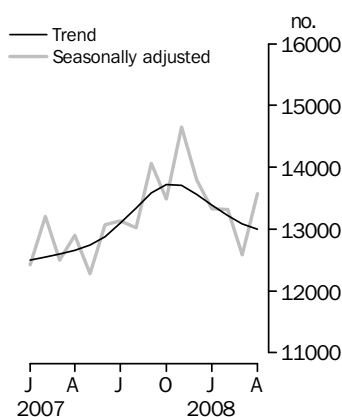


BUILDING APPROVALS

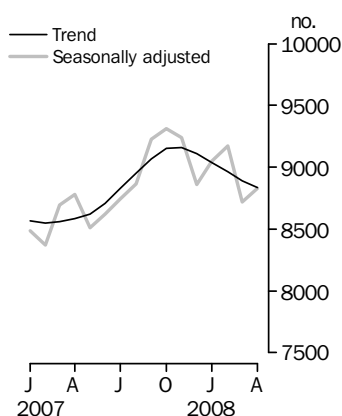
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 3 JUN 2008

Dwelling units approved



Private sector houses approved



INQUIRIES

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

KEY FIGURES

TREND

	Apr 08 no.	Mar 08 to Apr 08 % change	Apr 07 to Apr 08 % change
Total dwelling units approved	13 000	-0.6	2.7
Private sector houses	8 835	-0.6	2.9
Private sector other dwellings	3 833	-0.5	2.6

SEASONALLY ADJUSTED

	13 570	7.8	5.2
Total dwelling units approved			
Private sector houses	8 832	1.3	0.6
Private sector other dwellings	4 322	17.5	15.1

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 0.6% in April 2008 following a revised fall of 1.0% in March.
- The seasonally adjusted estimate for total dwelling units approved rose 7.8% in April following a revised fall of 5.5% in March.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 0.6% in April following a revised fall of 0.8% in March.
- The seasonally adjusted estimate for private sector houses approved rose 1.3% in April following a revised fall of 4.9% in March.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved fell 0.5% in April.
- The seasonally adjusted estimate for private sector other dwellings approved rose 17.5% in April.

VALUE OF BUILDING APPROVED

- The trend estimate for the value of total building approved fell 1.0% in April. The trend estimate for the value of new residential building approved fell 1.6%, and the value of alterations and additions rose 0.7%. The value of non-residential building approved fell 0.7%.
- The seasonally adjusted estimate for the value of total building approved rose 4.1% in April. The seasonally adjusted estimate for the value of new residential building approved rose 10.1% in April. The seasonally adjusted estimate for the value of alterations and additions rose 6.6%, and the value of non-residential building fell 2.9%.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 2008	2 July 2008
June 2008	30 July 2008
July 2008	2 September 2008
August 2008	30 September 2008
September 2008	5 November 2008
October 2008	4 December 2008

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CHANGES IN THIS ISSUE

There are no changes in this issue.

FUTURE CHANGES

Recently, the ABS has implemented improved methods of producing seasonally adjusted estimates, focused on the application of Autoregressive Integrated Moving Average (ARIMA) modelling techniques. The revision properties of the seasonally adjusted and trend estimates can be improved by the use of ARIMA modelling. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The projected values are temporary intermediate values, that are only used internally to improve the estimation of the seasonal factors. The projected data do not affect the original estimates and are discarded at the end of the seasonal adjustment process. The May 2008 edition of 8731.0 - Building Approval Australia will use concurrent seasonal adjustment with ARIMA modelling where applicable to reduce the level of revision to seasonally adjusted estimates.

REVISIONS THIS MONTH

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

.....

	2006-07	2007-08	TOTAL
NSW	22	88	110
Vic.	—	112	112
Qld	-17	139	122
SA	7	1	8
WA	-11	2	-9
Tas.	—	-1	-1
NT	—	1	1
ACT	—	-58	-58
Total	1	284	285

.....

The inclusion of previously missing data from Victorian private certifiers resulted in an upward revision of 106 dwelling units to the estimates for Victoria in 2007-08. The inclusion of previously missing data from Gold Coast City Council resulted in an upward revision of 108 dwelling units to the estimates for Queensland in 2007-08.

DATA NOTES

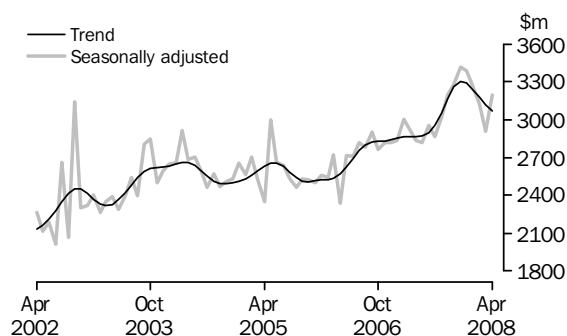
A special article on 'Changes in the mix of dwelling types' in the years 1991-92 to 2006-07 is included in this issue (see page 7).

Brian Pink
Australian Statistician

VALUE OF BUILDING APPROVED

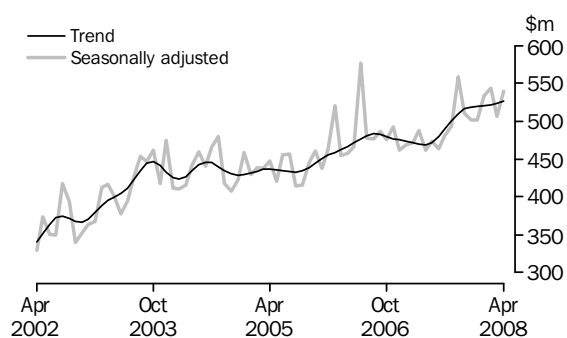
NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building approved fell 1.6% in April 2008 and has fallen for five months.



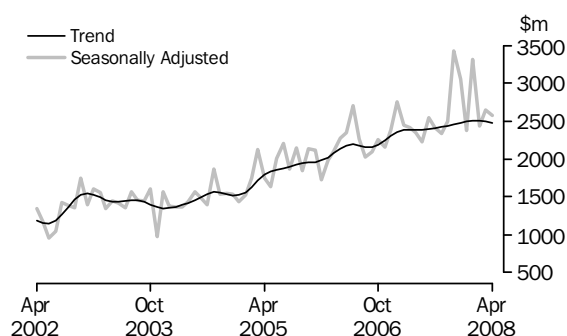
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions rose 0.7% and has now risen for 12 consecutive months.



NON-RESIDENTIAL BUILDING

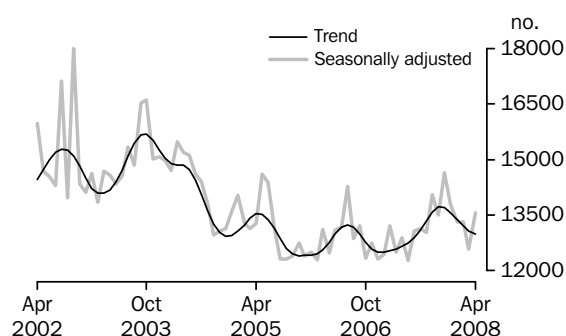
The trend estimate for the value of non-residential building fell 0.7% and is now showing falls for the last three months.



DWELLINGS APPROVED

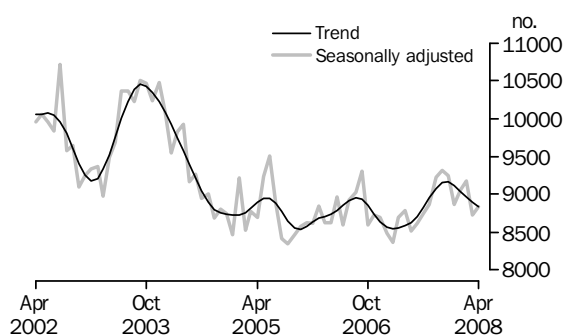
TOTAL DWELLING UNITS

The trend estimate for the total number of dwelling units approved fell 0.6% in April 2008 and has fallen for six months.



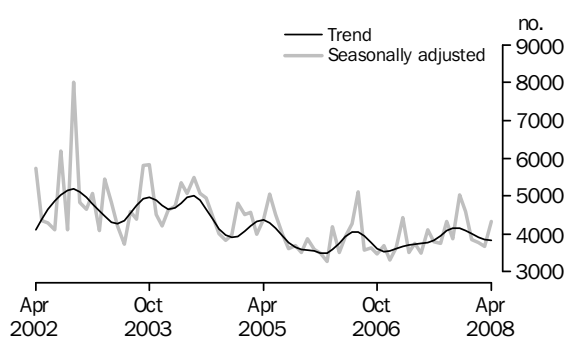
PRIVATE SECTOR HOUSES

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



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for the number of private sector other dwellings approved fell 0.5% in April and has fallen for five months.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 0.6% in April 2008. The trend fell in New South Wales (-0.8%), Victoria (-1.2%), Queensland (-0.1%), South Australia (-0.4%), Western Australia (-0.2%) and the Australian Capital Territory (-4.2%). The trend rose in Tasmania (+0.8%) and the Northern Territory (+1.2%).

The trend estimate for private sector houses approved fell 0.6% in April 2008. The trend fell in Queensland (-1.6%), South Australia (-1.5%) and Western Australia (-1.6%), rose in Victoria (+0.3%) and was flat in New South Wales.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 304	2 830	2 373	816	1 349	247	37	158	9 114
Total dwelling units (no.)	2 620	3 445	3 901	1 105	1 923	270	67	203	13 534
Percentage change from previous month									
Private sector houses (%)	14.3	11.2	19.0	18.3	14.5	46.2	42.3	150.8	16.8
Total dwelling units (%)	17.9	7.2	43.1	24.9	1.8	34.3	-17.3	99.0	19.5
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 361	2 628	2 399	807	1 216	na	na	na	8 832
Total dwelling units (no.)	2 672	3 311	4 174	1 084	1 795	282	na	na	13 570
Percentage change from previous month									
Private sector houses (%)	-1.3	-5.3	9.7	5.4	-9.7	na	na	na	1.3
Total dwelling units (%)	1.6	-4.1	43.3	10.3	-18.8	42.4	na	na	7.8
TREND									
Dwelling units approved									
Private sector houses (no.)	1 373	2 660	2 326	832	1 282	na	na	na	8 835
Total dwelling units (no.)	2 589	3 401	3 564	1 053	1 888	260	86	158	13 000
Percentage change from previous month									
Private sector houses (%)	—	0.3	-1.6	-1.5	-1.6	na	na	na	-0.6
Total dwelling units (%)	-0.8	-1.2	-0.1	-0.4	-0.2	0.8	1.2	-4.2	-0.6

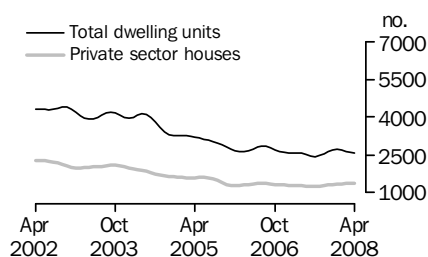
— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED

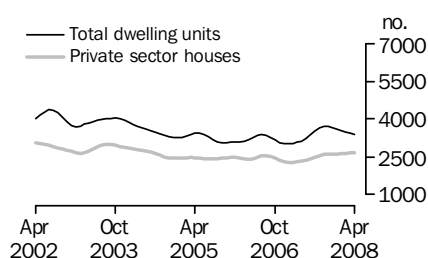
STATE TRENDS

NEW SOUTH WALES



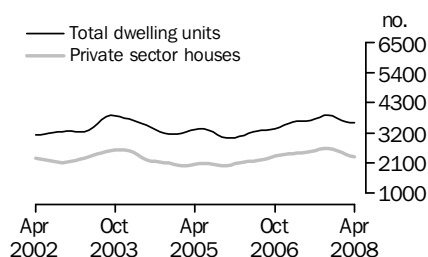
The trend estimate for total number of dwelling units approved in New South Wales fell 0.8% in April and has fallen for four months. The trend estimate for the number of private sector houses was flat in April following rises for nine consecutive months.

VICTORIA



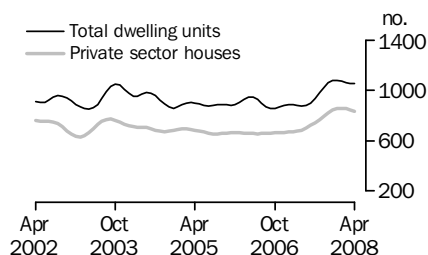
The trend estimate for total number of dwelling units approved in Victoria fell 1.2% in April and has fallen for six months. The trend estimate for the number of private sector houses rose 0.3% in April and has risen for 14 months.

QUEENSLAND



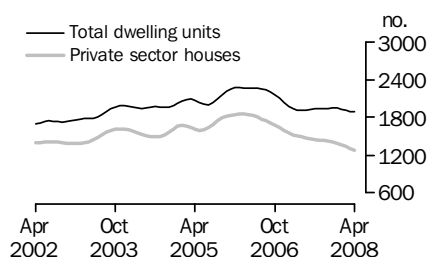
The trend estimate for total number of dwelling units approved in Queensland fell 0.1% in April and has fallen for the last six months. The trend estimate for the number of private sector houses fell 1.6% in April and has fallen for six months.

SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia fell 0.4% in April and has fallen for four months. The trend estimate for the number of private sector houses fell 1.5% in April and has now fallen for three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia fell 0.2% in April and has fallen for five months. The trend estimate for the number of private sector houses fell 1.6% in April and has fallen for the last 25 months.

CHANGES IN THE MIX OF DWELLING TYPES

INTRODUCTION

Single storey townhouses and one or two storey apartment buildings accounted for 81.7% of all new other residential dwelling approvals in Australia in 1991–92 but only 27.2% in 2006–07. On the other hand, three or more storey apartments, which provide high density living, accounted for only 7.7% in 1991–92 compared to 48.4% of all new other residential dwelling approvals in 2006–07.

This article examines the number of new dwelling approvals in Australia as well as the states and territories over the period 1991–92 to 2006–07 and the proportion of these approvals which are houses and other residential dwellings. Other residential dwellings include 'flats, units, or apartments' and 'semi-detached, terrace or townhouses'. The change in the proportion of other residential dwellings, between single or small storey buildings and large storey buildings is also examined.

Data for this article was obtained from the monthly Building Approvals Survey.

HOUSES AND OTHER RESIDENTIAL DWELLINGS - AUSTRALIA

Table 1 shows the number of dwelling units approved in Australia over the period 1991–92 to 2006–07. The greatest number of houses were approved in 1993–94 (130,483) and the least in 2000–01 (80,116). Other residential dwelling approvals were highest in 2003–04 (59,766) and lowest in 1995–96 (35,137). The total number of dwelling units approved over the period ranged from a high of 184,704 in 1993–94 to a low of 118,097 in 2000–01.

TABLE 1. DWELLING UNITS APPROVED, Australia

Period	Houses no.	%(a)	Other residential buildings		Total dwelling units no. (c)
			no. (b)	%(a)	
1991–92	110 863	73.8	39 337	26.2	150 200
1992–93	123 586	72.5	46 970	27.5	170 556
1993–94	130 483	70.6	54 221	29.4	184 704
1994–95	115 018	68.8	52 225	31.2	167 243
1995–96	87 558	71.4	35 137	28.6	122 695
1996–97	92 533	69.6	40 417	30.4	132 950
1997–98	106 991	70.2	45 506	29.8	152 497
1998–99	107 350	70.0	45 950	30.0	153 300
1999–00	123 343	71.0	50 284	29.0	173 627
2000–01	80 116	67.8	37 981	32.2	118 097
2001–02	121 602	71.4	48 648	28.6	170 250
2002–03	117 198	66.6	58 727	33.4	175 925
2003–04	121 977	67.1	59 766	32.9	181 743
2004–05	108 239	67.1	52 961	32.9	161 200
2005–06	104 440	70.2	44 436	29.8	148 876
2006–07	106 038	70.0	45 517	30.0	151 555

(a) Percentage of total dwellings units.

(b) Includes semi-detached, row and terrace houses; flats, units and apartments.

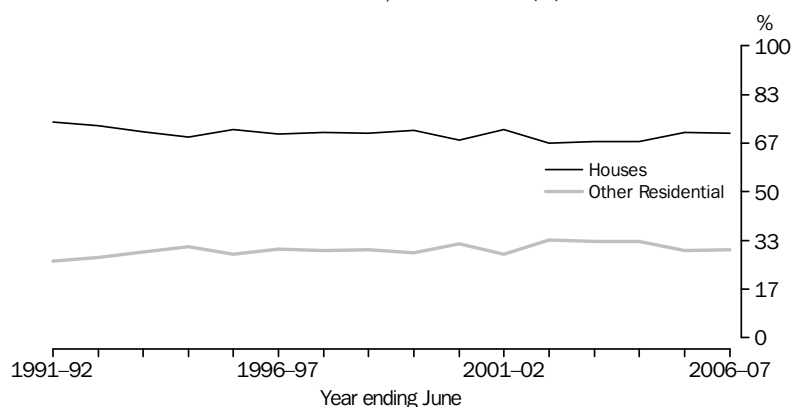
(c) Includes dwellings attached to non-residential buildings.

