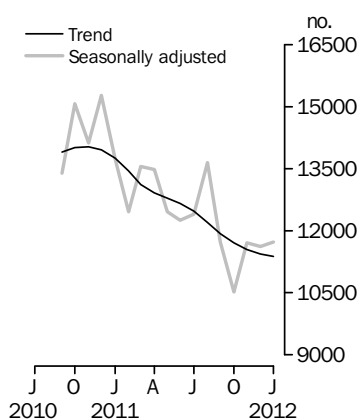


# BUILDING APPROVALS

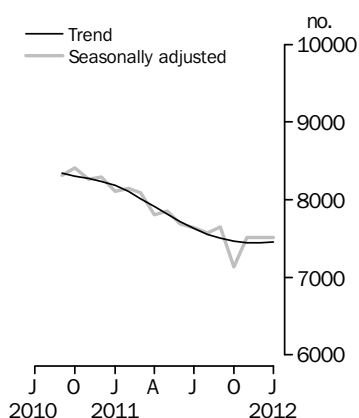
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) THURS 1 MAR 2012

## 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.

## KEY FIGURES

### TREND

	Jan 12 no.	Dec 11 to Jan 12 % change	Jan 11 to Jan 12 % change
<b>Total dwelling units approved</b>	<b>11 380</b>	<b>-0.5</b>	<b>-17.3</b>
Private sector houses	7 453	0.1	-8.9
Private sector dwellings excluding houses	3 791	-1.0	-26.7

### SEASONALLY ADJUSTED

	Jan 12 no.	Dec 11 to Jan 12 % change	Jan 11 to Jan 12 % change
<b>Total dwelling units approved</b>	<b>11 729</b>	<b>0.9</b>	<b>-14.6</b>
Private sector houses	7 508	-0.1	-7.4
Private sector dwellings excluding houses	4 024	1.5	-23.3

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwellings approved fell 0.5% in January 2012 and has fallen for 14 months.
- The seasonally adjusted estimate for total dwellings approved rose 0.9% in January following a fall of 0.8% in the previous month.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved rose 0.1% in January after falling for 24 months.
- The seasonally adjusted estimate for private sector houses fell 0.1% in January 2012 following a rise of 0.1% in the previous month.

### PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES

- The trend estimate for private sector dwellings excluding houses fell 1.0% in January and has now fallen for 13 months.
- The seasonally adjusted estimate for private sector dwellings excluding houses rose 1.5% following a fall of 1.2% last month.

### VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved fell 2.0% in January and has fallen for 13 months. The value of residential building fell 1.7% and has fallen for the last 15 months. The value of non-residential building fell 2.6% and has now fallen for the last 12 months.
- The seasonally adjusted estimate of the value of total building approved rose 52.7% in January following a rise of 2.0% last month. The value of residential building rose 1.1% and the value of non-residential building rose 131.8% in January.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
January 2012 (Additional Information)	9 March 2012
February 2012	2 April 2012
February 2012 (Additional Information)	11 April 2012
March 2012	7 May 2012
March 2012 (Additional Information)	11 May 2012
April 2012	31 May 2012
April 2012 (Additional Information)	7 June 2012
May 2012	3 July 2012
May 2012 (Additional Information)	10 July 2012

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

The trend estimates should be interpreted with caution as the underlying behaviour of building approvals may be affected by initiatives within the Government stimulus package, which included the "Building the Education Revolution" (BER) program and the Social Housing Initiative as well as other developments associated with global economic conditions. From June 2009 to February 2010 BER impacts were quantified and removed from the trend estimates because of their short term nature. From April 2010 these impacts are no longer removed from the trend estimates as their effect has significantly declined. For more details on trend estimates, please see paragraphs 19 to 21 of the explanatory notes.

## REVISIONS THIS MONTH

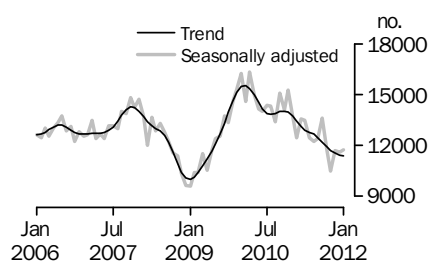
Revisions to the total number of dwelling units approved in this issue are:

	2010-11	2011-12	TOTAL
NSW	—	36	36
Vic.	8	50	58
Qld	—	-526	-526
SA	37	30	67
WA	—	-5	-5
Tas.	—	—	—
NT	—	—	—
ACT	—	—	—
Total	45	-415	-370

Brian Pink  
Australian Statistician

# BUILDING APPROVALS AUSTRALIA

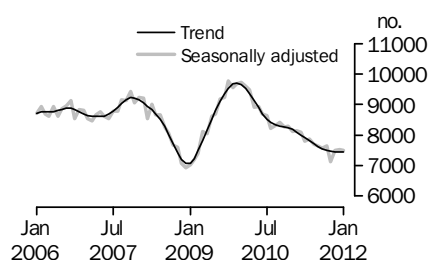
## NUMBER OF TOTAL DWELLING UNITS



The trend estimate for Australia fell 0.5% in January 2012.

In seasonally adjusted terms the estimate rose 0.9% to 11,729 dwellings.

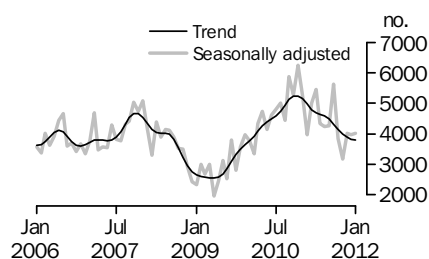
## NUMBER OF PRIVATE SECTOR HOUSES



The trend estimate for private sector houses approved rose 0.1% in January.

In seasonally adjusted terms the estimate fell 0.1% to 7,508 houses.

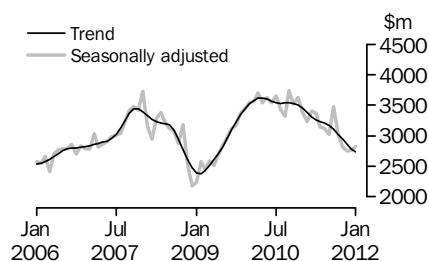
## NUMBER OF PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



The trend estimate for private sector dwelling units excluding houses fell 1.0% in January.

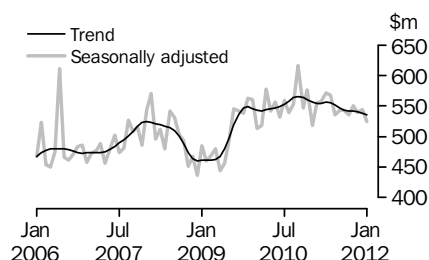
In seasonally adjusted terms the estimate rose 1.5% to 4,024 dwellings.

## VALUE OF NEW RESIDENTIAL BUILDING



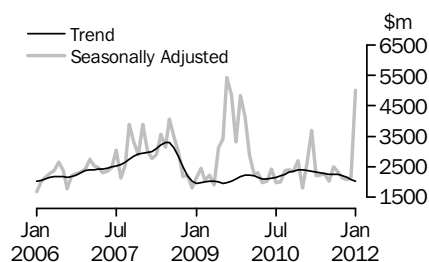
The trend estimate for the value of new residential building approved fell 1.9% in January 2012 and has fallen for 15 months.

## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING



The trend estimate for the value of alterations and additions to residential building fell 0.5% in January 2012 and has now fallen for 9 months.

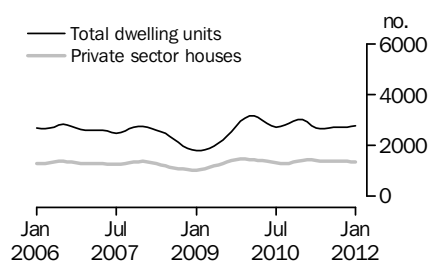
## VALUE OF NON-RESIDENTIAL BUILDING



The trend estimate for the value of non-residential building approved fell 2.6% in January 2012 and has fallen for 12 months.

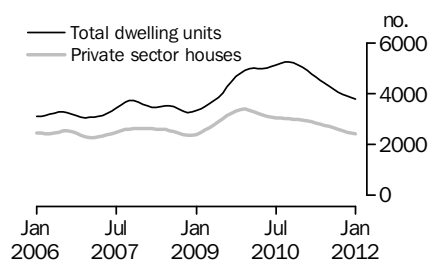
## DWELLING UNITS APPROVED STATE TRENDS

### NEW SOUTH WALES



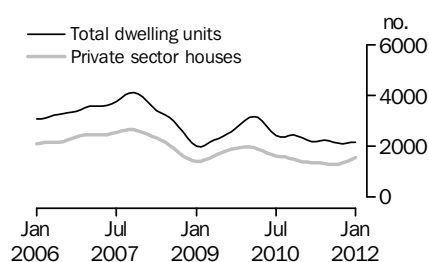
The trend estimate for total number of dwelling units approved in New South Wales rose 1.4% in January 2012 after increasing 0.9% the previous month. The trend estimate for the number of private sector houses fell 1.5% in January and has now fallen for 4 months.

### VICTORIA



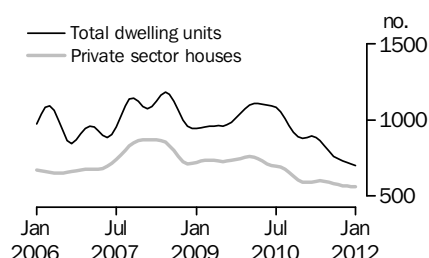
The trend estimate for total number of dwelling units approved in Victoria fell 1.3% in January and has fallen for 15 months. The trend estimate for the number of private sector houses fell 1.6% in January and has now fallen for 25 months.

### QUEENSLAND



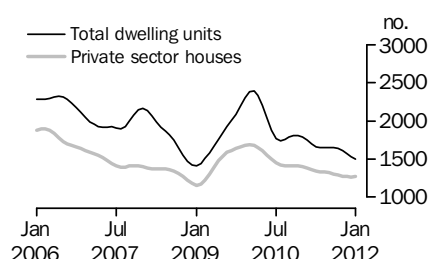
The trend estimate for total number of dwelling units approved in Queensland rose 1.2% in January and has now increased for 3 months. The trend estimate for the number of private sector houses rose 4.4% in January and has now risen for 5 months.

### SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia fell 1.1% in January and is now showing falls for 10 months. The trend estimate for the number of private sector houses fell 0.4% in January and has now fallen for 8 months.

### WESTERN AUSTRALIA



The trend estimate for total number of dwelling units approved in Western Australia fell 2.1% in January and has now decreased for 6 months. The trend estimate for the number of private sector houses rose 0.7% in January after falling 13 months.

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## DWELLING UNITS APPROVED

Month	HOUSES		DWELLINGS EXCLUDING HOUSES		TOTAL DWELLING UNITS		
	.....		.....		.....		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.
.....							
ORIGINAL							
<b>2010</b>							
November	8 751	8 947	5 089	5 527	13 840	634	<b>14 474</b>
December	7 357	7 516	6 315	6 832	13 672	676	<b>14 348</b>
<b>2011</b>							
January	5 943	6 003	3 816	4 048	9 759	292	<b>10 051</b>
February	7 817	7 961	3 677	3 854	11 494	321	<b>11 815</b>
March	8 740	8 885	5 332	5 660	14 072	473	<b>14 545</b>
April	6 858	6 946	5 257	5 405	12 115	236	<b>12 351</b>
May	8 379	8 511	4 384	4 571	12 763	319	<b>13 082</b>
June	8 326	8 532	4 274	4 475	12 600	407	<b>13 007</b>
July	7 791	7 899	4 610	4 958	12 401	456	<b>12 857</b>
August	8 591	8 752	6 000	6 254	14 591	415	<b>15 006</b>
September	8 139	8 257	3 931	4 049	12 070	236	<b>12 306</b>
October	7 391	7 500	3 581	3 661	10 972	189	<b>11 161</b>
November	8 049	8 179	3 938	4 020	11 987	212	<b>12 199</b>
December	6 343	6 418	3 858	3 908	10 201	125	<b>10 326</b>
<b>2012</b>							
January	5 703	5 777	2 699	2 778	8 402	153	<b>8 555</b>
.....							
SEASONALLY ADJUSTED							
<b>2010</b>							
November	8 259	8 429	5 274	5 682	13 533	578	<b>14 111</b>
December	8 289	8 469	6 251	6 799	14 540	728	<b>15 268</b>
<b>2011</b>							
January	8 108	8 205	5 249	5 535	13 357	384	<b>13 740</b>
February	8 150	8 323	3 967	4 136	12 117	342	<b>12 459</b>
March	8 086	8 220	5 008	5 339	13 094	465	<b>13 559</b>
April	7 800	7 902	5 459	5 577	13 259	220	<b>13 480</b>
May	7 857	7 985	4 351	4 477	12 209	253	<b>12 462</b>
June	7 688	7 846	4 235	4 405	11 924	327	<b>12 250</b>
July	7 637	7 738	4 262	4 665	11 899	505	<b>12 404</b>
August	7 573	7 721	5 637	5 919	13 211	429	<b>13 640</b>
September	7 653	7 772	3 842	3 955	11 495	232	<b>11 727</b>
October	7 138	7 240	3 177	3 275	10 315	199	<b>10 514</b>
November	7 510	7 625	4 010	4 084	11 520	189	<b>11 709</b>
December	7 516	7 602	3 963	4 018	11 480	141	<b>11 621</b>
<b>2012</b>							
January	7 508	7 623	4 024	4 106	11 532	197	<b>11 729</b>
.....							
TREND							
<b>2010</b>							
November	8 269	8 434	5 234	5 595	13 503	527	<b>14 030</b>
December	8 235	8 392	5 246	5 557	13 481	468	<b>13 949</b>
<b>2011</b>							
January	8 182	8 329	5 172	5 429	13 353	404	<b>13 757</b>
February	8 104	8 242	4 991	5 203	13 095	350	<b>13 445</b>
March	8 005	8 136	4 794	4 981	12 799	318	<b>13 117</b>
April	7 911	8 039	4 675	4 868	12 585	322	<b>12 907</b>
May	7 818	7 946	4 628	4 842	12 446	342	<b>12 788</b>
June	7 722	7 851	4 584	4 812	12 306	357	<b>12 663</b>
July	7 630	7 758	4 482	4 711	12 111	357	<b>12 469</b>
August	7 553	7 678	4 307	4 522	11 860	339	<b>12 199</b>
September	7 499	7 619	4 133	4 314	11 633	300	<b>11 933</b>
October	7 464	7 577	4 004	4 140	11 467	249	<b>11 717</b>
November	7 447	7 554	3 897	3 991	11 343	202	<b>11 545</b>
December	7 445	7 549	3 830	3 892	11 275	165	<b>11 441</b>
<b>2012</b>							
January	7 453	7 556	3 791	3 824	11 245	135	<b>11 380</b>

## DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		DWELLINGS EXCLUDING HOUSES		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
<b>2010</b>							
November	0.5	0.5	-21.8	-19.1	-9.0	22.4	-8.0
December	-15.9	-16.0	24.1	23.6	-1.2	6.6	-0.9
<b>2011</b>							
January	-19.2	-20.1	-39.6	-40.7	-28.6	-56.8	-29.9
February	31.5	32.6	-3.6	-4.8	17.8	9.9	17.6
March	11.8	11.6	45.0	46.9	22.4	47.4	23.1
April	-21.5	-21.8	-1.4	-4.5	-13.9	-50.1	-15.1
May	22.2	22.5	-16.6	-15.4	5.3	35.2	5.9
June	-0.6	0.2	-2.5	-2.1	-1.3	27.6	-0.6
July	-6.4	-7.4	7.9	10.8	-1.6	12.0	-1.2
August	10.3	10.8	30.2	26.1	17.7	-9.0	16.7
September	-5.3	-5.7	-34.5	-35.3	-17.3	-43.1	-18.0
October	-9.2	-9.2	-8.9	-9.6	-9.1	-19.9	-9.3
November	8.9	9.1	10.0	9.8	9.3	12.2	9.3
December	-21.2	-21.5	-2.0	-2.8	-14.9	-41.0	-15.4
<b>2012</b>							
January	-10.1	-10.0	-30.0	-28.9	-17.6	22.4	-17.2
SEASONALLY ADJUSTED							
<b>2010</b>							
November	-1.8	-2.0	-10.4	-12.2	-5.3	-25.6	-6.4
December	0.4	0.5	18.5	19.7	7.4	25.9	8.2
<b>2011</b>							
January	-2.2	-3.1	-16.0	-18.6	-8.1	-47.3	-10.0
February	0.5	1.4	-24.4	-25.3	-9.3	-10.9	-9.3
March	-0.8	-1.2	26.2	29.1	8.1	36.1	8.8
April	-3.5	-3.9	9.0	4.5	1.3	-52.6	-0.6
May	0.7	1.0	-20.3	-19.7	-7.9	15.0	-7.5
June	-2.1	-1.7	-2.7	-1.6	-2.3	28.9	-1.7
July	-0.7	-1.4	0.6	5.9	-0.2	54.5	1.3
August	-0.8	-0.2	32.3	26.9	11.0	-14.9	10.0
September	1.1	0.7	-31.9	-33.2	-13.0	-46.0	-14.0
October	-6.7	-6.8	-17.3	-17.2	-10.3	-14.0	-10.3
November	5.2	5.3	26.2	24.7	11.7	-5.2	11.4
December	0.1	-0.3	-1.2	-1.6	-0.4	-25.4	-0.8
<b>2012</b>							
January	-0.1	0.3	1.5	2.2	0.5	40.2	0.9
TREND							
<b>2010</b>							
November	-0.4	-0.5	2.1	1.1	0.5	-8.7	0.2
December	-0.4	-0.5	0.2	-0.7	-0.2	-11.1	-0.6
<b>2011</b>							
January	-0.6	-0.8	-1.4	-2.3	-0.9	-13.7	-1.4
February	-1.0	-1.0	-3.5	-4.2	-1.9	-13.5	-2.3
March	-1.2	-1.3	-4.0	-4.3	-2.3	-8.9	-2.4
April	-1.2	-1.2	-2.5	-2.3	-1.7	1.1	-1.6
May	-1.2	-1.2	-1.0	-0.5	-1.1	6.2	-0.9
June	-1.2	-1.2	-1.0	-0.6	-1.1	4.5	-1.0
July	-1.2	-1.2	-2.2	-2.1	-1.6	—	-1.5
August	-1.0	-1.0	-3.9	-4.0	-2.1	-5.2	-2.2
September	-0.7	-0.8	-4.0	-4.6	-1.9	-11.3	-2.2
October	-0.5	-0.6	-3.1	-4.0	-1.4	-17.1	-1.8
November	-0.2	-0.3	-2.7	-3.6	-1.1	-19.1	-1.5
December	—	-0.1	-1.7	-2.5	-0.6	-17.9	-0.9
<b>2012</b>							
January	0.1	0.1	-1.0	-1.8	-0.3	-18.3	-0.5

— nil or rounded to zero (including null cells)

## TOTAL DWELLING UNITS APPROVED, States and territories

	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<b><i>Aust.</i></b>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2010</b>									
November	3 165	5 011	2 540	1 015	2 051	264	65	363	<b>14 474</b>
December	3 190	5 254	2 322	845	1 705	256	288	488	<b>14 348</b>
<b>2011</b>									
January	2 027	3 907	1 829	520	1 374	144	26	224	<b>10 051</b>
February	2 641	3 980	1 891	1 002	1 641	249	91	320	<b>11 815</b>
March	3 159	5 664	2 005	908	1 812	293	59	645	<b>14 545</b>
April	2 702	4 580	2 167	780	1 396	208	57	461	<b>12 351</b>
May	2 404	4 176	2 522	1 079	1 899	286	83	633	<b>13 082</b>
June	2 291	4 838	2 367	865	1 745	237	191	473	<b>13 007</b>
July	2 775	4 708	1 993	727	1 578	181	253	642	<b>12 857</b>
August	3 978	4 934	2 880	793	1 843	223	78	277	<b>15 006</b>
September	2 431	4 212	2 294	860	1 723	213	112	461	<b>12 306</b>
October	2 846	3 366	1 841	753	1 747	159	146	303	<b>11 161</b>
November	2 964	4 521	2 093	780	1 492	149	38	162	<b>12 199</b>
December	2 347	3 228	2 187	571	1 401	177	36	379	<b>10 326</b>
<b>2012</b>									
January	2 208	2 677	1 563	551	1 223	142	103	88	<b>8 555</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	2 873	5 139	2 462	945	2 008	267	na	na	<b>14 111</b>
December	3 058	5 826	2 573	930	1 834	255	na	na	<b>15 268</b>
<b>2011</b>									
January	3 028	5 338	2 448	688	1 707	186	na	na	<b>13 740</b>
February	2 849	4 063	2 086	1 022	1 725	267	na	na	<b>12 459</b>
March	3 062	5 076	1 857	865	1 750	268	na	na	<b>13 559</b>
April	2 814	5 068	2 325	887	1 622	249	na	na	<b>13 480</b>
May	2 270	4 162	2 485	932	1 656	238	na	na	<b>12 462</b>
June	2 372	4 457	2 121	825	1 615	228	na	na	<b>12 250</b>
July	2 586	4 291	2 102	750	1 609	179	na	na	<b>12 404</b>
August	3 707	4 521	2 471	704	1 698	218	na	na	<b>13 640</b>
September	2 505	3 928	2 112	774	1 676	191	na	na	<b>11 727</b>
October	2 470	3 265	1 714	756	1 703	168	na	na	<b>10 514</b>
November	2 557	4 649	1 982	744	1 437	150	na	na	<b>11 709</b>
December	2 443	3 761	2 627	661	1 519	175	na	na	<b>11 621</b>
<b>2012</b>									
January	3 362	3 659	2 047	707	1 514	170	na	na	<b>11 729</b>
TREND									
<b>2010</b>									
November	2 961	5 216	2 442	918	1 809	259	77	348	<b>14 030</b>
December	3 023	5 139	2 405	889	1 810	250	67	366	<b>13 949</b>
<b>2011</b>									
January	3 024	5 039	2 335	877	1 789	247	64	382	<b>13 757</b>
February	2 929	4 912	2 254	885	1 746	247	67	405	<b>13 445</b>
March	2 792	4 775	2 199	893	1 698	246	76	438	<b>13 117</b>
April	2 695	4 665	2 197	884	1 660	244	86	477	<b>12 907</b>
May	2 659	4 551	2 226	862	1 645	237	98	509	<b>12 788</b>
June	2 674	4 428	2 235	830	1 649	225	110	513	<b>12 663</b>
July	2 702	4 300	2 212	793	1 652	210	114	485	<b>12 469</b>
August	2 723	4 168	2 163	762	1 650	195	109	429	<b>12 199</b>
September	2 729	4 061	2 114	744	1 635	185	99	367	<b>11 933</b>
October	2 719	3 984	2 100	730	1 606	176	88	313	<b>11 717</b>
November	2 713	3 907	2 114	720	1 570	170	80	271	<b>11 545</b>
December	2 738	3 836	2 143	710	1 535	165	76	238	<b>11 441</b>
<b>2012</b>									
January	2 776	3 784	2 167	702	1 503	163	78	205	<b>11 380</b>

na not available



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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
November	-13.7	-8.2	-1.3	16.8	15.4	-4.3	25.0	-65.8	-8.0
December	0.8	4.8	-8.6	-16.7	-16.9	-3.0	343.1	34.4	-0.9
<b>2011</b>									
January	-36.5	-25.6	-21.2	-38.5	-19.4	-43.8	-91.0	-54.1	-29.9
February	30.3	1.9	3.4	92.7	19.4	72.9	250.0	42.9	17.6
March	19.6	42.3	6.0	-9.4	10.4	17.7	-35.2	101.6	23.1
April	-14.5	-19.1	8.1	-14.1	-23.0	-29.0	-3.4	-28.5	-15.1
May	-11.0	-8.8	16.4	38.3	36.0	37.5	45.6	37.3	5.9
June	-4.7	15.9	-6.1	-19.8	-8.1	-17.1	130.1	-25.3	-0.6
July	21.1	-2.7	-15.8	-16.0	-9.6	-23.6	32.5	35.7	-1.2
August	43.4	4.8	44.5	9.1	16.8	23.2	-69.2	-56.9	16.7
September	-38.9	-14.6	-20.3	8.4	-6.5	-4.5	43.6	66.4	-18.0
October	17.1	-20.1	-19.7	-12.4	1.4	-25.4	30.4	-34.3	-9.3
November	4.1	34.3	13.7	3.6	-14.6	-6.3	-74.0	-46.5	9.3
December	-20.8	-28.6	4.5	-26.8	-6.1	18.8	-5.3	134.0	-15.4
<b>2012</b>									
January	-5.9	-17.1	-28.5	-3.5	-12.7	-19.8	186.1	-76.8	-17.2
SEASONALLY ADJUSTED									
<b>2010</b>									
November	-11.6	-2.0	-2.3	-0.7	15.3	-3.5	na	na	-6.4
December	6.4	13.4	4.5	-1.5	-8.6	-4.5	na	na	8.2
<b>2011</b>									
January	-1.0	-8.4	-4.9	-26.0	-6.9	-26.8	na	na	-10.0
February	-5.9	-23.9	-14.8	48.5	1.1	43.2	na	na	-9.3
March	7.5	24.9	-11.0	-15.3	1.4	0.5	na	na	8.8
April	-8.1	-0.2	25.2	2.4	-7.4	-7.0	na	na	-0.6
May	-19.3	-17.9	6.9	5.1	2.1	-4.4	na	na	-7.5
June	4.5	7.1	-14.7	-11.4	-2.5	-4.4	na	na	-1.7
July	9.0	-3.7	-0.9	-9.1	-0.4	-21.5	na	na	1.3
August	43.3	5.4	17.5	-6.1	5.5	21.8	na	na	10.0
September	-32.4	-13.1	-14.5	9.9	-1.3	-12.3	na	na	-14.0
October	-1.4	-16.9	-18.9	-2.3	1.6	-12.2	na	na	-10.3
November	3.5	42.4	15.6	-1.6	-15.6	-10.5	na	na	11.4
December	-4.5	-19.1	32.6	-11.2	5.7	16.6	na	na	-0.8
<b>2012</b>									
January	37.6	-2.7	-22.1	6.9	-0.4	-3.0	na	na	0.9
TREND									
<b>2010</b>									
November	2.9	-0.9	0.7	-4.7	1.0	-3.3	-15.3	4.9	0.2
December	2.1	-1.5	-1.5	-3.2	—	-3.3	-13.0	5.3	-0.6
<b>2011</b>									
January	—	-1.9	-2.9	-1.3	-1.2	-1.3	-5.0	4.4	-1.4
February	-3.2	-2.5	-3.5	0.9	-2.4	-0.2	5.4	6.1	-2.3
March	-4.7	-2.8	-2.4	0.8	-2.8	-0.2	13.3	8.1	-2.4
April	-3.5	-2.3	-0.1	-1.0	-2.3	-1.0	13.4	8.8	-1.6
May	-1.3	-2.4	1.3	-2.4	-0.9	-2.7	13.7	6.8	-0.9
June	0.5	-2.7	0.4	-3.8	0.2	-5.0	11.9	0.8	-1.0
July	1.1	-2.9	-1.0	-4.4	0.2	-6.9	4.1	-5.5	-1.5
August	0.8	-3.1	-2.2	-3.9	-0.2	-7.0	-4.2	-11.5	-2.2
September	0.2	-2.6	-2.3	-2.4	-0.9	-5.4	-9.5	-14.5	-2.2
October	-0.4	-1.9	-0.6	-1.8	-1.8	-4.5	-11.5	-14.6	-1.8
November	-0.2	-1.9	0.7	-1.5	-2.3	-3.7	-8.3	-13.4	-1.5
December	0.9	-1.8	1.4	-1.4	-2.2	-2.8	-4.9	-12.2	-0.9
<b>2012</b>									
January	1.4	-1.3	1.2	-1.1	-2.1	-1.0	2.6	-13.6	-0.5

