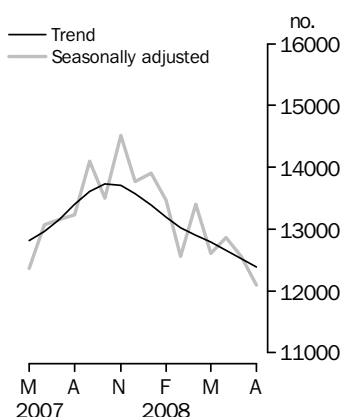


# BUILDING APPROVALS

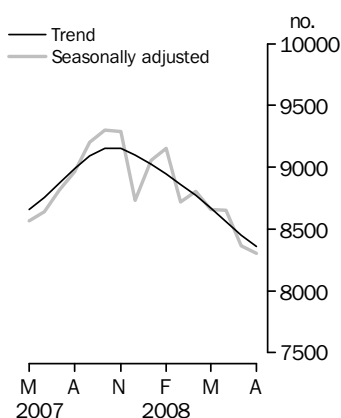
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 30 SEP 2008

## Dwelling units approved



## Private sector houses approved



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Paul Pamment on Adelaide (08) 8237 7648.

## KEY FIGURES

	Aug 08 no.	Jul 08 to	Aug 07 to
		Aug 08 % change	Aug 08 % change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>12 385</b>	<b>-1.1</b>	<b>-7.6</b>
Private sector houses	8 357	-1.1	-7.1
Private sector other dwellings	3 753	-1.0	-6.1
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>12 095</b>	<b>-3.7</b>	<b>-8.6</b>
Private sector houses	8 303	-0.8	-7.4
Private sector other dwellings	3 550	-7.8	-8.0

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 1.1% in August 2008 and is now showing a fall of 1.1% in July 2008.
- The seasonally adjusted estimate for total dwelling units approved fell 3.7% in August following a fall of 2.4% in July.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.1% in August.
- The seasonally adjusted estimate for private sector houses approved fell 0.8% in August following a fall of 3.3% in July.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 1.0% and is now showing falls for three months.
- The seasonally adjusted estimate for private sector other dwellings approved fell 7.8% in August following a fall of 3.1% in July.

### VALUE OF BUILDING APPROVED

- The trend estimate for the value of total building approved fell 0.1% in August. The trend estimate for the value of new residential building approved fell 0.3%, while the value of alterations and additions rose 0.7%. The estimate of value of non-residential building approved was flat in August.
- The seasonally adjusted estimate for the value of total building approved fell 12.6% in August. The seasonally adjusted estimate for the value of new residential building approved fell 1.6% in August. The seasonally adjusted estimate for the value of alterations and additions fell 12.4%, and the value of non-residential building fell 23.8%.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 2008	5 November 2008
October 2008	4 December 2008
November 2008	8 January 2009
December 2008	4 February 2009
January 2009	5 March 2009
February 2009	1 April 2009

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## REVISIONS THIS MONTH

Revisions to the total number of dwelling units approved in this issue are:

	<i>2007-08</i>	<i>2008-09</i>	<i>TOTAL</i>
NSW	11	-7	4
Vic.	-22	30	8
Qld	201	19	220
SA	-47	23	-24
WA	-79	6	-73
Tas.	1	—	1
NT	—	—	—
ACT	—	—	—
<b>Total</b>	<b>65</b>	<b>71</b>	<b>136</b>

## DATA NOTES

There are no notes about the data.

## ABBREVIATIONS

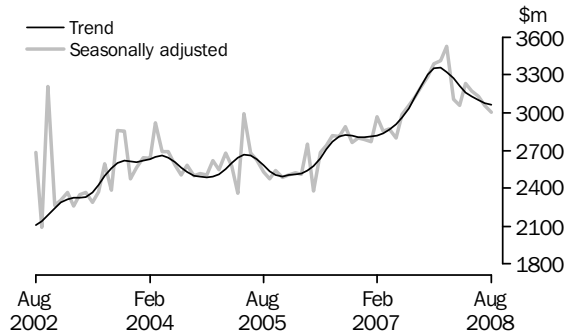
\$m	million dollars
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
ASGC	Australian Standard Geographical Classification
Aust.	Australia
GST	goods and services tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia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

Susan Linacre  
Acting Australian Statistician

## VALUE OF BUILDING APPROVED

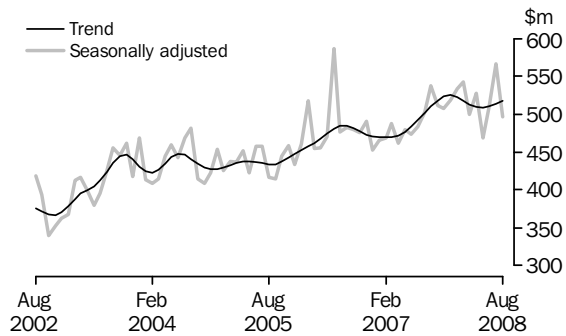
### NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building approved fell 0.3% in August 2008 and has fallen for eight months.



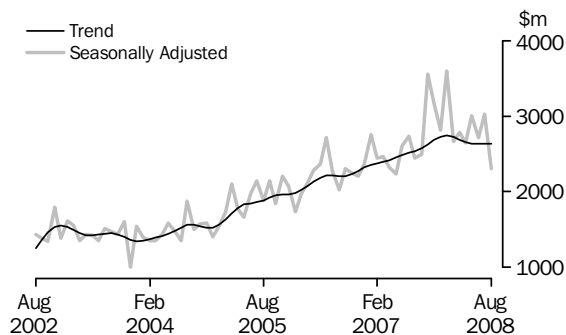
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions rose 0.7% and has risen for three months.



### NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building was flat following six months of falls.



# DWELLINGS APPROVED BY TYPE OF DWELLING 2007–08

STATES AND TERRITORIES The number of dwelling units approved in the States and Territories during 2007–08 is shown in the table below, for each type of dwelling category.

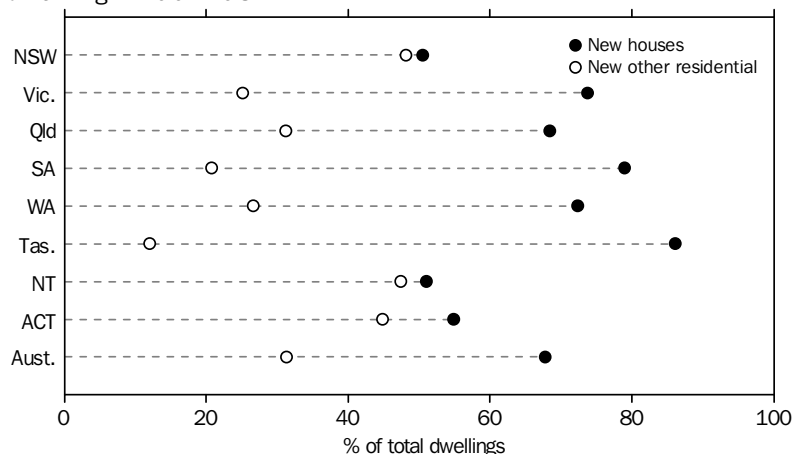
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	no.	no.	no.	no.	no.	no.	no.	no.	no.
New houses	15 709	31 551	30 058	10 341	17 104	2 530	587	1 284	109 164
New semidetached, row or terrace houses, townhouses etc of:									
One storey	2 434	2 234	2 124	1 084	1 940	260	143	30	10 249
Two or more storeys	3 158	3 279	3 691	768	968	22	32	164	12 082
Total	5 592	5 513	5 815	1 852	2 908	282	175	194	22 331
New flats, units, apartments in a building of:									
One or two storeys	1 120	419	1 087	244	209	72	8	34	3 193
Three storeys	1 228	908	1 633	14	319	—	13	142	4 257
Four or more storeys	7 035	3 908	5 207	610	2 848	—	350	680	20 638
Total	9 383	5 235	7 927	868	3 376	72	371	856	28 088
Total new other residential building	14 975	10 748	13 742	2 720	6 284	354	546	1 050	50 419
Other									
Alterations and additions to residential building	165	279	64	21	154	16	4	—	703
Conversion	217	145	15	9	20	18	1	—	425
Non-residential building	44	74	81	7	65	20	12	5	308
<b>Total building</b>	<b>31 110</b>	<b>42 797</b>	<b>43 960</b>	<b>13 098</b>	<b>23 627</b>	<b>2 938</b>	<b>1 150</b>	<b>2 339</b>	<b>161 019</b>

— nil or rounded to zero (including null cells)

## SUMMARY COMMENT

Of the 161,019 dwelling units approved in Australia in 2007–08, 109,164 (67.8%) were new houses. In 2006-07 new houses accounted for 69.4% of dwellings units approved. Although new houses accounted for over 50% of approved dwellings units in each of the States and Territories, the mix of dwelling types varied significantly across the States and Territories. New houses accounted for over 70% of all dwelling units in Victoria (73.7%), South Australia (79.0%), Western Australia (72.4%) and Tasmania (86.1%).

DWELLINGS APPROVED, States and territories—By type of dwelling—2007–08



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.1% in August 2008. The trend fell in New South Wales (-2.4%), Queensland (-4.0%), South Australia (-1.3%) and the Northern Territory (-16.7%). The largest increase was in Tasmania (+2.6%).

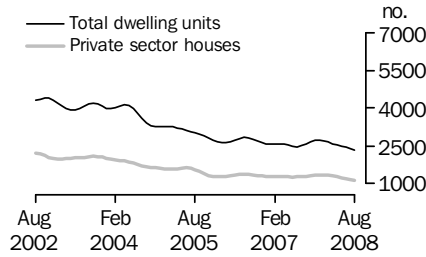
The trend estimate for private sector houses approved fell 1.1% in August 2008. The trend fell in New South Wales (-1.9%), Victoria (-0.4%), Queensland (-3.6%) and South Australia (-0.4%) and rose in Western Australia (+1.5%).

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 279	2 738	1 864	800	1 452	214	54	82	<b>8 483</b>
Total dwelling units (no.)	2 080	3 520	2 939	1 031	2 073	249	67	164	<b>12 123</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	0.6	0.9	-19.1	-19.3	-2.6	-28.9	134.8	24.2	<b>-7.4</b>
Total dwelling units (%)	-18.9	-12.7	-2.9	-16.2	—	-35.2	131.0	-37.9	<b>-10.9</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 195	2 640	1 796	845	1 464	na	na	na	<b>8 303</b>
Total dwelling units (no.)	2 205	3 520	2 879	1 060	1 935	260	na	na	<b>12 095</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	4.4	6.8	-13.8	-2.2	1.6	na	na	na	<b>-0.8</b>
Total dwelling units (%)	-8.5	-7.9	6.2	-1.9	2.3	-28.2	na	na	<b>-3.7</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 143	2 571	1 984	867	1 428	na	na	na	<b>8 357</b>
Total dwelling units (no.)	2 327	3 640	2 844	1 117	1 877	280	45	255	<b>12 385</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-1.9	-0.4	-3.6	-0.4	1.5	na	na	na	<b>-1.1</b>
Total dwelling units (%)	-2.4	1.4	-4.0	-1.3	0.2	2.6	-16.7	2.0	<b>-1.1</b>
— nil or rounded to zero (including null cells) na not available									

# DWELLING UNITS APPROVED

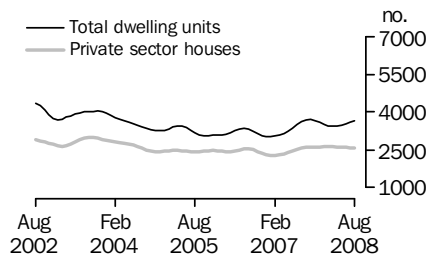
## STATE TRENDS

### NEW SOUTH WALES



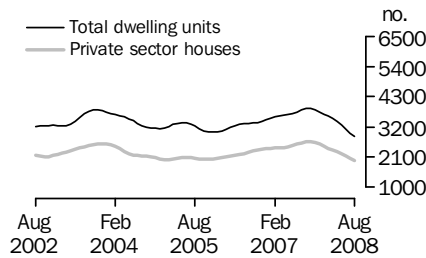
The trend estimate for total number of dwelling units approved in New South Wales fell 2.4% in August and has fallen for eight months. The trend estimate for the number of private sector houses fell 1.9% in August and has fallen for seven months.

### VICTORIA



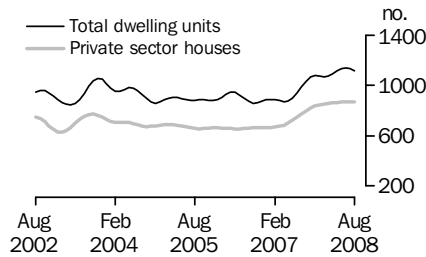
The trend estimate for total number of dwelling units approved in Victoria rose 1.4% in August and has risen for five months. The trend estimate for the number of private sector houses fell 0.4% and has fallen for six months.

### QUEENSLAND



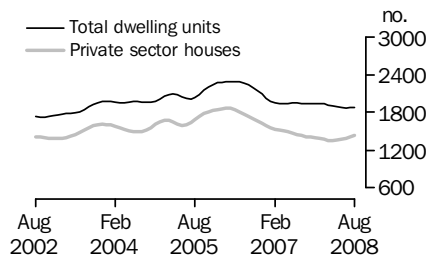
The trend estimate for total number of dwelling units approved in Queensland fell 4.0% in August and has fallen for the last 11 months. The trend estimate for the number of private sector houses fell 3.6% in August and has fallen for ten months.

### SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia fell 1.3% in August and is now showing falls for two months. The trend estimate for the number of private sector houses fell 0.4% in August following a flat July.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia rose 0.2% in August and is now showing rises for two months. The trend estimate for the number of private sector houses rose 1.5% in August and has risen for five months.

