

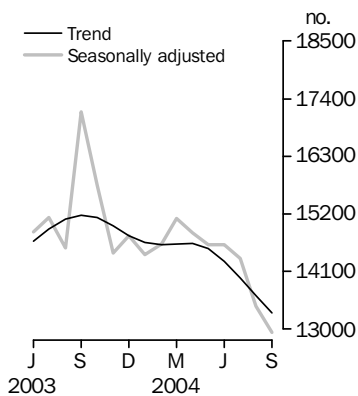
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 3 NOV 2004

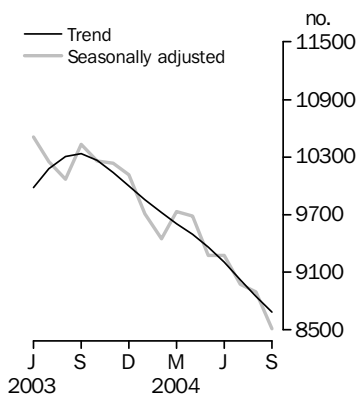
Dwelling units approved

Total number



Private sector houses approved

Total number



KEY FIGURES

	Sep 04 no.	Aug 04 to Sep 04 % change	Sep 03 to Sep 04 % change
TREND			
Total dwelling units approved	13 316	-2.4	-12.2
Private sector houses	8 682	-1.9	-16.0
Private sector other dwellings	4 260	-3.5	-6.4
SEASONALLY ADJUSTED			
Total dwelling units approved	12 928	-3.8	-24.6
Private sector houses	8 509	-4.4	-18.4
Private sector other dwellings	4 116	-1.4	-36.4

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 2.4% in September 2004. The trend series now shows a decline for the past five months.
- The seasonally adjusted estimate for total dwelling units approved fell 3.8%, to 12,928, in September 2004. This is the lowest estimate since June 2001.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.9% in September 2004. The trend has now fallen for twelve consecutive months.
- The seasonally adjusted estimate for private sector houses approved fell 4.4%, to 8,509, in September 2004. This is the lowest estimate since May 2001.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved shows a decline over the last five months. The trend fell 3.5% in September 2004.
- The seasonally adjusted estimate for private sector other dwellings approved fell 1.4%, to 4,116, in September 2004.

VALUE OF BUILDING APPROVED

- The seasonally adjusted estimate of the value of total building approved fell 11.7%, to \$4,058.0m, in September 2004. The value of new residential building approved fell for the fourth consecutive month, down 6.0% in September 2004, to \$2,269.6m.

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2004	30 November 2004
November 2004	7 January 2005
December 2004	3 February 2005
January 2005	4 March 2005
February 2005	1 April 2005
March 2005	3 May 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	136	-103	33
Victoria	3	21	24
Queensland	2	4	6
South Australia	-	-	-
Western Australia	54	7	61
Tasmania	-	10	10
Northern Territory	-	-	-
Australian Capital Territory	-	-	-
TOTAL	195	-61	134

.....

DATA NOTES

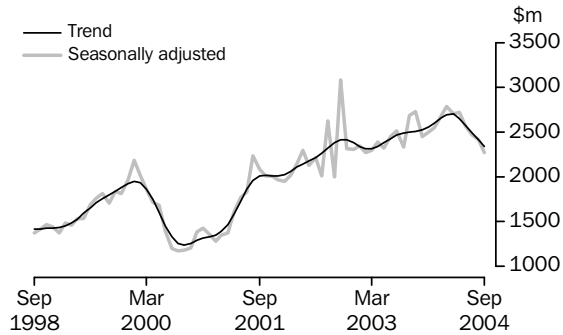
Estimates have been included in this issue for the municipality of Noosa (Queensland) which was unable to report all building work approved in their municipality this month.

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

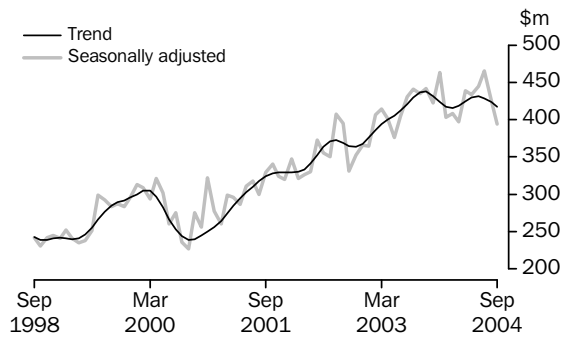
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building is showing a steady decline over the last five months, falling 3.1% in September 2004.



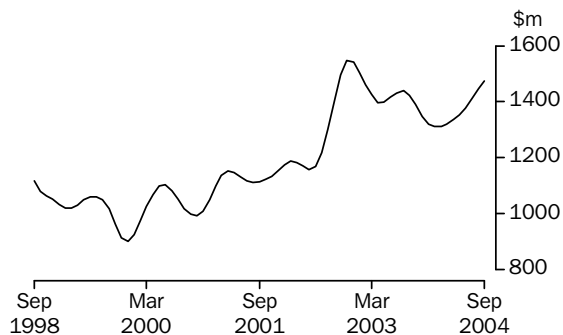
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building is now showing a decline over the last three months. The trend fell 1.5% in September 2004.



NON-RESIDENTIAL BUILDING

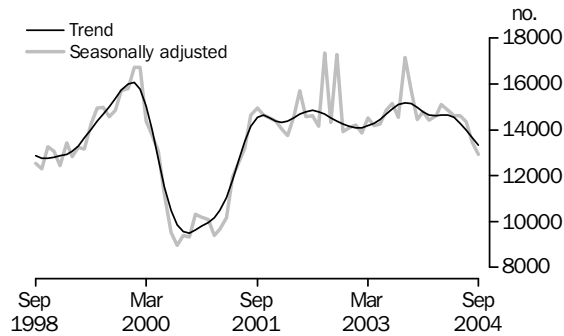
The trend estimate of the value of non-residential building is showing an increase over the past eight months, rising 1.9% in September 2004.



DWELLINGS APPROVED

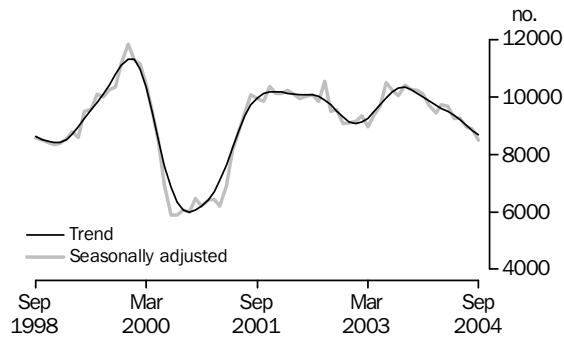
TOTAL DWELLING UNITS

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



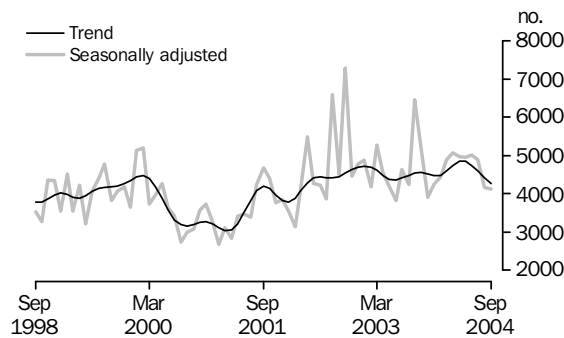
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has shown a steady decline for the last twelve months. The trend fell 1.9% in September 2004.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved has fallen for the past five months. The trend fell 3.5% in September 2004.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 2.4% in September 2004. The trend fell in all states and territories except the Northern Territory (+3.5%) and Western Australia which was relatively flat.

The trend estimate for private sector houses approved fell 1.9% in September 2004. The trend has fallen for five months or more in all mainland states.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 618	2 562	2 205	685	1 714	212	62	69	9 127
Total dwelling units (no.)	3 258	3 380	3 359	898	2 124	221	211	92	13 543
Percentage change from previous month									
Private sector houses (%)	-10.2	1.7	-8.8	-2.1	5.8	-5.8	3.3	-31.7	-3.4
Total dwelling units (%)	-7.9	-6.8	-6.1	5.3	7.8	-11.6	29.4	-28.7	-4.0
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 589	2 414	2 019	609	1 554	na	na	na	8 509
Total dwelling units (no.)	3 176	3 232	3 173	822	2 019	196	na	na	12 928
Percentage change from previous month									
Private sector houses (%)	-6.2	-3.2	-7.3	-7.0	1.6	na	na	na	-4.4
Total dwelling units (%)	-2.2	-10.3	-6.4	1.7	6.8	-15.2	na	na	-3.8
TREND									
Dwelling units approved									
Private sector houses (no.)	1 641	2 517	2 057	637	1 509	na	na	na	8 682
Total dwelling units (no.)	3 286	3 364	3 289	888	2 032	211	148	95	13 316
Percentage change from previous month									
Private sector houses (%)	-2.3	-3.2	-1.0	-2.3	-0.2	na	na	na	-1.9
Total dwelling units (%)	-2.6	-2.6	-1.3	-2.5	—	-8.3	3.5	-26.4	-2.4

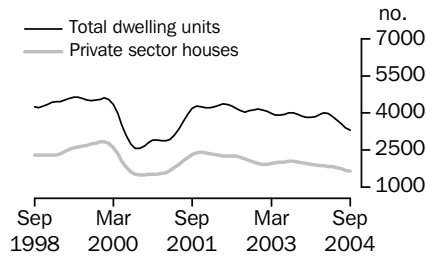
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

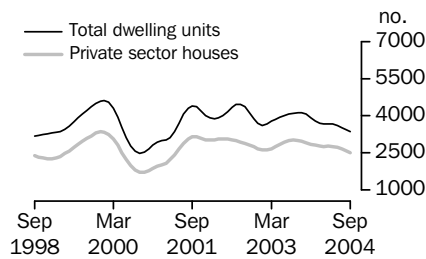
STATE TRENDS

NEW SOUTH WALES



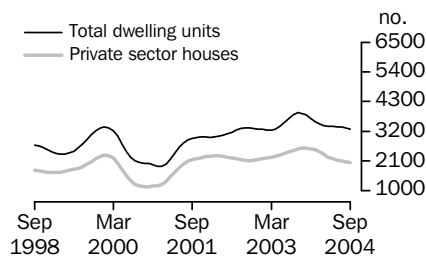
The trend estimate for total dwelling units approved in New South Wales has fallen for the last six months. The trend for private sector houses is showing declines for the last thirteen months.

VICTORIA



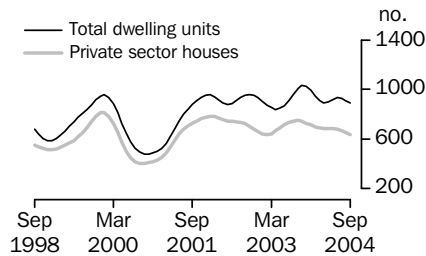
The trend estimate for total dwelling units in Victoria is now showing a decline over the past five months. The trend for private sector houses shows a general decline starting in September 2003.

QUEENSLAND



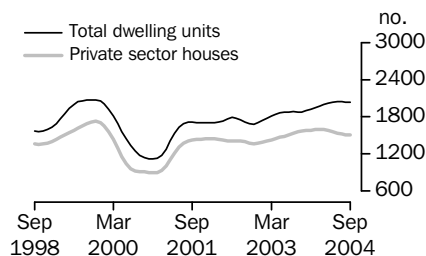
The trend estimate for total dwelling units approved in Queensland is now showing a decline over the past twelve months. The trend for private sector houses has fallen for the last ten months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia is now showing a decline over the past three months. The trend for private sector houses is now showing a general decline starting in September 2003.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has been flat for the last five months. The decline in the trend for private sector houses has slowed over recent months.