— nil or rounded to zero (including null cells)

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2010</b>									
November	1 382	3 046	1 713	711	1 528	179	43	149	<b>8 751</b>
December	1 244	2 612	1 303	527	1 290	186	38	157	<b>7 357</b>
<b>2011</b>									
January	1 041	2 225	935	397	1 098	129	14	104	<b>5 943</b>
February	1 449	2 792	1 205	589	1 354	188	32	208	<b>7 817</b>
March	1 529	3 194	1 569	657	1 346	230	31	184	<b>8 740</b>
April	1 163	2 464	1 262	521	1 141	151	26	130	<b>6 858</b>
May	1 539	2 986	1 458	668	1 408	181	36	103	<b>8 379</b>
June	1 418	2 927	1 453	655	1 554	181	36	102	<b>8 326</b>
July	1 463	3 028	1 124	562	1 293	134	42	145	<b>7 791</b>
August	1 564	2 960	1 531	649	1 455	198	37	197	<b>8 591</b>
September	1 498	2 781	1 393	622	1 416	174	61	194	<b>8 139</b>
October	1 444	2 422	1 324	585	1 296	126	67	127	<b>7 391</b>
November	1 546	2 755	1 577	628	1 263	117	33	130	<b>8 049</b>
December	1 169	2 059	1 229	442	1 135	154	24	131	<b>6 343</b>
<b>2012</b>									
January	1 001	1 700	1 246	443	1 074	122	30	87	<b>5 703</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	1 322	2 885	1 576	652	1 466	na	na	na	<b>8 259</b>
December	1 360	3 009	1 525	594	1 414	na	na	na	<b>8 289</b>
<b>2011</b>									
January	1 427	3 138	1 228	534	1 399	na	na	na	<b>8 108</b>
February	1 519	2 838	1 279	610	1 432	na	na	na	<b>8 150</b>
March	1 437	2 913	1 445	600	1 292	na	na	na	<b>8 086</b>
April	1 357	2 743	1 403	604	1 370	na	na	na	<b>7 800</b>
May	1 407	2 896	1 375	616	1 260	na	na	na	<b>7 857</b>
June	1 342	2 687	1 345	599	1 418	na	na	na	<b>7 688</b>
July	1 418	2 870	1 154	580	1 297	na	na	na	<b>7 637</b>
August	1 368	2 583	1 342	576	1 313	na	na	na	<b>7 573</b>
September	1 420	2 644	1 324	574	1 313	na	na	na	<b>7 653</b>
October	1 406	2 350	1 234	574	1 255	na	na	na	<b>7 138</b>
November	1 404	2 602	1 450	585	1 205	na	na	na	<b>7 510</b>
December	1 350	2 516	1 519	522	1 284	na	na	na	<b>7 516</b>
<b>2012</b>									
January	1 303	2 348	1 614	577	1 322	na	na	na	<b>7 508</b>
TREND									
<b>2010</b>									
November	1 347	2 998	1 492	633	1 414	na	na	na	<b>8 269</b>
December	1 389	2 988	1 438	609	1 413	na	na	na	<b>8 235</b>
<b>2011</b>									
January	1 420	2 965	1 396	593	1 401	na	na	na	<b>8 182</b>
February	1 432	2 934	1 371	589	1 381	na	na	na	<b>8 104</b>
March	1 427	2 892	1 357	592	1 361	na	na	na	<b>8 005</b>
April	1 414	2 852	1 350	598	1 344	na	na	na	<b>7 911</b>
May	1 396	2 811	1 338	601	1 335	na	na	na	<b>7 818</b>
June	1 385	2 763	1 317	598	1 330	na	na	na	<b>7 722</b>
July	1 386	2 713	1 290	590	1 319	na	na	na	<b>7 630</b>
August	1 394	2 657	1 280	582	1 305	na	na	na	<b>7 553</b>
September	1 398	2 595	1 305	575	1 288	na	na	na	<b>7 499</b>
October	1 392	2 538	1 357	569	1 275	na	na	na	<b>7 464</b>
November	1 379	2 490	1 419	565	1 268	na	na	na	<b>7 447</b>
December	1 364	2 452	1 484	561	1 266	na	na	na	<b>7 445</b>
<b>2012</b>									
January	1 344	2 412	1 549	559	1 275	na	na	na	<b>7 453</b>

na not available

## PRIVATE SECTOR HOUSES APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
November	-4.2	-2.7	8.9	10.9	4.4	—	16.2	-38.2	<b>0.5</b>
December	-10.0	-14.2	-23.9	-25.9	-15.6	3.9	-11.6	5.4	<b>-15.9</b>
<b>2011</b>									
January	-16.3	-14.8	-28.2	-24.7	-14.9	-30.6	-63.2	-33.8	<b>-19.2</b>
February	39.2	25.5	28.9	48.4	23.3	45.7	128.6	100.0	<b>31.5</b>
March	5.5	14.4	30.2	11.5	-0.6	22.3	-3.1	-11.5	<b>11.8</b>
April	-23.9	-22.9	-19.6	-20.7	-15.2	-34.3	-16.1	-29.3	<b>-21.5</b>
May	32.3	21.2	15.5	28.2	23.4	19.9	38.5	-20.8	<b>22.2</b>
June	-7.9	-2.0	-0.3	-1.9	10.4	—	—	-1.0	<b>-0.6</b>
July	3.2	3.5	-22.6	-14.2	-16.8	-26.0	16.7	42.2	<b>-6.4</b>
August	6.9	-2.2	36.2	15.5	12.5	47.8	-11.9	35.9	<b>10.3</b>
September	-4.2	-6.0	-9.0	-4.2	-2.7	-12.1	64.9	-1.5	<b>-5.3</b>
October	-3.6	-12.9	-5.0	-5.9	-8.5	-27.6	9.8	-34.5	<b>-9.2</b>
November	7.1	13.7	19.1	7.4	-2.5	-7.1	-50.7	2.4	<b>8.9</b>
December	-24.4	-25.3	-22.1	-29.6	-10.1	31.6	-27.3	0.8	<b>-21.2</b>
<b>2012</b>									
January	-14.4	-17.4	1.4	0.2	-5.4	-20.8	25.0	-33.6	<b>-10.1</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	-1.7	-5.6	4.7	-2.4	4.8	na	na	na	<b>-1.8</b>
December	2.9	4.3	-3.2	-8.9	-3.6	na	na	na	<b>0.4</b>
<b>2011</b>									
January	4.9	4.3	-19.5	-10.0	-1.0	na	na	na	<b>-2.2</b>
February	6.5	-9.6	4.2	14.1	2.3	na	na	na	<b>0.5</b>
March	-5.4	2.6	13.0	-1.7	-9.8	na	na	na	<b>-0.8</b>
April	-5.6	-5.8	-2.9	0.7	6.0	na	na	na	<b>-3.5</b>
May	3.7	5.6	-2.0	2.0	-8.0	na	na	na	<b>0.7</b>
June	-4.6	-7.2	-2.2	-2.8	12.5	na	na	na	<b>-2.1</b>
July	5.7	6.8	-14.2	-3.1	-8.5	na	na	na	<b>-0.7</b>
August	-3.5	-10.0	16.3	-0.8	1.2	na	na	na	<b>-0.8</b>
September	3.8	2.4	-1.3	-0.3	—	na	na	na	<b>1.1</b>
October	-0.9	-11.1	-6.8	—	-4.5	na	na	na	<b>-6.7</b>
November	-0.2	10.8	17.5	1.9	-4.0	na	na	na	<b>5.2</b>
December	-3.8	-3.3	4.8	-10.6	6.6	na	na	na	<b>0.1</b>
<b>2012</b>									
January	-3.5	-6.7	6.2	10.5	2.9	na	na	na	<b>-0.1</b>
TREND									
<b>2010</b>									
November	2.9	-0.4	-3.2	-3.9	0.3	na	na	na	<b>-0.4</b>
December	3.1	-0.3	-3.6	-3.8	-0.1	na	na	na	<b>-0.4</b>
<b>2011</b>									
January	2.2	-0.7	-2.9	-2.5	-0.8	na	na	na	<b>-0.6</b>
February	0.9	-1.1	-1.8	-0.7	-1.4	na	na	na	<b>-1.0</b>
March	-0.3	-1.4	-1.1	0.6	-1.5	na	na	na	<b>-1.2</b>
April	-1.0	-1.4	-0.5	1.0	-1.3	na	na	na	<b>-1.2</b>
May	-1.2	-1.5	-0.9	0.4	-0.6	na	na	na	<b>-1.2</b>
June	-0.8	-1.7	-1.6	-0.4	-0.4	na	na	na	<b>-1.2</b>
July	0.1	-1.8	-2.0	-1.3	-0.8	na	na	na	<b>-1.2</b>
August	0.6	-2.1	-0.8	-1.5	-1.1	na	na	na	<b>-1.0</b>
September	0.3	-2.3	2.0	-1.2	-1.3	na	na	na	<b>-0.7</b>
October	-0.4	-2.2	4.0	-1.0	-1.1	na	na	na	<b>-0.5</b>
November	-0.9	-1.9	4.6	-0.8	-0.5	na	na	na	<b>-0.2</b>
December	-1.1	-1.6	4.5	-0.6	-0.2	na	na	na	<b>—</b>
<b>2012</b>									
January	-1.5	-1.6	4.4	-0.4	0.7	na	na	na	<b>0.1</b>

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
<b>HOUSES</b>									
<b>2008–09</b>	13 562	30 476	19 896	9 238	15 969	2 575	735	1 487	<b>93 938</b>
<b>2009–10</b>	17 082	39 087	22 924	9 969	20 381	2 551	775	2 208	<b>114 977</b>
<b>2010–11</b>	16 441	35 485	17 890	8 193	17 163	2 206	572	1 846	<b>99 796</b>
<b>2011</b>									
February	1 453	2 801	1 220	623	1 429	191	32	212	<b>7 961</b>
March	1 540	3 205	1 616	688	1 381	240	31	184	<b>8 885</b>
April	1 179	2 467	1 289	530	1 172	153	26	130	<b>6 946</b>
May	1 557	2 991	1 482	694	1 456	183	45	103	<b>8 511</b>
June	1 430	2 933	1 468	691	1 584	187	137	102	<b>8 532</b>
July	1 472	3 045	1 140	585	1 333	137	42	145	<b>7 899</b>
August	1 598	2 999	1 557	666	1 495	203	37	197	<b>8 752</b>
September	1 511	2 815	1 402	645	1 436	176	77	195	<b>8 257</b>
October	1 447	2 436	1 332	599	1 347	127	83	129	<b>7 500</b>
November	1 563	2 765	1 600	679	1 287	118	37	130	<b>8 179</b>
December	1 179	2 072	1 241	447	1 166	156	24	133	<b>6 418</b>
<b>2012</b>									
January	1 002	1 708	1 249	477	1 100	123	30	88	<b>5 777</b>
<b>DWELLINGS EXCLUDING HOUSES</b>									
<b>2008–09</b>	10 372	11 286	9 058	2 774	3 417	592	250	1 401	<b>39 150</b>
<b>2009–10</b>	16 356	17 989	10 965	2 591	4 982	682	556	2 331	<b>56 452</b>
<b>2010–11</b>	17 087	25 032	9 580	3 194	3 709	883	884	4 020	<b>64 389</b>
<b>2011</b>									
February	1 188	1 179	671	379	212	58	59	108	<b>3 854</b>
March	1 619	2 459	389	220	431	53	28	461	<b>5 660</b>
April	1 523	2 113	878	250	224	55	31	331	<b>5 405</b>
May	847	1 185	1 040	385	443	103	38	530	<b>4 571</b>
June	861	1 905	899	174	161	50	54	371	<b>4 475</b>
July	1 303	1 663	853	142	245	44	211	497	<b>4 958</b>
August	2 380	1 935	1 323	127	348	20	41	80	<b>6 254</b>
September	920	1 397	892	215	287	37	35	266	<b>4 049</b>
October	1 399	930	509	154	400	32	63	174	<b>3 661</b>
November	1 401	1 756	493	101	205	31	1	32	<b>4 020</b>
December	1 168	1 156	946	124	235	21	12	246	<b>3 908</b>
<b>2012</b>									
January	1 206	969	314	74	123	19	73	—	<b>2 778</b>
<b>TOTAL DWELLING UNITS</b>									
<b>2008–09</b>	23 934	41 762	28 954	12 012	19 386	3 167	985	2 888	<b>133 088</b>
<b>2009–10</b>	33 438	57 076	33 889	12 560	25 363	3 233	1 331	4 539	<b>171 429</b>
<b>2010–11</b>	33 528	60 517	27 470	11 387	20 872	3 089	1 456	5 866	<b>164 185</b>
<b>2011</b>									
February	2 641	3 980	1 891	1 002	1 641	249	91	320	<b>11 815</b>
March	3 159	5 664	2 005	908	1 812	293	59	645	<b>14 545</b>
April	2 702	4 580	2 167	780	1 396	208	57	461	<b>12 351</b>
May	2 404	4 176	2 522	1 079	1 899	286	83	633	<b>13 082</b>
June	2 291	4 838	2 367	865	1 745	237	191	473	<b>13 007</b>
July	2 775	4 708	1 993	727	1 578	181	253	642	<b>12 857</b>
August	3 978	4 934	2 880	793	1 843	223	78	277	<b>15 006</b>
September	2 431	4 212	2 294	860	1 723	213	112	461	<b>12 306</b>
October	2 846	3 366	1 841	753	1 747	159	146	303	<b>11 161</b>
November	2 964	4 521	2 093	780	1 492	149	38	162	<b>12 199</b>
December	2 347	3 228	2 187	571	1 401	177	36	379	<b>10 326</b>
<b>2012</b>									
January	2 208	2 677	1 563	551	1 223	142	103	88	<b>8 555</b>