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## DWELLING UNITS APPROVED

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

### ORIGINAL

2007							
June	8 717	8 937	4 296	4 579	13 013	503	<b>13 516</b>
July	9 305	9 566	4 032	4 305	13 337	534	<b>13 871</b>
August	10 019	10 219	3 851	3 969	13 870	318	<b>14 188</b>
September	8 978	9 136	4 464	4 635	13 442	329	<b>13 771</b>
October	10 131	10 292	4 556	4 667	14 687	272	<b>14 959</b>
November	10 067	10 226	5 014	5 178	15 081	323	<b>15 404</b>
December	7 451	7 696	4 630	4 760	12 081	375	<b>12 456</b>
2008							
January	7 304	7 456	3 969	4 120	11 273	303	<b>11 576</b>
February	9 150	9 300	3 922	4 083	13 072	311	<b>13 383</b>
March	7 828	7 901	3 272	3 362	11 100	163	<b>11 263</b>
April	9 115	9 179	3 849	4 125	12 964	340	<b>13 304</b>
May	9 212	9 345	3 946	4 217	13 158	404	<b>13 562</b>
June	8 919	8 992	3 966	4 290	12 885	397	<b>13 282</b>
July	9 162	9 362	3 951	4 243	13 113	492	<b>13 605</b>
August	8 483	8 540	3 471	3 583	11 954	169	<b>12 123</b>

### SEASONALLY ADJUSTED

2007							
June	8 638	8 819	4 063	4 250	12 701	368	<b>13 069</b>
July	8 817	9 011	3 870	4 144	12 687	468	<b>13 155</b>
August	8 962	9 154	3 860	4 082	12 822	414	<b>13 236</b>
September	9 203	9 364	4 401	4 737	13 604	497	<b>14 101</b>
October	9 298	9 455	3 911	4 048	13 209	294	<b>13 503</b>
November	9 292	9 438	4 838	5 075	14 130	383	<b>14 513</b>
December	8 735	9 001	4 652	4 771	13 387	385	<b>13 772</b>
2008							
January	9 059	9 225	4 473	4 686	13 532	379	<b>13 911</b>
February	9 157	9 350	3 914	4 115	13 071	394	<b>13 465</b>
March	8 721	8 819	3 638	3 744	12 359	204	<b>12 563</b>
April	8 805	8 878	4 295	4 526	13 100	304	<b>13 404</b>
May	8 661	8 795	3 642	3 812	12 303	304	<b>12 607</b>
June	8 652	8 712	3 972	4 158	12 624	246	<b>12 870</b>
July	8 367	8 504	3 849	4 052	12 216	340	<b>12 556</b>
August	8 303	8 361	3 550	3 734	11 853	242	<b>12 095</b>

### TREND

2007							
June	8 757	8 949	3 820	4 011	12 577	383	<b>12 960</b>
July	8 875	9 059	3 886	4 102	12 761	400	<b>13 161</b>
August	8 992	9 168	3 995	4 230	12 987	411	<b>13 398</b>
September	9 092	9 267	4 111	4 350	13 203	414	<b>13 617</b>
October	9 153	9 334	4 169	4 394	13 322	406	<b>13 728</b>
November	9 154	9 341	4 168	4 371	13 322	390	<b>13 712</b>
December	9 102	9 287	4 109	4 293	13 211	369	<b>13 580</b>
2008							
January	9 026	9 202	4 016	4 189	13 042	349	<b>13 391</b>
February	8 946	9 104	3 921	4 093	12 867	330	<b>13 197</b>
March	8 863	8 998	3 855	4 031	12 718	311	<b>13 029</b>
April	8 775	8 889	3 832	4 013	12 607	295	<b>12 902</b>
May	8 671	8 771	3 836	4 021	12 507	285	<b>12 792</b>
June	8 558	8 649	3 824	4 013	12 382	280	<b>12 662</b>
July	8 448	8 535	3 792	3 983	12 240	278	<b>12 518</b>
August	8 357	8 438	3 753	3 947	12 110	275	<b>12 385</b>



## DWELLING UNITS APPROVED, Percentage change

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

## ORIGINAL

## 2007

June	-9.7	-9.0	11.4	13.4	-3.7	43.7	<b>-2.5</b>
July	6.7	7.0	-6.1	-6.0	2.5	6.2	<b>2.6</b>
August	7.7	6.8	-4.5	-7.8	4.0	-40.4	<b>2.3</b>
September	-10.4	-10.6	15.9	16.8	-3.1	3.5	<b>-2.9</b>
October	12.8	12.7	2.1	0.7	9.3	-17.3	<b>8.6</b>
November	-0.6	-0.6	10.1	10.9	2.7	18.8	<b>3.0</b>
December	-26.0	-24.7	-7.7	-8.1	-19.9	16.1	<b>-19.1</b>

## 2008

January	-2.0	-3.1	-14.3	-13.4	-6.7	-19.2	<b>-7.1</b>
February	25.3	24.7	-1.2	-0.9	16.0	2.6	<b>15.6</b>
March	-14.4	-15.0	-16.6	-17.7	-15.1	-47.6	<b>-15.8</b>
April	16.4	16.2	17.6	22.7	16.8	108.6	<b>18.1</b>
May	1.1	1.8	2.5	2.2	1.5	18.8	<b>1.9</b>
June	-3.2	-3.8	0.5	1.7	-2.1	-1.7	<b>-2.1</b>
July	2.7	4.1	-0.4	-1.1	1.8	23.9	<b>2.4</b>
August	-7.4	-8.8	-12.1	-15.6	-8.8	-65.7	<b>-10.9</b>

## SEASONALLY ADJUSTED

## 2007

June	0.8	1.2	14.6	16.7	4.8	50.8	<b>5.8</b>
July	2.1	2.2	-4.8	-2.5	-0.1	27.2	<b>0.7</b>
August	1.6	1.6	-0.3	-1.5	1.1	-11.5	<b>0.6</b>
September	2.7	2.3	14.0	16.0	6.1	20.0	<b>6.5</b>
October	1.0	1.0	-11.1	-14.5	-2.9	-40.8	<b>-4.2</b>
November	-0.1	-0.2	23.7	25.4	7.0	30.3	<b>7.5</b>
December	-6.0	-4.6	-3.8	-6.0	-5.3	0.5	<b>-5.1</b>

## 2008

January	3.7	2.5	-3.8	-1.8	1.1	-1.6	<b>1.0</b>
February	1.1	1.4	-12.5	-12.2	-3.4	4.0	<b>-3.2</b>
March	-4.8	-5.7	-7.1	-9.0	-5.4	-48.2	<b>-6.7</b>
April	1.0	0.7	18.1	20.9	6.0	49.0	<b>6.7</b>
May	-1.6	-0.9	-15.2	-15.8	-6.1	—	<b>-5.9</b>
June	-0.1	-0.9	9.1	9.1	2.6	-19.1	<b>2.1</b>
July	-3.3	-2.4	-3.1	-2.5	-3.2	38.2	<b>-2.4</b>
August	-0.8	-1.7	-7.8	-7.8	-3.0	-28.8	<b>-3.7</b>

## TREND

## 2007

June	1.1	1.1	0.7	1.3	1.0	6.1	<b>1.1</b>
July	1.4	1.2	1.7	2.3	1.5	4.4	<b>1.6</b>
August	1.3	1.2	2.8	3.1	1.8	2.8	<b>1.8</b>
September	1.1	1.1	2.9	2.8	1.7	0.7	<b>1.6</b>
October	0.7	0.7	1.4	1.0	0.9	-1.9	<b>0.8</b>
November	—	0.1	—	-0.5	—	-3.9	<b>-0.1</b>
December	-0.6	-0.6	-1.4	-1.8	-0.8	-5.4	<b>-1.0</b>

## 2008

January	-0.8	-0.9	-2.3	-2.4	-1.3	-5.4	<b>-1.4</b>
February	-0.9	-1.1	-2.4	-2.3	-1.3	-5.4	<b>-1.4</b>
March	-0.9	-1.2	-1.7	-1.5	-1.2	-5.8	<b>-1.3</b>
April	-1.0	-1.2	-0.6	-0.4	-0.9	-5.1	<b>-1.0</b>
May	-1.2	-1.3	0.1	0.2	-0.8	-3.4	<b>-0.9</b>
June	-1.3	-1.4	-0.3	-0.2	-1.0	-1.8	<b>-1.0</b>
July	-1.3	-1.3	-0.8	-0.7	-1.1	-0.7	<b>-1.1</b>
August	-1.1	-1.1	-1.0	-0.9	-1.1	-1.1	<b>-1.1</b>

— 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

## 2007

June	2 517	3 245	4 069	856	2 210	225	81	313	<b>13 516</b>
July	2 669	3 642	4 046	1 031	1 826	215	105	337	<b>13 871</b>
August	2 504	3 946	4 268	1 000	1 982	243	122	123	<b>14 188</b>
September	2 619	3 713	3 659	1 226	2 099	260	96	99	<b>13 771</b>
October	2 193	4 482	4 663	1 114	1 838	247	242	180	<b>14 959</b>
November	3 815	3 632	3 837	1 343	2 183	253	41	300	<b>15 404</b>
December	2 480	2 905	3 827	963	1 822	273	76	110	<b>12 456</b>

## 2008

January	2 167	2 803	3 102	849	2 269	235	34	117	<b>11 576</b>
February	2 664	3 701	3 434	1 104	1 860	258	150	212	<b>13 383</b>
March	2 222	3 215	2 751	885	1 799	208	81	102	<b>11 263</b>
April	2 485	3 338	3 932	1 057	1 950	272	67	203	<b>13 304</b>
May	2 876	3 616	3 048	1 310	2 259	300	45	108	<b>13 562</b>
June	2 416	3 804	3 393	1 216	1 740	174	91	448	<b>13 282</b>
July	2 565	4 031	3 027	1 231	2 074	384	29	264	<b>13 605</b>
August	2 080	3 520	2 939	1 031	2 073	249	67	164	<b>12 123</b>

## SEASONALLY ADJUSTED

## 2007

June	2 479	3 134	3 720	900	2 217	241	na	na	<b>13 069</b>
July	2 528	3 565	3 746	920	1 762	203	na	na	<b>13 155</b>
August	2 493	3 720	3 817	937	1 800	239	na	na	<b>13 236</b>
September	2 581	3 805	3 836	1 277	2 139	256	na	na	<b>14 101</b>
October	2 105	3 836	4 051	1 076	1 819	230	na	na	<b>13 503</b>
November	3 508	3 447	3 735	1 209	2 050	244	na	na	<b>14 513</b>
December	2 573	3 540	4 349	983	1 852	267	na	na	<b>13 772</b>

## 2008

January	2 588	3 590	3 710	1 013	2 564	255	na	na	<b>13 911</b>
February	2 614	3 559	3 537	1 162	1 949	286	na	na	<b>13 465</b>
March	2 605	3 457	2 943	987	2 155	216	na	na	<b>12 563</b>
April	2 490	3 228	4 227	1 099	1 826	269	na	na	<b>13 404</b>
May	2 533	3 344	3 132	1 230	1 936	276	na	na	<b>12 607</b>
June	2 482	3 676	3 047	1 198	1 774	183	na	na	<b>12 870</b>
July	2 409	3 821	2 711	1 080	1 891	362	na	na	<b>12 556</b>
August	2 205	3 520	2 879	1 060	1 935	260	na	na	<b>12 095</b>

## TREND

## 2007

June	2 482	3 365	3 684	898	1 953	239	108	232	<b>12 960</b>
July	2 468	3 499	3 746	939	1 952	235	104	222	<b>13 161</b>
August	2 508	3 614	3 812	987	1 941	233	95	205	<b>13 398</b>
September	2 579	3 689	3 873	1 033	1 933	236	86	187	<b>13 617</b>
October	2 654	3 705	3 870	1 068	1 936	244	80	173	<b>13 728</b>
November	2 708	3 671	3 817	1 080	1 942	249	78	167	<b>13 712</b>
December	2 722	3 600	3 739	1 076	1 944	257	78	165	<b>13 580</b>

## 2008

January	2 701	3 514	3 665	1 070	1 939	257	80	162	<b>13 391</b>
February	2 653	3 455	3 590	1 075	1 919	255	84	164	<b>13 197</b>
March	2 590	3 433	3 503	1 093	1 901	253	83	173	<b>13 029</b>
April	2 529	3 448	3 395	1 116	1 887	255	78	192	<b>12 902</b>
May	2 492	3 484	3 260	1 134	1 877	259	68	218	<b>12 792</b>
June	2 443	3 535	3 111	1 138	1 872	266	60	239	<b>12 662</b>
July	2 384	3 589	2 963	1 132	1 873	273	54	250	<b>12 518</b>
August	2 327	3 640	2 844	1 117	1 877	280	45	255	<b>12 385</b>

na not available

## DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2007</b>									
June	-11.3	-9.5	15.0	-13.4	-2.4	-25.5	-32.5	39.7	<b>-2.5</b>
July	6.0	12.2	-0.6	20.4	-17.4	-4.4	29.6	7.7	<b>2.6</b>
August	-6.2	8.3	5.5	-3.0	8.5	13.0	16.2	-63.5	<b>2.3</b>
September	4.6	-5.9	-14.3	22.6	5.9	7.0	-21.3	-19.5	<b>-2.9</b>
October	-16.3	20.7	27.4	-9.1	-12.4	-5.0	152.1	81.8	<b>8.6</b>
November	74.0	-19.0	-17.7	20.6	18.8	2.4	-83.1	66.7	<b>3.0</b>
December	-35.0	-20.0	-0.3	-28.3	-16.5	7.9	85.4	-63.3	<b>-19.1</b>
<b>2008</b>									
January	-12.6	-3.5	-18.9	-11.8	24.5	-13.9	-55.3	6.4	<b>-7.1</b>
February	22.9	32.0	10.7	30.0	-18.0	9.8	341.2	81.2	<b>15.6</b>
March	-16.6	-13.1	-19.9	-19.8	-3.3	-19.4	-46.0	-51.9	<b>-15.8</b>
April	11.8	3.8	42.9	19.4	8.4	30.8	-17.3	99.0	<b>18.1</b>
May	15.7	8.3	-22.5	23.9	15.8	10.3	-32.8	-46.8	<b>1.9</b>
June	-16.0	5.2	11.3	-7.2	-23.0	-42.0	102.2	314.8	<b>-2.1</b>
July	6.2	6.0	-10.8	1.2	19.2	120.7	-68.1	-41.1	<b>2.4</b>
August	-18.9	-12.7	-2.9	-16.2	—	-35.2	131.0	-37.9	<b>-10.9</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	3.6	-1.3	7.9	3.0	18.2	-8.7	na	na	<b>5.8</b>
July	2.0	13.8	0.7	2.2	-20.5	-15.8	na	na	<b>0.7</b>
August	-1.4	4.3	1.9	1.8	2.2	17.7	na	na	<b>0.6</b>
September	3.5	2.3	0.5	36.3	18.8	7.1	na	na	<b>6.5</b>
October	-18.4	0.8	5.6	-15.7	-15.0	-10.2	na	na	<b>-4.2</b>
November	66.7	-10.1	-7.8	12.4	12.7	6.1	na	na	<b>7.5</b>
December	-26.7	2.7	16.4	-18.7	-9.7	9.4	na	na	<b>-5.1</b>
<b>2008</b>									
January	0.6	1.4	-14.7	3.1	38.4	-4.5	na	na	<b>1.0</b>
February	1.0	-0.9	-4.7	14.7	-24.0	12.2	na	na	<b>-3.2</b>
March	-0.3	-2.9	-16.8	-15.1	10.6	-24.5	na	na	<b>-6.7</b>
April	-4.4	-6.6	43.6	11.3	-15.3	24.5	na	na	<b>6.7</b>
May	1.7	3.6	-25.9	11.9	6.0	2.6	na	na	<b>-5.9</b>
June	-2.0	9.9	-2.7	-2.6	-8.4	-33.7	na	na	<b>2.1</b>
July	-2.9	3.9	-11.0	-9.8	6.6	97.8	na	na	<b>-2.4</b>
August	-8.5	-7.9	6.2	-1.9	2.3	-28.2	na	na	<b>-3.7</b>
TREND									
<b>2007</b>									
June	-2.1	3.9	1.0	2.6	0.6	-1.2	-1.8	1.8	<b>1.1</b>
July	-0.6	4.0	1.7	4.6	-0.1	-1.7	-3.7	-4.3	<b>1.6</b>
August	1.6	3.3	1.8	5.1	-0.6	-0.9	-8.7	-7.7	<b>1.8</b>
September	2.8	2.1	1.6	4.7	-0.4	1.3	-9.5	-8.8	<b>1.6</b>
October	2.9	0.4	-0.1	3.4	0.2	3.4	-7.0	-7.5	<b>0.8</b>
November	2.0	-0.9	-1.4	1.1	0.3	2.0	-2.5	-3.5	<b>-0.1</b>
December	0.5	-1.9	-2.0	-0.4	0.1	3.2	—	-1.2	<b>-1.0</b>
<b>2008</b>									
January	-0.8	-2.4	-2.0	-0.6	-0.3	—	2.6	-1.8	<b>-1.4</b>
February	-1.8	-1.7	-2.0	0.5	-1.0	-0.8	5.0	1.2	<b>-1.4</b>
March	-2.4	-0.6	-2.4	1.7	-0.9	-0.8	-1.2	5.5	<b>-1.3</b>
April	-2.4	0.4	-3.1	2.1	-0.7	0.8	-6.0	11.0	<b>-1.0</b>
May	-1.5	1.0	-4.0	1.6	-0.5	1.6	-12.8	13.5	<b>-0.9</b>
June	-2.0	1.5	-4.6	0.4	-0.3	2.7	-11.8	9.6	<b>-1.0</b>
July	-2.4	1.5	-4.8	-0.5	0.1	2.6	-10.0	4.6	<b>-1.1</b>
August	-2.4	1.4	-4.0	-1.3	0.2	2.6	-16.7	2.0	<b>-1.1</b>