LIST OF TABLES

page

DWELLING UNITS

1	Dwelling units approved	8
2	Dwelling units approved, percentage change	9
3	Dwelling units approved, states and territories	10
4	Dwelling units approved, states and territories, percentage change	11
5	Private sector houses approved, states and territories	12
6	Private sector houses approved, percentage change	13
7	Dwelling units approved, states and territories, original	14
8	Dwelling units approved, by Capital City Statistical Division, original	15
9	Dwelling units approved, by sector, original	16
10	Dwelling units approved, states and territories, by sector, original	17
11	Dwelling units approved in new residential buildings, number and value, original	18
12	Dwelling units approved in new residential buildings, states and territories, number and value, original	19

VALUE

13	Value of building approved	20
14	Value of building approved, percentage change	21
15	Value of total building approved, states and territories	22
16	Value of total building approved, percentage change	23
17	Value of residential building approved, states and territories	24
18	Value of non-residential building approved, states and territories	25
19	Value of building approved, by sector, original	26
20	Value of building approved, states and territories, by sector, original	27
21	Value of non-residential building approved, states and territories, original	28
22	Value of non-residential building approved, states and territories, by sector, original	29
23	Non-residential building approved, jobs by value range, original	30

CHAIN VOLUME MEASURES

24	Value of building approved, chain volume measures	31
25	Value of building approved, states and territories, chain volume measures, original	32

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							
July	11 261	11 370	4 854	5 026	16 115	281	16 396
August	10 179	10 256	4 543	4 652	14 722	186	14 908
September	10 778	10 940	6 122	6 161	16 900	201	17 101
October	11 153	11 273	6 277	6 399	17 430	242	17 672
November	10 045	10 163	4 119	4 249	14 164	248	14 412
December	9 755	10 002	4 197	4 345	13 952	395	14 347
2004							
January	7 742	7 858	4 088	4 165	11 830	193	12 023
February	9 174	9 305	4 298	4 455	13 472	288	13 760
March	10 707	10 823	5 152	5 352	15 859	316	16 175
April	8 847	8 893	4 658	4 770	13 505	158	13 663
May	9 487	9 689	5 325	5 615	14 812	492	15 304
June	9 805	10 048	4 823	4 970	14 628	390	15 018
July	9 325	9 517	4 710	5 088	14 035	570	14 605
August	9 444	9 624	4 348	4 482	13 792	314	14 106
September	9 127	9 298	4 189	4 245	13 316	227	13 543

SEASONALLY ADJUSTED

2003							
July	10 250	10 359	4 640	4 776	14 890	245	15 135
August	10 066	10 143	4 244	4 404	14 310	237	14 547
September	10 430	10 592	6 471	6 554	16 901	245	17 146
October	10 259	10 379	5 194	5 370	15 453	296	15 749
November	10 232	10 350	3 904	4 096	14 136	310	14 446
December	10 117	10 364	4 240	4 417	14 357	424	14 781
2004							
January	9 711	9 827	4 452	4 599	14 163	263	14 426
February	9 447	9 578	4 902	5 042	14 349	271	14 620
March	9 729	9 845	5 069	5 266	14 798	313	15 111
April	9 682	9 728	4 988	5 118	14 670	176	14 846
May	9 275	9 477	4 959	5 131	14 234	374	14 608
June	9 272	9 515	5 017	5 090	14 289	316	14 605
July	8 979	9 171	4 903	5 174	13 882	463	14 345
August	8 900	9 080	4 173	4 361	13 073	368	13 441
September	8 509	8 680	4 116	4 248	12 625	303	12 928

TREND

2003							
July	10 181	10 341	4 417	4 573	14 598	316	14 914
August	10 308	10 456	4 489	4 639	14 797	298	15 095
September	10 334	10 474	4 549	4 698	14 883	289	15 172
October	10 264	10 404	4 566	4 719	14 830	293	15 123
November	10 144	10 288	4 521	4 680	14 665	303	14 968
December	10 003	10 148	4 473	4 639	14 476	311	14 787
2004							
January	9 861	10 000	4 486	4 652	14 347	305	14 652
February	9 722	9 852	4 592	4 752	14 314	290	14 604
March	9 603	9 733	4 742	4 896	14 345	284	14 629
April	9 492	9 632	4 857	5 011	14 349	294	14 643
May	9 363	9 521	4 851	5 010	14 214	317	14 531
June	9 205	9 383	4 744	4 909	13 949	343	14 292
July	9 026	9 217	4 592	4 762	13 618	361	13 979
August	8 852	9 050	4 416	4 590	13 268	372	13 640
September	8 682	8 883	4 260	4 433	12 942	374	13 316

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2003							
July	5.7	3.7	48.2	35.4	15.7	-62.4	11.7
August	-9.6	-9.8	-6.4	-7.4	-8.6	-33.8	-9.1
September	5.9	6.7	34.8	32.4	14.8	8.1	14.7
October	3.5	3.0	2.5	3.9	3.1	20.4	3.3
November	-9.9	-9.8	-34.4	-33.6	-18.7	2.5	-18.4
December	-2.9	-1.6	1.9	2.3	-1.5	59.3	-0.5
2004							
January	-20.6	-21.4	-2.6	-4.1	-15.2	-51.1	-16.2
February	18.5	18.4	5.1	7.0	13.9	49.2	14.4
March	16.7	16.3	19.9	20.1	17.7	9.7	17.6
April	-17.4	-17.8	-9.6	-10.9	-14.8	-50.0	-15.5
May	7.2	9.0	14.3	17.7	9.7	211.4	12.0
June	3.4	3.7	-9.4	-11.5	-1.2	-20.7	-1.9
July	-4.9	-5.3	-2.3	2.4	-4.1	46.2	-2.8
August	1.3	1.1	-7.7	-11.9	-1.7	-44.9	-3.4
September	-3.4	-3.4	-3.7	-5.3	-3.5	-27.7	-4.0
SEASONALLY ADJUSTED							
2003							
July	-2.5	-4.3	21.0	18.6	3.8	-51.3	1.9
August	-1.8	-2.1	-8.5	-7.8	-3.9	-3.3	-3.9
September	3.6	4.4	52.5	48.8	18.1	3.4	17.9
October	-1.6	-2.0	-19.7	-18.1	-8.6	20.8	-8.1
November	-0.3	-0.3	-24.8	-23.7	-8.5	4.7	-8.3
December	-1.1	0.1	8.6	7.8	1.6	36.8	2.3
2004							
January	-4.0	-5.2	5.0	4.1	-1.4	-38.0	-2.4
February	-2.7	-2.5	10.1	9.6	1.3	3.0	1.3
March	3.0	2.8	3.4	4.4	3.1	15.5	3.4
April	-0.5	-1.2	-1.6	-2.8	-0.9	-43.8	-1.8
May	-4.2	-2.6	-0.6	0.3	-3.0	112.5	-1.6
June	—	0.4	1.2	-0.8	0.4	-15.5	—
July	-3.2	-3.6	-2.3	1.7	-2.8	46.5	-1.8
August	-0.9	-1.0	-14.9	-15.7	-5.8	-20.5	-6.3
September	-4.4	-4.4	-1.4	-2.6	-3.4	-17.7	-3.8
TREND							
2003							
July	2.0	1.9	1.3	1.0	1.8	-6.0	1.6
August	1.3	1.1	1.6	1.4	1.4	-5.7	1.2
September	0.3	0.2	1.3	1.3	0.6	-3.0	0.5
October	-0.7	-0.7	0.4	0.4	-0.4	1.4	-0.3
November	-1.2	-1.1	-1.0	-0.8	-1.1	3.4	-1.0
December	-1.4	-1.4	-1.1	-0.9	-1.3	2.6	-1.2
2004							
January	-1.4	-1.5	0.3	0.3	-0.9	-1.9	-0.9
February	-1.4	-1.5	2.3	2.1	-0.2	-4.9	-0.3
March	-1.2	-1.2	3.3	3.0	0.2	-2.1	0.2
April	-1.1	-1.0	2.4	2.3	—	3.5	0.1
May	-1.4	-1.2	-0.1	—	-0.9	7.8	-0.8
June	-1.7	-1.4	-2.2	-2.0	-1.9	8.2	-1.6
July	-1.9	-1.8	-3.2	-3.0	-2.4	5.2	-2.2
August	-1.9	-1.8	-3.8	-3.6	-2.6	3.0	-2.4
September	-1.9	-1.8	-3.5	-3.4	-2.5	0.5	-2.4

— 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

August	4 108	3 726	3 840	919	1 884	247	58	126	14 908
September	4 739	4 427	4 098	1 048	1 937	251	233	368	17 101
October	4 195	5 145	3 863	1 245	2 396	238	105	485	17 672
November	3 786	3 553	3 729	832	2 012	325	50	125	14 412
December	3 912	3 350	3 427	1 192	1 942	290	90	144	14 347

2004

January	2 748	3 635	3 010	692	1 554	198	72	114	12 023
February	3 930	3 380	3 119	827	2 006	200	82	216	13 760
March	3 914	3 838	4 758	983	2 118	276	86	202	16 175
April	3 673	3 752	3 265	796	1 591	291	52	243	13 663
May	4 103	3 964	3 021	875	2 167	307	133	734	15 304
June	3 748	3 660	3 815	1 088	2 141	234	139	193	15 018
July	3 551	3 778	3 544	1 087	2 227	221	125	72	14 605
August	3 537	3 628	3 576	853	1 970	250	163	129	14 106
September	3 258	3 380	3 359	898	2 124	221	211	92	13 543

SEASONALLY ADJUSTED

2003

August	3 841	3 779	3 786	938	1 796	233	na	na	14 547
September	4 981	4 360	4 100	944	1 923	238	na	na	17 146
October	3 100	4 830	3 669	1 225	2 144	223	na	na	15 749
November	3 596	3 693	3 907	851	1 925	302	na	na	14 446
December	3 991	3 485	3 689	1 225	1 879	274	na	na	14 781

2004

January	3 360	4 365	3 550	834	1 868	215	na	na	14 426
February	4 731	3 280	3 158	844	2 110	222	na	na	14 620
March	3 675	3 586	4 373	896	2 036	254	na	na	15 111
April	4 162	3 772	3 501	867	1 899	343	na	na	14 846
May	3 676	3 980	2 874	876	2 045	311	na	na	14 608
June	3 853	3 486	3 644	1 024	2 004	242	na	na	14 605
July	3 591	3 624	3 407	1 050	2 241	232	na	na	14 345
August	3 246	3 602	3 389	808	1 891	231	na	na	13 441
September	3 176	3 232	3 173	822	2 019	196	na	na	12 928

TREND

2003

August	3 996	4 089	3 813	960	1 883	244	90	206	15 095
September	3 949	4 116	3 888	1 007	1 876	244	93	218	15 172
October	3 867	4 111	3 875	1 034	1 876	240	92	220	15 123
November	3 804	4 047	3 793	1 026	1 892	236	89	209	14 968
December	3 803	3 921	3 678	994	1 922	238	81	195	14 787

2004

January	3 860	3 795	3 563	946	1 949	246	75	192	14 652
February	3 945	3 706	3 475	906	1 973	259	75	203	14 604
March	4 004	3 676	3 414	891	1 998	272	82	225	14 629
April	3 977	3 679	3 385	900	2 021	280	95	241	14 643
May	3 852	3 653	3 375	918	2 032	279	109	234	14 531
June	3 699	3 592	3 367	932	2 038	266	122	205	14 292
July	3 539	3 522	3 351	928	2 038	249	133	166	13 979
August	3 375	3 455	3 334	911	2 033	230	143	129	13 640
September	3 286	3 364	3 289	888	2 032	211	148	95	13 316

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

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

ORIGINAL

2003

August	-6.9	-6.0	-14.9	-10.5	-3.0	-13.0	-20.5	-32.3	-9.1
September	15.4	18.8	6.7	14.0	2.8	1.6	301.7	192.1	14.7
October	-11.5	16.2	-5.7	18.8	23.7	-5.2	-54.9	31.8	3.3
November	-9.7	-30.9	-3.5	-33.2	-16.0	36.6	-52.4	-74.2	-18.4
December	3.3	-5.7	-8.1	43.3	-3.5	-10.8	80.0	15.2	-0.5

