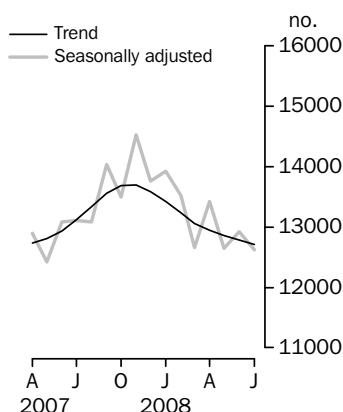


BUILDING APPROVALS

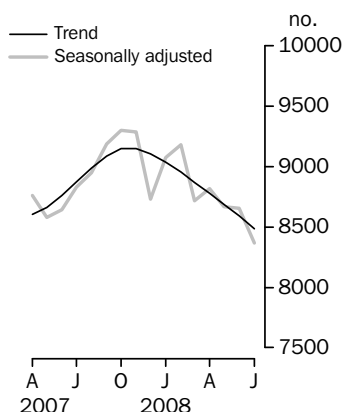
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 2 SEP 2008

Dwelling units approved



Private sector houses approved



INQUIRIES

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

KEY FIGURES

	Jul 08 no.	Jun 08 to	Jul 07 to
		Jul 08 % change	Jul 08 % change
TREND			
Total dwelling units approved	12 708	-0.6	-3.1
Private sector houses	8 488	-1.2	-4.4
Private sector other dwellings	3 932	0.6	2.4
SEASONALLY ADJUSTED			
Total dwelling units approved	12 620	-2.3	-3.7
Private sector houses	8 366	-3.4	-5.2
Private sector other dwellings	3 914	-2.3	3.2

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved fell 0.6% in July 2008 following a revised fall of 0.5% in June 2008.
- The seasonally adjusted estimate for total dwelling units approved fell 2.3% in July following a revised rise of 2.2% in June.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.2% in July.
- The seasonally adjusted estimate for private sector houses approved fell 3.4% in July following a revised fall of 0.1% in June.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved rose 0.6% in July following a revised increase of 0.7% in June.
- The seasonally adjusted estimate for private sector other dwellings approved fell 2.3% in July following a revised increase of 9.1% in June.

VALUE OF BUILDING APPROVED

- The trend estimate for the value of total building approved rose 0.9% in July. The trend estimate for the value of new residential building approved fell 0.4%, and the value of alterations and additions rose 0.5%. The value of non-residential building approved rose 2.6%.
- The seasonally adjusted estimate for the value of total building approved rose 4.9% in July. The seasonally adjusted estimate for the value of new residential building approved fell 1.7% in July. The seasonally adjusted estimate for the value of alterations and additions rose 5.9%, and the value of non-residential building rose 12.1%.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 2008	30 September 2008
September 2008	5 November 2008
October 2008	4 December 2008
November 2008	8 January 2009
December 2008	4 February 2009
January 2009	5 March 2009

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	<i>2006-07</i>	<i>2007-08</i>	<i>TOTAL</i>
NSW	—	627	627
Vic.	—	2	2
Qld	—	119	119
SA	12	148	160
WA	—	1 114	1 114
Tas.	—	6	6
NT	—	—	—
ACT	—	—	—
Total	12	2 016	2 028

Revisions to the estimate of the number dwelling units approved in New South Wales and Western Australia are the result of the receipt of late data. These revisions have not affected the strength or direction of the trend.

There have also been revisions to the value of building approved spread over two financial years. The largest revisions were in New South Wales and Western Australia. These revisions did not affect the direction of the trend but they have raised the level of the estimate.

DATA NOTES

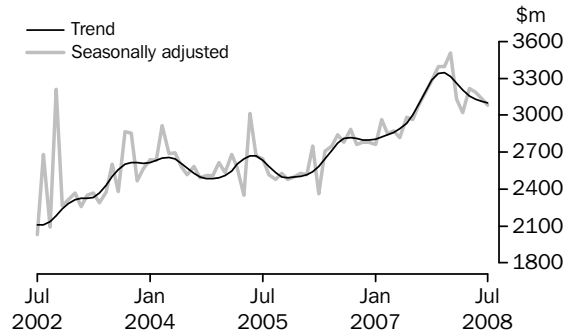
A special article on 'Average Quarterly Completion Times for New Houses' completed between January 1987 and March 2008 is included in this issue (see page 7).

Brian Pink
Australian Statistician

VALUE OF BUILDING APPROVED

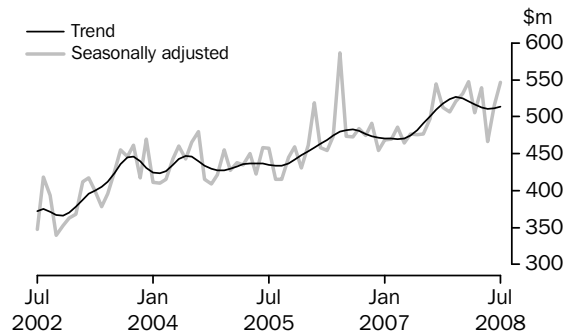
NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building approved fell 0.4% in July 2008 and has fallen for seven months.



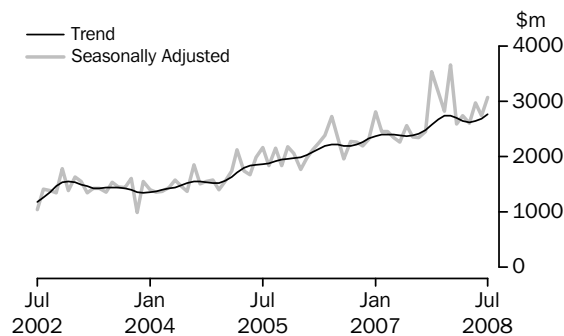
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions rose 0.5% and is now showing rises for two months following falls for the previous five months.



NON-RESIDENTIAL BUILDING

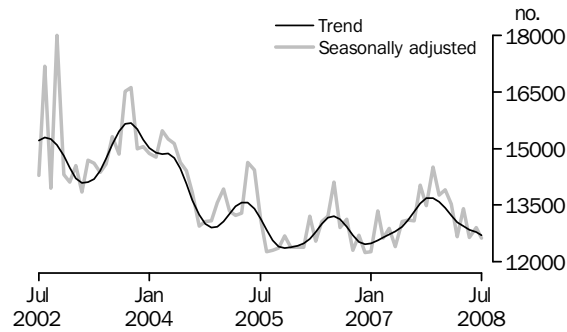
The trend estimate for the value of non-residential building rose 2.6% and has risen for three consecutive months.



DWELLINGS APPROVED

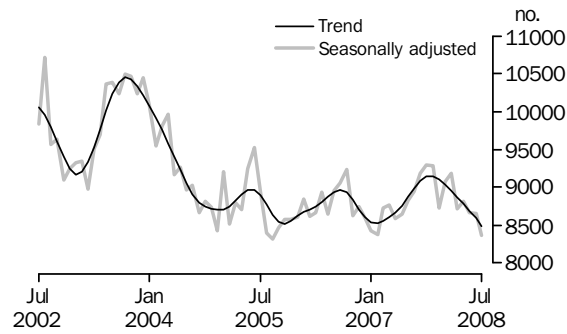
TOTAL DWELLING UNITS

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



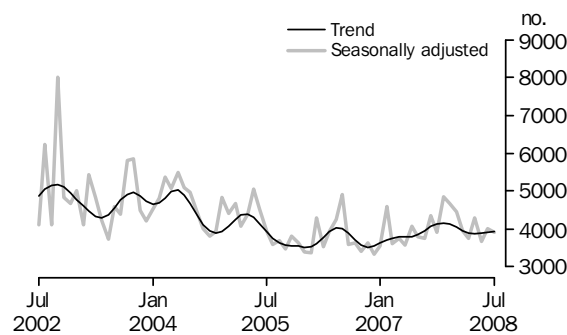
PRIVATE SECTOR HOUSES

The trend estimate for the number of private sector house approvals fell 1.2% in July and has fallen for eight months.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for the number of private sector other dwellings approved rose 0.6% in July and is now showing rises for three months.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 0.6% in July 2008. The trend fell in New South Wales (-1.0%), Queensland (-4.1%), Western Australia (-1.3%) and the Northern Territory (-13.8%). The largest increase was in the Australian Capital Territory (+10.5%).

The trend estimate for private sector houses approved fell 1.2% in July 2008. The trend fell in New South Wales (-3.8%), Victoria (-0.9%) and Queensland (-1.9%) and rose in South Australia (+0.4%) and Western Australia (+0.2%).