— 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									
<b>2007</b>									
June	1 310	2 474	2 490	672	1 415	196	46	114	<b>8 717</b>
July	1 381	2 784	2 541	821	1 450	181	53	94	<b>9 305</b>
August	1 506	2 898	3 103	822	1 359	204	53	74	<b>10 019</b>
September	1 172	2 420	2 680	777	1 584	237	35	73	<b>8 978</b>
October	1 356	2 931	3 098	867	1 471	209	74	125	<b>10 131</b>
November	1 571	2 816	2 717	933	1 657	223	30	120	<b>10 067</b>
December	1 045	2 186	2 006	792	1 130	195	27	70	<b>7 451</b>
<b>2008</b>									
January	1 123	1 887	2 128	692	1 183	203	20	68	<b>7 304</b>
February	1 437	2 622	2 486	922	1 322	237	47	77	<b>9 150</b>
March	1 138	2 544	2 019	690	1 179	169	26	63	<b>7 828</b>
April	1 280	2 818	2 393	819	1 362	249	37	157	<b>9 115</b>
May	1 337	2 604	2 263	1 014	1 620	263	33	78	<b>9 212</b>
June	1 189	2 800	2 357	873	1 320	156	43	181	<b>8 919</b>
July	1 272	2 714	2 305	991	1 490	301	23	66	<b>9 162</b>
August	1 279	2 738	1 864	800	1 452	214	54	82	<b>8 483</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	1 221	2 351	2 473	707	1 529	na	na	na	<b>8 638</b>
July	1 280	2 655	2 369	754	1 447	na	na	na	<b>8 817</b>
August	1 303	2 573	2 721	766	1 288	na	na	na	<b>8 962</b>
September	1 223	2 533	2 781	802	1 518	na	na	na	<b>9 203</b>
October	1 326	2 653	2 700	837	1 419	na	na	na	<b>9 298</b>
November	1 456	2 572	2 624	830	1 475	na	na	na	<b>9 292</b>
December	1 229	2 664	2 423	833	1 254	na	na	na	<b>8 735</b>
<b>2008</b>									
January	1 346	2 538	2 589	847	1 385	na	na	na	<b>9 059</b>
February	1 391	2 587	2 462	943	1 395	na	na	na	<b>9 157</b>
March	1 347	2 737	2 200	770	1 382	na	na	na	<b>8 721</b>
April	1 290	2 630	2 352	832	1 275	na	na	na	<b>8 805</b>
May	1 203	2 540	2 218	935	1 409	na	na	na	<b>8 661</b>
June	1 155	2 653	2 259	880	1 341	na	na	na	<b>8 652</b>
July	1 144	2 473	2 085	865	1 441	na	na	na	<b>8 367</b>
August	1 195	2 640	1 796	845	1 464	na	na	na	<b>8 303</b>
TREND									
<b>2007</b>									
June	1 266	2 448	2 522	724	1 470	na	na	na	<b>8 757</b>
July	1 270	2 507	2 573	749	1 451	na	na	na	<b>8 875</b>
August	1 280	2 561	2 618	773	1 430	na	na	na	<b>8 992</b>
September	1 295	2 594	2 655	797	1 416	na	na	na	<b>9 092</b>
October	1 315	2 606	2 664	821	1 409	na	na	na	<b>9 153</b>
November	1 334	2 608	2 634	837	1 398	na	na	na	<b>9 154</b>
December	1 349	2 611	2 567	847	1 383	na	na	na	<b>9 102</b>
<b>2008</b>									
January	1 354	2 618	2 485	852	1 368	na	na	na	<b>9 026</b>
February	1 342	2 626	2 415	856	1 354	na	na	na	<b>8 946</b>
March	1 313	2 625	2 358	861	1 349	na	na	na	<b>8 863</b>
April	1 274	2 618	2 298	865	1 358	na	na	na	<b>8 775</b>
May	1 235	2 606	2 225	869	1 372	na	na	na	<b>8 671</b>
June	1 197	2 593	2 144	871	1 389	na	na	na	<b>8 558</b>
July	1 165	2 583	2 057	870	1 408	na	na	na	<b>8 448</b>
August	1 143	2 571	1 984	867	1 428	na	na	na	<b>8 357</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2007</b>									
June	-12.1	-3.6	-8.3	-18.9	-17.3	-7.1	-20.7	56.2	<b>-9.7</b>
July	5.4	12.5	2.0	22.2	2.5	-7.7	15.2	-17.5	<b>6.7</b>
August	9.1	4.1	22.1	0.1	-6.3	12.7	—	-21.3	<b>7.7</b>
September	-22.2	-16.5	-13.6	-5.5	16.6	16.2	-34.0	-1.4	<b>-10.4</b>
October	15.7	21.1	15.6	11.6	-7.1	-11.8	111.4	71.2	<b>12.8</b>
November	15.9	-3.9	-12.3	7.6	12.6	6.7	-59.5	-4.0	<b>-0.6</b>
December	-33.5	-22.4	-26.2	-15.1	-31.8	-12.6	-10.0	-41.7	<b>-26.0</b>
<b>2008</b>									
January	7.5	-13.7	6.1	-12.6	4.7	4.1	-25.9	-2.9	<b>-2.0</b>
February	28.0	39.0	16.8	33.2	11.7	16.7	135.0	13.2	<b>25.3</b>
March	-20.8	-3.0	-18.8	-25.2	-10.8	-28.7	-44.7	-18.2	<b>-14.4</b>
April	12.5	10.8	18.5	18.7	15.5	47.3	42.3	149.2	<b>16.4</b>
May	4.5	-7.6	-5.4	23.8	18.9	5.6	-10.8	-50.3	<b>1.1</b>
June	-11.1	7.5	4.2	-13.9	-18.5	-40.7	30.3	132.1	<b>-3.2</b>
July	7.0	-3.1	-2.2	13.5	12.9	92.9	-46.5	-63.5	<b>2.7</b>
August	0.6	0.9	-19.1	-19.3	-2.6	-28.9	134.8	24.2	<b>-7.4</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	-6.5	-1.3	0.3	-1.1	9.3	na	na	na	<b>0.8</b>
July	4.8	12.9	-4.2	6.7	-5.4	na	na	na	<b>2.1</b>
August	1.8	-3.1	14.9	1.6	-11.0	na	na	na	<b>1.6</b>
September	-6.2	-1.5	2.2	4.7	17.8	na	na	na	<b>2.7</b>
October	8.5	4.7	-2.9	4.3	-6.6	na	na	na	<b>1.0</b>
November	9.8	-3.1	-2.8	-0.8	3.9	na	na	na	<b>-0.1</b>
December	-15.6	3.6	-7.6	0.3	-14.9	na	na	na	<b>-6.0</b>
<b>2008</b>									
January	9.5	-4.7	6.8	1.7	10.4	na	na	na	<b>3.7</b>
February	3.3	1.9	-4.9	11.3	0.7	na	na	na	<b>1.1</b>
March	-3.2	5.8	-10.7	-18.3	-0.9	na	na	na	<b>-4.8</b>
April	-4.2	-3.9	6.9	8.0	-7.7	na	na	na	<b>1.0</b>
May	-6.8	-3.4	-5.7	12.4	10.5	na	na	na	<b>-1.6</b>
June	-3.9	4.4	1.8	-5.8	-4.8	na	na	na	<b>-0.1</b>
July	-1.0	-6.8	-7.7	-1.8	7.5	na	na	na	<b>-3.3</b>
August	4.4	6.8	-13.8	-2.2	1.6	na	na	na	<b>-0.8</b>
TREND									
<b>2007</b>									
June	-0.3	2.4	1.7	3.3	-1.2	na	na	na	<b>1.1</b>
July	0.4	2.4	2.0	3.5	-1.3	na	na	na	<b>1.4</b>
August	0.8	2.2	1.8	3.2	-1.4	na	na	na	<b>1.3</b>
September	1.2	1.3	1.4	3.2	-1.0	na	na	na	<b>1.1</b>
October	1.5	0.5	0.3	2.9	-0.5	na	na	na	<b>0.7</b>
November	1.5	0.1	-1.1	2.0	-0.8	na	na	na	<b>—</b>
December	1.2	0.1	-2.6	1.1	-1.0	na	na	na	<b>-0.6</b>
<b>2008</b>									
January	0.3	0.3	-3.2	0.6	-1.1	na	na	na	<b>-0.8</b>
February	-0.8	0.3	-2.8	0.5	-1.1	na	na	na	<b>-0.9</b>
March	-2.2	-0.1	-2.4	0.5	-0.3	na	na	na	<b>-0.9</b>
April	-3.0	-0.3	-2.6	0.5	0.6	na	na	na	<b>-1.0</b>
May	-3.1	-0.5	-3.2	0.4	1.0	na	na	na	<b>-1.2</b>
June	-3.1	-0.5	-3.7	0.2	1.2	na	na	na	<b>-1.3</b>
July	-2.6	-0.4	-4.0	—	1.3	na	na	na	<b>-1.3</b>
August	-1.9	-0.4	-3.6	-0.4	1.5	na	na	na	<b>-1.1</b>

— 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									
<b>2005-06</b>	16 875	28 808	25 342	8 325	22 071	2 288	678	1 044	<b>105 431</b>
<b>2006-07</b>	15 951	28 867	28 751	8 597	19 580	2 541	766	1 264	<b>106 317</b>
<b>2007-08</b>	15 748	31 598	30 080	10 348	17 120	2 540	590	1 284	<b>109 308</b>
<b>2007</b>									
September	1 175	2 457	2 711	816	1 625	238	35	79	<b>9 136</b>
October	1 364	2 970	3 145	903	1 485	209	91	125	<b>10 292</b>
November	1 611	2 833	2 728	968	1 704	223	37	122	<b>10 226</b>
December	1 066	2 254	2 024	818	1 204	198	59	73	<b>7 696</b>
<b>2008</b>									
January	1 152	1 916	2 161	712	1 216	205	26	68	<b>7 456</b>
February	1 466	2 635	2 496	956	1 361	238	58	90	<b>9 300</b>
March	1 143	2 547	2 026	704	1 216	169	32	64	<b>7 901</b>
April	1 293	2 825	2 408	830	1 371	249	45	158	<b>9 179</b>
May	1 340	2 616	2 295	1 034	1 667	268	35	90	<b>9 345</b>
June	1 193	2 811	2 373	887	1 328	158	43	199	<b>8 992</b>
July	1 290	2 737	2 317	1 015	1 590	312	27	74	<b>9 362</b>
August	1 285	2 745	1 878	801	1 458	216	66	91	<b>8 540</b>
OTHER DWELLINGS									
<b>2005-06</b>	17 285	7 721	12 691	3 133	4 099	346	685	823	<b>46 783</b>
<b>2006-07</b>	15 451	9 075	12 765	2 221	5 507	399	698	982	<b>47 098</b>
<b>2007-08</b>	15 362	11 199	13 880	2 750	6 507	398	560	1 055	<b>51 711</b>
<b>2007</b>									
September	1 444	1 256	948	410	474	22	61	20	<b>4 635</b>
October	829	1 512	1 518	211	353	38	151	55	<b>4 667</b>
November	2 204	799	1 109	375	479	30	4	178	<b>5 178</b>
December	1 414	651	1 803	145	618	75	17	37	<b>4 760</b>
<b>2008</b>									
January	1 015	887	941	137	1 053	30	8	49	<b>4 120</b>
February	1 198	1 066	938	148	499	20	92	122	<b>4 083</b>
March	1 079	668	725	181	583	39	49	38	<b>3 362</b>
April	1 192	513	1 524	227	579	23	22	45	<b>4 125</b>
May	1 536	1 000	753	276	592	32	10	18	<b>4 217</b>
June	1 223	993	1 020	329	412	16	48	249	<b>4 290</b>
July	1 275	1 294	710	216	484	72	2	190	<b>4 243</b>
August	795	775	1 061	230	615	33	1	73	<b>3 583</b>
TOTAL DWELLING UNITS									
<b>2005-06</b>	34 160	36 529	38 033	11 458	26 170	2 634	1 363	1 867	<b>152 214</b>
<b>2006-07</b>	31 402	37 942	41 516	10 818	25 087	2 940	1 464	2 246	<b>153 415</b>
<b>2007-08</b>	31 110	42 797	43 960	13 098	23 627	2 938	1 150	2 339	<b>161 019</b>
<b>2007</b>									
September	2 619	3 713	3 659	1 226	2 099	260	96	99	<b>13 771</b>
October	2 193	4 482	4 663	1 114	1 838	247	242	180	<b>14 959</b>
November	3 815	3 632	3 837	1 343	2 183	253	41	300	<b>15 404</b>
December	2 480	2 905	3 827	963	1 822	273	76	110	<b>12 456</b>
<b>2008</b>									
January	2 167	2 803	3 102	849	2 269	235	34	117	<b>11 576</b>
February	2 664	3 701	3 434	1 104	1 860	258	150	212	<b>13 383</b>
March	2 222	3 215	2 751	885	1 799	208	81	102	<b>11 263</b>
April	2 485	3 338	3 932	1 057	1 950	272	67	203	<b>13 304</b>
May	2 876	3 616	3 048	1 310	2 259	300	45	108	<b>13 562</b>
June	2 416	3 804	3 393	1 216	1 740	174	91	448	<b>13 282</b>
July	2 565	4 031	3 027	1 231	2 074	384	29	264	<b>13 605</b>
August	2 080	3 520	2 939	1 031	2 073	249	67	164	<b>12 123</b>