2004

January	-29.8	8.5	-12.2	-41.9	-20.0	-31.7	-20.0	-20.8	-16.2
February	43.0	-7.0	3.6	19.5	29.1	1.0	13.9	89.5	14.4
March	-0.4	13.6	52.5	18.9	5.6	38.0	4.9	-6.5	17.6
April	-6.2	-2.2	-31.4	-19.0	-24.9	5.4	-39.5	20.3	-15.5
May	11.7	5.7	-7.5	9.9	36.2	5.5	155.8	202.1	12.0
June	-8.7	-7.7	26.3	24.3	-1.2	-23.8	4.5	-73.7	-1.9
July	-5.3	3.2	-7.1	-0.1	4.0	-5.6	-10.1	-62.7	-2.8
August	-0.4	-4.0	0.9	-21.5	-11.5	13.1	30.4	79.2	-3.4
September	-7.9	-6.8	-6.1	5.3	7.8	-11.6	29.4	-28.7	-4.0

SEASONALLY ADJUSTED

2003

August	-5.9	2.4	-7.3	1.4	-1.5	-15.9	na	na	-3.9
September	29.7	15.4	8.3	0.6	7.1	2.1	na	na	17.9
October	-37.8	10.8	-10.5	29.8	11.5	-6.3	na	na	-8.1
November	16.0	-23.5	6.5	-30.5	-10.2	35.4	na	na	-8.3
December	11.0	-5.6	-5.6	43.9	-2.4	-9.3	na	na	2.3

2004

January	-15.8	25.3	-3.8	-31.9	-0.6	-21.5	na	na	-2.4
February	40.8	-24.9	-11.0	1.2	13.0	3.3	na	na	1.3
March	-22.3	9.3	38.5	6.2	-3.5	14.4	na	na	3.4
April	13.3	5.2	-19.9	-3.2	-6.7	35.0	na	na	-1.8
May	-11.7	5.5	-17.9	1.0	7.7	-9.3	na	na	-1.6
June	4.8	-12.4	26.8	16.9	-2.0	-22.2	na	na	—
July	-6.8	4.0	-6.5	2.5	11.8	-4.1	na	na	-1.8
August	-9.6	-0.6	-0.5	-23.0	-15.6	-0.4	na	na	-6.3
September	-2.2	-10.3	-6.4	1.7	6.8	-15.2	na	na	-3.8

TREND

2003

August	—	1.0	3.7	5.6	0.3	0.8	8.4	6.7	1.2
September	-1.2	0.7	2.0	4.9	-0.4	—	3.3	5.8	0.5
October	-2.1	-0.1	-0.3	2.7	—	-1.6	-1.1	0.9	-0.3
November	-1.6	-1.6	-2.1	-0.8	0.9	-1.7	-3.3	-5.0	-1.0
December	—	-3.1	-3.0	-3.1	1.6	0.8	-9.0	-6.7	-1.2

2004

January	1.5	-3.2	-3.1	-4.8	1.4	3.4	-7.4	-1.5	-0.9
February	2.2	-2.3	-2.5	-4.2	1.2	5.3	—	5.7	-0.3
March	1.5	-0.8	-1.8	-1.7	1.3	5.0	9.3	10.8	0.2
April	-0.7	0.1	-0.8	1.0	1.2	2.9	15.9	7.1	0.1
May	-3.1	-0.7	-0.3	2.0	0.5	-0.4	14.7	-2.9	-0.8
June	-4.0	-1.7	-0.2	1.5	0.3	-4.7	11.9	-12.4	-1.6
July	-4.3	-1.9	-0.5	-0.4	—	-6.4	9.0	-19.0	-2.2
August	-4.6	-1.9	-0.5	-1.8	-0.2	-7.6	7.5	-22.3	-2.4
September	-2.6	-2.6	-1.3	-2.5	—	-8.3	3.5	-26.4	-2.4

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2003									
August	1 964	2 901	2 605	708	1 613	232	33	123	10 179
September	2 240	2 999	2 615	859	1 639	225	42	159	10 778
October	2 132	3 277	2 568	753	1 982	219	40	182	11 153
November	2 041	2 898	2 434	692	1 595	244	21	120	10 045
December	1 983	2 569	2 393	771	1 673	233	37	96	9 755
2004									
January	1 397	2 207	2 107	474	1 292	176	21	68	7 742
February	1 822	2 627	2 284	673	1 438	184	21	125	9 174
March	1 959	3 091	2 744	770	1 737	260	52	94	10 707
April	1 713	2 761	2 065	627	1 306	262	26	87	8 847
May	1 887	2 769	2 133	647	1 688	225	28	110	9 487
June	1 977	2 939	2 200	833	1 554	197	32	73	9 805
July	1 661	2 929	2 233	662	1 528	190	50	72	9 325
August	1 801	2 520	2 417	700	1 620	225	60	101	9 444
September	1 618	2 562	2 205	685	1 714	212	62	69	9 127

SEASONALLY ADJUSTED

2003									
August	1 933	2 954	2 551	727	1 537	na	na	na	10 066
September	2 205	2 932	2 584	755	1 542	na	na	na	10 430
October	1 950	2 962	2 361	733	1 859	na	na	na	10 259
November	1 942	3 038	2 612	711	1 570	na	na	na	10 232
December	2 016	2 704	2 636	804	1 602	na	na	na	10 117
2004									
January	1 664	2 937	2 612	616	1 552	na	na	na	9 711
February	1 966	2 527	2 328	690	1 607	na	na	na	9 447
March	1 848	2 839	2 358	683	1 614	na	na	na	9 729
April	1 901	2 781	2 295	698	1 573	na	na	na	9 682
May	1 801	2 785	2 083	648	1 611	na	na	na	9 275
June	1 834	2 765	2 092	769	1 482	na	na	na	9 272
July	1 691	2 775	2 099	625	1 463	na	na	na	8 979
August	1 695	2 494	2 177	655	1 530	na	na	na	8 900
September	1 589	2 414	2 019	609	1 554	na	na	na	8 509

TREND

2003									
August	2 036	3 019	2 500	747	1 533	na	na	na	10 308
September	2 022	3 003	2 543	750	1 550	na	na	na	10 334
October	1 994	2 955	2 566	742	1 564	na	na	na	10 264
November	1 957	2 897	2 569	729	1 575	na	na	na	10 144
December	1 919	2 840	2 552	713	1 585	na	na	na	10 003
2004									
January	1 888	2 795	2 509	699	1 595	na	na	na	9 861
February	1 868	2 770	2 436	689	1 598	na	na	na	9 722
March	1 860	2 765	2 343	686	1 591	na	na	na	9 603
April	1 850	2 769	2 250	686	1 575	na	na	na	9 492
May	1 823	2 761	2 178	685	1 554	na	na	na	9 363
June	1 782	2 724	2 132	680	1 535	na	na	na	9 205
July	1 732	2 665	2 100	667	1 520	na	na	na	9 026
August	1 680	2 599	2 078	651	1 511	na	na	na	8 852
September	1 641	2 517	2 057	637	1 509	na	na	na	8 682

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2003									
August	-3.6	-14.0	-11.8	-18.5	-1.9	4.0	-5.7	-3.1	-9.6
September	14.1	3.4	0.4	21.3	1.6	-3.0	27.3	29.3	5.9
October	-4.8	9.3	-1.8	-12.3	20.9	-2.7	-4.8	14.5	3.5
November	-4.3	-11.6	-5.2	-8.1	-19.5	11.4	-47.5	-34.1	-9.9
December	-2.8	-11.4	-1.7	11.4	4.9	-4.5	76.2	-20.0	-2.9
2004									
January	-29.6	-14.1	-12.0	-38.5	-22.8	-24.5	-43.2	-29.2	-20.6
February	30.4	19.0	8.4	42.0	11.3	4.5	—	83.8	18.5
March	7.5	17.7	20.1	14.4	20.8	41.3	147.6	-24.8	16.7
April	-12.6	-10.7	-24.7	-18.6	-24.8	0.8	-50.0	-7.4	-17.4
May	10.2	0.3	3.3	3.2	29.2	-14.1	7.7	26.4	7.2
June	4.8	6.1	3.1	28.7	-7.9	-12.4	14.3	-33.6	3.4
July	-16.0	-0.3	1.5	-20.5	-1.7	-3.6	56.3	-1.4	-4.9
August	8.4	-14.0	8.2	5.7	6.0	18.4	20.0	40.3	1.3
September	-10.2	1.7	-8.8	-2.1	5.8	-5.8	3.3	-31.7	-3.4
SEASONALLY ADJUSTED									
2003									
August	-2.3	-4.8	0.8	-5.2	2.5	na	na	na	-1.8
September	14.0	-0.7	1.3	3.9	0.3	na	na	na	3.6
October	-11.6	1.0	-8.6	-3.0	20.5	na	na	na	-1.6
November	-0.4	2.6	10.6	-3.0	-15.5	na	na	na	-0.3
December	3.9	-11.0	0.9	13.1	2.1	na	na	na	-1.1
2004									
January	-17.5	8.6	-0.9	-23.4	-3.1	na	na	na	-4.0
February	18.2	-14.0	-10.9	12.0	3.5	na	na	na	-2.7
March	-6.0	12.4	1.3	-1.0	0.4	na	na	na	3.0
April	2.9	-2.1	-2.7	2.3	-2.5	na	na	na	-0.5
May	-5.3	0.2	-9.2	-7.2	2.4	na	na	na	-4.2
June	1.9	-0.7	0.4	18.6	-8.0	na	na	na	—
July	-7.8	0.3	0.3	-18.7	-1.3	na	na	na	-3.2
August	0.2	-10.1	3.7	4.7	4.6	na	na	na	-0.9
September	-6.2	-3.2	-7.3	-7.0	1.6	na	na	na	-4.4
TREND									
2003									
August	0.1	0.9	2.2	1.7	1.6	na	na	na	1.3
September	-0.7	-0.5	1.7	0.3	1.2	na	na	na	0.3
October	-1.4	-1.6	0.9	-1.0	0.9	na	na	na	-0.7
November	-1.8	-1.9	0.1	-1.7	0.7	na	na	na	-1.2
December	-2.0	-2.0	-0.6	-2.2	0.7	na	na	na	-1.4
2004									
January	-1.6	-1.6	-1.7	-2.0	0.6	na	na	na	-1.4
February	-1.0	-0.9	-2.9	-1.3	0.2	na	na	na	-1.4
March	-0.4	-0.2	-3.8	-0.5	-0.4	na	na	na	-1.2
April	-0.6	0.1	-4.0	—	-1.0	na	na	na	-1.1
May	-1.5	-0.3	-3.2	-0.1	-1.3	na	na	na	-1.4
June	-2.2	-1.3	-2.1	-0.8	-1.3	na	na	na	-1.7
July	-2.8	-2.2	-1.5	-1.8	-0.9	na	na	na	-1.9
August	-3.0	-2.4	-1.1	-2.4	-0.6	na	na	na	-1.9
September	-2.3	-3.2	-1.0	-2.3	-0.2	na	na	na	-1.9

