4	423.5	1 167.1

— nil or rounded to zero (including null cells)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
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	19 970.3	9 159.6	29 129.9	4 897.9	34 027.8	15 369.2	49 397.0
2003							
June Qtr	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September Qtr	5 253.5	2 391.6	7 645.1	1 343.2	8 988.3	4 107.0	13 095.2
December Qtr	5 167.7	2 151.3	7 318.9	1 240.4	8 559.4	3 818.2	12 377.6
2004							
March Qtr	4 677.1	2 279.2	6 956.3	1 068.7	8 025.1	3 630.5	11 655.5
June Qtr	4 872.0	2 337.5	7 209.5	1 245.6	8 455.1	3 813.6	12 268.7
September Qtr	4 847.6	1 969.6	6 817.3	1 249.9	8 067.2	3 878.9	11 946.1
SEASONALLY ADJUSTED (\$m)							
2003							
June Qtr	4 831.7	2 043.3	6 928.9	1 152.1	8 071.1	na	12 013.6
September Qtr	4 960.8	2 290.0	7 250.8	1 242.9	8 493.7	na	12 600.6
December Qtr	5 178.4	2 068.5	7 246.9	1 262.8	8 509.7	na	12 327.9
2004							
March Qtr	4 992.6	2 474.4	7 466.9	1 151.9	8 618.8	na	12 249.3
June Qtr	4 838.6	2 326.7	7 165.3	1 240.3	8 405.6	na	12 219.2
September Qtr	4 597.7	1 889.2	6 486.9	1 165.9	7 652.8	na	11 531.7
TREND (\$m)							
2003							
June Qtr	4 788.3	2 250.6	7 063.5	1 191.0	8 245.8	4 195.6	12 424.8
September Qtr	5 000.4	2 107.0	7 126.8	1 225.5	8 347.8	3 969.0	12 302.4
December Qtr	5 089.3	2 260.4	7 352.1	1 226.3	8 578.7	3 816.7	12 392.9
2004							
March Qtr	5 001.6	2 310.4	7 309.5	1 213.9	8 523.8	3 753.2	12 279.4
June Qtr	4 831.8	2 231.0	7 062.9	1 194.6	8 257.5	3 764.0	12 020.1
September Qtr	4 630.4	2 101.4	6 734.4	1 181.6	7 916.1	3 832.2	11 790.3
TREND (% change from previous quarter)							
2003							
June Qtr	3.8	-11.8	-1.5	4.4	-0.7	-4.4	-2.1
September Qtr	4.4	-6.4	0.9	2.9	1.2	-5.4	-1.0
December Qtr	1.8	7.3	3.2	0.1	2.8	-3.8	0.7
2004							
March Qtr	-1.7	2.2	-0.6	-1.0	-0.6	-1.7	-0.9
June Qtr	-3.4	-3.4	-3.4	-1.6	-3.1	0.3	-2.1
September Qtr	-4.2	-5.8	-4.7	-1.1	-4.1	1.8	-1.9

na not available

(b) Refer to Explanatory Notes, paragraph 13.