— nil or rounded to zero (including null cells)

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<b>2008-09</b>	6 038	21 441	8 401	5 850	11 114	1 114	590	1 474
<b>2009-10</b>	8 104	26 080	9 253	6 565	14 179	1 059	655	2 187
<b>2010-11</b>	8 338	24 211	7 979	5 434	12 218	919	467	1 822
<b>2011</b>								
February	760	1 899	530	427	1 072	64	15	211
March	796	2 178	783	458	956	121	22	184
April	586	1 639	506	339	865	60	18	127
May	778	2 005	681	439	1 030	70	40	100
June	766	2 050	667	460	1 158	103	127	98
July	794	1 997	444	412	982	48	29	144
August	809	1 976	594	416	1 089	76	21	195
September	819	1 879	508	395	1 034	58	64	193
October	798	1 612	469	419	903	43	77	129
November	827	1 836	616	443	956	49	29	129
December	615	1 385	425	296	881	59	20	132
<b>2012</b>								
January	475	987	484	312	833	45	28	87
DWELLINGS EXCLUDING HOUSES								
<b>2008-09</b>	7 975	10 440	4 244	2 439	2 781	323	239	1 401
<b>2009-10</b>	11 609	16 400	6 854	2 276	3 562	314	434	2 331
<b>2010-11</b>	14 464	23 893	6 484	2 629	2 725	467	765	4 020
<b>2011</b>								
February	1 001	1 115	425	372	203	25	38	108
March	1 415	2 405	241	214	314	39	—	461
April	1 381	2 051	706	242	155	16	9	331
May	709	1 117	787	355	257	69	34	530
June	565	1 855	465	158	135	38	49	371
July	1 174	1 584	535	132	218	35	182	497
August	2 204	1 879	1 011	120	256	7	32	80
September	707	1 304	687	204	200	12	30	266
October	1 231	784	248	152	338	13	61	174
November	1 134	1 711	280	91	169	10	—	32
December	973	1 106	780	121	221	4	10	246
<b>2012</b>								
January	1 148	902	194	72	117	5	70	—
TOTAL DWELLING UNITS								
<b>2008-09</b>	14 013	31 881	12 645	8 289	13 895	1 437	829	2 875
<b>2009-10</b>	19 713	42 480	16 107	8 841	17 741	1 373	1 089	4 518
<b>2010-11</b>	22 802	48 104	14 463	8 063	14 943	1 386	1 232	5 842
<b>2011</b>								
February	1 761	3 014	955	799	1 275	89	53	319
March	2 211	4 583	1 024	672	1 270	160	22	645
April	1 967	3 690	1 212	581	1 020	76	27	458
May	1 487	3 122	1 468	794	1 287	139	74	630
June	1 331	3 905	1 132	618	1 293	141	176	469
July	1 968	3 581	979	544	1 200	83	211	641
August	3 013	3 855	1 605	536	1 345	83	53	275
September	1 526	3 183	1 195	599	1 234	70	94	459
October	2 029	2 396	717	571	1 241	56	138	303
November	1 961	3 547	896	534	1 125	59	29	161
December	1 588	2 491	1 205	417	1 102	63	30	378
<b>2012</b>								
January	1 623	1 889	678	384	950	50	98	87

— nil or rounded to zero (including null cells)

(a) For further information about the geographic classification refer to the Explanatory Notes.

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 creating dwellings</i>	<i>Conversion</i>	<i>Non-residential building</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>2008-09</b>	92 011	35 566	560	260	204	<b>128 601</b>
<b>2009-10</b>	111 278	43 979	241	375	196	<b>156 069</b>
<b>2010-11</b>	97 667	58 647	494	691	193	<b>157 692</b>
<b>2011</b>						
February	7 808	3 588	27	67	4	<b>11 494</b>
March	8 725	5 176	20	130	21	<b>14 072</b>
April	6 853	5 187	8	43	24	<b>12 115</b>
May	8 364	4 287	31	66	15	<b>12 763</b>
June	8 302	4 171	40	71	16	<b>12 600</b>
July	7 780	4 537	57	10	17	<b>12 401</b>
August	8 570	5 903	52	23	43	<b>14 591</b>
September	8 127	3 845	38	22	38	<b>12 070</b>
October	7 379	3 510	33	36	14	<b>10 972</b>
November	8 041	3 693	183	58	12	<b>11 987</b>
December	6 330	3 755	44	52	20	<b>10 201</b>
<b>2012</b>						
January	5 697	2 639	34	19	13	<b>8 402</b>
<b>PUBLIC SECTOR</b>						
<b>2008-09</b>	1 775	2 652	9	47	4	<b>4 487</b>
<b>2009-10</b>	3 577	11 761	9	—	13	<b>15 360</b>
<b>2010-11</b>	1 971	4 458	38	17	9	<b>6 493</b>
<b>2011</b>						
February	142	174	5	—	—	<b>321</b>
March	145	327	—	—	1	<b>473</b>
April	88	148	—	—	—	<b>236</b>
May	132	186	1	—	—	<b>319</b>
June	204	199	—	2	2	<b>407</b>
July	108	347	1	—	—	<b>456</b>
August	161	251	3	—	—	<b>415</b>
September	118	99	—	19	—	<b>236</b>
October	109	75	4	—	1	<b>189</b>
November	130	82	—	—	—	<b>212</b>
December	75	43	7	—	—	<b>125</b>
<b>2012</b>						
January	74	61	—	—	18	<b>153</b>
<b>TOTAL</b>						
<b>2008-09</b>	93 786	38 218	569	307	208	<b>133 088</b>
<b>2009-10</b>	114 855	55 740	250	375	209	<b>171 429</b>
<b>2010-11</b>	99 638	63 105	532	708	202	<b>164 185</b>
<b>2011</b>						
February	7 950	3 762	32	67	4	<b>11 815</b>
March	8 870	5 503	20	130	22	<b>14 545</b>
April	6 941	5 335	8	43	24	<b>12 351</b>
May	8 496	4 473	32	66	15	<b>13 082</b>
June	8 506	4 370	40	73	18	<b>13 007</b>
July	7 888	4 884	58	10	17	<b>12 857</b>
August	8 731	6 154	55	23	43	<b>15 006</b>
September	8 245	3 944	38	41	38	<b>12 306</b>
October	7 488	3 585	37	36	15	<b>11 161</b>
November	8 171	3 775	183	58	12	<b>12 199</b>
December	6 405	3 798	51	52	20	<b>10 326</b>
<b>2012</b>						
January	5 771	2 700	34	19	31	<b>8 555</b>

— nil or rounded to zero (including null cells)

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
Period	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
2008-09	93 786	8 243	9 108	17 351	2 598	3 022	15 247	20 867	38 218	132 004
2009-10	114 855	13 311	10 915	24 226	8 981	3 966	18 567	31 514	55 740	170 595
2010-11	99 638	10 861	11 682	22 543	4 085	4 073	32 404	40 562	63 105	162 743
2010										
November	8 936	1 070	845	1 915	342	329	2 882	3 553	5 468	14 404
December	7 498	792	979	1 771	394	306	4 223	4 923	6 694	14 192
2011										
January	5 989	422	628	1 050	227	103	2 629	2 959	4 009	9 998
February	7 950	712	864	1 576	485	257	1 444	2 186	3 762	11 712
March	8 870	898	1 167	2 065	254	313	2 871	3 438	5 503	14 373
April	6 941	533	1 214	1 747	301	318	2 969	3 588	5 335	12 276
May	8 496	978	934	1 912	316	450	1 795	2 561	4 473	12 969
June	8 506	739	810	1 549	379	639	1 803	2 821	4 370	12 876
July	7 888	666	804	1 470	311	359	2 744	3 414	4 884	12 772
August	8 731	665	691	1 356	249	208	4 341	4 798	6 154	14 885
September	8 245	628	1 171	1 799	320	361	1 464	2 145	3 944	12 189
October	7 488	762	840	1 602	284	274	1 425	1 983	3 585	11 073
November	8 171	591	962	1 553	265	340	1 617	2 222	3 775	11 946
December	6 405	504	1 025	1 529	186	291	1 792	2 269	3 798	10 203
2012										
January	5 771	364	390	754	166	184	1 596	1 946	2 700	8 471
VALUE (\$m)										
2008-09	23 111.0	1 324.8	1 955.7	3 280.5	439.0	639.3	4 750.4	5 828.7	9 109.2	32 220.2
2009-10	28 462.5	2 415.9	2 325.9	4 741.8	1 786.8	713.1	4 737.3	7 237.2	11 978.9	40 441.4
2010-11	26 567.7	1 925.4	2 500.5	4 425.8	812.8	920.2	8 184.9	9 918.0	14 343.8	40 911.5
2010										
November	2 390.7	182.7	195.8	378.5	76.6	69.2	789.9	935.8	1 314.2	3 704.9
December	2 027.1	135.6	192.8	328.5	88.2	76.4	1 042.3	1 206.9	1 535.4	3 562.5
2011										
January	1 575.5	81.4	160.1	241.5	47.8	20.7	629.0	697.5	939.0	2 514.6
February	2 135.1	129.0	169.0	298.0	116.4	53.5	346.4	516.3	814.3	2 949.4
March	2 364.7	184.0	262.8	446.9	47.0	69.4	726.8	843.1	1 290.0	3 654.7
April	1 890.3	96.8	248.0	344.9	61.3	83.8	823.9	969.1	1 314.0	3 204.2
May	2 285.2	174.4	199.4	373.8	49.6	80.3	446.5	576.3	950.1	3 235.4
June	2 317.0	132.8	167.8	300.6	55.1	118.2	436.1	609.4	910.0	3 227.0
July	2 096.6	119.1	166.8	285.9	45.1	91.6	705.2	841.9	1 127.8	3 224.4
August	2 317.6	146.7	136.4	283.2	50.1	51.5	1 139.2	1 240.8	1 524.0	3 841.6
September	2 198.3	113.4	277.0	390.4	66.3	72.2	438.5	577.1	967.5	3 165.8
October	2 018.0	130.5	180.3	310.8	53.4	61.9	433.4	548.7	859.5	2 877.5
November	2 231.9	95.6	202.2	297.8	47.3	65.2	294.6	407.0	704.8	2 936.7
December	1 736.9	85.6	209.8	295.5	35.1	52.5	417.3	504.8	800.3	2 537.2
2012										
January	1 554.5	68.3	95.9	164.3	31.6	40.9	386.8	459.2	623.5	2 178.0