— 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	23 374	34 652	29 345	9 067	19 564	2 697	548	1 373	120 620
2003									
October	2 162	3 292	2 590	786	1 987	219	51	186	11 273
November	2 060	2 943	2 438	701	1 634	244	22	121	10 163
December	2 008	2 576	2 402	855	1 784	238	43	96	10 002
2004									
January	1 408	2 214	2 139	487	1 324	176	42	68	7 858
February	1 829	2 650	2 324	705	1 467	184	21	125	9 305
March	1 963	3 113	2 779	814	1 747	260	53	94	10 823
April	1 722	2 769	2 073	637	1 312	262	31	87	8 893
May	1 925	2 811	2 143	666	1 755	225	54	110	9 689
June	2 002	2 985	2 225	900	1 596	209	58	73	10 048
July	1 684	2 975	2 248	693	1 590	192	63	72	9 517
August	1 848	2 553	2 428	743	1 648	226	77	101	9 624
September	1 664	2 584	2 237	742	1 717	215	69	70	9 298
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	23 893	11 740	15 111	2 457	4 126	444	625	1 763	60 159
2003									
October	2 033	1 853	1 273	459	409	19	54	299	6 399
November	1 726	610	1 291	131	378	81	28	4	4 249
December	1 904	774	1 025	337	158	52	47	48	4 345
2004									
January	1 340	1 421	871	205	230	22	30	46	4 165
February	2 101	730	795	122	539	16	61	91	4 455
March	1 951	725	1 979	169	371	16	33	108	5 352
April	1 951	983	1 192	159	279	29	21	156	4 770
May	2 178	1 153	878	209	412	82	79	624	5 615
June	1 746	675	1 590	188	545	25	81	120	4 970
July	1 867	803	1 296	394	637	29	62	—	5 088
August	1 689	1 075	1 148	110	322	24	86	28	4 482
September	1 594	796	1 122	156	407	6	142	22	4 245
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	47 267	46 392	44 456	11 524	23 690	3 141	1 173	3 136	180 779
2003									
October	4 195	5 145	3 863	1 245	2 396	238	105	485	17 672
November	3 786	3 553	3 729	832	2 012	325	50	125	14 412
December	3 912	3 350	3 427	1 192	1 942	290	90	144	14 347
2004									
January	2 748	3 635	3 010	692	1 554	198	72	114	12 023
February	3 930	3 380	3 119	827	2 006	200	82	216	13 760
March	3 914	3 838	4 758	983	2 118	276	86	202	16 175
April	3 673	3 752	3 265	796	1 591	291	52	243	13 663
May	4 103	3 964	3 021	875	2 167	307	133	734	15 304
June	3 748	3 660	3 815	1 088	2 141	234	139	193	15 018
July	3 551	3 778	3 544	1 087	2 227	221	125	72	14 605
August	3 537	3 628	3 576	853	1 970	250	163	129	14 106
September	3 258	3 380	3 359	898	2 124	221	211	92	13 543

— 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	9 251	22 707	12 902	5 584	14 077	1 182	330	1 373
2003								
October	861	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	487	1 454	900	294	954	69	18	68
February	783	1 714	1 033	478	1 124	76	16	125
March	800	2 000	1 275	469	1 304	117	45	94
April	633	1 797	919	368	927	132	20	87
May	677	1 852	819	392	1 203	92	28	110
June	741	1 916	841	597	1 118	79	31	73
July	611	1 903	910	414	1 129	85	45	72
August	766	1 605	1 002	458	1 199	92	55	101
September	649	1 635	927	422	1 199	80	38	70
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	18 931	10 651	6 873	2 220	3 053	242	578	1 763
2003								
October	1 603	1 780	640	435	331	8	52	299
November	1 164	540	457	116	201	—	26	4
December	1 594	648	522	326	139	30	47	48
2004								
January	1 110	1 390	425	171	222	9	12	46
February	1 829	620	340	115	311	3	61	91
March	1 686	649	802	137	287	5	33	108
April	1 585	874	590	116	236	19	21	156
May	1 565	1 046	559	196	348	73	68	624
June	1 182	495	513	163	337	17	77	120
July	1 491	739	398	377	526	2	56	—
August	1 210	981	478	95	248	18	70	28
September	1 199	674	680	114	318	2	134	22
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	28 182	33 358	19 775	7 804	17 130	1 424	908	3 136
2003								
October	2 464	3 980	1 794	912	1 807	88	82	485
November	1 987	2 509	1 536	504	1 351	105	43	125
December	2 454	2 358	1 637	859	1 417	156	80	144
2004								
January	1 597	2 844	1 325	465	1 176	78	30	114
February	2 612	2 334	1 373	593	1 435	79	77	216
March	2 486	2 649	2 077	606	1 591	122	78	202
April	2 218	2 671	1 509	484	1 163	151	41	243
May	2 242	2 898	1 378	588	1 551	165	96	734
June	1 923	2 411	1 354	760	1 455	96	108	193
July	2 102	2 642	1 308	791	1 655	87	101	72
August	1 976	2 586	1 480	553	1 447	110	125	129
September	1 848	2 309	1 607	536	1 517	82	172	92

— 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	118 777	56 112	757	1 375	368	177 389
2003						
October	11 140	5 976	47	240	27	17 430
November	10 030	4 003	26	61	44	14 164
December	9 745	3 922	51	214	20	13 952
2004						
January	7 734	3 993	35	59	9	11 830
February	9 164	4 224	46	25	13	13 472
March	10 696	5 080	54	18	11	15 859
April	8 831	4 467	57	104	46	13 505
May	9 475	5 000	119	187	31	14 812
June	9 782	4 701	85	37	23	14 628
July	9 319	4 338	22	343	13	14 035
August	9 433	4 059	38	230	32	13 792
September	9 118	4 095	36	59	8	13 316
.....						
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	1 687	1 687	13	2	1	3 390
2003						
October	120	116	6	—	—	242
November	118	130	—	—	—	248
December	247	148	—	—	—	395
2004						
January	116	77	—	—	—	193
February	131	157	—	—	—	288
March	116	200	—	—	—	316
April	46	111	—	—	1	158
May	202	290	—	—	—	492
June	243	140	7	—	—	390
July	192	378	—	—	—	570
August	180	134	—	—	—	314
September	171	56	—	—	—	227
.....						
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	120 464	57 799	770	1 377	369	180 779
2003						
October	11 260	6 092	53	240	27	17 672
November	10 148	4 133	26	61	44	14 412
December	9 992	4 070	51	214	20	14 347
2004						
January	7 850	4 070	35	59	9	12 023
February	9 295	4 381	46	25	13	13 760
March	10 812	5 280	54	18	11	16 175
April	8 877	4 578	57	104	47	13 663
May	9 677	5 290	119	187	31	15 304
June	10 025	4 841	92	37	23	15 018
July	9 511	4 716	22	343	13	14 605
August	9 613	4 193	38	230	32	14 106
September	9 289	4 151	36	59	8	13 543

— 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	1 616	1 549	17	6	2	3 190
Vic.	2 559	786	3	6	2	3 356
Qld	2 204	1 108	3	9	3	3 327
SA	684	93	8	36	—	821
WA	1 714	392	4	—	1	2 111
Tas.	211	6	—	1	—	218
NT	61	139	1	1	—	202
ACT	69	22	—	—	—	91
Aust.	9 118	4 095	36	59	8	13 316
.....						
PUBLIC SECTOR						
NSW	46	22	—	—	—	68
Vic.	22	2	—	—	—	24
Qld	32	—	—	—	—	32
SA	57	20	—	—	—	77
WA	3	10	—	—	—	13
Tas.	3	—	—	—	—	3
NT	7	2	—	—	—	9
ACT	1	—	—	—	—	1
Aust.	171	56	—	—	—	227
.....						
TOTAL						
NSW	1 662	1 571	17	6	2	3 258
Vic.	2 581	788	3	6	2	3 380
Qld	2 236	1 108	3	9	3	3 359
SA	741	113	8	36	—	898
WA	1 717	402	4	—	1	2 124
Tas.	214	6	—	1	—	221
NT	68	141	1	1	—	211
ACT	70	22	—	—	—	92
Aust.	9 289	4 151	36	59	8	13 543

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new 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	120 464	10 647	12 988	23 635	4 353	5 273	24 538	34 164	57 799	178 263
2003										
July	11 362	749	977	1 726	369	470	2 386	3 225	4 951	16 313
August	10 239	790	1 367	2 157	349	377	1 405	2 131	4 288	14 527
September	10 927	775	1 068	1 843	416	504	3 062	3 982	5 825	16 752
October	11 260	1 219	1 274	2 493	312	588	2 699	3 599	6 092	17 352
November	10 148	871	1 157	2 028	574	497	1 034	2 105	4 133	14 281
December	9 992	734	997	1 731	308	442	1 589	2 339	4 070	14 062
2004										
January	7 850	541	845	1 386	176	249	2 259	2 684	4 070	11 920
February	9 295	981	863	1 844	355	448	1 734	2 537	4 381	13 676
March	10 812	907	933	1 840	574	524	2 342	3 440	5 280	16 092
April	8 877	762	1 147	1 909	296	288	2 085	2 669	4 578	13 455
May	9 677	968	1 126	2 094	357	457	2 382	3 196	5 290	14 967
June	10 025	1 350	1 234	2 584	267	429	1 561	2 257	4 841	14 866
July	9 511	1 272	1 295	2 567	250	597	1 302	2 149	4 716	14 227
August	9 613	745	951	1 696	372	356	1 769	2 497	4 193	13 806
September	9 289	756	959	1 715	214	212	2 010	2 436	4 151	13 440
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	21 414.6	1 198.4	2 012.9	3 211.3	623.3	801.8	5 329.1	6 754.2	9 965.5	31 380.1
2003										
July	1 918.4	79.4	154.0	233.4	54.0	85.9	497.2	637.1	870.6	2 788.9
August	1 721.1	79.8	177.7	257.5	45.9	54.9	251.5	352.3	609.9	2 331.0
September	1 873.5	85.2	172.0	257.2	52.9	72.1	670.6	795.5	1 052.8	2 926.3
October	1 944.8	131.5	176.1	307.6	41.3	82.4	605.0	728.7	1 036.3	2 981.0
November	1 778.4	93.4	186.1	279.5	62.0	79.3	209.7	351.0	630.5	2 408.9
December	1 774.8	80.4	152.9	233.3	45.5	69.3	292.6	407.4	640.7	2 415.5
2004										
January	1 397.1	56.1	139.6	195.7	26.7	40.7	443.7	511.1	706.8	2 104.0
February	1 698.6	119.4	149.0	268.4	57.7	72.4	387.3	517.5	785.9	2 484.5
March	1 962.2	112.4	146.9	259.3	87.5	74.6	616.5	778.5	1 037.9	3 000.1
April	1 670.5	88.4	193.4	281.8	48.2	43.4	502.3	594.0	875.8	2 546.3
May	1 798.3	121.1	172.2	293.3	53.6	68.0	518.6	640.3	933.6	2 731.8
June	1 877.0	151.2	192.8	344.0	48.0	58.7	334.1	440.8	784.8	2 661.8
July	1 818.3	147.3	239.4	386.8	24.9	96.2	207.9	329.0	715.7	2 534.1
August	1 834.9	90.0	153.0	243.1	48.8	59.8	379.1	487.7	730.7	2 565.6
September	1 754.1	92.8	143.5	236.3	34.4	33.1	491.2	558.7	795.0	2 549.0

(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	1 662	172	343	515	115	60	881	1 056	1 571	3 233
Vic.	2 581	231	238	469	20	54	245	319	788	3 369
Qld	2 236	167	336	503	36	90	479	605	1 108	3 344
SA	741	61	15	76	—	—	37	37	113	854
WA	1 717	111	27	138	31	—	233	264	402	2 119
Tas.	214	6	—	6	—	—	—	—	6	220
NT	68	8	—	8	10	8	115	133	141	209
ACT	70	—	—	—	2	—	20	22	22	92
Aust.	9 289	756	959	1 715	214	212	2 010	2 436	4 151	13 440
VALUE (\$m)										
NSW	346.1	22.5	50.8	73.3	19.7	8.7	175.1	203.5	276.8	622.8
Vic.	510.7	28.4	41.7	70.2	4.8	10.7	85.8	101.3	171.4	682.1
Qld	443.9	21.4	42.7	64.1	4.6	12.5	124.3	141.4	205.5	649.4
SA	105.4	6.1	2.0	8.1	—	—	12.0	12.0	20.1	125.5
WA	286.0	13.0	6.3	19.3	3.6	—	67.5	71.1	90.4	376.3
Tas.	33.6	0.6	—	0.6	—	—	—	—	0.6	34.1
NT	14.8	0.8	—	0.8	1.5	1.2	24.3	26.9	27.8	42.5
ACT	13.8	—	—	—	0.3	—	2.2	2.5	2.5	16.2
Aust.	1 754.1	92.8	143.5	236.3	34.4	33.1	491.2	558.7	795.0	2 549.0