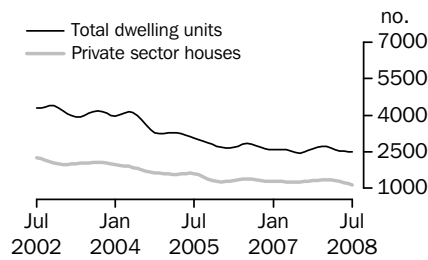
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 279	2 724	2 287	968	1 485	301	23	66	9 133
Total dwelling units (no.)	2 572	4 001	3 008	1 208	2 068	384	29	264	13 534
Percentage change from previous month									
Private sector houses (%)	6.1	-2.6	-2.7	11.4	12.5	92.9	-46.5	-63.5	2.4
Total dwelling units (%)	6.0	5.2	-11.2	-0.3	18.9	120.7	-68.1	-41.1	1.9
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 137	2 457	2 127	860	1 424	na	na	na	8 366
Total dwelling units (no.)	2 450	3 784	2 779	1 082	1 880	363	na	na	12 620
Percentage change from previous month									
Private sector houses (%)	-1.8	-7.2	-6.6	-2.5	7.0	na	na	na	-3.4
Total dwelling units (%)	-3.6	2.7	-8.6	-10.7	7.2	100.6	na	na	-2.3
TREND									
Dwelling units approved									
Private sector houses (no.)	1 146	2 552	2 173	877	1 373	na	na	na	8 488
Total dwelling units (no.)	2 489	3 602	2 999	1 172	1 832	280	50	283	12 708
Percentage change from previous month									
Private sector houses (%)	-3.8	-0.9	-1.9	0.4	0.2	na	na	na	-1.2
Total dwelling units (%)	-1.0	1.8	-4.1	0.4	-1.3	4.1	-13.8	10.5	-0.6

na not available

DWELLING UNITS APPROVED

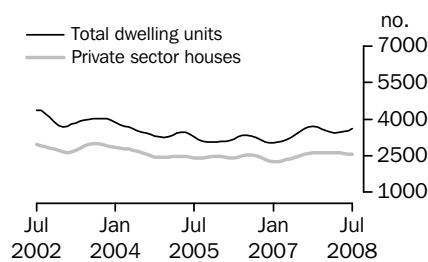
STATE TRENDS

NEW SOUTH WALES



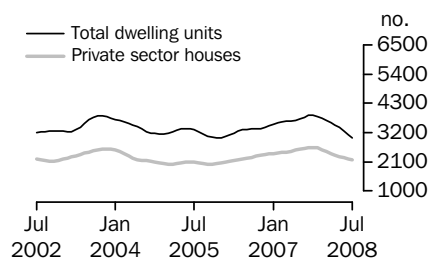
The trend estimate for total number of dwelling units approved in New South Wales fell 1.0% in July and has fallen for seven months. The trend estimate for the number of private sector houses fell 3.8% in July and has fallen for six months.

VICTORIA



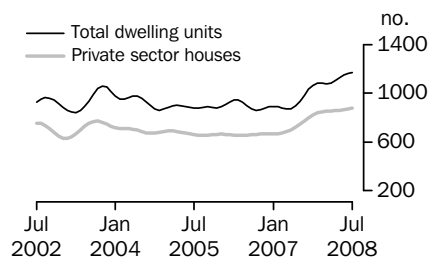
The trend estimate for total number of dwelling units approved in Victoria rose 1.8% in July and has risen for four months. The trend estimate for the number of private sector houses fell 0.9% and is now showing falls for five months.

QUEENSLAND



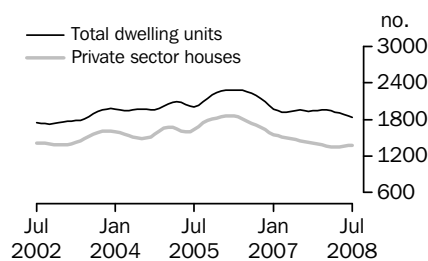
The trend estimate for total number of dwelling units approved in Queensland fell 4.1% in July and has fallen for the last nine months. The trend estimate for the number of private sector houses fell 1.9% in July and has fallen for nine months.

SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia rose 0.4% in July and has risen for six months. The trend estimate for the number of private sector houses rose 0.4% in July and has risen for 19 months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia fell 1.3% in July and has fallen for six months. The trend estimate for the number of private sector houses rose 0.2% in July and is now showing four consecutive months of rises.

AVERAGE QUARTERLY COMPLETION TIMES FOR NEW HOUSES

INTRODUCTION

This article presents quarterly estimates of the average time taken to build new houses in Australia, for houses completed between January 1987 and March 2008. Broad comparisons between states in five year spans over the period from January 1988 to December 2007 are also discussed.

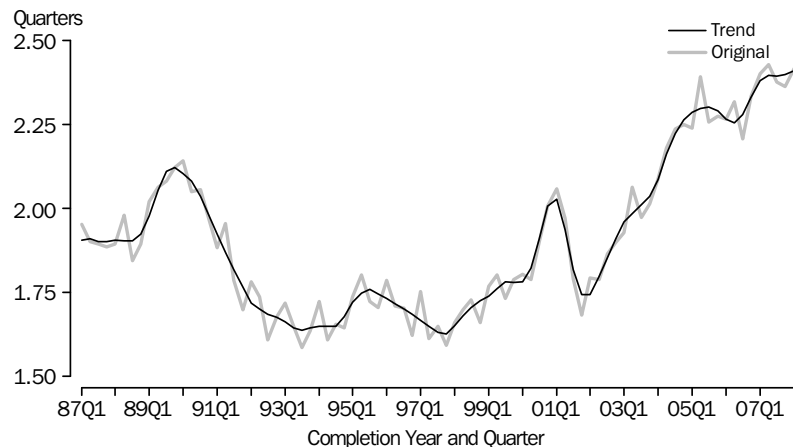
The data presented were compiled from the Australian Bureau of Statistics (ABS) quarterly Building Activity Survey, analysing the commencement and completion quarters for new houses (defined as fully detached dwellings being built from scratch). Houses taking more than three years to complete, being in the most extreme 1% by value or being constructed in groups of 10 or more were excluded. This excluded approximately 2.5% of completed houses.

Results

AUSTRALIA BY COMPLETION QUARTER

Graph 1 shows the average number of quarters to complete a new house, by completion quarter, from the first quarter of 1987 to the end of the first quarter 2008. The data show that the average construction times fell from a peak of 2.1 quarters in the first quarter of 1990 and remained between 1.6–1.8 quarters from the middle of 1992 to the end of the 1990s. A large disturbance in construction times coinciding with the introduction of the GST is evident in the data from the second quarter of 2000 through 2001. Following the correction in 2001, construction times have climbed above the peak of early 1990 with a general upward trend evident towards the end of the series. The average completion time at the end of the series has risen to around 2.4 quarters and may be levelling.

GRAPH 1. AVERAGE NUMBER OF QUARTERS TO COMPLETE NEW HOUSES, Australia



STATES AND TERRITORIES BY FIVE YEAR TIME SPANS

Graph 2 shows the five year average construction time to the end of the stated year for new houses in Australia and each state and territory (states). The use of five year spans allows a concise comparison between states. At a national level, the first span contains the tail of the 1980s and the fall at the start of the 1990s (to December 1992) and the last contains the consistent rise from January 2003 to December 2007.

Considering the levels of the graphs for each state, it is evident that Queensland has consistently had the shortest average completion times for new houses and this

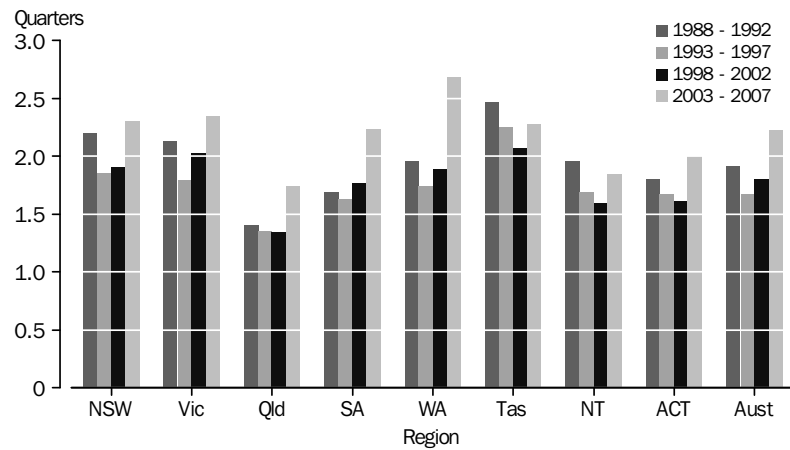
Results continued

STATES AND TERRITORIES BY FIVE YEAR TIME SPANS continued

continued to be the case in the latest five year period. For most of the period considered, Tasmania had the longest average completion times. Western Australia has also seen the largest increase in average construction times in the latest five year period.

Comparing the shapes of the state graphs (graph 2) suggests that there are groups of states with similar changes in construction times over the 20 year period. Most states are characterised by relatively long completion times in the 1988–1992 period, followed by a fall in the next two periods and increasing again in 2003–2007, with longer completion times in the larger states than prior to the fall. Queensland, South Australia and Western Australia form a second group, showing comparatively modest falls in average completion times following the 1988–1992 period but pronounced rises in 2003–2007. This is particularly noticeable in Western Australia.

GRAPH 2. AVERAGE NUMBER OF QUARTERS TO COMPLETE NEW HOUSES, States, Territories and Australia



For more information on this article, please contact David Signorelli on Adelaide (08) 8237 7308.

