

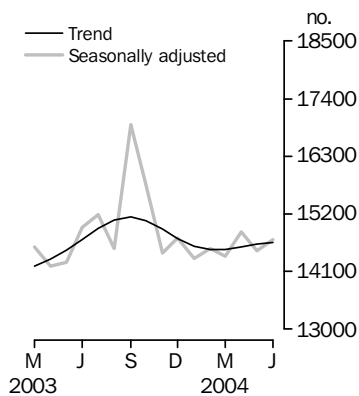
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 30 JUL 2004

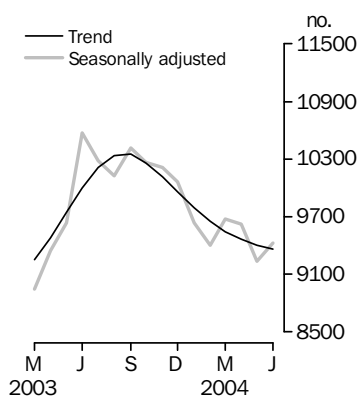
Dwelling units approved

Total number



Private sector houses approved

Total number



I N Q U I R I E S

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Andrea Woods on Adelaide (08) 8237 7350.

KEY FIGURES

	Jun 04	May 04 to Jun 04	Jun 03 to Jun 04
	no.	% change	% change
TREND			
Dwelling units approved			
Private sector houses	9 364	-0.4	-6.4
Total dwelling units	14 650	0.2	-0.4
SEASONALLY ADJUSTED			
Dwelling units approved			
Private sector houses	9 425	2.0	-10.9
Total dwelling units	14 713	1.5	-1.5

KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 0.2% in June 2004, the fourth consecutive monthly rise.
- The trend estimate for private sector houses approved fell 0.4% in June 2004. The trend has now fallen for nine consecutive months.
- The trend estimate for other dwellings approved has risen for the last six months, rising 0.9% in June 2004.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 1.5%, to 14,713, in June 2004.
- The seasonally adjusted estimate for private sector houses approved rose 2.0%, to 9,425, in June 2004.
- The seasonally adjusted estimate for other dwellings approved fell 0.5%, to 5,042, in June 2004.
- The seasonally adjusted estimate of the value of total building approved fell 6.5%, to \$4,251.8m, in June 2004.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
July 2004	2 September 2004
August 2004	1 October 2004
September 2004	3 November 2004
October 2004	30 November 2004
November 2004	7 January 2005
December 2004	3 February 2005

CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates have been revised in this issue as a result of the annual reanalysis of seasonal factors. As advised in the last issue, this includes some changes to the method of aggregation used for seasonal adjustment. The value of Non-Residential building time series has been assessed to be non-seasonal. Tables 13,14 and 24, and corresponding time series spreadsheets, have been revised and no longer include the seasonally adjusted value of Non-Residential building. Additional information on the seasonal adjustment methods applied to Building Approvals time series is available on request by contacting the ABS Time Series Analysis section on telephone (02) 6252 6345 or email timeseries@abs.gov.au.

REVISIONS THIS MONTH

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

	2002-03	2003-04	TOTAL
New South Wales	-	156	156
Victoria	3	-55	-52
Queensland	2	89	91
South Australia	-	-10	-10
Western Australia	-	17	17
Tasmania	-	-	-
Northern Territory	-	-	-
Australian Capital Territory	-	-	-
TOTAL	5	197	202

DATA NOTES

Estimates have been included in this issue for five councils unable to report all building work approved in their municipalities this month (Lake Macquarie and Parramatta in New South Wales, Noosa in Queensland, Adelaide Hills in South Australia, and Melville in Western Australia).

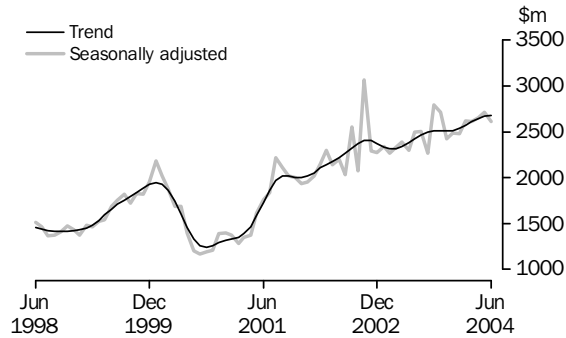
Two new articles, 'Focus on the South Australian Construction Industry' and 'Focus on the Tasmanian Construction Industry' are available from the ABS website. This completes the 'Focus on' series of articles. From the Home page (www.abs.gov.au), go to Theme Pages, then Building and Construction Statistics/Building and Construction Products and Services/Analysis and Articles of Interest.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

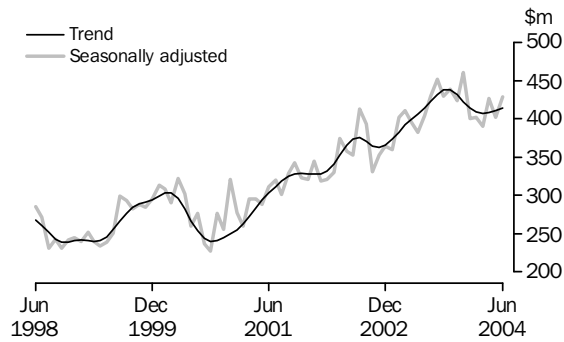
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has risen slowly over the last seven months, rising 0.4% in June 2004.



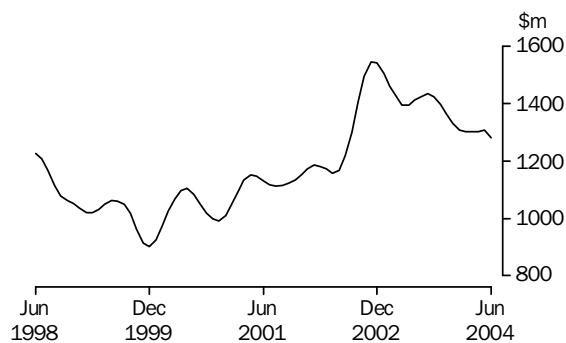
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing a rise over the last three months, following six months of decline. The trend rose 0.7% in June 2004.



NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building has fallen for the last ten months. The trend fell 3.5% in June 2004.



SUMMARY OF 2003-04 BUILDING APPROVALS

DWELLING UNITS APPROVED

The total number of dwelling units approved in 2003–04 was 179,690, a rise of 1.1% from the previous year. Houses rose 3.3%, rising in all states and territories except New South Wales and the Australian Capital Territory. Other dwellings fell 3.2%, with falls in New South Wales and Victoria offsetting rises in other states and territories.

	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS	
	no.	% change	no.	% change	no.	% change
NSW	23 434	-5.4	23 379	-5.2	46 813	-5.3
Vic.	34 587	3.2	11 853	-19.3	46 440	-3.7
Qld	29 350	7.3	14 442	4.2	43 792	6.2
SA	9 059	5.3	2 455	10.5	11 514	6.4
WA	19 508	8.1	4 131	10.4	23 639	8.5
Tas.	2 697	36.7	446	159.3	3 143	46.5
NT	588	13.5	625	44.7	1 213	27.7
ACT	1 373	-27.3	1 763	37.6	3 136	-1.1
Aust.	120 596	3.3	59 094	-3.2	179 690	1.1

VALUE OF BUILDING APPROVED

The value of total building approved in 2003–04 was \$52,364.0 million, an increase of 4.5% from the previous year. Residential building rose 9.5% with rises in all states and territories. Non-residential building fell 5.0%, with rises only in Queensland, South Australia and the Northern Territory.

	TOTAL RESIDENTIAL BUILDING		TOTAL NON-RESIDENTIAL BUILDING		TOTAL BUILDING	
	\$m	% change	\$m	% change	\$m	% change
NSW	10 208.5	4.2	5 023.0	-13.6	15 231.5	-2.5
Vic.	10 128.0	2.4	4 763.9	-5.4	14 891.9	-0.2
Qld	8 684.4	19.6	3 165.5	6.4	11 849.9	15.8
SA	1 831.0	10.6	1 154.9	14.3	2 985.8	12.0
WA	3 820.0	15.1	1 466.4	-5.5	5 286.4	8.5
Tas.	554.2	70.7	187.0	-7.2	741.3	40.9
NT	266.3	37.6	167.9	11.0	434.3	25.9
ACT	622.0	13.8	320.9	-12.0	942.9	3.5
Aust.	36 114.4	9.5	16 249.5	-5.0	52 364.0	4.5

DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved rose 0.2% in June 2004. The trend fell in New South Wales (-1.1%), Victoria (-0.1%), and Queensland (-0.1%), rising in other states and territories.

The trend estimate for private sector houses approved fell 0.4% in June 2004. The trend fell in Queensland (-3.3%) and Western Australia (-0.6%), but rose in all other states.

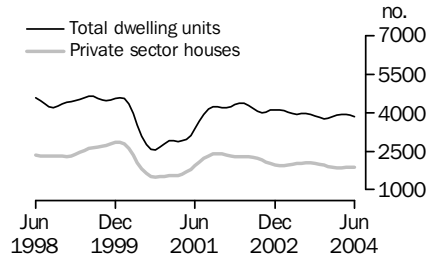
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	2 097	2 924	2 202	830	1 567	197	32	73	9 922
Total dwelling units (no.)	3 697	3 637	3 813	1 081	2 156	234	139	193	14 950
Percentage change from previous month									
Private sector houses (%)	12.6	6.0	2.2	28.3	-6.9	-12.4	14.3	-33.6	4.8
Total dwelling units (%)	-4.6	-8.2	25.6	23.5	-0.5	-23.8	4.5	-73.7	-0.9
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 963	2 775	2 075	762	1 512	na	na	na	9 425
Total dwelling units (no.)	3 937	3 488	3 624	1 013	2 049	244	na	na	14 713
Percentage change from previous month									
Private sector houses (%)	10.3	1.2	-0.9	18.4	-6.7	na	na	na	2.0
Total dwelling units (%)	10.2	-11.7	26.0	16.3	-0.4	-22.8	na	na	1.5
TREND									
Dwelling units approved									
Private sector houses (no.)	1 881	2 752	2 093	701	1 569	na	na	na	9 364
Total dwelling units (no.)	3 859	3 682	3 335	906	2 041	292	127	288	14 650
Percentage change from previous month									
Private sector houses (%)	0.6	0.9	-3.3	1.1	-0.6	na	na	na	-0.4
Total dwelling units (%)	-1.1	-0.1	-0.1	0.6	0.6	2.1	8.5	5.5	0.2

na not available

DWELLING UNITS APPROVED

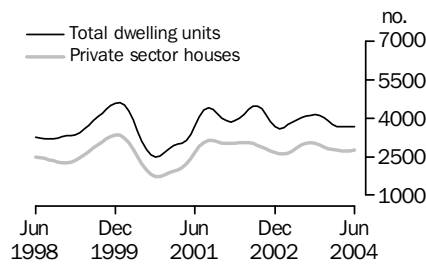
STATE TRENDS

NEW SOUTH WALES



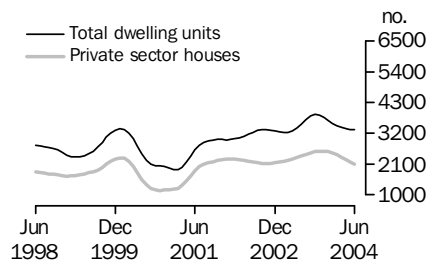
The trend estimate for total dwelling units approved in New South Wales is now showing falls over the last three months, following four months of growth. The trend for private sector houses has risen slowly for the last three months.