Graph 1 displays the proportion of total dwelling unit approvals accounted for by houses and other residential buildings. For houses, the proportion was around 70% for the period, reaching a high of 73.8% at the beginning of the period in 1991–92 and a low of 66.6% in 2002–03. Similarly the proportion for other residential buildings was around

HOUSES AND OTHER
RESIDENTIAL DWELLINGS
- AUSTRALIA *continued*

30% for the period with the highest proportion of 33.4% recorded in 2002–03 and a low of 26.2% in 1991–92.

GRAPH 1. TYPE OF DWELLING, Australia (a)



(a) Proportion of new residential dwellings

OTHER RESIDENTIAL
DWELLINGS - TYPE AND
NUMBER OF STOREYS

The number of other residential buildings approved over the period 1991–92 to 2006–07 in terms of dwelling type and number of storeys for Australia is shown in Table 2. At the beginning of the period, semi-detached, row or terrace house, townhouses were the main contributor to other residential dwelling approvals but over time, flat, unit or apartment buildings have become the more dominant of the two building types. Semi-detached, row or terrace house, townhouse approvals were highest in 1993–94 (32,867) and lowest in 2000–01 (15,999). Flat, unit or apartment buildings experienced their largest number of approvals for the period in 2002–03 (37,127) and their lowest in 1991–92 (12,391).

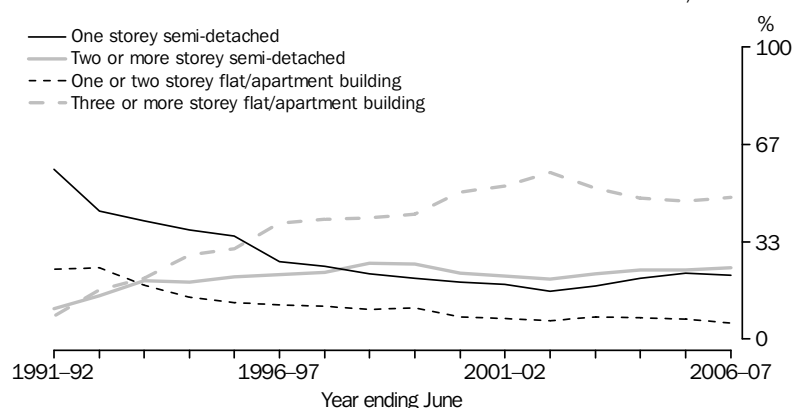
TABLE 2. DWELLING UNITS APPROVED, Australia

Period	SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE			FLAT, UNIT OR APARTMENT IN BUILDING OF			
	1 Storey	2 or more Storeys	Total	1 or 2 Storeys	3 Storeys	4 or more Storeys	Total
1991–92	22 800	4 146	26 946	9 354	1 906	1 131	12 391
1992–93	20 552	6 962	27 514	11 500	4 169	3 787	19 456
1993–94	21 981	10 886	32 867	10 037	5 244	6 073	21 354
1994–95	19 500	10 237	29 737	7 435	4 879	10 174	22 488
1995–96	12 427	7 499	19 926	4 388	4 027	6 796	15 211
1996–97	10 698	8 920	19 618	4 777	5 464	10 558	20 799
1997–98	11 376	10 403	21 779	5 116	6 064	12 547	23 727
1998–99	10 217	11 975	22 192	4 704	5 069	13 985	23 758
1999–00	10 461	12 920	23 381	5 400	4 870	16 633	26 903
2000–01	7 421	8 578	15 999	2 894	4 191	14 897	21 982
2001–02	9 106	10 567	19 673	3 479	5 048	20 448	28 975
2002–03	9 570	12 030	21 600	3 662	5 555	27 910	37 127
2003–04	10 953	13 364	24 317	4 571	5 665	25 213	35 449
2004–05	10 996	12 454	23 450	3 921	5 268	20 322	29 511
2005–06	10 051	10 461	20 512	2 975	5 103	15 846	23 924
2006–07	9 902	11 086	20 988	2 479	4 365	17 685	24 529

OTHER RESIDENTIAL
DWELLINGS - TYPE AND
NUMBER OF STOREYS
continued

Graph 2 shows the proportion of approved semi-detached and flat/apartment dwelling types in terms of storeys of other residential dwellings. In the early 1990's, semi-detached, row or terrace house or townhouse accounted for the majority of other residential dwelling approvals, specifically one storey buildings. Over the last sixteen years the number of approvals for these buildings has declined from 58.0% (22,800) in 1991-92 to 21.8% (9,902) in 2006-07. Conversely, the proportion of large storey flat, unit or apartment buildings of other residential dwelling approvals has increased from 7.7% (3,037) in 1991-92 to 48.4% (22,050), peaking at 57.0% (33,465) in 2002-03.

GRAPH 2. DWELLING TYPE BY NUMBER OF STOREYS, Australia (b)



(b) Proportion of new other residential dwellings

MIX OF NEW DWELLING
TYPES - STATES AND
TERRITORIES

The states and territories show more pronounced differences in the mix of house and other dwellings as well as the shift in approvals from small storey buildings to large storey buildings.

New housing approvals have declined in New South Wales, Victoria, Queensland, Northern Territory and the Australian Capital Territory, whereas South Australia, Western Australia and Tasmania have all had increases in new housing approvals.

Large shifts between the proportion of approvals for small storey buildings to large storey buildings has also occurred in New South Wales, Victoria, Queensland, Western Australia, Northern Territory and the Australian Capital Territory within other residential approvals.

NEW SOUTH WALES

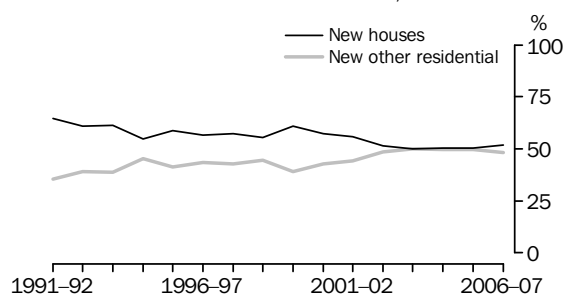
The number of new dwelling approvals in New South Wales was 30,734 in 2006-07, one fifth of all new dwelling approvals in Australia.

Over the last 16 years the gap between the proportion of new house and new other residential dwelling approvals in New South Wales has reduced. Between 2003-04 to 2005-06 the difference was only 0.6%. Over the last financial year the difference increased slightly more, with new houses accounting for 3.4% more approvals than other residential dwellings (graph 3).

NEW SOUTH WALES

continued

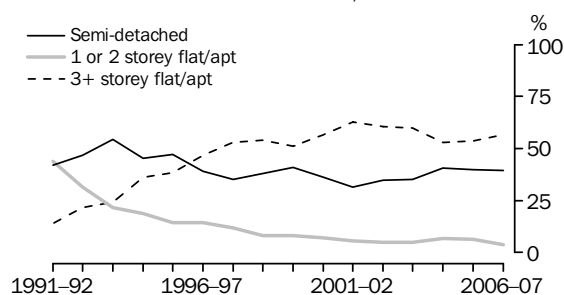
GRAPH 3. TYPE OF DWELLING, New South Wales (a)



(a) Proportion of new residential dwellings

Graph 4 shows the change between semi-detached, row or terrace house or townhouse buildings and one or two storey flat, unit or apartment buildings compared to three or more storey complexes as a proportion of total other residential dwellings over time in New South Wales. The proportion of semi-detached, row or terrace house or townhouse buildings was greatest in 1993-94 at 54.2% and has since declined to 39.4% in 2006-07, reaching a low of 31.6% in 2001-02. In contrast three or more storey flat, unit or apartment building approvals have increased from a low of 14.1% in 1991-92 to 56.7% in 2006-07 peaking in 2001-02 with a proportion of 62.7%.

GRAPH 4. DWELLING TYPE, New South Wales (b)



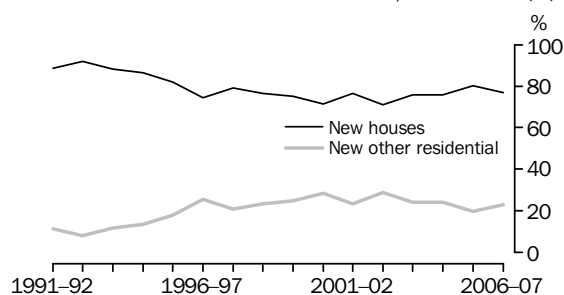
(b) Proportion of new other residential dwellings

VICTORIA

The number of new dwellings in Victoria was 37,459 in 2006-07. This was almost one quarter of all new dwelling approvals in Australia.

Over the period 1991-92 to 2006-07 the difference in the proportion of new house approvals compared to new other residential approvals has narrowed from 88.7% and 11.3% to 76.9% and 23.1% respectively. The difference was lowest in 2002-03 with 71.0% new house approvals and 29.0% new other residential dwelling approvals (graph 5).

GRAPH 5. TYPE OF DWELLING, Victoria (a)



(a) Proportion of new residential dwellings

VICTORIA continued

Graph 6 shows that three or more storey flat, unit or apartment building approvals peaked at 61.8% of the total other residential dwellings in Victoria in 2002–03. However semi-detached, row or terrace house or townhouse buildings have increased from a low of 44.4% in 2000–01 to account for more than half the total other residential dwellings in Victoria since 2004–05.

GRAPH 6. DWELLING TYPE, Victoria (b)

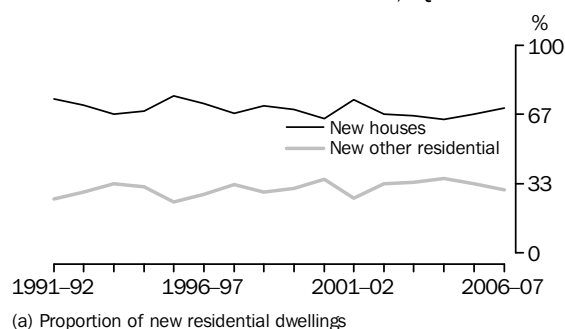


QUEENSLAND

In 2006–07, Queensland had the highest number of new dwelling approvals in comparison to the other states and territories at 41,236. This was one quarter of all new dwelling approvals in Australia.

The proportion of new housing and new other residential building approvals in Queensland has stayed relatively constant over the last 16 years. Over the period, the average proportions are similar to the national average with new housing approvals accounting for an average of 69.1% in Queensland and 69.9% nationally and new other residential building approvals accounting for 30.9% in Queensland and 30.1% nationally of all new residential dwelling approvals from 1991–92 to 2006–07 (graph 7).

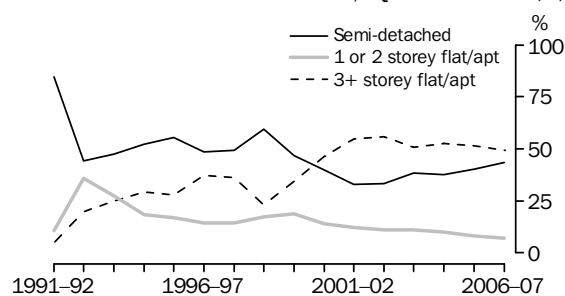
GRAPH 7. TYPE OF DWELLING, Queensland (a)



In Queensland during the period 1991–92 to 2006–07, there has been a shift in building approvals away from one or two storey flat, unit or apartment building. Since 2002–03 one or two storey flat, unit or apartment building approvals have accounted for less than 11% of total other residential dwellings. In contrast the proportion of three or more storey flat, unit or apartment building to new other residential building approvals has increased from 4.8% in 1991–92 to 49.3% in 2006–07, peaking in 2002–03 at 55.9% (graph 8). Semi-detached, row or terrace house or townhouse buildings comprised 84.5% of total other residential dwellings in 1991–92 but account for only 43.6% in 2006–07.

QUEENSLAND continued

GRAPH 8. DWELLING TYPE, Queensland (b)



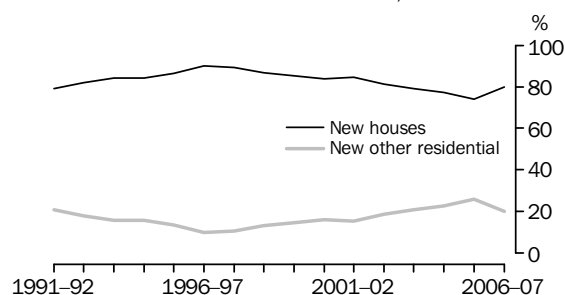
(b) Proportion of new other residential dwellings

SOUTH AUSTRALIA

The number of new dwelling approvals in South Australia was 10,743 in 2006–07, 7% of all new dwelling approvals in Australia.

The proportion of new house approvals of new residential dwelling approvals increased slightly over the period 1991–92 to 2006–07. In 1991–92 new house approvals were 79.3% of new residential dwelling approvals while new other residential approvals accounted for 20.7%, in 2006–07 the proportion was 80.0% for house approvals and 20.0% for other residential approvals, the highest proportion new other residential approvals experienced in the period was 26.0% in 2005–06 as can be seen in graph 9.

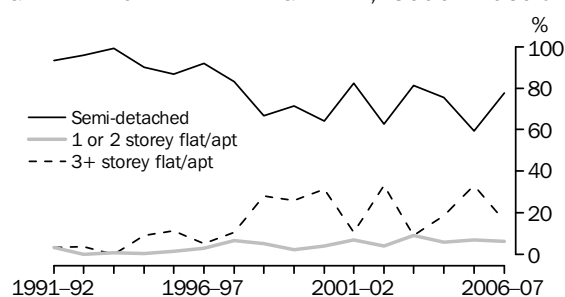
GRAPH 9. TYPE OF DWELLING, South Australia (a)



(a) Proportion of new residential dwellings

In 1993–94 semi-detached, row or terrace house or townhouse buildings accounted for nearly all (99.2%) of other residential dwelling approvals in South Australia. By 2006–07 this had dropped to 77.5% but, as Graph 10 illustrates, the series is quite volatile. There has been an increase in the proportion of approvals for three or more storey flat, unit or apartment buildings from a low of 0.0% in 1993–94 to 16.1% in 2006–07. Like the semi-detached, row or terrace house or townhouse series, this is also volatile.

GRAPH 10. DWELLING TYPE, South Australia (b)



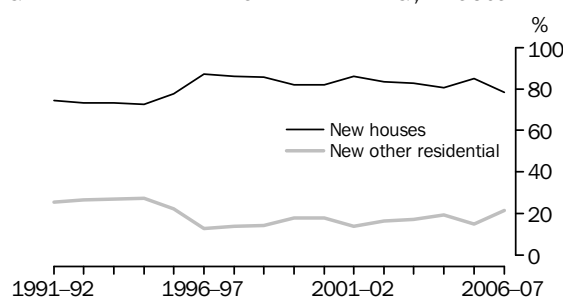
(b) Proportion of new other residential dwellings

WESTERN AUSTRALIA

The number of new dwelling approvals in Western Australia was 24,868 in 2006–07, 16.4% of all new dwelling approvals in Australia.

In contrast to the states already discussed, the proportion of new house approvals in Western Australia has increased over the period 1991–92 to 2006–07. In 1991–92 the proportion of new house approvals of total new dwelling approvals was 74.5% and other new residential building approvals was 25.5%, in 2006–07 the proportions were 78.4% and 21.6% respectively. New house approvals fell to their lowest level in Western Australia in 1994–95 at 72.6%, which, is above the national average of 69.9% for the period (graph 11).

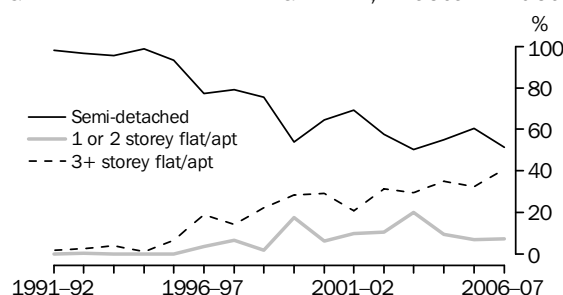
GRAPH 11. TYPE OF DWELLING, Western Australia (a)



(a) Proportion of new residential dwellings

From 1991–92 to 2006–07 there has been a large decline in the proportion of approvals for semi-detached, row or terrace house or townhouse buildings to new other residential building in Western Australia from 97.9% at the beginning of the period to 51.4% at the end. In contrast three or more storey flat, unit or apartment building approvals, have increased from 2.1% at the beginning of the same period to 41.0% by the end (Graph 12). One or two storey flat, unit or apartment building approvals accounted for 20.1% of other residential building in 2003–04 but have decreased to 7.5% in 2006–07.