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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							
May	9 654	9 823	3 858	4 039	13 512	350	13 862
June	8 717	8 937	4 296	4 579	13 013	503	13 516
July	9 305	9 566	3 837	4 110	13 142	534	13 676
August	9 993	10 193	3 851	3 969	13 844	318	14 162
September	8 978	9 136	4 464	4 635	13 442	329	13 771
October	10 131	10 292	4 556	4 667	14 687	272	14 959
November	10 067	10 226	5 014	5 178	15 081	323	15 404
December	7 453	7 698	4 630	4 760	12 083	375	12 458
2008							
January	7 306	7 456	3 968	4 119	11 274	301	11 575
February	9 185	9 336	3 919	4 080	13 104	312	13 416
March	7 829	7 901	3 361	3 451	11 190	162	11 352
April	9 116	9 181	3 900	4 176	13 016	341	13 357
May	9 212	9 336	3 934	4 205	13 146	395	13 541
June	8 923	8 999	3 948	4 284	12 871	412	13 283
July	9 133	9 314	3 951	4 220	13 084	450	13 534
SEASONALLY ADJUSTED							
2007							
May	8 581	8 748	3 568	3 666	12 149	265	12 414
June	8 643	8 822	4 068	4 255	12 711	366	13 077
July	8 826	9 029	3 791	4 078	12 617	490	13 107
August	8 946	9 121	3 755	3 963	12 701	383	13 084
September	9 184	9 342	4 353	4 686	13 537	491	14 028
October	9 295	9 456	3 899	4 038	13 194	300	13 494
November	9 285	9 435	4 847	5 083	14 132	386	14 518
December	8 729	8 969	4 675	4 792	13 404	357	13 761
2008							
January	9 071	9 255	4 448	4 660	13 519	396	13 915
February	9 181	9 376	3 957	4 149	13 138	387	13 525
March	8 718	8 805	3 751	3 856	12 469	192	12 661
April	8 818	8 897	4 286	4 519	13 104	312	13 416
May	8 664	8 799	3 672	3 843	12 336	306	12 642
June	8 657	8 712	4 006	4 204	12 663	253	12 916
July	8 366	8 512	3 914	4 108	12 280	340	12 620
TREND							
2007							
May	8 663	8 855	3 784	3 950	12 447	358	12 805
June	8 759	8 950	3 790	3 981	12 549	382	12 931
July	8 874	9 058	3 840	4 055	12 714	399	13 113
August	8 986	9 160	3 943	4 177	12 929	408	13 337
September	9 084	9 256	4 063	4 301	13 147	410	13 557
October	9 145	9 323	4 135	4 358	13 280	401	13 681
November	9 149	9 333	4 157	4 358	13 306	385	13 691
December	9 103	9 287	4 121	4 301	13 224	364	13 588
2008							
January	9 033	9 208	4 045	4 215	13 078	345	13 423
February	8 951	9 108	3 948	4 119	12 899	328	13 227
March	8 868	9 002	3 883	4 058	12 751	309	13 060
April	8 781	8 895	3 867	4 047	12 648	294	12 942
May	8 684	8 785	3 881	4 067	12 565	287	12 852
June	8 592	8 687	3 908	4 100	12 500	287	12 787
July	8 488	8 584	3 932	4 124	12 420	288	12 708

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2007							
May	23.4	22.2	19.8	20.4	22.4	-0.3	21.7
June	-9.7	-9.0	11.4	13.4	-3.7	43.7	-2.5
July	6.7	7.0	-10.7	-10.2	1.0	6.2	1.2
August	7.4	6.6	0.4	-3.4	5.3	-40.4	3.6
September	-10.2	-10.4	15.9	16.8	-2.9	3.5	-2.8
October	12.8	12.7	2.1	0.7	9.3	-17.3	8.6
November	-0.6	-0.6	10.1	10.9	2.7	18.8	3.0
December	-26.0	-24.7	-7.7	-8.1	-19.9	16.1	-19.1
2008							
January	-2.0	-3.1	-14.3	-13.5	-6.7	-19.7	-7.1
February	25.7	25.2	-1.2	-0.9	16.2	3.7	15.9
March	-14.8	-15.4	-14.2	-15.4	-14.6	-48.1	-15.4
April	16.4	16.2	16.0	21.0	16.3	110.5	17.7
May	1.1	1.7	0.9	0.7	1.0	15.8	1.4
June	-3.1	-3.6	0.4	1.9	-2.1	4.3	-1.9
July	2.4	3.5	0.1	-1.5	1.7	9.2	1.9
SEASONALLY ADJUSTED							
2007							
May	-2.1	-2.9	-4.7	-5.7	-2.9	-31.9	-3.7
June	0.7	0.8	14.0	16.1	4.6	38.1	5.3
July	2.1	2.3	-6.8	-4.2	-0.7	33.9	0.2
August	1.4	1.0	-0.9	-2.8	0.7	-21.8	-0.2
September	2.7	2.4	15.9	18.2	6.6	28.2	7.2
October	1.2	1.2	-10.4	-13.8	-2.5	-38.9	-3.8
November	-0.1	-0.2	24.3	25.9	7.1	28.7	7.6
December	-6.0	-4.9	-3.5	-5.7	-5.2	-7.5	-5.2
2008							
January	3.9	3.2	-4.9	-2.8	0.9	10.9	1.1
February	1.2	1.3	-11.0	-11.0	-2.8	-2.3	-2.8
March	-5.0	-6.1	-5.2	-7.1	-5.1	-50.4	-6.4
April	1.1	1.0	14.3	17.2	5.1	62.5	6.0
May	-1.8	-1.1	-14.3	-15.0	-5.9	-1.9	-5.8
June	-0.1	-1.0	9.1	9.4	2.7	-17.3	2.2
July	-3.4	-2.3	-2.3	-2.3	-3.0	34.4	-2.3
TREND							
2007							
May	0.7	0.8	—	0.2	0.5	4.7	0.6
June	1.1	1.1	0.2	0.8	0.8	6.7	1.0
July	1.3	1.2	1.3	1.9	1.3	4.5	1.4
August	1.3	1.1	2.7	3.0	1.7	2.3	1.7
September	1.1	1.0	3.0	3.0	1.7	0.5	1.6
October	0.7	0.7	1.8	1.3	1.0	-2.2	0.9
November	0.1	0.1	0.5	—	0.2	-4.0	0.1
December	-0.5	-0.5	-0.9	-1.3	-0.6	-5.5	-0.8
2008							
January	-0.8	-0.9	-1.8	-2.0	-1.1	-5.2	-1.2
February	-0.9	-1.1	-2.4	-2.3	-1.4	-4.9	-1.5
March	-0.9	-1.2	-1.6	-1.5	-1.1	-5.8	-1.3
April	-1.0	-1.2	-0.4	-0.3	-0.8	-4.9	-0.9
May	-1.1	-1.2	0.4	0.5	-0.7	-2.4	-0.7
June	-1.1	-1.1	0.7	0.8	-0.5	—	-0.5
July	-1.2	-1.2	0.6	0.6	-0.6	0.3	-0.6

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2007									
May	2 838	3 587	3 538	989	2 264	302	120	224	13 862
June	2 517	3 245	4 069	856	2 210	225	81	313	13 516
July	2 669	3 642	3 851	1 031	1 826	215	105	337	13 676
August	2 478	3 946	4 268	1 000	1 982	243	122	123	14 162
September	2 619	3 713	3 659	1 226	2 099	260	96	99	13 771
October	2 193	4 482	4 663	1 114	1 838	247	242	180	14 959
November	3 815	3 632	3 837	1 343	2 183	253	41	300	15 404
December	2 482	2 905	3 827	963	1 822	273	76	110	12 458
2008									
January	2 167	2 803	3 102	849	2 268	235	34	117	11 575
February	2 664	3 734	3 434	1 104	1 860	258	150	212	13 416
March	2 222	3 215	2 752	885	1 888	207	81	102	11 352
April	2 487	3 338	3 932	1 108	1 950	272	67	203	13 357
May	2 876	3 605	3 047	1 310	2 250	300	45	108	13 541
June	2 427	3 804	3 387	1 212	1 740	174	91	448	13 283
July	2 572	4 001	3 008	1 208	2 068	384	29	264	13 534
SEASONALLY ADJUSTED									
2007									
May	2 413	3 188	3 452	885	1 874	272	na	na	12 414
June	2 504	3 143	3 716	897	2 201	241	na	na	13 077
July	2 544	3 561	3 695	926	1 751	200	na	na	13 107
August	2 404	3 671	3 792	918	1 839	232	na	na	13 084
September	2 556	3 806	3 793	1 275	2 133	256	na	na	14 028
October	2 115	3 842	4 026	1 076	1 818	230	na	na	13 494
November	3 473	3 458	3 744	1 219	2 062	245	na	na	14 518
December	2 589	3 534	4 338	988	1 840	268	na	na	13 761
2008									
January	2 611	3 557	3 707	1 023	2 567	258	na	na	13 915
February	2 622	3 580	3 562	1 159	1 959	286	na	na	13 525
March	2 620	3 488	2 917	989	2 238	213	na	na	12 661
April	2 506	3 232	4 174	1 140	1 827	271	na	na	13 416
May	2 549	3 340	3 153	1 230	1 936	279	na	na	12 642
June	2 541	3 683	3 039	1 212	1 753	181	na	na	12 916
July	2 450	3 784	2 779	1 082	1 880	363	na	na	12 620
TREND									
2007									
May	2 547	3 241	3 631	874	1 933	242	108	228	12 805
June	2 484	3 363	3 662	897	1 948	238	108	232	12 931
July	2 457	3 493	3 718	935	1 951	234	104	221	13 113
August	2 487	3 606	3 784	984	1 944	232	96	204	13 337
September	2 554	3 680	3 845	1 032	1 935	236	86	187	13 557
October	2 632	3 697	3 850	1 067	1 938	243	81	173	13 681
November	2 697	3 667	3 806	1 082	1 944	250	78	167	13 691
December	2 723	3 599	3 734	1 081	1 951	258	78	165	13 588
2008									
January	2 709	3 518	3 662	1 078	1 953	259	80	163	13 423
February	2 659	3 462	3 580	1 082	1 941	257	83	162	13 227
March	2 596	3 441	3 489	1 101	1 925	254	82	170	13 060
April	2 548	3 453	3 386	1 126	1 902	255	78	192	12 942
May	2 523	3 488	3 263	1 150	1 878	259	69	223	12 852
June	2 513	3 540	3 128	1 167	1 856	269	58	256	12 787
July	2 489	3 602	2 999	1 172	1 832	280	50	283	12 708