VICTORIA



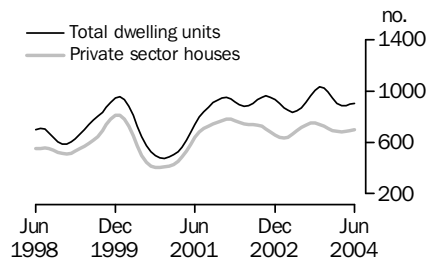
The trend estimate for total dwelling units in Victoria fell in June 2004, following three relatively flat months. The trend for private sector houses approved is now showing slight growth for the last two months.

QUEENSLAND



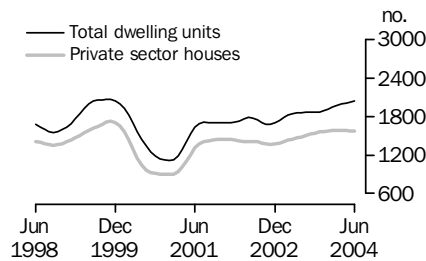
The trend estimate for total dwelling units approved in Queensland has fallen for the last nine months, following six months of growth. The trend for private sector houses has fallen for the last eight months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing growth over the last two months. The trend for private sector houses is now showing growth over the last three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia is now showing growth over the last nine months. The trend for private sector houses has fallen for the last three 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.

ORIGINAL

2003							
April	8 662	8 798	4 745	4 872	13 407	263	13 670
May	10 173	10 342	4 541	4 854	14 714	482	15 196
June	10 651	10 963	3 275	3 711	13 926	748	14 674
July	11 242	11 351	4 811	4 983	16 053	281	16 334
August	10 150	10 227	4 566	4 675	14 716	186	14 902
September	10 760	10 922	6 112	6 151	16 872	201	17 073
October	11 145	11 265	6 272	6 394	17 417	242	17 659
November	10 035	10 153	4 117	4 247	14 152	248	14 400
December	9 738	9 985	4 197	4 334	13 935	384	14 319

2004							
January	7 734	7 850	4 060	4 137	11 794	193	11 987
February	9 170	9 300	4 279	4 476	13 449	327	13 776
March	10 691	10 807	4 418	4 618	15 109	316	15 425
April	8 824	8 912	4 749	4 863	13 573	202	13 775
May	9 468	9 656	5 140	5 434	14 608	482	15 090
June	9 922	10 168	4 635	4 782	14 557	393	14 950

SEASONALLY ADJUSTED

2003							
April	9 344	9 480	4 589	4 730	13 933	277	14 210
May	9 638	9 807	4 279	4 470	13 917	360	14 277
June	10 573	10 885	3 862	4 053	14 435	503	14 938
July	10 282	10 391	4 600	4 801	14 882	310	15 192
August	10 122	10 199	4 175	4 339	14 297	241	14 538
September	10 416	10 578	6 263	6 321	16 679	220	16 899
October	10 269	10 389	5 194	5 370	15 463	296	15 759
November	10 213	10 331	3 923	4 118	14 136	313	14 449
December	10 065	10 312	4 263	4 431	14 328	415	14 743

2004							
January	9 639	9 755	4 444	4 589	14 083	261	14 344
February	9 403	9 533	4 840	5 000	14 243	290	14 533
March	9 674	9 790	4 422	4 608	14 096	302	14 398
April	9 618	9 706	5 029	5 154	14 647	213	14 860
May	9 239	9 427	4 901	5 066	14 140	353	14 493
June	9 425	9 671	4 968	5 042	14 393	320	14 713

TREND

2003							
April	9 477	9 630	4 528	4 699	14 005	324	14 329
May	9 745	9 911	4 416	4 597	14 161	347	14 508
June	10 000	10 169	4 368	4 545	14 368	346	14 714
July	10 210	10 370	4 389	4 557	14 599	327	14 927
August	10 336	10 484	4 439	4 598	14 775	307	15 082
September	10 351	10 491	4 495	4 648	14 846	293	15 139
October	10 261	10 400	4 522	4 674	14 783	291	15 074
November	10 120	10 263	4 495	4 651	14 615	299	14 914
December	9 958	10 103	4 463	4 626	14 421	309	14 729

2004							
January	9 797	9 939	4 479	4 647	14 276	310	14 586
February	9 651	9 787	4 563	4 728	14 214	300	14 515
March	9 543	9 680	4 690	4 845	14 233	291	14 525
April	9 465	9 611	4 816	4 959	14 281	290	14 570
May	9 403	9 565	4 930	5 061	14 333	293	14 626
June	9 364	9 541	4 988	5 109	14 352	298	14 650

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2003							
April	-5.2	-4.7	-2.8	-3.7	-4.4	-1.9	-4.3
May	17.4	17.5	-4.3	-0.4	9.7	83.3	11.2
June	4.7	6.0	-27.9	-23.5	-5.4	55.2	-3.4
July	5.5	3.5	46.9	34.3	15.3	-62.4	11.3
August	-9.7	-9.9	-5.1	-6.2	-8.3	-33.8	-8.8
September	6.0	6.8	33.9	31.6	14.7	8.1	14.6
October	3.6	3.1	2.6	4.0	3.2	20.4	3.4
November	-10.0	-9.9	-34.4	-33.6	-18.7	2.5	-18.5
December	-3.0	-1.7	1.9	2.0	-1.5	54.8	-0.6
2004							
January	-20.6	-21.4	-3.3	-4.5	-15.4	-49.7	-16.3
February	18.6	18.5	5.4	8.2	14.0	69.4	14.9
March	16.6	16.2	3.2	3.2	12.3	-3.4	12.0
April	-17.5	-17.5	7.5	5.3	-10.2	-36.1	-10.7
May	7.3	8.3	8.2	11.7	7.6	138.6	9.5
June	4.8	5.3	-9.8	-12.0	-0.3	-18.5	-0.9
SEASONALLY ADJUSTED							
2003							
April	4.4	4.9	-14.4	-14.5	-2.6	6.9	-2.5
May	3.1	3.4	-6.8	-5.5	-0.1	30.0	0.5
June	9.7	11.0	-9.8	-9.3	3.7	39.7	4.6
July	-2.8	-4.5	19.1	18.5	3.1	-38.4	1.7
August	-1.6	-1.8	-9.2	-9.6	-3.9	-22.3	-4.3
September	2.9	3.7	50.0	45.7	16.7	-8.7	16.2
October	-1.4	-1.8	-17.1	-15.0	-7.3	34.5	-6.7
November	-0.5	-0.6	-24.5	-23.3	-8.6	5.7	-8.3
December	-1.4	-0.2	8.7	7.6	1.4	32.6	2.0
2004							
January	-4.2	-5.4	4.3	3.6	-1.7	-37.1	-2.7
February	-2.4	-2.3	8.9	9.0	1.1	11.1	1.3
March	2.9	2.7	-8.6	-7.8	-1.0	4.1	-0.9
April	-0.6	-0.9	13.7	11.8	3.9	-29.5	3.2
May	-3.9	-2.9	-2.5	-1.7	-3.5	65.7	-2.5
June	2.0	2.6	1.4	-0.5	1.8	-9.3	1.5
TREND							
2003							
April	2.5	2.6	-2.8	-2.3	0.7	11.3	0.9
May	2.8	2.9	-2.5	-2.2	1.1	7.1	1.2
June	2.6	2.6	-1.1	-1.1	1.5	-0.3	1.4
July	2.1	2.0	0.5	0.3	1.6	-5.5	1.4
August	1.2	1.1	1.1	0.9	1.2	-6.1	1.0
September	0.1	0.1	1.3	1.1	0.5	-4.6	0.4
October	-0.9	-0.9	0.6	0.6	-0.4	-0.7	-0.4
November	-1.4	-1.3	-0.6	-0.5	-1.1	2.7	-1.1
December	-1.6	-1.6	-0.7	-0.5	-1.3	3.3	-1.2
2004							
January	-1.6	-1.6	0.4	0.5	-1.0	0.3	-1.0
February	-1.5	-1.5	1.9	1.7	-0.4	-3.2	-0.5
March	-1.1	-1.1	2.8	2.5	0.1	-3.0	0.1
April	-0.8	-0.7	2.7	2.4	0.3	-0.3	0.3
May	-0.7	-0.5	2.4	2.1	0.4	1.0	0.4
June	-0.4	-0.3	1.2	0.9	0.1	1.7	0.2

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

May	4 212	4 055	3 515	821	2 053	251	97	192	15 196
June	3 587	4 090	3 242	900	2 437	189	67	162	14 674
July	4 373	3 962	4 497	1 027	1 932	284	73	186	16 334
August	4 105	3 749	3 830	919	1 868	247	58	126	14 902
September	4 728	4 427	4 091	1 043	1 932	251	233	368	17 073
October	4 189	5 145	3 858	1 245	2 394	238	105	485	17 659
November	3 786	3 553	3 723	832	2 006	325	50	125	14 400
December	3 912	3 350	3 416	1 192	1 925	290	90	144	14 319

2004

January	2 711	3 643	3 006	692	1 551	198	72	114	11 987
February	3 909	3 383	3 155	827	2 004	200	82	216	13 776
March	3 863	3 815	4 081	983	2 117	278	86	202	15 425
April	3 665	3 812	3 286	798	1 588	291	92	243	13 775
May	3 875	3 964	3 036	875	2 166	307	133	734	15 090
June	3 697	3 637	3 813	1 081	2 156	234	139	193	14 950

SEASONALLY ADJUSTED

2003

May	3 847	3 908	3 316	808	1 870	253	na	na	14 277
June	3 968	4 011	3 117	868	2 472	214	na	na	14 938
July	4 031	3 861	4 081	913	1 785	276	na	na	15 192
August	3 797	3 774	3 840	951	1 763	239	na	na	14 538
September	4 769	4 325	4 080	950	1 932	237	na	na	16 899
October	3 099	4 851	3 647	1 227	2 150	225	na	na	15 759
November	3 610	3 698	3 896	845	1 925	302	na	na	14 449
December	4 011	3 458	3 672	1 221	1 867	275	na	na	14 743

2004

January	3 327	4 352	3 542	831	1 854	208	na	na	14 344
February	4 644	3 281	3 166	839	2 110	221	na	na	14 533
March	3 705	3 501	3 693	897	2 054	258	na	na	14 398
April	4 106	3 817	3 505	876	1 885	333	na	na	14 860
May	3 574	3 948	2 876	871	2 058	316	na	na	14 493
June	3 937	3 488	3 624	1 013	2 049	244	na	na	14 713

TREND

2003

May	3 952	3 942	3 390	844	1 857	222	69	186	14 508
June	3 954	4 021	3 530	867	1 861	235	76	187	14 714
July	3 967	4 083	3 680	910	1 867	243	83	196	14 927
August	3 944	4 123	3 815	962	1 871	246	90	209	15 082
September	3 888	4 139	3 887	1 009	1 867	245	93	219	15 139
October	3 812	4 118	3 869	1 035	1 870	241	91	220	15 074
November	3 767	4 039	3 781	1 025	1 888	235	88	209	14 914
December	3 781	3 904	3 665	991	1 918	236	81	194	14 729

2004

January	3 836	3 771	3 553	946	1 949	244	78	187	14 586
February	3 900	3 684	3 472	906	1 972	256	81	194	14 515
March	3 943	3 663	3 412	887	1 995	267	92	217	14 525
April	3 936	3 670	3 368	887	2 013	278	105	246	14 570
May	3 900	3 686	3 337	901	2 028	286	117	273	14 626
June	3 859	3 682	3 335	906	2 041	292	127	288	14 650