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions including conversions to residential buildings</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
<b>2010</b>					
December	3 562.5	502.3	4 064.8	2 442.8	<b>6 507.7</b>
<b>2011</b>					
January	2 514.6	369.4	2 883.9	1 780.8	<b>4 664.8</b>
February	2 949.4	523.3	3 472.7	2 411.3	<b>5 884.0</b>
March	3 654.7	617.8	4 272.6	3 856.2	<b>8 128.7</b>
April	3 204.2	503.8	3 708.1	1 909.4	<b>5 617.5</b>
May	3 235.4	598.2	3 833.6	2 133.1	<b>5 966.6</b>
June	3 227.0	555.0	3 782.1	2 397.4	<b>6 179.5</b>
July	3 224.4	563.6	3 787.9	1 949.3	<b>5 737.2</b>
August	3 841.6	621.9	4 463.5	2 914.0	<b>7 377.5</b>
September	3 165.8	596.4	3 762.2	2 596.4	<b>6 358.6</b>
October	2 877.5	560.5	3 438.0	2 207.5	<b>5 645.6</b>
November	2 936.7	594.1	3 530.8	1 995.2	<b>5 526.0</b>
December	2 537.2	459.4	2 996.6	1 994.1	<b>4 990.8</b>
<b>2012</b>					
January	2 178.0	392.3	2 570.2	4 963.5	<b>7 533.7</b>
SEASONALLY ADJUSTED					
<b>2010</b>					
December	3 633.2	577.2	4 210.4	2 693.5	<b>6 903.9</b>
<b>2011</b>					
January	3 382.2	517.9	3 900.1	1 802.1	<b>5 702.2</b>
February	3 227.4	555.8	3 783.2	2 653.4	<b>6 436.6</b>
March	3 402.0	557.0	3 959.0	3 686.5	<b>7 645.5</b>
April	3 368.8	571.6	3 940.3	2 200.0	<b>6 140.3</b>
May	3 147.8	568.3	3 716.0	2 230.9	<b>5 946.9</b>
June	3 116.9	536.0	3 653.0	2 286.1	<b>5 939.1</b>
July	3 021.3	543.7	3 565.1	2 022.9	<b>5 588.0</b>
August	3 483.6	543.0	4 026.6	2 515.5	<b>6 542.1</b>
September	3 033.1	535.8	3 569.0	2 332.2	<b>5 901.1</b>
October	2 813.1	550.4	3 363.5	2 144.0	<b>5 507.5</b>
November	2 753.5	539.6	3 293.0	2 078.0	<b>5 371.0</b>
December	2 767.8	544.8	3 312.6	2 164.7	<b>5 477.3</b>
<b>2012</b>					
January	2 824.1	524.8	3 348.9	5 017.2	<b>8 366.1</b>
TREND					
<b>2010</b>					
December	3 500.9	559.9	4 060.9	2 397.5	<b>6 458.4</b>
<b>2011</b>					
January	3 456.7	556.2	4 013.0	2 410.2	<b>6 423.1</b>
February	3 386.8	554.6	3 941.4	2 388.5	<b>6 329.9</b>
March	3 310.4	554.9	3 865.3	2 353.2	<b>6 218.6</b>
April	3 257.3	556.1	3 813.4	2 320.6	<b>6 134.0</b>
May	3 230.8	555.6	3 786.3	2 294.5	<b>6 080.8</b>
June	3 206.9	551.7	3 758.5	2 275.4	<b>6 033.9</b>
July	3 168.5	547.1	3 715.7	2 265.5	<b>5 981.2</b>
August	3 105.3	543.2	3 648.5	2 257.1	<b>5 905.6</b>
September	3 027.5	541.7	3 569.2	2 247.9	<b>5 817.2</b>
October	2 942.0	541.2	3 483.2	2 206.2	<b>5 689.4</b>
November	2 856.6	540.2	3 396.7	2 146.2	<b>5 542.9</b>
December	2 785.6	538.6	3 324.1	2 082.8	<b>5 406.9</b>
<b>2012</b>					
January	2 731.7	535.9	3 267.6	2 029.2	<b>5 296.8</b>



## VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions including conversions to residential buildings	Total residential building	Non- residential building	Total building
	%	%	%	%	%
ORIGINAL					
<b>2010</b>					
December	-3.8	-12.4	-5.0	—	-3.2
<b>2011</b>					
January	-29.4	-26.5	-29.1	-27.1	-28.3
February	17.3	41.7	20.4	35.4	26.1
March	23.9	18.1	23.0	59.9	38.1
April	-12.3	-18.5	-13.2	-50.5	-30.9
May	1.0	18.7	3.4	11.7	6.2
June	-0.3	-7.2	-1.3	12.4	3.6
July	-0.1	1.5	0.2	-18.7	-7.2
August	19.1	10.4	17.8	49.5	28.6
September	-17.6	-4.1	-15.7	-10.9	-13.8
October	-9.1	-6.0	-8.6	-15.0	-11.2
November	2.1	6.0	2.7	-9.6	-2.1
December	-13.6	-22.7	-15.1	-0.1	-9.7
<b>2012</b>					
January	-14.2	-14.6	-14.2	148.9	51.0
SEASONALLY ADJUSTED					
<b>2010</b>					
December	3.2	5.6	3.5	14.9	7.7
<b>2011</b>					
January	-6.9	-10.3	-7.4	-33.1	-17.4
February	-4.6	7.3	-3.0	47.2	12.9
March	5.4	0.2	4.6	38.9	18.8
April	-1.0	2.6	-0.5	-40.3	-19.7
May	-6.6	-0.6	-5.7	1.4	-3.1
June	-1.0	-5.7	-1.7	2.5	-0.1
July	-3.1	1.4	-2.4	-11.5	-5.9
August	15.3	-0.1	12.9	24.3	17.1
September	-12.9	-1.3	-11.4	-7.3	-9.8
October	-7.3	2.7	-5.8	-8.1	-6.7
November	-2.1	-2.0	-2.1	-3.1	-2.5
December	0.5	1.0	0.6	4.2	2.0
<b>2012</b>					
January	2.0	-3.7	1.1	131.8	52.7
TREND					
<b>2010</b>					
December	-0.7	-0.7	-0.7	1.4	—
<b>2011</b>					
January	-1.3	-0.7	-1.2	0.5	-0.5
February	-2.0	-0.3	-1.8	-0.9	-1.5
March	-2.3	0.1	-1.9	-1.5	-1.8
April	-1.6	0.2	-1.3	-1.4	-1.4
May	-0.8	-0.1	-0.7	-1.1	-0.9
June	-0.7	-0.7	-0.7	-0.8	-0.8
July	-1.2	-0.8	-1.1	-0.4	-0.9
August	-2.0	-0.7	-1.8	-0.4	-1.3
September	-2.5	-0.3	-2.2	-0.4	-1.5
October	-2.8	-0.1	-2.4	-1.9	-2.2
November	-2.9	-0.2	-2.5	-2.7	-2.6
December	-2.5	-0.3	-2.1	-3.0	-2.5
<b>2012</b>					
January	-1.9	-0.5	-1.7	-2.6	-2.0

— nil or rounded to zero (including null cells)

## 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>2010</b>									
November	1 349.7	2 345.4	1 110.6	589.8	986.6	110.4	51.3	177.3	<b>6 721.1</b>
December	1 751.3	2 119.6	942.1	356.9	878.2	83.1	113.0	263.5	<b>6 507.7</b>
<b>2011</b>									
January	1 063.1	1 473.9	950.8	237.0	700.4	121.4	24.7	93.5	<b>4 664.8</b>
February	1 486.3	1 822.1	995.5	323.8	925.3	83.5	123.7	123.8	<b>5 884.0</b>
March	1 866.4	2 183.4	2 429.2	477.8	830.2	106.7	51.3	183.7	<b>8 128.7</b>
April	1 401.4	2 009.9	954.8	307.5	658.3	77.6	55.7	152.3	<b>5 617.5</b>
May	1 336.5	1 757.2	1 233.8	382.6	889.5	114.2	71.2	181.5	<b>5 966.6</b>
June	1 233.3	1 919.4	1 223.0	307.7	1 030.8	112.6	117.5	235.2	<b>6 179.5</b>
July	1 492.3	1 895.3	1 074.9	235.3	688.3	63.4	154.1	133.7	<b>5 737.2</b>
August	1 706.0	2 250.9	1 648.0	378.0	1 064.5	98.4	113.0	118.7	<b>7 377.5</b>
September	1 207.9	1 851.8	1 004.5	717.8	868.9	88.8	410.9	207.9	<b>6 358.6</b>
October	1 360.4	1 538.5	924.3	507.7	1 018.5	105.2	84.8	106.1	<b>5 645.6</b>
November	1 302.1	1 755.8	1 137.4	297.6	811.3	114.6	41.9	65.2	<b>5 526.0</b>
December	1 133.0	1 560.5	1 006.3	181.1	820.6	85.4	66.3	137.7	<b>4 990.8</b>
<b>2012</b>									
January	1 029.5	2 736.1	943.9	2 071.9	594.8	65.5	43.6	48.4	<b>7 533.7</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	1 232.5	2 325.5	1 006.6	646.8	963.0	na	na	na	<b>6 411.8</b>
December	1 756.6	2 218.1	1 122.2	371.4	914.4	na	na	na	<b>6 903.9</b>
<b>2011</b>									
January	1 344.3	1 909.2	1 122.2	289.2	818.3	na	na	na	<b>5 702.2</b>
February	1 603.7	1 939.2	1 083.1	337.9	964.8	na	na	na	<b>6 436.6</b>
March	1 852.5	1 941.0	2 447.7	467.8	815.8	na	na	na	<b>7 645.5</b>
April	1 408.9	2 250.8	1 021.6	313.6	756.7	na	na	na	<b>6 140.3</b>
May	1 319.3	1 807.4	1 162.0	372.7	809.5	na	na	na	<b>5 946.9</b>
June	1 277.9	1 823.1	1 121.8	288.9	966.2	na	na	na	<b>5 939.1</b>
July	1 391.5	1 728.3	1 033.6	255.0	709.3	na	na	na	<b>5 588.0</b>
August	1 592.1	1 970.6	1 448.3	302.9	955.7	na	na	na	<b>6 542.1</b>
September	1 171.4	1 767.6	962.5	759.4	854.0	na	na	na	<b>5 901.1</b>
October	1 369.2	1 530.6	895.8	492.5	926.0	na	na	na	<b>5 507.5</b>
November	1 161.5	1 743.6	1 061.7	306.8	802.5	na	na	na	<b>5 371.0</b>
December	1 143.9	1 715.5	1 261.8	207.8	893.0	na	na	na	<b>5 477.3</b>
<b>2012</b>									
January	1 293.4	3 080.7	1 050.1	2 111.3	688.2	na	na	na	<b>8 366.1</b>
TREND									
<b>2010</b>									
November	1 500.2	2 135.4	1 185.9	367.7	876.9	na	na	na	<b>6 455.9</b>
December	1 546.6	2 119.8	1 134.1	365.8	889.3	na	na	na	<b>6 458.4</b>
<b>2011</b>									
January	1 577.3	2 088.5	1 090.9	366.7	885.1	na	na	na	<b>6 423.1</b>
February	1 571.4	2 041.3	1 059.5	367.8	866.8	na	na	na	<b>6 329.9</b>
March	1 538.5	1 989.0	1 061.0	359.9	846.6	na	na	na	<b>6 218.6</b>
April	1 494.5	1 950.8	1 087.8	345.0	831.2	na	na	na	<b>6 134.0</b>
May	1 446.5	1 920.6	1 114.2	331.9	828.7	na	na	na	<b>6 080.8</b>
June	1 402.1	1 882.5	1 128.4	327.6	839.0	na	na	na	<b>6 033.9</b>
July	1 370.5	1 828.4	1 130.3	328.7	856.6	na	na	na	<b>5 981.2</b>
August	1 343.3	1 774.4	1 117.7	333.5	872.6	na	na	na	<b>5 905.6</b>
September	1 322.4	1 740.3	1 097.5	337.2	876.7	na	na	na	<b>5 817.2</b>
October	1 287.6	1 726.3	1 081.0	329.7	865.1	na	na	na	<b>5 689.4</b>
November	1 248.0	1 719.6	1 075.5	311.4	845.4	na	na	na	<b>5 542.9</b>
December	1 217.1	1 720.6	1 079.3	288.9	819.6	na	na	na	<b>5 406.9</b>
<b>2012</b>									
January	1 189.7	1 731.1	1 086.5	265.5	801.4	na	na	na	<b>5 296.8</b>

na not available

## VALUE OF TOTAL BUILDING APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
November	-24.4	8.0	-14.0	99.1	22.8	8.2	69.6	-53.4	-2.0
December	29.8	-9.6	-15.2	-39.5	-11.0	-24.7	120.2	48.6	-3.2
<b>2011</b>									
January	-39.3	-30.5	0.9	-33.6	-20.2	46.2	-78.2	-64.5	-28.3
February	39.8	23.6	4.7	36.6	32.1	-31.2	401.4	32.4	26.1
March	25.6	19.8	144.0	47.6	-10.3	27.7	-58.6	48.4	38.1
April	-24.9	-7.9	-60.7	-35.7	-20.7	-27.3	8.7	-17.1	-30.9
May	-4.6	-12.6	29.2	24.4	35.1	47.2	27.8	19.2	6.2
June	-7.7	9.2	-0.9	-19.6	15.9	-1.4	65.0	29.6	3.6
July	21.0	-1.3	-12.1	-23.5	-33.2	-43.8	31.2	-43.2	-7.2
August	14.3	18.8	53.3	60.6	54.7	55.4	-26.7	-11.2	28.6
September	-29.2	-17.7	-39.0	89.9	-18.4	-9.8	263.6	75.2	-13.8
October	12.6	-16.9	-8.0	-29.3	17.2	18.5	-79.4	-49.0	-11.2
November	-4.3	14.1	23.1	-41.4	-20.3	9.0	-50.6	-38.6	-2.1
December	-13.0	-11.1	-11.5	-39.1	1.1	-25.5	58.1	111.3	-9.7
<b>2012</b>									
January	-9.1	75.3	-6.2	1 043.8	-27.5	-23.2	-34.2	-64.9	51.0
SEASONALLY ADJUSTED									
<b>2010</b>									
November	-29.5	7.3	-20.3	114.1	25.2	na	na	na	-5.3
December	42.5	-4.6	11.5	-42.6	-5.0	na	na	na	7.7
<b>2011</b>									
January	-23.5	-13.9	—	-22.1	-10.5	na	na	na	-17.4
February	19.3	1.6	-3.5	16.8	17.9	na	na	na	12.9
March	15.5	0.1	126.0	38.4	-15.4	na	na	na	18.8
April	-23.9	16.0	-58.3	-33.0	-7.2	na	na	na	-19.7
May	-6.4	-19.7	13.7	18.9	7.0	na	na	na	-3.1
June	-3.1	0.9	-3.5	-22.5	19.4	na	na	na	-0.1
July	8.9	-5.2	-7.9	-11.7	-26.6	na	na	na	-5.9
August	14.4	14.0	40.1	18.8	34.7	na	na	na	17.1
September	-26.4	-10.3	-33.5	150.7	-10.6	na	na	na	-9.8
October	16.9	-13.4	-6.9	-35.1	8.4	na	na	na	-6.7
November	-15.2	13.9	18.5	-37.7	-13.3	na	na	na	-2.5
December	-1.5	-1.6	18.8	-32.3	11.3	na	na	na	2.0
<b>2012</b>									
January	13.1	79.6	-16.8	915.9	-22.9	na	na	na	52.7
TREND									
<b>2010</b>									
November	2.2	0.2	-2.8	-1.5	3.7	na	na	na	0.5
December	3.1	-0.7	-4.4	-0.5	1.4	na	na	na	—
<b>2011</b>									
January	2.0	-1.5	-3.8	0.3	-0.5	na	na	na	-0.5
February	-0.4	-2.3	-2.9	0.3	-2.1	na	na	na	-1.5
March	-2.1	-2.6	0.1	-2.2	-2.3	na	na	na	-1.8
April	-2.9	-1.9	2.5	-4.1	-1.8	na	na	na	-1.4
May	-3.2	-1.5	2.4	-3.8	-0.3	na	na	na	-0.9
June	-3.1	-2.0	1.3	-1.3	1.3	na	na	na	-0.8
July	-2.3	-2.9	0.2	0.3	2.1	na	na	na	-0.9
August	-2.0	-2.9	-1.1	1.4	1.9	na	na	na	-1.3
September	-1.6	-1.9	-1.8	1.1	0.5	na	na	na	-1.5
October	-2.6	-0.8	-1.5	-2.2	-1.3	na	na	na	-2.2
November	-3.1	-0.4	-0.5	-5.6	-2.3	na	na	na	-2.6
December	-2.5	0.1	0.4	-7.2	-3.1	na	na	na	-2.5
<b>2012</b>									
January	-2.3	0.6	0.7	-8.1	-2.2	na	na	na	-2.0

