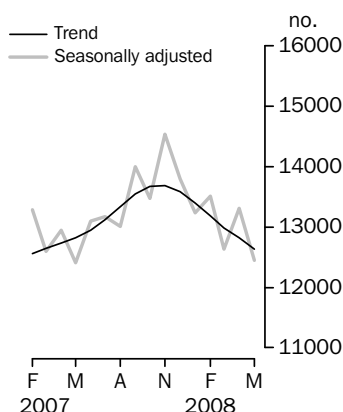


# BUILDING APPROVALS

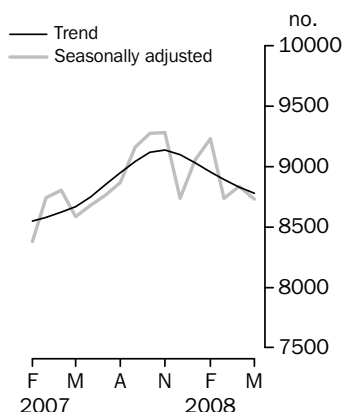
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 2 JUL 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

	May 08 no.	Apr 08 to May 07 to May 08	
		% change	% change
<b>TREND</b>			
<b>Total dwelling units approved</b>	<b>12 636</b>	<b>-1.4</b>	<b>-1.4</b>
Private sector houses	8 781	-0.6	1.3
Private sector other dwellings	3 576	-3.1	-5.1
<b>SEASONALLY ADJUSTED</b>			
<b>Total dwelling units approved</b>	<b>12 438</b>	<b>-6.5</b>	<b>0.2</b>
Private sector houses	8 729	-1.2	1.7
Private sector other dwellings	3 401	-18.2	-4.2

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 1.4% in May 2008 following a revised fall of 1.3% in April 2008.
- The seasonally adjusted estimate for total dwelling units approved fell 6.5% in May following a revised increase of 5.4% in April.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 0.6% in May.
- The seasonally adjusted estimate for private sector houses approved fell 1.2% in May following a revised increase of 1.2% in April.

### PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 3.1% in May following a revised fall of 2.4% in April.
- The seasonally adjusted estimate for private sector other dwellings approved fell 18.2% in May following a revised increase of 11.9% in April.

### VALUE OF BUILDING APPROVED

- The trend estimate for the value of total building approved fell 1.1% in May. The trend estimate for the value of new residential building approved fell 1.1%, and the value of alterations and additions fell 1.4% and is now showing falls for five months. The value of non-residential building approved fell 1.1%.
- The seasonally adjusted estimate for the value of total building approved rose 0.7% in May. The seasonally adjusted estimate for the value of new residential building approved fell 4.6% in May. The seasonally adjusted estimate for the value of alterations and additions fell 10.2%, and the value of non-residential building rose 9.6%.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2008	30 July 2008
July 2008	2 September 2008
August 2008	30 September 2008
September 2008	5 November 2008
October 2008	4 December 2008
November 2008	8 January 2009



## CHANGES IN THIS ISSUE

As noted last month, this release has used autoregressive integrated moving average (ARIMA) modelling where appropriate for individual time series. The revision properties of the seasonally adjusted and trend estimates can be improved by the use of ARIMA modelling. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The projected values are temporary, intermediate values, that are only used internally to improve the estimation of the seasonal factors. The projected data do not affect the original estimates and are discarded at the end of the seasonal adjustment process. The ARIMA model is assessed as part of the annual reanalysis and following the 2008 annual reanalysis 61% of the applicable Building Approval series will use an ARIMA model. 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).

The June 2008 edition of 8731.0 - Building Approval Australia will have leading zeros removed from the start of time series excel spreadsheets. The spreadsheets affected are 11-28 and 42-73.

## REVISIONS THIS MONTH

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



	<i>2006-07</i>	<i>2007-08</i>	<i>TOTAL</i>
NSW	1	41	42
Vic.	—	-103	-103
Qld	-1	12	11
SA	—	38	38
WA	—	69	69
Tas.	—	2	2
NT	—	-1	-1
ACT	—	—	—
<b>Total</b>	<b>—</b>	<b>58</b>	<b>58</b>

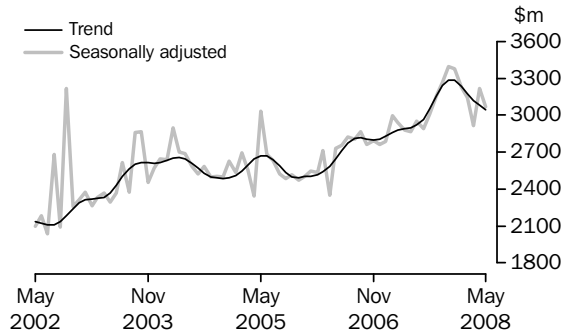


Brian Pink  
Australian Statistician

## VALUE OF BUILDING APPROVED

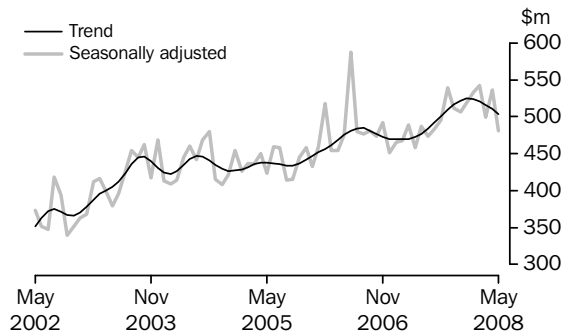
### NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building approved fell 1.1% in May 2008 and has fallen for six months.



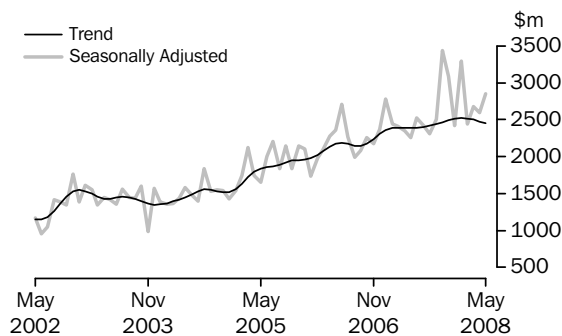
### ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions fell 1.4% and is now showing fall for five months.



### NON-RESIDENTIAL BUILDING

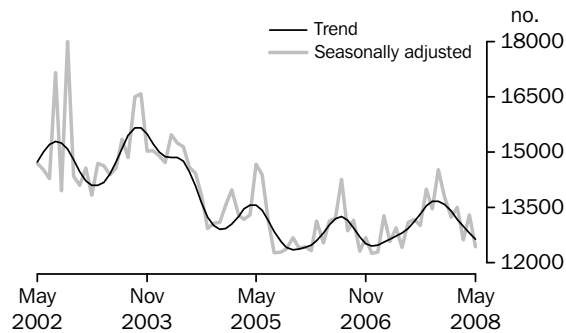
The trend estimate for the value of non-residential building fell 1.1% and has fallen for the last four months.



## DWELLINGS APPROVED

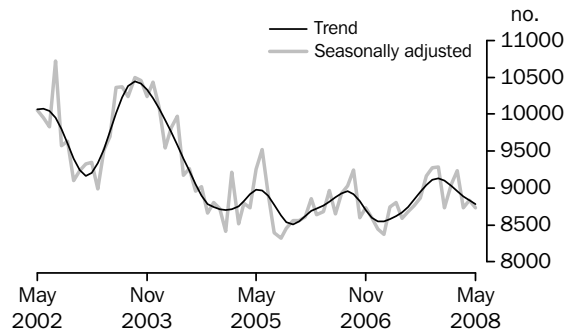
### TOTAL DWELLING UNITS

The trend estimate for the total number of dwelling units approved fell 1.4% in May 2008 and has fallen for six months.



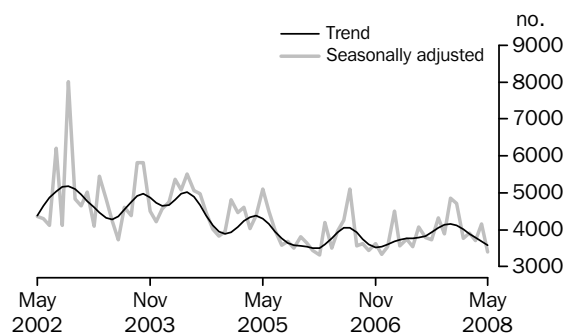
### PRIVATE SECTOR HOUSES

The trend estimate for the number of private sector house approvals fell 0.6% in May and has fallen for six months.



### PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for the number of private sector other dwellings approved fell 3.1% in May and has fallen for six months.



## DWELLING UNITS APPROVED STATES AND TERRITORIES

### SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.4% in May 2008. The trend fell in states and territories other than South Australia (+2.0%) and Tasmania (+0.8%).

The trend estimate for private sector houses approved fell 0.6% in May 2008. The trend fell in New South Wales (-1.6%), Victoria (-0.1%), Queensland (-1.6%) and Western Australia (-0.1%) but rose in South Australia (+0.5%).

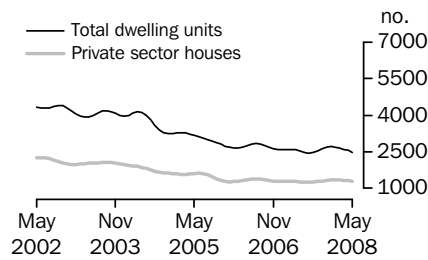
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 329	2 608	2 295	999	1 620	263	33	78	<b>9 225</b>
Total dwelling units (no.)	2 876	3 605	3 080	1 294	1 944	300	45	108	<b>13 252</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	1.9	-7.8	-3.2	22.0	18.9	5.6	-10.8	-50.3	<b>1.1</b>
Total dwelling units (%)	14.6	7.8	-21.0	16.8	0.1	10.3	-32.8	-46.8	<b>-0.7</b>
SEASONALLY ADJUSTED									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 225	2 550	2 268	923	1 408	na	na	na	<b>8 729</b>
Total dwelling units (no.)	2 556	3 297	3 205	1 211	1 735	281	na	na	<b>12 438</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-7.0	-3.0	-4.0	10.6	11.7	na	na	na	<b>-1.2</b>
Total dwelling units (%)	1.1	2.8	-21.8	7.8	-3.7	1.4	na	na	<b>-6.5</b>
TREND									
<b>Dwelling units approved</b>									
Private sector houses (no.)	1 293	2 626	2 271	872	1 346	na	na	na	<b>8 781</b>
Total dwelling units (no.)	2 481	3 308	3 418	1 135	1 816	267	73	138	<b>12 636</b>
<b>Percentage change from previous month</b>									
Private sector houses (%)	-1.6	-0.1	-1.6	0.5	-0.1	na	na	na	<b>-0.6</b>
Total dwelling units (%)	-3.2	-1.1	-0.8	2.0	-2.4	0.8	-6.4	-7.4	<b>-1.4</b>

na not available

# DWELLING UNITS APPROVED

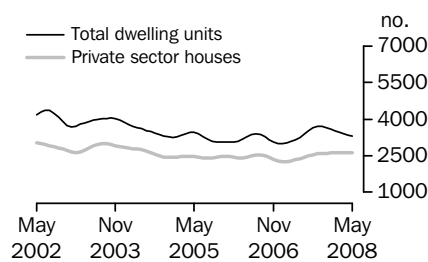
## STATE TRENDS

### NEW SOUTH WALES



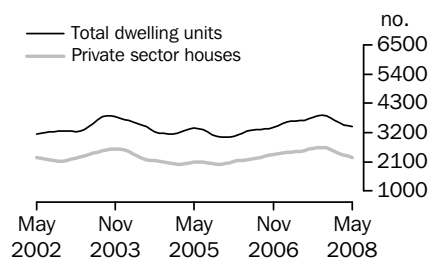
The trend estimate for total number of dwelling units approved in New South Wales fell 3.2% in May and has fallen for five months. The trend estimate for the number of private sector houses fell 1.6% in May and is now showing falls for four months.

### VICTORIA



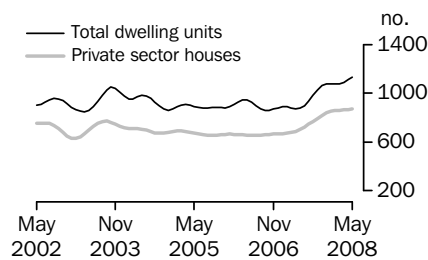
The trend estimate for total number of dwelling units approved in Victoria fell 1.1% in May and has fallen for seven months. The trend estimate for the number of private sector houses fell 0.1% in May and is now showing falls for two months.

### QUEENSLAND



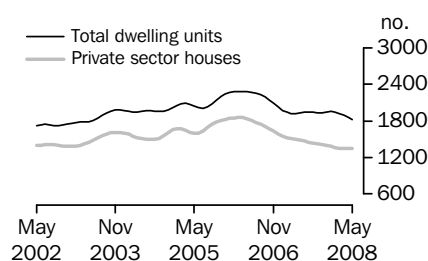
The trend estimate for total number of dwelling units approved in Queensland fell 0.8% in May and has fallen for the last seven months. The trend estimate for the number of private sector houses fell 1.6% in May and has fallen for seven months.

### SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia rose 2.0% in May and is now showing rises for four months. The trend estimate for the number of private sector houses rose 0.5% in May and is now showing rises for 23 months.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia fell 2.4% in May and has fallen for five months. The trend estimate for the number of private sector houses fell 0.1% in May and has fallen for the last 26 months.