— 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					
August	2 331.0	485.3	2 816.2	1 407.2	4 223.5
September	2 926.3	472.9	3 399.2	1 419.7	4 818.9
October	2 981.0	502.1	3 483.1	1 693.0	5 176.2
November	2 408.9	392.4	2 801.3	987.8	3 789.0
December	2 415.5	416.2	2 831.6	1 412.2	4 243.9
2004					
January	2 104.0	316.7	2 420.7	1 435.4	3 856.1
February	2 484.5	389.8	2 874.3	1 236.8	4 111.1
March	3 000.1	434.2	3 434.3	1 322.0	4 756.3
April	2 546.3	397.9	2 944.2	1 325.8	4 270.0
May	2 731.8	471.0	3 202.8	1 592.3	4 795.2
June	2 661.8	462.2	3 123.9	1 243.7	4 367.7
July	2 534.1	452.4	2 986.4	1 304.5	4 290.9
August	2 565.6	490.0	3 055.7	1 754.8	4 810.5
September	2 549.0	426.6	2 975.6	1 394.6	4 370.2
SEASONALLY ADJUSTED					
2003					
August	2 327.6	440.8	2 768.4	na	4 175.7
September	2 683.6	434.6	3 118.2	na	4 537.9
October	2 728.6	441.7	3 170.3	na	4 863.4
November	2 451.2	422.1	2 873.2	na	3 861.0
December	2 499.7	462.8	2 962.4	na	4 374.6
2004					
January	2 551.2	402.9	2 954.1	na	4 389.5
February	2 683.8	408.5	3 092.3	na	4 329.1
March	2 783.1	397.1	3 180.2	na	4 502.1
April	2 703.4	438.6	3 141.9	na	4 467.7
May	2 715.4	434.0	3 149.4	na	4 741.7
June	2 562.7	444.8	3 007.5	na	4 251.2
July	2 463.6	464.7	2 928.2	na	4 232.7
August	2 413.9	425.7	2 839.6	na	4 594.4
September	2 269.6	393.8	2 663.4	na	4 058.0
TREND					
2003					
August	2 489.7	429.5	2 919.2	1 437.6	4 356.8
September	2 502.1	436.6	2 938.7	1 422.3	4 361.0
October	2 510.1	437.3	2 947.5	1 390.1	4 337.6
November	2 524.6	431.8	2 956.4	1 348.3	4 304.7
December	2 555.5	423.5	2 979.0	1 320.3	4 299.3
2004					
January	2 604.7	417.3	3 022.0	1 311.2	4 333.2
February	2 657.5	415.3	3 072.9	1 312.7	4 385.6
March	2 696.8	418.4	3 115.3	1 321.0	4 436.3
April	2 700.6	424.3	3 124.9	1 337.5	4 462.4
May	2 654.5	429.5	3 084.0	1 353.5	4 437.5
June	2 578.2	431.4	3 009.5	1 377.2	4 386.7
July	2 493.4	428.9	2 922.3	1 411.2	4 333.5
August	2 411.0	423.6	2 834.7	1 448.0	4 282.7
September	2 336.0	417.5	2 753.4	1 475.6	4 229.1

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					
August	-16.4	10.2	-12.8	-6.9	-10.9
September	25.5	-2.6	20.7	0.9	14.1
October	1.9	6.2	2.5	19.3	7.4
November	-19.2	-21.9	-19.6	-41.7	-26.8
December	0.3	6.1	1.1	43.0	12.0
2004					
January	-12.9	-23.9	-14.5	1.6	-9.1
February	18.1	23.1	18.7	-13.8	6.6
March	20.8	11.4	19.5	6.9	15.7
April	-15.1	-8.4	-14.3	0.3	-10.2
May	7.3	18.4	8.8	20.1	12.3
June	-2.6	-1.9	-2.5	-21.9	-8.9
July	-4.8	-2.1	-4.4	4.9	-1.8
August	1.2	8.3	2.3	34.5	12.1
September	-0.6	-13.0	-2.6	-20.5	-9.2
SEASONALLY ADJUSTED					
2003					
August	-7.6	2.5	-6.1	na	-6.4
September	15.3	-1.4	12.6	na	8.7
October	1.7	1.6	1.7	na	7.2
November	-10.2	-4.4	-9.4	na	-20.6
December	2.0	9.6	3.1	na	13.3
2004					
January	2.1	-12.9	-0.3	na	0.3
February	5.2	1.4	4.7	na	-1.4
March	3.7	-2.8	2.8	na	4.0
April	-2.9	10.5	-1.2	na	-0.8
May	0.4	-1.0	0.2	na	6.1
June	-5.6	2.5	-4.5	na	-10.3
July	-3.9	4.5	-2.6	na	-0.4
August	-2.0	-8.4	-3.0	na	8.5
September	-6.0	-7.5	-6.2	na	-11.7
TREND					
2003					
August	1.1	2.2	1.3	0.5	1.0
September	0.5	1.6	0.7	-1.1	0.1
October	0.3	0.2	0.3	-2.3	-0.5
November	0.6	-1.3	0.3	-3.0	-0.8
December	1.2	-1.9	0.8	-2.1	-0.1
2004					
January	1.9	-1.5	1.4	-0.7	0.8
February	2.0	-0.5	1.7	0.1	1.2
March	1.5	0.7	1.4	0.6	1.2
April	0.1	1.4	0.3	1.2	0.6
May	-1.7	1.2	-1.3	1.2	-0.6
June	-2.9	0.4	-2.4	1.8	-1.1
July	-3.3	-0.6	-2.9	2.5	-1.2
August	-3.3	-1.2	-3.0	2.6	-1.2
September	-3.1	-1.5	-2.9	1.9	-1.3

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

August	1 226.1	1 318.0	894.0	282.7	371.9	52.9	27.5	50.4	4 223.5
September	1 455.1	1 191.0	1 292.4	204.2	463.6	48.2	53.7	110.6	4 818.9
October	1 405.9	1 509.1	1 062.7	496.8	457.5	57.5	39.1	147.6	5 176.2
November	1 056.5	1 041.5	933.7	185.2	444.3	64.3	23.3	40.2	3 789.0
December	1 248.9	1 123.8	846.1	270.0	547.1	65.0	48.3	94.7	4 243.9

2004

January	962.0	1 201.3	1 006.1	200.6	367.7	45.9	30.4	42.0	3 856.1
February	1 397.9	1 143.3	807.7	178.9	435.3	47.6	25.6	74.8	4 111.1
March	1 142.5	1 380.3	1 423.9	220.1	443.8	61.9	35.5	48.3	4 756.3
April	1 164.8	1 259.2	960.1	274.1	378.6	61.8	41.6	129.7	4 270.0
May	1 444.8	1 510.9	831.9	198.7	557.4	100.1	36.3	115.0	4 795.2
June	1 325.0	1 113.0	1 031.6	241.2	487.7	57.2	42.2	69.8	4 367.7
July	1 093.6	1 323.4	1 008.9	222.0	506.0	51.1	46.9	39.0	4 290.9
August	1 394.8	1 253.7	1 260.4	224.0	492.3	71.9	55.8	57.7	4 810.5
September	1 173.3	1 251.9	1 023.5	230.1	542.3	50.6	72.3	26.1	4 370.2

SEASONALLY ADJUSTED

2003

August	1 211.1	1 300.2	868.8	286.6	375.3	na	na	na	4 175.7
September	1 358.6	1 141.9	1 178.6	195.5	461.3	na	na	na	4 537.9
October	1 309.5	1 347.3	1 056.2	489.2	448.3	na	na	na	4 863.4
November	1 047.8	1 108.0	941.8	188.9	448.5	na	na	na	3 861.0
December	1 280.6	1 167.2	898.5	259.7	565.8	na	na	na	4 374.6

2004

January	1 114.3	1 330.5	1 150.1	229.5	422.5	na	na	na	4 389.5
February	1 464.6	1 181.6	897.2	194.2	431.6	na	na	na	4 329.1
March	1 119.9	1 347.4	1 257.0	204.4	431.8	na	na	na	4 502.1
April	1 259.6	1 242.7	997.8	291.2	429.6	na	na	na	4 467.7
May	1 399.2	1 528.4	860.5	195.8	527.6	na	na	na	4 741.7
June	1 311.5	1 095.8	972.0	238.2	459.7	na	na	na	4 251.2
July	1 075.5	1 337.5	1 007.8	202.7	471.9	na	na	na	4 232.7
August	1 327.8	1 204.6	1 174.3	222.9	481.5	na	na	na	4 594.4
September	1 114.7	1 152.2	906.4	218.7	520.3	na	na	na	4 058.0

TREND

2003

August	1 309.8	1 190.7	996.1	275.6	426.7	na	na	na	4 356.8
September	1 291.2	1 180.6	1 018.4	285.0	436.4	na	na	na	4 361.0
October	1 259.1	1 175.5	1 024.5	282.0	445.7	na	na	na	4 337.6
November	1 227.8	1 178.7	1 016.5	269.4	450.1	na	na	na	4 304.7
December	1 215.5	1 199.5	1 004.7	251.1	449.7	na	na	na	4 299.3

2004

January	1 226.2	1 231.7	989.5	233.9	447.1	na	na	na	4 333.2
February	1 248.1	1 268.8	970.5	222.8	444.2	na	na	na	4 385.6
March	1 261.0	1 301.0	959.4	220.0	445.8	na	na	na	4 436.3
April	1 262.3	1 312.0	961.1	223.6	453.5	na	na	na	4 462.4
May	1 245.6	1 301.5	967.5	226.7	464.3	na	na	na	4 437.5
June	1 223.5	1 276.8	980.8	224.8	476.0	na	na	na	4 386.7
July	1 202.7	1 246.8	998.6	221.9	485.6	na	na	na	4 333.5
August	1 181.3	1 217.2	1 015.6	219.2	493.7	na	na	na	4 282.7
September	1 179.3	1 181.9	1 020.3	215.5	501.0	na	na	na	4 229.1

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

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

ORIGINAL

2003									
August	-27.3	17.2	-18.0	9.7	-12.0	-32.4	-0.6	-4.3	-10.9
September	18.7	-9.6	44.6	-27.8	24.7	-9.0	95.5	119.3	14.1
October	-3.4	26.7	-17.8	143.4	-1.3	19.3	-27.2	33.4	7.4
November	-24.8	-31.0	-12.1	-62.7	-2.9	11.9	-40.3	-72.8	-26.8
December	18.2	7.9	-9.4	45.8	23.1	1.1	107.2	135.7	12.0
2004									
January	-23.0	6.9	18.9	-25.7	-32.8	-29.4	-37.2	-55.6	-9.1
February	45.3	-4.8	-19.7	-10.8	18.4	3.7	-15.7	77.9	6.6
March	-18.3	20.7	76.3	23.0	2.0	30.0	38.7	-35.4	15.7
April	2.0	-8.8	-32.6	24.5	-14.7	-0.2	17.2	168.4	-10.2
May	24.0	20.0	-13.3	-27.5	47.2	61.8	-12.7	-11.4	12.3
June	-8.3	-26.3	24.0	21.4	-12.5	-42.8	16.1	-39.3	-8.9
July	-17.5	18.9	-2.2	-7.9	3.7	-10.6	11.2	-44.1	-1.8
August	27.5	-5.3	24.9	0.9	-2.7	40.7	19.0	47.9	12.1
September	-15.9	-0.1	-18.8	2.7	10.2	-29.6	29.7	-54.8	-9.2

SEASONALLY ADJUSTED

2003									
August	-23.8	18.1	-13.6	22.8	-0.2	na	na	na	-6.4
September	12.2	-12.2	35.7	-31.8	22.9	na	na	na	8.7
October	-3.6	18.0	-10.4	150.2	-2.8	na	na	na	7.2
November	-20.0	-17.8	-10.8	-61.4	0.1	na	na	na	-20.6
December	22.2	5.3	-4.6	37.5	26.2	na	na	na	13.3
2004									
January	-13.0	14.0	28.0	-11.6	-25.3	na	na	na	0.3
February	31.4	-11.2	-22.0	-15.4	2.2	na	na	na	-1.4
March	-23.5	14.0	40.1	5.3	—	na	na	na	4.0
April	12.5	-7.8	-20.6	42.5	-0.5	na	na	na	-0.8
May	11.1	23.0	-13.8	-32.8	22.8	na	na	na	6.1
June	-6.3	-28.3	13.0	21.7	-12.9	na	na	na	-10.3
July	-18.0	22.1	3.7	-14.9	2.7	na	na	na	-0.4
August	23.5	-9.9	16.5	10.0	2.0	na	na	na	8.5
September	-16.0	-4.4	-22.8	-1.9	8.1	na	na	na	-11.7