GRAPH 12. DWELLING TYPE, Western Australia (b)



(b) Proportion of new other residential dwellings

TASMANIA

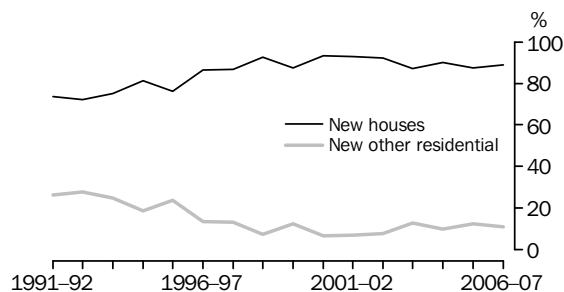
The number of new dwelling approvals in Tasmania was 2,815 in 2006–07, 2.0% of all new dwelling approvals in Australia.

Like Western Australia and South Australia, Tasmania has seen an increase in the proportion of new housing approvals compared to new other residential approvals between 1991–92 and 2006–07 as illustrated in graph 13. At the beginning of the period new housing accounted for 73.5% of new residential dwelling approvals and new other

TASMANIA continued

residential buildings 26.5% of new residential dwelling approvals, in 2006–07 they accounted for 89.1% and 10.9% respectively.

GRAPH 13. TYPE OF DWELLING, Tasmania (a)



(a) Proportion of new residential dwellings

Except for the period between 1998–2000 semi-detached, row or terrace house or townhouse buildings have accounted for at least 75.0% of new other residential building in Tasmania. Flat, unit or apartment building approvals have been more volatile, accounting for only 0.3% in 1994–95 before rising to 75.9% in 1998–99 and then dropping to 12.1% in 2006–07. (See Graph 14.) Three or more storey flat, unit or apartment building approvals have been irregular over this period.

GRAPH 14. DWELLING TYPE, Tasmania (b)



(b) Proportion of new other residential dwellings

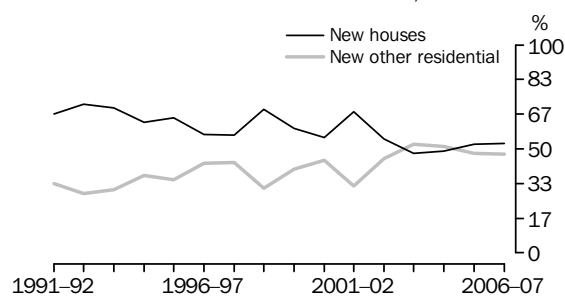
NORTHERN TERRITORY

In 2006–07, Northern Territory had 1,455 new dwelling approvals, less than 1% of all new dwelling approvals in Australia.

From 1991–92 to 2006–07 the proportion of new house approvals declined in the Northern Territory from 66.6% to 52.4% and new other residential approvals increased from 33.4% to 47.6%. Over the last five years the average proportion of new housing approvals of new residential dwellings was 51.2% and new other residential approvals was 48.8% (graph 15).

NORTHERN TERRITORY
continued

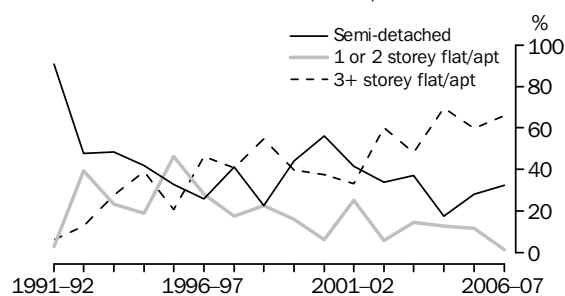
GRAPH 15. TYPE OF DWELLING, Northern Territory (a)



(a) Proportion of new residential dwellings

Over the period 1991-92 to 2006-07 the proportion of semi-detached, row or terrace house or townhouse buildings to other residential buildings decreased from 90.8% to 32.3%. In contrast the proportion of three or more storey flat, unit or apartment buildings increased from 6.4% to 66.1%, peaking at 69.5% in 2004-05 (Graph 16).

GRAPH 16. DWELLING TYPE, Northern Territory (b)



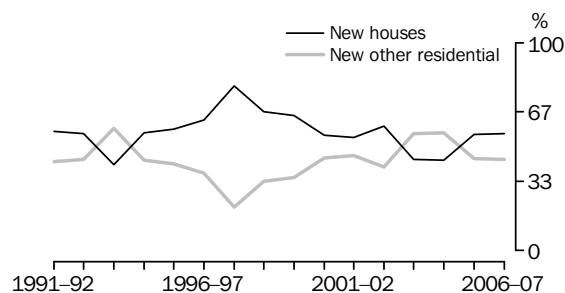
(b) Proportion of new other residential dwellings

AUSTRALIAN CAPITAL
TERRITORY

The number of new dwelling approvals in Australian Capital Territory was 2,245 in 2006-07, 1.5% of all new dwelling approvals Australia.

Over the period 1991-92 to 2006-07 there was a slight increase in the proportion of new other residential building approvals from 42.8% to 43.7% (graph 17). In 2006-07, the Australian Capital Territory had the third highest proportion of other residential dwelling units at 43.7%, behind New South Wales (48.3%) and Northern Territory (47.6%). This peaked at 58.6% in 1993-94.

GRAPH 17. TYPE OF DWELLING, Australian Capital Territory (a)



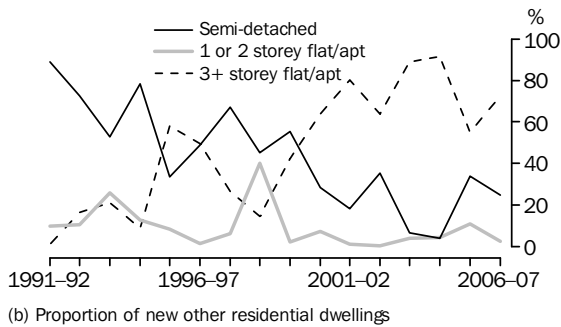
(a) Proportion of new residential dwellings

Over the last sixteen years in the Australian Capital Territory, there has been a shift away from semi-detached, row or terrace house or townhouse buildings to flat, unit or

AUSTRALIAN CAPITAL
TERRITORY continued

apartment building approvals. In 1991–92 the proportion of semi-detached, row or terrace house or townhouse buildings approved to new other residential buildings was 88.8% while in 2006–07 it had decreased to 24.8%. In contrast over the same period the proportion of three or more storey flat, unit or apartment building approvals increased from 1.3% to 72.6%, peaking at 91.5% in 2004–05 (Graph 18).

GRAPH 18. DWELLING TYPE, Australian Capital Territory (b)



CONCLUSION

Over the past sixteen years, the Australian picture does not show a distinct change from houses to other residential dwellings, however, clearer patterns have emerged in the states and territories. New South Wales, Victoria, Queensland Northern Territory and the Australian Capital Territory, have shifted toward a greater proportion of other residential approvals in the dwelling mix. Whereas, Western Australia, South Australia and Tasmania have shifted toward a higher proportion of house approvals.

All states bar South Australia and Western Australia have shown shifts away from one or two storey flat and apartment buildings towards three or more storey flat and apartment buildings which are used for high density living. At the national level, approvals for three or more storey flat and apartment buildings peaked in 2002–03, accounting for 57.0% of other residential approvals.

For more information contact Rachel Fisher on Adelaide (08) 82377324.

ABBREVIATIONS

- apt apartment
- 3+ Three or more
- small storey 1-2 storey buildings
- large storey 3+ storey buildings

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DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2007							
February	8 047	8 130	4 301	4 496	12 348	278	12 626
March	8 851	8 986	3 469	3 568	12 320	234	12 554
April	7 825	8 039	3 220	3 354	11 045	348	11 393
May	9 654	9 823	3 858	4 039	13 512	350	13 862
June	8 716	8 936	4 294	4 577	13 010	503	13 513
July	9 305	9 566	3 610	3 883	12 915	534	13 449
August	9 904	10 110	3 847	3 965	13 751	324	14 075
September	8 960	9 122	4 430	4 617	13 390	349	13 739
October	10 124	10 291	4 484	4 595	14 608	278	14 886
November	10 055	10 216	5 055	5 219	15 110	325	15 435
December	7 448	7 693	4 567	4 697	12 015	375	12 390
2008							
January	7 312	7 463	3 303	3 451	10 615	299	10 914
February	9 173	9 305	3 825	3 983	12 998	290	13 288
March	7 805	7 876	3 352	3 445	11 157	164	11 321
April	9 114	9 179	3 995	4 355	13 109	425	13 534
SEASONALLY ADJUSTED							
2007							
February	8 369	8 483	4 438	4 727	12 807	403	13 210
March	8 699	8 880	3 510	3 613	12 209	284	12 493
April	8 782	9 003	3 754	3 896	12 536	363	12 899
May	8 514	8 689	3 492	3 590	12 006	273	12 279
June	8 620	8 792	4 100	4 276	12 720	348	13 068
July	8 745	8 947	3 792	4 186	12 537	596	13 133
August	8 868	9 055	3 753	3 973	12 621	407	13 028
September	9 229	9 389	4 322	4 670	13 551	508	14 059
October	9 315	9 485	3 867	4 009	13 182	312	13 494
November	9 242	9 396	5 031	5 259	14 273	382	14 655
December	8 862	9 085	4 594	4 708	13 456	337	13 793
2008							
January	9 051	9 251	3 856	4 074	12 907	418	13 325
February	9 175	9 365	3 765	3 947	12 940	372	13 312
March	8 722	8 801	3 679	3 782	12 401	182	12 583
April	8 832	8 911	4 322	4 659	13 154	416	13 570
TREND							
2007							
February	8 547	8 699	3 669	3 843	12 216	326	12 542
March	8 558	8 724	3 704	3 867	12 262	329	12 591
April	8 582	8 761	3 736	3 899	12 318	342	12 660
May	8 623	8 811	3 746	3 927	12 369	369	12 738
June	8 710	8 900	3 769	3 983	12 479	404	12 883
July	8 828	9 013	3 836	4 082	12 664	431	13 095
August	8 953	9 131	3 953	4 215	12 906	440	13 346
September	9 071	9 248	4 081	4 339	13 152	435	13 587
October	9 152	9 334	4 153	4 384	13 305	413	13 718
November	9 163	9 349	4 156	4 355	13 319	385	13 704
December	9 112	9 295	4 096	4 273	13 208	360	13 568
2008							
January	9 036	9 209	4 004	4 179	13 040	348	13 388
February	8 962	9 117	3 914	4 099	12 876	340	13 216
March	8 893	9 026	3 853	4 052	12 746	332	13 078
April	8 835	8 944	3 833	4 056	12 668	332	13 000

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2007

February	16.3	15.6	38.5	40.1	23.2	25.8	23.3
March	10.0	10.5	-19.3	-20.6	-0.2	-15.8	-0.6
April	-11.6	-10.5	-7.2	-6.0	-10.3	48.7	-9.2
May	23.4	22.2	19.8	20.4	22.3	0.6	21.7
June	-9.7	-9.0	11.3	13.3	-3.7	43.7	-2.5
July	6.8	7.1	-15.9	-15.2	-0.7	6.2	-0.5
August	6.4	5.7	6.6	2.1	6.5	-39.3	4.7
September	-9.5	-9.8	15.2	16.4	-2.6	7.7	-2.4
October	13.0	12.8	1.2	-0.5	9.1	-20.3	8.3
November	-0.7	-0.7	12.7	13.6	3.4	16.9	3.7
December	-25.9	-24.7	-9.7	-10.0	-20.5	15.4	-19.7

2008

January	-1.8	-3.0	-27.7	-26.5	-11.7	-20.3	-11.9
February	25.5	24.7	15.8	15.4	22.4	-3.0	21.8
March	-14.9	-15.4	-12.4	-13.5	-14.2	-43.4	-14.8
April	16.8	16.5	19.2	26.4	17.5	159.1	19.5

SEASONALLY ADJUSTED

2007

February	-1.4	-1.6	22.3	24.0	5.7	28.8	6.3
March	3.9	4.7	-20.9	-23.6	-4.7	-29.5	-5.4
April	1.0	1.4	7.0	7.8	2.7	27.8	3.2
May	-3.0	-3.5	-7.0	-7.9	-4.2	-24.8	-4.8
June	1.2	1.2	17.4	19.1	5.9	27.5	6.4
July	1.5	1.8	-7.5	-2.1	-1.4	71.3	0.5
August	1.4	1.2	-1.0	-5.1	0.7	-31.7	-0.8
September	4.1	3.7	15.2	17.5	7.4	24.8	7.9
October	0.9	1.0	-10.5	-14.2	-2.7	-38.6	-4.0
November	-0.8	-0.9	30.1	31.2	8.3	22.4	8.6
December	-4.1	-3.3	-8.7	-10.5	-5.7	-11.8	-5.9

2008

January	2.1	1.8	-16.1	-13.5	-4.1	24.0	-3.4
February	1.4	1.2	-2.4	-3.1	0.3	-11.0	-0.1
March	-4.9	-6.0	-2.3	-4.2	-4.2	-51.1	-5.5
April	1.3	1.2	17.5	23.2	6.1	128.6	7.8

TREND

2007

February	-0.2	-0.1	1.8	1.4	0.4	-0.6	0.3
March	0.1	0.3	1.0	0.6	0.4	0.9	0.4
April	0.3	0.4	0.9	0.8	0.5	4.0	0.5
May	0.5	0.6	0.3	0.7	0.4	7.9	0.6
June	1.0	1.0	0.6	1.4	0.9	9.5	1.1
July	1.4	1.3	1.8	2.5	1.5	6.7	1.6
August	1.4	1.3	3.1	3.3	1.9	2.1	1.9
September	1.3	1.3	3.2	2.9	1.9	-1.1	1.8
October	0.9	0.9	1.8	1.0	1.2	-5.1	1.0
November	0.1	0.2	0.1	-0.7	0.1	-6.8	-0.1
December	-0.6	-0.6	-1.4	-1.9	-0.8	-6.5	-1.0

2008

January	-0.8	-0.9	-2.2	-2.2	-1.3	-3.3	-1.3
February	-0.8	-1.0	-2.2	-1.9	-1.3	-2.3	-1.3
March	-0.8	-1.0	-1.6	-1.1	-1.0	-2.4	-1.0
April	-0.6	-0.9	-0.5	0.1	-0.6	—	-0.6

— nil or rounded to zero (including null cells)

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>	<i>Aust.</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2007

February	2 699	3 359	3 331	1 075	1 601	203	194	164	12 626
March	2 441	3 144	3 659	809	1 904	251	110	236	12 554
April	2 312	2 922	3 135	800	1 756	221	131	116	11 393
May	2 838	3 587	3 538	989	2 264	302	120	224	13 862
June	2 513	3 245	4 070	856	2 210	225	81	313	13 513
July	2 519	3 642	3 774	1 031	1 826	215	105	337	13 449
August	2 473	3 864	4 268	1 000	1 982	243	122	123	14 075
September	2 603	3 713	3 639	1 230	2 099	260	96	99	13 739
October	2 173	4 482	4 663	1 061	1 838	247	242	180	14 886
November	3 808	3 632	3 837	1 384	2 180	253	41	300	15 435
December	2 459	2 904	3 823	924	1 821	273	76	110	12 390

2008

January	2 161	2 803	3 101	849	1 614	235	34	117	10 914
February	2 581	3 736	3 426	1 104	1 820	258	151	212	13 288
March	2 222	3 215	2 726	885	1 889	201	81	102	11 321
April	2 620	3 445	3 901	1 105	1 923	270	67	203	13 534

SEASONALLY ADJUSTED

2007

February	2 722	3 290	3 707	1 161	1 723	243	na	na	13 210
March	2 517	3 053	3 563	849	1 898	260	na	na	12 493
April	2 691	3 155	3 734	862	1 985	230	na	na	12 899
May	2 404	3 095	3 373	892	1 913	275	na	na	12 279
June	2 504	3 152	3 743	918	2 121	234	na	na	13 068
July	2 421	3 722	3 667	910	1 768	209	na	na	13 133
August	2 405	3 665	3 773	914	1 805	231	na	na	13 028
September	2 536	3 825	3 798	1 278	2 159	252	na	na	14 059
October	2 115	3 856	4 009	1 036	1 828	232	na	na	13 494
November	3 640	3 418	3 720	1 254	2 069	243	na	na	14 655
December	2 509	3 570	4 443	963	1 852	264	na	na	13 793

2008

January	2 644	3 590	3 694	1 012	1 931	260	na	na	13 325
February	2 437	3 558	3 582	1 169	1 908	294	na	na	13 312
March	2 630	3 452	2 913	983	2 211	198	na	na	12 583
April	2 672	3 311	4 174	1 084	1 795	282	na	na	13 570