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## DWELLING UNITS APPROVED

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

### ORIGINAL

2007							
March	8 851	8 986	3 469	3 568	12 320	234	<b>12 554</b>
April	7 826	8 040	3 220	3 354	11 046	348	<b>11 394</b>
May	9 654	9 823	3 858	4 039	13 512	350	<b>13 862</b>
June	8 715	8 935	4 294	4 577	13 009	503	<b>13 512</b>
July	9 305	9 566	3 610	3 883	12 915	534	<b>13 449</b>
August	9 904	10 110	3 847	3 965	13 751	324	<b>14 075</b>
September	8 974	9 136	4 434	4 613	13 408	341	<b>13 749</b>
October	10 125	10 292	4 556	4 667	14 681	278	<b>14 959</b>
November	10 060	10 221	5 014	5 178	15 074	325	<b>15 399</b>
December	7 452	7 697	4 618	4 748	12 070	375	<b>12 445</b>

2008							
January	7 306	7 457	3 317	3 468	10 623	302	<b>10 925</b>
February	9 202	9 335	3 916	4 081	13 118	298	<b>13 416</b>
March	7 809	7 880	3 354	3 447	11 163	164	<b>11 327</b>
April	9 128	9 188	3 887	4 157	13 015	330	<b>13 345</b>
May	9 225	9 345	3 636	3 907	12 861	391	<b>13 252</b>

### SEASONALLY ADJUSTED

2007							
March	8 741	8 925	3 561	3 665	12 302	288	<b>12 590</b>
April	8 804	9 048	3 755	3 897	12 559	386	<b>12 945</b>
May	8 584	8 756	3 550	3 653	12 134	275	<b>12 409</b>
June	8 676	8 845	4 074	4 250	12 750	345	<b>13 095</b>
July	8 757	8 964	3 794	4 209	12 551	622	<b>13 173</b>
August	8 864	9 054	3 735	3 955	12 599	410	<b>13 009</b>
September	9 161	9 321	4 328	4 668	13 489	500	<b>13 989</b>
October	9 272	9 435	3 898	4 039	13 170	304	<b>13 474</b>
November	9 281	9 437	4 861	5 095	14 142	390	<b>14 532</b>
December	8 733	8 963	4 715	4 829	13 448	344	<b>13 792</b>

2008							
January	9 052	9 244	3 770	3 990	12 822	412	<b>13 234</b>
February	9 231	9 409	3 905	4 101	13 136	374	<b>13 510</b>
March	8 733	8 813	3 713	3 816	12 446	183	<b>12 629</b>
April	8 836	8 910	4 156	4 398	12 992	316	<b>13 308</b>
May	8 729	8 865	3 401	3 573	12 130	308	<b>12 438</b>

### TREND

2007							
March	8 579	8 748	3 730	3 892	12 309	331	<b>12 640</b>
April	8 622	8 806	3 762	3 926	12 384	348	<b>12 732</b>
May	8 669	8 861	3 769	3 953	12 438	376	<b>12 814</b>
June	8 746	8 939	3 781	4 001	12 527	413	<b>12 940</b>
July	8 845	9 032	3 835	4 084	12 680	436	<b>13 116</b>
August	8 946	9 125	3 940	4 204	12 886	443	<b>13 329</b>
September	9 044	9 221	4 061	4 321	13 105	437	<b>13 542</b>
October	9 114	9 296	4 136	4 370	13 250	416	<b>13 666</b>
November	9 133	9 318	4 159	4 362	13 292	388	<b>13 680</b>
December	9 096	9 277	4 118	4 300	13 214	363	<b>13 577</b>

2008							
January	9 029	9 198	4 022	4 197	13 051	344	<b>13 395</b>
February	8 956	9 108	3 895	4 070	12 851	327	<b>13 178</b>
March	8 891	9 023	3 782	3 960	12 673	310	<b>12 983</b>
April	8 830	8 944	3 692	3 875	12 522	297	<b>12 819</b>
May	8 781	8 880	3 576	3 756	12 357	279	<b>12 636</b>



## DWELLING UNITS APPROVED, Percentage change

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

## ORIGINAL

## 2007

March	10.0	10.5	-19.3	-20.6	-0.2	-15.8	<b>-0.6</b>
April	-11.6	-10.5	-7.2	-6.0	-10.3	48.7	<b>-9.2</b>
May	23.4	22.2	19.8	20.4	22.3	0.6	<b>21.7</b>
June	-9.7	-9.0	11.3	13.3	-3.7	43.7	<b>-2.5</b>
July	6.8	7.1	-15.9	-15.2	-0.7	6.2	<b>-0.5</b>
August	6.4	5.7	6.6	2.1	6.5	-39.3	<b>4.7</b>
September	-9.4	-9.6	15.3	16.3	-2.5	5.2	<b>-2.3</b>
October	12.8	12.7	2.8	1.2	9.5	-18.5	<b>8.8</b>
November	-0.6	-0.7	10.1	10.9	2.7	16.9	<b>2.9</b>
December	-25.9	-24.7	-7.9	-8.3	-19.9	15.4	<b>-19.2</b>

## 2008

January	-2.0	-3.1	-28.2	-27.0	-12.0	-19.5	<b>-12.2</b>
February	26.0	25.2	18.1	17.7	23.5	-1.3	<b>22.8</b>
March	-15.1	-15.6	-14.4	-15.5	-14.9	-45.0	<b>-15.6</b>
April	16.9	16.6	15.9	20.6	16.6	101.2	<b>17.8</b>
May	1.1	1.7	-6.5	-6.0	-1.2	18.5	<b>-0.7</b>

## SEASONALLY ADJUSTED

## 2007

March	4.3	5.2	-21.1	-23.6	-4.6	-26.5	<b>-5.2</b>
April	0.7	1.4	5.4	6.3	2.1	34.0	<b>2.8</b>
May	-2.5	-3.2	-5.5	-6.3	-3.4	-28.8	<b>-4.1</b>
June	1.1	1.0	14.8	16.3	5.1	25.5	<b>5.5</b>
July	0.9	1.3	-6.9	-1.0	-1.6	80.3	<b>0.6</b>
August	1.2	1.0	-1.6	-6.0	0.4	-34.1	<b>-1.2</b>
September	3.4	2.9	15.9	18.0	7.1	22.0	<b>7.5</b>
October	1.2	1.2	-9.9	-13.5	-2.4	-39.2	<b>-3.7</b>
November	0.1	—	24.7	26.1	7.4	28.3	<b>7.9</b>
December	-5.9	-5.0	-3.0	-5.2	-4.9	-11.8	<b>-5.1</b>

## 2008

January	3.6	3.1	-20.0	-17.4	-4.7	19.8	<b>-4.0</b>
February	2.0	1.8	3.6	2.8	2.4	-9.2	<b>2.1</b>
March	-5.4	-6.3	-4.9	-6.9	-5.3	-51.1	<b>-6.5</b>
April	1.2	1.1	11.9	15.3	4.4	72.7	<b>5.4</b>
May	-1.2	-0.5	-18.2	-18.8	-6.6	-2.5	<b>-6.5</b>

## TREND

## 2007

March	0.4	0.6	1.2	0.9	0.6	1.5	<b>0.7</b>
April	0.5	0.7	0.9	0.9	0.6	5.1	<b>0.7</b>
May	0.5	0.6	0.2	0.7	0.4	8.0	<b>0.6</b>
June	0.9	0.9	0.3	1.2	0.7	9.8	<b>1.0</b>
July	1.1	1.0	1.4	2.1	1.2	5.6	<b>1.4</b>
August	1.1	1.0	2.7	2.9	1.6	1.6	<b>1.6</b>
September	1.1	1.1	3.1	2.8	1.7	-1.4	<b>1.6</b>
October	0.8	0.8	1.8	1.1	1.1	-4.8	<b>0.9</b>
November	0.2	0.2	0.6	-0.2	0.3	-6.7	<b>0.1</b>
December	-0.4	-0.4	-1.0	-1.4	-0.6	-6.4	<b>-0.8</b>

## 2008

January	-0.7	-0.9	-2.3	-2.4	-1.2	-5.2	<b>-1.3</b>
February	-0.8	-1.0	-3.2	-3.0	-1.5	-4.9	<b>-1.6</b>
March	-0.7	-0.9	-2.9	-2.7	-1.4	-5.2	<b>-1.5</b>
April	-0.7	-0.9	-2.4	-2.1	-1.2	-4.2	<b>-1.3</b>
May	-0.6	-0.7	-3.1	-3.1	-1.3	-6.1	<b>-1.4</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

March	2 441	3 144	3 659	809	1 904	251	110	236	<b>12 554</b>
April	2 313	2 922	3 135	800	1 756	221	131	116	<b>11 394</b>
May	2 838	3 587	3 538	989	2 264	302	120	224	<b>13 862</b>
June	2 513	3 245	4 069	856	2 210	225	81	313	<b>13 512</b>
July	2 519	3 642	3 774	1 031	1 826	215	105	337	<b>13 449</b>
August	2 473	3 864	4 268	1 000	1 982	243	122	123	<b>14 075</b>
September	2 617	3 713	3 639	1 226	2 099	260	96	99	<b>13 749</b>
October	2 193	4 482	4 663	1 114	1 838	247	242	180	<b>14 959</b>
November	3 810	3 632	3 837	1 343	2 183	253	41	300	<b>15 399</b>
December	2 481	2 905	3 827	951	1 822	273	76	110	<b>12 445</b>

## 2008

January	2 167	2 803	3 103	849	1 617	235	34	117	<b>10 925</b>
February	2 668	3 734	3 430	1 104	1 860	258	150	212	<b>13 416</b>
March	2 222	3 215	2 730	885	1 891	201	81	102	<b>11 327</b>
April	2 510	3 343	3 899	1 108	1 943	272	67	203	<b>13 345</b>
May	2 876	3 605	3 080	1 294	1 944	300	45	108	<b>13 252</b>

## SEASONALLY ADJUSTED

## 2007

March	2 516	3 067	3 612	855	1 931	253	na	na	<b>12 590</b>
April	2 704	3 170	3 706	863	1 996	241	na	na	<b>12 945</b>
May	2 429	3 139	3 433	871	1 931	275	na	na	<b>12 409</b>
June	2 495	3 185	3 747	918	2 125	232	na	na	<b>13 095</b>
July	2 421	3 731	3 692	921	1 771	209	na	na	<b>13 173</b>
August	2 396	3 628	3 765	917	1 841	234	na	na	<b>13 009</b>
September	2 550	3 798	3 772	1 275	2 135	252	na	na	<b>13 989</b>
October	2 114	3 848	4 013	1 069	1 812	232	na	na	<b>13 474</b>
November	3 467	3 462	3 756	1 214	2 070	247	na	na	<b>14 532</b>
December	2 600	3 528	4 389	984	1 833	259	na	na	<b>13 792</b>

## 2008

January	2 614	3 522	3 692	1 017	1 935	260	na	na	<b>13 234</b>
February	2 597	3 570	3 570	1 168	1 961	289	na	na	<b>13 510</b>
March	2 627	3 443	2 936	997	2 224	206	na	na	<b>12 629</b>
April	2 527	3 208	4 100	1 123	1 802	277	na	na	<b>13 308</b>
May	2 556	3 297	3 205	1 211	1 735	281	na	na	<b>12 438</b>

## TREND

## 2007

March	2 595	3 079	3 623	880	1 926	246	107	184	<b>12 640</b>
April	2 588	3 142	3 635	874	1 924	246	108	215	<b>12 732</b>
May	2 530	3 250	3 643	876	1 930	244	109	232	<b>12 814</b>
June	2 458	3 388	3 666	900	1 944	239	109	235	<b>12 940</b>
July	2 426	3 527	3 714	937	1 948	235	105	223	<b>13 116</b>
August	2 458	3 638	3 773	984	1 943	232	96	206	<b>13 329</b>
September	2 532	3 700	3 837	1 030	1 935	235	86	186	<b>13 542</b>
October	2 622	3 703	3 848	1 064	1 937	242	80	170	<b>13 666</b>
November	2 695	3 659	3 812	1 079	1 947	249	77	164	<b>13 680</b>
December	2 722	3 589	3 736	1 080	1 951	254	77	168	<b>13 577</b>