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
May	16.8	-11.2	23.3	16.8	36.1	45.1	125.6	-13.1	11.2
June	-14.8	0.9	-7.8	9.6	18.7	-24.7	-30.9	-15.6	-3.4
July	21.9	-3.1	38.7	14.1	-20.7	50.3	9.0	14.8	11.3
August	-6.1	-5.4	-14.8	-10.5	-3.3	-13.0	-20.5	-32.3	-8.8
September	15.2	18.1	6.8	13.5	3.4	1.6	301.7	192.1	14.6
October	-11.4	16.2	-5.7	19.4	23.9	-5.2	-54.9	31.8	3.4
November	-9.6	-30.9	-3.5	-33.2	-16.2	36.6	-52.4	-74.2	-18.5
December	3.3	-5.7	-8.2	43.3	-4.0	-10.8	80.0	15.2	-0.6
2004									
January	-30.7	8.7	-12.0	-41.9	-19.4	-31.7	-20.0	-20.8	-16.3
February	44.2	-7.1	5.0	19.5	29.2	1.0	13.9	89.5	14.9
March	-1.2	12.8	29.4	18.9	5.6	39.0	4.9	-6.5	12.0
April	-5.1	-0.1	-19.5	-18.8	-25.0	4.7	7.0	20.3	-10.7
May	5.7	4.0	-7.6	9.6	36.4	5.5	44.6	202.1	9.5
June	-4.6	-8.2	25.6	23.5	-0.5	-23.8	4.5	-73.7	-0.9
SEASONALLY ADJUSTED									
2003									
May	6.5	-15.9	10.1	6.2	8.0	35.3	na	na	0.5
June	3.1	2.6	-6.0	7.4	32.2	-15.4	na	na	4.6
July	1.6	-3.7	30.9	5.2	-27.8	29.0	na	na	1.7
August	-5.8	-2.3	-5.9	4.2	-1.2	-13.4	na	na	-4.3
September	25.6	14.6	6.3	-0.1	9.6	-0.8	na	na	16.2
October	-35.0	12.2	-10.6	29.2	11.3	-5.1	na	na	-6.7
November	16.5	-23.8	6.8	-31.1	-10.5	34.2	na	na	-8.3
December	11.1	-6.5	-5.7	44.5	-3.0	-8.9	na	na	2.0
2004									
January	-17.1	25.9	-3.5	-31.9	-0.7	-24.4	na	na	-2.7
February	39.6	-24.6	-10.6	1.0	13.8	6.3	na	na	1.3
March	-20.2	6.7	16.6	6.9	-2.7	16.7	na	na	-0.9
April	10.8	9.0	-5.1	-2.3	-8.2	29.1	na	na	3.2
May	-13.0	3.4	-17.9	-0.6	9.2	-5.1	na	na	-2.5
June	10.2	-11.7	26.0	16.3	-0.4	-22.8	na	na	1.5
TREND									
2003									
May	-0.3	2.3	3.4	1.0	0.6	8.3	6.2	-5.1	1.2
June	0.1	2.0	4.1	2.7	0.2	5.9	10.1	0.5	1.4
July	0.3	1.5	4.2	5.0	0.3	3.4	9.2	4.8	1.4
August	-0.6	1.0	3.7	5.7	0.2	1.2	8.4	6.6	1.0
September	-1.4	0.4	1.9	4.9	-0.2	-0.4	3.3	4.8	0.4
October	-2.0	-0.5	-0.5	2.6	0.2	-1.6	-2.2	0.5	-0.4
November	-1.2	-1.9	-2.3	-1.0	1.0	-2.5	-3.3	-5.0	-1.1
December	0.4	-3.3	-3.1	-3.3	1.6	0.4	-8.0	-7.2	-1.2
2004									
January	1.5	-3.4	-3.1	-4.5	1.6	3.4	-3.7	-3.6	-1.0
February	1.7	-2.3	-2.3	-4.2	1.2	4.9	3.8	3.7	-0.5
March	1.1	-0.6	-1.7	-2.1	1.2	4.3	13.6	11.9	0.1
April	-0.2	0.2	-1.3	—	0.9	4.1	14.1	13.4	0.3
May	-0.9	0.4	-0.9	1.6	0.7	2.9	11.4	11.0	0.4
June	-1.1	-0.1	-0.1	0.6	0.6	2.1	8.5	5.5	0.2

— 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

May	2 176	2 934	2 409	702	1 588	189	26	149	10 173
June	2 135	3 121	2 390	763	1 880	167	35	160	10 651
July	2 034	3 373	2 946	869	1 635	223	35	127	11 242
August	1 961	2 901	2 595	708	1 597	232	33	123	10 150
September	2 239	2 999	2 608	854	1 634	225	42	159	10 760
October	2 131	3 277	2 563	753	1 980	219	40	182	11 145
November	2 041	2 898	2 430	692	1 589	244	21	120	10 035
December	1 983	2 569	2 393	771	1 656	233	37	96	9 738

2004

January	1 396	2 207	2 103	474	1 289	176	21	68	7 734
February	1 820	2 628	2 282	673	1 437	184	21	125	9 170
March	1 949	3 087	2 743	770	1 736	260	52	94	10 691
April	1 705	2 730	2 086	627	1 301	262	26	87	8 824
May	1 862	2 759	2 154	647	1 683	225	28	110	9 468
June	2 097	2 924	2 202	830	1 567	197	32	73	9 922

SEASONALLY ADJUSTED

2003

May	2 049	2 787	2 293	689	1 468	na	na	na	9 638
June	2 080	3 042	2 355	731	1 919	na	na	na	10 573
July	1 935	3 272	2 506	755	1 451	na	na	na	10 282
August	1 954	2 926	2 605	740	1 528	na	na	na	10 122
September	2 205	2 897	2 585	761	1 552	na	na	na	10 416
October	1 956	2 983	2 340	735	1 857	na	na	na	10 269
November	1 939	3 043	2 603	705	1 564	na	na	na	10 213
December	2 011	2 677	2 631	800	1 590	na	na	na	10 065

2004

January	1 656	2 916	2 605	613	1 530	na	na	na	9 639
February	1 946	2 526	2 316	685	1 604	na	na	na	9 403
March	1 841	2 773	2 361	684	1 627	na	na	na	9 674
April	1 896	2 735	2 301	705	1 560	na	na	na	9 618
May	1 780	2 743	2 095	643	1 621	na	na	na	9 239
June	1 963	2 775	2 075	762	1 512	na	na	na	9 425

TREND

2003

May	2 008	2 846	2 328	690	1 465	na	na	na	9 745
June	2 024	2 951	2 388	716	1 479	na	na	na	10 000
July	2 035	3 024	2 448	736	1 499	na	na	na	10 210
August	2 037	3 047	2 503	749	1 524	na	na	na	10 336
September	2 023	3 020	2 545	752	1 542	na	na	na	10 351
October	1 994	2 959	2 564	743	1 557	na	na	na	10 261
November	1 955	2 890	2 563	728	1 568	na	na	na	10 120
December	1 912	2 823	2 544	710	1 577	na	na	na	9 958

2004

January	1 873	2 774	2 500	695	1 584	na	na	na	9 797
February	1 851	2 739	2 433	685	1 587	na	na	na	9 651
March	1 851	2 720	2 345	682	1 588	na	na	na	9 543
April	1 859	2 720	2 252	686	1 585	na	na	na	9 465
May	1 869	2 728	2 164	694	1 578	na	na	na	9 403
June	1 881	2 752	2 093	701	1 569	na	na	na	9 364

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
May	20.2	8.5	20.7	19.4	29.7	26.8	36.8	-12.4	17.4
June	-1.9	6.4	-0.8	8.7	18.4	-11.6	34.6	7.4	4.7
July	-4.7	8.1	23.3	13.9	-13.0	33.5	—	-20.6	5.5
August	-3.6	-14.0	-11.9	-18.5	-2.3	4.0	-5.7	-3.1	-9.7
September	14.2	3.4	0.5	20.6	2.3	-3.0	27.3	29.3	6.0
October	-4.8	9.3	-1.7	-11.8	21.2	-2.7	-4.8	14.5	3.6
November	-4.2	-11.6	-5.2	-8.1	-19.7	11.4	-47.5	-34.1	-10.0
December	-2.8	-11.4	-1.5	11.4	4.2	-4.5	76.2	-20.0	-3.0
2004									
January	-29.6	-14.1	-12.1	-38.5	-22.2	-24.5	-43.2	-29.2	-20.6
February	30.4	19.1	8.5	42.0	11.5	4.5	—	83.8	18.6
March	7.1	17.5	20.2	14.4	20.8	41.3	147.6	-24.8	16.6
April	-12.5	-11.6	-24.0	-18.6	-25.1	0.8	-50.0	-7.4	-17.5
May	9.2	1.1	3.3	3.2	29.4	-14.1	7.7	26.4	7.3
June	12.6	6.0	2.2	28.3	-6.9	-12.4	14.3	-33.6	4.8
SEASONALLY ADJUSTED									
2003									
May	3.3	—	7.1	6.6	2.0	na	na	na	3.1
June	1.5	9.2	2.7	6.1	30.8	na	na	na	9.7
July	-7.0	7.6	6.4	3.3	-24.4	na	na	na	-2.8
August	1.0	-10.6	3.9	-1.9	5.3	na	na	na	-1.6
September	12.8	-1.0	-0.8	2.8	1.6	na	na	na	2.9
October	-11.3	3.0	-9.5	-3.3	19.6	na	na	na	-1.4
November	-0.9	2.0	11.2	-4.1	-15.8	na	na	na	-0.5
December	3.7	-12.0	1.1	13.5	1.6	na	na	na	-1.4
2004									
January	-17.6	8.9	-1.0	-23.4	-3.8	na	na	na	-4.2
February	17.5	-13.4	-11.1	11.8	4.9	na	na	na	-2.4
March	-5.4	9.8	1.9	-0.2	1.4	na	na	na	2.9
April	3.0	-1.4	-2.5	3.1	-4.1	na	na	na	-0.6
May	-6.1	0.3	-9.0	-8.8	3.9	na	na	na	-3.9
June	10.3	1.2	-0.9	18.4	-6.7	na	na	na	2.0
TREND									
2003									
May	1.4	4.0	2.4	4.2	1.0	na	na	na	2.8
June	0.8	3.7	2.6	3.7	1.0	na	na	na	2.6
July	0.5	2.5	2.5	2.8	1.4	na	na	na	2.1
August	0.1	0.7	2.3	1.8	1.6	na	na	na	1.2
September	-0.7	-0.9	1.7	0.3	1.2	na	na	na	0.1
October	-1.5	-2.0	0.8	-1.2	1.0	na	na	na	-0.9
November	-1.9	-2.3	-0.1	-2.0	0.7	na	na	na	-1.4
December	-2.2	-2.3	-0.7	-2.4	0.6	na	na	na	-1.6
2004									
January	-2.0	-1.7	-1.7	-2.2	0.4	na	na	na	-1.6
February	-1.2	-1.3	-2.7	-1.4	0.2	na	na	na	-1.5
March	—	-0.7	-3.6	-0.3	0.1	na	na	na	-1.1
April	0.4	—	-4.0	0.5	-0.2	na	na	na	-0.8
May	0.5	0.3	-3.9	1.1	-0.4	na	na	na	-0.7
June	0.6	0.9	-3.3	1.1	-0.6	na	na	na	-0.4