— nil or rounded to zero (including null cells)

na not available

## VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
November	1 010.9	1 457.9	757.1	228.1	619.4	74.6	30.6	99.6	<b>4 278.3</b>
December	1 053.1	1 370.6	618.0	203.4	551.2	63.7	82.9	122.0	<b>4 064.8</b>
<b>2011</b>									
January	636.2	1 069.7	495.0	129.1	427.4	42.8	14.2	69.5	<b>2 883.9</b>
February	864.4	1 116.0	563.4	241.5	516.0	64.5	38.5	68.3	<b>3 472.7</b>
March	996.9	1 673.9	597.7	215.6	559.6	80.4	20.7	127.7	<b>4 272.6</b>
April	910.8	1 351.5	618.0	209.1	433.5	55.4	25.5	104.3	<b>3 708.1</b>
May	828.8	1 196.6	747.0	245.5	579.4	71.6	32.1	132.5	<b>3 833.6</b>
June	721.5	1 391.0	693.8	219.3	495.5	65.3	80.8	115.0	<b>3 782.1</b>
July	962.2	1 328.9	597.1	171.6	474.0	48.9	87.8	117.4	<b>3 787.9</b>
August	1 192.7	1 509.3	831.2	195.3	557.1	68.2	28.3	81.4	<b>4 463.5</b>
September	771.7	1 327.4	677.1	207.2	552.1	59.0	43.7	123.9	<b>3 762.2</b>
October	894.3	1 013.9	602.7	220.7	530.6	43.3	54.8	77.7	<b>3 438.0</b>
November	822.5	1 262.4	649.2	201.8	476.4	49.1	16.2	53.2	<b>3 530.8</b>
December	719.2	989.7	580.9	138.0	420.9	48.9	14.6	84.5	<b>2 996.6</b>
<b>2012</b>									
January	682.6	820.0	452.9	136.4	372.4	44.9	27.8	33.2	<b>2 570.2</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	936.6	1 426.7	689.4	202.2	608.4	na	na	na	<b>4 067.1</b>
December	1 008.9	1 452.8	690.9	223.8	572.7	na	na	na	<b>4 210.4</b>
<b>2011</b>									
January	876.4	1 457.3	671.7	166.3	522.4	na	na	na	<b>3 900.1</b>
February	951.6	1 211.0	633.8	253.9	541.4	na	na	na	<b>3 783.2</b>
March	979.4	1 446.8	590.8	200.3	531.6	na	na	na	<b>3 959.0</b>
April	909.5	1 546.0	621.6	225.3	461.2	na	na	na	<b>3 940.3</b>
May	806.2	1 253.4	697.5	216.2	527.1	na	na	na	<b>3 716.0</b>
June	763.0	1 278.1	668.2	213.9	493.5	na	na	na	<b>3 653.0</b>
July	853.1	1 213.4	605.4	175.9	483.7	na	na	na	<b>3 565.1</b>
August	1 084.3	1 324.9	748.3	179.8	510.8	na	na	na	<b>4 026.6</b>
September	773.4	1 241.5	623.2	192.5	525.8	na	na	na	<b>3 569.0</b>
October	865.0	1 006.5	553.6	227.4	535.9	na	na	na	<b>3 363.5</b>
November	749.1	1 195.7	582.8	187.8	459.1	na	na	na	<b>3 293.0</b>
December	729.9	1 138.4	697.9	157.5	436.0	na	na	na	<b>3 312.6</b>
<b>2012</b>									
January	915.2	1 091.1	586.0	165.1	438.6	na	na	na	<b>3 348.9</b>
TREND									
<b>2010</b>									
November	951.2	1 427.2	692.1	216.5	557.1	na	na	na	<b>4 090.6</b>
December	965.7	1 420.5	677.1	210.3	556.7	na	na	na	<b>4 060.9</b>
<b>2011</b>									
January	963.8	1 415.4	660.3	209.3	548.6	na	na	na	<b>4 013.0</b>
February	939.5	1 405.4	643.1	213.0	534.2	na	na	na	<b>3 941.4</b>
March	906.6	1 387.5	634.4	216.5	517.9	na	na	na	<b>3 865.3</b>
April	882.3	1 369.1	639.1	214.9	503.9	na	na	na	<b>3 813.4</b>
May	870.5	1 345.0	651.4	209.8	498.2	na	na	na	<b>3 786.3</b>
June	868.5	1 310.6	659.2	203.6	500.7	na	na	na	<b>3 758.5</b>
July	868.2	1 269.2	659.1	198.6	506.0	na	na	na	<b>3 715.7</b>
August	864.0	1 226.2	649.8	195.3	508.9	na	na	na	<b>3 648.5</b>
September	855.3	1 191.3	635.2	193.3	505.7	na	na	na	<b>3 569.2</b>
October	838.6	1 165.7	622.7	190.2	494.6	na	na	na	<b>3 483.2</b>
November	820.0	1 139.7	615.1	185.5	479.3	na	na	na	<b>3 396.7</b>
December	808.0	1 116.5	611.3	179.2	463.0	na	na	na	<b>3 324.1</b>
<b>2012</b>									
January	797.4	1 100.2	610.1	173.9	447.0	na	na	na	<b>3 267.6</b>

na not available

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
November	338.8	887.5	353.5	361.7	367.1	35.8	20.8	77.6	<b>2 442.9</b>
December	698.2	749.1	324.1	153.5	327.0	19.4	30.1	141.5	<b>2 442.8</b>
<b>2011</b>									
January	426.8	404.2	455.7	108.0	273.0	78.7	10.5	24.0	<b>1 780.8</b>
February	621.8	706.1	432.1	82.3	409.3	19.0	85.2	55.5	<b>2 411.3</b>
March	869.5	509.5	1 831.5	262.2	270.6	26.3	30.6	56.0	<b>3 856.2</b>
April	490.6	658.4	336.8	98.4	224.8	22.2	30.2	48.0	<b>1 909.4</b>
May	507.7	560.6	486.8	137.1	310.1	42.6	39.1	49.1	<b>2 133.1</b>
June	511.8	528.4	529.2	88.4	535.3	47.3	36.7	120.3	<b>2 397.4</b>
July	530.1	566.4	477.7	63.7	214.2	14.5	66.3	16.3	<b>1 949.3</b>
August	513.2	741.6	816.8	182.7	507.5	30.2	84.7	37.3	<b>2 914.0</b>
September	436.2	524.3	327.4	510.6	316.8	29.8	367.2	84.0	<b>2 596.4</b>
October	466.1	524.6	321.6	287.0	487.9	61.9	29.9	28.4	<b>2 207.5</b>
November	479.6	493.4	488.2	95.8	335.0	65.6	25.7	11.9	<b>1 995.2</b>
December	413.8	570.7	425.3	43.2	399.7	36.5	51.7	53.2	<b>1 994.1</b>
<b>2012</b>									
January	346.8	1 916.1	491.0	1 935.5	222.4	20.6	15.8	15.2	<b>4 963.5</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
November	295.8	898.7	317.2	444.6	354.5	na	na	na	<b>2 344.7</b>
December	747.7	765.3	431.3	147.6	341.8	na	na	na	<b>2 693.5</b>
<b>2011</b>									
January	467.9	451.9	450.5	122.9	295.9	na	na	na	<b>1 802.1</b>
February	652.1	728.2	449.3	84.0	423.3	na	na	na	<b>2 653.4</b>
March	873.0	494.2	1 856.9	267.4	284.2	na	na	na	<b>3 686.5</b>
April	499.4	704.8	400.1	88.2	295.5	na	na	na	<b>2 200.0</b>
May	513.1	554.0	464.5	156.5	282.3	na	na	na	<b>2 230.9</b>
June	514.9	544.9	453.6	75.0	472.8	na	na	na	<b>2 286.1</b>
July	538.4	514.9	428.2	79.1	225.6	na	na	na	<b>2 022.9</b>
August	507.8	645.7	700.0	123.1	444.8	na	na	na	<b>2 515.5</b>
September	398.0	526.1	339.3	566.9	328.2	na	na	na	<b>2 332.2</b>
October	504.1	524.1	342.2	265.1	390.1	na	na	na	<b>2 144.0</b>
November	412.4	547.9	478.9	119.1	343.4	na	na	na	<b>2 078.0</b>
December	414.1	577.1	563.9	50.3	457.0	na	na	na	<b>2 164.7</b>
<b>2012</b>									
January	378.3	1 989.6	464.1	1 946.2	249.6	na	na	na	<b>5 017.2</b>
TREND									
<b>2010</b>									
November	549.0	708.2	493.8	151.2	319.9	na	na	na	<b>2 365.3</b>
December	580.9	699.2	457.1	155.5	332.6	na	na	na	<b>2 397.5</b>
<b>2011</b>									
January	613.5	673.1	430.5	157.4	336.5	na	na	na	<b>2 410.2</b>
February	631.9	635.9	416.4	154.7	332.7	na	na	na	<b>2 388.5</b>
March	631.9	601.5	426.7	143.4	328.7	na	na	na	<b>2 353.2</b>
April	612.2	581.7	448.7	130.1	327.3	na	na	na	<b>2 320.6</b>
May	575.9	575.6	462.9	122.1	330.5	na	na	na	<b>2 294.5</b>
June	533.6	571.9	469.2	124.1	338.3	na	na	na	<b>2 275.4</b>
July	502.3	559.1	471.2	130.1	350.6	na	na	na	<b>2 265.5</b>
August	479.3	548.2	467.9	138.2	363.7	na	na	na	<b>2 257.1</b>
September	467.0	549.0	462.2	143.9	371.0	na	na	na	<b>2 247.9</b>
October	449.0	560.6	458.3	139.5	370.6	na	na	na	<b>2 206.2</b>
November	428.0	579.9	460.4	125.9	366.1	na	na	na	<b>2 146.2</b>
December	409.1	604.1	468.1	109.7	356.5	na	na	na	<b>2 082.8</b>
<b>2012</b>									
January	392.3	630.9	476.5	91.7	354.3	na	na	na	<b>2 029.2</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>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
<b>2008–09</b>	22 686.4	8 595.0	102.3	5 398.4	64.7	36 846.7	19 223.0	<b>56 069.7</b>
<b>2009–10</b>	27 654.4	9 547.4	37.7	6 190.7	121.6	43 551.8	19 145.3	<b>62 697.0</b>
<b>2010–11</b>	26 039.1	13 440.6	94.1	6 336.3	124.6	46 034.7	19 263.9	<b>65 298.5</b>
<b>2011</b>								
February	2 088.1	780.6	5.1	482.9	11.6	3 368.4	1 629.5	<b>4 997.9</b>
March	2 330.3	1 202.6	2.3	574.4	29.6	4 139.2	2 085.8	<b>6 225.0</b>
April	1 862.6	1 278.9	2.1	475.0	10.4	3 629.1	1 326.0	<b>4 955.1</b>
May	2 251.5	913.6	3.3	562.6	18.5	3 749.4	1 640.8	<b>5 390.2</b>
June	2 236.9	878.5	5.5	534.8	6.8	3 662.6	1 820.8	<b>5 483.4</b>
July	2 070.3	1 036.4	19.8	534.6	0.6	3 661.7	1 377.4	<b>5 039.1</b>
August	2 277.4	1 464.8	10.8	591.6	5.7	4 350.3	1 937.5	<b>6 287.8</b>
September	2 171.1	946.3	9.6	570.8	5.8	3 703.6	1 366.7	<b>5 070.3</b>
October	1 978.3	849.9	5.1	532.8	4.4	3 370.5	1 511.7	<b>4 882.2</b>
November	2 199.8	692.1	23.5	547.1	5.5	3 468.0	1 611.3	<b>5 079.2</b>
December	1 716.6	792.2	3.4	436.0	7.7	2 955.8	1 233.2	<b>4 189.1</b>
<b>2012</b>								
January	1 530.2	610.8	7.4	374.3	3.1	2 525.8	4 630.6	<b>7 156.4</b>
<b>PUBLIC SECTOR</b>								
<b>2008–09</b>	424.6	514.3	3.6	119.1	4.0	1 065.6	11 578.3	<b>12 643.9</b>
<b>2009–10</b>	808.1	2 431.5	2.6	130.4	—	3 372.6	20 763.5	<b>24 136.1</b>
<b>2010–11</b>	528.6	903.2	5.3	152.2	2.1	1 591.4	9 362.5	<b>10 954.0</b>
<b>2011</b>								
February	46.9	33.7	0.9	22.8	—	104.3	781.8	<b>886.1</b>
March	34.5	87.4	—	11.5	—	133.3	1 770.4	<b>1 903.7</b>
April	27.7	35.0	—	16.3	—	78.9	583.4	<b>662.3</b>
May	33.8	36.6	—	13.8	—	84.2	492.3	<b>576.4</b>
June	80.1	31.5	—	7.8	0.2	119.5	576.6	<b>696.1</b>
July	26.3	91.3	—	8.5	—	126.2	571.9	<b>698.1</b>
August	40.1	59.3	—	13.8	—	113.2	976.6	<b>1 089.7</b>
September	27.3	21.2	—	6.2	4.0	58.7	1 229.7	<b>1 288.4</b>
October	39.7	9.6	0.9	17.3	—	67.6	695.8	<b>763.3</b>
November	32.1	12.8	—	17.9	—	62.8	383.9	<b>446.8</b>
December	20.4	8.1	0.4	12.0	—	40.8	760.9	<b>801.7</b>
<b>2012</b>								
January	24.3	12.7	—	7.5	—	44.4	332.9	<b>377.3</b>
<b>TOTAL</b>								
<b>2008–09</b>	23 111.0	9 109.2	105.9	5 517.5	68.7	37 912.3	30 801.3	<b>68 713.6</b>
<b>2009–10</b>	28 462.5	11 978.9	40.2	6 321.1	121.6	46 924.4	39 908.8	<b>86 833.1</b>
<b>2010–11</b>	26 567.7	14 343.8	99.5	6 488.5	126.6	47 626.1	28 626.4	<b>76 252.5</b>
<b>2011</b>								
February	2 135.1	814.3	6.0	505.7	11.6	3 472.7	2 411.3	<b>5 884.0</b>
March	2 364.7	1 290.0	2.3	585.9	29.6	4 272.6	3 856.2	<b>8 128.7</b>
April	1 890.3	1 314.0	2.1	491.3	10.4	3 708.1	1 909.4	<b>5 617.5</b>
May	2 285.2	950.1	3.3	576.4	18.5	3 833.6	2 133.1	<b>5 966.6</b>
June	2 317.0	910.0	5.5	542.6	6.9	3 782.1	2 397.4	<b>6 179.5</b>
July	2 096.6	1 127.8	19.8	543.1	0.6	3 787.9	1 949.3	<b>5 737.2</b>
August	2 317.6	1 524.0	10.8	605.4	5.7	4 463.5	2 914.0	<b>7 377.5</b>
September	2 198.3	967.5	9.6	577.0	9.8	3 762.2	2 596.4	<b>6 358.6</b>
October	2 018.0	859.5	6.0	550.1	4.4	3 438.0	2 207.5	<b>5 645.6</b>
November	2 231.9	704.8	23.5	565.0	5.5	3 530.8	1 995.2	<b>5 526.0</b>
December	1 736.9	800.3	3.7	447.9	7.7	2 996.6	1 994.1	<b>4 990.8</b>
<b>2012</b>								
January	1 554.5	623.5	7.4	381.7	3.1	2 570.2	4 963.5	<b>7 533.7</b>