## 2008

January	2 703	3 521	3 648	1 076	1 940	256	80	172	<b>13 395</b>
February	2 653	3 458	3 563	1 078	1 918	258	82	166	<b>13 178</b>
March	2 601	3 400	3 498	1 093	1 892	261	81	158	<b>12 983</b>
April	2 562	3 345	3 446	1 113	1 861	265	78	149	<b>12 819</b>
May	2 481	3 308	3 418	1 135	1 816	267	73	138	<b>12 636</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>									
March	-9.6	-6.4	9.8	-24.7	18.9	23.6	-43.3	43.9	<b>-0.6</b>
April	-5.2	-7.1	-14.3	-1.1	-7.8	-12.0	19.1	-50.8	<b>-9.2</b>
May	22.7	22.8	12.9	23.6	28.9	36.7	-8.4	93.1	<b>21.7</b>
June	-11.5	-9.5	15.0	-13.4	-2.4	-25.5	-32.5	39.7	<b>-2.5</b>
July	0.2	12.2	-7.2	20.4	-17.4	-4.4	29.6	7.7	<b>-0.5</b>
August	-1.8	6.1	13.1	-3.0	8.5	13.0	16.2	-63.5	<b>4.7</b>
September	5.8	-3.9	-14.7	22.6	5.9	7.0	-21.3	-19.5	<b>-2.3</b>
October	-16.2	20.7	28.1	-9.1	-12.4	-5.0	152.1	81.8	<b>8.8</b>
November	73.7	-19.0	-17.7	20.6	18.8	2.4	-83.1	66.7	<b>2.9</b>
December	-34.9	-20.0	-0.3	-29.2	-16.5	7.9	85.4	-63.3	<b>-19.2</b>
<b>2008</b>									
January	-12.7	-3.5	-18.9	-10.7	-11.3	-13.9	-55.3	6.4	<b>-12.2</b>
February	23.1	33.2	10.5	30.0	15.0	9.8	341.2	81.2	<b>22.8</b>
March	-16.7	-13.9	-20.4	-19.8	1.7	-22.1	-46.0	-51.9	<b>-15.6</b>
April	13.0	4.0	42.8	25.2	2.7	35.3	-17.3	99.0	<b>17.8</b>
May	14.6	7.8	-21.0	16.8	0.1	10.3	-32.8	-46.8	<b>-0.7</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	-10.9	-7.1	-2.2	-26.4	13.0	5.4	na	na	<b>-5.2</b>
April	7.5	3.4	2.6	0.9	3.4	-4.7	na	na	<b>2.8</b>
May	-10.2	-1.0	-7.4	0.9	-3.3	14.1	na	na	<b>-4.1</b>
June	2.7	1.5	9.1	5.4	10.0	-15.6	na	na	<b>5.5</b>
July	-3.0	17.1	-1.5	0.3	-16.7	-9.9	na	na	<b>0.6</b>
August	-1.0	-2.8	2.0	-0.4	4.0	12.0	na	na	<b>-1.2</b>
September	6.4	4.7	0.2	39.0	16.0	7.7	na	na	<b>7.5</b>
October	-17.1	1.3	6.4	-16.2	-15.1	-7.9	na	na	<b>-3.7</b>
November	64.0	-10.0	-6.4	13.6	14.2	6.5	na	na	<b>7.9</b>
December	-25.0	1.9	16.9	-18.9	-11.4	4.9	na	na	<b>-5.1</b>
<b>2008</b>									
January	0.5	-0.2	-15.9	3.4	5.6	0.4	na	na	<b>-4.0</b>
February	-0.7	1.4	-3.3	14.8	1.3	11.2	na	na	<b>2.1</b>
March	1.2	-3.6	-17.8	-14.6	13.4	-28.7	na	na	<b>-6.5</b>
April	-3.8	-6.8	39.6	12.6	-19.0	34.5	na	na	<b>5.4</b>
May	1.1	2.8	-21.8	7.8	-3.7	1.4	na	na	<b>-6.5</b>
TREND									
<b>2007</b>									
March	0.3	1.2	0.9	-0.9	-0.9	—	1.9	18.7	<b>0.7</b>
April	-0.3	2.0	0.3	-0.7	-0.1	—	0.9	16.8	<b>0.7</b>
May	-2.2	3.4	0.2	0.2	0.3	-0.8	0.9	7.9	<b>0.6</b>
June	-2.8	4.2	0.6	2.7	0.7	-2.0	—	1.3	<b>1.0</b>
July	-1.3	4.1	1.3	4.1	0.2	-1.7	-3.7	-5.1	<b>1.4</b>
August	1.3	3.1	1.6	5.0	-0.3	-1.3	-8.6	-7.6	<b>1.6</b>
September	3.0	1.7	1.7	4.7	-0.4	1.3	-10.4	-9.7	<b>1.6</b>
October	3.6	0.1	0.3	3.3	0.1	3.0	-7.0	-8.6	<b>0.9</b>
November	2.8	-1.2	-0.9	1.4	0.5	2.9	-3.8	-3.5	<b>0.1</b>
December	1.0	-1.9	-2.0	0.1	0.2	2.0	—	2.4	<b>-0.8</b>
<b>2008</b>									
January	-0.7	-1.9	-2.4	-0.4	-0.6	0.8	3.9	2.4	<b>-1.3</b>
February	-1.8	-1.8	-2.3	0.2	-1.1	0.8	2.5	-3.5	<b>-1.6</b>
March	-2.0	-1.7	-1.8	1.4	-1.4	1.2	-1.2	-4.8	<b>-1.5</b>
April	-1.5	-1.6	-1.5	1.8	-1.6	1.5	-3.7	-5.7	<b>-1.3</b>
May	-3.2	-1.1	-0.8	2.0	-2.4	0.8	-6.4	-7.4	<b>-1.4</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

**2007**

March	1 325	2 453	2 444	648	1 627	209	57	88	<b>8 851</b>
April	1 050	2 113	2 315	621	1 417	208	43	59	<b>7 826</b>
May	1 490	2 567	2 715	829	1 711	211	58	73	<b>9 654</b>
June	1 308	2 474	2 490	672	1 415	196	46	114	<b>8 715</b>
July	1 381	2 784	2 541	821	1 450	181	53	94	<b>9 305</b>
August	1 475	2 816	3 103	822	1 357	204	53	74	<b>9 904</b>
September	1 172	2 420	2 680	777	1 580	237	35	73	<b>8 974</b>
October	1 355	2 931	3 098	867	1 471	209	69	125	<b>10 125</b>
November	1 564	2 816	2 717	933	1 657	223	30	120	<b>10 060</b>
December	1 046	2 186	2 006	792	1 130	195	27	70	<b>7 452</b>

**2008**

January	1 121	1 887	2 131	692	1 184	203	20	68	<b>7 306</b>
February	1 435	2 658	2 485	940	1 323	237	47	77	<b>9 202</b>
March	1 139	2 544	1 998	690	1 180	169	26	63	<b>7 809</b>
April	1 304	2 828	2 371	819	1 363	249	37	157	<b>9 128</b>
May	1 329	2 608	2 295	999	1 620	263	33	78	<b>9 225</b>

SEASONALLY ADJUSTED

**2007**

March	1 337	2 334	2 453	663	1 593	na	na	na	<b>8 741</b>
April	1 245	2 290	2 644	688	1 593	na	na	na	<b>8 804</b>
May	1 313	2 377	2 485	712	1 395	na	na	na	<b>8 584</b>
June	1 204	2 378	2 509	709	1 508	na	na	na	<b>8 676</b>
July	1 271	2 583	2 370	758	1 463	na	na	na	<b>8 757</b>
August	1 291	2 538	2 655	754	1 320	na	na	na	<b>8 864</b>
September	1 230	2 529	2 742	799	1 520	na	na	na	<b>9 161</b>
October	1 325	2 665	2 680	828	1 413	na	na	na	<b>9 272</b>
November	1 428	2 585	2 617	835	1 482	na	na	na	<b>9 281</b>
December	1 221	2 673	2 430	838	1 251	na	na	na	<b>8 733</b>

**2008**

January	1 350	2 504	2 595	853	1 392	na	na	na	<b>9 052</b>
February	1 424	2 615	2 464	962	1 387	na	na	na	<b>9 231</b>
March	1 346	2 760	2 203	772	1 371	na	na	na	<b>8 733</b>
April	1 316	2 628	2 362	834	1 260	na	na	na	<b>8 836</b>
May	1 225	2 550	2 268	923	1 408	na	na	na	<b>8 729</b>

TREND

**2007**

March	1 283	2 298	2 469	678	1 510	na	na	na	<b>8 579</b>
April	1 279	2 338	2 485	687	1 496	na	na	na	<b>8 622</b>
May	1 267	2 385	2 501	702	1 481	na	na	na	<b>8 669</b>
June	1 260	2 434	2 530	723	1 468	na	na	na	<b>8 746</b>
July	1 263	2 489	2 565	746	1 454	na	na	na	<b>8 845</b>
August	1 271	2 543	2 597	769	1 438	na	na	na	<b>8 946</b>
September	1 286	2 579	2 628	793	1 425	na	na	na	<b>9 044</b>
October	1 306	2 599	2 639	819	1 416	na	na	na	<b>9 114</b>
November	1 327	2 609	2 618	839	1 402	na	na	na	<b>9 133</b>
December	1 343	2 616	2 560	852	1 383	na	na	na	<b>9 096</b>

**2008**

January	1 349	2 624	2 485	858	1 367	na	na	na	<b>9 029</b>
February	1 345	2 629	2 416	861	1 354	na	na	na	<b>8 956</b>
March	1 333	2 631	2 358	864	1 348	na	na	na	<b>8 891</b>
April	1 315	2 628	2 308	867	1 347	na	na	na	<b>8 830</b>
May	1 293	2 626	2 271	872	1 346	na	na	na	<b>8 781</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2007</b>									
March	10.2	7.8	6.0	1.1	23.4	21.5	1.8	17.3	<b>10.0</b>
April	-20.8	-13.9	-5.3	-4.2	-12.9	-0.5	-24.6	-33.0	<b>-11.6</b>
May	41.9	21.5	17.3	33.5	20.7	1.4	34.9	23.7	<b>23.4</b>
June	-12.2	-3.6	-8.3	-18.9	-17.3	-7.1	-20.7	56.2	<b>-9.7</b>
July	5.6	12.5	2.0	22.2	2.5	-7.7	15.2	-17.5	<b>6.8</b>
August	6.8	1.1	22.1	0.1	-6.4	12.7	—	-21.3	<b>6.4</b>
September	-20.5	-14.1	-13.6	-5.5	16.4	16.2	-34.0	-1.4	<b>-9.4</b>
October	15.6	21.1	15.6	11.6	-6.9	-11.8	97.1	71.2	<b>12.8</b>
November	15.4	-3.9	-12.3	7.6	12.6	6.7	-56.5	-4.0	<b>-0.6</b>
December	-33.1	-22.4	-26.2	-15.1	-31.8	-12.6	-10.0	-41.7	<b>-25.9</b>
<b>2008</b>									
January	7.2	-13.7	6.2	-12.6	4.8	4.1	-25.9	-2.9	<b>-2.0</b>
February	28.0	40.9	16.6	35.8	11.7	16.7	135.0	13.2	<b>26.0</b>
March	-20.6	-4.3	-19.6	-26.6	-10.8	-28.7	-44.7	-18.2	<b>-15.1</b>
April	14.5	11.2	18.7	18.7	15.5	47.3	42.3	149.2	<b>16.9</b>
May	1.9	-7.8	-3.2	22.0	18.9	5.6	-10.8	-50.3	<b>1.1</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	5.5	0.9	2.3	-1.7	14.0	na	na	na	<b>4.3</b>
April	-6.9	-1.9	7.8	3.8	—	na	na	na	<b>0.7</b>
May	5.5	3.8	-6.0	3.4	-12.5	na	na	na	<b>-2.5</b>
June	-8.3	0.1	1.0	-0.4	8.1	na	na	na	<b>1.1</b>
July	5.6	8.6	-5.5	6.9	-2.9	na	na	na	<b>0.9</b>
August	1.6	-1.7	12.0	-0.4	-9.8	na	na	na	<b>1.2</b>
September	-4.8	-0.3	3.3	6.0	15.2	na	na	na	<b>3.4</b>
October	7.7	5.4	-2.3	3.6	-7.1	na	na	na	<b>1.2</b>
November	7.8	-3.0	-2.4	0.8	4.8	na	na	na	<b>0.1</b>
December	-14.5	3.4	-7.2	0.3	-15.6	na	na	na	<b>-5.9</b>
<b>2008</b>									
January	10.6	-6.3	6.8	1.8	11.3	na	na	na	<b>3.6</b>
February	5.5	4.4	-5.1	12.8	-0.4	na	na	na	<b>2.0</b>
March	-5.5	5.5	-10.6	-19.7	-1.1	na	na	na	<b>-5.4</b>
April	-2.2	-4.8	7.2	8.0	-8.1	na	na	na	<b>1.2</b>
May	-7.0	-3.0	-4.0	10.6	11.7	na	na	na	<b>-1.2</b>
TREND									
<b>2007</b>									
March	-0.1	1.5	0.7	0.8	-1.1	na	na	na	<b>0.4</b>
April	-0.4	1.8	0.6	1.4	-0.9	na	na	na	<b>0.5</b>
May	-0.9	2.0	0.7	2.2	-1.0	na	na	na	<b>0.5</b>
June	-0.5	2.1	1.2	3.0	-0.9	na	na	na	<b>0.9</b>
July	0.2	2.2	1.4	3.2	-1.0	na	na	na	<b>1.1</b>
August	0.7	2.2	1.3	3.0	-1.1	na	na	na	<b>1.1</b>
September	1.2	1.4	1.2	3.2	-0.9	na	na	na	<b>1.1</b>
October	1.5	0.7	0.4	3.2	-0.6	na	na	na	<b>0.8</b>
November	1.6	0.4	-0.8	2.5	-1.0	na	na	na	<b>0.2</b>
December	1.2	0.3	-2.2	1.5	-1.3	na	na	na	<b>-0.4</b>
<b>2008</b>									
January	0.4	0.3	-2.9	0.7	-1.2	na	na	na	<b>-0.7</b>
February	-0.3	0.2	-2.8	0.4	-1.0	na	na	na	<b>-0.8</b>
March	-0.9	0.1	-2.4	0.3	-0.4	na	na	na	<b>-0.7</b>
April	-1.4	-0.1	-2.1	0.4	-0.1	na	na	na	<b>-0.7</b>
May	-1.6	-0.1	-1.6	0.5	-0.1	na	na	na	<b>-0.6</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>2004-05</b>	19 729	31 376	25 202	8 546	19 487	2 444	679	985	<b>108 448</b>
<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>	15 949	28 867	28 751	8 597	19 580	2 541	766	1 264	<b>106 315</b>
<b>2007</b>									
June	1 363	2 521	2 493	712	1 478	196	51	121	<b>8 935</b>
July	1 411	2 811	2 556	873	1 529	181	68	137	<b>9 566</b>
August	1 507	2 841	3 157	847	1 414	204	61	79	<b>10 110</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	1 606	2 833	2 728	968	1 704	223	37	122	<b>10 221</b>
December	1 067	2 254	2 024	818	1 204	198	59	73	<b>7 697</b>
<b>2008</b>									
January	1 152	1 916	2 162	712	1 216	205	26	68	<b>7 457</b>
February	1 466	2 671	2 495	956	1 361	238	58	90	<b>9 335</b>
March	1 143	2 547	2 005	704	1 216	169	32	64	<b>7 880</b>
April	1 318	2 832	2 385	830	1 371	249	45	158	<b>9 188</b>
May	1 332	2 617	2 327	1 018	1 658	268	35	90	<b>9 345</b>
OTHER DWELLINGS									
<b>2004-05</b>	20 214	11 171	14 114	2 597	4 746	334	709	1 294	<b>55 179</b>
<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>	15 449	9 075	12 765	2 198	5 507	399	698	982	<b>47 073</b>
<b>2007</b>									
June	1 150	724	1 576	144	732	29	30	192	<b>4 577</b>
July	1 108	831	1 218	158	297	34	37	200	<b>3 883</b>
August	966	1 023	1 111	153	568	39	61	44	<b>3 965</b>
September	1 442	1 256	928	410	474	22	61	20	<b>4 613</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	133	618	75	17	37	<b>4 748</b>
<b>2008</b>									
January	1 015	887	941	137	401	30	8	49	<b>3 468</b>
February	1 202	1 063	935	148	499	20	92	122	<b>4 081</b>
March	1 079	668	725	181	675	32	49	38	<b>3 447</b>
April	1 192	511	1 514	278	572	23	22	45	<b>4 157</b>
May	1 544	988	753	276	286	32	10	18	<b>3 907</b>
TOTAL DWELLING UNITS									
<b>2004-05</b>	39 943	42 547	39 316	11 143	24 233	2 778	1 388	2 279	<b>163 627</b>
<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>	31 398	37 942	41 516	10 795	25 087	2 940	1 464	2 246	<b>153 388</b>
<b>2007</b>									
June	2 513	3 245	4 069	856	2 210	225	81	313	<b>13 512</b>
July	2 519	3 642	3 774	1 031	1 826	215	105	337	<b>13 449</b>
August	2 473	3 864	4 268	1 000	1 982	243	122	123	<b>14 075</b>
September	2 617	3 713	3 639	1 226	2 099	260	96	99	<b>13 749</b>
October	2 193	4 482	4 663	1 114	1 838	247	242	180	<b>14 959</b>
November	3 810	3 632	3 837	1 343	2 183	253	41	300	<b>15 399</b>
December	2 481	2 905	3 827	951	1 822	273	76	110	<b>12 445</b>
<b>2008</b>									
January	2 167	2 803	3 103	849	1 617	235	34	117	<b>10 925</b>
February	2 668	3 734	3 430	1 104	1 860	258	150	212	<b>13 416</b>
March	2 222	3 215	2 730	885	1 891	201	81	102	<b>11 327</b>
April	2 510	3 343	3 899	1 108	1 943	272	67	203	<b>13 345</b>
May	2 876	3 605	3 080	1 294	1 944	300	45	108	<b>13 252</b>