— 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	23 434	34 587	29 350	9 059	19 508	2 697	588	1 373	120 596
2003									
July	2 039	3 386	2 969	892	1 658	223	57	127	11 351
August	1 978	2 903	2 605	737	1 610	232	38	124	10 227
September	2 271	3 010	2 635	882	1 659	225	78	162	10 922
October	2 161	3 292	2 585	786	1 985	219	51	186	11 265
November	2 060	2 943	2 434	701	1 628	244	22	121	10 153
December	2 008	2 576	2 402	855	1 767	238	43	96	9 985
2004									
January	1 407	2 214	2 135	487	1 321	176	42	68	7 850
February	1 827	2 651	2 322	705	1 465	184	21	125	9 300
March	1 953	3 109	2 778	814	1 746	260	53	94	10 807
April	1 714	2 738	2 094	637	1 309	262	71	87	8 912
May	1 894	2 794	2 164	666	1 749	225	54	110	9 656
June	2 122	2 971	2 227	897	1 611	209	58	73	10 168
OTHER DWELLINGS									
2001-02	22 772	12 468	9 755	1 728	2 952	151	307	1 018	51 151
2002-03	24 669	14 682	13 857	2 222	3 741	172	432	1 281	61 056
2003-04	23 379	11 853	14 442	2 455	4 131	446	625	1 763	59 094
2003									
July	2 334	576	1 528	135	274	61	16	59	4 983
August	2 127	846	1 225	182	258	15	20	2	4 675
September	2 457	1 417	1 456	161	273	26	155	206	6 151
October	2 028	1 853	1 273	459	409	19	54	299	6 394
November	1 726	610	1 289	131	378	81	28	4	4 247
December	1 904	774	1 014	337	158	52	47	48	4 334
2004									
January	1 304	1 429	871	205	230	22	30	46	4 137
February	2 082	732	833	122	539	16	61	91	4 476
March	1 910	706	1 303	169	371	18	33	108	4 618
April	1 951	1 074	1 192	161	279	29	21	156	4 863
May	1 981	1 170	872	209	417	82	79	624	5 434
June	1 575	666	1 586	184	545	25	81	120	4 782
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	46 813	46 440	43 792	11 514	23 639	3 143	1 213	3 136	179 690
2003									
July	4 373	3 962	4 497	1 027	1 932	284	73	186	16 334
August	4 105	3 749	3 830	919	1 868	247	58	126	14 902
September	4 728	4 427	4 091	1 043	1 932	251	233	368	17 073
October	4 189	5 145	3 858	1 245	2 394	238	105	485	17 659
November	3 786	3 553	3 723	832	2 006	325	50	125	14 400
December	3 912	3 350	3 416	1 192	1 925	290	90	144	14 319
2004									
January	2 711	3 643	3 006	692	1 551	198	72	114	11 987
February	3 909	3 383	3 155	827	2 004	200	82	216	13 776
March	3 863	3 815	4 081	983	2 117	278	86	202	15 425
April	3 665	3 812	3 286	798	1 588	291	92	243	13 775
May	3 875	3 964	3 036	875	2 166	307	133	734	15 090
June	3 697	3 637	3 813	1 081	2 156	234	139	193	14 950

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	9 332	22 656	12 882	5 591	14 089	1 182	370	1 373
2003								
July	809	2 195	1 386	555	1 182	95	34	127
August	756	1 981	1 213	479	1 159	106	29	124
September	1 016	1 919	1 168	554	1 202	105	29	162
October	860	2 200	1 154	477	1 476	80	30	186
November	823	1 969	1 079	388	1 150	105	17	121
December	860	1 710	1 115	533	1 278	126	33	96
2004								
January	486	1 454	900	294	954	69	18	68
February	781	1 715	1 033	478	1 124	76	16	125
March	796	2 000	1 275	469	1 304	117	45	94
April	632	1 771	910	368	927	133	60	87
May	657	1 839	816	392	1 203	91	28	110
June	856	1 903	833	604	1 130	79	31	73
OTHER DWELLINGS								
2001-02	18 931	11 714	5 190	1 407	2 406	54	232	1 018
2002-03	20 469	13 788	6 274	2 027	2 893	60	361	1 281
2003-04	18 460	10 762	6 908	2 218	3 055	244	578	1 763
2003								
July	1 825	507	680	127	163	56	14	59
August	1 728	782	491	165	205	—	17	2
September	2 015	1 343	854	153	273	22	150	206
October	1 598	1 780	640	435	331	8	52	299
November	1 164	540	457	116	201	—	26	4
December	1 594	648	511	326	139	30	47	48
2004								
January	1 113	1 398	425	171	222	9	12	46
February	1 810	622	378	115	311	3	61	91
March	1 645	630	802	137	287	7	33	108
April	1 585	963	590	118	236	19	21	156
May	1 364	1 063	567	196	350	73	68	624
June	1 019	486	513	159	337	17	77	120
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	27 792	33 418	19 790	7 809	17 144	1 426	948	3 136
2003								
July	2 634	2 702	2 066	682	1 345	151	48	186
August	2 484	2 763	1 704	644	1 364	106	46	126
September	3 031	3 262	2 022	707	1 475	127	179	368
October	2 458	3 980	1 794	912	1 807	88	82	485
November	1 987	2 509	1 536	504	1 351	105	43	125
December	2 454	2 358	1 626	859	1 417	156	80	144
2004								
January	1 599	2 852	1 325	465	1 176	78	30	114
February	2 591	2 337	1 411	593	1 435	79	77	216
March	2 441	2 630	2 077	606	1 591	124	78	202
April	2 217	2 734	1 500	486	1 163	152	81	243
May	2 021	2 902	1 383	588	1 553	164	96	734
June	1 875	2 389	1 346	763	1 467	96	108	193

— 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	118 725	55 176	755	1 211	368	176 235
2003						
July	11 234	4 738	30	23	28	16 053
August	10 133	4 202	105	252	24	14 716
September	10 747	5 776	102	155	92	16 872
October	11 132	5 971	47	240	27	17 417
November	10 020	4 001	26	61	44	14 152
December	9 728	3 922	51	214	20	13 935
2004						
January	7 726	3 965	35	59	9	11 794
February	9 160	4 205	46	25	13	13 449
March	10 682	4 346	52	18	11	15 109
April	8 808	4 558	57	104	46	13 573
May	9 456	4 975	123	23	31	14 608
June	9 899	4 517	81	37	23	14 557
.....						
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	1 717	1 722	13	2	1	3 455
2003						
July	109	170	—	2	—	281
August	77	109	—	—	—	186
September	162	39	—	—	—	201
October	120	116	6	—	—	242
November	118	130	—	—	—	248
December	247	137	—	—	—	384
2004						
January	116	77	—	—	—	193
February	130	197	—	—	—	327
March	116	200	—	—	—	316
April	88	113	—	—	1	202
May	188	294	—	—	—	482
June	246	140	7	—	—	393
.....						
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	120 442	56 898	768	1 213	369	179 690
2003						
July	11 343	4 908	30	25	28	16 334
August	10 210	4 311	105	252	24	14 902
September	10 909	5 815	102	155	92	17 073
October	11 252	6 087	53	240	27	17 659
November	10 138	4 131	26	61	44	14 400
December	9 975	4 059	51	214	20	14 319
2004						
January	7 842	4 042	35	59	9	11 987
February	9 290	4 402	46	25	13	13 776
March	10 798	4 546	52	18	11	15 425
April	8 896	4 671	57	104	47	13 775
May	9 644	5 269	123	23	31	15 090
June	10 145	4 657	88	37	23	14 950

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
PRIVATE SECTOR						
NSW	2 095	1 544	13	2	6	3 660
Vic.	2 919	580	47	28	8	3 582
Qld	2 200	1 514	4	2	—	3 720
SA	819	149	11	2	—	981
WA	1 565	505	6	2	8	2 086
Tas.	196	24	—	1	1	222
NT	32	81	—	—	—	113
ACT	73	120	—	—	—	193
Aust.	9 899	4 517	81	37	23	14 557
.....						
PUBLIC SECTOR						
NSW	25	12	—	—	—	37
Vic.	47	8	—	—	—	55
Qld	25	62	6	—	—	93
SA	67	33	—	—	—	100
WA	44	25	1	—	—	70
Tas.	12	—	—	—	—	12
NT	26	—	—	—	—	26
ACT	—	—	—	—	—	—
Aust.	246	140	7	—	—	393
.....						
TOTAL						
NSW	2 120	1 556	13	2	6	3 697
Vic.	2 966	588	47	28	8	3 637
Qld	2 225	1 576	10	2	—	3 813
SA	886	182	11	2	—	1 081
WA	1 609	530	7	2	8	2 156
Tas.	208	24	—	1	1	234
NT	58	81	—	—	—	139
ACT	73	120	—	—	—	193
Aust.	10 145	4 657	88	37	23	14 950

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

Original

Period	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2001-02	121 516	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	120 442	10 601	12 990	23 591	4 313	5 193	23 801	33 307	56 898	177 340
2003										
April	8 781	890	942	1 832	269	351	2 178	2 798	4 630	13 411
May	10 325	974	1 003	1 977	336	656	1 472	2 464	4 441	14 766
June	10 944	740	1 259	1 999	280	379	919	1 578	3 577	14 521
July	11 343	749	969	1 718	369	435	2 386	3 190	4 908	16 251
August	10 210	790	1 390	2 180	349	377	1 405	2 131	4 311	14 521
September	10 909	771	1 068	1 839	416	498	3 062	3 976	5 815	16 724
October	11 252	1 219	1 274	2 493	307	588	2 699	3 594	6 087	17 339
November	10 138	871	1 155	2 026	574	497	1 034	2 105	4 131	14 269
December	9 975	734	986	1 720	308	442	1 589	2 339	4 059	14 034
2004										
January	7 842	502	853	1 355	179	249	2 259	2 687	4 042	11 884
February	9 290	983	901	1 884	355	448	1 715	2 518	4 402	13 692
March	10 798	904	951	1 855	560	524	1 607	2 691	4 546	15 344
April	8 896	759	1 147	1 906	296	288	2 181	2 765	4 671	13 567
May	9 644	975	1 111	2 086	355	457	2 371	3 183	5 269	14 913
June	10 145	1 344	1 185	2 529	245	390	1 493	2 128	4 657	14 802
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	21 411.4	1 199.1	2 006.1	3 205.1	615.4	785.8	4 986.0	6 387.2	9 592.3	31 003.8
2003										
April	1 439.4	92.2	141.0	233.1	30.5	42.2	583.8	656.5	889.7	2 329.1
May	1 731.4	99.1	145.7	244.8	51.6	87.4	294.4	433.4	678.2	2 409.6
June	1 830.8	77.2	188.1	265.3	52.6	46.1	184.1	282.8	548.1	2 378.9
July	1 912.5	79.4	149.6	229.0	54.0	77.4	497.2	628.6	857.7	2 770.2
August	1 715.6	79.8	181.9	261.7	45.9	54.2	251.5	351.6	613.3	2 328.8
September	1 870.0	84.9	172.0	256.9	52.9	71.1	670.6	794.6	1 051.4	2 921.4
October	1 943.1	131.5	176.1	307.6	40.6	82.4	605.0	728.0	1 035.6	2 978.6
November	1 776.4	93.4	185.8	279.2	62.0	79.3	209.7	351.0	630.3	2 406.7
December	1 771.7	80.4	152.9	233.3	45.5	69.3	292.6	407.4	640.7	2 412.4
2004										
January	1 395.8	56.1	140.4	196.5	28.1	40.7	443.7	512.5	709.0	2 104.8
February	1 697.7	119.7	154.4	274.1	57.7	72.4	342.4	472.5	746.6	2 444.3
March	1 961.3	112.1	147.8	260.0	84.8	74.6	327.8	487.1	747.1	2 708.4
April	1 676.0	88.3	193.4	281.7	48.2	43.4	505.7	597.4	879.1	2 555.1
May	1 793.0	123.0	169.6	292.5	51.5	68.0	515.0	634.6	927.1	2 720.1
June	1 898.4	150.4	182.1	332.5	44.1	52.9	324.9	421.9	754.4	2 652.9