TREND

2007

February	2 574	3 041	3 599	889	1 940	247	98	155	12 542
March	2 572	3 069	3 619	882	1 917	247	101	182	12 591
April	2 568	3 123	3 621	876	1 911	247	104	211	12 660
May	2 512	3 228	3 624	879	1 916	243	109	228	12 738
June	2 449	3 373	3 650	899	1 931	239	111	232	12 883
July	2 429	3 520	3 703	937	1 941	233	110	223	13 095
August	2 473	3 640	3 769	981	1 942	231	103	208	13 346
September	2 557	3 709	3 837	1 025	1 940	234	92	189	13 587
October	2 644	3 716	3 853	1 061	1 944	242	84	175	13 718
November	2 703	3 669	3 809	1 079	1 949	249	78	169	13 704
December	2 713	3 599	3 728	1 081	1 945	254	75	171	13 568

2008

January	2 688	3 540	3 650	1 073	1 929	257	77	173	13 388
February	2 647	3 490	3 594	1 063	1 912	259	81	170	13 216
March	2 611	3 442	3 568	1 057	1 892	258	85	165	13 078
April	2 589	3 401	3 564	1 053	1 888	260	86	158	13 000

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

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

ORIGINAL

2007

February	23.1	57.0	7.3	43.7	-3.1	-15.1	110.9	113.0	23.3
March	-9.6	-6.4	9.8	-24.7	18.9	23.6	-43.3	43.9	-0.6
April	-5.3	-7.1	-14.3	-1.1	-7.8	-12.0	19.1	-50.8	-9.2
May	22.8	22.8	12.9	23.6	28.9	36.7	-8.4	93.1	21.7
June	-11.5	-9.5	15.0	-13.4	-2.4	-25.5	-32.5	39.7	-2.5
July	0.2	12.2	-7.3	20.4	-17.4	-4.4	29.6	7.7	-0.5
August	-1.8	6.1	13.1	-3.0	8.5	13.0	16.2	-63.5	4.7
September	5.3	-3.9	-14.7	23.0	5.9	7.0	-21.3	-19.5	-2.4
October	-16.5	20.7	28.1	-13.7	-12.4	-5.0	152.1	81.8	8.3
November	75.2	-19.0	-17.7	30.4	18.6	2.4	-83.1	66.7	3.7
December	-35.4	-20.0	-0.4	-33.2	-16.5	7.9	85.4	-63.3	-19.7

2008

January	-12.1	-3.5	-18.9	-8.1	-11.4	-13.9	-55.3	6.4	-11.9
February	19.4	33.3	10.5	30.0	12.8	9.8	344.1	81.2	21.8
March	-13.9	-13.9	-20.4	-19.8	3.8	-22.1	-46.4	-51.9	-14.8
April	17.9	7.2	43.1	24.9	1.8	34.3	-17.3	99.0	19.5

SEASONALLY ADJUSTED

2007

February	1.6	19.3	1.9	31.8	-14.0	-4.0	na	na	6.3
March	-7.5	-7.2	-3.9	-26.9	10.2	7.0	na	na	-5.4
April	6.9	3.3	4.8	1.5	4.6	-11.5	na	na	3.2
May	-10.7	-1.9	-9.7	3.5	-3.6	19.6	na	na	-4.8
June	4.2	1.8	11.0	2.9	10.9	-14.9	na	na	6.4
July	-3.3	18.1	-2.0	-0.9	-16.6	-10.7	na	na	0.5
August	-0.7	-1.5	2.9	0.4	2.1	10.5	na	na	-0.8
September	5.4	4.4	0.7	39.8	19.6	9.1	na	na	7.9
October	-16.6	0.8	5.6	-18.9	-15.3	-7.9	na	na	-4.0
November	72.1	-11.4	-7.2	21.0	13.2	4.7	na	na	8.6
December	-31.1	4.4	19.4	-23.2	-10.5	8.6	na	na	-5.9

2008

January	5.4	0.6	-16.9	5.1	4.3	-1.5	na	na	-3.4
February	-7.8	-0.9	-3.0	15.5	-1.2	13.1	na	na	-0.1
March	7.9	-3.0	-18.7	-15.9	15.9	-32.7	na	na	-5.5
April	1.6	-4.1	43.3	10.3	-18.8	42.4	na	na	7.8

TREND

2007

February	-0.2	0.8	1.3	—	-1.9	0.4	-1.0	9.9	0.3
March	-0.1	0.9	0.6	-0.8	-1.2	—	3.1	17.4	0.4
April	-0.2	1.8	0.1	-0.7	-0.3	—	3.0	15.9	0.5
May	-2.2	3.4	0.1	0.3	0.3	-1.6	4.8	8.1	0.6
June	-2.5	4.5	0.7	2.3	0.8	-1.6	1.8	1.8	1.1
July	-0.8	4.4	1.5	4.2	0.5	-2.5	-0.9	-3.9	1.6
August	1.8	3.4	1.8	4.7	0.1	-0.9	-6.4	-6.7	1.9
September	3.4	1.9	1.8	4.5	-0.1	1.3	-10.7	-9.1	1.8
October	3.4	0.2	0.4	3.5	0.2	3.4	-8.7	-7.4	1.0
November	2.2	-1.3	-1.1	1.7	0.3	2.9	-7.1	-3.4	-0.1
December	0.4	-1.9	-2.1	0.2	-0.2	2.0	-3.8	1.2	-1.0

2008

January	-0.9	-1.6	-2.1	-0.7	-0.8	1.2	2.7	1.2	-1.3
February	-1.5	-1.4	-1.5	-0.9	-0.9	0.8	5.2	-1.7	-1.3
March	-1.4	-1.4	-0.7	-0.6	-1.0	-0.4	4.9	-2.9	-1.0
April	-0.8	-1.2	-0.1	-0.4	-0.2	0.8	1.2	-4.2	-0.6

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2007

February	1 202	2 276	2 306	641	1 319	172	56	75	8 047
March	1 325	2 453	2 444	648	1 627	209	57	88	8 851
April	1 049	2 113	2 315	621	1 417	208	43	59	7 825
May	1 490	2 567	2 715	829	1 711	211	58	73	9 654
June	1 308	2 474	2 491	672	1 415	196	46	114	8 716
July	1 381	2 784	2 541	821	1 450	181	53	94	9 305
August	1 475	2 816	3 103	822	1 357	204	53	74	9 904
September	1 158	2 420	2 680	777	1 580	237	35	73	8 960
October	1 354	2 931	3 098	867	1 471	209	69	125	10 124
November	1 562	2 816	2 717	933	1 654	223	30	120	10 055
December	1 046	2 187	2 002	792	1 129	195	27	70	7 448

2008

January	1 129	1 887	2 129	692	1 184	203	20	68	7 312
February	1 435	2 658	2 481	940	1 297	237	48	77	9 173
March	1 141	2 544	1 994	690	1 178	169	26	63	7 805
April	1 304	2 830	2 373	816	1 349	247	37	158	9 114

SEASONALLY ADJUSTED

2007

February	1 254	2 302	2 396	676	1 401	na	na	na	8 369
March	1 345	2 334	2 436	656	1 562	na	na	na	8 699
April	1 269	2 283	2 655	682	1 574	na	na	na	8 782
May	1 289	2 339	2 442	720	1 423	na	na	na	8 514
June	1 175	2 352	2 503	710	1 508	na	na	na	8 620
July	1 262	2 585	2 366	753	1 458	na	na	na	8 745
August	1 275	2 582	2 663	752	1 285	na	na	na	8 868
September	1 226	2 551	2 774	801	1 533	na	na	na	9 229
October	1 330	2 670	2 675	831	1 421	na	na	na	9 315
November	1 448	2 543	2 586	836	1 503	na	na	na	9 242
December	1 236	2 722	2 476	849	1 263	na	na	na	8 862

2008

January	1 356	2 517	2 591	843	1 386	na	na	na	9 051
February	1 405	2 595	2 458	968	1 357	na	na	na	9 175
March	1 378	2 774	2 187	765	1 346	na	na	na	8 722
April	1 361	2 628	2 399	807	1 216	na	na	na	8 832

TREND

2007

February	1 293	2 263	2 455	672	1 523	na	na	na	8 547
March	1 286	2 290	2 465	676	1 503	na	na	na	8 558
April	1 275	2 325	2 474	685	1 490	na	na	na	8 582
May	1 256	2 371	2 489	701	1 475	na	na	na	8 623
June	1 246	2 427	2 522	722	1 463	na	na	na	8 710
July	1 249	2 489	2 562	746	1 451	na	na	na	8 828
August	1 261	2 551	2 599	769	1 437	na	na	na	8 953
September	1 283	2 591	2 634	794	1 428	na	na	na	9 071
October	1 309	2 611	2 646	821	1 423	na	na	na	9 152
November	1 331	2 615	2 620	843	1 411	na	na	na	9 163
December	1 346	2 617	2 558	855	1 391	na	na	na	9 112

2008

January	1 357	2 626	2 485	858	1 363	na	na	na	9 036
February	1 366	2 638	2 420	854	1 333	na	na	na	8 962
March	1 373	2 652	2 365	845	1 302	na	na	na	8 893
April	1 373	2 660	2 326	832	1 282	na	na	na	8 835

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

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

ORIGINAL

2007

February	12.1	28.5	16.7	19.8	4.8	-9.5	30.2	5.6	16.3
March	10.2	7.8	6.0	1.1	23.4	21.5	1.8	17.3	10.0
April	-20.8	-13.9	-5.3	-4.2	-12.9	-0.5	-24.6	-33.0	-11.6
May	42.0	21.5	17.3	33.5	20.7	1.4	34.9	23.7	23.4
June	-12.2	-3.6	-8.3	-18.9	-17.3	-7.1	-20.7	56.2	-9.7
July	5.6	12.5	2.0	22.2	2.5	-7.7	15.2	-17.5	6.8
August	6.8	1.1	22.1	0.1	-6.4	12.7	—	-21.3	6.4
September	-21.5	-14.1	-13.6	-5.5	16.4	16.2	-34.0	-1.4	-9.5
October	16.9	21.1	15.6	11.6	-6.9	-11.8	97.1	71.2	13.0
November	15.4	-3.9	-12.3	7.6	12.4	6.7	-56.5	-4.0	-0.7
December	-33.0	-22.3	-26.3	-15.1	-31.7	-12.6	-10.0	-41.7	-25.9

2008

January	7.9	-13.7	6.3	-12.6	4.9	4.1	-25.9	-2.9	-1.8
February	27.1	40.9	16.5	35.8	9.5	16.7	140.0	13.2	25.5
March	-20.5	-4.3	-19.6	-26.6	-9.2	-28.7	-45.8	-18.2	-14.9
April	14.3	11.2	19.0	18.3	14.5	46.2	42.3	150.8	16.8

SEASONALLY ADJUSTED

2007

February	-2.8	-1.5	2.4	1.7	-5.4	na	na	na	-1.4
March	7.2	1.4	1.7	-3.0	11.5	na	na	na	3.9
April	-5.7	-2.2	9.0	4.0	0.8	na	na	na	1.0
May	1.6	2.5	-8.0	5.6	-9.6	na	na	na	-3.0
June	-8.8	0.5	2.5	-1.5	6.0	na	na	na	1.2
July	7.4	9.9	-5.5	6.1	-3.3	na	na	na	1.5
August	1.0	-0.1	12.6	-0.1	-11.8	na	na	na	1.4
September	-3.8	-1.2	4.2	6.5	19.3	na	na	na	4.1
October	8.5	4.7	-3.6	3.7	-7.3	na	na	na	0.9
November	8.8	-4.8	-3.3	0.5	5.7	na	na	na	-0.8
December	-14.7	7.1	-4.3	1.6	-15.9	na	na	na	-4.1

2008

January	9.8	-7.6	4.6	-0.6	9.7	na	na	na	2.1
February	3.6	3.1	-5.1	14.8	-2.1	na	na	na	1.4
March	-1.9	6.9	-11.0	-21.0	-0.9	na	na	na	-4.9
April	-1.3	-5.3	9.7	5.4	-9.7	na	na	na	1.3

TREND

2007

February	-0.2	-0.1	0.8	0.4	-1.9	na	na	na	-0.2
March	-0.5	1.2	0.4	0.7	-1.3	na	na	na	0.1
April	-0.9	1.5	0.4	1.3	-0.9	na	na	na	0.3
May	-1.5	2.0	0.6	2.2	-1.0	na	na	na	0.5
June	-0.8	2.3	1.3	3.1	-0.8	na	na	na	1.0
July	0.2	2.6	1.6	3.3	-0.9	na	na	na	1.4
August	1.0	2.5	1.5	3.1	-0.9	na	na	na	1.4
September	1.7	1.6	1.3	3.3	-0.6	na	na	na	1.3
October	2.0	0.8	0.5	3.3	-0.4	na	na	na	0.9
November	1.7	0.2	-1.0	2.7	-0.8	na	na	na	0.1
December	1.2	0.1	-2.4	1.5	-1.4	na	na	na	-0.6

2008

January	0.8	0.3	-2.9	0.4	-2.0	na	na	na	-0.8
February	0.6	0.5	-2.6	-0.5	-2.2	na	na	na	-0.8
March	0.5	0.5	-2.3	-1.1	-2.3	na	na	na	-0.8
April	—	0.3	-1.6	-1.5	-1.6	na	na	na	-0.6

— 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.
HOUSES									
2004-05	19 729	31 376	25 202	8 546	19 487	2 444	679	985	108 448
2005-06	16 875	28 808	25 342	8 325	22 071	2 288	678	1 044	105 431
2006-07	15 948	28 867	28 752	8 597	19 580	2 541	766	1 264	106 315
2007									
May	1 511	2 600	2 737	863	1 733	211	71	97	9 823
June	1 363	2 521	2 494	712	1 478	196	51	121	8 936
July	1 411	2 811	2 556	873	1 529	181	68	137	9 566
August	1 507	2 841	3 157	847	1 414	204	61	79	10 110
September	1 161	2 457	2 711	816	1 625	238	35	79	9 122
October	1 363	2 970	3 145	903	1 485	209	91	125	10 291
November	1 604	2 833	2 728	968	1 701	223	37	122	10 216
December	1 067	2 255	2 020	818	1 203	198	59	73	7 693
2008									
January	1 160	1 916	2 160	712	1 216	205	26	68	7 463
February	1 466	2 671	2 491	956	1 334	238	59	90	9 305
March	1 145	2 547	2 001	704	1 214	169	32	64	7 876
April	1 318	2 840	2 387	827	1 357	247	45	158	9 179
OTHER DWELLINGS									
2004-05	20 214	11 171	14 114	2 597	4 746	334	709	1 294	55 179
2005-06	17 285	7 721	12 691	3 133	4 099	346	685	823	46 783
2006-07	15 449	9 075	12 765	2 198	5 507	399	698	982	47 073
2007									
May	1 327	987	801	126	531	91	49	127	4 039
June	1 150	724	1 576	144	732	29	30	192	4 577
July	1 108	831	1 218	158	297	34	37	200	3 883
August	966	1 023	1 111	153	568	39	61	44	3 965
September	1 442	1 256	928	414	474	22	61	20	4 617
October	810	1 512	1 518	158	353	38	151	55	4 595
November	2 204	799	1 109	416	479	30	4	178	5 219
December	1 392	649	1 803	106	618	75	17	37	4 697
2008									
January	1 001	887	941	137	398	30	8	49	3 451
February	1 115	1 065	935	148	486	20	92	122	3 983
March	1 077	668	725	181	675	32	49	38	3 445
April	1 302	605	1 514	278	566	23	22	45	4 355
TOTAL DWELLING UNITS									
2004-05	39 943	42 547	39 316	11 143	24 233	2 778	1 388	2 279	163 627
2005-06	34 160	36 529	38 033	11 458	26 170	2 634	1 363	1 867	152 214
2006-07	31 397	37 942	41 517	10 795	25 087	2 940	1 464	2 246	153 388
2007									
May	2 838	3 587	3 538	989	2 264	302	120	224	13 862
June	2 513	3 245	4 070	856	2 210	225	81	313	13 513
July	2 519	3 642	3 774	1 031	1 826	215	105	337	13 449
August	2 473	3 864	4 268	1 000	1 982	243	122	123	14 075
September	2 603	3 713	3 639	1 230	2 099	260	96	99	13 739
October	2 173	4 482	4 663	1 061	1 838	247	242	180	14 886
November	3 808	3 632	3 837	1 384	2 180	253	41	300	15 435
December	2 459	2 904	3 823	924	1 821	273	76	110	12 390
2008									
January	2 161	2 803	3 101	849	1 614	235	34	117	10 914
February	2 581	3 736	3 426	1 104	1 820	258	151	212	13 288
March	2 222	3 215	2 726	885	1 889	201	81	102	11 321
April	2 620	3 445	3 901	1 105	1 923	270	67	203	13 534