— nil or rounded to zero (including null cells)

## VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions including conversions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
<b>2008-09</b>	23 841.3	8 795.7	32 578.7	5 876.6	38 443.6	29 647.7	68 005.4
<b>2009-10</b>	28 462.5	11 978.9	40 441.4	6 483.0	46 924.4	39 908.8	86 833.1
<b>2010-11</b>	25 877.1	13 895.6	39 772.7	6 538.5	46 311.2	28 046.8	74 358.0
<b>2010</b>							
September Qtr	7 099.3	3 676.6	10 775.9	1 806.4	12 582.3	6 777.1	19 359.5
December Qtr	6 633.1	4 194.9	10 828.0	1 673.8	12 501.9	7 063.1	19 564.9
<b>2011</b>							
March Qtr	5 886.2	2 957.2	8 843.4	1 462.7	10 306.1	7 934.8	18 240.9
June Qtr	6 258.5	3 066.8	9 325.4	1 595.5	10 920.9	6 271.8	17 192.7
September Qtr	6 378.8	3 511.7	9 890.5	1 719.3	11 609.8	7 281.9	18 891.7
December Qtr	5 769.7	2 298.1	8 067.8	1 555.1	9 622.9	6 052.1	15 674.9
SEASONALLY ADJUSTED (\$m)							
<b>2010</b>							
September Qtr	6 666.4	3 494.5	10 160.9	1 635.5	11 796.4	6 432.6	18 229.0
December Qtr	6 610.8	3 970.3	10 581.1	1 681.1	12 262.3	7 041.6	19 303.9
<b>2011</b>							
March Qtr	6 403.6	3 287.0	9 690.6	1 609.0	11 299.5	7 862.3	19 161.8
June Qtr	6 196.2	3 143.9	9 340.1	1 612.9	10 953.0	6 710.3	17 663.3
September Qtr	5 988.5	3 306.7	9 295.2	1 561.6	10 856.8	6 949.4	17 806.2
December Qtr	5 734.8	2 140.1	7 874.9	1 550.2	9 425.1	6 101.0	15 526.1
TREND (\$m)							
<b>2010</b>							
September Qtr	6 753.9	3 779.3	10 546.8	1 640.8	12 188.4	6 636.3	18 804.2
December Qtr	6 557.5	3 646.6	10 205.4	1 651.7	11 857.0	7 098.5	18 955.9
<b>2011</b>							
March Qtr	6 400.0	3 496.5	9 894.3	1 632.6	11 526.8	7 320.1	18 849.9
June Qtr	6 200.1	3 244.9	9 448.9	1 600.4	11 049.3	7 126.1	18 169.0
September Qtr	5 975.0	2 893.9	8 871.4	1 570.8	10 442.2	6 690.7	17 129.8
December Qtr	5 762.9	2 560.0	8 279.6	1 549.5	9 829.1	6 309.6	16 180.4
TREND (% change from previous quarter)							
<b>2010</b>							
September Qtr	-4.0	4.1	-1.3	0.9	-1.0	1.1	-0.2
December Qtr	-2.9	-3.5	-3.2	0.7	-2.7	7.0	0.8
<b>2011</b>							
March Qtr	-2.4	-4.1	-3.0	-1.2	-2.8	3.1	-0.6
June Qtr	-3.1	-7.2	-4.5	-2.0	-4.1	-2.7	-3.6
September Qtr	-3.6	-10.8	-6.1	-1.8	-5.5	-6.1	-5.7
December Qtr	-3.5	-11.5	-6.7	-1.4	-5.9	-5.7	-5.5

(a) Reference year for chain volume measures is 2009-10. For further information refer to the Explanatory Notes.

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2008–09</b>	7 734.0	11 770.5	8 814.9	2 577.9	5 633.6	802.0	394.8	686.8	<b>38 443.6</b>
<b>2009–10</b>	10 185.4	15 094.1	9 534.0	2 685.7	7 030.4	801.4	462.9	1 130.5	<b>46 924.4</b>
<b>2010–11</b>	10 623.3	16 120.3	7 965.2	2 653.0	6 249.1	774.7	547.2	1 378.4	<b>46 311.2</b>
<b>2010</b>									
September Qtr	2 701.1	4 571.2	2 171.2	779.8	1 606.6	203.5	212.0	336.9	<b>12 582.3</b>
December Qtr	3 132.9	4 118.7	2 156.7	631.4	1 683.6	203.8	131.2	443.6	<b>12 501.9</b>
<b>2011</b>									
March Qtr	2 424.8	3 686.4	1 627.3	576.7	1 480.6	181.5	70.9	258.0	<b>10 306.1</b>
June Qtr	2 364.6	3 744.0	2 010.1	665.1	1 478.3	185.9	133.0	340.0	<b>10 920.9</b>
September Qtr	2 815.2	3 947.6	2 093.4	570.6	1 545.9	169.9	155.6	311.7	<b>11 609.8</b>
December Qtr	2 330.9	3 107.9	1 813.1	556.9	1 386.2	136.3	82.5	209.1	<b>9 622.9</b>
NON-RESIDENTIAL BUILDING									
<b>2008–09</b>	6 785.5	7 044.2	8 526.5	1 807.6	2 750.4	530.6	367.9	1 757.2	<b>29 647.7</b>
<b>2009–10</b>	10 762.6	8 928.2	8 503.8	2 765.6	6 299.7	753.1	623.1	1 272.7	<b>39 908.8</b>
<b>2010–11</b>	6 646.5	6 984.5	6 957.1	1 753.5	3 880.6	440.1	383.2	1 001.3	<b>28 046.8</b>
<b>2010</b>									
September Qtr	1 653.9	1 671.2	1 713.4	399.6	809.3	129.8	100.8	299.1	<b>6 777.1</b>
December Qtr	1 649.6	2 174.3	1 175.1	586.5	977.9	82.1	57.4	360.1	<b>7 063.1</b>
<b>2011</b>									
March Qtr	1 882.4	1 521.6	2 725.6	446.0	985.2	119.8	122.2	131.9	<b>7 934.8</b>
June Qtr	1 460.6	1 617.5	1 343.1	321.4	1 108.2	108.3	102.7	210.1	<b>6 271.8</b>
September Qtr	1 420.9	1 701.3	1 611.5	753.3	1 084.6	72.1	506.3	132.0	<b>7 281.9</b>
December Qtr	1 305.6	1 475.1	1 215.7	422.2	1 279.7	158.2	104.7	90.7	<b>6 052.1</b>
TOTAL BUILDING									
<b>2008–09</b>	14 490.8	18 818.1	17 364.7	4 372.1	8 321.2	1 333.8	763.3	2 451.5	<b>68 005.4</b>
<b>2009–10</b>	20 948.0	24 022.3	18 037.8	5 451.3	13 330.1	1 554.5	1 085.9	2 403.2	<b>86 833.1</b>
<b>2010–11</b>	17 269.8	23 104.8	14 922.3	4 406.5	10 129.8	1 214.8	930.3	2 379.7	<b>74 358.0</b>
<b>2010</b>									
September Qtr	4 355.0	6 242.4	3 884.6	1 179.4	2 415.9	333.3	312.9	636.0	<b>19 359.5</b>
December Qtr	4 782.5	6 293.0	3 331.7	1 218.0	2 661.5	285.9	188.6	803.7	<b>19 564.9</b>
<b>2011</b>									
March Qtr	4 307.1	5 208.0	4 352.8	1 022.6	2 465.9	301.3	193.1	390.0	<b>18 240.9</b>
June Qtr	3 825.2	5 361.4	3 353.2	986.5	2 586.4	294.2	235.7	550.0	<b>17 192.7</b>
September Qtr	4 236.1	5 648.9	3 704.9	1 323.9	2 630.4	242.0	661.9	443.7	<b>18 891.7</b>
December Qtr	3 636.5	4 583.0	3 028.7	979.1	2 665.9	294.5	187.3	299.8	<b>15 674.9</b>

(a) Reference year for chain volume measures is 2009–10. For further information refer to the Explanatory Notes.



## WHAT IF...? REVISIONS TO TREND ESTIMATES

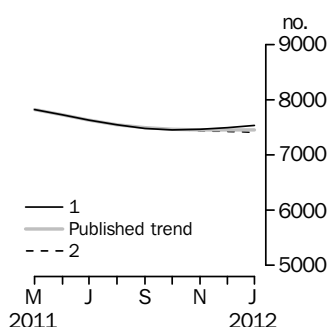
### EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

#### 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 February seasonally adjusted estimate is higher than the January estimate by 2.7% for the number of private sector houses approved and 15% for private sector dwellings excluding houses approved; and that the February seasonally adjusted estimate is lower than the January estimate by 2.7% for the number of private sector houses approved and 15% for private sector dwellings excluding houses approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

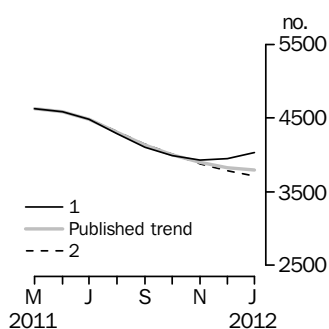
#### APPROVED PRIVATE SECTOR HOUSES



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 2.7% on Jan 2012		(2) falls by 2.7% on Jan 2011	
	no.	% change	no.	% change	no.	% change
<b>2011</b>						
August	7 553	-1.0	7 545	-1.1	7 553	-1.0
September	7 499	-0.7	7 486	-0.8	7 500	-0.7
October	7 464	-0.5	7 458	-0.4	7 465	-0.5
November	7 447	-0.2	7 462	0.1	7 443	-0.3
December	7 445	—	7 490	0.4	7 428	-0.2
<b>2012</b>						
January	7 453	0.1	7 532	0.6	7 414	-0.2

— nil or rounded to zero (including null cells)

#### APPROVED PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 15% on Jan 2012		(2) falls by 15% on Jan 2012	
	no.	% change	no.	% change	no.	% change
<b>2011</b>						
August	4 307	-3.9	4 292	-4.2	4 314	-3.7
September	4 133	-4.0	4 102	-4.4	4 140	-4.0
October	4 004	-3.1	3 988	-2.8	4 007	-3.2
November	3 897	-2.7	3 932	-1.4	3 881	-3.1
December	3 830	-1.7	3 949	0.4	3 782	-2.6
<b>2012</b>						
January	3 791	-1.0	4 028	2.0	3 714	-1.8

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents 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; and
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

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

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

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

**5** The coverage of these statistics has changed over time:

- From July 1990, the statistics include all approved residential building valued at \$10,000 or more and all approved non-residential building valued at \$50,000 or more.
- From July 1988 to June 1990, the statistics include all approved residential building valued at \$10,000 or more and all approved non-residential building valued at \$30,000 or more.
- From July 1975 to June 1988, the statistics include all approved residential and non-residential building valued at \$10,000 or more.
- Up to June 1975, the statistics include all approved new building, and alterations and additions involving a structural change or floor area expansion.