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2007									
May	22.7	22.8	12.9	23.6	28.9	36.7	-8.4	93.1	21.7
June	-11.3	-9.5	15.0	-13.4	-2.4	-25.5	-32.5	39.7	-2.5
July	6.0	12.2	-5.4	20.4	-17.4	-4.4	29.6	7.7	1.2
August	-7.2	8.3	10.8	-3.0	8.5	13.0	16.2	-63.5	3.6
September	5.7	-5.9	-14.3	22.6	5.9	7.0	-21.3	-19.5	-2.8
October	-16.3	20.7	27.4	-9.1	-12.4	-5.0	152.1	81.8	8.6
November	74.0	-19.0	-17.7	20.6	18.8	2.4	-83.1	66.7	3.0
December	-34.9	-20.0	-0.3	-28.3	-16.5	7.9	85.4	-63.3	-19.1
2008									
January	-12.7	-3.5	-18.9	-11.8	24.5	-13.9	-55.3	6.4	-7.1
February	22.9	33.2	10.7	30.0	-18.0	9.8	341.2	81.2	15.9
March	-16.6	-13.9	-19.9	-19.8	1.5	-19.8	-46.0	-51.9	-15.4
April	11.9	3.8	42.9	25.2	3.3	31.4	-17.3	99.0	17.7
May	15.6	8.0	-22.5	18.2	15.4	10.3	-32.8	-46.8	1.4
June	-15.6	5.5	11.2	-7.5	-22.7	-42.0	102.2	314.8	-1.9
July	6.0	5.2	-11.2	-0.3	18.9	120.7	-68.1	-41.1	1.9
SEASONALLY ADJUSTED									
2007									
May	-10.6	0.6	-5.5	3.5	-7.1	14.8	na	na	-3.7
June	3.8	-1.4	7.6	1.4	17.4	-11.4	na	na	5.3
July	1.6	13.3	-0.6	3.2	-20.4	-17.0	na	na	0.2
August	-5.5	3.1	2.6	-0.9	5.0	16.0	na	na	-0.2
September	6.3	3.7	—	38.9	16.0	10.3	na	na	7.2
October	-17.3	0.9	6.1	-15.6	-14.8	-10.2	na	na	-3.8
November	64.2	-10.0	-7.0	13.3	13.4	6.5	na	na	7.6
December	-25.5	2.2	15.9	-18.9	-10.8	9.4	na	na	-5.2
2008									
January	0.8	0.7	-14.5	3.5	39.5	-3.7	na	na	1.1
February	0.4	0.6	-3.9	13.3	-23.7	10.9	na	na	-2.8
March	-0.1	-2.6	-18.1	-14.7	14.2	-25.5	na	na	-6.4
April	-4.4	-7.3	43.1	15.3	-18.4	27.2	na	na	6.0
May	1.7	3.3	-24.5	7.9	6.0	3.0	na	na	-5.8
June	-0.3	10.3	-3.6	-1.5	-9.5	-35.1	na	na	2.2
July	-3.6	2.7	-8.6	-10.7	7.2	100.6	na	na	-2.3
TREND									
2007									
May	-2.0	2.8	0.4	0.2	0.4	-0.8	0.9	7.5	0.6
June	-2.5	3.8	0.9	2.6	0.8	-1.7	—	1.8	1.0
July	-1.1	3.9	1.5	4.2	0.2	-1.7	-3.7	-4.7	1.4
August	1.2	3.2	1.8	5.2	-0.4	-0.9	-7.7	-7.7	1.7
September	2.7	2.1	1.6	4.9	-0.5	1.7	-10.4	-8.3	1.6
October	3.1	0.5	0.1	3.4	0.2	3.0	-5.8	-7.5	0.9
November	2.5	-0.8	-1.1	1.4	0.3	2.9	-3.7	-3.5	0.1
December	1.0	-1.9	-1.9	-0.1	0.4	3.2	—	-1.2	-0.8
2008									
January	-0.5	-2.3	-1.9	-0.3	0.1	0.4	2.6	-1.2	-1.2
February	-1.8	-1.6	-2.2	0.4	-0.6	-0.8	3.8	-0.6	-1.5
March	-2.4	-0.6	-2.5	1.8	-0.8	-1.2	-1.2	4.9	-1.3
April	-1.8	0.3	-3.0	2.3	-1.2	0.4	-4.9	12.9	-0.9
May	-1.0	1.0	-3.6	2.1	-1.3	1.6	-11.5	16.1	-0.7
June	-0.4	1.5	-4.1	1.5	-1.2	3.9	-15.9	14.8	-0.5
July	-1.0	1.8	-4.1	0.4	-1.3	4.1	-13.8	10.5	-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									
May	1 490	2 567	2 715	829	1 711	211	58	73	9 654
June	1 310	2 474	2 490	672	1 415	196	46	114	8 717
July	1 381	2 784	2 541	821	1 450	181	53	94	9 305
August	1 480	2 898	3 103	822	1 359	204	53	74	9 993
September	1 172	2 420	2 680	777	1 584	237	35	73	8 978
October	1 356	2 931	3 098	867	1 471	209	74	125	10 131
November	1 571	2 816	2 717	933	1 657	223	30	120	10 067
December	1 047	2 186	2 006	792	1 130	195	27	70	7 453
2008									
January	1 123	1 887	2 128	692	1 185	203	20	68	7 306
February	1 437	2 658	2 486	921	1 322	237	47	77	9 185
March	1 139	2 544	2 020	690	1 179	168	26	63	7 829
April	1 281	2 818	2 393	819	1 362	249	37	157	9 116
May	1 337	2 605	2 262	1 014	1 620	263	33	78	9 212
June	1 206	2 797	2 351	869	1 320	156	43	181	8 923
July	1 279	2 724	2 287	968	1 485	301	23	66	9 133
SEASONALLY ADJUSTED									
2007									
May	1 294	2 382	2 490	719	1 392	na	na	na	8 581
June	1 222	2 353	2 489	702	1 523	na	na	na	8 643
July	1 274	2 638	2 414	756	1 435	na	na	na	8 826
August	1 304	2 582	2 673	756	1 324	na	na	na	8 946
September	1 227	2 544	2 742	803	1 521	na	na	na	9 184
October	1 333	2 658	2 687	834	1 418	na	na	na	9 295
November	1 426	2 581	2 624	836	1 483	na	na	na	9 285
December	1 232	2 668	2 407	838	1 253	na	na	na	8 729
2008									
January	1 346	2 535	2 597	854	1 383	na	na	na	9 071
February	1 411	2 605	2 461	934	1 391	na	na	na	9 181
March	1 347	2 742	2 200	770	1 378	na	na	na	8 718
April	1 292	2 631	2 365	834	1 270	na	na	na	8 818
May	1 202	2 538	2 234	931	1 403	na	na	na	8 664
June	1 158	2 647	2 278	882	1 331	na	na	na	8 657
July	1 137	2 457	2 127	860	1 424	na	na	na	8 366
TREND									
2007									
May	1 267	2 388	2 497	700	1 483	na	na	na	8 663
June	1 263	2 446	2 534	722	1 468	na	na	na	8 759
July	1 268	2 507	2 575	746	1 453	na	na	na	8 874
August	1 278	2 563	2 610	771	1 436	na	na	na	8 986
September	1 292	2 598	2 639	796	1 423	na	na	na	9 084
October	1 311	2 611	2 645	821	1 415	na	na	na	9 145
November	1 331	2 615	2 618	839	1 402	na	na	na	9 149
December	1 348	2 618	2 557	849	1 384	na	na	na	9 103
2008									
January	1 355	2 625	2 483	854	1 367	na	na	na	9 033
February	1 345	2 633	2 412	856	1 353	na	na	na	8 951
March	1 317	2 631	2 355	859	1 349	na	na	na	8 868
April	1 278	2 620	2 304	863	1 353	na	na	na	8 781
May	1 234	2 601	2 257	869	1 360	na	na	na	8 684
June	1 192	2 574	2 216	874	1 370	na	na	na	8 592
July	1 146	2 552	2 173	877	1 373	na	na	na	8 488