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								
2004-05	7 284	20 351	9 816	5 196	13 589	917	428	984
2005-06	6 563	18 742	9 918	4 982	15 392	1 004	517	1 041
2006-07	6 460	19 169	10 775	5 526	13 462	1 165	573	1 263
2007								
May	608	1 789	1 010	551	1 140	90	60	97
June	567	1 706	1 011	472	1 037	84	47	121
July	592	1 935	902	545	1 029	67	61	137
August	579	1 889	1 372	554	1 001	78	49	79
September	451	1 685	1 098	519	1 063	105	32	79
October	611	2 092	1 237	600	1 055	76	62	125
November	721	1 975	1 165	623	1 210	98	22	122
December	499	1 604	754	558	837	76	38	73
2008								
January	407	1 276	678	467	837	81	22	68
February	670	1 881	1 004	642	890	89	51	90
March	463	1 847	780	451	797	69	30	64
April	564	2 013	975	522	908	105	39	158
OTHER DWELLINGS								
2004-05	14 950	9 874	6 494	2 001	3 748	179	642	1 294
2005-06	11 403	6 626	5 862	2 785	3 218	113	462	823
2006-07	10 993	8 120	4 880	1 645	4 138	178	668	982
2007								
May	924	921	259	120	350	74	49	127
June	865	656	574	108	639	17	30	192
July	838	739	586	144	165	18	6	200
August	770	908	543	130	415	14	57	44
September	1 112	1 215	483	408	324	8	55	20
October	531	1 440	875	136	236	23	151	55
November	1 839	657	414	400	293	16	4	178
December	1 045	602	431	94	530	17	17	37
2008								
January	721	835	331	122	344	9	8	49
February	730	985	338	128	473	2	86	122
March	909	551	230	114	638	6	43	38
April	1 062	456	753	269	489	4	19	45
TOTAL DWELLING UNITS								
2004-05	22 234	30 225	16 310	7 197	17 337	1 096	1 070	2 278
2005-06	17 966	25 368	15 780	7 767	18 610	1 117	979	1 864
2006-07	17 453	27 289	15 655	7 171	17 600	1 343	1 241	2 245
2007								
May	1 532	2 710	1 269	671	1 490	164	109	224
June	1 432	2 362	1 585	580	1 676	101	77	313
July	1 430	2 674	1 488	689	1 194	85	67	337
August	1 349	2 797	1 915	684	1 416	92	106	123
September	1 563	2 900	1 581	927	1 387	113	87	99
October	1 142	3 532	2 112	736	1 291	99	213	180
November	2 560	2 632	1 579	1 023	1 503	114	26	300
December	1 544	2 206	1 185	652	1 367	93	55	110
2008								
January	1 128	2 111	1 009	589	1 181	90	30	117
February	1 400	2 866	1 342	770	1 363	91	137	212
March	1 372	2 398	1 010	565	1 435	75	73	102
April	1 626	2 469	1 728	791	1 397	109	58	203

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2004-05	106 314	50 740	521	1 609	178	159 362
2005-06	103 443	43 464	470	1 091	320	148 788
2006-07	104 140	44 358	491	479	356	149 824
2007						
May	9 630	3 672	33	161	16	13 512
June	8 663	4 224	66	27	30	13 010
July	9 280	3 534	71	10	20	12 915
August	9 894	3 715	38	81	23	13 751
September	8 948	4 304	44	54	40	13 390
October	10 112	4 371	84	18	23	14 608
November	10 044	4 954	31	19	62	15 110
December	7 439	4 469	71	7	29	12 015
2008						
January	7 304	3 212	23	62	14	10 615
February	9 161	3 666	126	24	21	12 998
March	7 800	3 300	46	2	9	11 157
April	9 086	3 887	88	29	19	13 109
PUBLIC SECTOR						
2004-05	1 959	2 245	22	34	5	4 265
2005-06	1 855	1 515	51	2	3	3 426
2006-07	1 941	1 605	14	2	2	3 564
2007						
May	169	181	—	—	—	350
June	220	281	—	—	2	503
July	261	262	11	—	—	534
August	206	117	—	—	1	324
September	162	185	—	—	2	349
October	167	111	—	—	—	278
November	161	162	2	—	—	325
December	245	129	1	—	—	375
2008						
January	151	140	8	—	—	299
February	132	115	23	15	5	290
March	71	61	—	32	—	164
April	59	207	113	46	—	425
TOTAL						
2004-05	108 273	52 985	543	1 643	183	163 627
2005-06	105 298	44 979	521	1 093	323	152 214
2006-07	106 081	45 963	505	481	358	153 388
2007						
May	9 799	3 853	33	161	16	13 862
June	8 883	4 505	66	27	32	13 513
July	9 541	3 796	82	10	20	13 449
August	10 100	3 832	38	81	24	14 075
September	9 110	4 489	44	54	42	13 739
October	10 279	4 482	84	18	23	14 886
November	10 205	5 116	33	19	62	15 435
December	7 684	4 598	72	7	29	12 390
2008						
January	7 455	3 352	31	62	14	10 914
February	9 293	3 781	149	39	26	13 288
March	7 871	3 361	46	34	9	11 321
April	9 145	4 094	201	75	19	13 534

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 300	1 135	10	2	3	2 450
Vic.	2 812	472	14	21	7	3 326
Qld	2 369	1 484	2	4	1	3 860
SA	816	220	51	—	—	1 087
WA	1 348	493	11	1	1	1 854
Tas.	247	23	—	—	—	270
NT	36	15	—	1	7	59
ACT	158	45	—	—	—	203
Aust.	9 086	3 887	88	29	19	13 109
PUBLIC SECTOR						
NSW	14	103	7	46	—	170
Vic.	4	9	106	—	—	119
Qld	14	27	—	—	—	41
SA	11	7	—	—	—	18
WA	8	61	—	—	—	69
Tas.	—	—	—	—	—	—
NT	8	—	—	—	—	8
ACT	—	—	—	—	—	—
Aust.	59	207	113	46	—	425
TOTAL						
NSW	1 314	1 238	17	48	3	2 620
Vic.	2 816	481	120	21	7	3 445
Qld	2 383	1 511	2	4	1	3 901
SA	827	227	51	—	—	1 105
WA	1 356	554	11	1	1	1 923
Tas.	247	23	—	—	—	270
NT	44	15	—	1	7	67
ACT	158	45	—	—	—	203
Aust.	9 145	4 094	201	75	19	13 534

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
	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.)										
2004-05	108 273	11 009	12 465	23 474	3 921	5 268	20 322	29 511	52 985	161 258
2005-06	105 298	10 180	10 561	20 741	3 037	5 166	16 035	24 238	44 979	150 277
2006-07	106 081	10 002	11 245	21 247	2 478	4 379	17 859	24 716	45 963	152 044
2007										
February	8 119	928	1 004	1 932	322	440	1 763	2 525	4 457	12 576
March	8 967	667	1 113	1 780	166	296	1 243	1 705	3 485	12 452
April	8 019	720	894	1 614	149	489	1 038	1 676	3 290	11 309
May	9 799	825	1 135	1 960	177	458	1 258	1 893	3 853	13 652
June	8 883	809	871	1 680	213	466	2 146	2 825	4 505	13 388
July	9 541	739	937	1 676	331	630	1 159	2 120	3 796	13 337
August	10 100	909	1 327	2 236	199	192	1 205	1 596	3 832	13 932
September	9 110	1 228	854	2 082	151	457	1 799	2 407	4 489	13 599
October	10 279	646	1 222	1 868	373	216	2 025	2 614	4 482	14 761
November	10 205	857	1 029	1 886	237	821	2 172	3 230	5 116	15 321
December	7 684	808	877	1 685	512	241	2 160	2 913	4 598	12 282
2008										
January	7 455	586	1 007	1 593	174	236	1 349	1 759	3 352	10 807
February	9 293	909	997	1 906	309	176	1 390	1 875	3 781	13 074
March	7 871	630	580	1 210	183	200	1 768	2 151	3 361	11 232
April	9 145	979	992	1 971	240	420	1 463	2 123	4 094	13 239
VALUE (\$m)										
2004-05	21 092.6	1 331.3	2 119.7	3 451.0	568.0	980.1	5 003.1	6 551.3	10 002.3	31 094.9
2005-06	21 989.0	1 396.9	1 884.5	3 281.4	524.5	886.5	4 132.4	5 543.4	8 824.9	30 813.9
2006-07	24 035.7	1 401.2	2 119.5	3 520.6	458.9	940.5	5 199.4	6 598.8	10 119.4	34 155.1
2007										
February	1 887.6	114.4	243.6	358.0	62.4	100.1	465.9	628.4	986.4	2 874.0
March	2 078.5	104.8	191.8	296.6	33.2	47.8	526.8	607.8	904.3	2 982.8
April	1 865.8	94.9	195.4	290.3	25.4	153.0	323.3	501.8	792.0	2 657.9
May	2 294.1	110.6	215.5	326.2	26.5	122.5	369.3	518.2	844.4	3 138.6
June	2 076.7	116.4	165.1	281.6	36.5	107.8	579.3	723.6	1 005.1	3 081.8
July	2 211.7	110.6	176.0	286.6	60.7	124.3	318.1	503.1	789.8	3 001.4
August	2 386.7	131.2	246.4	377.6	38.9	57.4	335.4	431.6	809.3	3 195.9
September	2 177.2	171.1	180.1	351.2	25.9	70.7	508.0	604.7	955.8	3 133.0
October	2 440.2	96.8	221.7	318.5	56.9	38.9	569.9	665.7	984.2	3 424.3
November	2 459.2	127.1	209.7	336.7	50.3	230.8	626.5	907.6	1 244.3	3 703.5
December	1 901.9	137.6	174.5	312.0	78.0	47.7	650.9	776.5	1 088.5	2 990.4
2008										
January	1 824.6	92.2	195.8	288.0	29.2	45.8	472.6	547.6	835.6	2 660.1
February	2 284.7	140.1	206.7	346.8	61.7	35.1	365.1	461.8	808.6	3 093.3
March	1 928.0	94.6	120.2	214.9	29.0	37.0	465.0	531.0	745.9	2 673.9
April	2 237.8	151.0	208.1	359.1	48.9	73.4	656.3	778.5	1 137.6	3 375.4

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING, States and territories—Number and value: **Original**

		NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
States and territories	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.)										
NSW	1 314	265	251	516	105	108	509	722	1 238	2 552
Vic.	2 816	138	186	324	17	34	106	157	481	3 297
Qld	2 383	331	258	589	57	225	640	922	1 511	3 894
SA	827	55	150	205	22	—	—	22	227	1 054
WA	1 356	150	127	277	24	45	208	277	554	1 910
Tas.	247	17	—	17	6	—	—	6	23	270
NT	44	15	—	15	—	—	—	—	15	59
ACT	158	8	20	28	9	8	—	17	45	203
Aust.	9 145	979	992	1 971	240	420	1 463	2 123	4 094	13 239
VALUE (\$m)										
NSW	344.0	42.7	42.0	84.7	17.8	22.7	166.2	206.7	291.4	635.4
Vic.	652.9	18.6	43.3	62.0	4.5	9.3	21.0	34.8	96.7	749.6
Qld	611.1	49.5	52.1	101.6	12.4	31.7	401.7	445.8	547.4	1 158.5
SA	156.8	6.4	24.6	31.0	3.3	—	—	3.3	34.3	191.1
WA	372.4	28.3	43.1	71.5	8.6	8.1	67.4	84.0	155.5	527.9
Tas.	48.4	2.1	—	2.1	1.0	—	—	1.0	3.1	51.5
NT	12.7	2.4	—	2.4	—	—	—	—	2.4	15.2
ACT	39.5	0.9	3.0	3.9	1.3	1.5	—	2.8	6.7	46.2
Aust.	2 237.8	151.0	208.1	359.1	48.9	73.4	656.3	778.5	1 137.6	3 375.4

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
2007					
March	2 982.8	492.3	3 475.1	2 655.2	6 130.4
April	2 657.9	402.1	3 060.0	2 134.9	5 195.0
May	3 138.6	549.8	3 688.3	2 246.6	5 934.9
June	3 081.8	488.9	3 570.7	2 511.3	6 082.0
July	3 001.4	510.5	3 512.0	2 411.3	5 923.3
August	3 195.9	549.0	3 745.0	2 281.3	6 026.3
September	3 133.0	555.6	3 688.6	2 472.9	6 161.5
October	3 424.3	560.6	3 984.9	3 581.6	7 566.5
November	3 703.5	534.5	4 238.0	3 455.6	7 693.7
December	2 990.4	388.2	3 378.6	2 182.7	5 561.3
2008					
January	2 660.1	442.6	3 102.7	3 266.7	6 369.4
February	3 093.3	552.3	3 645.5	2 386.9	6 032.5
March	2 673.9	462.0	3 135.9	2 462.4	5 598.3
April	3 375.4	526.9	3 902.2	2 496.4	6 398.7
SEASONALLY ADJUSTED					
2007					
March	2 917.2	487.2	3 404.4	2 416.2	5 820.6
April	2 832.3	461.2	3 293.5	2 348.9	5 642.4
May	2 814.9	473.1	3 287.9	2 228.3	5 516.2
June	2 955.8	463.9	3 419.7	2 545.0	5 964.7
July	2 863.0	480.4	3 343.4	2 419.7	5 763.1
August	3 020.2	493.0	3 513.2	2 335.6	5 848.8
September	3 193.6	558.2	3 751.8	2 497.0	6 248.8
October	3 279.1	510.4	3 789.5	3 427.7	7 217.3
November	3 416.4	501.7	3 918.1	3 059.2	6 977.4
December	3 389.1	501.3	3 890.5	2 378.6	6 269.1
2008					
January	3 269.0	533.9	3 802.9	3 317.7	7 120.6
February	3 122.6	543.4	3 666.0	2 438.4	6 104.5
March	2 904.3	506.5	3 410.7	2 648.3	6 059.0
April	3 196.3	540.1	3 736.4	2 572.2	6 308.6
TREND					
2007					
March	2 866.9	469.1	3 336.1	2 387.7	5 723.8
April	2 865.7	468.2	3 334.0	2 386.4	5 720.4
May	2 868.9	471.3	3 340.2	2 385.8	5 726.0
June	2 894.9	479.1	3 374.1	2 393.3	5 767.4
July	2 956.3	489.5	3 445.8	2 406.5	5 852.3
August	3 053.1	500.3	3 553.4	2 422.4	5 975.8
September	3 168.4	509.8	3 678.2	2 437.0	6 115.1
October	3 262.0	516.3	3 778.3	2 454.9	6 233.2
November	3 304.0	519.0	3 823.0	2 474.8	6 297.8
December	3 291.5	519.6	3 811.1	2 495.3	6 306.4
2008					
January	3 240.5	520.2	3 760.7	2 506.6	6 267.4
February	3 178.0	521.9	3 700.0	2 504.2	6 204.1
March	3 119.6	523.0	3 642.6	2 490.4	6 133.0
April	3 070.4	526.4	3 596.9	2 473.7	6 070.6

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
	%	%	%	%	%
ORIGINAL					
2007					
March	3.8	8.9	4.5	16.0	9.2
April	-10.9	-18.3	-11.9	-19.6	-15.3
May	18.1	36.7	20.5	5.2	14.2
June	-1.8	-11.1	-3.2	11.8	2.5
July	-2.6	4.4	-1.6	-4.0	-2.6
August	6.5	7.5	6.6	-5.4	1.7
September	-2.0	1.2	-1.5	8.4	2.2
October	9.3	0.9	8.0	44.8	22.8
November	8.2	-4.6	6.4	-3.5	1.7
December	-19.3	-27.4	-20.3	-36.8	-27.7
2008					
January	-11.0	14.0	-8.2	49.7	14.5
February	16.3	24.8	17.5	-26.9	-5.3
March	-13.6	-16.3	-14.0	3.2	-7.2
April	26.2	14.0	24.4	1.4	14.3
SEASONALLY ADJUSTED					
2007					
March	-2.9	3.2	-2.1	-1.4	-1.8
April	-2.9	-5.3	-3.3	-2.8	-3.1
May	-0.6	2.6	-0.2	-5.1	-2.2
June	5.0	-1.9	4.0	14.2	8.1
July	-3.1	3.5	-2.2	-4.9	-3.4
August	5.5	2.6	5.1	-3.5	1.5
September	5.7	13.2	6.8	6.9	6.8
October	2.7	-8.6	1.0	37.3	15.5
November	4.2	-1.7	3.4	-10.8	-3.3
December	-0.8	-0.1	-0.7	-22.2	-10.2
2008					
January	-3.5	6.5	-2.3	39.5	13.6
February	-4.5	1.8	-3.6	-26.5	-14.3
March	-7.0	-6.8	-7.0	8.6	-0.7
April	10.1	6.6	9.5	-2.9	4.1
TREND					
2007					
March	0.1	-0.5	—	0.3	0.1
April	—	-0.2	-0.1	-0.1	-0.1
May	0.1	0.7	0.2	—	0.1
June	0.9	1.7	1.0	0.3	0.7
July	2.1	2.2	2.1	0.6	1.5
August	3.3	2.2	3.1	0.7	2.1
September	3.8	1.9	3.5	0.6	2.3
October	3.0	1.3	2.7	0.7	1.9
November	1.3	0.5	1.2	0.8	1.0
December	-0.4	0.1	-0.3	0.8	0.1
2008					
January	-1.6	0.1	-1.3	0.5	-0.6
February	-1.9	0.3	-1.6	-0.1	-1.0
March	-1.8	0.2	-1.5	-0.6	-1.1
April	-1.6	0.7	-1.3	-0.7	-1.0