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<b>2004-05</b>	7 284	20 351	9 816	5 196	13 589	917	428	984
<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</b>								
June	567	1 706	1 011	472	1 037	84	47	121
July	592	1 935	902	545	1 029	67	61	137
August	579	1 889	1 372	554	1 001	78	49	79
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	499	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	1 004	642	917	89	50	90
March	461	1 847	780	451	799	69	30	64
April	564	2 011	975	525	914	105	39	158
May	591	1 866	866	649	1 145	132	26	74
OTHER DWELLINGS								
<b>2004-05</b>	14 950	9 874	6 494	2 001	3 748	179	642	1 294
<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</b>								
June	865	656	574	108	639	17	30	192
July	838	739	586	144	165	18	6	200
August	770	908	543	130	415	14	57	44
September	1 112	1 215	483	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	347	9	8	49
February	817	983	338	128	479	2	86	122
March	909	551	230	114	638	6	43	38
April	952	449	753	269	493	4	19	45
May	957	911	282	235	223	19	10	18
TOTAL DWELLING UNITS								
<b>2004-05</b>	22 234	30 225	16 310	7 197	17 337	1 096	1 070	2 278
<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</b>								
June	1 432	2 362	1 585	580	1 676	101	77	313
July	1 430	2 674	1 488	689	1 194	85	67	337
August	1 349	2 797	1 915	684	1 416	92	106	123
September	1 577	2 900	1 581	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	1 496	2 207	1 185	679	1 368	93	55	110
<b>2008</b>								
January	1 134	2 111	1 009	589	1 184	90	30	117
February	1 487	2 864	1 342	770	1 396	91	136	212
March	1 370	2 398	1 010	565	1 437	75	73	102
April	1 516	2 460	1 728	794	1 407	109	58	203
May	1 548	2 777	1 148	884	1 368	151	36	92

(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>
.....						
<b>PRIVATE SECTOR</b>						
<b>2004-05</b>	106 314	50 740	521	1 609	178	<b>159 362</b>
<b>2005-06</b>	103 443	43 464	470	1 091	320	<b>148 788</b>
<b>2006-07</b>	104 140	44 358	491	479	356	<b>149 824</b>
<b>2007</b>						
June	8 662	4 224	66	27	30	<b>13 009</b>
July	9 280	3 534	71	10	20	<b>12 915</b>
August	9 894	3 715	38	81	23	<b>13 751</b>
September	8 962	4 308	44	54	40	<b>13 408</b>
October	10 113	4 443	84	18	23	<b>14 681</b>
November	10 049	4 913	31	19	62	<b>15 074</b>
December	7 443	4 520	71	7	29	<b>12 070</b>
<b>2008</b>						
January	7 298	3 224	24	62	15	<b>10 623</b>
February	9 190	3 757	126	24	21	<b>13 118</b>
March	7 804	3 302	46	2	9	<b>11 163</b>
April	9 100	3 779	88	29	19	<b>13 015</b>
May	9 217	3 576	40	10	18	<b>12 861</b>
.....						
<b>PUBLIC SECTOR</b>						
<b>2004-05</b>	1 959	2 245	22	34	5	<b>4 265</b>
<b>2005-06</b>	1 855	1 515	51	2	3	<b>3 426</b>
<b>2006-07</b>	1 941	1 605	14	2	2	<b>3 564</b>
<b>2007</b>						
June	220	281	—	—	2	<b>503</b>
July	261	262	11	—	—	<b>534</b>
August	206	117	—	—	1	<b>324</b>
September	162	177	—	—	2	<b>341</b>
October	167	111	—	—	—	<b>278</b>
November	161	162	2	—	—	<b>325</b>
December	245	129	1	—	—	<b>375</b>
<b>2008</b>						
January	151	143	8	—	—	<b>302</b>
February	133	122	23	15	5	<b>298</b>
March	71	61	—	32	—	<b>164</b>
April	60	217	7	46	—	<b>330</b>
May	120	249	16	6	—	<b>391</b>
.....						
<b>TOTAL</b>						
<b>2004-05</b>	108 273	52 985	543	1 643	183	<b>163 627</b>
<b>2005-06</b>	105 298	44 979	521	1 093	323	<b>152 214</b>
<b>2006-07</b>	106 081	45 963	505	481	358	<b>153 388</b>
<b>2007</b>						
June	8 882	4 505	66	27	32	<b>13 512</b>
July	9 541	3 796	82	10	20	<b>13 449</b>
August	10 100	3 832	38	81	24	<b>14 075</b>
September	9 124	4 485	44	54	42	<b>13 749</b>
October	10 280	4 554	84	18	23	<b>14 959</b>
November	10 210	5 075	33	19	62	<b>15 399</b>
December	7 688	4 649	72	7	29	<b>12 445</b>
<b>2008</b>						
January	7 449	3 367	32	62	15	<b>10 925</b>
February	9 323	3 879	149	39	26	<b>13 416</b>
March	7 875	3 363	46	34	9	<b>11 327</b>
April	9 160	3 996	95	75	19	<b>13 345</b>
May	9 337	3 825	56	16	18	<b>13 252</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>
no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 325	1 425	7	6	5	<b>2 768</b>
Vic.	2 607	947	19	1	10	<b>3 584</b>
Qld	2 294	620	11	1	1	<b>2 927</b>
SA	999	276	—	—	—	<b>1 275</b>
WA	1 618	248	3	2	2	<b>1 873</b>
Tas.	263	32	—	—	—	<b>295</b>
NT	33	10	—	—	—	<b>43</b>
ACT	78	18	—	—	—	<b>96</b>
Aust.	9 217	3 576	40	10	18	<b>12 861</b>
PUBLIC SECTOR						
NSW	3	83	16	6	—	<b>108</b>
Vic.	9	12	—	—	—	<b>21</b>
Qld	32	121	—	—	—	<b>153</b>
SA	19	—	—	—	—	<b>19</b>
WA	38	33	—	—	—	<b>71</b>
Tas.	5	—	—	—	—	<b>5</b>
NT	2	—	—	—	—	<b>2</b>
ACT	12	—	—	—	—	<b>12</b>
Aust.	120	249	16	6	—	<b>391</b>
TOTAL						
NSW	1 328	1 508	23	12	5	<b>2 876</b>
Vic.	2 616	959	19	1	10	<b>3 605</b>
Qld	2 326	741	11	1	1	<b>3 080</b>
SA	1 018	276	—	—	—	<b>1 294</b>
WA	1 656	281	3	2	2	<b>1 944</b>
Tas.	268	32	—	—	—	<b>300</b>
NT	35	10	—	—	—	<b>45</b>
ACT	90	18	—	—	—	<b>108</b>
Aust.	9 337	3 825	56	16	18	<b>13 252</b>