TREND

2003									
August	-0.1	-0.2	3.4	6.4	2.2	na	na	na	1.0
September	-1.4	-0.8	2.2	3.4	2.3	na	na	na	0.1
October	-2.5	-0.4	0.6	-1.0	2.1	na	na	na	-0.5
November	-2.5	0.3	-0.8	-4.5	1.0	na	na	na	-0.8
December	-1.0	1.8	-1.2	-6.8	-0.1	na	na	na	-0.1
2004									
January	0.9	2.7	-1.5	-6.8	-0.6	na	na	na	0.8
February	1.8	3.0	-1.9	-4.8	-0.6	na	na	na	1.2
March	1.0	2.5	-1.1	-1.2	0.4	na	na	na	1.2
April	0.1	0.8	0.2	1.6	1.7	na	na	na	0.6
May	-1.3	-0.8	0.7	1.4	2.4	na	na	na	-0.6
June	-1.8	-1.9	1.4	-0.9	2.5	na	na	na	-1.1
July	-1.7	-2.3	1.8	-1.3	2.0	na	na	na	-1.2
August	-1.8	-2.4	1.7	-1.2	1.7	na	na	na	-1.2
September	-0.2	-2.9	0.5	-1.7	1.5	na	na	na	-1.3

— 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									
August	870.1	768.0	664.3	139.2	288.2	39.9	13.8	32.7	2 816.2
September	1 015.9	890.9	862.0	163.1	294.6	41.6	45.1	85.9	3 399.2
October	902.4	1 163.0	682.6	180.7	397.2	39.4	21.8	96.1	3 483.1
November	802.4	756.1	709.2	125.2	318.8	45.0	12.9	31.9	2 801.3
December	829.4	727.6	664.6	180.2	327.3	49.0	22.6	31.0	2 831.6
2004									
January	586.9	759.0	613.2	132.8	257.6	33.0	13.7	24.4	2 420.7
February	887.9	778.9	630.2	129.7	351.8	33.3	18.5	43.9	2 874.3
March	878.5	831.2	1 117.3	158.3	343.1	46.8	19.0	40.2	3 434.3
April	842.6	814.5	755.8	134.0	274.4	50.8	20.6	51.5	2 944.2
May	874.0	1 009.5	611.0	148.2	354.8	68.7	26.3	110.3	3 202.8
June	857.2	807.4	824.7	176.3	348.3	44.3	29.9	35.8	3 123.9
July	814.4	809.8	713.8	168.4	384.7	42.1	30.2	22.9	2 986.4
August	796.7	818.5	823.8	148.2	354.0	46.1	36.4	32.0	3 055.7
September	775.1	808.6	726.2	153.6	404.4	41.9	45.5	20.4	2 975.6
SEASONALLY ADJUSTED									
2003									
August	855.1	750.2	639.2	143.1	291.6	na	na	na	2 768.4
September	919.4	841.8	748.2	154.5	292.4	na	na	na	3 118.2
October	806.1	1 001.3	676.0	173.0	388.0	na	na	na	3 170.3
November	793.7	822.6	717.3	128.9	323.0	na	na	na	2 873.2
December	861.2	771.0	717.0	169.9	346.0	na	na	na	2 962.4
2004									
January	739.2	888.2	757.2	161.7	312.5	na	na	na	2 954.1
February	954.6	817.1	719.7	144.9	348.1	na	na	na	3 092.3
March	855.9	798.3	950.5	142.6	331.0	na	na	na	3 180.2
April	937.4	797.9	793.5	151.1	325.5	na	na	na	3 141.9
May	828.4	1 026.9	639.5	145.4	325.0	na	na	na	3 149.4
June	843.7	790.2	765.1	173.4	320.2	na	na	na	3 007.5
July	796.4	823.9	712.7	149.1	350.5	na	na	na	2 928.2
August	729.8	769.3	737.7	147.1	343.3	na	na	na	2 839.6
September	716.4	708.8	609.1	142.2	382.4	na	na	na	2 663.4
TREND									
2003									
August	846.3	818.4	692.4	143.5	311.6	na	na	na	2 919.2
September	850.1	820.9	705.1	146.9	321.9	na	na	na	2 938.7
October	841.5	823.7	712.0	148.9	330.0	na	na	na	2 947.5
November	832.1	823.5	716.3	149.5	335.8	na	na	na	2 956.4
December	832.3	823.2	721.5	149.1	338.8	na	na	na	2 979.0
2004									
January	844.3	827.1	724.6	148.6	337.4	na	na	na	3 022.0
February	863.8	835.1	725.0	149.0	332.7	na	na	na	3 072.9
March	879.2	846.9	724.9	150.3	328.0	na	na	na	3 115.3
April	878.7	855.1	725.0	151.8	326.8	na	na	na	3 124.9
May	858.7	850.5	722.1	152.6	329.5	na	na	na	3 084.0
June	827.2	832.7	716.8	152.9	334.6	na	na	na	3 009.5
July	791.9	807.0	707.6	152.4	342.3	na	na	na	2 922.3
August	756.6	778.5	695.5	151.0	350.8	na	na	na	2 834.7
September	731.6	749.9	681.6	148.8	360.7	na	na	na	2 753.4

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

July	718.9	289.5	263.2	91.5	106.1	16.3	11.5	14.3	1 511.2
August	356.0	550.0	229.6	143.5	83.7	13.0	13.7	17.7	1 407.2
September	439.2	300.1	430.5	41.0	168.9	6.6	8.6	24.7	1 419.7
October	503.5	346.1	380.1	316.2	60.3	18.1	17.3	51.5	1 693.0
November	254.1	285.4	224.5	60.0	125.5	19.4	10.5	8.3	987.8
December	419.5	396.2	181.5	89.8	219.8	16.0	25.8	63.7	1 412.2

2004

January	375.1	442.3	392.9	67.8	110.0	12.9	16.6	17.7	1 435.4
February	509.9	364.4	177.5	49.2	83.6	14.3	7.0	30.8	1 236.8
March	264.0	549.1	306.5	61.8	100.8	15.1	16.5	8.2	1 322.0
April	322.2	444.8	204.3	140.1	104.2	11.1	21.0	78.2	1 325.8
May	570.8	501.4	220.9	50.4	202.6	31.4	10.1	4.7	1 592.3
June	467.8	305.6	206.9	64.9	139.4	12.9	12.3	34.0	1 243.7
July	279.2	513.6	295.1	53.6	121.3	9.0	16.7	16.1	1 304.5
August	598.1	435.2	436.6	75.8	138.3	25.8	19.4	25.7	1 754.8
September	398.2	443.4	297.3	76.5	137.9	8.7	26.8	5.7	1 394.6

TREND

2003

July	481.7	379.9	286.4	119.8	116.9	na	na	na	1 431.1
August	463.5	372.3	303.7	132.0	115.0	na	na	na	1 437.6
September	441.1	359.7	313.3	138.1	114.5	na	na	na	1 422.3
October	417.6	351.7	312.5	133.1	115.7	na	na	na	1 390.1
November	395.7	355.3	300.2	119.9	114.3	na	na	na	1 348.3
December	383.2	376.3	283.2	102.0	110.9	na	na	na	1 320.3

2004

January	381.9	404.6	264.8	85.3	109.6	na	na	na	1 311.2
February	384.2	433.7	245.4	73.8	111.6	na	na	na	1 312.7
March	381.9	454.1	234.5	69.8	117.9	na	na	na	1 321.0
April	383.6	457.0	236.2	71.8	126.6	na	na	na	1 337.5
May	387.0	451.0	245.3	74.2	134.8	na	na	na	1 353.5
June	396.3	444.0	264.0	71.9	141.3	na	na	na	1 377.2
July	410.8	439.8	291.0	69.5	143.4	na	na	na	1 411.2
August	424.7	438.7	320.2	68.2	142.9	na	na	na	1 448.0
September	447.8	432.0	338.8	66.6	140.3	na	na	na	1 475.6

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	21 143.8	9 733.8	119.4	4 627.0	270.6	35 894.5	12 682.6	48 577.1
2003								
October	1 925.7	1 019.3	5.1	433.0	49.4	3 432.4	1 110.4	4 542.8
November	1 759.7	616.5	3.1	361.9	13.4	2 754.6	785.1	3 539.7
December	1 739.5	619.9	5.4	358.5	31.7	2 755.0	1 032.0	3 786.9
2004								
January	1 375.1	696.1	3.8	301.8	3.9	2 380.7	1 048.0	3 428.7
February	1 677.2	767.2	9.1	362.7	2.2	2 818.4	960.8	3 779.2
March	1 943.4	1 008.9	9.6	406.9	1.3	3 370.1	1 015.9	4 386.0
April	1 661.2	856.3	7.8	355.8	20.8	2 901.9	958.0	3 859.9
May	1 761.5	886.8	18.0	389.1	49.2	3 104.7	1 192.9	4 297.5
June	1 841.9	764.6	24.8	419.9	4.3	3 055.6	985.1	4 040.6
July	1 779.9	653.6	2.4	402.6	43.9	2 882.4	1 021.8	3 904.2
August	1 800.0	709.3	3.9	431.5	34.5	2 979.2	1 427.3	4 406.5
September	1 727.2	787.7	3.4	404.7	5.0	2 928.0	1 108.4	4 036.4
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	270.8	231.8	1.7	162.1	0.4	666.8	3 904.6	4 571.3
2003								
October	19.1	17.0	0.7	14.0	—	50.7	582.7	633.4
November	18.7	14.0	—	14.0	—	46.7	202.6	249.3
December	35.3	20.8	—	20.6	—	76.7	380.3	456.9
2004								
January	22.1	10.7	—	7.2	—	40.0	387.4	427.4
February	21.4	18.7	—	15.8	—	55.9	276.0	331.9
March	18.9	28.9	—	16.5	—	64.2	306.1	370.3
April	9.3	19.6	—	13.5	—	42.3	367.8	410.1
May	36.7	46.7	—	14.7	—	98.2	399.4	497.6
June	35.0	20.2	1.1	12.1	—	68.4	258.6	327.0
July	38.5	62.2	—	3.4	—	104.1	282.7	386.8
August	34.9	21.5	—	20.1	—	76.5	327.5	403.9
September	26.9	7.2	—	13.4	—	47.6	286.2	333.8
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	21 414.6	9 965.5	121.1	4 789.1	271.0	36 561.3	16 587.2	53 148.4
2003								
October	1 944.8	1 036.3	5.8	446.9	49.4	3 483.1	1 693.0	5 176.2
November	1 778.4	630.5	3.1	375.9	13.4	2 801.3	987.8	3 789.0
December	1 774.8	640.7	5.4	379.0	31.7	2 831.6	1 412.2	4 243.9
2004								
January	1 397.1	706.8	3.8	309.0	3.9	2 420.7	1 435.4	3 856.1
February	1 698.6	785.9	9.1	378.5	2.2	2 874.3	1 236.8	4 111.1
March	1 962.2	1 037.9	9.6	423.3	1.3	3 434.3	1 322.0	4 756.3
April	1 670.5	875.8	7.8	369.3	20.8	2 944.2	1 325.8	4 270.0
May	1 798.3	933.6	18.0	403.8	49.2	3 202.8	1 592.3	4 795.2
June	1 877.0	784.8	25.9	432.0	4.3	3 123.9	1 243.7	4 367.7
July	1 818.3	715.7	2.4	406.1	43.9	2 986.4	1 304.5	4 290.9
August	1 834.9	730.7	3.9	451.6	34.5	3 055.7	1 754.8	4 810.5
September	1 754.1	795.0	3.4	418.2	5.0	2 975.6	1 394.6	4 370.2