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2007									
February	1 454.6	1 487.2	1 232.8	254.4	870.4	117.1	121.9	77.2	5 615.5
March	1 497.0	1 770.6	1 620.9	244.6	730.1	86.7	76.9	103.6	6 130.4
April	1 276.4	1 353.4	1 355.1	305.1	674.4	64.0	49.9	116.6	5 195.0
May	1 506.6	1 414.1	1 610.9	296.8	770.2	109.2	77.6	149.4	5 934.9
June	1 493.6	1 550.1	1 594.8	332.2	792.9	70.2	35.9	212.5	6 082.0
July	1 286.4	1 534.6	1 626.1	256.6	911.6	84.0	45.6	178.4	5 923.3
August	1 286.0	1 576.4	1 658.6	377.2	780.1	102.6	67.7	177.8	6 026.3
September	1 565.9	1 556.0	1 639.3	332.9	856.1	80.5	68.8	62.1	6 161.5
October	1 248.0	2 914.8	1 697.7	362.2	873.1	94.2	207.0	169.4	7 566.5
November	2 097.1	1 491.3	1 936.3	439.6	1 353.0	133.5	60.4	182.4	7 693.7
December	1 309.7	1 473.9	1 283.9	347.2	898.7	115.9	88.0	44.0	5 561.3
2008									
January	1 187.6	2 159.9	1 416.6	277.4	1 173.8	79.8	36.5	37.9	6 369.4
February	1 260.8	1 609.3	1 789.6	293.9	810.2	77.0	64.4	127.2	6 032.5
March	1 197.2	1 701.2	1 453.9	247.5	784.2	100.2	73.7	40.4	5 598.3
April	1 785.0	1 433.0	1 718.6	452.1	748.8	107.1	50.1	104.0	6 398.7
SEASONALLY ADJUSTED									
2007									
February	1 441.1	1 565.1	1 336.1	292.8	1 016.3	na	na	na	5 926.9
March	1 661.6	1 497.9	1 459.9	257.8	797.8	na	na	na	5 820.6
April	1 282.3	1 396.7	1 542.6	275.6	695.7	na	na	na	5 642.4
May	1 344.1	1 383.8	1 571.2	284.8	675.7	na	na	na	5 516.2
June	1 444.7	1 445.0	1 491.4	317.1	812.5	na	na	na	5 964.7
July	1 361.2	1 467.1	1 452.9	278.5	818.1	na	na	na	5 763.1
August	1 279.2	1 522.5	1 633.5	309.7	760.8	na	na	na	5 848.8
September	1 379.4	1 653.8	1 673.4	354.0	891.8	na	na	na	6 248.8
October	1 279.3	2 637.5	1 542.3	343.1	870.5	na	na	na	7 217.3
November	1 985.1	1 444.4	1 732.8	395.1	1 282.2	na	na	na	6 977.4
December	1 440.3	1 711.2	1 680.5	351.4	850.7	na	na	na	6 269.1
2008									
January	1 405.9	2 667.4	1 627.8	327.3	1 210.6	na	na	na	7 120.6
February	1 209.3	1 583.4	1 782.2	331.8	957.3	na	na	na	6 104.5
March	1 383.0	1 592.7	1 430.6	298.9	910.5	na	na	na	6 059.0
April	1 714.2	1 423.2	1 834.5	377.7	700.3	na	na	na	6 308.6
TREND									
2007									
February	1 443.8	1 497.5	1 472.7	262.5	779.8	na	na	na	5 717.7
March	1 441.9	1 467.9	1 482.5	268.0	770.5	na	na	na	5 723.8
April	1 430.8	1 434.7	1 492.9	276.0	758.0	na	na	na	5 720.4
May	1 397.5	1 426.9	1 508.5	284.0	752.0	na	na	na	5 726.0
June	1 360.8	1 449.8	1 527.9	293.5	761.6	na	na	na	5 767.4
July	1 344.7	1 485.9	1 551.6	307.0	781.3	na	na	na	5 852.3
August	1 360.8	1 533.1	1 579.3	323.7	811.4	na	na	na	5 975.8
September	1 396.4	1 593.5	1 611.0	340.2	852.1	na	na	na	6 115.1
October	1 428.1	1 653.9	1 641.4	351.4	899.9	na	na	na	6 233.2
November	1 439.5	1 695.9	1 660.4	354.8	942.3	na	na	na	6 297.8
December	1 434.8	1 710.5	1 665.4	350.9	969.0	na	na	na	6 306.4
2008									
January	1 413.8	1 697.9	1 664.3	342.8	971.9	na	na	na	6 267.4
February	1 387.2	1 664.8	1 666.8	335.4	951.1	na	na	na	6 204.1
March	1 365.9	1 617.2	1 672.8	330.3	913.7	na	na	na	6 133.0
April	1 353.7	1 564.6	1 685.3	328.2	870.8	na	na	na	6 070.6

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2007									
February	17.4	8.2	-16.5	22.8	17.7	45.7	134.4	-61.9	4.5
March	2.9	19.1	31.5	-3.9	-16.1	-26.0	-36.9	34.2	9.2
April	-14.7	-23.6	-16.4	24.7	-7.6	-26.1	-35.1	12.6	-15.3
May	18.0	4.5	18.9	-2.7	14.2	70.6	55.3	28.2	14.2
June	-0.9	9.6	-1.0	11.9	2.9	-35.7	-53.8	42.2	2.5
July	-13.9	-1.0	2.0	-22.7	15.0	19.7	27.1	-16.0	-2.6
August	—	2.7	2.0	47.0	-14.4	22.1	48.6	-0.4	1.7
September	21.8	-1.3	-1.2	-11.7	9.7	-21.5	1.6	-65.1	2.2
October	-20.3	87.3	3.6	8.8	2.0	17.0	201.0	172.9	22.8
November	68.0	-48.8	14.1	21.4	55.0	41.7	-70.8	7.7	1.7
December	-37.5	-1.2	-33.7	-21.0	-33.6	-13.2	45.7	-75.9	-27.7
2008									
January	-9.3	46.5	10.3	-20.1	30.6	-31.2	-58.5	-13.9	14.5
February	6.2	-25.5	26.3	6.0	-31.0	-3.5	76.5	235.7	-5.3
March	-5.0	5.7	-18.8	-15.8	-3.2	30.1	14.4	-68.2	-7.2
April	49.1	-15.8	18.2	82.6	-4.5	6.9	-32.1	157.4	14.3
SEASONALLY ADJUSTED									
2007									
February	1.4	-5.8	-17.9	11.2	34.9	na	na	na	-2.1
March	15.3	-4.3	9.3	-12.0	-21.5	na	na	na	-1.8
April	-22.8	-6.8	5.7	6.9	-12.8	na	na	na	-3.1
May	4.8	-0.9	1.9	3.3	-2.9	na	na	na	-2.2
June	7.5	4.4	-5.1	11.3	20.2	na	na	na	8.1
July	-5.8	1.5	-2.6	-12.2	0.7	na	na	na	-3.4
August	-6.0	3.8	12.4	11.2	-7.0	na	na	na	1.5
September	7.8	8.6	2.4	14.3	17.2	na	na	na	6.8
October	-7.3	59.5	-7.8	-3.1	-2.4	na	na	na	15.5
November	55.2	-45.2	12.3	15.2	47.3	na	na	na	-3.3
December	-27.4	18.5	-3.0	-11.1	-33.7	na	na	na	-10.2
2008									
January	-2.4	55.9	-3.1	-6.9	42.3	na	na	na	13.6
February	-14.0	-40.6	9.5	1.4	-20.9	na	na	na	-14.3
March	14.4	0.6	-19.7	-9.9	-4.9	na	na	na	-0.7
April	23.9	-10.6	28.2	26.4	-23.1	na	na	na	4.1
TREND									
2007									
February	0.3	-0.9	1.5	1.6	0.2	na	na	na	0.6
March	-0.1	-2.0	0.7	2.1	-1.2	na	na	na	0.1
April	-0.8	-2.3	0.7	3.0	-1.6	na	na	na	-0.1
May	-2.3	-0.5	1.0	2.9	-0.8	na	na	na	0.1
June	-2.6	1.6	1.3	3.3	1.3	na	na	na	0.7
July	-1.2	2.5	1.6	4.6	2.6	na	na	na	1.5
August	1.2	3.2	1.8	5.4	3.9	na	na	na	2.1
September	2.6	3.9	2.0	5.1	5.0	na	na	na	2.3
October	2.3	3.8	1.9	3.3	5.6	na	na	na	1.9
November	0.8	2.5	1.2	1.0	4.7	na	na	na	1.0
December	-0.3	0.9	0.3	-1.1	2.8	na	na	na	0.1
2008									
January	-1.5	-0.7	-0.1	-2.3	0.3	na	na	na	-0.6
February	-1.9	-2.0	0.1	-2.2	-2.1	na	na	na	-1.0
March	-1.5	-2.9	0.4	-1.5	-3.9	na	na	na	-1.1
April	-0.9	-3.3	0.7	-0.7	-4.7	na	na	na	-1.0

— 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

2007

February	776.3	909.7	826.8	185.9	470.2	43.9	74.7	38.6	3 326.2
March	898.9	812.8	952.4	165.4	495.7	53.9	45.9	50.0	3 475.1
April	707.1	774.6	850.5	160.1	453.5	47.6	37.4	29.3	3 060.0
May	786.7	929.2	962.5	196.5	614.1	67.4	41.8	90.3	3 688.3
June	823.3	830.1	984.7	169.2	623.4	48.7	28.4	62.9	3 570.7
July	727.6	985.5	944.0	195.4	514.6	50.3	28.7	65.8	3 512.0
August	744.3	1 006.7	1 108.7	192.3	555.5	56.3	42.9	38.2	3 745.0
September	813.3	936.4	1 018.2	218.1	580.9	64.0	28.7	29.0	3 688.6
October	642.0	1 236.6	1 178.9	213.7	515.4	58.3	90.0	50.0	3 984.9
November	1 072.6	943.7	1 128.5	304.4	650.1	60.1	15.5	63.2	4 238.0
December	672.6	870.8	907.5	189.5	622.5	56.4	29.6	29.6	3 378.6

2008

January	643.4	781.9	860.6	167.5	551.0	57.5	12.3	28.5	3 102.7
February	754.1	978.8	996.9	214.3	542.7	60.2	46.3	52.2	3 645.5
March	663.8	867.5	784.9	171.5	532.4	49.5	37.5	28.8	3 135.9
April	776.4	910.6	1 267.3	234.6	578.2	61.3	19.4	54.5	3 902.2

SEASONALLY ADJUSTED

2007

February	793.2	941.1	869.2	194.8	509.5	na	na	na	3 476.0
March	903.3	793.4	874.3	169.6	523.7	na	na	na	3 404.4
April	771.7	789.6	935.4	168.4	492.8	na	na	na	3 293.5
May	675.3	824.6	931.3	178.7	527.1	na	na	na	3 287.9
June	751.2	849.1	884.2	178.2	626.8	na	na	na	3 419.7
July	715.8	951.9	861.7	182.6	498.6	na	na	na	3 343.4
August	718.9	939.3	1 025.5	187.8	506.0	na	na	na	3 513.2
September	768.3	1 001.9	1 059.3	221.8	578.0	na	na	na	3 751.8
October	649.4	1 047.5	1 113.7	223.2	545.8	na	na	na	3 789.5
November	1 012.4	864.8	1 066.1	244.8	604.3	na	na	na	3 918.1
December	791.5	1 042.9	1 118.6	198.7	608.3	na	na	na	3 890.5

2008

January	788.5	993.8	1 058.5	190.3	637.6	na	na	na	3 802.9
February	716.5	986.5	982.3	219.2	587.8	na	na	na	3 666.0
March	759.3	960.5	772.3	200.0	603.5	na	na	na	3 410.7
April	732.8	815.1	1 285.3	224.1	548.2	na	na	na	3 736.4

TREND

2007

February	786.7	823.6	910.2	170.3	515.5	na	na	na	3 336.2
March	786.5	821.2	906.2	170.3	518.6	na	na	na	3 336.1
April	778.2	824.1	900.1	171.0	524.5	na	na	na	3 334.0
May	754.9	842.8	901.0	173.6	530.9	na	na	na	3 340.2
June	729.2	875.5	916.0	179.8	536.4	na	na	na	3 374.1
July	718.5	912.4	948.5	189.7	540.3	na	na	na	3 445.8
August	731.2	947.3	993.5	201.0	545.5	na	na	na	3 553.4
September	759.8	974.5	1 042.8	211.0	555.7	na	na	na	3 678.2
October	789.6	990.3	1 074.2	217.1	571.4	na	na	na	3 778.3
November	805.6	994.8	1 078.2	218.1	588.6	na	na	na	3 823.0
December	806.1	989.2	1 059.6	215.0	602.2	na	na	na	3 811.1

2008

January	793.4	976.6	1 035.6	210.2	605.7	na	na	na	3 760.7
February	773.5	957.8	1 022.2	206.4	601.7	na	na	na	3 700.0
March	753.0	933.6	1 021.5	203.9	593.7	na	na	na	3 642.6
April	737.0	908.2	1 029.5	202.6	585.8	na	na	na	3 596.9

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									
2007									
February	678.4	577.5	406.0	68.5	400.2	73.2	47.1	38.6	2 289.4
March	598.1	957.8	668.5	79.2	234.4	32.8	31.0	53.6	2 655.2
April	569.3	578.7	504.6	145.1	221.0	16.4	12.6	87.3	2 134.9
May	719.9	485.0	648.4	100.2	156.2	41.9	35.8	59.2	2 246.6
June	670.2	720.0	610.1	163.0	169.5	21.4	7.5	149.6	2 511.3
July	558.7	549.1	682.2	61.2	397.0	33.7	16.8	112.6	2 411.3
August	541.7	569.7	549.9	184.9	224.5	46.2	24.8	139.6	2 281.3
September	752.6	619.6	621.0	114.9	275.2	16.5	40.1	33.1	2 472.9
October	606.0	1 678.2	518.8	148.4	357.7	36.0	117.0	119.4	3 581.6
November	1 024.5	547.6	807.8	135.2	703.0	73.4	44.9	119.2	3 455.6
December	637.1	603.0	376.4	157.8	276.2	59.5	58.4	14.4	2 182.7
2008									
January	544.1	1 378.0	556.0	109.8	622.9	22.3	24.2	9.4	3 266.7
February	506.8	630.5	792.8	79.6	267.5	16.8	18.1	75.0	2 386.9
March	533.4	833.7	669.1	76.0	251.8	50.7	36.2	11.6	2 462.4
April	1 008.6	522.4	451.3	217.5	170.6	45.8	30.7	49.6	2 496.4
SEASONALLY ADJUSTED									
2007									
February	647.9	624.0	466.9	98.0	506.8	na	na	na	2 450.9
March	758.3	704.5	585.6	88.2	274.0	na	na	na	2 416.2
April	510.6	607.1	607.2	107.1	202.9	na	na	na	2 348.9
May	668.8	559.2	639.8	106.1	148.6	na	na	na	2 228.3
June	693.5	595.9	607.2	138.9	185.7	na	na	na	2 545.0
July	645.4	515.2	591.3	95.9	319.5	na	na	na	2 419.7
August	560.3	583.2	608.0	122.0	254.8	na	na	na	2 335.6
September	611.1	651.9	614.1	132.2	313.8	na	na	na	2 497.0
October	629.8	1 590.0	428.6	119.9	324.7	na	na	na	3 427.7
November	972.7	579.6	666.6	150.3	677.9	na	na	na	3 059.2
December	648.8	668.3	561.9	152.8	242.4	na	na	na	2 378.6
2008									
January	617.4	1 673.7	569.2	137.0	573.1	na	na	na	3 317.7
February	492.8	596.9	799.9	112.6	369.5	na	na	na	2 438.4
March	623.8	632.2	658.4	98.9	307.0	na	na	na	2 648.3
April	981.4	608.1	549.2	153.6	152.2	na	na	na	2 572.2
TREND									
2007									
February	657.1	673.9	562.5	92.2	264.3	na	na	na	2 381.5
March	655.4	646.7	576.3	97.8	251.9	na	na	na	2 387.7
April	652.6	610.6	592.8	105.0	233.5	na	na	na	2 386.4
May	642.6	584.2	607.6	110.4	221.1	na	na	na	2 385.8
June	631.6	574.3	611.9	113.6	225.2	na	na	na	2 393.3
July	626.2	573.5	603.1	117.3	241.0	na	na	na	2 406.5
August	629.5	585.8	585.8	122.8	266.0	na	na	na	2 422.4
September	636.6	619.0	568.2	129.2	296.4	na	na	na	2 437.0
October	638.5	663.6	567.2	134.3	328.6	na	na	na	2 454.9
November	633.9	701.1	582.2	136.7	353.7	na	na	na	2 474.8
December	628.6	721.3	605.8	136.0	366.8	na	na	na	2 495.3
2008									
January	620.3	721.3	628.7	132.6	366.1	na	na	na	2 506.6
February	613.7	707.0	644.6	128.9	349.4	na	na	na	2 504.2
March	612.9	683.6	651.4	126.5	319.9	na	na	na	2 490.4
April	616.8	656.4	655.7	125.6	285.0	na	na	na	2 473.7