(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 SEMI-DETACHED, 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	2 120	273	432	705	20	178	653	851	1 556	3 676
Vic.	2 966	346	195	541	20	17	10	47	588	3 554
Qld	2 225	304	411	715	172	47	642	861	1 576	3 801
SA	886	70	101	171	7	4	—	11	182	1 068
WA	1 609	325	44	369	26	24	111	161	530	2 139
Tas.	208	22	2	24	—	—	—	—	24	232
NT	58	4	—	4	—	—	77	77	81	139
ACT	73	—	—	—	—	120	—	120	120	193
Aust.	10 145	1 344	1 185	2 529	245	390	1 493	2 128	4 657	14 802
VALUE (\$m)										
NSW	440.0	30.7	64.7	95.3	9.9	25.4	126.6	162.0	257.3	697.3
Vic.	572.5	40.5	33.3	73.8	3.2	2.2	3.1	8.5	82.3	654.9
Qld	444.9	39.5	59.9	99.5	27.4	8.4	161.7	197.5	297.0	741.9
SA	124.3	7.2	16.0	23.2	0.6	1.8	—	2.4	25.6	149.9
WA	257.3	29.4	7.7	37.1	3.0	2.3	17.4	22.7	59.8	317.1
Tas.	33.5	2.5	0.4	2.9	—	—	—	—	2.9	36.4
NT	10.3	0.7	—	0.7	—	—	16.0	16.0	16.7	27.0
ACT	15.7	—	—	—	—	12.8	—	12.8	12.8	28.5
Aust.	1 898.4	150.4	182.1	332.5	44.1	52.9	324.9	421.9	754.4	2 652.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2003					
May	2 409.6	426.8	2 836.4	1 527.2	4 363.6
June	2 378.9	389.8	2 768.7	1 280.0	4 048.6
July	2 770.2	440.2	3 210.4	1 495.4	4 705.8
August	2 328.8	485.0	2 813.8	1 406.0	4 219.8
September	2 921.4	470.3	3 391.7	1 419.6	4 811.3
October	2 978.6	501.7	3 480.4	1 689.5	5 169.9
November	2 406.7	392.2	2 798.9	983.6	3 782.5
December	2 412.4	415.5	2 827.9	1 403.7	4 231.6
2004					
January	2 104.8	316.7	2 421.4	1 430.4	3 851.8
February	2 444.3	389.7	2 834.0	1 228.8	4 062.9
March	2 708.4	433.3	3 141.7	1 276.0	4 417.7
April	2 555.1	396.0	2 951.1	1 276.4	4 227.4
May	2 720.1	422.7	3 142.8	1 431.4	4 574.2
June	2 652.9	447.3	3 100.2	1 208.8	4 309.0
SEASONALLY ADJUSTED					
2003					
May	2 296.9	382.5	2 679.3	na	4 206.6
June	2 493.9	404.7	2 898.6	na	4 178.6
July	2 502.8	429.6	2 932.3	na	4 427.8
August	2 265.8	451.8	2 717.7	na	4 123.6
September	2 791.5	429.9	3 221.4	na	4 641.1
October	2 707.6	439.3	3 146.9	na	4 836.4
November	2 419.2	423.9	2 843.1	na	3 826.8
December	2 488.1	461.0	2 949.1	na	4 352.8
2004					
January	2 481.2	400.4	2 881.6	na	4 312.0
February	2 624.2	402.5	3 026.7	na	4 255.5
March	2 613.3	390.2	3 003.5	na	4 279.5
April	2 653.5	426.8	3 080.3	na	4 356.7
May	2 711.3	402.5	3 113.8	na	4 545.2
June	2 614.3	428.7	3 043.0	na	4 251.8
TREND					
2003					
May	2 383.4	406.1	2 789.4	1 395.2	4 184.7
June	2 424.6	413.8	2 838.4	1 414.7	4 253.2
July	2 466.0	422.8	2 888.8	1 427.1	4 315.9
August	2 495.9	431.7	2 927.6	1 433.4	4 360.9
September	2 509.3	437.9	2 947.3	1 418.8	4 366.1
October	2 511.3	437.7	2 949.0	1 387.8	4 336.8
November	2 508.4	431.5	2 939.9	1 347.8	4 287.7
December	2 513.7	422.2	2 935.9	1 317.2	4 253.0
2004					
January	2 534.9	414.0	2 948.9	1 299.2	4 248.0
February	2 567.0	409.1	2 976.1	1 294.8	4 270.9
March	2 609.0	407.4	3 016.4	1 291.6	4 308.0
April	2 643.1	408.4	3 051.6	1 280.1	4 331.7
May	2 666.2	411.2	3 077.4	1 264.9	4 342.4
June	2 677.5	414.1	3 091.6	1 220.6	4 312.2

na not available

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
2003					
May	3.5	13.4	4.8	17.5	8.9
June	-1.3	-8.7	-2.4	-16.2	-7.2
July	16.4	12.9	16.0	16.8	16.2
August	-15.9	10.2	-12.4	-6.0	-10.3
September	25.4	-3.0	20.5	1.0	14.0
October	2.0	6.7	2.6	19.0	7.5
November	-19.2	-21.8	-19.6	-41.8	-26.8
December	0.2	5.9	1.0	42.7	11.9
2004					
January	-12.8	-23.8	-14.4	1.9	-9.0
February	16.1	23.1	17.0	-14.1	5.5
March	10.8	11.2	10.9	3.8	8.7
April	-5.7	-8.6	-6.1	—	-4.3
May	6.5	6.8	6.5	12.1	8.2
June	-2.5	5.8	-1.4	-15.6	-5.8
SEASONALLY ADJUSTED					
2003					
May	-4.0	-3.6	-3.9	na	2.9
June	8.6	5.8	8.2	na	-0.7
July	0.4	6.1	1.2	na	6.0
August	-9.5	5.2	-7.3	na	-6.9
September	23.2	-4.8	18.5	na	12.5
October	-3.0	2.2	-2.3	na	4.2
November	-10.7	-3.5	-9.7	na	-20.9
December	2.8	8.7	3.7	na	13.7
2004					
January	-0.3	-13.1	-2.3	na	-0.9
February	5.8	0.5	5.0	na	-1.3
March	-0.4	-3.1	-0.8	na	0.6
April	1.5	9.4	2.6	na	1.8
May	2.2	-5.7	1.1	na	4.3
June	-3.6	6.5	-2.3	na	-6.5
TREND					
2003					
May	1.9	1.7	1.9	—	1.2
June	1.7	1.9	1.8	1.4	1.6
July	1.7	2.2	1.8	0.9	1.5
August	1.2	2.1	1.3	0.4	1.0
September	0.5	1.4	0.7	-1.0	0.1
October	0.1	-0.1	0.1	-2.2	-0.7
November	-0.1	-1.4	-0.3	-2.9	-1.1
December	0.2	-2.1	-0.1	-2.3	-0.8
2004					
January	0.8	-1.9	0.4	-1.4	-0.1
February	1.3	-1.2	0.9	-0.3	0.5
March	1.6	-0.4	1.4	-0.3	0.9
April	1.3	0.3	1.2	-0.9	0.6
May	0.9	0.7	0.8	-1.2	0.2
June	0.4	0.7	0.5	-3.5	-0.7

— 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									
May	1 415.2	1 280.2	882.0	233.6	404.4	49.2	25.5	73.5	4 363.6
June	1 035.6	1 213.1	899.1	251.4	509.5	60.8	25.3	53.8	4 048.6
July	1 666.9	1 121.3	1 084.6	252.8	421.5	78.3	27.6	52.7	4 705.8
August	1 223.8	1 321.4	891.8	282.7	369.3	52.9	27.5	50.4	4 219.8
September	1 450.7	1 191.0	1 291.4	202.9	462.8	48.2	53.7	110.6	4 811.3
October	1 404.8	1 507.1	1 061.8	496.8	455.2	57.5	39.1	147.6	5 169.9
November	1 056.5	1 041.5	932.9	185.2	438.6	64.3	23.3	40.2	3 782.5
December	1 248.8	1 123.8	846.1	270.0	535.0	65.0	48.3	94.7	4 231.6
2004									
January	960.9	1 199.4	1 005.4	200.6	367.1	45.9	30.4	42.0	3 851.8
February	1 393.5	1 143.8	812.7	170.9	393.8	47.6	25.6	74.8	4 062.9
March	1 128.3	1 375.1	1 113.2	214.3	443.7	62.0	32.6	48.3	4 417.7
April	1 160.2	1 254.0	955.2	274.3	378.0	61.8	47.6	96.3	4 227.4
May	1 235.2	1 506.8	827.4	196.3	556.6	100.1	36.3	115.4	4 574.2
June	1 301.7	1 106.5	1 027.3	239.1	464.9	57.5	42.2	69.8	4 309.0
SEASONALLY ADJUSTED									
2003									
May	1 361.4	1 240.4	857.4	232.3	373.5	na	na	na	4 206.6
June	1 077.4	1 260.8	952.1	250.9	488.2	na	na	na	4 178.6
July	1 565.0	1 101.9	995.8	225.7	379.2	na	na	na	4 427.8
August	1 181.8	1 280.4	877.0	285.5	366.8	na	na	na	4 123.6
September	1 437.9	1 159.9	1 179.3	198.0	464.1	na	na	na	4 641.1
October	1 301.2	1 347.6	1 043.2	489.2	444.2	na	na	na	4 836.4
November	1 036.9	1 101.4	935.4	188.3	439.6	na	na	na	3 826.8
December	1 278.7	1 167.8	895.8	258.9	548.6	na	na	na	4 352.8
2004									
January	1 090.2	1 302.5	1 133.2	227.8	420.0	na	na	na	4 312.0
February	1 448.5	1 167.8	892.5	185.0	403.8	na	na	na	4 255.5
March	1 124.3	1 365.0	1 010.8	201.5	436.0	na	na	na	4 279.5
April	1 223.2	1 228.8	977.8	290.7	419.8	na	na	na	4 356.7
May	1 219.6	1 496.7	872.7	197.5	531.5	na	na	na	4 545.2
June	1 289.9	1 147.0	974.4	231.0	427.3	na	na	na	4 251.8
TREND									
2003									
May	1 268.5	1 195.6	894.6	221.6	399.4	na	na	na	4 184.7
June	1 287.7	1 198.3	929.8	238.2	407.2	na	na	na	4 253.2
July	1 310.1	1 206.9	964.2	258.1	415.0	na	na	na	4 315.9
August	1 313.6	1 215.8	995.3	277.0	424.2	na	na	na	4 360.9
September	1 297.2	1 212.6	1 015.0	289.3	432.9	na	na	na	4 366.1
October	1 264.6	1 207.6	1 019.0	288.3	439.9	na	na	na	4 336.8
November	1 232.6	1 204.4	1 009.5	275.7	441.5	na	na	na	4 287.7
December	1 215.6	1 212.6	997.7	255.7	439.4	na	na	na	4 253.0
2004									
January	1 213.5	1 231.1	985.3	235.4	436.4	na	na	na	4 248.0
February	1 220.6	1 257.1	974.1	222.1	434.3	na	na	na	4 270.9
March	1 223.0	1 282.9	967.7	218.5	438.1	na	na	na	4 308.0
April	1 215.4	1 300.8	959.4	221.7	445.3	na	na	na	4 331.7
May	1 202.4	1 311.0	950.4	228.3	453.0	na	na	na	4 342.4
June	1 176.1	1 305.8	940.7	227.3	458.9	na	na	na	4 312.2
na not available									