## 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								
<b>2005-06</b>	6 563	18 742	9 918	4 982	15 392	1 004	517	1 041
<b>2006-07</b>	6 460	19 169	10 775	5 526	13 462	1 165	573	1 263
<b>2007-08</b>	6 689	22 152	11 866	6 672	11 745	1 044	471	1 268
<b>2007</b>								
September	465	1 685	1 098	519	1 063	105	32	79
October	612	2 092	1 237	600	1 055	76	62	125
November	722	1 975	1 165	623	1 213	98	22	122
December	497	1 603	754	558	838	76	38	73
<b>2008</b>								
January	399	1 276	678	467	837	81	22	68
February	670	1 881	1 005	642	917	89	50	90
March	460	1 847	780	451	799	70	30	64
April	548	2 011	975	525	914	105	39	158
May	601	1 865	866	650	1 145	132	26	74
June	548	2 011	1 034	538	934	67	40	199
July	518	1 868	1 010	628	1 055	138	25	74
August	632	2 058	746	516	1 013	96	61	91
OTHER DWELLINGS								
<b>2005-06</b>	11 403	6 626	5 862	2 785	3 218	113	462	823
<b>2006-07</b>	10 993	8 120	4 880	1 645	4 138	178	668	982
<b>2007-08</b>	11 548	10 120	5 974	2 453	5 375	142	504	1 055
<b>2007</b>								
September	1 112	1 215	503	404	324	8	55	20
October	550	1 440	875	189	236	23	151	55
November	1 839	657	414	359	293	16	4	178
December	997	604	431	121	530	17	17	37
<b>2008</b>								
January	735	835	331	122	999	9	8	49
February	817	983	341	128	479	2	86	122
March	909	551	230	114	546	6	43	38
April	952	451	753	218	504	4	19	45
May	949	923	282	235	529	19	10	18
June	930	814	490	289	355	6	48	249
July	841	1 259	406	181	351	26	2	190
August	642	688	442	188	553	—	1	73
TOTAL DWELLING UNITS								
<b>2005-06</b>	17 966	25 368	15 780	7 767	18 610	1 117	979	1 864
<b>2006-07</b>	17 453	27 289	15 655	7 171	17 600	1 343	1 241	2 245
<b>2007-08</b>	18 237	32 272	17 840	9 125	17 120	1 186	975	2 323
<b>2007</b>								
September	1 577	2 900	1 601	923	1 387	113	87	99
October	1 162	3 532	2 112	789	1 291	99	213	180
November	2 561	2 632	1 579	982	1 506	114	26	300
December	1 494	2 207	1 185	679	1 368	93	55	110
<b>2008</b>								
January	1 134	2 111	1 009	589	1 836	90	30	117
February	1 487	2 864	1 346	770	1 396	91	136	212
March	1 369	2 398	1 010	565	1 345	76	73	102
April	1 500	2 462	1 728	743	1 418	109	58	203
May	1 550	2 788	1 148	885	1 674	151	36	92
June	1 478	2 825	1 524	827	1 289	73	88	448
July	1 359	3 127	1 416	809	1 406	164	27	264
August	1 274	2 746	1 188	704	1 566	96	62	164

— 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						
<b>2005-06</b>	103 443	43 464	470	1 091	320	<b>148 788</b>
<b>2006-07</b>	104 121	44 381	491	479	356	<b>149 828</b>
<b>2007-08</b>	107 335	48 363	632	320	300	<b>156 950</b>
<b>2007</b>						
September	8 966	4 338	44	54	40	<b>13 442</b>
October	10 119	4 443	84	18	23	<b>14 687</b>
November	10 056	4 913	31	19	62	<b>15 081</b>
December	7 442	4 532	71	7	29	<b>12 081</b>
<b>2008</b>						
January	7 296	3 876	24	62	15	<b>11 273</b>
February	9 138	3 763	126	24	21	<b>13 072</b>
March	7 823	3 220	46	2	9	<b>11 100</b>
April	9 087	3 792	37	29	19	<b>12 964</b>
May	9 204	3 886	40	10	18	<b>13 158</b>
June	8 915	3 925	20	4	21	<b>12 885</b>
July	9 156	3 877	35	23	22	<b>13 113</b>
August	8 477	3 372	47	26	32	<b>11 954</b>
PUBLIC SECTOR						
<b>2005-06</b>	1 855	1 515	51	2	3	<b>3 426</b>
<b>2006-07</b>	1 962	1 607	14	2	2	<b>3 587</b>
<b>2007-08</b>	1 829	2 056	71	105	8	<b>4 069</b>
<b>2007</b>						
September	158	169	—	—	2	<b>329</b>
October	161	111	—	—	—	<b>272</b>
November	159	162	2	—	—	<b>323</b>
December	245	129	1	—	—	<b>375</b>
<b>2008</b>						
January	152	143	8	—	—	<b>303</b>
February	150	118	23	15	5	<b>311</b>
March	73	58	—	32	—	<b>163</b>
April	64	223	7	46	—	<b>340</b>
May	133	249	16	6	—	<b>404</b>
June	73	315	3	6	—	<b>397</b>
July	199	285	1	6	1	<b>492</b>
August	57	88	1	21	2	<b>169</b>
TOTAL						
<b>2005-06</b>	105 298	44 979	521	1 093	323	<b>152 214</b>
<b>2006-07</b>	106 083	45 988	505	481	358	<b>153 415</b>
<b>2007-08</b>	109 164	50 419	703	425	308	<b>161 019</b>
<b>2007</b>						
September	9 124	4 507	44	54	42	<b>13 771</b>
October	10 280	4 554	84	18	23	<b>14 959</b>
November	10 215	5 075	33	19	62	<b>15 404</b>
December	7 687	4 661	72	7	29	<b>12 456</b>
<b>2008</b>						
January	7 448	4 019	32	62	15	<b>11 576</b>
February	9 288	3 881	149	39	26	<b>13 383</b>
March	7 896	3 278	46	34	9	<b>11 263</b>
April	9 151	4 015	44	75	19	<b>13 304</b>
May	9 337	4 135	56	16	18	<b>13 562</b>
June	8 988	4 240	23	10	21	<b>13 282</b>
July	9 355	4 162	36	29	23	<b>13 605</b>
August	8 534	3 460	48	47	34	<b>12 123</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.



<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
NSW	1 279	736	12	2	4	<b>2 033</b>
Vic.	2 737	706	14	19	10	<b>3 486</b>
Qld	1 863	1 037	5	1	2	<b>2 908</b>
SA	798	224	1	2	—	<b>1 025</b>
WA	1 452	581	14	—	16	<b>2 063</b>
Tas.	212	15	—	2	—	<b>229</b>
NT	54	—	1	—	—	<b>55</b>
ACT	82	73	—	—	—	<b>155</b>
Aust.	8 477	3 372	47	26	32	<b>11 954</b>
PUBLIC SECTOR						
NSW	6	20	—	21	—	<b>47</b>
Vic.	7	27	—	—	—	<b>34</b>
Qld	14	17	—	—	—	<b>31</b>
SA	1	2	1	—	2	<b>6</b>
WA	6	4	—	—	—	<b>10</b>
Tas.	2	18	—	—	—	<b>20</b>
NT	12	—	—	—	—	<b>12</b>
ACT	9	—	—	—	—	<b>9</b>
Aust.	57	88	1	21	2	<b>169</b>
TOTAL						
NSW	1 285	756	12	23	4	<b>2 080</b>
Vic.	2 744	733	14	19	10	<b>3 520</b>
Qld	1 877	1 054	5	1	2	<b>2 939</b>
SA	799	226	2	2	2	<b>1 031</b>
WA	1 458	585	14	—	16	<b>2 073</b>
Tas.	214	33	—	2	—	<b>249</b>
NT	66	—	1	—	—	<b>67</b>
ACT	91	73	—	—	—	<b>164</b>
Aust.	8 534	3 460	48	47	34	<b>12 123</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

Period	NEW 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.)										
<b>2005-06</b>	105 298	10 180	10 561	20 741	3 037	5 166	16 035	24 238	44 979	<b>150 277</b>
<b>2006-07</b>	106 083	10 025	11 247	21 272	2 478	4 379	17 859	24 716	45 988	<b>152 071</b>
<b>2007-08</b>	109 164	10 249	12 082	22 331	3 193	4 257	20 638	28 088	50 419	<b>159 583</b>
<b>2007</b>										
June	8 884	809	873	1 682	213	466	2 146	2 825	4 507	<b>13 391</b>
July	9 541	739	937	1 676	331	630	1 581	2 542	4 218	<b>13 759</b>
August	10 209	909	1 331	2 240	199	192	1 205	1 596	3 836	<b>14 045</b>
September	9 124	1 232	876	2 108	143	457	1 799	2 399	4 507	<b>13 631</b>
October	10 280	646	1 222	1 868	373	235	2 078	2 686	4 554	<b>14 834</b>
November	10 215	857	1 029	1 886	237	821	2 131	3 189	5 075	<b>15 290</b>
December	7 687	820	879	1 699	512	193	2 257	2 962	4 661	<b>12 348</b>
<b>2008</b>										
January	7 448	590	1 007	1 597	174	290	1 958	2 422	4 019	<b>11 467</b>
February	9 288	947	1 006	1 953	310	228	1 390	1 928	3 881	<b>13 169</b>
March	7 896	629	580	1 209	190	200	1 679	2 069	3 278	<b>11 174</b>
April	9 151	995	992	1 987	242	420	1 366	2 028	4 015	<b>13 166</b>
May	9 337	979	993	1 972	276	341	1 546	2 163	4 135	<b>13 472</b>
June	8 988	906	1 230	2 136	206	250	1 648	2 104	4 240	<b>13 228</b>
July	9 355	877	1 141	2 018	234	336	1 574	2 144	4 162	<b>13 517</b>
August	8 534	754	705	1 459	321	239	1 441	2 001	3 460	<b>11 994</b>
VALUE (\$m)										
<b>2005-06</b>	21 989.0	1 396.9	1 884.5	3 281.4	524.5	886.5	4 132.4	5 543.4	8 824.9	<b>30 813.9</b>
<b>2006-07</b>	24 038.0	1 403.2	2 119.8	3 523.1	458.9	926.1	5 040.8	6 425.8	9 948.9	<b>33 986.9</b>
<b>2007-08</b>	26 552.9	1 596.6	2 425.3	4 021.9	589.3	938.4	6 541.4	8 069.1	12 091.0	<b>38 643.8</b>
<b>2007</b>										
June	2 076.7	116.4	165.5	281.9	36.5	93.4	579.3	709.2	991.1	<b>3 067.8</b>
July	2 211.7	110.6	176.0	286.6	60.7	124.3	538.5	723.6	1 010.2	<b>3 221.9</b>
August	2 495.8	131.2	247.4	378.6	38.9	57.4	335.4	431.6	810.3	<b>3 306.0</b>
September	2 180.7	172.0	187.7	359.7	25.1	70.7	508.0	603.9	963.6	<b>3 144.3</b>
October	2 443.7	96.8	226.7	323.5	56.9	44.9	599.5	701.2	1 024.8	<b>3 468.5</b>
November	2 466.8	127.1	210.2	337.3	50.3	236.6	612.7	899.6	1 236.9	<b>3 703.7</b>
December	1 903.8	138.6	175.7	314.4	78.0	37.5	687.1	802.5	1 116.9	<b>3 020.6</b>
<b>2008</b>										
January	1 816.9	92.6	195.8	288.3	29.2	60.1	740.3	829.6	1 117.9	<b>2 934.8</b>
February	2 292.4	160.1	207.9	367.9	64.2	57.2	365.1	486.5	854.5	<b>3 146.8</b>
March	1 936.8	96.2	120.2	216.4	29.0	37.0	486.5	552.6	769.0	<b>2 705.8</b>
April	2 230.9	152.2	208.7	360.9	49.9	73.4	626.6	749.9	1 110.7	<b>3 341.7</b>
May	2 313.6	176.6	199.4	376.0	45.8	94.5	592.7	732.9	1 108.9	<b>3 422.5</b>
June	2 259.9	142.7	269.6	412.2	61.2	44.8	449.1	555.2	967.4	<b>3 227.3</b>
July	2 350.0	155.6	246.5	402.0	36.9	77.3	484.8	599.1	1 001.1	<b>3 351.1</b>
August	2 172.3	109.8	157.5	267.2	36.9	64.2	365.8	466.9	734.1	<b>2 906.5</b>

(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	1 285	142	186	328	7	46	375	428	756	<b>2 041</b>
Vic.	2 744	237	276	513	10	19	191	220	733	<b>3 477</b>
Qld	1 877	177	132	309	254	113	378	745	1 054	<b>2 931</b>
SA	799	83	69	152	28	—	46	74	226	<b>1 025</b>
WA	1 458	80	21	101	11	61	412	484	585	<b>2 043</b>
Tas.	214	22	—	22	11	—	—	11	33	<b>247</b>
NT	66	—	—	—	—	—	—	—	—	<b>66</b>
ACT	91	13	21	34	—	—	39	39	73	<b>164</b>
Aust.	8 534	754	705	1 459	321	239	1 441	2 001	3 460	<b>11 994</b>
VALUE (\$m)										
NSW	358.4	19.4	36.2	55.7	1.5	16.6	66.9	84.9	140.6	<b>499.0</b>
Vic.	653.9	35.0	63.7	98.7	5.2	3.0	81.6	89.8	188.5	<b>842.3</b>
Qld	509.6	21.5	36.0	57.5	21.2	26.1	109.0	156.3	213.8	<b>723.4</b>
SA	147.8	12.6	10.8	23.4	4.9	—	11.3	16.1	39.5	<b>187.3</b>
WA	420.6	15.9	6.3	22.2	2.8	18.5	92.3	113.6	135.8	<b>556.4</b>
Tas.	41.5	3.4	—	3.4	1.4	—	—	1.4	4.8	<b>46.2</b>
NT	20.3	—	—	—	—	—	—	—	—	<b>20.3</b>
ACT	20.3	2.0	4.5	6.5	—	—	4.7	4.7	11.3	<b>31.5</b>
Aust.	2 172.3	109.8	157.5	267.2	36.9	64.2	365.8	466.9	734.1	<b>2 906.5</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED

Month	New residential building	Alterations and additions to residential buildings (a)	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2007</b>					
July	3 221.9	510.7	3 732.6	2 945.0	<b>6 677.6</b>
August	3 306.0	549.5	3 855.5	2 322.5	<b>6 178.0</b>
September	3 144.3	555.6	3 699.9	2 475.8	<b>6 175.6</b>
October	3 468.5	560.9	4 029.4	3 745.5	<b>7 774.9</b>
November	3 703.7	535.0	4 238.7	3 456.9	<b>7 695.5</b>
December	3 020.6	412.5	3 433.2	2 685.7	<b>6 118.9</b>
<b>2008</b>					
January	2 934.8	445.1	3 379.9	3 546.2	<b>6 926.1</b>
February	3 146.8	553.6	3 700.4	2 559.3	<b>6 259.7</b>
March	2 705.8	462.6	3 168.4	2 565.8	<b>5 734.2</b>
April	3 341.7	511.7	3 853.4	2 593.7	<b>6 447.0</b>
May	3 422.5	506.8	3 929.3	3 133.0	<b>7 062.3</b>
June	3 227.3	523.2	3 750.5	2 628.3	<b>6 378.8</b>
July	3 351.1	613.5	3 964.5	3 418.8	<b>7 383.3</b>
August	2 906.5	527.7	3 434.1	2 042.5	<b>5 476.6</b>
SEASONALLY ADJUSTED					
<b>2007</b>					
July	3 058.3	483.7	3 542.0	2 734.8	<b>6 276.7</b>
August	3 123.1	502.6	3 625.7	2 443.8	<b>6 069.5</b>
September	3 212.2	537.5	3 749.8	2 498.7	<b>6 248.5</b>
October	3 282.6	511.5	3 794.1	3 556.7	<b>7 350.9</b>
November	3 389.6	507.3	3 896.8	3 177.9	<b>7 074.8</b>
December	3 413.0	518.7	3 931.7	2 818.2	<b>6 750.0</b>
<b>2008</b>					
January	3 526.7	533.1	4 059.8	3 592.7	<b>7 652.5</b>
February	3 102.7	542.7	3 645.4	2 666.1	<b>6 311.5</b>
March	3 058.5	499.7	3 558.2	2 787.5	<b>6 345.7</b>
April	3 228.8	527.4	3 756.1	2 641.6	<b>6 397.7</b>
May	3 172.1	468.3	3 640.5	3 005.6	<b>6 646.0</b>
June	3 130.3	509.8	3 640.1	2 717.9	<b>6 358.0</b>
July	3 054.8	567.0	3 621.8	3 022.4	<b>6 644.2</b>
August	3 006.5	496.9	3 503.4	2 303.3	<b>5 806.7</b>
TREND					
<b>2007</b>					
July	3 031.9	492.1	3 524.0	2 509.9	<b>6 033.9</b>
August	3 121.7	501.3	3 623.0	2 539.4	<b>6 162.4</b>
September	3 221.8	510.3	3 732.1	2 575.5	<b>6 307.5</b>
October	3 304.1	517.7	3 821.8	2 625.9	<b>6 447.7</b>
November	3 350.1	523.0	3 873.1	2 682.8	<b>6 555.9</b>
December	3 354.0	525.2	3 879.2	2 729.5	<b>6 608.8</b>
<b>2008</b>					
January	3 324.0	522.4	3 846.4	2 741.7	<b>6 588.1</b>
February	3 271.5	517.4	3 788.9	2 723.5	<b>6 512.4</b>
March	3 212.0	512.6	3 724.7	2 686.7	<b>6 411.4</b>
April	3 161.3	509.3	3 670.7	2 655.2	<b>6 325.9</b>
May	3 126.6	508.3	3 635.0	2 639.3	<b>6 274.2</b>
June	3 100.1	510.3	3 610.4	2 636.0	<b>6 246.4</b>
July	3 072.8	513.6	3 586.5	2 630.9	<b>6 217.4</b>
August	3 064.4	517.2	3 581.6	2 630.7	<b>6 212.3</b>