na not available

VALUE OF BUILDING APPROVED, By sector: **Original**

	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
Period	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2004-05	20 726.8	9 618.5	64.2	4 796.2	220.7	35 426.5	15 923.8	51 350.3
2005-06	21 640.5	8 578.6	59.1	5 025.8	318.8	35 622.8	18 775.6	54 398.4
2006-07	23 612.6	9 829.7	68.4	5 355.7	84.5	38 951.0	22 298.7	61 249.7
2007								
May	2 249.4	813.1	3.9	504.8	34.0	3 605.1	1 910.6	5 515.7
June	2 032.1	959.5	10.2	465.4	5.4	3 472.7	2 091.1	5 563.8
July	2 154.9	739.2	13.0	490.5	2.3	3 400.0	1 902.6	5 302.6
August	2 341.7	790.5	5.8	531.5	6.9	3 676.3	1 875.2	5 551.5
September	2 140.5	925.0	7.1	493.9	45.4	3 611.9	2 095.6	5 707.5
October	2 401.0	962.7	13.2	532.7	1.0	3 910.6	3 141.8	7 052.4
November	2 425.1	1 213.9	4.6	515.0	3.7	4 162.3	2 804.2	6 966.5
December	1 821.3	1 065.6	22.1	354.0	1.0	3 264.0	1 882.7	5 146.8
2008								
January	1 780.7	806.9	3.7	398.2	21.1	3 010.6	2 040.4	5 051.0
February	2 250.9	786.8	29.9	499.0	3.8	3 570.4	1 800.0	5 370.4
March	1 906.6	734.0	6.7	437.7	0.1	3 085.1	2 145.4	5 230.5
April	2 222.0	1 092.6	21.3	488.6	3.8	3 828.4	2 134.2	5 962.5
PUBLIC SECTOR								
2004-05	365.8	383.8	7.4	174.6	14.1	945.6	4 097.1	5 042.7
2005-06	348.5	246.3	5.1	162.3	0.2	762.4	6 657.0	7 419.4
2006-07	423.0	289.7	1.9	172.6	0.2	887.4	5 598.0	6 485.4
2007								
May	44.8	31.4	—	7.1	—	83.2	335.9	419.2
June	44.6	45.6	—	7.9	—	98.0	420.2	518.2
July	56.8	50.5	0.8	3.9	—	112.0	508.7	620.8
August	45.0	18.8	—	4.9	—	68.6	406.2	474.8
September	36.7	30.9	—	9.2	—	76.7	377.3	454.1
October	39.1	21.5	—	13.7	—	74.3	439.8	514.1
November	34.1	30.4	0.4	10.8	—	75.7	651.4	727.1
December	80.6	22.9	0.2	10.9	—	114.6	299.9	414.5
2008								
January	43.9	28.7	1.9	17.7	—	92.2	1 226.2	1 318.4
February	33.8	21.8	6.4	12.2	1.0	75.2	586.9	662.1
March	21.4	11.9	—	15.4	2.2	50.8	317.0	367.8
April	15.7	45.0	4.5	4.9	3.8	73.9	362.2	436.1
TOTAL								
2004-05	21 092.6	10 002.3	71.6	4 970.8	234.7	36 372.0	20 021.0	56 393.0
2005-06	21 989.0	8 824.9	64.2	5 188.1	319.0	36 385.1	25 432.6	61 817.8
2006-07	24 035.7	10 119.4	70.3	5 528.3	84.7	39 838.4	27 896.7	67 735.1
2007								
May	2 294.1	844.4	3.9	511.9	34.0	3 688.3	2 246.6	5 934.9
June	2 076.7	1 005.1	10.2	473.2	5.4	3 570.7	2 511.3	6 082.0
July	2 211.7	789.8	13.8	494.4	2.3	3 512.0	2 411.3	5 923.3
August	2 386.7	809.3	5.8	536.4	6.9	3 745.0	2 281.3	6 026.3
September	2 177.2	955.8	7.1	503.1	45.4	3 688.6	2 472.9	6 161.5
October	2 440.2	984.2	13.2	546.3	1.0	3 984.9	3 581.6	7 566.5
November	2 459.2	1 244.3	5.0	525.8	3.7	4 238.0	3 455.6	7 693.7
December	1 901.9	1 088.5	22.4	364.9	1.0	3 378.6	2 182.7	5 561.3
2008								
January	1 824.6	835.6	5.6	415.9	21.1	3 102.7	3 266.7	6 369.4
February	2 284.7	808.6	36.3	511.2	4.8	3 645.5	2 386.9	6 032.5
March	1 928.0	745.9	6.7	453.1	2.3	3 135.9	2 462.4	5 598.3
April	2 237.8	1 137.6	25.8	493.5	7.6	3 902.2	2 496.4	6 398.7

— nil or rounded to zero (including null cells)

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

<i>States and territories</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>
PRIVATE SECTOR								
NSW	340.8	272.7	1.8	134.7	0.1	750.1	881.4	1 631.5
Vic.	652.1	95.1	2.5	148.5	2.6	900.8	363.7	1 264.5
Qld	607.5	542.5	0.3	107.4	1.0	1 258.7	418.7	1 677.4
SA	154.3	33.5	15.0	28.0	—	230.7	210.4	441.2
WA	369.5	136.6	1.8	47.9	—	555.9	159.7	715.6
Tas.	48.4	3.1	—	9.8	—	61.3	43.0	104.3
NT	9.9	2.4	—	4.1	—	16.5	22.1	38.6
ACT	39.5	6.7	—	8.3	—	54.5	35.0	89.5
<i>Aust.</i>	<i>2 222.0</i>	<i>1 092.6</i>	<i>21.3</i>	<i>488.6</i>	<i>3.8</i>	<i>3 828.4</i>	<i>2 134.2</i>	<i>5 962.5</i>
PUBLIC SECTOR								
NSW	3.1	18.7	0.6	0.1	3.8	26.3	127.2	153.5
Vic.	0.8	1.6	3.9	3.4	—	9.8	158.7	168.5
Qld	3.6	4.9	—	0.2	—	8.7	32.6	41.2
SA	2.5	0.8	—	0.6	—	3.8	7.0	10.9
WA	2.8	18.9	—	0.6	—	22.4	10.9	33.3
Tas.	—	—	—	—	—	—	2.8	2.8
NT	2.9	—	—	0.1	—	2.9	8.5	11.5
ACT	—	—	—	—	—	—	14.6	14.6
<i>Aust.</i>	<i>15.7</i>	<i>45.0</i>	<i>4.5</i>	<i>4.9</i>	<i>3.8</i>	<i>73.9</i>	<i>362.2</i>	<i>436.1</i>
TOTAL								
NSW	344.0	291.4	2.3	134.8	3.8	776.4	1 008.6	1 785.0
Vic.	652.9	96.7	6.5	151.8	2.6	910.6	522.4	1 433.0
Qld	611.1	547.4	0.3	107.5	1.0	1 267.3	451.3	1 718.6
SA	156.8	34.3	15.0	28.5	—	234.6	217.5	452.1
WA	372.4	155.5	1.8	48.5	—	578.2	170.6	748.8
Tas.	48.4	3.1	—	9.8	—	61.3	45.8	107.1
NT	12.7	2.4	—	4.2	—	19.4	30.7	50.1
ACT	39.5	6.7	—	8.3	—	54.5	49.6	104.0
<i>Aust.</i>	<i>2 237.8</i>	<i>1 137.6</i>	<i>25.8</i>	<i>493.5</i>	<i>7.6</i>	<i>3 902.2</i>	<i>2 496.4</i>	<i>6 398.7</i>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	147.6	76.9	119.9	83.8	20.3	4.9	2.0	2.8	458.2
Transport	6.3	101.2	0.1	3.8	2.6	—	—	—	114.0
Offices	436.9	93.1	112.8	8.6	46.7	20.1	10.9	29.0	758.1
Other commercial n.e.c.	6.2	3.0	2.9	2.5	—	—	—	—	14.5
<i>Total commercial</i>	<i>597.0</i>	<i>274.1</i>	<i>235.7</i>	<i>98.7</i>	<i>69.6</i>	<i>25.0</i>	<i>12.9</i>	<i>31.7</i>	<i>1 344.7</i>
Industrial									
Factories	17.2	35.6	23.3	71.4	9.6	9.7	0.5	—	167.2
Warehouses	173.5	46.5	55.3	28.2	42.2	2.6	2.5	1.5	352.4
Agricultural/aquacultural	0.9	2.0	3.2	0.7	19.3	0.4	0.1	—	26.6
Other industrial n.e.c.	9.0	2.1	9.5	5.7	1.2	—	0.8	—	28.3
<i>Total industrial</i>	<i>200.6</i>	<i>86.2</i>	<i>91.3</i>	<i>106.1</i>	<i>72.3</i>	<i>12.6</i>	<i>3.9</i>	<i>1.5</i>	<i>574.5</i>
Other non-residential									
Educational	44.4	35.9	21.0	3.6	15.0	0.4	7.4	5.2	132.8
Religious	2.2	1.5	0.2	1.6	—	—	—	—	5.6
Aged care facilities	76.1	7.8	5.9	0.2	—	1.2	—	10.3	101.4
Health	5.4	25.1	3.7	2.8	0.8	1.8	3.1	0.5	43.2
Entertainment and recreation	13.9	9.3	39.9	2.1	5.4	0.5	0.4	0.1	71.8
Accommodation	12.3	75.2	2.4	1.6	6.5	3.7	1.6	0.2	103.5
Other non-residential n.e.c.	56.8	7.2	51.2	0.9	1.0	0.6	1.3	0.1	119.0
<i>Total other non-residential</i>	<i>211.0</i>	<i>162.1</i>	<i>124.4</i>	<i>12.7</i>	<i>28.7</i>	<i>8.2</i>	<i>13.9</i>	<i>16.3</i>	<i>577.2</i>
Total non-residential	1 008.6	522.4	451.3	217.5	170.6	45.8	30.7	49.6	2 496.4

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	147.1	74.7	119.9	83.6	19.9	4.9	2.0	2.8	454.9
Transport	6.3	0.4	—	3.8	—	—	—	—	10.5
Offices	377.4	90.0	108.1	6.0	44.4	19.1	10.4	19.1	674.3
Other commercial n.e.c.	6.2	3.0	2.9	2.5	—	—	—	—	14.5
<i>Total commercial</i>	537.0	168.0	230.9	95.9	64.3	24.0	12.4	21.8	1 154.3
Industrial									
Factories	16.9	35.6	23.2	71.4	9.6	9.7	0.5	—	166.9
Warehouses	173.5	46.5	53.5	28.0	38.8	2.6	2.5	1.5	347.0
Agricultural/aquacultural	0.9	2.0	3.2	0.7	19.3	0.4	0.1	—	26.6
Other industrial n.e.c.	9.0	2.0	9.5	5.7	1.0	—	0.8	—	28.0
<i>Total industrial</i>	200.4	86.1	89.4	105.9	68.8	12.6	3.9	1.5	568.5
Other non-residential									
Educational	33.5	11.4	4.6	2.2	15.0	—	—	0.8	67.4
Religious	2.2	1.5	0.2	1.6	—	—	—	—	5.6
Aged care facilities	76.1	7.8	5.9	0.2	—	1.2	—	10.3	101.4
Health	5.2	6.5	3.4	1.0	0.3	0.5	2.5	0.5	19.9
Entertainment and recreation	10.0	4.6	32.9	1.7	3.8	0.4	0.4	—	53.9
Accommodation	12.0	75.2	2.3	1.6	6.5	3.7	1.6	—	103.0
Other non-residential n.e.c.	5.1	2.7	49.1	0.5	0.9	0.6	1.3	—	60.2
<i>Total other non-residential</i>	144.1	109.6	98.5	8.7	26.6	6.4	5.9	11.7	411.4
Total non-residential	881.4	363.7	418.7	210.4	159.7	43.0	22.1	35.0	2 134.2
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.5	2.2	—	0.2	0.3	—	—	—	3.2
Transport	—	100.8	0.1	—	2.6	—	—	—	103.5
Offices	59.5	3.1	4.7	2.6	2.4	1.0	0.6	9.9	83.7
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	60.0	106.1	4.8	2.8	5.3	1.0	0.6	9.9	190.4
Industrial									
Factories	0.3	—	0.1	—	—	—	—	—	0.3
Warehouses	—	—	1.8	0.2	3.4	—	—	—	5.4
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.1	—	—	0.2	—	—	—	0.3
<i>Total industrial</i>	0.3	0.1	1.9	0.2	3.6	—	—	—	6.0
Other non-residential									
Educational	11.0	24.6	16.4	1.4	—	0.4	7.4	4.3	65.4
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	—	—	—	—	—
Health	0.1	18.6	0.3	1.8	0.5	1.2	0.6	—	23.2
Entertainment and recreation	3.9	4.7	7.0	0.4	1.6	0.2	—	0.1	17.9
Accommodation	0.3	—	0.1	—	—	—	—	0.2	0.6
Other non-residential n.e.c.	51.6	4.5	2.0	0.4	0.1	—	—	0.1	58.8
<i>Total other non-residential</i>	66.9	52.5	25.9	4.0	2.1	1.8	8.0	4.7	165.8
Total non-residential	127.2	158.7	32.6	7.0	10.9	2.8	8.5	14.6	362.3

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	653	38	10	701
Transport	9	4	1	14
Offices	413	43	22	478
Other commercial n.e.c.	13	6	—	19
<i>Total commercial</i>	<i>1 088</i>	<i>91</i>	<i>33</i>	<i>1 212</i>
Industrial				
Factories	90	22	5	117
Warehouses	168	56	9	233
Agricultural/aquacultural	59	3	2	64
Other industrial n.e.c.	50	6	1	57
<i>Total industrial</i>	<i>367</i>	<i>87</i>	<i>17</i>	<i>471</i>
Other non-residential				
Educational	106	23	7	136
Religious	12	2	—	14
Aged care facilities	9	6	7	22
Health	50	8	1	59
Entertainment and recreation	94	10	2	106
Accommodation	45	7	4	56
Other non-residential n.e.c.	80	8	4	92
<i>Total other non-residential</i>	<i>396</i>	<i>64</i>	<i>25</i>	<i>485</i>
Total non-residential	1 851	242	75	2 168

VALUE (\$m)				
Commercial				
Retail/wholesale trade	120.8	75.8	261.6	458.2
Transport	3.7	10.3	100.0	114.0
Offices	104.2	93.6	560.3	758.1
Other commercial n.e.c.	5.1	9.3	—	14.5
<i>Total commercial</i>	<i>233.8</i>	<i>189.1</i>	<i>921.8</i>	<i>1 344.7</i>
Industrial				
Factories	28.2	43.5	95.5	167.2
Warehouses	61.0	105.3	186.2	352.4
Agricultural/aquacultural	9.2	6.6	10.8	26.6
Other industrial n.e.c.	10.7	12.0	5.5	28.3
<i>Total industrial</i>	<i>109.1</i>	<i>167.4</i>	<i>298.0</i>	<i>574.5</i>
Other non-residential				
Educational	28.9	49.1	54.8	132.8
Religious	3.2	2.4	—	5.6
Aged care facilities	2.1	12.6	86.7	101.4
Health	13.8	17.7	11.6	43.2
Entertainment and recreation	23.7	13.4	34.6	71.8
Accommodation	10.4	15.4	77.6	103.5
Other non-residential n.e.c.	15.8	15.1	88.1	119.0
<i>Total other non-residential</i>	<i>98.1</i>	<i>125.7</i>	<i>353.4</i>	<i>577.2</i>
Total non-residential	441.0	482.2	1 573.2	2 496.4