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

ORIGINAL

2003

May	29.6	-11.5	17.3	14.3	8.0	5.0	-7.7	17.1	8.9
June	-26.8	-5.2	1.9	7.6	26.0	23.6	-0.9	-26.9	-7.2
July	61.0	-7.6	20.6	0.5	-17.3	28.8	9.3	-2.0	16.2
August	-26.6	17.8	-17.8	11.8	-12.4	-32.4	-0.6	-4.3	-10.3
September	18.5	-9.9	44.8	-28.2	25.3	-9.0	95.5	119.3	14.0
October	-3.2	26.5	-17.8	144.9	-1.6	19.3	-27.2	33.4	7.5
November	-24.8	-30.9	-12.1	-62.7	-3.6	11.9	-40.3	-72.8	-26.8
December	18.2	7.9	-9.3	45.8	22.0	1.1	107.2	135.7	11.9

2004

January	-23.0	6.7	18.8	-25.7	-31.4	-29.4	-37.2	-55.6	-9.0
February	45.0	-4.6	-19.2	-14.8	7.3	3.7	-15.7	77.9	5.5
March	-19.0	20.2	37.0	25.4	12.7	30.2	27.4	-35.4	8.7
April	2.8	-8.8	-14.2	28.0	-14.8	-0.3	46.0	99.4	-4.3
May	6.5	20.2	-13.4	-28.4	47.3	61.8	-23.7	19.8	8.2
June	5.4	-26.6	24.2	21.8	-16.5	-42.5	16.1	-39.5	-5.8

SEASONALLY ADJUSTED

2003

May	21.4	-15.4	15.6	8.2	-6.6	na	na	na	2.9
June	-20.9	1.6	11.0	8.0	30.7	na	na	na	-0.7
July	45.3	-12.6	4.6	-10.1	-22.3	na	na	na	6.0
August	-24.5	16.2	-11.9	26.5	-3.3	na	na	na	-6.9
September	21.7	-9.4	34.5	-30.6	26.5	na	na	na	12.5
October	-9.5	16.2	-11.5	147.0	-4.3	na	na	na	4.2
November	-20.3	-18.3	-10.3	-61.5	-1.0	na	na	na	-20.9
December	23.3	6.0	-4.2	37.5	24.8	na	na	na	13.7

2004

January	-14.7	11.5	26.5	-12.0	-23.4	na	na	na	-0.9
February	32.9	-10.3	-21.2	-18.8	-3.9	na	na	na	-1.3
March	-22.4	16.9	13.3	8.9	8.0	na	na	na	0.6
April	8.8	-10.0	-3.3	44.3	-3.7	na	na	na	1.8
May	-0.3	21.8	-10.7	-32.1	26.6	na	na	na	4.3
June	5.8	-23.4	11.7	17.0	-19.6	na	na	na	-6.5

TREND

2003

May	0.7	-0.8	3.8	5.4	2.7	na	na	na	1.2
June	1.5	0.2	3.9	7.5	2.0	na	na	na	1.6
July	1.7	0.7	3.7	8.3	1.9	na	na	na	1.5
August	0.3	0.7	3.2	7.3	2.2	na	na	na	1.0
September	-1.2	-0.3	2.0	4.4	2.0	na	na	na	0.1
October	-2.5	-0.4	0.4	-0.3	1.6	na	na	na	-0.7
November	-2.5	-0.3	-0.9	-4.4	0.4	na	na	na	-1.1
December	-1.4	0.7	-1.2	-7.2	-0.5	na	na	na	-0.8

2004

January	-0.2	1.5	-1.2	-7.9	-0.7	na	na	na	-0.1
February	0.6	2.1	-1.1	-5.6	-0.5	na	na	na	0.5
March	0.2	2.1	-0.7	-1.6	0.9	na	na	na	0.9
April	-0.6	1.4	-0.9	1.5	1.7	na	na	na	0.6
May	-1.1	0.8	-0.9	3.0	1.7	na	na	na	0.2
June	-2.2	-0.4	-1.0	-0.4	1.3	na	na	na	-0.7

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									
May	826.4	799.7	682.5	128.2	309.6	33.2	20.1	36.6	2 836.4
June	733.1	845.2	604.4	134.7	368.3	33.2	17.4	32.6	2 768.7
July	958.9	831.9	821.4	166.2	315.4	62.0	16.2	38.4	3 210.4
August	868.8	771.4	662.4	139.2	285.6	39.9	13.8	32.7	2 813.8
September	1 011.5	890.9	860.9	161.9	293.9	41.6	45.1	85.9	3 391.7
October	901.4	1 163.0	681.6	180.7	396.4	39.4	21.8	96.1	3 480.4
November	802.4	756.1	708.4	125.2	317.2	45.0	12.9	31.9	2 798.9
December	829.3	727.6	664.6	180.2	323.7	49.0	22.6	31.0	2 827.9
2004									
January	588.0	759.7	612.5	132.8	257.2	33.0	13.7	24.4	2 421.4
February	883.6	779.4	635.3	129.7	310.3	33.3	18.5	43.9	2 834.0
March	868.2	829.5	836.7	158.3	343.0	46.9	19.0	40.2	3 141.7
April	840.4	811.5	762.2	134.2	273.8	50.8	26.6	51.5	2 951.1
May	812.5	1 005.2	616.8	148.2	354.7	68.7	26.3	110.3	3 142.8
June	843.7	801.6	821.5	174.4	348.7	44.6	29.9	35.8	3 100.2
SEASONALLY ADJUSTED									
2003									
May	772.6	760.0	658.0	126.9	278.7	na	na	na	2 679.3
June	774.9	892.8	657.3	134.2	346.9	na	na	na	2 898.6
July	857.0	812.5	732.5	139.1	273.2	na	na	na	2 932.3
August	826.8	730.4	647.6	142.0	283.2	na	na	na	2 717.7
September	998.7	859.7	748.8	157.0	295.3	na	na	na	3 221.4
October	797.7	1 003.5	663.1	173.0	385.5	na	na	na	3 146.9
November	782.7	816.0	710.8	128.3	318.3	na	na	na	2 843.1
December	859.2	771.6	714.3	169.1	337.3	na	na	na	2 949.1
2004									
January	717.3	862.8	740.2	160.0	310.2	na	na	na	2 881.6
February	938.5	803.4	715.1	143.8	320.2	na	na	na	3 026.7
March	864.1	819.4	734.3	145.5	335.2	na	na	na	3 003.5
April	903.4	786.3	784.9	150.6	315.6	na	na	na	3 080.3
May	796.9	995.0	662.1	149.4	329.6	na	na	na	3 113.8
June	831.8	842.2	768.6	166.3	311.1	na	na	na	3 043.0
TREND									
2003									
May	784.6	781.8	641.7	130.0	285.5	na	na	na	2 789.4
June	803.2	805.4	660.5	133.8	289.2	na	na	na	2 838.4
July	831.2	827.1	677.8	139.4	298.0	na	na	na	2 888.8
August	852.6	843.7	691.7	145.9	309.7	na	na	na	2 927.6
September	857.9	853.2	701.1	151.6	319.9	na	na	na	2 947.3
October	847.9	856.3	705.5	155.3	326.8	na	na	na	2 949.0
November	834.4	849.9	708.8	156.3	330.4	na	na	na	2 939.9
December	828.4	837.3	716.2	155.0	331.3	na	na	na	2 935.9
2004									
January	832.6	826.5	723.8	152.7	329.0	na	na	na	2 948.9
February	844.2	822.4	729.6	150.8	324.7	na	na	na	2 976.1
March	855.7	832.4	733.4	150.5	322.1	na	na	na	3 016.4
April	858.6	850.2	735.2	151.4	321.4	na	na	na	3 051.6
May	854.8	869.5	735.9	153.5	321.3	na	na	na	3 077.4
June	846.2	884.6	736.8	153.9	319.4	na	na	na	3 091.6

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

April	403.0	356.1	240.0	95.6	144.2	20.5	16.9	23.7	1 300.0
May	588.9	480.5	199.5	105.4	94.8	16.0	5.4	36.9	1 527.2
June	302.5	367.9	294.8	116.7	141.2	27.6	7.9	21.2	1 280.0
July	708.0	289.5	263.2	86.5	106.1	16.3	11.5	14.3	1 495.4
August	355.0	550.0	229.4	143.5	83.7	13.0	13.7	17.7	1 406.0
September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	1 419.6
October	503.5	344.1	380.1	316.2	58.8	18.1	17.3	51.5	1 689.5
November	254.1	285.4	224.5	60.0	121.4	19.4	10.5	8.3	983.6
December	419.5	396.2	181.5	89.8	211.3	16.0	25.8	63.7	1 403.7

2004

January	372.9	439.7	392.9	67.8	109.9	12.9	16.6	17.7	1 430.4
February	509.9	364.4	177.5	41.2	83.6	14.3	7.0	30.8	1 228.8
March	260.1	545.6	276.5	56.0	100.8	15.1	13.6	8.2	1 276.0
April	319.8	442.5	193.0	140.1	104.2	11.1	21.0	44.8	1 276.4
May	422.7	501.6	210.6	48.0	201.9	31.4	10.1	5.1	1 431.4
June	458.1	304.8	205.8	64.7	116.2	12.9	12.3	34.0	1 208.8

TREND

2003

April	480.8	443.5	240.9	81.3	103.7	na	na	na	1 395.4
May	483.9	413.8	252.9	91.6	113.9	na	na	na	1 395.2
June	484.5	392.9	269.2	104.4	118.0	na	na	na	1 414.7
July	479.0	379.8	286.4	118.6	117.1	na	na	na	1 427.1
August	461.0	372.1	303.6	131.1	114.5	na	na	na	1 433.4
September	439.3	359.4	313.8	137.7	113.0	na	na	na	1 418.8
October	416.8	351.2	313.5	133.0	113.1	na	na	na	1 387.8
November	398.2	354.5	300.7	119.4	111.1	na	na	na	1 347.8
December	387.1	375.3	281.5	100.7	108.2	na	na	na	1 317.2

2004

January	380.8	404.6	261.5	82.7	107.5	na	na	na	1 299.2
February	376.4	434.7	244.6	71.3	109.6	na	na	na	1 294.8
March	367.3	450.5	234.4	68.0	116.0	na	na	na	1 291.6
April	356.8	450.6	224.1	70.3	124.0	na	na	na	1 280.1
May	347.7	441.6	214.5	74.8	131.7	na	na	na	1 264.9
June	329.9	421.2	203.9	73.4	139.5	na	na	na	1 220.6