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

### Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new 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>2004-05</b>	108 273	11 009	12 465	23 474	3 921	5 268	20 322	29 511	52 985	<b>161 258</b>
<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>	106 081	10 002	11 245	21 247	2 478	4 379	17 859	24 716	45 963	<b>152 044</b>
<b>2007</b>										
March	8 967	667	1 113	1 780	166	296	1 243	1 705	3 485	<b>12 452</b>
April	8 020	720	894	1 614	149	489	1 038	1 676	3 290	<b>11 310</b>
May	9 799	825	1 135	1 960	177	458	1 258	1 893	3 853	<b>13 652</b>
June	8 882	809	871	1 680	213	466	2 146	2 825	4 505	<b>13 387</b>
July	9 541	739	937	1 676	331	630	1 159	2 120	3 796	<b>13 337</b>
August	10 100	909	1 327	2 236	199	192	1 205	1 596	3 832	<b>13 932</b>
September	9 124	1 232	854	2 086	143	457	1 799	2 399	4 485	<b>13 609</b>
October	10 280	646	1 222	1 868	373	235	2 078	2 686	4 554	<b>14 834</b>
November	10 210	857	1 029	1 886	237	821	2 131	3 189	5 075	<b>15 285</b>
December	7 688	808	879	1 687	512	193	2 257	2 962	4 649	<b>12 337</b>
<b>2008</b>										
January	7 449	589	1 007	1 596	174	248	1 349	1 771	3 367	<b>10 816</b>
February	9 323	951	1 003	1 954	307	228	1 390	1 925	3 879	<b>13 202</b>
March	7 875	632	580	1 212	183	200	1 768	2 151	3 363	<b>11 238</b>
April	9 160	987	992	1 979	244	420	1 353	2 017	3 996	<b>13 156</b>
May	9 337	967	1 011	1 978	276	341	1 230	1 847	3 825	<b>13 162</b>
VALUE (\$m)										
<b>2004-05</b>	21 092.6	1 331.3	2 119.7	3 451.0	568.0	980.1	5 003.1	6 551.3	10 002.3	<b>31 094.9</b>
<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>	24 037.6	1 401.2	2 119.5	3 520.6	458.9	926.1	5 199.4	6 584.4	10 105.0	<b>34 142.7</b>
<b>2007</b>										
March	2 078.5	104.8	191.8	296.6	33.2	47.8	526.8	607.8	904.3	<b>2 982.8</b>
April	1 868.1	94.9	195.4	290.3	25.4	153.0	323.3	501.8	792.0	<b>2 660.2</b>
May	2 294.1	110.6	215.5	326.2	26.5	122.5	369.3	518.2	844.4	<b>3 138.6</b>
June	2 076.3	116.4	165.1	281.6	36.5	93.4	579.3	709.2	990.7	<b>3 067.1</b>
July	2 211.7	110.6	176.0	286.6	60.7	124.3	318.1	503.1	789.8	<b>3 001.4</b>
August	2 386.7	131.2	246.4	377.6	38.9	57.4	335.4	431.6	809.3	<b>3 195.9</b>
September	2 180.7	172.0	180.1	352.1	25.1	70.7	508.0	603.9	955.9	<b>3 136.6</b>
October	2 443.7	96.8	221.7	318.5	56.9	44.9	599.5	701.2	1 019.7	<b>3 463.4</b>
November	2 464.1	127.1	209.7	336.7	50.3	230.8	612.7	893.8	1 230.5	<b>3 694.7</b>
December	1 904.4	137.6	175.7	313.3	78.0	37.5	687.1	802.5	1 115.8	<b>3 020.2</b>
<b>2008</b>										
January	1 819.9	92.6	195.8	288.3	29.2	48.5	472.6	550.3	838.6	<b>2 658.4</b>
February	2 294.0	145.8	207.9	353.7	63.9	57.2	365.1	486.2	839.9	<b>3 133.9</b>
March	1 931.7	95.0	120.2	215.2	29.0	37.0	465.0	531.0	746.2	<b>2 677.9</b>
April	2 233.8	152.7	208.7	361.4	50.4	73.4	610.8	734.6	1 095.9	<b>3 329.7</b>
May	2 313.8	175.1	206.6	381.7	45.8	94.5	402.7	542.9	924.6	<b>3 238.4</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	1 328	244	298	542	159	165	642	966	1 508	<b>2 836</b>
Vic.	2 616	232	338	570	10	78	301	389	959	<b>3 575</b>
Qld	2 326	236	244	480	—	72	189	261	741	<b>3 067</b>
SA	1 018	61	85	146	65	—	65	130	276	<b>1 294</b>
WA	1 656	182	30	212	18	26	25	69	281	<b>1 937</b>
Tas.	268	8	—	8	24	—	—	24	32	<b>300</b>
NT	35	2	—	2	—	—	8	8	10	<b>45</b>
ACT	90	2	16	18	—	—	—	—	18	<b>108</b>
Aust.	9 337	967	1 011	1 978	276	341	1 230	1 847	3 825	<b>13 162</b>
VALUE (\$m)										
NSW	354.1	43.3	57.6	100.9	28.4	36.5	194.8	259.7	360.7	<b>714.8</b>
Vic.	628.3	40.2	71.5	111.7	1.2	24.4	73.3	99.0	210.6	<b>839.0</b>
Qld	633.2	44.4	49.5	93.9	—	16.4	103.4	119.8	213.7	<b>846.9</b>
SA	175.4	8.3	15.6	23.9	9.3	—	17.5	26.8	50.6	<b>226.0</b>
WA	434.5	37.4	8.7	46.1	4.3	17.1	12.1	33.5	79.6	<b>514.1</b>
Tas.	55.4	1.0	—	1.0	2.6	—	—	2.6	3.6	<b>59.0</b>
NT	11.3	0.3	—	0.3	—	—	1.6	1.6	1.9	<b>13.2</b>
ACT	21.6	0.2	3.6	3.8	—	—	—	—	3.8	<b>25.4</b>
Aust.	2 313.8	175.1	206.6	381.7	45.8	94.5	402.7	542.9	924.6	<b>3 238.4</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>					
April	2 660.2	402.1	3 062.3	2 136.3	<b>5 198.6</b>
May	3 138.6	549.8	3 688.3	2 246.6	<b>5 934.9</b>
June	3 067.1	488.9	3 556.0	2 511.3	<b>6 067.3</b>
July	3 001.4	510.5	3 512.0	2 416.2	<b>5 928.1</b>
August	3 195.9	549.0	3 745.0	2 306.3	<b>6 051.3</b>
September	3 136.6	555.6	3 692.2	2 484.0	<b>6 176.3</b>
October	3 463.4	560.7	4 024.2	3 602.8	<b>7 627.0</b>
November	3 694.7	534.8	4 229.4	3 455.2	<b>7 684.7</b>
December	3 020.2	412.5	3 432.7	2 238.8	<b>5 671.5</b>
<b>2008</b>					
January	2 658.4	445.1	3 103.5	3 203.3	<b>6 306.9</b>
February	3 133.9	554.2	3 688.0	2 396.8	<b>6 084.8</b>
March	2 677.9	462.8	3 140.7	2 504.6	<b>5 645.3</b>
April	3 329.7	526.0	3 855.7	2 527.6	<b>6 383.3</b>
May	3 238.4	507.3	3 745.7	3 043.4	<b>6 789.1</b>
SEASONALLY ADJUSTED					
<b>2007</b>					
April	2 878.6	458.7	3 337.3	2 350.5	<b>5 687.8</b>
May	2 868.8	487.3	3 356.0	2 262.2	<b>5 618.3</b>
June	2 954.3	473.6	3 427.9	2 524.3	<b>5 952.2</b>
July	2 893.5	483.4	3 376.9	2 425.4	<b>5 802.4</b>
August	3 010.8	495.8	3 506.6	2 313.8	<b>5 820.3</b>
September	3 157.7	539.3	3 697.0	2 503.4	<b>6 200.4</b>
October	3 269.5	511.6	3 781.1	3 439.3	<b>7 220.5</b>
November	3 398.0	507.0	3 905.0	3 086.1	<b>6 991.1</b>
December	3 378.3	519.0	3 897.3	2 426.8	<b>6 324.1</b>
<b>2008</b>					
January	3 233.2	533.0	3 766.3	3 298.7	<b>7 065.0</b>
February	3 144.5	542.7	3 687.1	2 441.3	<b>6 128.5</b>
March	2 919.4	499.7	3 419.1	2 681.7	<b>6 100.8</b>
April	3 218.6	536.3	3 755.0	2 600.4	<b>6 355.3</b>
May	3 069.1	481.4	3 550.5	2 850.5	<b>6 400.9</b>
TREND					
<b>2007</b>					
April	2 892.7	472.4	3 365.1	2 390.2	<b>5 755.3</b>
May	2 900.6	477.0	3 377.6	2 387.3	<b>5 764.9</b>
June	2 920.2	483.9	3 404.0	2 391.9	<b>5 795.9</b>
July	2 968.4	491.8	3 460.2	2 404.3	<b>5 864.5</b>
August	3 050.5	500.5	3 551.0	2 423.1	<b>5 974.1</b>
September	3 154.1	509.3	3 663.4	2 442.2	<b>6 105.6</b>
October	3 241.5	516.7	3 758.2	2 465.4	<b>6 223.5</b>
November	3 287.9	522.2	3 810.0	2 491.8	<b>6 301.8</b>
December	3 282.7	524.8	3 807.5	2 514.8	<b>6 322.3</b>
<b>2008</b>					
January	3 236.5	524.0	3 760.5	2 525.2	<b>6 285.7</b>
February	3 175.7	521.0	3 696.7	2 516.9	<b>6 213.6</b>
March	3 122.7	516.3	3 639.0	2 498.8	<b>6 137.8</b>
April	3 082.5	510.3	3 592.8	2 475.2	<b>6 068.0</b>
May	3 048.2	503.4	3 551.6	2 448.2	<b>5 999.7</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>					
April	-10.8	-18.3	-11.9	-19.5	<b>-15.2</b>
May	18.0	36.7	20.4	5.2	<b>14.2</b>
June	-2.3	-11.1	-3.6	11.8	<b>2.2</b>
July	-2.1	4.4	-1.2	-3.8	<b>-2.3</b>
August	6.5	7.5	6.6	-4.5	<b>2.1</b>
September	-1.9	1.2	-1.4	7.7	<b>2.1</b>
October	10.4	0.9	9.0	45.0	<b>23.5</b>
November	6.7	-4.6	5.1	-4.1	<b>0.8</b>
December	-18.3	-22.9	-18.8	-35.2	<b>-26.2</b>
<b>2008</b>					
January	-12.0	7.9	-9.6	43.1	<b>11.2</b>
February	17.9	24.5	18.8	-25.2	<b>-3.5</b>
March	-14.6	-16.5	-14.8	4.5	<b>-7.2</b>
April	24.3	13.6	22.8	0.9	<b>13.1</b>
May	-2.7	-3.5	-2.9	20.4	<b>6.4</b>
SEASONALLY ADJUSTED					
<b>2007</b>					
April	-2.1	-6.1	-2.6	-2.6	<b>-2.6</b>
May	-0.3	6.2	0.6	-3.8	<b>-1.2</b>
June	3.0	-2.8	2.1	11.6	<b>5.9</b>
July	-2.1	2.1	-1.5	-3.9	<b>-2.5</b>
August	4.1	2.5	3.8	-4.6	<b>0.3</b>
September	4.9	8.8	5.4	8.2	<b>6.5</b>
October	3.5	-5.1	2.3	37.4	<b>16.5</b>
November	3.9	-0.9	3.3	-10.3	<b>-3.2</b>
December	-0.6	2.4	-0.2	-21.4	<b>-9.5</b>
<b>2008</b>					
January	-4.3	2.7	-3.4	35.9	<b>11.7</b>
February	-2.7	1.8	-2.1	-26.0	<b>-13.3</b>
March	-7.2	-7.9	-7.3	9.8	<b>-0.5</b>
April	10.3	7.3	9.8	-3.0	<b>4.2</b>
May	-4.6	-10.2	-5.4	9.6	<b>0.7</b>
TREND					
<b>2007</b>					
April	0.4	0.5	0.4	-0.1	<b>0.2</b>
May	0.3	1.0	0.4	-0.1	<b>0.2</b>
June	0.7	1.4	0.8	0.2	<b>0.5</b>
July	1.7	1.6	1.7	0.5	<b>1.2</b>
August	2.8	1.8	2.6	0.8	<b>1.9</b>
September	3.4	1.8	3.2	0.8	<b>2.2</b>
October	2.8	1.5	2.6	0.9	<b>1.9</b>
November	1.4	1.1	1.4	1.1	<b>1.3</b>
December	-0.2	0.5	-0.1	0.9	<b>0.3</b>
<b>2008</b>					
January	-1.4	-0.2	-1.2	0.4	<b>-0.6</b>
February	-1.9	-0.6	-1.7	-0.3	<b>-1.1</b>
March	-1.7	-0.9	-1.6	-0.7	<b>-1.2</b>
April	-1.3	-1.2	-1.3	-0.9	<b>-1.1</b>
May	-1.1	-1.4	-1.1	-1.1	<b>-1.1</b>