(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					
<b>2007</b>					
July	5.0	4.5	4.9	17.3	<b>10.0</b>
August	2.6	7.6	3.3	-21.1	<b>-7.5</b>
September	-4.9	1.1	-4.0	6.6	—
October	10.3	1.0	8.9	51.3	<b>25.9</b>
November	6.8	-4.6	5.2	-7.7	<b>-1.0</b>
December	-18.4	-22.9	-19.0	-22.3	<b>-20.5</b>
<b>2008</b>					
January	-2.8	7.9	-1.6	32.0	<b>13.2</b>
February	7.2	24.4	9.5	-27.8	<b>-9.6</b>
March	-14.0	-16.4	-14.4	0.3	<b>-8.4</b>
April	23.5	10.6	21.6	1.1	<b>12.4</b>
May	2.4	-1.0	2.0	20.8	<b>9.5</b>
June	-5.7	3.2	-4.6	-16.1	<b>-9.7</b>
July	3.8	17.2	5.7	30.1	<b>15.7</b>
August	-13.3	-14.0	-13.4	-40.3	<b>-25.8</b>
SEASONALLY ADJUSTED					
<b>2007</b>					
July	2.4	2.2	2.4	4.9	<b>3.5</b>
August	2.1	3.9	2.4	-10.6	<b>-3.3</b>
September	2.9	7.0	3.4	2.2	<b>2.9</b>
October	2.2	-4.8	1.2	42.3	<b>17.6</b>
November	3.3	-0.8	2.7	-10.7	<b>-3.8</b>
December	0.7	2.3	0.9	-11.3	<b>-4.6</b>
<b>2008</b>					
January	3.3	2.8	3.3	27.5	<b>13.4</b>
February	-12.0	1.8	-10.2	-25.8	<b>-17.5</b>
March	-1.4	-7.9	-2.4	4.6	<b>0.5</b>
April	5.6	5.5	5.6	-5.2	<b>0.8</b>
May	-1.8	-11.2	-3.1	13.8	<b>3.9</b>
June	-1.3	8.9	—	-9.6	<b>-4.3</b>
July	-2.4	11.2	-0.5	11.2	<b>4.5</b>
August	-1.6	-12.4	-3.3	-23.8	<b>-12.6</b>
TREND					
<b>2007</b>					
July	2.4	1.8	2.3	1.1	<b>1.8</b>
August	3.0	1.9	2.8	1.2	<b>2.1</b>
September	3.2	1.8	3.0	1.4	<b>2.4</b>
October	2.6	1.4	2.4	2.0	<b>2.2</b>
November	1.4	1.0	1.3	2.2	<b>1.7</b>
December	0.1	0.4	0.2	1.7	<b>0.8</b>
<b>2008</b>					
January	-0.9	-0.5	-0.8	0.4	<b>-0.3</b>
February	-1.6	-1.0	-1.5	-0.7	<b>-1.1</b>
March	-1.8	-0.9	-1.7	-1.4	<b>-1.6</b>
April	-1.6	-0.6	-1.5	-1.2	<b>-1.3</b>
May	-1.1	-0.2	-1.0	-0.6	<b>-0.8</b>
June	-0.8	0.4	-0.7	-0.1	<b>-0.4</b>
July	-0.9	0.6	-0.7	-0.2	<b>-0.5</b>
August	-0.3	0.7	-0.1	—	<b>-0.1</b>

— nil or rounded to zero (including null cells)

(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									
<b>2007</b>									
June	1 494.3	1 550.1	1 580.0	332.2	792.9	70.2	35.9	212.5	<b>6 068.0</b>
July	1 493.1	1 534.6	1 845.6	256.6	1 239.6	84.0	45.6	178.4	<b>6 677.6</b>
August	1 320.0	1 679.0	1 658.6	377.2	780.1	102.6	82.7	177.8	<b>6 178.0</b>
September	1 579.0	1 559.6	1 646.4	310.1	869.2	80.5	68.8	62.1	<b>6 175.6</b>
October	1 259.3	2 916.3	1 706.2	443.7	978.7	94.2	207.0	169.4	<b>7 774.9</b>
November	2 107.5	1 495.4	1 936.3	426.0	1 354.1	133.5	60.4	182.4	<b>7 695.5</b>
December	1 690.4	1 494.9	1 420.3	335.8	910.9	115.9	106.6	44.0	<b>6 118.9</b>
<b>2008</b>									
January	1 383.3	2 183.5	1 356.3	376.3	1 473.0	79.8	35.9	37.9	<b>6 926.1</b>
February	1 384.5	1 632.1	1 796.7	346.9	824.9	77.0	64.2	133.6	<b>6 259.7</b>
March	1 199.7	1 765.2	1 464.6	247.5	831.8	100.2	75.3	49.8	<b>5 734.2</b>
April	1 772.7	1 436.3	1 726.5	429.7	815.2	94.3	57.1	115.3	<b>6 447.0</b>
May	1 470.9	1 668.9	1 651.6	377.6	1 527.1	145.5	40.7	180.0	<b>7 062.3</b>
June	1 571.7	1 631.8	1 682.1	443.3	748.1	85.2	90.6	126.0	<b>6 378.8</b>
July	1 367.4	1 725.6	2 362.9	426.5	1 099.5	116.5	31.5	253.4	<b>7 383.3</b>
August	1 087.8	1 773.9	1 160.2	404.5	860.1	85.7	38.8	65.6	<b>5 476.6</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	1 457.2	1 485.1	1 511.4	322.1	834.0	na	na	na	<b>6 065.7</b>
July	1 494.6	1 505.1	1 633.8	276.6	1 101.3	na	na	na	<b>6 276.7</b>
August	1 367.6	1 543.3	1 663.2	315.0	772.6	na	na	na	<b>6 069.5</b>
September	1 401.7	1 656.4	1 657.9	343.8	916.0	na	na	na	<b>6 248.5</b>
October	1 286.3	2 642.7	1 549.2	379.5	949.9	na	na	na	<b>7 350.9</b>
November	1 990.6	1 455.3	1 730.2	384.5	1 278.3	na	na	na	<b>7 074.8</b>
December	1 819.3	1 721.6	1 805.0	356.6	897.3	na	na	na	<b>6 750.0</b>
<b>2008</b>									
January	1 575.6	2 628.7	1 572.3	408.4	1 401.4	na	na	na	<b>7 652.5</b>
February	1 324.0	1 559.1	1 829.2	384.6	950.2	na	na	na	<b>6 311.5</b>
March	1 422.3	1 696.3	1 466.1	311.7	1 014.6	na	na	na	<b>6 345.7</b>
April	1 711.2	1 444.1	1 820.5	370.0	766.2	na	na	na	<b>6 397.7</b>
May	1 359.1	1 610.3	1 573.9	368.7	1 396.8	na	na	na	<b>6 646.0</b>
June	1 493.6	1 600.3	1 649.2	432.1	804.1	na	na	na	<b>6 358.0</b>
July	1 384.2	1 654.4	2 107.2	446.6	934.0	na	na	na	<b>6 644.2</b>
August	1 161.1	1 746.0	1 219.0	387.5	924.8	na	na	na	<b>5 806.7</b>
TREND									
<b>2007</b>									
June	1 405.8	1 475.6	1 572.6	296.9	828.7	na	na	na	<b>5 927.9</b>
July	1 402.3	1 511.6	1 600.3	309.1	864.3	na	na	na	<b>6 033.9</b>
August	1 416.2	1 555.4	1 625.8	324.3	896.0	na	na	na	<b>6 162.4</b>
September	1 444.6	1 608.0	1 642.3	343.3	920.5	na	na	na	<b>6 307.5</b>
October	1 474.4	1 659.0	1 665.5	362.0	941.4	na	na	na	<b>6 447.7</b>
November	1 495.2	1 696.0	1 693.2	375.2	958.7	na	na	na	<b>6 555.9</b>
December	1 501.9	1 712.3	1 715.7	378.5	975.3	na	na	na	<b>6 608.8</b>
<b>2008</b>									
January	1 490.2	1 704.1	1 724.4	372.8	984.1	na	na	na	<b>6 588.1</b>
February	1 467.2	1 673.3	1 725.0	365.2	973.9	na	na	na	<b>6 512.4</b>
March	1 438.5	1 635.8	1 707.7	363.6	945.6	na	na	na	<b>6 411.4</b>
April	1 413.6	1 607.2	1 670.5	370.2	917.2	na	na	na	<b>6 325.9</b>
May	1 396.9	1 595.1	1 622.0	382.7	895.4	na	na	na	<b>6 274.2</b>
June	1 374.8	1 607.4	1 566.0	396.9	885.3	na	na	na	<b>6 246.4</b>
July	1 343.2	1 631.6	1 507.4	409.3	882.4	na	na	na	<b>6 217.4</b>
August	1 317.8	1 678.3	1 436.2	421.3	894.7	na	na	na	<b>6 212.3</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2007</b>									
June	-0.8	9.6	-1.9	11.9	2.9	-35.7	-53.8	42.2	<b>2.2</b>
July	-0.1	-1.0	16.8	-22.7	56.3	19.7	27.1	-16.0	<b>10.0</b>
August	-11.6	9.4	-10.1	47.0	-37.1	22.1	81.5	-0.4	<b>-7.5</b>
September	19.6	-7.1	-0.7	-17.8	11.4	-21.5	-16.9	-65.1	—
October	-20.2	87.0	3.6	43.1	12.6	17.0	201.0	172.9	<b>25.9</b>
November	67.3	-48.7	13.5	-4.0	38.4	41.7	-70.8	7.7	<b>-1.0</b>
December	-19.8	—	-26.6	-21.2	-32.7	-13.2	76.5	-75.9	<b>-20.5</b>
<b>2008</b>									
January	-18.2	46.1	-4.5	12.1	61.7	-31.2	-66.3	-13.9	<b>13.2</b>
February	0.1	-25.3	32.5	-7.8	-44.0	-3.5	78.5	252.5	<b>-9.6</b>
March	-13.3	8.2	-18.5	-28.7	0.8	30.1	17.4	-62.7	<b>-8.4</b>
April	47.8	-18.6	17.9	73.6	-2.0	-5.9	-24.3	131.4	<b>12.4</b>
May	-17.0	16.2	-4.3	-12.1	87.3	54.3	-28.8	56.1	<b>9.5</b>
June	6.9	-2.2	1.8	17.4	-51.0	-41.4	122.9	-30.0	<b>-9.7</b>
July	-13.0	5.7	40.5	-3.8	47.0	36.7	-65.2	101.2	<b>15.7</b>
August	-20.4	2.8	-50.9	-5.2	-21.8	-26.5	23.2	-74.1	<b>-25.8</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	6.9	7.2	-4.0	13.8	28.5	na	na	na	<b>9.9</b>
July	2.6	1.3	8.1	-14.1	32.1	na	na	na	<b>3.5</b>
August	-8.5	2.5	1.8	13.9	-29.8	na	na	na	<b>-3.3</b>
September	2.5	7.3	-0.3	9.1	18.6	na	na	na	<b>2.9</b>
October	-8.2	59.6	-6.6	10.4	3.7	na	na	na	<b>17.6</b>
November	54.7	-44.9	11.7	1.3	34.6	na	na	na	<b>-3.8</b>
December	-8.6	18.3	4.3	-7.3	-29.8	na	na	na	<b>-4.6</b>
<b>2008</b>									
January	-13.4	52.7	-12.9	14.5	56.2	na	na	na	<b>13.4</b>
February	-16.0	-40.7	16.3	-5.8	-32.2	na	na	na	<b>-17.5</b>
March	7.4	8.8	-19.9	-19.0	6.8	na	na	na	<b>0.5</b>
April	20.3	-14.9	24.2	18.7	-24.5	na	na	na	<b>0.8</b>
May	-20.6	11.5	-13.5	-0.4	82.3	na	na	na	<b>3.9</b>
June	9.9	-0.6	4.8	17.2	-42.4	na	na	na	<b>-4.3</b>
July	-7.3	3.4	27.8	3.3	16.2	na	na	na	<b>4.5</b>
August	-16.1	5.5	-42.2	-13.2	-1.0	na	na	na	<b>-12.6</b>
TREND									
<b>2007</b>									
June	-0.7	1.9	1.9	3.4	4.3	na	na	na	<b>1.6</b>
July	-0.3	2.4	1.8	4.1	4.3	na	na	na	<b>1.8</b>
August	1.0	2.9	1.6	4.9	3.7	na	na	na	<b>2.1</b>
September	2.0	3.4	1.0	5.8	2.7	na	na	na	<b>2.4</b>
October	2.1	3.2	1.4	5.4	2.3	na	na	na	<b>2.2</b>
November	1.4	2.2	1.7	3.7	1.8	na	na	na	<b>1.7</b>
December	0.4	1.0	1.3	0.9	1.7	na	na	na	<b>0.8</b>
<b>2008</b>									
January	-0.8	-0.5	0.5	-1.5	0.9	na	na	na	<b>-0.3</b>
February	-1.5	-1.8	—	-2.0	-1.0	na	na	na	<b>-1.1</b>
March	-2.0	-2.2	-1.0	-0.4	-2.9	na	na	na	<b>-1.6</b>
April	-1.7	-1.7	-2.2	1.8	-3.0	na	na	na	<b>-1.3</b>
May	-1.2	-0.8	-2.9	3.4	-2.4	na	na	na	<b>-0.8</b>
June	-1.6	0.8	-3.5	3.7	-1.1	na	na	na	<b>-0.4</b>
July	-2.3	1.5	-3.7	3.1	-0.3	na	na	na	<b>-0.5</b>
August	-1.9	2.9	-4.7	2.9	1.4	na	na	na	<b>-0.1</b>

— nil or rounded to zero (including null cells)