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	21 137.3	9 353.2	105.5	4 616.4	224.5	35 436.9	12 418.3	47 855.2
2003								
July	1 895.0	838.2	4.0	417.5	2.5	3 157.2	1 237.8	4 395.1
August	1 703.6	602.5	14.3	390.7	69.0	2 780.1	1 221.0	4 001.1
September	1 845.0	1 046.6	14.4	426.0	22.9	3 354.9	1 123.8	4 478.7
October	1 924.0	1 018.6	5.1	432.6	49.4	3 429.7	1 106.8	4 536.5
November	1 757.8	616.2	3.1	361.7	13.4	2 752.3	781.0	3 533.2
December	1 736.4	619.9	5.4	357.8	31.7	2 751.2	1 030.9	3 782.2
2004								
January	1 373.7	698.3	3.8	301.8	3.9	2 381.4	1 040.2	3 421.6
February	1 676.5	722.2	9.1	362.6	2.2	2 772.6	952.8	3 725.4
March	1 942.4	718.2	8.9	406.6	1.3	3 077.5	968.3	4 045.7
April	1 660.5	859.3	7.8	353.8	20.8	2 902.2	956.5	3 858.7
May	1 759.7	878.9	18.2	386.7	3.1	3 046.6	1 049.1	4 095.7
June	1 862.7	734.3	11.3	418.6	4.3	3 031.1	950.2	3 981.3
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	274.1	239.1	1.7	162.2	0.4	677.5	3 831.3	4 508.8
2003								
July	17.5	19.5	—	15.8	0.4	53.2	257.6	310.8
August	12.0	10.7	—	11.0	—	33.7	185.0	218.6
September	25.0	4.8	—	7.0	—	36.8	295.9	332.6
October	19.1	17.0	0.7	14.0	—	50.7	582.7	633.4
November	18.7	14.0	—	14.0	—	46.7	202.6	249.3
December	35.3	20.8	—	20.6	—	76.7	372.8	449.4
2004								
January	22.1	10.7	—	7.2	—	40.0	390.2	430.2
February	21.2	24.4	—	15.8	—	61.4	276.0	337.5
March	18.9	28.9	—	16.5	—	64.2	307.7	371.9
April	15.5	19.7	—	13.6	—	48.8	319.9	368.7
May	33.3	48.2	—	14.7	—	96.2	382.3	478.5
June	35.7	20.2	1.1	12.1	—	69.1	258.6	327.7
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	21 411.4	9 592.3	107.2	4 778.5	224.9	36 114.4	16 249.5	52 364.0
2003								
July	1 912.5	857.7	4.0	433.4	2.9	3 210.4	1 495.4	4 705.8
August	1 715.6	613.3	14.3	401.7	69.0	2 813.8	1 406.0	4 219.8
September	1 870.0	1 051.4	14.4	433.0	22.9	3 391.7	1 419.6	4 811.3
October	1 943.1	1 035.6	5.8	446.6	49.4	3 480.4	1 689.5	5 169.9
November	1 776.4	630.3	3.1	375.7	13.4	2 798.9	983.6	3 782.5
December	1 771.7	640.7	5.4	378.3	31.7	2 827.9	1 403.7	4 231.6
2004								
January	1 395.8	709.0	3.8	309.0	3.9	2 421.4	1 430.4	3 851.8
February	1 697.7	746.6	9.1	378.4	2.2	2 834.0	1 228.8	4 062.9
March	1 961.3	747.1	8.9	423.0	1.3	3 141.7	1 276.0	4 417.7
April	1 676.0	879.1	7.8	367.4	20.8	2 951.1	1 276.4	4 227.4
May	1 793.0	927.1	18.2	401.4	3.1	3 142.8	1 431.4	4 574.2
June	1 898.4	754.4	12.4	430.6	4.3	3 100.2	1 208.8	4 309.0

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	436.0	256.1	1.5	142.5	0.3	836.5	370.3	1 206.8
Vic.	564.3	81.1	7.5	126.7	3.9	783.6	257.9	1 041.6
Qld	440.0	285.0	0.5	77.4	0.1	803.1	155.5	958.5
SA	116.8	22.2	0.8	23.6	—	163.5	53.9	217.4
WA	251.8	57.5	0.8	30.2	—	340.3	74.3	414.7
Tas.	31.7	2.9	—	8.2	—	42.9	10.8	53.7
NT	6.2	16.7	—	2.6	—	25.5	5.8	31.3
ACT	15.7	12.8	—	7.3	—	35.8	21.6	57.3
Aust.	1 862.7	734.3	11.3	418.6	4.3	3 031.1	950.2	3 981.3
PUBLIC SECTOR								
NSW	3.9	1.2	—	2.0	—	7.1	87.7	94.9
Vic.	8.2	1.2	—	8.6	—	18.0	46.9	64.9
Qld	4.9	11.9	1.0	0.6	—	18.4	50.4	68.8
SA	7.4	3.4	—	0.1	—	10.9	10.8	21.7
WA	5.5	2.4	0.1	0.5	—	8.4	41.8	50.2
Tas.	1.7	—	—	—	—	1.7	2.1	3.8
NT	4.1	—	—	0.4	—	4.4	6.5	10.9
ACT	—	—	—	—	—	—	12.5	12.5
Aust.	35.7	20.2	1.1	12.1	—	69.1	258.6	327.7
TOTAL								
NSW	440.0	257.3	1.5	144.6	0.3	843.7	458.1	1 301.7
Vic.	572.5	82.3	7.5	135.3	3.9	801.6	304.8	1 106.5
Qld	444.9	297.0	1.5	78.0	0.1	821.5	205.8	1 027.3
SA	124.3	25.6	0.8	23.7	—	174.4	64.7	239.1
WA	257.3	59.8	0.9	30.7	—	348.7	116.2	464.9
Tas.	33.5	2.9	—	8.2	—	44.6	12.9	57.5
NT	10.3	16.7	—	2.9	—	29.9	12.3	42.2
ACT	15.7	12.8	—	7.3	—	35.8	34.0	69.8
Aust.	1 898.4	754.4	12.4	430.6	4.3	3 100.2	1 208.8	4 309.0

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	86.2	56.2	50.0	11.8	10.1	2.2	0.7	1.6	218.7
Transport	10.8	2.6	24.9	0.2	0.9	—	—	17.8	57.2
Offices	25.4	110.3	20.4	4.0	15.0	3.7	0.7	1.5	181.1
Other commercial n.e.c.	4.3	2.1	3.4	0.1	1.1	0.3	—	—	11.3
<i>Total commercial</i>	<i>126.7</i>	<i>171.2</i>	<i>98.8</i>	<i>16.0</i>	<i>27.0</i>	<i>6.2</i>	<i>1.4</i>	<i>20.9</i>	<i>468.2</i>
Industrial									
Factories	17.5	33.6	12.3	2.5	3.2	0.3	—	—	69.3
Warehouses	39.1	30.3	14.3	20.4	24.6	0.7	4.9	0.1	134.4
Agricultural/aquacultural	2.8	1.2	3.6	1.2	0.4	0.1	—	—	9.1
Other industrial n.e.c.	4.2	0.5	4.0	1.1	0.9	0.2	—	—	10.8
<i>Total industrial</i>	<i>63.6</i>	<i>65.5</i>	<i>34.3</i>	<i>25.2</i>	<i>29.1</i>	<i>1.1</i>	<i>4.9</i>	<i>0.1</i>	<i>223.7</i>
Other non-residential									
Educational	49.4	25.8	32.2	10.4	23.0	—	1.9	12.7	155.4
Religious	2.1	0.4	0.4	0.7	0.6	—	—	0.2	4.5
Aged care facilities	8.0	2.0	2.0	8.0	4.4	1.7	—	—	26.0
Health	6.7	10.2	6.2	1.0	8.9	0.2	0.7	0.1	34.0
Entertainment and recreation	13.1	16.0	14.6	2.2	9.7	1.5	0.7	—	57.8
Accommodation	167.5	1.1	13.4	0.6	6.1	1.4	—	—	190.1
Other non-residential n.e.c.	21.0	12.7	4.0	0.7	7.3	0.7	2.6	—	49.1
<i>Total other non-residential</i>	<i>267.8</i>	<i>68.1</i>	<i>72.8</i>	<i>23.5</i>	<i>60.1</i>	<i>5.6</i>	<i>5.9</i>	<i>13.1</i>	<i>516.9</i>
Total non-residential	458.1	304.8	205.8	64.7	116.2	12.9	12.3	34.0	1 208.8

— 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	86.2	55.7	50.0	11.8	10.1	2.2	0.7	1.6	218.2
Transport	10.2	0.8	24.9	0.2	—	—	—	17.8	53.9
Offices	17.4	97.2	17.7	1.7	11.3	3.6	0.3	1.4	150.7
Other commercial n.e.c.	4.3	1.9	3.4	—	0.2	0.3	—	—	10.2
<i>Total commercial</i>	118.1	155.5	96.1	13.7	21.6	6.1	1.0	20.8	432.9
Industrial									
Factories	17.5	33.4	10.1	2.5	3.2	0.3	—	—	66.9
Warehouses	20.0	30.3	14.1	20.4	24.5	0.7	1.2	0.1	111.2
Agricultural/aquacultural	2.7	1.2	3.6	1.1	0.4	0.1	—	—	9.0
Other industrial n.e.c.	4.2	0.4	3.6	1.1	0.1	0.2	—	—	9.6
<i>Total industrial</i>	44.4	65.3	31.4	25.1	28.2	1.1	1.2	0.1	196.7
Other non-residential									
Educational	9.2	8.7	5.7	3.4	4.5	—	0.6	0.3	32.4
Religious	2.1	0.4	0.4	0.7	0.6	—	—	0.2	4.5
Aged care facilities	8.0	1.4	2.0	7.4	4.4	1.7	—	—	24.8
Health	0.2	8.2	1.5	0.9	5.7	—	—	0.1	16.6
Entertainment and recreation	10.9	9.9	3.7	1.8	5.4	0.1	0.7	—	32.6
Accommodation	167.5	1.1	12.1	0.6	3.5	1.4	—	—	186.2
Other non-residential n.e.c.	9.9	7.5	2.6	0.3	0.6	0.3	2.4	—	23.6
<i>Total other non-residential</i>	207.9	37.2	28.0	15.1	24.6	3.5	3.7	0.7	320.6
Total non-residential	370.3	257.9	155.5	53.9	74.3	10.8	5.8	21.6	950.2
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	—	0.5	—	—	—	—	—	—	0.5
Transport	0.6	1.8	—	—	0.9	—	—	—	3.3
Offices	8.0	13.2	2.7	2.2	3.7	0.1	0.4	0.1	30.4
Other commercial n.e.c.	—	0.2	—	0.1	0.9	—	—	—	1.1
<i>Total commercial</i>	8.7	15.7	2.7	2.3	5.4	0.1	0.4	0.1	35.4
Industrial									
Factories	—	0.2	2.2	—	—	—	—	—	2.4
Warehouses	19.1	—	0.2	—	0.1	—	3.8	—	23.2
Agricultural/aquacultural	0.1	—	—	0.1	—	—	—	—	0.1
Other industrial n.e.c.	—	0.1	0.4	—	0.8	—	—	—	1.2
<i>Total industrial</i>	19.2	0.3	2.8	0.1	0.9	—	3.8	—	27.0
Other non-residential									
Educational	40.2	17.1	26.5	7.0	18.5	—	1.3	12.4	123.0
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	0.6	—	0.6	—	—	—	—	1.1
Health	6.4	2.0	4.7	0.1	3.2	0.2	0.7	—	17.3
Entertainment and recreation	2.1	6.0	10.9	0.4	4.4	1.4	—	—	25.3
Accommodation	—	—	1.3	—	2.7	—	—	—	4.0
Other non-residential n.e.c.	11.2	5.2	1.3	0.4	6.8	0.4	0.2	—	25.5
<i>Total other non-residential</i>	59.9	30.9	44.8	8.5	35.5	2.0	2.3	12.4	196.3
Total non-residential	87.7	46.9	50.4	10.8	41.8	2.1	6.5	12.5	258.6