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2007									
May	41.9	21.5	17.3	33.5	20.7	1.4	45.0	23.7	23.4
June	-12.1	-3.6	-8.3	-18.9	-17.3	-7.1	-20.7	56.2	-9.7
July	5.4	12.5	2.0	22.2	2.5	-7.7	15.2	-17.5	6.7
August	7.2	4.1	22.1	0.1	-6.3	12.7	—	-21.3	7.4
September	-20.8	-16.5	-13.6	-5.5	16.6	16.2	-34.0	-1.4	-10.2
October	15.7	21.1	15.6	11.6	-7.1	-11.8	111.4	71.2	12.8
November	15.9	-3.9	-12.3	7.6	12.6	6.7	-59.5	-4.0	-0.6
December	-33.4	-22.4	-26.2	-15.1	-31.8	-12.6	-10.0	-41.7	-26.0
2008									
January	7.3	-13.7	6.1	-12.6	4.9	4.1	-25.9	-2.9	-2.0
February	28.0	40.9	16.8	33.1	11.6	16.7	135.0	13.2	25.7
March	-20.7	-4.3	-18.7	-25.1	-10.8	-29.1	-44.7	-18.2	-14.8
April	12.5	10.8	18.5	18.7	15.5	48.2	42.3	149.2	16.4
May	4.4	-7.6	-5.5	23.8	18.9	5.6	-10.8	-50.3	1.1
June	-9.8	7.4	3.9	-14.3	-18.5	-40.7	30.3	132.1	-3.1
July	6.1	-2.6	-2.7	11.4	12.5	92.9	-46.5	-63.5	2.4
SEASONALLY ADJUSTED									
2007									
May	3.4	5.1	-4.4	4.8	-13.9	na	na	na	-2.1
June	-5.6	-1.2	—	-2.3	9.4	na	na	na	0.7
July	4.3	12.1	-3.0	7.7	-5.8	na	na	na	2.1
August	2.3	-2.2	10.7	—	-7.7	na	na	na	1.4
September	-5.9	-1.4	2.6	6.1	14.9	na	na	na	2.7
October	8.7	4.4	-2.0	3.9	-6.8	na	na	na	1.2
November	6.9	-2.9	-2.3	0.2	4.6	na	na	na	-0.1
December	-13.6	3.4	-8.3	0.3	-15.5	na	na	na	-6.0
2008									
January	9.2	-5.0	7.9	1.8	10.4	na	na	na	3.9
February	4.9	2.8	-5.2	9.5	0.6	na	na	na	1.2
March	-4.5	5.2	-10.6	-17.6	-0.9	na	na	na	-5.0
April	-4.1	-4.1	7.5	8.3	-7.8	na	na	na	1.1
May	-7.0	-3.5	-5.6	11.7	10.4	na	na	na	-1.8
June	-3.6	4.3	2.0	-5.3	-5.2	na	na	na	-0.1
July	-1.8	-7.2	-6.6	-2.5	7.0	na	na	na	-3.4
TREND									
2007									
May	-0.7	2.3	0.9	2.3	-1.1	na	na	na	0.7
June	-0.3	2.5	1.5	3.1	-1.0	na	na	na	1.1
July	0.4	2.5	1.6	3.3	-1.0	na	na	na	1.3
August	0.8	2.2	1.4	3.2	-1.2	na	na	na	1.3
September	1.2	1.4	1.1	3.3	-0.9	na	na	na	1.1
October	1.4	0.5	0.2	3.1	-0.6	na	na	na	0.7
November	1.5	0.1	-1.0	2.2	-0.9	na	na	na	0.1
December	1.3	0.1	-2.3	1.2	-1.3	na	na	na	-0.5
2008									
January	0.5	0.3	-2.9	0.5	-1.3	na	na	na	-0.8
February	-0.7	0.3	-2.9	0.3	-1.1	na	na	na	-0.9
March	-2.1	-0.1	-2.4	0.3	-0.3	na	na	na	-0.9
April	-3.0	-0.4	-2.2	0.5	0.3	na	na	na	-1.0
May	-3.5	-0.8	-2.1	0.6	0.5	na	na	na	-1.1
June	-3.4	-1.0	-1.8	0.6	0.7	na	na	na	-1.1
July	-3.8	-0.9	-1.9	0.4	0.2	na	na	na	-1.2

— 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									
2005-06	16 875	28 808	25 342	8 325	22 071	2 288	678	1 044	105 431
2006-07	15 951	28 867	28 751	8 597	19 580	2 541	766	1 264	106 317
2007-08	15 743	31 635	30 074	10 344	17 111	2 539	590	1 284	109 320
2007									
August	1 508	2 923	3 157	847	1 414	204	61	79	10 193
September	1 175	2 457	2 711	816	1 625	238	35	79	9 136
October	1 364	2 970	3 145	903	1 485	209	91	125	10 292
November	1 611	2 833	2 728	968	1 704	223	37	122	10 226
December	1 068	2 254	2 024	818	1 204	198	59	73	7 698
2008									
January	1 152	1 916	2 161	712	1 216	205	26	68	7 456
February	1 466	2 671	2 496	956	1 361	238	58	90	9 336
March	1 143	2 547	2 027	704	1 216	168	32	64	7 901
April	1 295	2 825	2 408	830	1 371	249	45	158	9 181
May	1 340	2 617	2 294	1 034	1 658	268	35	90	9 336
June	1 210	2 811	2 367	883	1 328	158	43	199	8 999
July	1 297	2 730	2 298	992	1 584	312	27	74	9 314
.....									
OTHER DWELLINGS									
2005-06	17 285	7 721	12 691	3 133	4 099	346	685	823	46 783
2006-07	15 451	9 075	12 765	2 221	5 507	399	698	982	47 098
2007-08	15 356	11 184	13 685	2 801	6 595	398	560	1 055	51 634
2007									
August	970	1 023	1 111	153	568	39	61	44	3 969
September	1 444	1 256	948	410	474	22	61	20	4 635
October	829	1 512	1 518	211	353	38	151	55	4 667
November	2 204	799	1 109	375	479	30	4	178	5 178
December	1 414	651	1 803	145	618	75	17	37	4 760
2008									
January	1 015	887	941	137	1 052	30	8	49	4 119
February	1 198	1 063	938	148	499	20	92	122	4 080
March	1 079	668	725	181	672	39	49	38	3 451
April	1 192	513	1 524	278	579	23	22	45	4 176
May	1 536	988	753	276	592	32	10	18	4 205
June	1 217	993	1 020	329	412	16	48	249	4 284
July	1 275	1 271	710	216	484	72	2	190	4 220
.....									
TOTAL DWELLING UNITS									
2005-06	34 160	36 529	38 033	11 458	26 170	2 634	1 363	1 867	152 214
2006-07	31 402	37 942	41 516	10 818	25 087	2 940	1 464	2 246	153 415
2007-08	31 099	42 819	43 759	13 145	23 706	2 937	1 150	2 339	160 954
2007									
August	2 478	3 946	4 268	1 000	1 982	243	122	123	14 162
September	2 619	3 713	3 659	1 226	2 099	260	96	99	13 771
October	2 193	4 482	4 663	1 114	1 838	247	242	180	14 959
November	3 815	3 632	3 837	1 343	2 183	253	41	300	15 404
December	2 482	2 905	3 827	963	1 822	273	76	110	12 458
2008									
January	2 167	2 803	3 102	849	2 268	235	34	117	11 575
February	2 664	3 734	3 434	1 104	1 860	258	150	212	13 416
March	2 222	3 215	2 752	885	1 888	207	81	102	11 352
April	2 487	3 338	3 932	1 108	1 950	272	67	203	13 357
May	2 876	3 605	3 047	1 310	2 250	300	45	108	13 541
June	2 427	3 804	3 387	1 212	1 740	174	91	448	13 283
July	2 572	4 001	3 008	1 208	2 068	384	29	264	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								
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
2007-08	6 708	22 153	11 866	6 672	11 745	1 043	471	1 268
2007								
August	577	1 971	1 372	554	1 001	78	49	79
September	465	1 685	1 098	519	1 063	105	32	79
October	612	2 092	1 237	600	1 055	76	62	125
November	722	1 975	1 165	623	1 213	98	22	122
December	499	1 603	754	558	838	76	38	73
2008								
January	399	1 276	678	467	837	81	22	68
February	670	1 881	1 005	642	917	89	50	90
March	460	1 847	780	451	799	69	30	64
April	548	2 011	975	525	914	105	39	158
May	601	1 866	866	650	1 145	132	26	74
June	565	2 011	1 034	538	934	67	40	199
July	533	1 863	1 010	628	1 055	138	25	74
OTHER DWELLINGS								
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
2007-08	11 542	10 108	5 779	2 504	5 463	142	504	1 055
2007								
August	770	908	543	130	415	14	57	44
September	1 112	1 215	503	404	324	8	55	20
October	550	1 440	875	189	236	23	151	55
November	1 839	657	414	359	293	16	4	178
December	997	604	431	121	530	17	17	37
2008								
January	735	835	331	122	998	9	8	49
February	817	983	341	128	479	2	86	122
March	909	551	230	114	635	6	43	38
April	952	451	753	269	504	4	19	45
May	949	911	282	235	529	19	10	18
June	924	814	490	289	355	6	48	249
July	841	1 248	406	181	351	26	2	190
TOTAL DWELLING UNITS								
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
2007-08	18 250	32 261	17 645	9 176	17 208	1 185	975	2 323
2007								
August	1 347	2 879	1 915	684	1 416	92	106	123
September	1 577	2 900	1 601	923	1 387	113	87	99
October	1 162	3 532	2 112	789	1 291	99	213	180
November	2 561	2 632	1 579	982	1 506	114	26	300
December	1 496	2 207	1 185	679	1 368	93	55	110
2008								
January	1 134	2 111	1 009	589	1 835	90	30	117
February	1 487	2 864	1 346	770	1 396	91	136	212
March	1 369	2 398	1 010	565	1 434	75	73	102
April	1 500	2 462	1 728	794	1 418	109	58	203
May	1 550	2 777	1 148	885	1 674	151	36	92
June	1 489	2 825	1 524	827	1 289	73	88	448
July	1 374	3 111	1 416	809	1 406	164	27	264