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2007</b>									
June	824.1	830.1	969.9	169.2	623.4	48.7	28.4	62.9	<b>3 556.7</b>
July	763.8	985.5	1 128.4	195.4	514.6	50.3	28.7	65.8	<b>3 732.6</b>
August	752.2	1 109.3	1 108.7	192.3	555.5	56.3	42.9	38.2	<b>3 855.5</b>
September	817.3	936.4	1 025.3	218.1	580.9	64.0	28.7	29.0	<b>3 699.9</b>
October	651.7	1 236.7	1 183.9	243.3	515.4	58.3	90.0	50.0	<b>4 029.4</b>
November	1 085.3	944.3	1 128.5	290.8	651.1	60.1	15.5	63.2	<b>4 238.7</b>
December	691.2	872.1	909.3	197.4	626.0	56.4	51.1	29.6	<b>3 433.2</b>
<b>2008</b>									
January	643.2	781.9	858.3	167.5	830.6	57.5	12.3	28.5	<b>3 379.9</b>
February	791.5	985.5	996.1	214.3	554.5	60.2	46.1	52.2	<b>3 700.4</b>
March	665.9	867.7	792.1	171.5	553.7	49.5	39.1	28.8	<b>3 168.4</b>
April	727.9	910.1	1 271.3	212.2	596.1	61.9	19.4	54.5	<b>3 853.4</b>
May	863.9	990.3	940.0	259.1	755.5	69.0	19.7	31.7	<b>3 929.3</b>
June	796.9	1 047.5	963.0	287.6	480.3	46.5	34.9	93.8	<b>3 750.5</b>
July	831.6	1 180.2	905.5	255.7	610.6	99.9	15.3	65.9	<b>3 964.5</b>
August	657.0	997.4	834.7	219.9	607.0	58.1	24.0	36.1	<b>3 434.1</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	759.3	849.2	914.0	175.2	634.1	na	na	na	<b>3 459.5</b>
July	738.5	944.2	1 028.7	188.2	511.9	na	na	na	<b>3 542.0</b>
August	753.9	981.2	1 057.1	187.7	508.8	na	na	na	<b>3 625.7</b>
September	768.8	999.0	1 054.5	225.6	581.0	na	na	na	<b>3 749.8</b>
October	658.1	1 049.9	1 104.2	235.6	538.2	na	na	na	<b>3 794.1</b>
November	999.7	882.6	1 064.4	226.0	598.2	na	na	na	<b>3 896.8</b>
December	810.0	1 028.7	1 104.1	208.7	628.4	na	na	na	<b>3 931.7</b>
<b>2008</b>									
January	778.6	987.2	1 046.1	200.5	913.9	na	na	na	<b>4 059.8</b>
February	738.6	963.2	976.8	214.3	579.5	na	na	na	<b>3 645.4</b>
March	794.5	1 018.9	772.5	210.8	642.9	na	na	na	<b>3 558.2</b>
April	721.0	856.7	1 261.8	213.0	571.8	na	na	na	<b>3 756.1</b>
May	754.5	948.4	945.4	236.2	651.5	na	na	na	<b>3 640.5</b>
June	759.0	1 037.0	908.1	287.2	499.5	na	na	na	<b>3 640.1</b>
July	783.7	1 030.8	837.9	241.1	566.4	na	na	na	<b>3 621.8</b>
August	694.4	1 014.7	845.2	236.2	585.4	na	na	na	<b>3 503.4</b>
TREND									
<b>2007</b>									
June	734.0	889.5	963.6	181.6	540.6	na	na	na	<b>3 445.3</b>
July	733.7	923.9	1 001.1	191.3	544.3	na	na	na	<b>3 524.0</b>
August	749.0	956.9	1 039.2	202.6	548.7	na	na	na	<b>3 623.0</b>
September	772.8	981.8	1 065.5	212.8	557.5	na	na	na	<b>3 732.1</b>
October	796.9	993.9	1 079.7	219.3	572.3	na	na	na	<b>3 821.8</b>
November	811.8	995.4	1 082.5	220.2	589.5	na	na	na	<b>3 873.1</b>
December	812.8	987.3	1 076.2	215.6	608.1	na	na	na	<b>3 879.2</b>
<b>2008</b>									
January	801.9	974.5	1 064.3	210.0	620.6	na	na	na	<b>3 846.4</b>
February	783.7	963.8	1 047.3	208.6	621.0	na	na	na	<b>3 788.9</b>
March	765.4	959.1	1 021.3	213.6	612.4	na	na	na	<b>3 724.7</b>
April	753.3	962.2	987.8	223.7	598.8	na	na	na	<b>3 670.7</b>
May	751.2	971.1	949.4	234.5	585.3	na	na	na	<b>3 635.0</b>
June	749.1	986.2	909.9	243.4	574.5	na	na	na	<b>3 610.4</b>
July	744.3	1 004.1	873.9	249.8	566.2	na	na	na	<b>3 586.5</b>
August	739.3	1 020.5	843.5	253.4	562.7	na	na	na	<b>3 581.6</b>

na not available



## VALUE OF NON-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									
<b>2007</b>									
June	670.2	720.0	610.1	163.0	169.5	21.4	7.5	149.6	<b>2 511.3</b>
July	729.3	549.1	717.2	61.2	725.0	33.7	16.8	112.6	<b>2 945.0</b>
August	567.8	569.7	549.9	184.9	224.5	46.2	39.8	139.6	<b>2 322.5</b>
September	761.6	623.2	621.0	92.0	288.3	16.5	40.1	33.1	<b>2 475.8</b>
October	607.7	1 679.5	522.3	200.4	463.3	36.0	117.0	119.4	<b>3 745.5</b>
November	1 022.2	551.1	807.8	135.2	703.0	73.4	44.9	119.2	<b>3 456.9</b>
December	999.2	622.8	511.0	138.4	285.0	59.5	55.5	14.4	<b>2 685.7</b>
<b>2008</b>									
January	740.2	1 401.6	498.0	208.8	642.4	22.3	23.6	9.4	<b>3 546.2</b>
February	593.0	646.6	800.6	132.6	270.4	16.8	18.1	81.4	<b>2 559.3</b>
March	533.8	897.5	672.5	76.0	278.1	50.7	36.2	21.0	<b>2 565.8</b>
April	1 044.8	526.2	455.1	217.5	219.1	32.4	37.7	60.9	<b>2 593.7</b>
May	606.9	678.6	711.7	118.5	771.6	76.5	20.9	148.3	<b>3 133.0</b>
June	774.8	584.3	719.1	155.7	267.7	38.7	55.8	32.1	<b>2 628.3</b>
July	535.7	545.4	1 457.4	170.8	488.9	16.6	16.2	187.5	<b>3 418.8</b>
August	430.8	776.6	325.5	184.6	253.2	27.5	14.8	29.6	<b>2 042.5</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
June	697.9	635.9	597.4	147.0	199.8	na	na	na	<b>2 606.1</b>
July	756.1	560.9	605.1	88.4	589.4	na	na	na	<b>2 734.8</b>
August	613.7	562.1	606.1	127.3	263.7	na	na	na	<b>2 443.8</b>
September	632.8	657.4	603.4	118.2	335.0	na	na	na	<b>2 498.7</b>
October	628.2	1 592.9	445.0	143.9	411.7	na	na	na	<b>3 556.7</b>
November	990.9	572.6	665.7	158.4	680.2	na	na	na	<b>3 177.9</b>
December	1 009.3	692.9	700.9	147.9	268.9	na	na	na	<b>2 818.2</b>
<b>2008</b>									
January	797.1	1 641.5	526.2	207.8	487.5	na	na	na	<b>3 592.7</b>
February	585.4	595.9	852.4	170.3	370.7	na	na	na	<b>2 666.1</b>
March	627.9	677.4	693.5	100.9	371.6	na	na	na	<b>2 787.5</b>
April	990.3	587.4	558.7	157.0	194.4	na	na	na	<b>2 641.6</b>
May	604.6	661.9	628.4	132.6	745.3	na	na	na	<b>3 005.6</b>
June	734.7	563.2	741.1	144.9	304.6	na	na	na	<b>2 717.9</b>
July	600.6	623.7	1 269.4	205.5	367.6	na	na	na	<b>3 022.4</b>
August	466.8	731.2	373.8	151.3	339.3	na	na	na	<b>2 303.3</b>
TREND									
<b>2007</b>									
June	671.9	586.1	609.0	115.4	288.1	na	na	na	<b>2 482.5</b>
July	668.7	587.8	599.2	117.8	320.1	na	na	na	<b>2 509.9</b>
August	667.2	598.5	586.6	121.7	347.3	na	na	na	<b>2 539.4</b>
September	671.8	626.2	576.8	130.5	363.0	na	na	na	<b>2 575.5</b>
October	677.5	665.0	585.8	142.8	369.1	na	na	na	<b>2 625.9</b>
November	683.4	700.6	610.7	155.0	369.2	na	na	na	<b>2 682.8</b>
December	689.1	725.0	639.6	162.8	367.2	na	na	na	<b>2 729.5</b>
<b>2008</b>									
January	688.3	729.5	660.1	162.7	363.5	na	na	na	<b>2 741.7</b>
February	683.6	709.6	677.7	156.6	353.0	na	na	na	<b>2 723.5</b>
March	673.0	676.7	686.3	150.0	333.2	na	na	na	<b>2 686.7</b>
April	660.3	645.0	682.7	146.5	318.4	na	na	na	<b>2 655.2</b>
May	645.7	624.1	672.7	148.2	310.1	na	na	na	<b>2 639.3</b>
June	625.7	621.2	656.1	153.5	310.8	na	na	na	<b>2 636.0</b>
July	598.8	627.6	633.5	159.5	316.2	na	na	na	<b>2 630.9</b>
August	578.5	657.8	592.7	167.9	332.0	na	na	na	<b>2 630.7</b>

na not available

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								
<b>2005-06</b>	21 640.5	8 578.6	59.1	5 025.8	318.8	35 622.8	18 775.6	<b>54 398.4</b>
<b>2006-07</b>	23 609.6	9 658.8	68.4	5 355.8	84.5	38 777.1	22 639.3	<b>61 416.4</b>
<b>2007-08</b>	26 098.4	11 714.6	119.0	5 783.0	90.1	43 805.0	28 067.8	<b>71 872.8</b>
<b>2007</b>								
September	2 145.7	935.1	7.1	494.2	45.4	3 627.6	2 115.8	<b>5 743.4</b>
October	2 406.3	1 003.3	13.2	533.0	1.0	3 956.8	3 270.5	<b>7 227.3</b>
November	2 433.5	1 206.5	4.6	515.4	3.7	4 163.7	2 812.6	<b>6 976.3</b>
December	1 823.2	1 094.0	22.1	378.4	1.0	3 318.7	2 381.3	<b>5 699.9</b>
<b>2008</b>								
January	1 773.0	1 088.9	3.9	400.5	21.1	3 287.4	2 225.8	<b>5 513.2</b>
February	2 255.1	831.4	29.9	500.1	3.8	3 620.3	1 979.6	<b>5 599.8</b>
March	1 914.8	757.8	6.7	438.1	0.1	3 117.5	2 223.9	<b>5 341.4</b>
April	2 213.9	1 062.4	6.3	488.9	3.8	3 775.4	2 197.9	<b>5 973.3</b>
May	2 281.6	1 067.7	5.1	492.8	0.8	3 848.0	2 620.3	<b>6 468.3</b>
June	2 243.5	916.4	1.2	518.2	0.2	3 679.5	2 270.0	<b>5 949.5</b>
July	2 300.8	943.9	6.5	588.6	7.2	3 847.0	2 259.0	<b>6 106.0</b>
August	2 157.1	717.4	8.1	503.3	4.6	3 390.5	1 758.8	<b>5 149.3</b>
PUBLIC SECTOR								
<b>2005-06</b>	348.5	246.3	5.1	162.3	0.2	762.4	6 657.0	<b>7 419.4</b>
<b>2006-07</b>	428.4	290.1	1.9	172.6	0.2	893.1	5 598.0	<b>6 491.1</b>
<b>2007-08</b>	454.5	376.4	11.4	115.4	8.4	966.0	6 589.8	<b>7 555.9</b>
<b>2007</b>								
September	34.9	28.5	—	8.9	—	72.3	359.9	<b>432.2</b>
October	37.4	21.5	—	13.7	—	72.6	475.1	<b>547.6</b>
November	33.4	30.4	0.4	10.8	—	75.0	644.2	<b>719.2</b>
December	80.6	22.9	0.2	10.8	—	114.5	304.5	<b>419.0</b>
<b>2008</b>								
January	43.8	29.0	1.9	17.7	—	92.5	1 320.4	<b>1 412.9</b>
February	37.3	23.0	6.4	12.4	1.0	80.2	579.7	<b>659.9</b>
March	21.9	11.2	—	15.5	2.2	50.9	341.9	<b>392.8</b>
April	17.1	48.3	0.6	8.3	3.8	78.0	395.8	<b>473.8</b>
May	32.0	41.2	1.0	6.4	0.7	81.3	512.7	<b>594.0</b>
June	16.4	51.0	—	2.9	0.7	71.0	358.3	<b>429.3</b>
July	49.2	57.2	0.1	10.6	0.5	117.6	1 159.8	<b>1 277.3</b>
August	15.3	16.7	0.2	9.7	1.8	43.6	283.7	<b>327.3</b>
TOTAL								
<b>2005-06</b>	21 989.0	8 824.9	64.2	5 188.1	319.0	36 385.1	25 432.6	<b>61 817.8</b>
<b>2006-07</b>	24 038.0	9 948.9	70.3	5 528.3	84.7	39 670.2	28 237.3	<b>67 907.5</b>
<b>2007-08</b>	26 552.9	12 091.0	130.3	5 898.4	98.5	44 771.1	34 657.6	<b>79 428.7</b>
<b>2007</b>								
September	2 180.7	963.6	7.1	503.1	45.4	3 699.9	2 475.8	<b>6 175.6</b>
October	2 443.7	1 024.8	13.2	546.6	1.0	4 029.4	3 745.5	<b>7 774.9</b>
November	2 466.8	1 236.9	5.0	526.2	3.7	4 238.7	3 456.9	<b>7 695.5</b>
December	1 903.8	1 116.9	22.4	389.2	1.0	3 433.2	2 685.7	<b>6 118.9</b>
<b>2008</b>								
January	1 816.9	1 117.9	5.8	418.2	21.1	3 379.9	3 546.2	<b>6 926.1</b>
February	2 292.4	854.5	36.3	512.5	4.8	3 700.4	2 559.3	<b>6 259.7</b>
March	1 936.8	769.0	6.7	453.7	2.3	3 168.4	2 565.8	<b>5 734.2</b>
April	2 230.9	1 110.7	6.9	497.3	7.6	3 853.4	2 593.7	<b>6 447.0</b>
May	2 313.6	1 108.9	6.1	499.2	1.5	3 929.3	3 133.0	<b>7 062.3</b>
June	2 259.9	967.4	1.3	521.0	1.0	3 750.5	2 628.3	<b>6 378.8</b>
July	2 350.0	1 001.1	6.5	599.2	7.7	3 964.5	3 418.8	<b>7 383.3</b>
August	2 172.3	734.1	8.3	512.9	6.4	3 434.1	2 042.5	<b>5 476.6</b>