(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>									
March	1 497.0	1 770.6	1 620.9	244.6	730.1	86.7	76.9	103.6	<b>6 130.4</b>
April	1 278.7	1 354.7	1 355.1	305.1	674.4	64.0	49.9	116.6	<b>5 198.6</b>
May	1 506.6	1 414.1	1 610.9	296.8	770.2	109.2	77.6	149.4	<b>5 934.9</b>
June	1 493.6	1 550.1	1 580.0	332.2	792.9	70.2	35.9	212.5	<b>6 067.3</b>
July	1 288.9	1 534.6	1 628.4	256.6	911.6	84.0	45.6	178.4	<b>5 928.1</b>
August	1 310.9	1 576.4	1 658.6	377.2	780.1	102.6	67.7	177.8	<b>6 051.3</b>
September	1 578.4	1 556.0	1 639.3	335.1	856.1	80.5	68.8	62.1	<b>6 176.3</b>
October	1 257.5	2 915.0	1 701.2	409.5	873.1	94.2	207.0	169.4	<b>7 627.0</b>
November	2 100.8	1 491.2	1 936.3	426.0	1 354.1	133.5	60.4	182.4	<b>7 684.7</b>
December	1 362.2	1 481.4	1 287.8	362.6	910.9	115.9	106.6	44.0	<b>5 671.5</b>
<b>2008</b>									
January	1 187.9	2 159.9	1 359.3	271.9	1 174.2	79.8	35.9	37.9	<b>6 306.9</b>
February	1 286.6	1 613.3	1 791.4	293.9	824.9	77.0	64.2	133.6	<b>6 084.8</b>
March	1 199.5	1 739.2	1 459.0	247.5	785.8	100.2	73.7	40.4	<b>5 645.3</b>
April	1 741.6	1 433.6	1 714.6	444.7	787.0	107.8	50.1	104.0	<b>6 383.3</b>
May	1 470.6	1 664.1	1 695.3	374.4	1 239.2	134.0	40.7	170.8	<b>6 789.1</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	1 659.1	1 522.6	1 463.7	261.0	805.9	na	na	na	<b>5 839.8</b>
April	1 294.8	1 397.3	1 539.7	281.0	709.2	na	na	na	<b>5 687.8</b>
May	1 366.9	1 394.8	1 610.5	288.5	693.6	na	na	na	<b>5 618.3</b>
June	1 458.8	1 449.3	1 474.0	316.8	793.9	na	na	na	<b>5 952.2</b>
July	1 368.7	1 486.8	1 482.6	284.6	823.6	na	na	na	<b>5 802.4</b>
August	1 308.1	1 501.2	1 600.3	310.4	769.6	na	na	na	<b>5 820.3</b>
September	1 380.1	1 640.0	1 636.7	355.8	890.7	na	na	na	<b>6 200.4</b>
October	1 285.0	2 633.2	1 537.8	367.0	865.2	na	na	na	<b>7 220.5</b>
November	1 974.0	1 455.1	1 736.1	381.4	1 289.0	na	na	na	<b>6 991.1</b>
December	1 482.3	1 708.0	1 646.8	363.2	862.6	na	na	na	<b>6 324.1</b>
<b>2008</b>									
January	1 395.0	2 614.9	1 574.1	333.2	1 189.2	na	na	na	<b>7 065.0</b>
February	1 233.9	1 560.7	1 813.2	326.0	942.1	na	na	na	<b>6 128.5</b>
March	1 376.9	1 650.5	1 432.1	300.6	909.4	na	na	na	<b>6 100.8</b>
April	1 674.9	1 442.6	1 835.6	378.6	745.6	na	na	na	<b>6 355.3</b>
May	1 337.7	1 614.0	1 645.7	358.9	1 204.9	na	na	na	<b>6 400.9</b>
TREND									
<b>2007</b>									
March	1 444.5	1 470.1	1 491.2	270.4	769.6	na	na	na	<b>5 742.9</b>
April	1 439.8	1 440.6	1 504.6	278.7	760.8	na	na	na	<b>5 755.3</b>
May	1 411.8	1 434.3	1 518.5	287.1	756.8	na	na	na	<b>5 764.9</b>
June	1 376.7	1 455.4	1 532.1	297.0	766.1	na	na	na	<b>5 795.9</b>
July	1 359.7	1 488.4	1 549.3	310.9	784.5	na	na	na	<b>5 864.5</b>
August	1 373.2	1 532.2	1 569.8	328.3	813.7	na	na	na	<b>5 974.1</b>
September	1 406.3	1 588.3	1 588.2	345.5	853.9	na	na	na	<b>6 105.6</b>
October	1 437.5	1 644.1	1 616.8	356.9	900.3	na	na	na	<b>6 223.5</b>
November	1 450.6	1 684.7	1 648.9	359.8	944.0	na	na	na	<b>6 301.8</b>
December	1 446.0	1 700.6	1 672.9	354.5	970.9	na	na	na	<b>6 322.3</b>
<b>2008</b>									
January	1 421.5	1 691.1	1 684.3	345.1	971.3	na	na	na	<b>6 285.7</b>
February	1 386.3	1 663.7	1 687.7	337.5	944.7	na	na	na	<b>6 213.6</b>
March	1 356.6	1 628.8	1 683.0	335.1	902.0	na	na	na	<b>6 137.8</b>
April	1 337.8	1 592.2	1 672.7	336.5	853.7	na	na	na	<b>6 068.0</b>
May	1 311.0	1 569.3	1 651.4	339.7	803.5	na	na	na	<b>5 999.7</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>									
March	2.9	19.1	31.5	-3.9	-16.1	-26.0	-36.9	34.2	<b>9.2</b>
April	-14.6	-23.5	-16.4	24.7	-7.6	-26.1	-35.1	12.6	<b>-15.2</b>
May	17.8	4.4	18.9	-2.7	14.2	70.6	55.3	28.2	<b>14.2</b>
June	-0.9	9.6	-1.9	11.9	2.9	-35.7	-53.8	42.2	<b>2.2</b>
July	-13.7	-1.0	3.1	-22.7	15.0	19.7	27.1	-16.0	<b>-2.3</b>
August	1.7	2.7	1.9	47.0	-14.4	22.1	48.6	-0.4	<b>2.1</b>
September	20.4	-1.3	-1.2	-11.2	9.7	-21.5	1.6	-65.1	<b>2.1</b>
October	-20.3	87.3	3.8	22.2	2.0	17.0	201.0	172.9	<b>23.5</b>
November	67.1	-48.8	13.8	4.0	55.1	41.7	-70.8	7.7	<b>0.8</b>
December	-35.2	-0.7	-33.5	-14.9	-32.7	-13.2	76.5	-75.9	<b>-26.2</b>
<b>2008</b>									
January	-12.8	45.8	5.5	-25.0	28.9	-31.2	-66.3	-13.9	<b>11.2</b>
February	8.3	-25.3	31.8	8.1	-29.8	-3.5	78.5	252.5	<b>-3.5</b>
March	-6.8	7.8	-18.6	-15.8	-4.7	30.1	14.8	-69.7	<b>-7.2</b>
April	45.2	-17.6	17.5	79.7	0.2	7.6	-32.1	157.4	<b>13.1</b>
May	-15.6	16.1	-1.1	-15.8	57.5	24.3	-18.8	64.2	<b>6.4</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	15.5	-1.7	8.3	-10.8	-19.2	na	na	na	<b>-1.2</b>
April	-22.0	-8.2	5.2	7.6	-12.0	na	na	na	<b>-2.6</b>
May	5.6	-0.2	4.6	2.7	-2.2	na	na	na	<b>-1.2</b>
June	6.7	3.9	-8.5	9.8	14.5	na	na	na	<b>5.9</b>
July	-6.2	2.6	0.6	-10.2	3.7	na	na	na	<b>-2.5</b>
August	-4.4	1.0	7.9	9.0	-6.5	na	na	na	<b>0.3</b>
September	5.5	9.2	2.3	14.6	15.7	na	na	na	<b>6.5</b>
October	-6.9	60.6	-6.0	3.1	-2.9	na	na	na	<b>16.5</b>
November	53.6	-44.7	12.9	3.9	49.0	na	na	na	<b>-3.2</b>
December	-24.9	17.4	-5.1	-4.8	-33.1	na	na	na	<b>-9.5</b>
<b>2008</b>									
January	-5.9	53.1	-4.4	-8.3	37.9	na	na	na	<b>11.7</b>
February	-11.6	-40.3	15.2	-2.2	-20.8	na	na	na	<b>-13.3</b>
March	11.6	5.8	-21.0	-7.8	-3.5	na	na	na	<b>-0.5</b>
April	21.6	-12.6	28.2	26.0	-18.0	na	na	na	<b>4.2</b>
May	-20.1	11.9	-10.3	-5.2	61.6	na	na	na	<b>0.7</b>
TREND									
<b>2007</b>									
March	0.3	-1.7	1.1	2.7	-0.7	na	na	na	<b>0.5</b>
April	-0.3	-2.0	0.9	3.1	-1.1	na	na	na	<b>0.2</b>
May	-1.9	-0.4	0.9	3.0	-0.5	na	na	na	<b>0.2</b>
June	-2.5	1.5	0.9	3.4	1.2	na	na	na	<b>0.5</b>
July	-1.2	2.3	1.1	4.7	2.4	na	na	na	<b>1.2</b>
August	1.0	2.9	1.3	5.6	3.7	na	na	na	<b>1.9</b>
September	2.4	3.7	1.2	5.3	4.9	na	na	na	<b>2.2</b>
October	2.2	3.5	1.8	3.3	5.4	na	na	na	<b>1.9</b>
November	0.9	2.5	2.0	0.8	4.8	na	na	na	<b>1.3</b>
December	-0.3	0.9	1.5	-1.5	2.8	na	na	na	<b>0.3</b>
<b>2008</b>									
January	-1.7	-0.6	0.7	-2.7	—	na	na	na	<b>-0.6</b>
February	-2.5	-1.6	0.2	-2.2	-2.7	na	na	na	<b>-1.1</b>
March	-2.1	-2.1	-0.3	-0.7	-4.5	na	na	na	<b>-1.2</b>
April	-1.4	-2.2	-0.6	0.4	-5.4	na	na	na	<b>-1.1</b>
May	-2.0	-1.4	-1.3	1.0	-5.9	na	na	na	<b>-1.1</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>									
March	898.9	812.8	952.4	165.4	495.7	53.9	45.9	50.0	<b>3 475.1</b>
April	709.4	774.6	850.5	160.1	453.5	47.6	37.4	29.3	<b>3 062.3</b>
May	786.7	929.2	962.5	196.5	614.1	67.4	41.8	90.3	<b>3 688.3</b>
June	823.3	830.1	969.9	169.2	623.4	48.7	28.4	62.9	<b>3 556.0</b>
July	727.6	985.5	944.0	195.4	514.6	50.3	28.7	65.8	<b>3 512.0</b>
August	744.3	1 006.7	1 108.7	192.3	555.5	56.3	42.9	38.2	<b>3 745.0</b>
September	816.8	936.4	1 018.2	218.1	580.9	64.0	28.7	29.0	<b>3 692.2</b>
October	651.5	1 236.7	1 178.9	243.3	515.4	58.3	90.0	50.0	<b>4 024.2</b>
November	1 076.6	943.7	1 128.5	290.8	651.1	60.1	15.5	63.2	<b>4 229.4</b>
December	691.8	872.1	909.3	196.3	626.0	56.4	51.1	29.6	<b>3 432.7</b>
<b>2008</b>									
January	643.2	781.9	861.3	167.5	551.3	57.5	12.3	28.5	<b>3 103.5</b>
February	780.0	982.8	997.9	214.3	554.5	60.2	46.1	52.2	<b>3 688.0</b>
March	665.8	867.5	786.7	171.5	533.4	49.5	37.5	28.8	<b>3 140.7</b>
April	730.9	911.1	1 266.3	227.2	584.4	61.9	19.4	54.5	<b>3 855.7</b>
May	869.1	990.3	949.7	255.9	560.1	69.0	19.7	31.8	<b>3 745.7</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	898.3	811.4	871.6	171.9	530.7	na	na	na	<b>3 427.7</b>
April	793.3	807.8	941.1	171.4	498.5	na	na	na	<b>3 337.3</b>
May	669.2	835.9	966.3	178.1	539.8	na	na	na	<b>3 356.0</b>
June	764.5	853.5	878.4	181.3	618.8	na	na	na	<b>3 427.9</b>
July	732.0	950.7	877.7	188.3	498.5	na	na	na	<b>3 376.9</b>
August	724.3	929.6	1 020.5	186.3	511.0	na	na	na	<b>3 506.6</b>
September	766.9	979.7	1 030.9	223.1	574.5	na	na	na	<b>3 697.0</b>
October	661.4	1 044.5	1 095.6	238.9	535.2	na	na	na	<b>3 781.1</b>
November	988.9	883.6	1 073.9	227.4	607.1	na	na	na	<b>3 905.0</b>
December	810.4	1 016.5	1 097.2	206.1	617.2	na	na	na	<b>3 897.3</b>
<b>2008</b>									
January	776.9	987.6	1 037.5	197.9	634.3	na	na	na	<b>3 766.3</b>
February	734.0	967.6	1 008.2	215.8	588.2	na	na	na	<b>3 687.1</b>
March	757.4	979.5	760.0	203.2	604.2	na	na	na	<b>3 419.1</b>
April	710.1	846.3	1 286.0	225.0	559.7	na	na	na	<b>3 755.0</b>
May	756.5	939.1	993.3	235.2	516.6	na	na	na	<b>3 550.5</b>
TREND									
<b>2007</b>									
March	786.6	826.6	911.0	171.8	520.4	na	na	na	<b>3 350.1</b>
April	782.9	833.2	910.5	172.8	528.1	na	na	na	<b>3 365.1</b>
May	763.3	851.5	912.9	175.8	534.9	na	na	na	<b>3 377.6</b>
June	738.8	880.4	924.8	182.5	539.1	na	na	na	<b>3 404.0</b>
July	727.4	911.8	951.3	192.4	540.8	na	na	na	<b>3 460.2</b>
August	737.7	942.4	988.8	203.5	544.2	na	na	na	<b>3 551.0</b>
September	763.2	966.9	1 025.5	213.3	553.8	na	na	na	<b>3 663.4</b>
October	791.2	981.2	1 056.6	219.0	569.8	na	na	na	<b>3 758.2</b>
November	807.1	986.3	1 075.3	219.4	589.6	na	na	na	<b>3 810.0</b>
December	807.4	982.3	1 075.6	215.9	605.5	na	na	na	<b>3 807.5</b>
<b>2008</b>									
January	794.3	972.4	1 062.3	211.5	608.8	na	na	na	<b>3 760.5</b>
February	772.5	959.0	1 047.2	209.3	600.2	na	na	na	<b>3 696.7</b>
March	751.4	944.1	1 033.2	210.4	585.8	na	na	na	<b>3 639.0</b>
April	736.1	928.9	1 019.5	213.5	569.2	na	na	na	<b>3 592.8</b>
May	713.4	920.8	1 008.6	218.2	549.0	na	na	na	<b>3 551.6</b>