— 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 to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
2004-05	22 116.0	10 527.9	32 639.4	5 462.5	38 096.6	21 044.2	59 152.4
2005-06	21 989.1	8 824.9	30 813.9	5 571.2	36 385.1	25 432.6	61 817.8
2006-07	23 232.1	9 618.1	32 850.2	5 560.2	38 410.4	26 273.1	64 683.5
2006							
December Qtr	5 711.1	2 336.3	8 047.4	1 389.1	9 436.5	6 595.5	16 032.0
2007							
March Qtr	5 380.2	2 446.2	7 826.3	1 284.0	9 110.4	7 103.3	16 213.7
June Qtr	5 923.0	2 454.9	8 377.9	1 388.4	9 766.3	6 362.8	16 129.0
September Qtr	6 368.6	2 330.9	8 699.6	1 538.4	10 238.0	6 501.0	16 739.0
December Qtr	6 288.0	2 988.2	9 276.2	1 392.0	10 668.2	8 195.2	18 863.4
2008							
March Qtr	5 490.8	2 097.4	7 588.2	1 341.1	8 929.3	7 045.6	15 974.9
SEASONALLY ADJUSTED (\$m)							
2006							
December Qtr	5 746.9	2 308.0	8 054.9	1 431.6	9 486.4	6 484.4	15 970.9
2007							
March Qtr	5 761.0	2 536.0	8 297.0	1 386.8	9 683.8	7 176.3	16 860.1
June Qtr	5 842.9	2 466.7	8 309.6	1 345.8	9 655.4	6 456.7	16 112.1
September Qtr	6 019.7	2 272.0	8 291.7	1 437.1	9 728.8	6 451.7	16 180.5
December Qtr	6 327.7	2 954.1	9 281.8	1 435.9	10 717.7	8 024.2	18 741.9
2008							
March Qtr	6 088.2	2 334.3	8 422.5	1 468.4	9 890.9	7 104.1	16 994.9
TREND (\$m)							
2006							
December Qtr	5 779.9	2 391.5	8 171.4	1 404.2	9 575.6	6 666.5	16 242.0
2007							
March Qtr	5 778.0	2 414.2	8 192.2	1 382.9	9 575.0	6 616.2	16 191.3
June Qtr	5 876.9	2 466.3	8 343.2	1 384.8	9 728.1	6 740.0	16 468.1
September Qtr	6 045.9	2 528.2	8 573.5	1 407.9	9 981.4	6 938.5	16 918.7
December Qtr	6 165.3	2 567.3	8 732.5	1 442.0	10 174.5	7 244.1	17 418.4
2008							
March Qtr	6 227.6	2 569.3	8 800.6	1 473.0	10 273.6	7 470.8	17 766.7
TREND (% change from previous quarter)							
2006							
December Qtr	0.1	4.8	1.4	-2.5	0.8	2.0	1.3
2007							
March Qtr	—	0.9	0.3	-1.5	—	-0.8	-0.3
June Qtr	1.7	2.2	1.8	0.1	1.6	1.9	1.7
September Qtr	2.9	2.5	2.8	1.7	2.6	2.9	2.7
December Qtr	2.0	1.5	1.9	2.4	1.9	4.4	3.0
2008							
March Qtr	1.0	0.1	0.8	2.2	1.0	3.1	2.0

— nil or rounded to zero (including null cells)

(b) Refer to Explanatory Notes, paragraph 13.

(a) Reference year for chain volume measures is 2005-06. Refer to Explanatory Notes, paragraph 23.

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2004–05	9 918.2	9 924.9	9 419.9	2 038.3	5 162.4	570.1	395.4	581.5	38 096.6
2005–06	9 002.8	8 978.6	9 189.3	2 132.6	5 608.9	567.4	396.1	509.4	36 385.1
2006–07	9 059.1	9 859.9	10 062.4	2 010.7	5 839.0	613.2	420.6	545.5	38 410.4
2006									
December Qtr	2 158.2	2 487.5	2 417.5	529.7	1 487.9	158.9	92.9	103.8	9 436.5
2007									
March Qtr	2 267.1	2 266.3	2 470.1	476.1	1 249.6	141.9	132.7	106.5	9 110.4
June Qtr	2 275.0	2 470.5	2 598.8	505.1	1 494.9	154.2	93.6	174.2	9 766.3
September Qtr	2 215.3	2 817.6	2 817.8	575.0	1 442.8	158.7	84.7	126.0	10 238.0
December Qtr	2 295.9	2 873.8	2 882.5	666.5	1 542.6	160.6	112.4	133.9	10 668.2
2008									
March Qtr	1 947.7	2 424.7	2 328.6	509.9	1 384.0	153.2	79.0	102.2	8 929.3
NON-RESIDENTIAL BUILDING									
2004–05	6 655.4	5 097.2	4 740.5	1 216.7	2 191.8	344.3	306.6	486.3	21 044.2
2005–06	6 732.2	6 980.5	6 152.9	1 275.5	2 346.6	283.2	424.1	1 237.6	25 432.6
2006–07	7 435.4	7 225.3	6 387.8	1 143.3	2 472.7	370.8	239.9	997.9	26 273.1
2006									
December Qtr	1 841.7	1 855.3	1 553.3	256.9	739.7	79.1	55.0	214.5	6 595.5
2007									
March Qtr	1 854.2	2 111.4	1 611.2	208.3	840.3	127.3	90.2	260.4	7 103.3
June Qtr	1 887.6	1 579.2	1 639.9	383.4	470.7	72.8	48.9	280.2	6 362.8
September Qtr	1 764.5	1 511.4	1 705.9	335.0	758.9	86.3	71.7	267.3	6 501.0
December Qtr	2 132.7	2 423.8	1 559.2	406.7	1 098.0	150.7	189.3	234.8	8 195.2
2008									
March Qtr	1 461.9	2 369.7	1 827.4	240.7	914.5	76.9	66.2	88.3	7 045.6
TOTAL BUILDING									
2004–05	16 576.2	15 004.8	14 212.2	3 255.1	7 355.1	913.9	703.3	1 072.6	59 152.4
2005–06	15 735.1	15 959.0	15 342.2	3 408.1	7 955.5	850.6	820.2	1 747.0	61 817.8
2006–07	16 494.5	17 085.2	16 450.1	3 154.1	8 311.7	984.0	660.5	1 543.4	64 683.5
2006									
December Qtr	4 000.0	4 342.9	3 970.8	786.6	2 227.6	238.0	147.8	318.3	16 032.0
2007									
March Qtr	4 121.2	4 377.7	4 081.3	684.4	2 090.0	269.3	222.9	366.9	16 213.7
June Qtr	4 162.6	4 049.7	4 238.8	888.5	1 965.6	227.0	142.5	454.5	16 129.0
September Qtr	3 979.9	4 329.0	4 523.7	910.0	2 201.7	245.0	156.4	393.3	16 739.0
December Qtr	4 428.6	5 297.6	4 441.6	1 073.3	2 640.6	311.3	301.7	368.7	18 863.4
2008									
March Qtr	3 409.6	4 794.4	4 156.1	750.6	2 298.5	230.2	145.1	190.5	15 974.9

(a) Reference year for chain volume measures is 2005–06. Refer to Explanatory Notes, paragraph 23.

WHAT IF...? REVISIONS TO TREND ESTIMATES

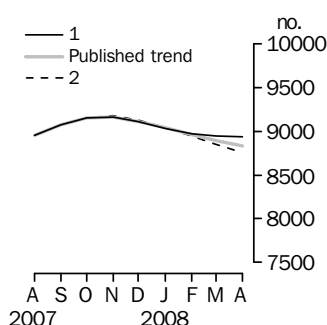
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below. Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

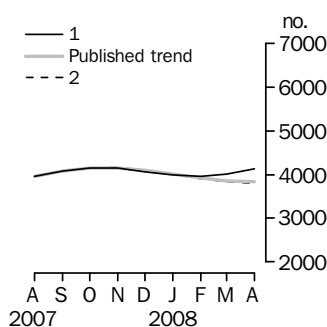
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 3.5% for the number of private sector houses approved and 13% for private sector other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 3.5% for the number of private sector houses approved and 13% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 3.5% on Apr 2008		(2) falls by 3.5% on Apr 2008	
		no.	% change	no.	% change	no.	% change
2007							
	November	9 163	0.1	9 162	0.1	9 174	0.2
	December	9 112	-0.6	9 108	-0.6	9 129	-0.5
2008							
	January	9 036	-0.8	9 033	-0.8	9 043	-0.9
	February	8 962	-0.8	8 974	-0.7	8 945	-1.1
	March	8 893	-0.8	8 944	-0.3	8 850	-1.1
	April	8 835	-0.6	8 934	-0.1	8 756	-1.1

PRIVATE SECTOR OTHER DWELLINGS



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		Trend as published		(1) rises by 13% on Apr 2008		(2) falls by 13% on Apr 2008	
		no.	% change	no.	% change	no.	% change
2007							
	November	4 156	0.1	4 138	-0.3	4 160	0.2
	December	4 096	-1.4	4 065	-1.8	4 103	-1.4
2008							
	January	4 004	-2.2	3 989	-1.9	4 008	-2.3
	February	3 914	-2.2	3 956	-0.8	3 906	-2.5
	March	3 853	-1.6	4 005	1.2	3 838	-1.7
	April	3 833	-0.5	4 121	2.9	3 808	-0.8

EXPLANATORY NOTES

INTRODUCTION

SCOPE AND COVERAGE

- 1** This publication presents monthly details of building work approved.
- 2** Statistics of building work approved are compiled from:
 - permits issued by local government authorities and other principal certifying authorities
 - contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities
 - major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.
- 3** The scope of the survey comprises the following:
 - construction of new buildings
 - alterations and additions to existing buildings
 - approved non-structural renovation and refurbishment work
 - approved installation of integral building fixtures.
- 4** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (cat. no. 8762.0).
- 5** From July 1990, the statistics include:
 - all approved new residential building valued at \$10,000 or more
 - approved alterations and additions to residential building valued at \$10,000 or more
 - all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

- 6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.
- 7** The Australian Bureau of Statistics (ABS) generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.
- 8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

17 From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

18 The state/territory series have been seasonally adjusted independently. However, a further adjustment has been made to these series to provide coherence between the state/territory estimates and the Australian total estimates.

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

19 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

20 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly chain volume measures (table 24), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

21 While the smoothing techniques described in paragraph 20 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data may also lead to revisions to the trend.

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

CHAIN VOLUME MEASURES

23 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the September issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Since the value of approvals are more timely than the building price deflators, chain volume measures for the latest quarter are published once an additional month (after the quarter) of building approvals data becomes available. Therefore chain volume measures are updated in the April, July, October and January issues. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

26 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.

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST goods and services tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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	..
Dwelling units approved, state and territories, number	3	7	July 1983
Dwelling units approved, states and territories, percentage change	4	na	..
Private sector houses approved, states and territories	5	8	July 1983
Private sector houses approved, states and territories, percentage change	6	na	..
Dwelling units approved, states and territories, by type	7	9	July 1983
Dwelling units approved, by Capital City Statistical Division, original	8	10	July 1983
Dwelling units approved, by sector, original, Australia	9	11	January 1956
Dwelling units approved, by sector, New South Wales	10	12	July 1970
Dwelling units approved, by sector, Victoria	10	13	July 1970
Dwelling units approved, by sector, Queensland	10	14	July 1970
Dwelling units approved, by sector, South Australia	10	15	July 1970
Dwelling units approved, by sector, Western Australia	10	16	July 1970
Dwelling units approved, by sector, Tasmania	10	17	July 1970
Dwelling units approved, by sector, Northern Territory	10	18	July 1970
Dwelling units approved, by sector, Australian Capital Territory	10	19	July 1970
Dwelling units approved in new residential buildings, original	11	20	January 1956
Value of dwelling units approved in new residential buildings, original	11	21	January 1956
Dwelling units approved in new residential buildings, number and value, New South Wales	12	22	January 1965
Dwelling units approved in new residential buildings, number and value, Victoria	12	23	January 1956
Dwelling units approved in new residential buildings, number and value, Queensland	12	24	January 1956
Dwelling units approved in new residential buildings, number and value, South Australia	12	25	January 1956
Dwelling units approved in new residential buildings, number and value, Western Australia	12	26	January 1956
Dwelling units approved in new residential buildings, number and value, Tasmania	12	27	January 1956
Dwelling units approved in new residential buildings, number and value, Northern Territory	12	28	January 1956
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	12	29	January 1965

(a) na not available

(b) .. not applicable

APPENDIX LIST OF ELECTRONIC TABLES *continued*

VALUE

	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	13	38	January 1956
Value of building approved, Australia, percentage change	14	na	..
Value of total building approved, states and territories	15	39	July 1973
Value of total building approved, percentage change	16	na	..
Value of total building approved, states and territories	17	40	July 1973
Value of non-residential building approved, states and territories	18	41	July 1970
Value of building approved, by sector	19	42	January 1961
Value of building approved, by sector, New South Wales	20	43	July 1970
Value of building approved, by sector, Victoria	20	44	July 1970
Value of building approved, by sector, Queensland	20	45	July 1970
Value of building approved, by sector, South Australia	20	46	July 1970
Value of building approved, by sector, Western Australia	20	47	July 1970
Value of building approved, by sector, Tasmania	20	48	July 1970
Value of building approved, by sector, Northern Territory	20	49	July 1970
Value of building approved, by sector, Australian Capital Territory	20	50	July 1970
Value of non-residential building approved, by sector, Australia	21	51	July 2000
Value of non-residential building approved, by sector, New South Wales	22	52	July 2000
Value of non-residential building approved, by sector, Victoria	22	53	July 2000
Value of non-residential building approved, by sector, Queensland	22	54	July 2000
Value of non-residential building approved, by sector, South Australia	22	55	July 2000
Value of non-residential building approved, by sector, Western Australia	22	56	July 2000
Value of non-residential building approved, by sector, Tasmania	22	57	July 2000
Value of non-residential building approved, by sector, Northern Territory	22	58	July 2000
Value of non-residential building approved, by sector, Australian Capital Territory	22	59	July 2000
Number of non-residential building jobs approved, by value range, New South Wales	na	60	July 2000
Number of non-residential building jobs approved, by value range, Victoria	na	61	July 2000
Number of non-residential building jobs approved, by value range, Queensland	na	62	July 2000
Number of non-residential building jobs approved, by value range, South Australia	na	63	July 2000
Number of non-residential building jobs approved, by value range, Western Australia	na	64	July 2000
Number of non-residential building jobs approved, by value range, Tasmania	na	65	July 2000
Number of non-residential building jobs approved, by value range, Australia	23	66	July 2000
Value of non-residential building approved, by value range, New South Wales	na	67	July 2000
Value of non-residential building approved, by value range, Victoria	na	68	July 2000
Value of non-residential building approved, by value range, Queensland	na	69	July 2000
Value of non-residential building approved, by value range, South Australia	na	70	July 2000
Value of non-residential building approved, by value range, Western Australia	na	71	July 2000
Value of non-residential building approved, by value range, Tasmania	na	72	July 2000
Value of non-residential building approved, by value range, Australia	23	73	July 2000

(a) na not available

(b) .. not applicable

CHAIN VOLUME MEASURES

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

APPENDIX LIST OF ELECTRONIC TABLES *continued*

DATA CUBES

	<i>SuperTable format</i>	<i>Excel format</i>
Statistical Local Areas, New South Wales, 2001–02 to 2007–08	1	1
Statistical Local Areas, Victoria, 2001–02 to 2007–08	2	2
Statistical Local Areas, Queensland, 2001–02 to 2007–08	3	3
Statistical Local Areas, South Australia, 2001–02 to 2007–08	4	4
Statistical Local Areas, Western Australia, 2001–02 to 2007–08	5	5
Statistical Local Areas, Tasmania, 2001–02 to 2007–08	6	6
Statistical Local Areas, Northern Territory, 2001–02 to 2007–08	7	7
Statistical Local Areas, Australian Capital Territory, 2001–02 to 2007–08	8	8
Number and value (\$m) of approvals, states and territories	9	na

GLOSSARY

Accommodation	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none"> ■ Self-contained, short-term apartments (e.g. serviced apartments) ■ Hotels (predominantly accommodation), motels, boarding houses, cabins ■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).
Aged care facilities	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
Agriculture/aquaculture	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes, paragraph 13.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Commercial	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes, paragraph 13.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment and recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

GLOSSARY *continued*

House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.
Industrial	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
New	Building activity which will result in the creation of a building which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 9). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate non-residential category.
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semidetached, row or terrace house or townhouse with one storey; semidetached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semidetached, row or terrace house or townhouse with one storey category in table 11 and 12 of this publication.
Religious	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Semidetached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Transport	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none"> ■ Passenger transport buildings (e.g. passenger terminals) ■ Non-passenger transport buildings (e.g. freight terminals) ■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments) ■ Other transport buildings n.e.c.
Warehouses	Buildings primarily used for storage of goods, excluding produce storage.

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