— 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	357.0	135.8	1.6	152.5	0.4	647.3	352.6	1 000.0
Vic.	651.9	184.4	2.3	142.4	3.6	984.6	660.4	1 645.0
Qld	506.0	210.2	0.7	110.4	0.1	827.4	288.1	1 115.5
SA	147.7	39.2	—	31.6	0.2	218.7	169.9	388.6
WA	419.0	134.5	3.4	46.9	—	603.7	231.3	835.0
Tas.	40.9	2.1	—	11.4	0.4	54.9	21.9	76.8
NT	16.3	—	0.1	3.5	—	19.9	12.0	31.8
ACT	18.3	11.3	—	4.5	—	34.0	22.7	56.7
Aust.	2 157.1	717.4	8.1	503.3	4.6	3 390.5	1 758.8	5 149.3
PUBLIC SECTOR								
NSW	1.4	4.8	—	1.7	1.8	9.6	78.2	87.8
Vic.	2.0	4.1	—	6.7	—	12.8	116.2	128.9
Qld	3.6	3.6	—	0.1	—	7.3	37.4	44.7
SA	0.1	0.3	0.2	0.7	—	1.2	14.7	15.9
WA	1.6	1.3	—	0.3	—	3.3	21.9	25.1
Tas.	0.5	2.7	—	—	—	3.2	5.7	8.9
NT	4.0	—	—	0.1	—	4.2	2.8	7.0
ACT	2.0	—	—	—	—	2.0	6.9	9.0
Aust.	15.3	16.7	0.2	9.7	1.8	43.6	283.7	327.3
TOTAL								
NSW	358.4	140.6	1.6	154.2	2.2	657.0	430.8	1 087.8
Vic.	653.9	188.5	2.3	149.1	3.6	997.4	776.6	1 773.9
Qld	509.6	213.8	0.7	110.5	0.1	834.7	325.5	1 160.2
SA	147.8	39.5	0.2	32.3	0.2	219.9	184.6	404.5
WA	420.6	135.8	3.4	47.2	—	607.0	253.2	860.1
Tas.	41.5	4.8	—	11.5	0.4	58.1	27.5	85.7
NT	20.3	—	0.1	3.7	—	24.0	14.8	38.8
ACT	20.3	11.3	—	4.5	—	36.1	29.6	65.6
Aust.	2 172.3	734.1	8.3	512.9	6.4	3 434.1	2 042.5	5 476.6

— 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
<b>Commercial</b>									
Retail/wholesale trade	63.8	119.6	77.5	55.6	36.9	9.4	0.7	4.2	367.7
Transport	2.9	0.2	1.5	—	3.0	—	0.7	—	8.3
Offices	61.4	203.1	55.1	46.2	62.0	6.2	1.8	17.1	452.9
Other commercial n.e.c.	3.7	9.2	2.3	2.3	0.3	0.4	—	—	18.1
<i>Total commercial</i>	<i>131.8</i>	<i>332.1</i>	<i>136.4</i>	<i>104.0</i>	<i>102.2</i>	<i>16.0</i>	<i>3.1</i>	<i>21.3</i>	<i>846.9</i>
<b>Industrial</b>									
Factories	20.6	22.2	17.4	1.4	18.3	1.1	4.0	—	85.0
Warehouses	104.3	62.5	48.2	6.5	45.3	4.1	5.9	4.7	281.5
Agricultural/aquacultural	1.5	4.8	2.6	6.2	30.4	0.9	—	—	46.4
Other industrial n.e.c.	20.4	3.8	14.2	0.2	4.6	—	0.2	—	43.4
<i>Total industrial</i>	<i>146.7</i>	<i>93.4</i>	<i>82.4</i>	<i>14.3</i>	<i>98.5</i>	<i>6.2</i>	<i>10.1</i>	<i>4.7</i>	<i>456.3</i>
<b>Other non-residential</b>									
Educational	62.9	96.0	55.9	13.3	5.3	2.5	0.6	0.6	237.2
Religious	7.6	1.1	0.3	—	1.1	—	0.1	—	10.2
Aged care facilities	0.8	47.7	15.1	17.1	10.6	—	—	—	91.2
Health	13.5	7.3	13.6	1.1	20.1	1.5	0.5	—	57.7
Entertainment and recreation	30.3	46.8	8.1	3.0	2.1	0.8	0.2	2.7	94.2
Accommodation	21.4	143.7	3.6	25.2	11.1	0.5	0.1	0.2	205.8
Other non-residential n.e.c.	15.8	8.5	10.1	6.5	2.0	0.2	—	—	43.1
<i>Total other non-residential</i>	<i>152.3</i>	<i>351.1</i>	<i>106.7</i>	<i>66.3</i>	<i>52.4</i>	<i>5.4</i>	<i>1.5</i>	<i>3.6</i>	<i>739.3</i>
<b>Total non-residential</b>	<b>430.8</b>	<b>776.6</b>	<b>325.5</b>	<b>184.6</b>	<b>253.2</b>	<b>27.5</b>	<b>14.8</b>	<b>29.6</b>	<b>2 042.5</b>

— 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	60.7	119.1	77.4	55.6	36.0	9.4	0.7	4.2	363.1
Transport	0.4	0.1	1.4	—	3.0	—	—	—	5.0
Offices	58.4	194.4	51.0	44.8	61.8	4.3	1.2	10.5	426.4
Other commercial n.e.c.	3.7	9.2	2.3	2.3	0.2	0.4	—	—	18.0
<i>Total commercial</i>	<i>123.2</i>	<i>322.8</i>	<i>132.1</i>	<i>102.6</i>	<i>101.1</i>	<i>14.1</i>	<i>1.9</i>	<i>14.7</i>	<i>812.4</i>
Industrial									
Factories	20.6	22.2	17.3	1.4	18.3	1.0	3.5	—	84.2
Warehouses	104.2	62.5	48.2	6.5	45.2	4.0	5.9	4.7	281.1
Agricultural/aquacultural	1.4	4.8	2.6	6.2	30.4	0.9	—	—	46.4
Other industrial n.e.c.	4.2	3.8	14.1	0.2	4.5	—	0.2	—	27.1
<i>Total industrial</i>	<i>130.4</i>	<i>93.4</i>	<i>82.1</i>	<i>14.3</i>	<i>98.4</i>	<i>5.9</i>	<i>9.6</i>	<i>4.7</i>	<i>438.7</i>
Other non-residential									
Educational	33.8	30.7	35.7	7.5	5.3	0.7	0.3	0.3	114.3
Religious	7.6	0.7	0.3	—	1.1	—	0.1	—	9.8
Aged care facilities	0.8	45.4	15.1	17.1	10.6	—	—	—	89.0
Health	13.5	3.2	9.1	0.2	0.3	—	—	—	26.3
Entertainment and recreation	20.8	13.5	6.4	2.9	2.1	0.7	0.1	2.7	49.2
Accommodation	9.4	143.7	2.8	25.2	11.1	0.5	0.1	0.2	192.9
Other non-residential n.e.c.	13.2	6.9	4.5	0.2	1.3	—	—	—	26.1
<i>Total other non-residential</i>	<i>99.1</i>	<i>244.2</i>	<i>73.9</i>	<i>53.0</i>	<i>31.9</i>	<i>1.8</i>	<i>0.6</i>	<i>3.3</i>	<i>507.7</i>
<b>Total non-residential</b>	<b>352.6</b>	<b>660.4</b>	<b>288.1</b>	<b>169.9</b>	<b>231.3</b>	<b>21.9</b>	<b>12.0</b>	<b>22.7</b>	<b>1 758.8</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	3.1	0.5	0.1	—	0.9	—	—	—	4.6
Transport	2.5	0.1	0.1	—	—	—	0.7	—	3.3
Offices	3.0	8.7	4.1	1.4	0.2	1.9	0.6	6.6	26.5
Other commercial n.e.c.	—	—	—	—	0.1	—	—	—	0.1
<i>Total commercial</i>	<i>8.6</i>	<i>9.3</i>	<i>4.3</i>	<i>1.4</i>	<i>1.2</i>	<i>1.9</i>	<i>1.3</i>	<i>6.6</i>	<i>34.5</i>
Industrial									
Factories	—	—	0.2	—	—	0.2	0.5	—	0.8
Warehouses	0.1	—	—	—	0.1	0.1	0.1	—	0.4
Agricultural/aquacultural	0.1	—	—	—	—	—	—	—	0.1
Other industrial n.e.c.	16.2	—	0.2	—	0.1	—	—	—	16.4
<i>Total industrial</i>	<i>16.3</i>	<i>—</i>	<i>0.3</i>	<i>—</i>	<i>0.2</i>	<i>0.2</i>	<i>0.6</i>	<i>—</i>	<i>17.6</i>
Other non-residential									
Educational	29.0	65.3	20.2	5.9	—	1.8	0.4	0.3	122.9
Religious	—	0.3	—	—	—	—	—	—	0.3
Aged care facilities	—	2.2	—	—	—	—	—	—	2.2
Health	0.1	4.2	4.5	0.9	19.8	1.5	0.5	—	31.4
Entertainment and recreation	9.6	33.3	1.7	0.2	—	0.1	0.1	—	44.9
Accommodation	12.0	—	0.8	—	—	—	—	—	12.8
Other non-residential n.e.c.	2.6	1.6	5.6	6.3	0.8	0.2	—	—	17.0
<i>Total other non-residential</i>	<i>53.2</i>	<i>106.9</i>	<i>32.8</i>	<i>13.3</i>	<i>20.6</i>	<i>3.6</i>	<i>0.9</i>	<i>0.3</i>	<i>231.6</i>
<b>Total non-residential</b>	<b>78.2</b>	<b>116.2</b>	<b>37.4</b>	<b>14.7</b>	<b>21.9</b>	<b>5.7</b>	<b>2.8</b>	<b>6.9</b>	<b>283.7</b>

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	720	56	11	787
Transport	16	2	—	18
Offices	356	44	21	421
Other commercial n.e.c.	21	3	1	25
<i>Total commercial</i>	<i>1 113</i>	<i>105</i>	<i>33</i>	<i>1 251</i>
Industrial				
Factories	68	16	4	88
Warehouses	161	52	9	222
Agricultural/aquacultural	76	1	3	80
Other industrial n.e.c.	54	8	1	63
<i>Total industrial</i>	<i>359</i>	<i>77</i>	<i>17</i>	<i>453</i>
Other non-residential				
Educational	105	36	12	153
Religious	9	2	1	12
Aged care facilities	14	7	7	28
Health	41	9	3	53
Entertainment and recreation	68	20	4	92
Accommodation	37	8	5	50
Other non-residential n.e.c.	67	8	2	77
<i>Total other non-residential</i>	<i>341</i>	<i>90</i>	<i>34</i>	<i>465</i>
<b>Total non-residential</b>	<b>1 813</b>	<b>272</b>	<b>84</b>	<b>2 169</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	131.7	108.5	127.4	367.7
Transport	3.7	4.6	—	8.3
Offices	92.9	78.6	281.4	452.9
Other commercial n.e.c.	7.3	4.2	6.5	18.1
<i>Total commercial</i>	<i>235.6</i>	<i>196.0</i>	<i>415.3</i>	<i>846.9</i>
Industrial				
Factories	21.4	30.1	33.5	85.0
Warehouses	53.2	106.8	121.5	281.5
Agricultural/aquacultural	9.5	2.0	34.9	46.4
Other industrial n.e.c.	10.6	16.9	16.0	43.4
<i>Total industrial</i>	<i>94.7</i>	<i>155.8</i>	<i>205.9</i>	<i>456.3</i>
Other non-residential				
Educational	33.1	92.6	111.5	237.2
Religious	2.1	3.0	5.1	10.2
Aged care facilities	4.8	17.3	69.0	91.2
Health	8.5	18.2	30.9	57.7
Entertainment and recreation	21.8	33.8	38.6	94.2
Accommodation	9.6	17.3	178.9	205.8
Other non-residential n.e.c.	17.3	15.3	10.5	43.1
<i>Total other non-residential</i>	<i>97.3</i>	<i>197.4</i>	<i>444.5</i>	<i>739.3</i>
<b>Total non-residential</b>	<b>427.7</b>	<b>549.1</b>	<b>1 065.7</b>	<b>2 042.5</b>

— 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)							
<b>2005-06</b>	21 989.1	8 824.9	30 813.9	5 571.2	36 385.1	25 432.6	61 817.8
<b>2006-07</b>	23 234.4	9 451.5	32 685.9	5 560.2	38 246.2	26 608.1	64 854.3
<b>2007-08</b>	24 404.8	10 734.9	35 139.7	5 700.5	40 840.2	30 439.3	71 279.5
<b>2007</b>							
March Qtr	5 380.2	2 292.6	7 672.8	1 284.0	8 956.8	7 109.7	16 066.5
June Qtr	5 925.3	2 441.9	8 367.2	1 388.4	9 755.6	6 364.0	16 119.6
September Qtr	6 478.8	2 542.1	9 020.9	1 539.0	10 559.9	6 988.9	17 548.8
December Qtr	6 300.4	3 045.5	9 346.0	1 413.1	10 759.1	8 776.0	19 535.1
<b>2008</b>							
March Qtr	5 498.3	2 380.9	7 879.2	1 345.2	9 224.4	7 520.7	16 745.1
June Qtr	6 127.2	2 766.4	8 893.6	1 403.3	10 296.9	7 153.6	17 450.5
SEASONALLY ADJUSTED (\$m)							
<b>2007</b>							
March Qtr	5 748.7	2 394.8	8 143.5	1 374.1	9 517.6	7 110.3	16 627.9
June Qtr	5 872.6	2 463.5	8 336.1	1 359.0	9 695.1	6 514.0	16 209.2
September Qtr	6 133.3	2 457.2	8 590.5	1 449.4	10 039.9	6 848.4	16 888.3
December Qtr	6 306.8	3 004.3	9 311.1	1 444.3	10 755.4	8 719.8	19 475.2
<b>2008</b>							
March Qtr	6 088.7	2 669.7	8 758.3	1 456.6	10 215.0	7 486.7	17 701.7
June Qtr	5 847.2	2 603.8	8 451.0	1 352.2	9 803.2	7 304.6	17 107.9
TREND (\$m)							
<b>2007</b>							
March Qtr	5 782.3	2 359.8	8 142.1	1 378.8	9 520.8	6 625.2	16 146.0
June Qtr	5 916.0	2 461.8	8 377.8	1 390.2	9 768.0	6 868.7	16 636.7
September Qtr	6 123.3	2 629.0	8 752.3	1 424.8	10 177.0	7 342.4	17 519.5
December Qtr	6 182.6	2 738.0	8 919.6	1 444.4	10 364.0	7 744.5	18 106.7
<b>2008</b>							
March Qtr	6 097.7	2 745.8	8 843.1	1 427.7	10 270.8	7 806.0	18 075.3
June Qtr	5 934.7	2 683.8	8 620.0	1 387.0	10 007.0	7 556.6	17 581.8
TREND (% change from previous quarter)							
<b>2007</b>							
March Qtr	0.3	1.2	0.5	-1.5	0.2	-1.8	-0.6
June Qtr	2.3	4.3	2.9	0.8	2.6	3.7	3.0
September Qtr	3.5	6.8	4.5	2.5	4.2	6.9	5.3
December Qtr	1.0	4.1	1.9	1.4	1.8	5.5	3.4
<b>2008</b>							
March Qtr	-1.4	0.3	-0.9	-1.2	-0.9	0.8	-0.2
June Qtr	-2.7	-2.3	-2.5	-2.9	-2.6	-3.2	-2.7

(a) Reference year for chain volume measures is 2005-06. Refer to Explanatory Notes, paragraph 24.

(b) Refer to Explanatory Notes, paragraph 13.

## Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2005-06</b>	9 002.8	8 978.6	9 189.3	2 132.6	5 608.9	567.4	396.1	509.4	<b>36 385.1</b>
<b>2006-07</b>	8 906.6	9 859.9	10 048.7	2 012.7	5 839.0	613.2	420.6	545.5	<b>38 246.2</b>
<b>2007-08</b>	8 789.3	10 935.4	10 977.3	2 461.5	6 160.3	633.3	355.0	528.2	<b>40 840.2</b>
<b>2007</b>									
March Qtr	2 111.5	2 266.3	2 470.1	478.1	1 249.6	141.9	132.7	106.5	<b>8 956.8</b>
June Qtr	2 278.0	2 470.5	2 585.2	505.1	1 494.9	154.2	93.6	174.2	<b>9 755.6</b>
September Qtr	2 261.6	2 918.1	2 993.0	575.1	1 442.8	158.7	84.7	126.0	<b>10 559.9</b>
December Qtr	2 334.9	2 875.6	2 888.7	688.5	1 546.6	160.6	130.2	133.9	<b>10 759.1</b>
<b>2008</b>									
March Qtr	1 984.1	2 431.0	2 332.3	509.9	1 631.5	153.3	80.1	102.2	<b>9 224.4</b>
June Qtr	2 208.7	2 710.8	2 763.3	687.9	1 539.4	160.8	60.0	166.0	<b>10 296.9</b>
NON-RESIDENTIAL BUILDING									
<b>2005-06</b>	6 732.2	6 980.5	6 152.9	1 275.5	2 346.6	283.2	424.1	1 237.6	<b>25 432.6</b>
<b>2006-07</b>	7 762.8	7 232.9	6 387.8	1 143.3	2 472.7	370.8	239.9	997.9	<b>26 608.1</b>
<b>2007-08</b>	8 265.3	7 907.5	6 869.1	1 565.5	4 145.9	436.2	429.9	819.9	<b>30 439.3</b>
<b>2007</b>									
March Qtr	1 854.1	2 117.8	1 611.2	208.3	840.3	127.3	90.2	260.4	<b>7 109.7</b>
June Qtr	1 887.6	1 580.4	1 639.9	383.4	470.7	72.8	48.9	280.2	<b>6 364.0</b>
September Qtr	1 947.7	1 515.9	1 734.0	313.0	1 041.6	86.0	84.5	266.2	<b>6 988.9</b>
December Qtr	2 456.5	2 447.1	1 681.5	435.7	1 185.1	150.1	186.0	233.9	<b>8 776.0</b>
<b>2008</b>									
March Qtr	1 711.6	2 458.2	1 780.8	377.6	948.0	76.6	65.4	102.4	<b>7 520.7</b>
June Qtr	2 149.5	1 486.4	1 672.8	439.1	971.1	123.4	93.9	217.4	<b>7 153.6</b>
TOTAL BUILDING									
<b>2005-06</b>	15 735.1	15 959.0	15 342.2	3 408.1	7 955.5	850.6	820.2	1 747.0	<b>61 817.8</b>
<b>2006-07</b>	16 669.4	17 092.7	16 436.5	3 156.0	8 311.7	984.0	660.5	1 543.4	<b>64 854.3</b>
<b>2007-08</b>	17 054.6	18 842.9	17 846.4	4 026.9	10 306.2	1 069.5	784.9	1 348.1	<b>71 279.5</b>
<b>2007</b>									
March Qtr	3 965.7	4 384.1	4 081.3	686.4	2 090.0	269.3	222.9	366.9	<b>16 066.5</b>
June Qtr	4 165.6	4 050.9	4 225.1	888.5	1 965.6	227.0	142.5	454.5	<b>16 119.6</b>
September Qtr	4 209.3	4 433.9	4 727.0	888.1	2 484.4	244.7	169.2	392.2	<b>17 548.8</b>
December Qtr	4 791.5	5 322.6	4 570.2	1 124.3	2 731.7	310.7	316.3	367.8	<b>19 535.1</b>
<b>2008</b>									
March Qtr	3 695.7	4 889.2	4 113.1	887.5	2 579.5	229.9	145.6	204.6	<b>16 745.1</b>
June Qtr	4 358.1	4 197.2	4 436.1	1 127.0	2 510.5	284.2	153.9	383.5	<b>17 450.5</b>

(a) Reference year for chain volume measures is 2005-06. Refer to Explanatory Notes, paragraph 24.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

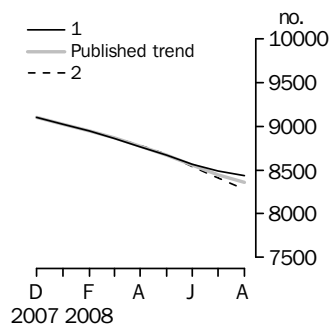
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### 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.

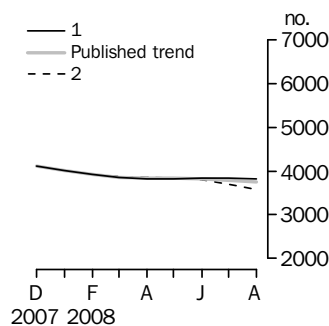
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 3.4% for the number of private sector houses approved and 13% for private sector other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 3.4% for the number of private sector houses approved and 13% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.4% on Aug 2008		(2) falls by 3.4% on Aug 2008	
	no.	% change	no.	% change	no.	% change
<b>2008</b>						
March	8 863	-0.9	8 859	-1.0	8 869	-0.9
April	8 775	-1.0	8 766	-1.0	8 785	-1.0
May	8 671	-1.2	8 667	-1.1	8 676	-1.2
June	8 558	-1.3	8 568	-1.1	8 543	-1.5
July	8 448	-1.3	8 491	-0.9	8 407	-1.6
August	8 357	-1.1	8 436	-0.6	8 278	-1.5

### PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on Aug 2008		(2) falls by 13% on Aug 2008	
	no.	% change	no.	% change	no.	% change
<b>2008</b>						
March	3 855	-1.7	3 849	-1.8	3 867	-1.4
April	3 832	-0.6	3 819	-0.8	3 850	-0.4
May	3 836	0.1	3 827	0.2	3 842	-0.2
June	3 824	-0.3	3 836	0.2	3 795	-1.2
July	3 792	-0.8	3 832	-0.1	3 695	-2.6
August	3 753	-1.0	3 827	-0.1	3 569	-3.4

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents monthly details of building work approved.

### SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following:

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

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

**5** From July 1990, the statistics include:

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

### VALUE DATA

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

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

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

### OWNERSHIP

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

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

**17** From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months.

**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.

**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** The revision properties of the seasonally adjusted and trend estimates have been improved by the use of autoregressive integrated moving average (ARIMA) modelling. ARIMA modelling relies on the characteristics of the series being analysed to project

## EXPLANATORY NOTES *continued*

future period data. The ARIMA model is assessed as part of the annual reanalysis. For more information on the details of ARIMA modelling see feature article: Use of ARIMA modelling to reduce revisions in the October 2004 issue of Australian Economic Indicators (cat. no. 1350.0).

**21** 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 6345 or email <time.series.analysis@abs.gov.au>.

**22** 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.

**23** The ABS produces trend estimates to best represent the underlying behaviour in ABS original estimates. Abnormally high or low values (outliers) are discounted or excluded from the trend estimates. Outliers are considered to be part of the irregular component of the original estimates and, thus, do not conceptually form a part of trend estimates but do appear in the original and seasonally adjusted estimates. Therefore, failure to exclude outliers can result in a distortion to the trend estimates.

### CHAIN VOLUME MEASURES

**24** 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 September 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. Since the value of approvals are more timely than the building price deflators, chain volume measures for the latest quarter are published once an additional month (after the quarter) of building approvals data becomes available. Therefore chain volume measures are updated in the April, July, October and January issues. 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)

**25** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2008 Edition (cat. no. 1216.0), effective from July 2008. Building work approved before July 2008 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.

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

## EXPLANATORY NOTES *continued*

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### RELATED PUBLICATIONS

**27** Users may also wish to refer to the following publications:

*Building Activity, Australia*, cat. no. 8752.0

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

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

*Engineering Construction Activity, Australia*, cat. no. 8762.0

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

*Housing Finance, Australia*, cat. no. 5609.0

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

**28** 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

**29** 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

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

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

The following tables are available electronically via the ABS web site.

Note: not all series in the table go back to the earliest start date.

### DWELLING UNITS

	<i>Publication table no. (a)</i>	<i>Electronic table no. (a)</i>	<i>Start date (b)</i>
Dwelling units approved, New South Wales	na	1	July 1983
Dwelling units approved, Victoria	na	2	July 1983
Dwelling units approved, Queensland	na	3	July 1983
Dwelling units approved, South Australia	na	4	July 1983
Dwelling units approved, Western Australia	na	5	July 1983
Dwelling units approved, all series, Australia	1	6	July 1983
Dwelling units approved, percentage change, Australia	2	na	..
Dwelling units approved, state and territories, number	3	7	July 1983
Dwelling units approved, states and territories, percentage change	4	na	..
Private sector houses approved, states and territories	5	8	July 1983
Private sector houses approved, states and territories, percentage change	6	na	..
Dwelling units approved, states and territories, by type	7	9	July 1983
Dwelling units approved, by Capital City Statistical Division, original	8	10	July 1983
Dwelling units approved, by sector, original, Australia	9	11	January 1956
Dwelling units approved, by sector, New South Wales	10	12	July 1970
Dwelling units approved, by sector, Victoria	10	13	July 1970
Dwelling units approved, by sector, Queensland	10	14	July 1970
Dwelling units approved, by sector, South Australia	10	15	July 1970
Dwelling units approved, by sector, Western Australia	10	16	July 1970
Dwelling units approved, by sector, Tasmania	10	17	July 1970
Dwelling units approved, by sector, Northern Territory	10	18	July 1970
Dwelling units approved, by sector, Australian Capital Territory	10	19	July 1970
Dwelling units approved in new residential buildings, original	11	20	January 1956
Value of dwelling units approved in new residential buildings, original	11	21	January 1956
Dwelling units approved in new residential buildings, number and value, New South Wales	12	22	January 1956
Dwelling units approved in new residential buildings, number and value, Victoria	12	23	January 1956
Dwelling units approved in new residential buildings, number and value, Queensland	12	24	January 1956
Dwelling units approved in new residential buildings, number and value, South Australia	12	25	January 1956
Dwelling units approved in new residential buildings, number and value, Western Australia	12	26	January 1956
Dwelling units approved in new residential buildings, number and value, Tasmania	12	27	January 1956
Dwelling units approved in new residential buildings, number and value, Northern Territory	12	28	January 1956
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29	January 1965

(a) na not available

(b) .. not applicable

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### VALUE

	<i>Publication table no. (a)</i>	<i>Electronic table no. (a)</i>	<i>Start date(b)</i>
Value of building approved, New South Wales	na	30	July 1970
Value of building approved, Victoria	na	31	July 1970
Value of building approved, Queensland	na	32	July 1970
Value of building approved, South Australia	na	33	July 1970
Value of building approved, Western Australia	na	34	July 1970
Value of building approved, Tasmania	na	35	July 1970
Value of building approved, Northern Territory	na	36	July 1970
Value of building approved, Australian Capital Territory	na	37	July 1970
Value of building approved, Australia	13	38	January 1956
Value of building approved, Australia, percentage change	14	na	..
Value of total building approved, states and territories	15	39	July 1973
Value of total building approved, percentage change	16	na	..
Value of total building approved, states and territories	17	40	July 1973
Value of non-residential building approved, states and territories	18	41	July 1970
Value of building approved, by sector	19	42	January 1961
Value of building approved, by sector, New South Wales	20	43	July 1970
Value of building approved, by sector, Victoria	20	44	July 1970
Value of building approved, by sector, Queensland	20	45	July 1970
Value of building approved, by sector, South Australia	20	46	July 1970
Value of building approved, by sector, Western Australia	20	47	July 1970
Value of building approved, by sector, Tasmania	20	48	July 1970
Value of building approved, by sector, Northern Territory	20	49	July 1970
Value of building approved, by sector, Australian Capital Territory	20	50	July 1970
Value of non-residential building approved, by sector, Australia	21	51	July 2000
Value of non-residential building approved, by sector, New South Wales	22	52	July 2000
Value of non-residential building approved, by sector, Victoria	22	53	July 2000
Value of non-residential building approved, by sector, Queensland	22	54	July 2000
Value of non-residential building approved, by sector, South Australia	22	55	July 2000
Value of non-residential building approved, by sector, Western Australia	22	56	July 2000
Value of non-residential building approved, by sector, Tasmania	22	57	July 2000
Value of non-residential building approved, by sector, Northern Territory	22	58	July 2000
Value of non-residential building approved, by sector, Australian Capital Territory	22	59	July 2000
Number of non-residential building jobs approved, by value range, New South Wales	na	60	July 2000
Number of non-residential building jobs approved, by value range, Victoria	na	61	July 2000
Number of non-residential building jobs approved, by value range, Queensland	na	62	July 2000
Number of non-residential building jobs approved, by value range, South Australia	na	63	July 2000
Number of non-residential building jobs approved, by value range, Western Australia	na	64	July 2000
Number of non-residential building jobs approved, by value range, Tasmania	na	65	July 2000
Number of non-residential building jobs approved, by value range, Australia	23	66	July 2000
Value of non-residential building approved, by value range, New South Wales	na	67	July 2000
Value of non-residential building approved, by value range, Victoria	na	68	July 2000
Value of non-residential building approved, by value range, Queensland	na	69	July 2000
Value of non-residential building approved, by value range, South Australia	na	70	July 2000
Value of non-residential building approved, by value range, Western Australia	na	71	July 2000
Value of non-residential building approved, by value range, Tasmania	na	72	July 2000
Value of non-residential building approved, by value range, Australia	23	73	July 2000

(a) na not available

(b) .. not applicable

### CHAIN VOLUME MEASURES

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Value of building approved, chain volume measures, Australia	24	74	September 1970
Value of building approved, chain volume measures, New South Wales	25	75	September 1985
Value of building approved, chain volume measures, Victoria	25	76	September 1985
Value of building approved, chain volume measures, Queensland	25	77	September 1985
Value of building approved, chain volume measures, South Australia	25	78	September 1985
Value of building approved, chain volume measures, Western Australia	25	79	September 1985
Value of building approved, chain volume measures, Tasmania	25	80	September 1985
Value of building approved, chain volume measures, Northern Territory	25	81	September 1985
Value of building approved, chain volume measures, Australian Capital Territory	25	82	September 1985

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### DATA CUBES

	<i>SuperTable format</i>	<i>Excel format</i>
Statistical Local Areas, New South Wales, 2001–02 to 2008–09	1	1
Statistical Local Areas, Victoria, 2001–02 to 2008–09	2	2
Statistical Local Areas, Queensland, 2001–02 to 2008–09	3	3
Statistical Local Areas, South Australia, 2001–02 to 2008–09	4	4
Statistical Local Areas, Western Australia, 2001–02 to 2008–09	5	5
Statistical Local Areas, Tasmania, 2001–02 to 2008–09	6	6
Statistical Local Areas, Northern Territory, 2001–02 to 2008–09	7	7
Statistical Local Areas, Australian Capital Territory, 2001–02 to 2008–09	8	8
Number and value (\$m) of approvals, states and territories	9	na



## GLOSSARY

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none"><li>■ Self-contained, short-term apartments (e.g. serviced apartments)</li><li>■ Hotels (predominantly accommodation), motels, boarding houses, cabins</li><li>■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).</li></ul>
<b>Aged care facilities</b>	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.
<b>Agriculture/aquaculture</b>	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Commercial</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
<b>Entertainment and recreation</b>	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
<b>Factories</b>	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

## GLOSSARY *continued*

<b>House</b>	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.
<b>Industrial</b>	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Retail/wholesale trade</b>	Buildings primarily used in the sale of goods to intermediate and end users.
<b>Semidetached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Transport</b>	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none"><li>■ Passenger transport buildings (e.g. passenger terminals)</li><li>■ Non-passenger transport buildings (e.g. freight terminals)</li><li>■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)</li><li>■ Other transport buildings n.e.c.</li></ul>
<b>Warehouses</b>	Buildings primarily used for storage of goods, excluding produce storage.



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