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>									
March	598.1	957.8	668.5	79.2	234.4	32.8	31.0	53.6	<b>2 655.2</b>
April	569.3	580.1	504.6	145.1	221.0	16.4	12.6	87.3	<b>2 136.3</b>
May	719.9	485.0	648.4	100.2	156.2	41.9	35.8	59.2	<b>2 246.6</b>
June	670.2	720.0	610.1	163.0	169.5	21.4	7.5	149.6	<b>2 511.3</b>
July	561.3	549.1	684.4	61.2	397.0	33.7	16.8	112.6	<b>2 416.2</b>
August	566.6	569.7	549.9	184.9	224.5	46.2	24.8	139.6	<b>2 306.3</b>
September	761.6	619.6	621.0	117.0	275.2	16.5	40.1	33.1	<b>2 484.0</b>
October	606.0	1 678.2	522.3	166.2	357.7	36.0	117.0	119.4	<b>3 602.8</b>
November	1 024.2	547.4	807.8	135.2	703.0	73.4	44.9	119.2	<b>3 455.2</b>
December	670.4	609.3	378.5	166.3	285.0	59.5	55.5	14.4	<b>2 238.8</b>
<b>2008</b>									
January	544.8	1 378.0	498.0	104.4	622.9	22.3	23.6	9.4	<b>3 203.3</b>
February	506.7	630.5	793.5	79.6	270.4	16.8	18.1	81.4	<b>2 396.8</b>
March	533.7	871.7	672.3	76.0	252.4	50.7	36.2	11.6	<b>2 504.6</b>
April	1 010.7	522.4	448.3	217.5	202.6	45.9	30.7	49.6	<b>2 527.6</b>
May	601.5	673.8	745.5	118.5	679.1	65.0	20.9	139.0	<b>3 043.4</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
March	760.8	711.2	592.2	89.2	275.2	na	na	na	<b>2 412.0</b>
April	501.5	589.5	598.6	109.5	210.6	na	na	na	<b>2 350.5</b>
May	697.7	558.8	644.2	110.3	153.8	na	na	na	<b>2 262.2</b>
June	694.3	595.8	595.6	135.5	175.1	na	na	na	<b>2 524.3</b>
July	636.6	536.0	605.0	96.3	325.1	na	na	na	<b>2 425.4</b>
August	583.9	571.7	579.8	124.1	258.7	na	na	na	<b>2 313.8</b>
September	613.3	660.3	605.8	132.7	316.3	na	na	na	<b>2 503.4</b>
October	623.6	1 588.7	442.1	128.0	330.0	na	na	na	<b>3 439.3</b>
November	985.1	571.5	662.3	154.1	681.9	na	na	na	<b>3 086.1</b>
December	672.0	691.5	549.6	157.1	245.4	na	na	na	<b>2 426.8</b>
<b>2008</b>									
January	618.1	1 627.3	536.7	135.3	554.9	na	na	na	<b>3 298.7</b>
February	499.9	593.0	805.0	110.1	353.9	na	na	na	<b>2 441.3</b>
March	619.5	671.0	672.1	97.3	305.2	na	na	na	<b>2 681.7</b>
April	964.8	596.2	549.6	153.6	185.9	na	na	na	<b>2 600.4</b>
May	581.2	674.9	652.4	123.7	688.3	na	na	na	<b>2 850.5</b>
TREND									
<b>2007</b>									
March	657.9	643.5	580.2	98.6	249.2	na	na	na	<b>2 392.8</b>
April	657.0	607.4	594.0	106.0	232.7	na	na	na	<b>2 390.2</b>
May	648.5	582.8	605.6	111.3	221.9	na	na	na	<b>2 387.3</b>
June	637.9	575.0	607.3	114.5	227.0	na	na	na	<b>2 391.9</b>
July	632.2	576.6	598.0	118.5	243.7	na	na	na	<b>2 404.3</b>
August	635.4	589.8	581.1	124.8	269.4	na	na	na	<b>2 423.1</b>
September	643.0	621.4	562.6	132.2	300.1	na	na	na	<b>2 442.2</b>
October	646.3	662.9	560.2	137.9	330.5	na	na	na	<b>2 465.4</b>
November	643.5	698.4	573.6	140.4	354.4	na	na	na	<b>2 491.8</b>
December	638.6	718.4	597.3	138.6	365.4	na	na	na	<b>2 514.8</b>
<b>2008</b>									
January	627.2	718.7	622.0	133.6	362.5	na	na	na	<b>2 525.2</b>
February	613.8	704.7	640.5	128.2	344.5	na	na	na	<b>2 516.9</b>
March	605.2	684.7	649.7	124.7	316.2	na	na	na	<b>2 498.8</b>
April	601.7	663.3	653.1	123.0	284.5	na	na	na	<b>2 475.2</b>
May	597.6	648.5	642.9	121.6	254.5	na	na	na	<b>2 448.2</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>
<i>Period</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>								
<b>2004-05</b>	20 726.8	9 618.5	64.2	4 796.2	220.7	35 426.5	15 923.8	<b>51 350.3</b>
<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>	23 614.6	9 815.3	68.4	5 355.7	84.5	38 938.6	22 300.1	<b>61 238.6</b>
<b>2007</b>								
June	2 031.7	945.1	10.2	465.4	5.4	3 457.9	2 091.1	<b>5 549.0</b>
July	2 154.9	739.2	13.0	490.5	2.3	3 400.0	1 904.9	<b>5 304.9</b>
August	2 341.7	790.5	5.8	531.5	6.9	3 676.3	1 875.2	<b>5 551.5</b>
September	2 144.0	925.9	7.1	493.9	45.4	3 616.3	2 097.7	<b>5 714.0</b>
October	2 404.6	998.2	13.2	532.8	1.0	3 949.9	3 163.0	<b>7 112.9</b>
November	2 430.0	1 200.1	4.6	515.2	3.7	4 153.7	2 804.0	<b>6 957.7</b>
December	1 823.8	1 092.9	22.1	378.3	1.0	3 318.1	1 932.1	<b>5 250.2</b>
<b>2008</b>								
January	1 776.0	809.5	3.9	400.5	21.1	3 011.0	1 977.1	<b>4 988.1</b>
February	2 260.0	816.0	29.9	500.9	3.8	3 610.6	1 804.2	<b>5 414.8</b>
March	1 910.3	734.3	6.7	438.5	0.1	3 089.9	2 183.9	<b>5 273.8</b>
April	2 217.8	1 049.0	21.3	488.4	3.8	3 780.2	2 171.0	<b>5 951.2</b>
May	2 287.6	883.4	5.1	493.1	0.8	3 670.1	2 563.5	<b>6 233.6</b>
<b>PUBLIC SECTOR</b>								
<b>2004-05</b>	365.8	383.8	7.4	174.6	14.1	945.6	4 097.1	<b>5 042.7</b>
<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>	423.0	289.7	1.9	172.6	0.2	887.4	5 598.0	<b>6 485.4</b>
<b>2007</b>								
June	44.6	45.6	—	7.9	—	98.0	420.2	<b>518.2</b>
July	56.8	50.5	0.8	3.9	—	112.0	511.3	<b>623.3</b>
August	45.0	18.8	—	4.9	—	68.6	431.2	<b>499.8</b>
September	36.7	30.1	—	9.2	—	75.9	386.4	<b>462.3</b>
October	39.1	21.5	—	13.7	—	74.3	439.8	<b>514.1</b>
November	34.1	30.4	0.4	10.8	—	75.7	651.3	<b>727.0</b>
December	80.6	22.9	0.2	10.9	—	114.6	306.7	<b>421.3</b>
<b>2008</b>								
January	43.9	29.0	1.9	17.7	—	92.5	1 226.2	<b>1 318.7</b>
February	34.0	23.8	6.4	12.2	1.0	77.4	592.6	<b>670.0</b>
March	21.4	11.9	—	15.4	2.2	50.8	320.7	<b>371.5</b>
April	16.0	47.0	0.6	8.2	3.8	75.5	356.7	<b>432.1</b>
May	26.1	41.2	1.0	6.6	0.7	75.6	479.9	<b>555.5</b>
<b>TOTAL</b>								
<b>2004-05</b>	21 092.6	10 002.3	71.6	4 970.8	234.7	36 372.0	20 021.0	<b>56 393.0</b>
<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>	24 037.6	10 105.0	70.3	5 528.3	84.7	39 826.0	27 898.1	<b>67 724.0</b>
<b>2007</b>								
June	2 076.3	990.7	10.2	473.2	5.4	3 556.0	2 511.3	<b>6 067.3</b>
July	2 211.7	789.8	13.8	494.4	2.3	3 512.0	2 416.2	<b>5 928.1</b>
August	2 386.7	809.3	5.8	536.4	6.9	3 745.0	2 306.3	<b>6 051.3</b>
September	2 180.7	955.9	7.1	503.1	45.4	3 692.2	2 484.0	<b>6 176.3</b>
October	2 443.7	1 019.7	13.2	546.5	1.0	4 024.2	3 602.8	<b>7 627.0</b>
November	2 464.1	1 230.5	5.0	526.1	3.7	4 229.4	3 455.2	<b>7 684.7</b>
December	1 904.4	1 115.8	22.4	389.1	1.0	3 432.7	2 238.8	<b>5 671.5</b>
<b>2008</b>								
January	1 819.9	838.6	5.8	418.2	21.1	3 103.5	3 203.3	<b>6 306.9</b>
February	2 294.0	839.9	36.3	513.1	4.8	3 688.0	2 396.8	<b>6 084.8</b>
March	1 931.7	746.2	6.7	453.9	2.3	3 140.7	2 504.6	<b>5 645.3</b>
April	2 233.8	1 095.9	21.9	496.5	7.6	3 855.7	2 527.6	<b>6 383.3</b>
May	2 313.8	924.6	6.1	499.7	1.5	3 745.7	3 043.4	<b>6 789.1</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	353.3	344.0	0.5	151.2	0.3	849.4	521.6	1 371.0
Vic.	626.0	209.0	3.2	143.8	0.1	982.1	592.5	1 574.6
Qld	625.1	197.3	1.2	101.5	0.1	925.1	617.7	1 542.8
SA	172.8	50.6	—	29.6	—	253.1	93.5	346.5
WA	426.0	73.1	0.2	45.2	0.4	544.9	668.1	1 213.0
Tas.	54.8	3.6	—	10.1	—	68.4	19.9	88.3
NT	10.7	1.9	—	5.5	—	18.1	13.7	31.8
ACT	18.8	3.8	—	6.4	—	29.0	36.6	65.6
Aust.	2 287.6	883.4	5.1	493.1	0.8	3 670.1	2 563.5	6 233.6
PUBLIC SECTOR								
NSW	0.8	16.7	1.0	0.6	0.7	19.7	79.9	99.6
Vic.	2.3	1.6	—	4.3	—	8.2	81.3	89.6
Qld	8.1	16.5	—	0.1	—	24.6	127.8	152.5
SA	2.6	—	—	0.3	—	2.8	25.0	27.8
WA	8.5	6.5	—	0.3	—	15.2	11.0	26.2
Tas.	0.6	—	—	—	—	0.6	45.1	45.7
NT	0.6	—	—	1.1	—	1.6	7.3	8.9
ACT	2.8	—	—	—	—	2.8	102.5	105.2
Aust.	26.1	41.2	1.0	6.6	0.7	75.6	479.9	555.5
TOTAL								
NSW	354.1	360.7	1.6	151.7	1.0	869.1	601.5	1 470.6
Vic.	628.3	210.6	3.2	148.1	0.1	990.3	673.8	1 664.1
Qld	633.2	213.7	1.2	101.6	0.1	949.7	745.5	1 695.3
SA	175.4	50.6	—	29.9	—	255.9	118.5	374.4
WA	434.5	79.6	0.2	45.5	0.4	560.1	679.1	1 239.2
Tas.	55.4	3.6	—	10.1	—	69.0	65.0	134.0
NT	11.3	1.9	—	6.5	—	19.7	20.9	40.7
ACT	21.6	3.8	—	6.4	—	31.8	139.0	170.8
Aust.	2 313.8	924.6	6.1	499.7	1.5	3 745.7	3 043.4	6 789.1

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Commercial</b>									
Retail/wholesale trade	113.6	246.0	169.8	9.0	39.8	3.7	1.1	11.9	595.0
Transport	14.1	5.1	2.8	0.2	—	—	—	—	22.2
Offices	109.2	132.6	195.6	65.4	483.9	3.0	0.8	116.7	1 107.2
Other commercial n.e.c.	1.1	1.1	0.4	1.2	0.8	—	—	—	4.5
<i>Total commercial</i>	<i>238.0</i>	<i>384.8</i>	<i>368.6</i>	<i>75.8</i>	<i>524.4</i>	<i>6.7</i>	<i>1.9</i>	<i>128.6</i>	<i>1 728.8</i>
<b>Industrial</b>									
Factories	50.2	25.1	11.5	2.2	5.7	1.8	7.1	—	103.6
Warehouses	34.4	102.2	88.6	9.6	60.1	3.1	2.5	0.4	301.0
Agricultural/aquacultural	8.8	1.4	8.1	0.1	18.2	0.4	—	—	37.1
Other industrial n.e.c.	21.1	4.4	10.0	1.5	0.6	1.2	0.1	—	38.8
<i>Total industrial</i>	<i>114.5</i>	<i>133.1</i>	<i>118.2</i>	<i>13.4</i>	<i>84.7</i>	<i>6.5</i>	<i>9.7</i>	<i>0.4</i>	<i>480.4</i>
<b>Other non-residential</b>									
Educational	57.6	43.3	86.9	9.4	15.1	48.5	6.3	8.6	275.8
Religious	2.1	6.6	0.2	0.4	—	—	—	—	9.3
Aged care facilities	36.7	26.8	25.0	2.0	16.5	—	—	—	107.1
Health	28.8	26.1	57.9	2.0	10.6	—	—	0.4	125.8
Entertainment and recreation	52.4	33.4	22.8	2.8	0.8	2.3	2.6	1.1	118.2
Accommodation	60.8	3.1	4.0	2.0	4.3	0.4	0.5	—	75.1
Other non-residential n.e.c.	10.4	16.6	61.9	10.7	22.7	0.7	—	—	123.1
<i>Total other non-residential</i>	<i>249.0</i>	<i>155.9</i>	<i>258.7</i>	<i>29.3</i>	<i>70.0</i>	<i>51.9</i>	<i>9.4</i>	<i>10.0</i>	<i>834.2</i>
<b>Total non-residential</b>	<b>601.5</b>	<b>673.8</b>	<b>745.5</b>	<b>118.5</b>	<b>679.1</b>	<b>65.0</b>	<b>20.9</b>	<b>139.0</b>	<b>3 043.4</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	113.2	245.9	169.7	8.7	39.4	3.7	1.1	11.9	593.6
Transport	8.4	4.9	1.8	—	—	—	—	—	15.1
Offices	102.5	128.8	184.0	59.6	479.0	1.7	0.8	24.0	980.4
Other commercial n.e.c.	1.1	0.7	0.4	1.2	0.8	—	—	—	4.1
<i>Total commercial</i>	<i>225.2</i>	<i>380.3</i>	<i>355.9</i>	<i>69.5</i>	<i>519.2</i>	<i>5.4</i>	<i>1.9</i>	<i>35.9</i>	<i>1 593.2</i>
Industrial									
Factories	49.9	25.1	11.4	2.2	5.7	1.8	7.0	—	103.1
Warehouses	34.3	98.0	88.2	9.4	60.1	3.1	2.5	0.4	296.0
Agricultural/aquacultural	8.6	1.4	3.3	0.1	18.2	0.4	—	—	32.2
Other industrial n.e.c.	21.1	4.3	9.8	1.5	0.5	0.1	0.1	—	37.4
<i>Total industrial</i>	<i>114.0</i>	<i>128.8</i>	<i>112.7</i>	<i>13.2</i>	<i>84.6</i>	<i>5.4</i>	<i>9.6</i>	<i>0.4</i>	<i>468.6</i>
Other non-residential									
Educational	8.8	11.0	33.5	3.5	13.6	7.4	0.2	0.1	78.0
Religious	2.1	6.6	0.2	0.4	—	—	—	—	9.3
Aged care facilities	36.7	26.8	25.0	2.0	16.5	—	—	—	107.1
Health	21.8	10.6	24.5	0.7	10.6	—	—	0.2	68.5
Entertainment and recreation	47.7	20.9	19.3	2.1	0.8	1.4	1.6	—	93.8
Accommodation	60.8	3.1	4.0	1.9	0.7	0.4	0.5	—	71.4
Other non-residential n.e.c.	4.4	4.4	42.6	0.1	22.1	—	—	—	73.7
<i>Total other non-residential</i>	<i>182.4</i>	<i>83.4</i>	<i>149.1</i>	<i>10.8</i>	<i>64.3</i>	<i>9.2</i>	<i>2.2</i>	<i>0.3</i>	<i>501.7</i>
<b>Total non-residential</b>	<b>521.6</b>	<b>592.5</b>	<b>617.7</b>	<b>93.5</b>	<b>668.1</b>	<b>19.9</b>	<b>13.7</b>	<b>36.6</b>	<b>2 563.5</b>
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.4	0.2	0.1	0.3	0.4	—	—	—	1.4
Transport	5.7	0.2	1.0	0.2	—	—	—	—	7.1
Offices	6.8	3.8	11.6	5.7	4.8	1.3	—	92.7	126.8
Other commercial n.e.c.	—	0.4	—	—	—	—	—	—	0.4
<i>Total commercial</i>	<i>12.9</i>	<i>4.5</i>	<i>12.8</i>	<i>6.3</i>	<i>5.2</i>	<i>1.3</i>	<i>—</i>	<i>92.7</i>	<i>135.6</i>
Industrial									
Factories	0.3	—	0.1	—	—	—	0.1	—	0.5
Warehouses	0.1	4.3	0.4	0.2	—	—	—	—	5.0
Agricultural/aquacultural	0.1	—	4.8	—	—	—	—	—	4.9
Other industrial n.e.c.	—	0.1	0.2	—	0.1	1.1	—	—	1.5
<i>Total industrial</i>	<i>0.5</i>	<i>4.3</i>	<i>5.5</i>	<i>0.2</i>	<i>0.1</i>	<i>1.1</i>	<i>0.1</i>	<i>—</i>	<i>11.9</i>
Other non-residential									
Educational	48.8	32.3	53.4	5.9	1.5	41.2	6.1	8.5	197.8
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	7.0	15.4	33.4	1.3	—	—	—	0.2	57.3
Entertainment and recreation	4.7	12.6	3.5	0.7	—	0.8	1.0	1.1	24.4
Accommodation	—	—	—	0.1	3.6	—	—	—	3.6
Other non-residential n.e.c.	6.0	12.2	19.3	10.5	0.6	0.7	—	—	49.3
<i>Total other non-residential</i>	<i>66.6</i>	<i>72.5</i>	<i>109.6</i>	<i>18.5</i>	<i>5.7</i>	<i>42.7</i>	<i>7.1</i>	<i>9.8</i>	<i>332.5</i>
<b>Total non-residential</b>	<b>79.9</b>	<b>81.3</b>	<b>127.8</b>	<b>25.0</b>	<b>11.0</b>	<b>45.1</b>	<b>7.3</b>	<b>102.5</b>	<b>479.9</b>