(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						
2005-06	103 443	43 464	470	1 091	320	148 788
2006-07	104 121	44 381	491	479	356	149 828
2007-08	107 354	48 223	683	320	300	156 880
2007						
August	9 983	3 719	38	81	23	13 844
September	8 966	4 338	44	54	40	13 442
October	10 119	4 443	84	18	23	14 687
November	10 056	4 913	31	19	62	15 081
December	7 444	4 532	71	7	29	12 083
2008						
January	7 298	3 875	24	62	15	11 274
February	9 173	3 760	126	24	21	13 104
March	7 824	3 309	46	2	9	11 190
April	9 088	3 792	88	29	19	13 016
May	9 204	3 874	40	10	18	13 146
June	8 919	3 907	20	4	21	12 871
July	9 127	3 877	35	23	22	13 084
PUBLIC SECTOR						
2005-06	1 855	1 515	51	2	3	3 426
2006-07	1 962	1 607	14	2	2	3 587
2007-08	1 822	2 068	71	105	8	4 074
2007						
August	200	117	—	—	1	318
September	158	169	—	—	2	329
October	161	111	—	—	—	272
November	159	162	2	—	—	323
December	245	129	1	—	—	375
2008						
January	150	143	8	—	—	301
February	151	118	23	15	5	312
March	72	58	—	32	—	162
April	65	223	7	46	—	341
May	124	249	16	6	—	395
June	76	327	3	6	—	412
July	180	262	1	6	1	450
TOTAL						
2005-06	105 298	44 979	521	1 093	323	152 214
2006-07	106 083	45 988	505	481	358	153 415
2007-08	109 176	50 291	754	425	308	160 954
2007						
August	10 183	3 836	38	81	24	14 162
September	9 124	4 507	44	54	42	13 771
October	10 280	4 554	84	18	23	14 959
November	10 215	5 075	33	19	62	15 404
December	7 689	4 661	72	7	29	12 458
2008						
January	7 448	4 018	32	62	15	11 575
February	9 324	3 878	149	39	26	13 416
March	7 896	3 367	46	34	9	11 352
April	9 153	4 015	95	75	19	13 357
May	9 328	4 123	56	16	18	13 541
June	8 995	4 234	23	10	21	13 283
July	9 307	4 139	36	29	23	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	1 278	1 197	9	5	7	2 496
Vic.	2 720	1 260	5	2	6	3 993
Qld	2 286	666	4	—	1	2 957
SA	968	213	—	—	3	1 184
WA	1 485	301	17	—	3	1 806
Tas.	301	48	—	16	2	367
NT	23	2	—	—	—	25
ACT	66	190	—	—	—	256
Aust.	9 127	3 877	35	23	22	13 084
PUBLIC SECTOR						
NSW	18	52	—	6	—	76
Vic.	6	2	—	—	—	8
Qld	10	39	1	—	1	51
SA	24	—	—	—	—	24
WA	99	163	—	—	—	262
Tas.	11	6	—	—	—	17
NT	4	—	—	—	—	4
ACT	8	—	—	—	—	8
Aust.	180	262	1	6	1	450
TOTAL						
NSW	1 296	1 249	9	11	7	2 572
Vic.	2 726	1 262	5	2	6	4 001
Qld	2 296	705	5	—	2	3 008
SA	992	213	—	—	3	1 208
WA	1 584	464	17	—	3	2 068
Tas.	312	54	—	16	2	384
NT	27	2	—	—	—	29
ACT	74	190	—	—	—	264
Aust.	9 307	4 139	36	29	23	13 534

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2005-06	105 298	10 180	10 561	20 741	3 037	5 166	16 035	24 238	44 979	150 277
2006-07	106 083	10 025	11 247	21 272	2 478	4 379	17 859	24 716	45 988	152 071
2007-08	109 176	10 230	12 082	22 312	3 190	4 257	20 532	27 979	50 291	159 467
2007										
May	9 799	825	1 135	1 960	177	458	1 258	1 893	3 853	13 652
June	8 884	809	873	1 682	213	466	2 146	2 825	4 507	13 391
July	9 541	739	937	1 676	331	630	1 386	2 347	4 023	13 564
August	10 183	909	1 331	2 240	199	192	1 205	1 596	3 836	14 019
September	9 124	1 232	876	2 108	143	457	1 799	2 399	4 507	13 631
October	10 280	646	1 222	1 868	373	235	2 078	2 686	4 554	14 834
November	10 215	857	1 029	1 886	237	821	2 131	3 189	5 075	15 290
December	7 689	820	879	1 699	512	193	2 257	2 962	4 661	12 350
2008										
January	7 448	589	1 007	1 596	174	290	1 958	2 422	4 018	11 466
February	9 324	947	1 006	1 953	307	228	1 390	1 925	3 878	13 202
March	7 896	629	580	1 209	190	200	1 768	2 158	3 367	11 263
April	9 153	995	992	1 987	242	420	1 366	2 028	4 015	13 168
May	9 328	967	993	1 960	276	341	1 546	2 163	4 123	13 451
June	8 995	900	1 230	2 130	206	250	1 648	2 104	4 234	13 229
July	9 307	854	1 141	1 995	234	336	1 574	2 144	4 139	13 446
VALUE (\$m)										
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	24 038.0	1 403.2	2 119.8	3 523.1	458.9	926.1	5 040.8	6 425.8	9 948.9	33 986.9
2007-08	26 549.1	1 594.2	2 425.3	4 019.5	588.9	938.4	6 353.6	7 880.9	11 900.4	38 449.5
2007										
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	165.5	281.9	36.5	93.4	579.3	709.2	991.1	3 067.8
July	2 211.7	110.6	176.0	286.6	60.7	124.3	375.0	560.1	846.7	3 058.4
August	2 489.7	131.2	247.4	378.6	38.9	57.4	335.4	431.6	810.3	3 300.0
September	2 180.7	172.0	187.7	359.7	25.1	70.7	508.0	603.9	963.6	3 144.3
October	2 443.7	96.8	226.7	323.5	56.9	44.9	599.5	701.2	1 024.8	3 468.5
November	2 466.8	127.1	210.2	337.3	50.3	236.6	612.7	899.6	1 236.9	3 703.7
December	1 905.1	138.6	175.7	314.4	78.0	37.5	687.1	802.5	1 116.9	3 021.9
2008										
January	1 816.9	92.6	195.8	288.3	29.2	60.1	740.3	829.6	1 117.9	2 934.8
February	2 297.3	160.1	207.9	367.9	63.9	57.2	365.1	486.2	854.1	3 151.4
March	1 936.6	96.2	120.2	216.4	29.0	37.0	465.0	531.1	747.5	2 684.1
April	2 231.5	152.2	208.7	360.9	49.9	73.4	623.8	747.1	1 107.9	3 339.4
May	2 309.0	175.1	199.4	374.5	45.8	94.5	592.7	732.9	1 107.5	3 416.5
June	2 260.1	141.8	269.6	411.3	61.2	44.8	449.1	555.2	966.5	3 226.6
July	2 336.8	151.7	246.1	397.8	36.9	77.3	476.5	590.7	988.5	3 325.3

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 296	222	232	454	67	153	575	795	1 249	2 545
Vic.	2 726	100	359	459	31	58	714	803	1 262	3 988
Qld	2 296	141	289	430	78	109	88	275	705	3 001
SA	992	95	59	154	47	12	—	59	213	1 205
WA	1 584	248	106	354	3	4	103	110	464	2 048
Tas.	312	40	12	52	2	—	—	2	54	366
NT	27	2	—	2	—	—	—	—	2	29
ACT	74	6	84	90	6	—	94	100	190	264
Aust.	9 307	854	1 141	1 995	234	336	1 574	2 144	4 139	13 446
VALUE (\$m)										
NSW	380.4	42.1	36.9	79.0	11.2	33.8	144.6	189.6	268.6	649.0
Vic.	641.5	14.6	94.1	108.7	4.6	20.5	222.5	247.6	356.3	997.8
Qld	620.5	20.0	57.1	77.1	13.6	19.2	44.5	77.3	154.4	774.9
SA	185.4	10.5	11.0	21.4	6.3	2.7	—	9.0	30.4	215.8
WA	417.1	56.7	23.6	80.2	0.4	1.1	46.8	48.2	128.5	545.6
Tas.	63.5	6.5	1.4	7.9	0.3	—	—	0.3	8.2	71.7
NT	9.7	0.3	—	0.3	—	—	—	—	0.3	10.0
ACT	18.7	1.1	21.9	23.1	0.6	—	18.1	18.7	41.7	60.4
Aust.	2 336.8	151.7	246.1	397.8	36.9	77.3	476.5	590.7	988.5	3 325.3