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2001-02	9 342.1	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	9 721.9	9 689.5	7 993.6	1 731.7	3 554.1	512.6	248.0	576.4	34 027.8
2003									
June Qtr	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	8 086.8
September Qtr	2 737.2	2 406.6	2 181.6	455.0	850.2	137.1	73.9	146.7	8 988.3
December Qtr	2 404.1	2 544.9	1 849.5	461.3	971.7	125.4	55.0	147.3	8 559.4
2004									
March Qtr	2 179.6	2 258.8	2 077.8	391.8	865.2	103.5	48.6	99.8	8 025.1
June Qtr	2 401.1	2 479.2	1 884.6	423.6	867.0	146.5	70.5	182.6	8 455.1
September Qtr	2 176.0	2 267.4	1 939.5	433.7	970.0	111.2	101.4	68.0	8 067.2
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	4 777.2	4 450.6	2 925.4	1 142.5	1 395.4	178.7	162.9	336.5	15 369.2
2003									
June Qtr	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	3 984.3
September Qtr	1 413.0	1 091.0	868.3	269.7	342.3	35.1	33.2	54.4	4 107.0
December Qtr	1 089.9	958.5	717.7	452.6	378.6	51.6	51.6	117.8	3 818.2
2004									
March Qtr	1 020.7	1 254.5	782.6	172.6	268.1	40.2	38.0	53.7	3 630.5
June Qtr	1 253.6	1 146.6	556.8	247.5	406.5	51.8	40.1	110.6	3 813.6
September Qtr	1 149.0	1 178.5	858.7	197.6	353.5	39.5	57.4	44.6	3 878.9
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	14 499.2	14 140.1	10 918.9	2 874.2	4 949.5	691.3	410.9	912.9	49 397.0
2003									
June Qtr	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	12 070.5
September Qtr	4 150.2	3 497.6	3 049.9	724.7	1 192.4	172.3	107.1	201.2	13 095.2
December Qtr	3 493.9	3 503.4	2 567.3	913.9	1 350.3	177.0	106.6	265.1	12 377.6
2004									
March Qtr	3 200.3	3 513.3	2 860.4	564.4	1 133.3	143.8	86.6	153.5	11 655.5
June Qtr	3 654.7	3 625.8	2 441.4	671.1	1 273.5	198.3	110.6	293.2	12 268.7
September Qtr	3 325.1	3 445.9	2 798.2	631.3	1 323.5	150.7	158.8	112.6	11 946.1

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

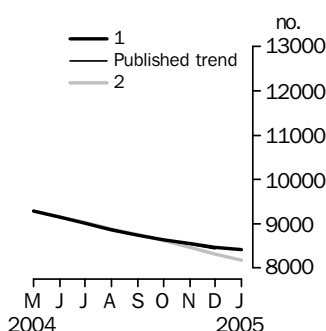
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

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

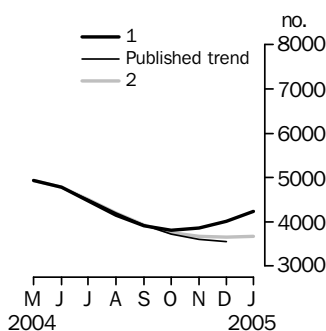
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Dec 2004		(2) falls by 4% on Dec 2004	
	no.	% change	no.	% change	no.	% change
2004						
August	8 869	-1.6	8 863	-1.6	8 883	-1.5
September	8 744	-1.4	8 740	-1.4	8 750	-1.5
October	8 633	-1.3	8 643	-1.1	8 617	-1.5
November	8 531	-1.2	8 554	-1.0	8 466	-1.7
December	8 435	-1.1	8 473	-0.9	8 308	-1.9
2005						
January	—	—	8 421	-0.6	8 172	-1.6

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 15% on Dec 2004		(2) falls by 15% on Dec 2004	
	no.	% change	no.	% change	no.	% change
2004						
August	4 204	-6.7	4 149	-7.3	4 194	-6.8
September	3 929	-6.5	3 902	-6.0	3 924	-6.4
October	3 732	-5.0	3 810	-2.4	3 750	-4.4
November	3 609	-3.3	3 868	1.5	3 670	-2.1
December	3 557	-1.5	4 021	4.0	3 647	-0.6
2005						
January	—	—	4 240	5.4	3 676	0.8

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

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

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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1b	Dwelling units approved, Victoria
1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
2	Dwelling units approved, percentage change, Australia
3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
4b	Dwelling units approved, states and territories, percentage change, seasonally adjusted
4c	Dwelling units approved, states and territories, percentage change, trend
5	Private sector houses approved, states and territories
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12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

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ELECTRONIC TABLES *continued*

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- 19 Value of building approved, by sector
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- 23d Non-residential building approved, jobs by value range, South Australia
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EXCEL TABLES

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

GLOSSARY

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

GLOSSARY *continued*

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

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