— 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	337.7	272.5	1.9	148.5	0.3	760.9	340.0	1 100.8
Vic.	506.2	171.2	0.5	120.0	0.6	798.4	372.3	1 170.7
Qld	437.6	205.5	0.3	71.3	0.3	715.0	226.2	941.2
SA	100.3	18.4	0.3	24.1	3.6	146.8	45.6	192.4
WA	285.3	89.5	0.4	27.7	—	402.9	108.4	511.4
Tas.	33.1	0.6	—	7.6	0.1	41.3	7.8	49.1
NT	13.3	27.6	0.1	1.9	0.2	43.0	4.0	47.0
ACT	13.6	2.5	—	3.7	—	19.8	4.0	23.8
Aust.	1 727.2	787.7	3.4	404.7	5.0	2 928.0	1 108.4	4 036.4
PUBLIC SECTOR								
NSW	8.3	4.3	—	1.6	—	14.2	58.3	72.5
Vic.	4.5	0.3	—	5.4	—	10.2	71.0	81.2
Qld	6.3	—	—	4.9	—	11.2	71.1	82.3
SA	5.1	1.6	—	—	—	6.8	30.9	37.7
WA	0.6	0.8	—	—	—	1.5	29.5	31.0
Tas.	0.4	—	—	0.2	—	0.6	0.9	1.5
NT	1.4	0.2	—	0.9	—	2.5	22.8	25.3
ACT	0.2	—	—	0.4	—	0.6	1.7	2.3
Aust.	26.9	7.2	—	13.4	—	47.6	286.2	333.8
TOTAL								
NSW	346.1	276.8	1.9	150.1	0.3	775.1	398.2	1 173.3
Vic.	510.7	171.4	0.5	125.4	0.6	808.6	443.4	1 251.9
Qld	443.9	205.5	0.3	76.2	0.3	726.2	297.3	1 023.5
SA	105.4	20.1	0.3	24.1	3.6	153.6	76.5	230.1
WA	286.0	90.4	0.4	27.7	—	404.4	137.9	542.3
Tas.	33.6	0.6	—	7.7	0.1	41.9	8.7	50.6
NT	14.8	27.8	0.1	2.8	0.2	45.5	26.8	72.3
ACT	13.8	2.5	—	4.2	—	20.4	5.7	26.1
Aust.	1 754.1	795.0	3.4	418.2	5.0	2 975.6	1 394.6	4 370.2

— 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	35.9	51.8	44.3	11.3	51.3	3.7	0.5	0.9	199.7
Transport	7.4	17.0	0.4	0.3	0.1	—	—	—	25.3
Offices	58.6	79.1	24.1	13.6	9.2	1.1	11.3	1.8	198.8
Other commercial n.e.c.	6.4	1.2	4.8	1.3	0.2	—	—	—	13.8
<i>Total commercial</i>	<i>108.3</i>	<i>149.1</i>	<i>73.6</i>	<i>26.5</i>	<i>60.8</i>	<i>4.8</i>	<i>11.8</i>	<i>2.7</i>	<i>437.5</i>
Industrial									
Factories	60.1	34.2	12.8	7.4	11.5	0.3	—	—	126.3
Warehouses	29.5	35.1	31.9	4.7	15.2	0.3	—	2.6	119.2
Agricultural/aquacultural	4.3	2.0	1.6	1.7	1.4	—	0.1	—	11.0
Other industrial n.e.c.	1.7	0.4	8.1	0.1	1.9	0.2	0.6	—	13.0
<i>Total industrial</i>	<i>95.6</i>	<i>71.6</i>	<i>54.3</i>	<i>14.0</i>	<i>30.0</i>	<i>0.8</i>	<i>0.6</i>	<i>2.6</i>	<i>269.5</i>
Other non-residential									
Educational	46.2	29.3	30.5	8.0	29.9	0.3	0.7	0.3	145.3
Religious	1.4	1.3	0.7	—	2.5	—	—	—	5.9
Aged care facilities	24.3	6.6	7.7	4.9	1.8	—	—	—	45.2
Health	3.2	15.2	4.1	18.3	0.3	—	4.5	—	45.6
Entertainment and recreation	8.7	41.3	55.2	2.3	2.9	0.8	1.2	—	112.4
Accommodation	103.1	13.5	58.3	1.4	2.3	1.7	0.7	—	181.1
Other non-residential n.e.c.	7.6	115.4	12.9	1.1	7.5	0.2	7.2	0.1	152.1
<i>Total other non-residential</i>	<i>194.4</i>	<i>222.6</i>	<i>169.5</i>	<i>36.0</i>	<i>47.1</i>	<i>3.1</i>	<i>14.4</i>	<i>0.5</i>	<i>687.6</i>
Total non-residential	398.2	443.4	297.3	76.5	137.9	8.7	26.8	5.7	1 394.6

— 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	35.7	51.2	44.3	11.2	51.3	3.7	0.5	0.9	198.7
Transport	6.2	16.8	0.4	0.1	0.1	—	—	—	23.6
Offices	26.3	76.0	22.4	11.6	8.1	0.6	0.3	0.5	145.9
Other commercial n.e.c.	6.1	1.2	4.6	0.6	0.2	—	—	—	12.8
<i>Total commercial</i>	<i>74.3</i>	<i>145.3</i>	<i>71.7</i>	<i>23.5</i>	<i>59.7</i>	<i>4.3</i>	<i>0.8</i>	<i>1.4</i>	<i>381.0</i>
Industrial									
Factories	59.2	34.1	12.8	7.4	11.5	0.3	—	—	125.4
Warehouses	28.9	35.0	28.9	4.7	15.2	0.3	—	2.5	115.4
Agricultural/aquacultural	4.3	2.0	1.6	1.7	1.4	—	0.1	—	11.0
Other industrial n.e.c.	1.2	0.4	8.1	0.1	1.9	0.2	0.6	—	12.5
<i>Total industrial</i>	<i>93.7</i>	<i>71.4</i>	<i>51.4</i>	<i>13.9</i>	<i>30.0</i>	<i>0.8</i>	<i>0.6</i>	<i>2.5</i>	<i>264.3</i>
Other non-residential									
Educational	30.2	18.8	23.3	2.1	5.9	0.2	—	0.1	80.7
Religious	1.4	1.3	0.7	—	2.5	—	—	—	5.9
Aged care facilities	24.3	6.3	7.7	—	1.8	—	—	—	40.1
Health	2.4	8.1	4.1	1.9	—	—	—	—	16.5
Entertainment and recreation	6.7	3.9	3.7	1.8	0.7	0.6	1.2	—	18.6
Accommodation	103.1	9.2	58.3	1.4	2.3	1.7	0.7	—	176.7
Other non-residential n.e.c.	3.8	108.1	5.2	1.0	5.6	0.2	0.7	—	124.7
<i>Total other non-residential</i>	<i>172.0</i>	<i>155.6</i>	<i>103.2</i>	<i>8.1</i>	<i>18.7</i>	<i>2.8</i>	<i>2.6</i>	<i>0.1</i>	<i>463.1</i>
Total non-residential	340.0	372.3	226.2	45.6	108.4	7.8	4.0	4.0	1 108.4
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.2	0.6	—	0.1	—	—	—	—	0.9
Transport	1.2	0.2	—	0.2	—	—	—	—	1.7
Offices	32.2	3.0	1.7	2.0	1.1	0.5	11.0	1.3	52.9
Other commercial n.e.c.	0.3	—	0.2	0.6	—	—	—	—	1.0
<i>Total commercial</i>	<i>34.0</i>	<i>3.9</i>	<i>1.8</i>	<i>3.0</i>	<i>1.1</i>	<i>0.5</i>	<i>11.0</i>	<i>1.3</i>	<i>56.5</i>
Industrial									
Factories	0.8	0.1	—	—	—	—	—	—	0.9
Warehouses	0.6	0.1	3.0	0.1	—	—	—	0.1	3.8
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.5	0.1	—	—	—	—	—	—	0.5
<i>Total industrial</i>	<i>1.9</i>	<i>0.2</i>	<i>3.0</i>	<i>0.1</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>0.1</i>	<i>5.2</i>
Other non-residential									
Educational	16.0	10.5	7.1	6.0	24.0	0.1	0.7	0.2	64.6
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	0.2	—	4.9	—	—	—	—	5.1
Health	0.8	7.1	—	16.4	0.3	—	4.5	—	29.1
Entertainment and recreation	2.0	37.5	51.5	0.5	2.2	0.2	—	—	93.9
Accommodation	—	4.4	—	—	—	—	—	—	4.4
Other non-residential n.e.c.	3.7	7.3	7.7	0.2	1.9	0.1	6.5	0.1	27.4
<i>Total other non-residential</i>	<i>22.4</i>	<i>66.9</i>	<i>66.3</i>	<i>27.9</i>	<i>28.4</i>	<i>0.4</i>	<i>11.7</i>	<i>0.3</i>	<i>224.5</i>
Total non-residential	58.3	71.0	71.1	30.9	29.5	0.9	22.8	1.7	286.2

— 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	638	31	2	671
Transport	21	2	1	24
Offices	298	35	6	339
Other commercial n.e.c.	22	4	—	26
<i>Total commercial</i>	979	72	9	1 060
Industrial				
Factories	130	22	5	157
Warehouses	144	31	2	177
Agricultural/aquacultural	48	2	—	50
Other industrial n.e.c.	43	4	—	47
<i>Total industrial</i>	365	59	7	431
Other non-residential				
Educational	129	26	7	162
Religious	16	1	—	17
Aged care facilities	8	8	2	18
Health	55	5	3	63
Entertainment and recreation	66	10	3	79
Accommodation	32	6	5	43
Other non-residential n.e.c.	90	7	2	99
<i>Total other non-residential</i>	396	63	22	481
Total non-residential	1 740	194	38	1 972

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	107.8	53.2	38.7	199.7
Transport	3.6	5.1	16.6	25.3
Offices	66.1	62.3	70.4	198.8
Other commercial n.e.c.	5.8	8.0	—	13.8
<i>Total commercial</i>	183.2	128.6	125.7	437.5
Industrial				
Factories	41.5	39.2	45.5	126.3
Warehouses	38.2	61.6	19.5	119.2
Agricultural/aquacultural	7.6	3.5	—	11.0
Other industrial n.e.c.	7.3	5.7	—	13.0
<i>Total industrial</i>	94.5	110.0	65.0	269.5
Other non-residential				
Educational	42.4	50.8	52.1	145.3
Religious	3.4	2.5	—	5.9
Aged care facilities	2.0	18.9	24.3	45.2
Health	13.8	10.1	21.7	45.6
Entertainment and recreation	18.2	21.2	73.0	112.4
Accommodation	8.1	10.7	162.3	181.1
Other non-residential n.e.c.	29.0	16.6	106.5	152.1
<i>Total other non-residential</i>	116.9	130.8	439.8	687.6
Total non-residential	394.7	369.4	630.5	1 394.6

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2001-02	18 442.4	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	19 990.2	9 117.4	29 107.5	4 886.2	33 993.7	15 266.4	49 260.1
2003							
March	4 227.4	2 151.7	6 379.1	1 092.2	7 471.7	4 450.2	11 916.8
June	4 867.2	2 053.1	6 922.1	1 164.3	8 086.8	3 984.3	12 070.5
September	5 252.7	2 390.4	7 643.2	1 343.1	8 986.2	4 099.1	13 085.3
December	5 164.8	2 132.7	7 297.5	1 243.1	8 540.6	3 805.1	12 345.7
2004							
March	4 686.6	2 280.5	6 967.1	1 069.4	8 036.5	3 624.1	11 660.7
June	4 886.1	2 313.7	7 199.8	1 230.6	8 430.4	3 738.0	12 168.4
SEASONALLY ADJUSTED (\$m)							
2003							
March	4 563.9	2 352.1	6 884.3	1 186.3	8 059.2	na	12 550.5
June	4 843.6	2 070.9	6 994.1	1 151.8	8 146.1	na	12 052.5
September	4 954.8	2 241.3	7 196.1	1 252.1	8 448.2	na	12 547.2
December	5 175.4	2 058.4	7 233.8	1 265.9	8 499.6	na	12 304.7
2004							
March	4 994.0	2 477.3	7 471.3	1 143.5	8 614.8	na	12 239.0
June	4 866.0	2 340.4	7 206.4	1 224.8	8 431.1	na	12 169.2
TREND (\$m)							
2003							
March	4 613.9	2 556.5	7 172.8	1 138.8	8 309.7	4 388.1	12 694.5
June	4 789.3	2 249.9	7 065.4	1 191.6	8 253.8	4 192.9	12 422.7
September	4 998.6	2 090.9	7 111.1	1 230.1	8 340.1	3 966.0	12 285.9
December	5 059.3	2 218.7	7 284.4	1 224.1	8 508.9	3 818.6	12 327.0
2004							
March	5 015.7	2 320.6	7 331.9	1 209.0	8 540.9	3 720.4	12 267.2
June	4 927.7	2 381.7	7 321.9	1 189.5	8 511.4	3 677.0	12 168.5
TREND (% change from previous quarter)							
2003							
March	0.6	-4.0	-0.9	1.6	-0.6	-0.3	-0.6
June	3.8	-12.0	-1.5	4.6	-0.7	-4.4	-2.1
September	4.4	-7.1	0.6	3.2	1.0	-5.4	-1.1
December	1.2	6.1	2.4	-0.5	2.0	-3.7	0.3
2004							
March	-0.9	4.6	0.7	-1.2	0.4	-2.6	-0.5
June	-1.8	2.6	-0.1	-1.6	-0.3	-1.2	-0.8

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.