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
.....				
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	432	26	8	466
Transport	23	1	4	28
Offices	321	23	2	346
Other commercial n.e.c.	22	2	—	24
<i>Total commercial</i>	<i>798</i>	<i>52</i>	<i>14</i>	<i>864</i>
Industrial				
Factories	103	19	1	123
Warehouses	172	31	3	206
Agricultural/aquacultural	44	1	—	45
Other industrial n.e.c.	48	2	—	50
<i>Total industrial</i>	<i>367</i>	<i>53</i>	<i>4</i>	<i>424</i>
Other non-residential				
Educational	147	29	5	181
Religious	14	1	—	15
Aged care facilities	16	9	—	25
Health	59	7	—	66
Entertainment and recreation	72	17	1	90
Accommodation	46	5	5	56
Other non-residential n.e.c.	80	14	—	94
<i>Total other non-residential</i>	<i>434</i>	<i>82</i>	<i>11</i>	<i>527</i>
Total non-residential	1 599	187	29	1 815

	VALUE (\$m)			
.....				
Commercial				
Retail/wholesale trade	81.4	48.4	88.9	218.7
Transport	4.0	1.8	51.4	57.2
Offices	63.3	49.9	67.9	181.1
Other commercial n.e.c.	7.7	3.6	—	11.3
<i>Total commercial</i>	<i>156.3</i>	<i>103.7</i>	<i>208.2</i>	<i>468.2</i>
Industrial				
Factories	25.1	37.5	6.7	69.3
Warehouses	47.3	55.7	31.4	134.4
Agricultural/aquacultural	7.7	1.4	—	9.1
Other industrial n.e.c.	8.5	2.3	—	10.8
<i>Total industrial</i>	<i>88.7</i>	<i>96.8</i>	<i>38.1</i>	<i>223.7</i>
Other non-residential				
Educational	38.8	57.2	59.4	155.4
Religious	3.3	1.2	—	4.5
Aged care facilities	5.0	21.0	—	26.0
Health	15.2	18.7	—	34.0
Entertainment and recreation	20.4	28.6	8.8	57.8
Accommodation	12.7	11.5	166.0	190.1
Other non-residential n.e.c.	22.1	27.0	—	49.1
<i>Total other non-residential</i>	<i>117.5</i>	<i>165.2</i>	<i>234.2</i>	<i>516.9</i>
Total non-residential	362.5	365.8	480.5	1 208.8

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2000-01	11 419.0	5 227.7	16 648.2	3 385.2	20 032.0	13 201.9	33 237.0
2001-02	17 674.0	7 099.1	24 773.1	3 971.4	28 744.5	13 741.1	42 485.6
2002-03	17 881.5	9 280.3	27 161.8	4 376.9	31 538.7	16 190.5	47 729.2
2002							
December	4 363.3	3 204.7	7 568.0	1 010.9	8 579.0	4 322.3	12 901.3
2003							
March	4 051.2	2 041.7	6 092.9	1 050.4	7 143.3	4 211.7	11 355.0
June	4 664.5	1 948.0	6 612.4	1 119.8	7 732.3	3 771.2	11 503.4
September	5 015.9	2 249.4	7 265.3	1 288.3	8 553.6	3 879.2	12 432.8
December	4 943.2	2 032.1	6 975.3	1 193.7	8 169.0	3 626.4	11 795.4
2004							
March	4 484.6	1 901.7	6 386.3	1 026.8	7 413.1	3 436.8	10 849.9
SEASONALLY ADJUSTED (\$m)							
2002							
December	4 314.5	3 105.4	7 419.9	1 006.8	8 426.7	na	12 749.0
2003							
March	4 380.8	2 226.9	6 607.7	1 136.9	7 744.5	na	11 956.3
June	4 624.8	1 975.7	6 600.5	1 108.7	7 709.2	na	11 480.4
September	4 730.7	2 126.7	6 857.3	1 198.7	8 056.0	na	11 935.2
December	4 959.5	1 969.5	6 929.0	1 208.6	8 137.6	na	11 764.0
2004							
March	4 784.3	2 076.2	6 860.5	1 088.0	7 948.5	na	11 385.3
TREND (\$m)							
2002							
December	4 399.2	2 524.4	6 933.6	1 078.0	8 011.8	4 165.2	12 166.9
2003							
March	4 421.8	2 423.0	6 839.6	1 094.0	7 933.9	4 151.3	12 089.8
June	4 580.0	2 154.1	6 734.1	1 143.6	7 877.7	3 969.0	11 846.8
September	4 755.7	2 003.3	6 763.1	1 176.7	7 939.6	3 765.6	11 710.4
December	4 848.8	2 033.6	6 882.7	1 168.6	8 051.6	3 624.9	11 679.0
2004							
March	4 882.6	2 048.2	6 933.7	1 144.4	8 072.7	3 537.5	11 579.5
TREND (% change from previous quarter)							
2002							
December	-1.6	9.6	1.9	0.6	1.8	6.2	3.4
2003							
March	0.5	-4.0	-1.4	1.5	-1.0	-0.3	-0.6
June	3.6	-11.1	-1.5	4.5	-0.7	-4.4	-2.0
September	3.8	-7.0	0.4	2.9	0.8	-5.1	-1.2
December	2.0	1.5	1.8	-0.7	1.4	-3.7	-0.3
2004							
March	0.7	0.7	0.7	-2.1	0.3	-2.4	-0.9

na not available

(b) Refer to Explanatory Notes, paragraph 13.

(a) Reference year for chain volume measures is 2001-02. Refer to Explanatory Notes, paragraph 23.

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

<i>Period</i>	NSW \$m	Vic. \$m	Qld \$m	SA \$m	WA \$m	Tas. \$m	NT \$m	ACT \$m	Aust. \$m
TOTAL RESIDENTIAL BUILDING									
2000-01	6 163.0	6 524.0	3 554.3	934.6	2 191.8	175.7	179.6	313.5	20 032.0
2001-02	8 977.4	9 009.7	5 653.6	1 398.1	2 882.1	272.9	161.7	389.1	28 744.5
2002-03	9 418.2	9 542.4	6 790.6	1 583.5	3 202.9	297.9	185.8	517.4	31 538.7
2002									
December	2 872.8	2 321.0	1 902.9	470.0	736.8	71.8	46.7	157.0	8 579.0
2003									
March	2 175.2	1 968.9	1 621.8	389.0	788.2	68.7	35.5	96.1	7 143.3
June	2 121.2	2 562.7	1 619.0	350.3	853.7	81.8	45.4	98.2	7 732.3
September	2 612.2	2 321.0	2 033.8	433.4	817.3	126.4	71.1	138.4	8 553.6
December	2 311.0	2 456.0	1 724.2	441.3	929.2	115.2	53.2	138.9	8 169.0
2004									
March	2 093.2	2 182.1	1 725.0	375.0	801.5	95.1	47.1	94.0	7 413.1
NON-RESIDENTIAL BUILDING									
2000-01	3 708.3	4 145.4	2 753.9	748.6	1 320.8	155.5	199.1	179.8	13 201.9
2001-02	4 389.8	4 519.0	2 468.4	806.9	984.8	168.1	159.4	244.7	13 741.1
2002-03	5 433.9	4 833.5	2 779.0	983.3	1 471.6	193.7	148.2	347.3	16 190.5
2002									
December	1 820.6	1 073.9	768.6	280.4	230.9	31.9	28.2	87.7	4 322.3
2003									
March	1 318.7	1 569.8	690.9	151.4	335.7	56.1	19.1	70.0	4 211.7
June	1 155.1	1 129.9	665.7	304.9	349.4	61.0	29.4	75.8	3 771.2
September	1 303.1	1 055.4	819.9	257.6	325.1	33.8	32.8	51.6	3 879.2
December	998.5	936.7	687.1	440.3	350.5	50.0	51.7	111.6	3 626.4
2004									
March	950.7	1 214.5	729.9	155.0	260.7	39.4	35.8	50.8	3 436.8
TOTAL BUILDING									
2000-01	9 872.6	10 677.4	6 289.6	1 684.2	3 510.4	331.5	378.7	493.2	33 237.0
2001-02	13 367.2	13 528.7	8 122.0	2 205.1	3 866.9	441.0	321.1	633.8	42 485.6
2002-03	14 852.1	14 376.0	9 569.6	2 566.8	4 674.5	491.6	334.0	864.7	47 729.2
2002									
December	4 693.4	3 394.9	2 671.5	750.4	967.7	103.7	74.9	244.7	12 901.3
2003									
March	3 493.9	3 538.7	2 312.6	540.4	1 123.9	124.8	54.6	166.1	11 355.0
June	3 276.3	3 692.6	2 284.7	655.2	1 203.1	142.7	74.9	174.0	11 503.4
September	3 915.2	3 376.4	2 853.7	691.0	1 142.5	160.2	103.9	190.0	12 432.8
December	3 309.6	3 392.7	2 411.3	881.6	1 279.7	165.2	104.9	250.4	11 795.4
2004									
March	3 043.9	3 396.6	2 454.9	530.0	1 062.2	134.5	82.9	144.9	10 849.9

(a) Reference year for chain volume measures is 2001-2002. Refer to Explanatory Notes, paragraph 23.

WHAT IF...? REVISIONS TO TREND ESTIMATES

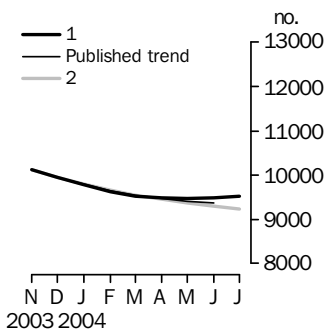
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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

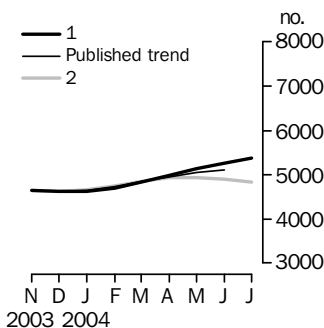
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Jun 2004		(2) falls by 4% on Jun 2004	
	no.	% change	no.	% change	no.	% change
2004						
February	9 651	-1.5	9 633	-1.6	9 656	-1.5
March	9 543	-1.1	9 534	-1.0	9 545	-1.1
April	9 465	-0.8	9 490	-0.5	9 459	-0.9
May	9 403	-0.7	9 479	-0.1	9 379	-0.8
June	9 364	-0.4	9 490	0.1	9 301	-0.8
July	—	—	9 530	0.4	9 244	-0.6

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on Jun 2004		(2) falls by 14% on Jun 2004	
	no.	% change	no.	% change	no.	% change
2004						
February	4 728	1.7	4 705	1.5	4 750	2.0
March	4 845	2.5	4 832	2.7	4 855	2.2
April	4 959	2.4	4 989	3.2	4 930	1.5
May	5 061	2.1	5 130	2.8	4 936	0.1
June	5 109	0.9	5 259	2.5	4 894	-0.9
July	—	—	5 376	2.2	4 824	-1.4

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

OWNERSHIP

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

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), 2003 Edition* (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

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

RELATED PUBLICATIONS

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

continued

Building Activity, Australia, cat. no. 8752.0

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

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

Engineering Construction Activity, Australia, cat. no. 8762.0

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

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

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

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

Aust. Australia

FCB functional classification of buildings

GST Goods and Services Tax

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

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1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
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3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
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5	Private sector houses approved, states and territories
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8	Dwelling units approved, by Capital City Statistical Division, original
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12e	Dwelling units approved in new residential buildings, number and value, Western Australia
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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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- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
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- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04

EXCEL TABLES

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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: semi-detached, row or terrace house or townhouse with one storey; semi-detached, 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 semi-detached, 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.
Semi-detached, 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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