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2007					
June	3 067.8	488.9	3 556.7	2 511.3	6 068.0
July	3 058.4	510.7	3 569.1	2 416.8	5 985.9
August	3 300.0	549.5	3 849.5	2 322.5	6 171.9
September	3 144.3	555.6	3 699.9	2 459.0	6 158.9
October	3 468.5	560.9	4 029.4	3 711.3	7 740.7
November	3 703.7	535.0	4 238.7	3 458.9	7 697.6
December	3 021.9	412.5	3 434.5	2 712.3	6 146.8
2008					
January	2 934.8	445.1	3 379.9	3 542.0	6 921.9
February	3 151.4	553.6	3 705.0	2 491.9	6 196.9
March	2 684.1	463.4	3 147.5	2 514.2	5 661.7
April	3 339.4	526.7	3 866.1	2 582.0	6 448.2
May	3 416.5	507.4	3 923.8	3 120.6	7 044.4
June	3 226.6	520.7	3 747.3	2 608.4	6 355.6
July	3 325.3	604.9	3 930.2	3 313.5	7 243.7
SEASONALLY ADJUSTED					
2007					
June	2 986.1	476.0	3 462.1	2 562.4	6 024.5
July	2 963.5	477.2	3 440.7	2 353.6	5 794.3
August	3 082.4	497.1	3 579.5	2 348.4	5 927.9
September	3 187.7	544.9	3 732.6	2 448.5	6 181.1
October	3 277.0	512.3	3 789.4	3 537.4	7 326.8
November	3 393.6	506.1	3 899.6	3 169.3	7 068.9
December	3 398.1	521.2	3 919.3	2 828.6	6 747.9
2008					
January	3 506.5	530.7	4 037.2	3 658.3	7 695.4
February	3 129.5	547.6	3 677.1	2 593.3	6 270.4
March	3 022.2	505.5	3 527.7	2 734.8	6 262.5
April	3 218.9	539.1	3 758.0	2 608.8	6 366.8
May	3 185.0	467.0	3 651.9	2 966.6	6 618.6
June	3 138.0	515.6	3 653.5	2 735.6	6 389.1
July	3 085.8	546.1	3 631.9	3 067.9	6 699.8
TREND					
2007					
June	2 937.4	481.9	3 419.3	2 376.6	5 795.9
July	2 999.6	490.7	3 490.3	2 380.1	5 870.4
August	3 086.9	500.4	3 587.3	2 415.0	6 002.3
September	3 191.6	510.0	3 701.6	2 482.2	6 183.8
October	3 283.4	517.8	3 801.2	2 576.9	6 378.1
November	3 338.9	523.8	3 862.7	2 672.6	6 535.3
December	3 348.2	526.8	3 875.1	2 736.1	6 611.1
2008					
January	3 318.1	525.4	3 843.5	2 740.3	6 583.7
February	3 261.1	521.2	3 782.4	2 694.2	6 476.6
March	3 202.3	516.9	3 719.1	2 641.8	6 361.0
April	3 157.9	512.9	3 670.9	2 619.6	6 290.5
May	3 131.6	510.9	3 642.5	2 640.6	6 283.1
June	3 114.8	511.7	3 626.5	2 692.7	6 319.2
July	3 102.4	514.2	3 616.6	2 762.2	6 378.8

(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					
June	-2.3	-11.1	-3.6	11.8	2.2
July	-0.3	4.5	0.3	-3.8	-1.4
August	7.9	7.6	7.9	-3.9	3.1
September	-4.7	1.1	-3.9	5.9	-0.2
October	10.3	1.0	8.9	50.9	25.7
November	6.8	-4.6	5.2	-6.8	-0.6
December	-18.4	-22.9	-19.0	-21.6	-20.1
2008					
January	-2.9	7.9	-1.6	30.6	12.6
February	7.4	24.4	9.6	-29.6	-10.5
March	-14.8	-16.3	-15.0	0.9	-8.6
April	24.4	13.7	22.8	2.7	13.9
May	2.3	-3.7	1.5	20.9	9.2
June	-5.6	2.6	-4.5	-16.4	-9.8
July	3.1	16.2	4.9	27.0	14.0
SEASONALLY ADJUSTED					
2007					
June	6.0	-0.2	5.1	13.6	8.6
July	-0.8	0.2	-0.6	-8.1	-3.8
August	4.0	4.2	4.0	-0.2	2.3
September	3.4	9.6	4.3	4.3	4.3
October	2.8	-6.0	1.5	44.5	18.5
November	3.6	-1.2	2.9	-10.4	-3.5
December	0.1	3.0	0.5	-10.8	-4.5
2008					
January	3.2	1.8	3.0	29.3	14.0
February	-10.8	3.2	-8.9	-29.1	-18.5
March	-3.4	-7.7	-4.1	5.5	-0.1
April	6.5	6.7	6.5	-4.6	1.7
May	-1.1	-13.4	-2.8	13.7	4.0
June	-1.5	10.4	—	-7.8	-3.5
July	-1.7	5.9	-0.6	12.1	4.9
TREND					
2007					
June	1.5	1.4	1.5	-0.4	0.7
July	2.1	1.8	2.1	0.1	1.3
August	2.9	2.0	2.8	1.5	2.2
September	3.4	1.9	3.2	2.8	3.0
October	2.9	1.5	2.7	3.8	3.1
November	1.7	1.2	1.6	3.7	2.5
December	0.3	0.6	0.3	2.4	1.2
2008					
January	-0.9	-0.3	-0.8	0.2	-0.4
February	-1.7	-0.8	-1.6	-1.7	-1.6
March	-1.8	-0.8	-1.7	-1.9	-1.8
April	-1.4	-0.8	-1.3	-0.8	-1.1
May	-0.8	-0.4	-0.8	0.8	-0.1
June	-0.5	0.1	-0.4	2.0	0.6
July	-0.4	0.5	-0.3	2.6	0.9

— 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									
May	1 506.6	1 414.1	1 610.9	296.8	770.2	109.2	77.6	149.4	5 934.9
June	1 494.3	1 550.1	1 580.0	332.2	792.9	70.2	35.9	212.5	6 068.0
July	1 325.7	1 534.6	1 649.4	256.6	911.6	84.0	45.6	178.4	5 985.9
August	1 313.9	1 679.0	1 658.6	377.2	780.1	102.6	82.7	177.8	6 171.9
September	1 579.0	1 556.0	1 646.4	310.1	856.1	80.5	68.8	62.1	6 158.9
October	1 259.3	2 916.3	1 706.2	409.5	978.7	94.2	207.0	169.4	7 740.7
November	2 109.5	1 495.4	1 936.3	426.0	1 354.1	133.5	60.4	182.4	7 697.6
December	1 690.4	1 494.9	1 420.3	363.7	910.9	115.9	106.6	44.0	6 146.8
2008									
January	1 383.3	2 179.2	1 356.3	376.3	1 473.0	79.8	35.9	37.9	6 921.9
February	1 386.7	1 618.2	1 798.5	293.9	824.9	77.0	64.2	133.6	6 196.9
March	1 199.7	1 739.2	1 464.6	247.5	785.4	100.2	75.3	49.8	5 661.7
April	1 763.3	1 432.5	1 726.5	444.7	811.5	107.8	57.1	104.8	6 448.2
May	1 470.9	1 668.9	1 678.2	377.5	1 494.2	134.0	40.7	180.0	7 044.4
June	1 567.8	1 631.4	1 688.0	441.9	732.1	85.2	90.6	118.7	6 355.6
July	1 356.3	1 695.5	2 357.5	423.3	1 009.7	116.5	31.5	253.4	7 243.7
SEASONALLY ADJUSTED									
2007									
May	1 378.1	1 380.6	1 581.0	285.4	662.5	na	na	na	5 549.3
June	1 444.4	1 485.7	1 515.1	323.0	826.9	na	na	na	6 024.5
July	1 363.3	1 496.9	1 510.8	276.9	842.4	na	na	na	5 794.3
August	1 317.3	1 566.9	1 618.0	312.9	758.1	na	na	na	5 927.9
September	1 386.1	1 648.2	1 655.1	338.4	897.0	na	na	na	6 181.1
October	1 289.7	2 636.1	1 544.9	362.4	944.9	na	na	na	7 326.8
November	1 987.4	1 454.7	1 727.4	383.8	1 284.3	na	na	na	7 068.9
December	1 812.6	1 715.7	1 790.4	368.3	878.3	na	na	na	6 747.9
2008									
January	1 596.5	2 623.9	1 569.2	399.3	1 458.8	na	na	na	7 695.4
February	1 323.2	1 558.6	1 820.5	334.8	943.8	na	na	na	6 270.4
March	1 413.1	1 672.8	1 458.6	310.1	941.2	na	na	na	6 262.5
April	1 721.7	1 435.0	1 825.8	388.2	759.8	na	na	na	6 366.8
May	1 354.1	1 613.1	1 596.3	370.1	1 388.0	na	na	na	6 618.6
June	1 511.4	1 589.9	1 653.2	433.8	769.0	na	na	na	6 389.1
July	1 425.7	1 614.5	2 180.5	447.8	906.0	na	na	na	6 699.8
TREND									
2007									
May	1 396.8	1 447.5	1 523.6	289.0	756.9	na	na	na	5 754.6
June	1 371.4	1 475.3	1 541.4	296.9	770.4	na	na	na	5 795.9
July	1 358.0	1 512.3	1 562.6	306.9	795.0	na	na	na	5 870.4
August	1 371.7	1 556.3	1 588.5	321.4	830.5	na	na	na	6 002.3
September	1 409.6	1 608.6	1 612.3	340.1	874.5	na	na	na	6 183.8
October	1 454.9	1 658.3	1 646.2	357.1	921.4	na	na	na	6 378.1
November	1 491.1	1 693.1	1 683.2	367.8	959.6	na	na	na	6 535.3
December	1 506.6	1 706.9	1 711.0	368.8	984.8	na	na	na	6 611.1
2008									
January	1 495.4	1 697.5	1 719.2	362.1	988.7	na	na	na	6 583.7
February	1 464.1	1 668.8	1 710.1	355.1	967.1	na	na	na	6 476.6
March	1 432.0	1 633.1	1 691.0	356.0	931.8	na	na	na	6 361.0
April	1 414.6	1 600.0	1 669.6	366.8	896.3	na	na	na	6 290.5
May	1 415.0	1 576.0	1 656.5	384.6	867.2	na	na	na	6 283.1
June	1 424.6	1 562.0	1 651.9	405.1	847.8	na	na	na	6 319.2
July	1 430.3	1 554.9	1 660.4	424.4	825.8	na	na	na	6 378.8