### ROUNDING

**6** Estimates in this publication are rounded and this may result in discrepancies between the sums of component items and their totals. Rounding may also cause differences between the movements (e.g. percentage changes) shown in this publication and the movements calculated by users from unrounded data. Where a discrepancy occurs, the published movement will be more accurate.

### REVISIONS TO ORIGINAL DATA

**7** The information provided to the Australian Bureau of Statistics (ABS) and included in estimates for any month may be revised or corrected in later months. This can occur as a result of corrections made by a provider of data, the late provision of approval records and, occasionally, by approvals being identified after construction work has commenced. Where revisions or corrections are made to the original data for prior months, the aggregate impact on dwelling approval estimates are provided on page 2 under 'REVISIONS THIS MONTH'.

### VALUE DATA

**8** 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 associated with building activity. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for other buildings they can differ significantly from the completed value of the building as final costs and contracts have often not been established before council approval is sought and gained.

## EXPLANATORY NOTES *continued*

### VALUE DATA *continued*

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

**10** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals.

### BUILDING JOB DATA

**11** In these statistics a 'building job' is a construction project comprising work to one or more buildings. Building jobs data are based on the building approval records within the scope of the collection received each month.

### OWNERSHIP

**12** Building ownership is classified as either public or private sector and is based on the sector of the 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.

### BUILDING CLASSIFICATIONS

**13** Building approvals are classified by Type of Building (e.g. 'residential', 'non-residential') and by Type of Work.

**14** Type of Building is the building's intended predominant function according to the ABS Functional Classification of Buildings 1999 (cat. no. 1268.0.55.001).

- Except where specified in the Functional Classification of Buildings, 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. For example, in the case of a factory complex, 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.
- For a significant 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.

**15** Type of Work consists of 'new', 'alterations and additions', and 'conversions'. Conversions are 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.

### SEASONAL ADJUSTMENT AND TREND ESTIMATES

**16** Seasonal adjustment is a means of removing the estimated effects of seasonal and calendar related variation from a series so that the effects of other influences can be more clearly recognised. It does not remove the effect of irregular or other influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT AND TREND ESTIMATES *continued*

**17** State/territory series are seasonally adjusted independently of the Australian series. In general, the sum of the state/territory estimates are reconciled to equal the Australian total estimates.

**18** Seasonally adjusted estimates are produced by a seasonal adjustment method which takes account of the latest available original estimates. A detailed review of seasonal factors is 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.

**19** The ABS produces trend estimates to best represent the underlying behaviour in a series. Trend estimates are created by smoothing seasonally adjusted series to reduce the impact of the irregular component of the seasonally adjusted series. Abnormally high or low values (outliers) are discounted or excluded from the trend estimates.

**20** Seasonally adjusted and trend estimates may be revised as new periods of data become available. Generally, revisions become smaller over time. Revisions to original data may also lead to revisions to seasonally adjusted and trend estimates.

**21** Further information on seasonally adjusted and trend estimates can be found in the ABS Information papers *An Introductory Course on Time Series Analysis - Electronic Delivery*, January 2005 (cat. no. 1346.0.55.001) and *A Guide to Interpreting Time Series - Monitoring Trends*, 2003 (cat. no. 1349.0). Queries may also be directed to the Time Series Analysis Section on (02) 6252 6345 or email <time.series.analysis@abs.gov.au>.

### CHAIN VOLUME MEASURES

**22** Chain volume estimates reflect changes in the volume of building work approved after the direct effects of price changes have been eliminated. The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year.

**23** Chain volume measures are released quarterly in the April, July, October and January issues. The reference year is updated annually in the October issue.

**24** Chain volume measures do not, in general, sum exactly to the extrapolated total value of the components. Further information on the nature and concepts of chain volume measures is contained in the ABS Information Paper *Australian National Accounts, Introduction of Chain Volume Measures and Price Indexes*, September 1997 (cat. no. 5248.0).

## EXPLANATORY NOTES *continued*

### GEOGRAPHIC CLASSIFICATION

**25** Building approvals are classified to the Australian Standard Geographical Classification (ASGC), 2011 Edition (cat. no. 1216.0.15.001) and Australian Statistical Geography Standard (ASGS), 2011 Edition (cat. no. 1270.0.55.001) effective from July 2011. Building approvals before July 2011 were classified according to the current edition of the ASGC at that time, and are presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2012 onwards building approvals will be classified to the ASGS only - for more information see the Feature Article: Implementation of the Australian Statistical Geography Standard in ABS Building Approvals Collection in the April 2011 issue of Building Approvals, Australia (cat. no. 8731.0).

**26** From 1 July 2002, approvals in the Territories of Jervis Bay, Christmas Island and Cocos (Keeling) Islands 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. This differs to their treatment in the ASGC and ASGS, where these Territories are included in 'Other Territories'.

### 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.

### ABS DATA AVAILABLE ON REQUEST

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

### 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

	Publication table no. (a)	Electronic table no. (a)	Start date(b)
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	..
Total dwelling units approved, state and territories, number	3	7	July 1983
Total 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	na	12	July 1970
Dwelling units approved, by sector, Victoria	na	13	July 1970
Dwelling units approved, by sector, Queensland	na	14	July 1970
Dwelling units approved, by sector, South Australia	na	15	July 1970
Dwelling units approved, by sector, Western Australia	na	16	July 1970
Dwelling units approved, by sector, Tasmania	na	17	July 1970
Dwelling units approved, by sector, Northern Territory	na	18	July 1970
Dwelling units approved, by sector, Australian Capital Territory	na	19	July 1970
Dwelling units approved in new residential buildings, original	10	20	January 1956
Value of dwelling units approved in new residential buildings, original	10	21	January 1956
Dwelling units approved in new residential buildings, number and value, New South Wales	na	22	January 1965
Dwelling units approved in new residential buildings, number and value, Victoria	na	23	January 1956
Dwelling units approved in new residential buildings, number and value, Queensland	na	24	January 1956
Dwelling units approved in new residential buildings, number and value, South Australia	na	25	January 1956
Dwelling units approved in new residential buildings, number and value, Western Australia	na	26	January 1956
Dwelling units approved in new residential buildings, number and value, Tasmania	na	27	January 1956
Dwelling units approved in new residential buildings, number and value, Northern Territory	na	28	January 1956
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	na	29	January 1965
Number of dwelling units approved, by Greater Capital City Statistical Areas, Original	na	87	July 2011

(a) na not available

(b) .. not available

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### VALUE

	Publication table no. (a)	Electronic table no. (a)	Start date (b)
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	11	38	January 1956
Value of building approved, Australia, percentage change	12	na	..
Value of total building approved, states and territories	13	39	July 1973
Value of total building approved, states and territories, percentage change	14	na	..
Value of total building approved, states and territories	15	40	July 1973
Value of non-residential building approved, states and territories	16	41	July 1970
Value of building approved, by sector	17	42	January 1961
Value of building approved, by sector, New South Wales	na	43	July 1970
Value of building approved, by sector, Victoria	na	44	July 1970
Value of building approved, by sector, Queensland	na	45	July 1970
Value of building approved, by sector, South Australia	na	46	July 1970
Value of building approved, by sector, Western Australia	na	47	July 1970
Value of building approved, by sector, Tasmania	na	48	July 1970
Value of building approved, by sector, Northern Territory	na	49	July 1970
Value of building approved, by sector, Australian Capital Territory	na	50	July 1970
Value of non-residential building approved, by sector, Australia	na	51	July 2000
Value of non-residential building approved, by sector, New South Wales	na	52	July 2000
Value of non-residential building approved, by sector, Victoria	na	53	July 2000
Value of non-residential building approved, by sector, Queensland	na	54	July 2000
Value of non-residential building approved, by sector, South Australia	na	55	July 2000
Value of non-residential building approved, by sector, Western Australia	na	56	July 2000
Value of non-residential building approved, by sector, Tasmania	na	57	July 2000
Value of non-residential building approved, by sector, Northern Territory	na	58	July 2000
Value of non-residential building approved, by sector, Australian Capital Territory	na	59	July 2000
Number of non-residential building jobs approved, by value range, New South Wales	na	60	July 2001
Number of non-residential building jobs approved, by value range, Victoria	na	61	July 2001
Number of non-residential building jobs approved, by value range, Queensland	na	62	July 2001
Number of non-residential building jobs approved, by value range, South Australia	na	63	July 2001
Number of non-residential building jobs approved, by value range, Western Australia	na	64	July 2001
Number of non-residential building jobs approved, by value range, Tasmania	na	65	July 2001
Number of non-residential building jobs approved, by value range, Northern Territory	na	66	July 2001
Number of non-residential building jobs approved, by value range, Australian Capital Territory	na	67	July 2001
Number of non-residential building jobs approved, by value range, Australia	na	68	July 2001
Value of non-residential building approved, by value range, New South Wales	na	69	July 2001
Value of non-residential building approved, by value range, Victoria	na	70	July 2001
Value of non-residential building approved, by value range, Queensland	na	71	July 2001
Value of non-residential building approved, by value range, South Australia	na	72	July 2001
Value of non-residential building approved, by value range, Western Australia	na	73	July 2001
Value of non-residential building approved, by value range, Tasmania	na	74	July 2001
Value of non-residential building approved, by value range, Northern Territory	na	75	July 2001
Value of non-residential building approved, by value range, Australian Capital Territory	na	76	July 2001
Value of non-residential building approved, by value range, Australia	na	77	July 2001

(a) na not available

(b) .. not applicable

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### 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	18	78	September 1970
Value of building approved, chain volume measures, New South Wales	19	79	September 1985
Value of building approved, chain volume measures, Victoria	19	80	September 1985
Value of building approved, chain volume measures, Queensland	19	81	September 1985
Value of building approved, chain volume measures, South Australia	19	82	September 1985
Value of building approved, chain volume measures, Western Australia	19	83	September 1985
Value of building approved, chain volume measures, Tasmania	19	84	September 1985
Value of building approved, chain volume measures, Northern Territory	19	85	September 1985
Value of building approved, chain volume measures, Australian Capital Territory	19	86	September 1985

### DATA CUBES

	<i>SuperTABLE format</i>	<i>Excel format</i>
Statistical Local Areas, New South Wales, 2001–02 to 2011–12	available	available
Statistical Area 2s, New South Wales, 2011–12	available	available
Statistical Local Areas, Victoria, 2001–02 to 2011–12	available	available
Statistical Area 2s, Victoria, 2011–12	available	available
Statistical Local Areas, Queensland, 2001–02 to 2011–12	available	available
Statistical Area 2s, Queensland, 2011–12	available	available
Statistical Local Areas, South Australia, 2001–02 to 2011–12	available	available
Statistical Area 2s, South Australia, 2011–12	available	available
Statistical Local Areas, Western Australia, 2001–02 to 2011–12	available	available
Statistical Area 2s, Western Australia, 2011–12	available	available
Statistical Local Areas, Tasmania, 2001–02 to 2011–12	available	available
Statistical Area 2s, Tasmania, 2011–12	available	available
Statistical Local Areas, Northern Territory, 2001–02 to 2011–12	available	available
Statistical Area 2s, Northern Territory, 2011–12	available	available
Statistical Local Areas, Australian Capital Territory, 2001–02 to 2011–12	available	available
Statistical Area 2s, Australian Capital Territory, 2011–12	available	available
Number and value (\$m) of approvals, states and territories	available	not available



## GLOSSARY

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation on a commercial basis. Includes: <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; and</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 associated with agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, hay shed, shearers' quarters).
<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes alterations and additions to floor area, the structural design of a building, and affixing rigid components which are integral to the functioning of the building.
<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>Building job</b>	A building job is a construction project comprising work to one or more buildings.
<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).
<b>Dwelling</b>	A dwelling is a self-contained suite of rooms, including cooking and bathing facilities, intended for long-term residential use. A dwelling may comprise part of a building or the whole of a building. Regardless of whether they are self-contained or not, rooms within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwellings. Such rooms are included in the appropriate category of non-residential building approvals. Dwellings 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>Dwellings excluding houses</b>	Dwellings in other residential buildings and dwellings created in non-residential buildings.
<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).
<b>House</b>	A detached building primarily used for long term residential purposes consisting of one dwelling unit. Includes detached residences associated with a non-residential building, and kit and transportable homes.

## GLOSSARY *continued*

<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>	Buildings primarily intended for purposes other than long term residence.
<b>Offices</b>	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
<b>Other residential building</b>	Buildings other than houses which are primarily used for long-term residential purposes. Other residential buildings includes: semidetached, row or terrace houses or townhouses; and flats, units or apartments.
<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, religious dormitories).
<b>Residential building</b>	Buildings primarily used for long-term residential purposes. Residential buildings are categorised as 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>Total residential building</b>	Total residential building is comprised of houses and other residential building. It does not include dwellings in non-residential buildings.
<b>Transport</b>	Buildings primarily used in the provision of transport services. Includes: <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); and</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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