VALUE OF BUILDING APPROVED, States and territories—Chain volume measures(a):
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	9 685.1	9 691.9	7 991.1	1 732.0	3 554.8	513.5	248.5	576.9	33 993.7
2003									
March	2 263.5	2 040.7	1 733.9	406.5	816.6	74.9	37.0	101.6	7 471.7
June	2 206.5	2 656.3	1 731.3	366.4	884.1	89.1	47.4	103.9	8 086.8
September	2 735.2	2 406.6	2 181.5	455.0	850.2	137.1	73.9	146.7	8 986.2
December	2 400.6	2 544.6	1 839.3	461.3	966.9	125.4	55.0	147.3	8 540.6
2004									
March	2 186.2	2 259.0	2 079.2	391.8	868.1	103.6	48.7	99.9	8 036.5
June	2 363.0	2 481.6	1 891.1	423.8	869.7	147.3	70.9	182.9	8 430.4
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	4 684.4	4 429.8	2 922.4	1 141.7	1 405.6	181.2	164.4	337.0	15 266.4
2003									
March	1 411.5	1 636.1	739.4	155.5	354.2	58.3	19.5	73.5	4 450.2
June	1 236.9	1 177.4	712.5	313.2	368.9	63.4	30.1	79.7	3 984.3
September	1 405.1	1 091.0	868.3	269.7	342.2	35.1	33.2	54.4	4 099.1
December	1 066.5	963.4	719.2	453.0	381.4	52.0	51.9	117.9	3 805.1
2004									
March	1 019.0	1 243.9	782.2	172.9	273.1	40.9	38.4	53.8	3 624.1
June	1 193.8	1 131.7	552.7	246.1	408.9	53.1	40.9	110.9	3 738.0
TOTAL BUILDING									
2001-02	14 055.6	14 048.3	8 686.7	2 289.6	4 029.0	472.0	331.6	667.8	44 594.1
2002-03	15 616.9	14 928.1	10 235.0	2 665.1	4 870.5	526.2	344.9	911.1	50 097.8
2003-04	14 369.5	14 121.7	10 913.5	2 873.7	4 960.4	694.6	412.9	913.8	49 260.1
2003									
March	3 672.7	3 674.4	2 472.6	561.0	1 171.4	133.6	56.4	175.2	11 916.8
June	3 443.2	3 833.8	2 443.1	680.2	1 253.9	152.7	77.4	183.6	12 070.5
September	4 140.3	3 497.6	3 049.8	724.7	1 192.4	172.3	107.1	201.2	13 085.3
December	3 467.2	3 508.0	2 558.4	914.3	1 348.2	177.5	106.9	265.2	12 345.7
2004									
March	3 205.2	3 502.9	2 861.5	564.8	1 141.1	144.5	87.1	153.6	11 660.7
June	3 556.8	3 613.3	2 443.8	669.9	1 278.6	200.4	111.8	293.9	12 168.4

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

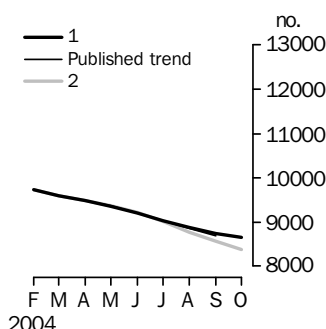
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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 October seasonally adjusted estimate is higher than the September estimate by 4% for the number of private sector houses approved and 15% for private sector other dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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.

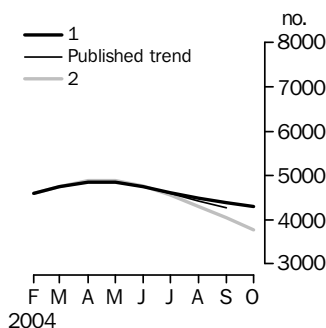
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 4% on Sep 2004		(2) falls by 4% on Sep 2004	
	no.	% change	no.	% change	no.	% change
2004						
May	9 363	-1.4	9 356	-1.4	9 377	-1.3
June	9 205	-1.7	9 202	-1.6	9 213	-1.8
July	9 026	-1.9	9 032	-1.8	9 005	-2.3
August	8 852	-1.9	8 874	-1.8	8 783	-2.5
September	8 682	-1.9	8 741	-1.5	8 570	-2.4
October	—	—	8 647	-1.1	8 389	-2.1

— nil or rounded to zero (including null cells)

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 15% on Sep 2004		(2) falls by 15% on Sep 2004	
	no.	% change	no.	% change	no.	% change
2004						
May	4 851	-0.1	4 846	-0.1	4 888	0.3
June	4 744	-2.2	4 740	-2.2	4 761	-2.6
July	4 592	-3.2	4 608	-2.8	4 553	-4.4
August	4 416	-3.8	4 484	-2.7	4 301	-5.5
September	4 260	-3.5	4 391	-2.1	4 046	-5.9
October	—	—	4 301	-2.0	3 781	-6.6

— 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 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.

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
ASGC	Australian Standard Geographical Classification
Aust.	Australia
GST	Goods and Services Tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

DWELLING UNITS

1a	Dwelling units approved, New South Wales
1b	Dwelling units approved, Victoria
1c	Dwelling units approved, Queensland
1d	Dwelling units approved, South Australia
1e	Dwelling units approved, Western Australia
1f	Dwelling units approved, all series, Australia
2	Dwelling units approved, percentage change, Australia
3	Dwelling units approved, state and territories, number
4a	Dwelling units approved, states and territories, percentage change, original
4b	Dwelling units approved, states and territories, percentage change, seasonally adjusted
4c	Dwelling units approved, states and territories, percentage change, trend
5	Private sector houses approved, states and territories
6	Private sector houses approved, states and territories, percentage change
7	Dwelling units approved, states and territories, by type
8	Dwelling units approved, by Capital City Statistical Division, original
9	Dwelling units approved, by sector, original
10a	Dwelling units approved, by sector, New South Wales
10b	Dwelling units approved, by sector, Victoria
10c	Dwelling units approved, by sector, Queensland
10d	Dwelling units approved, by sector, South Australia
10e	Dwelling units approved, by sector, Western Australia
10f	Dwelling units approved, by sector, Tasmania
10g	Dwelling units approved, by sector, Northern Territory
10h	Dwelling units approved, by sector, Australian Capital Territory
10i	Dwelling units approved, by sector, Australia
11a	Dwelling units approved in new residential buildings, original
11b	Value of dwelling units approved in new residential buildings, original
12a	Dwelling units approved in new residential buildings, number and value, New South Wales
12b	Dwelling units approved in new residential buildings, number and value, Victoria
12c	Dwelling units approved in new residential buildings, number and value, Queensland
12d	Dwelling units approved in new residential buildings, number and value, South Australia
12e	Dwelling units approved in new residential buildings, number and value, Western Australia
12f	Dwelling units approved in new residential buildings, number and value, Tasmania
12g	Dwelling units approved in new residential buildings, number and value, Northern Territory
12h	Dwelling units approved in new residential buildings, number and value, Australian Capital Territory

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

VALUE

- 13a Value of building approved, New South Wales
- 13b Value of building approved, Victoria
- 13c Value of building approved, Queensland
- 13d Value of building approved, South Australia
- 13e Value of building approved, Western Australia
- 13f Value of building approved, Tasmania
- 13g Value of building approved, Northern Territory
- 13h Value of building approved, Australian Capital Territory
- 13i Value of building approved, Australia
- 14 Value of building approved, Australia, percentage change
- 15 Value of total building approved, states and territories
- 16 Value of total building approved, percentage change
- 17 Value of total building approved, states and territories
- 18 Value of non-residential building approved, states and territories
- 19 Value of building approved, by sector
- 20a Value of building approved, by sector, New South Wales
- 20b Value of building approved, by sector, Victoria
- 20c Value of building approved, by sector, Queensland
- 20d Value of building approved, by sector, South Australia
- 20e Value of building approved, by sector, Western Australia
- 20f Value of building approved, by sector, Tasmania
- 20g Value of building approved, by sector, Northern Territory
- 20h Value of building approved, by sector, Australian Capital Territory
- 20i Value of building approved, by sector, Australia
- 21 Value of non-residential building approved, by sector, Australia
- 22a Value of non-residential building approved, by sector, New South Wales
- 22b Value of non-residential building approved, by sector, Victoria
- 22c Value of non-residential building approved, by sector, Queensland
- 22d Value of non-residential building approved, by sector, South Australia
- 22e Value of non-residential building approved, by sector, Western Australia
- 22f Value of non-residential building approved, by sector, Tasmania
- 22g Value of non-residential building approved, by sector, Northern Territory
- 22h Value of non-residential building approved, by sector, Australian Capital Territory
- 23a Non-residential building approved, jobs by value range, New South Wales
- 23b Non-residential building approved, jobs by value range, Victoria
- 23c Non-residential building approved, jobs by value range, Queensland
- 23d Non-residential building approved, jobs by value range, South Australia
- 23e Non-residential building approved, jobs by value range, Western Australia
- 23f Non-residential building approved, jobs by value range, Tasmania
- 23g Non-residential building approved, jobs by value range, Australia

APPENDIX LIST OF ELECTRONIC TABLES *continued*

ELECTRONIC TABLES *continued*

CHAIN VOLUME MEASURES

- 24a Value of building approved, chain volume measures, Australia
- 24b Value of building approved, chain volume measures, percentage change, trend, Australia
- 25a Value of building approved, chain volume measures, New South Wales
- 25b Value of building approved, chain volume measures, Victoria
- 25c Value of building approved, chain volume measures, Queensland
- 25d Value of building approved, chain volume measures, South Australia
- 25e Value of building approved, chain volume measures, Western Australia
- 25f Value of building approved, chain volume measures, Tasmania
- 25g Value of building approved, chain volume measures, Northern Territory
- 25h Value of building approved, chain volume measures, Australian Capital Territory

ADDITIONAL TABLES

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

DATA CUBES

- 0 Number and value (\$m) of approvals, states and territories
- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04, 2004-05
- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04, 2004-05
- 3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04, 2004-05
- 4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04, 2004-05
- 7 Statistical Local Areas, Northern Territory, 2001-02, 2002-03, 2003-04, 2004-05
- 8 Statistical Local Areas, Australian Capital Territory, 2001-02, 2002-03, 2003-04, 2004-05

EXCEL TABLES

- 1 Statistical Local Areas, New South Wales, 2001-02, 2002-03, 2003-04, 2004-05
- 2 Statistical Local Areas, Victoria, 2001-02, 2002-03, 2003-04, 2004-05
- 3 Statistical Local Areas, Queensland, 2001-02, 2002-03, 2003-04, 2004-05
- 4 Statistical Local Areas, South Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 5 Statistical Local Areas, Western Australia, 2001-02, 2002-03, 2003-04, 2004-05
- 6 Statistical Local Areas, Tasmania, 2001-02, 2002-03, 2003-04, 2004-05
- 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.

FOR MORE INFORMATION . . .

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

Data already published that can be provided within five minutes will be free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* 1300 135 070
- EMAIL* client.services@abs.gov.au
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney NSW 2001

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of selected ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* (03) 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne Vic 3001



2873100009048

ISSN 1031 0177

RRP \$22.00