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	696	45	15	756
Transport	24	5	1	30
Offices	382	61	23	466
Other commercial n.e.c.	18	—	—	18
<i>Total commercial</i>	<i>1 120</i>	<i>111</i>	<i>39</i>	<i>1 270</i>
Industrial				
Factories	100	18	3	121
Warehouses	166	52	16	234
Agricultural/aquacultural	61	3	2	66
Other industrial n.e.c.	56	7	2	65
<i>Total industrial</i>	<i>383</i>	<i>80</i>	<i>23</i>	<i>486</i>
Other non-residential				
Educational	103	35	12	150
Religious	15	2	—	17
Aged care facilities	10	6	8	24
Health	58	4	9	71
Entertainment and recreation	81	21	6	108
Accommodation	54	3	3	60
Other non-residential n.e.c.	105	24	6	135
<i>Total other non-residential</i>	<i>426</i>	<i>95</i>	<i>44</i>	<i>565</i>
<b>Total non-residential</b>	<b>1 929</b>	<b>286</b>	<b>106</b>	<b>2 321</b>

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	117.1	94.7	383.2	595.0
Transport	6.0	10.9	5.3	22.2
Offices	99.0	137.9	870.2	1 107.2
Other commercial n.e.c.	4.5	—	—	4.5
<i>Total commercial</i>	<i>226.5</i>	<i>243.6</i>	<i>1 258.8</i>	<i>1 728.8</i>
Industrial				
Factories	32.6	34.9	36.1	103.6
Warehouses	55.7	112.1	133.2	301.0
Agricultural/aquacultural	5.9	9.5	21.7	37.1
Other industrial n.e.c.	11.5	10.7	16.7	38.8
<i>Total industrial</i>	<i>105.7</i>	<i>167.1</i>	<i>207.7</i>	<i>480.4</i>
Other non-residential				
Educational	28.7	78.7	168.4	275.8
Religious	3.4	5.8	—	9.3
Aged care facilities	3.1	12.2	91.8	107.1
Health	14.7	6.3	104.7	125.8
Entertainment and recreation	19.6	42.4	56.2	118.2
Accommodation	12.5	7.5	55.0	75.1
Other non-residential n.e.c.	24.2	54.7	44.1	123.1
<i>Total other non-residential</i>	<i>106.2</i>	<i>207.6</i>	<i>520.3</i>	<i>834.2</i>
<b>Total non-residential</b>	<b>438.4</b>	<b>618.3</b>	<b>1 986.8</b>	<b>3 043.4</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>2004-05</b>	22 116.0	10 527.9	32 639.4	5 462.5	38 096.6	21 044.2	59 152.4
<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>	23 234.1	9 604.7	32 838.8	5 560.2	38 399.0	26 274.3	64 673.3
<b>2006</b>							
December Qtr	5 711.1	2 336.3	8 047.4	1 389.1	9 436.5	6 595.5	16 032.0
<b>2007</b>							
March Qtr	5 380.2	2 446.2	7 826.3	1 284.0	9 110.4	7 103.3	16 213.7
June Qtr	5 924.9	2 441.6	8 366.5	1 388.4	9 754.9	6 364.0	16 118.8
September Qtr	6 372.0	2 331.0	8 703.1	1 538.4	10 241.5	6 539.9	16 781.3
December Qtr	6 298.5	3 034.0	9 332.4	1 412.7	10 745.1	8 265.6	19 010.7
<b>2008</b>							
March Qtr	5 497.9	2 128.9	7 626.8	1 345.9	8 972.7	7 032.5	16 005.2
SEASONALLY ADJUSTED (\$m)							
<b>2006</b>							
December Qtr	5 746.9	2 308.0	8 054.9	1 431.6	9 486.5	6 484.4	15 970.9
<b>2007</b>							
March Qtr	5 761.0	2 536.0	8 297.0	1 386.8	9 683.8	7 176.3	16 860.2
June Qtr	5 844.8	2 453.3	8 298.2	1 345.8	9 644.0	6 457.9	16 101.9
September Qtr	6 022.9	2 272.1	8 295.0	1 437.1	9 732.1	6 490.3	16 222.4
December Qtr	6 338.2	2 999.3	9 337.5	1 457.2	10 794.7	8 093.2	18 887.9
<b>2008</b>							
March Qtr	6 096.0	2 369.4	8 465.4	1 473.6	9 939.0	7 090.8	17 029.8
TREND (\$m)							
<b>2006</b>							
December Qtr	5 779.8	2 390.7	8 170.5	1 404.2	9 574.7	6 664.3	16 238.9
<b>2007</b>							
March Qtr	5 778.1	2 407.6	8 185.7	1 381.7	9 567.4	6 614.8	16 182.2
June Qtr	5 878.8	2 461.4	8 340.2	1 385.8	9 726.0	6 756.6	16 482.7
September Qtr	6 050.7	2 537.2	8 587.3	1 413.7	10 000.9	6 972.4	16 972.4
December Qtr	6 172.9	2 594.8	8 767.6	1 452.1	10 219.7	7 279.9	17 499.5
<b>2008</b>							
March Qtr	6 237.2	2 611.9	8 855.4	1 485.6	10 341.0	7 494.3	17 854.2
TREND (% change from previous quarter)							
<b>2006</b>							
December Qtr	0.1	4.7	1.4	-2.5	0.8	2.0	1.3
<b>2007</b>							
March Qtr	—	0.7	0.2	-1.6	-0.1	-0.7	-0.3
June Qtr	1.7	2.2	1.9	0.3	1.7	2.1	1.9
September Qtr	2.9	3.1	3.0	2.0	2.8	3.2	3.0
December Qtr	2.0	2.3	2.1	2.7	2.2	4.4	3.1
<b>2008</b>							
March Qtr	1.0	0.7	1.0	2.3	1.2	2.9	2.0

— nil or rounded to zero (including null cells)

(b) Refer to Explanatory Notes, paragraph 13.

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

## 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>2004-05</b>	9 918.2	9 924.9	9 419.9	2 038.3	5 162.4	570.1	395.4	581.5	<b>38 096.6</b>
<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>	9 061.4	9 859.9	10 048.7	2 010.7	5 839.0	613.2	420.6	545.5	<b>38 399.0</b>
<b>2006</b>									
December Qtr	2 158.2	2 487.5	2 417.5	529.7	1 487.9	158.9	92.9	103.8	<b>9 436.5</b>
<b>2007</b>									
March Qtr	2 267.1	2 266.3	2 470.1	476.1	1 249.6	141.9	132.7	106.5	<b>9 110.4</b>
June Qtr	2 277.3	2 470.5	2 585.2	505.1	1 494.9	154.2	93.6	174.2	<b>9 754.9</b>
September Qtr	2 218.7	2 817.6	2 817.8	575.1	1 442.8	158.7	84.7	126.0	<b>10 241.5</b>
December Qtr	2 327.0	2 875.1	2 884.1	687.5	1 546.6	160.6	130.2	133.9	<b>10 745.1</b>
<b>2008</b>									
March Qtr	1 973.3	2 428.3	2 331.7	509.9	1 395.2	153.2	78.8	102.2	<b>8 972.7</b>
NON-RESIDENTIAL BUILDING									
<b>2004-05</b>	6 655.4	5 097.2	4 740.5	1 216.7	2 191.8	344.3	306.6	486.3	<b>21 044.2</b>
<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>	7 435.4	7 226.5	6 387.8	1 143.3	2 472.7	370.8	239.9	997.9	<b>26 274.3</b>
<b>2006</b>									
December Qtr	1 841.7	1 855.3	1 553.3	256.9	739.7	79.1	55.0	214.5	<b>6 595.5</b>
<b>2007</b>									
March Qtr	1 854.2	2 111.4	1 611.2	208.3	840.3	127.3	90.2	260.4	<b>7 103.3</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	1 799.3	1 511.4	1 708.0	337.0	758.9	86.3	71.7	267.3	<b>6 539.9</b>
December Qtr	2 163.8	2 429.1	1 564.3	430.9	1 105.2	150.7	186.9	234.8	<b>8 265.6</b>
<b>2008</b>									
March Qtr	1 462.7	2 401.4	1 778.5	235.8	917.3	76.9	65.7	94.1	<b>7 032.5</b>
TOTAL BUILDING									
<b>2004-05</b>	16 576.2	15 004.8	14 212.2	3 255.1	7 355.1	913.9	703.3	1 072.6	<b>59 152.4</b>
<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>	16 496.8	17 086.3	16 436.5	3 154.1	8 311.7	984.0	660.5	1 543.4	<b>64 673.3</b>
<b>2006</b>									
December Qtr	4 000.0	4 342.9	3 970.8	786.6	2 227.6	238.0	147.8	318.3	<b>16 032.0</b>
<b>2007</b>									
March Qtr	4 121.2	4 377.7	4 081.3	684.4	2 090.0	269.3	222.9	366.9	<b>16 213.7</b>
June Qtr	4 164.8	4 050.9	4 225.1	888.5	1 965.6	227.0	142.5	454.5	<b>16 118.8</b>
September Qtr	4 018.1	4 329.0	4 525.8	912.1	2 201.7	245.0	156.4	393.3	<b>16 781.3</b>
December Qtr	4 490.8	5 304.1	4 448.4	1 118.5	2 651.8	311.3	317.1	368.7	<b>19 010.7</b>
<b>2008</b>									
March Qtr	3 436.1	4 829.7	4 110.3	745.6	2 312.5	230.2	144.5	196.4	<b>16 005.2</b>

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



# WHAT IF...? REVISIONS TO TREND ESTIMATES

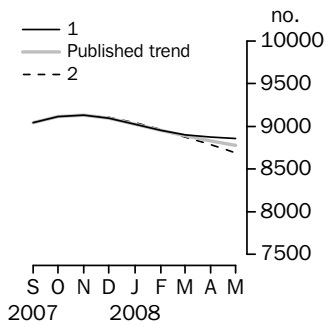
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### 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.

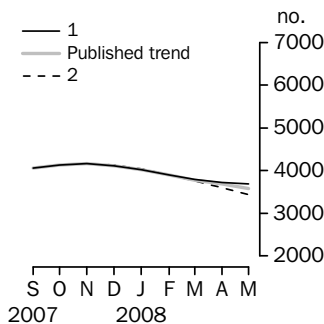
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 3.5% for the number of private sector houses approved and 13% for private sector other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 3.5% 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 3.5% on May 2008		(2) falls by 3.5% on May 2008	
	no.	% change	no.	% change	no.	% change
<b>2007</b>						
December	9 096	-0.4	9 094	-0.4	9 106	-0.3
<b>2008</b>						
January	9 029	-0.7	9 023	-0.8	9 044	-0.7
February	8 956	-0.8	8 952	-0.8	8 962	-0.9
March	8 891	-0.7	8 904	-0.5	8 877	-0.9
April	8 830	-0.7	8 874	-0.3	8 786	-1.0
May	8 781	-0.6	8 857	-0.2	8 691	-1.1

### PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on May 2008		(2) falls by 13% on May 2008	
	no.	% change	no.	% change	no.	% change
<b>2007</b>						
December	4 118	-1.0	4 117	-1.0	4 134	-0.6
<b>2008</b>						
January	4 022	-2.3	4 019	-2.4	4 049	-2.1
February	3 895	-3.2	3 894	-3.1	3 909	-3.5
March	3 782	-2.9	3 792	-2.6	3 752	-4.0
April	3 692	-2.4	3 728	-1.7	3 597	-4.1
May	3 576	-3.1	3 682	-1.2	3 435	-4.5

## 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), 2007 Edition (cat. no. 1216.0), effective from July 2007. Building work approved before July 2007 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2007, changes were made to the boundary of the Brisbane Statistical Division.

**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*

### 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.

### ABBREVIATIONS

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

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

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

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 2007–08	1	1
Statistical Local Areas, Victoria, 2001–02 to 2007–08	2	2
Statistical Local Areas, Queensland, 2001–02 to 2007–08	3	3
Statistical Local Areas, South Australia, 2001–02 to 2007–08	4	4
Statistical Local Areas, Western Australia, 2001–02 to 2007–08	5	5
Statistical Local Areas, Tasmania, 2001–02 to 2007–08	6	6
Statistical Local Areas, Northern Territory, 2001–02 to 2007–08	7	7
Statistical Local Areas, Australian Capital Territory, 2001–02 to 2007–08	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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