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2007									
May	17.8	4.4	18.9	-2.7	14.2	70.6	55.3	28.2	14.2
June	-0.8	9.6	-1.9	11.9	2.9	-35.7	-53.8	42.2	2.2
July	-11.3	-1.0	4.4	-22.7	15.0	19.7	27.1	-16.0	-1.4
August	-0.9	9.4	0.6	47.0	-14.4	22.1	81.5	-0.4	3.1
September	20.2	-7.3	-0.7	-17.8	9.7	-21.5	-16.9	-65.1	-0.2
October	-20.2	87.4	3.6	32.0	14.3	17.0	201.0	172.9	25.7
November	67.5	-48.7	13.5	4.0	38.4	41.7	-70.8	7.7	-0.6
December	-19.9	—	-26.6	-14.6	-32.7	-13.2	76.5	-75.9	-20.1
2008									
January	-18.2	45.8	-4.5	3.5	61.7	-31.2	-66.3	-13.9	12.6
February	0.2	-25.7	32.6	-21.9	-44.0	-3.5	78.5	252.5	-10.5
March	-13.5	7.5	-18.6	-15.8	-4.8	30.1	17.4	-62.7	-8.6
April	47.0	-17.6	17.9	79.7	3.3	7.6	-24.3	110.3	13.9
May	-16.6	16.5	-2.8	-15.1	84.1	24.3	-28.8	71.7	9.2
June	6.6	-2.2	0.6	17.0	-51.0	-36.4	122.9	-34.0	-9.8
July	-13.5	3.9	39.7	-4.2	37.9	36.7	-65.2	113.4	14.0
SEASONALLY ADJUSTED									
2007									
May	5.1	-1.6	3.8	-0.4	-7.1	na	na	na	-2.2
June	4.8	7.6	-4.2	13.2	24.8	na	na	na	8.6
July	-5.6	0.7	-0.3	-14.3	1.9	na	na	na	-3.8
August	-3.4	4.7	7.1	13.0	-10.0	na	na	na	2.3
September	5.2	5.2	2.3	8.2	18.3	na	na	na	4.3
October	-7.0	59.9	-6.7	7.1	5.3	na	na	na	18.5
November	54.1	-44.8	11.8	5.9	35.9	na	na	na	-3.5
December	-8.8	17.9	3.6	-4.0	-31.6	na	na	na	-4.5
2008									
January	-11.9	52.9	-12.4	8.4	66.1	na	na	na	14.0
February	-17.1	-40.6	16.0	-16.1	-35.3	na	na	na	-18.5
March	6.8	7.3	-19.9	-7.4	-0.3	na	na	na	-0.1
April	21.8	-14.2	25.2	25.2	-19.3	na	na	na	1.7
May	-21.4	12.4	-12.6	-4.7	82.7	na	na	na	4.0
June	11.6	-1.4	3.6	17.2	-44.6	na	na	na	-3.5
July	-5.7	1.5	31.9	3.2	17.8	na	na	na	4.9
TREND									
2007									
May	-1.3	0.1	1.4	2.8	-0.3	na	na	na	0.4
June	-1.8	1.9	1.2	2.7	1.8	na	na	na	0.7
July	-1.0	2.5	1.4	3.3	3.2	na	na	na	1.3
August	1.0	2.9	1.7	4.8	4.5	na	na	na	2.2
September	2.8	3.4	1.5	5.8	5.3	na	na	na	3.0
October	3.2	3.1	2.1	5.0	5.4	na	na	na	3.1
November	2.5	2.1	2.2	3.0	4.1	na	na	na	2.5
December	1.0	0.8	1.6	0.3	2.6	na	na	na	1.2
2008									
January	-0.7	-0.6	0.5	-1.8	0.4	na	na	na	-0.4
February	-2.1	-1.7	-0.5	-1.9	-2.2	na	na	na	-1.6
March	-2.2	-2.1	-1.1	0.3	-3.7	na	na	na	-1.8
April	-1.2	-2.0	-1.3	3.0	-3.8	na	na	na	-1.1
May	—	-1.5	-0.8	4.9	-3.2	na	na	na	-0.1
June	0.7	-0.9	-0.3	5.3	-2.2	na	na	na	0.6
July	0.4	-0.5	0.5	4.8	-2.6	na	na	na	0.9

— 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									
May	786.7	929.2	962.5	196.5	614.1	67.4	41.8	90.3	3 688.3
June	824.1	830.1	969.9	169.2	623.4	48.7	28.4	62.9	3 556.7
July	763.8	985.5	964.9	195.4	514.6	50.3	28.7	65.8	3 569.1
August	746.1	1 109.3	1 108.7	192.3	555.5	56.3	42.9	38.2	3 849.5
September	817.3	936.4	1 025.3	218.1	580.9	64.0	28.7	29.0	3 699.9
October	651.7	1 236.7	1 183.9	243.3	515.4	58.3	90.0	50.0	4 029.4
November	1 085.3	944.3	1 128.5	290.8	651.1	60.1	15.5	63.2	4 238.7
December	692.5	872.1	909.3	197.4	626.0	56.4	51.1	29.6	3 434.5
2008									
January	643.2	781.9	858.3	167.5	830.6	57.5	12.3	28.5	3 379.9
February	794.2	885.5	997.9	214.3	554.5	60.2	46.1	52.2	3 705.0
March	665.9	867.5	792.1	171.5	533.0	49.5	39.1	28.8	3 147.5
April	725.7	910.1	1 271.3	227.2	596.1	61.9	19.4	54.5	3 866.1
May	863.9	990.3	940.0	259.0	750.1	69.0	19.7	31.7	3 923.8
June	796.8	1 047.1	961.6	286.3	480.3	46.5	34.9	93.8	3 747.3
July	826.5	1 168.7	900.8	252.8	600.3	99.9	15.3	65.9	3 930.2
SEASONALLY ADJUSTED									
2007									
May	669.8	830.1	935.7	177.5	519.3	na	na	na	3 293.9
June	762.2	849.9	915.6	176.2	634.1	na	na	na	3 462.1
July	738.6	940.0	926.3	187.6	518.4	na	na	na	3 440.7
August	731.6	997.1	1 025.1	188.6	502.0	na	na	na	3 579.5
September	768.1	992.5	1 046.1	223.6	579.1	na	na	na	3 732.6
October	658.6	1 048.4	1 101.3	235.8	536.6	na	na	na	3 789.4
November	1 001.7	883.7	1 062.6	226.8	599.4	na	na	na	3 899.6
December	809.1	1 025.4	1 097.6	208.0	626.7	na	na	na	3 919.3
2008									
January	780.9	983.7	1 033.3	199.9	905.3	na	na	na	4 037.2
February	741.4	974.5	984.2	216.6	586.0	na	na	na	3 677.1
March	789.9	1 012.5	771.1	209.6	625.3	na	na	na	3 527.7
April	718.0	851.7	1 259.2	229.0	567.5	na	na	na	3 758.0
May	760.9	950.5	945.2	238.4	651.1	na	na	na	3 651.9
June	769.9	1 036.6	910.0	287.2	504.8	na	na	na	3 653.5
July	785.9	1 011.6	875.6	238.1	559.9	na	na	na	3 631.9
TREND									
2007									
May	746.8	857.7	916.0	175.6	535.2	na	na	na	3 368.1
June	733.5	889.9	936.9	181.7	541.5	na	na	na	3 419.3
July	730.9	925.1	969.2	191.3	544.5	na	na	na	3 490.3
August	744.6	958.2	1 007.9	202.5	548.0	na	na	na	3 587.3
September	768.5	982.6	1 040.3	212.5	556.3	na	na	na	3 701.6
October	793.9	994.1	1 063.7	218.7	570.9	na	na	na	3 801.2
November	810.8	995.1	1 075.4	219.6	587.6	na	na	na	3 862.7
December	813.2	986.6	1 074.2	215.6	605.3	na	na	na	3 875.1
2008									
January	802.6	974.2	1 062.6	211.3	616.9	na	na	na	3 843.5
February	782.7	964.6	1 042.8	211.1	616.3	na	na	na	3 782.4
March	763.9	960.1	1 017.6	217.2	607.9	na	na	na	3 719.1
April	754.0	961.2	988.4	227.6	595.0	na	na	na	3 670.9
May	755.3	967.0	956.5	238.7	581.2	na	na	na	3 642.5
June	762.5	976.0	924.5	248.8	567.7	na	na	na	3 626.5
July	769.1	991.1	898.7	257.0	555.8	na	na	na	3 616.6

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2007									
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	561.9	549.1	684.4	61.2	397.0	33.7	16.8	112.6	2 416.8
August	567.8	569.7	549.9	184.9	224.5	46.2	39.8	139.6	2 322.5
September	761.6	619.6	621.0	92.0	275.2	16.5	40.1	33.1	2 459.0
October	607.7	1 679.5	522.3	166.2	463.3	36.0	117.0	119.4	3 711.3
November	1 024.2	551.1	807.8	135.2	703.0	73.4	44.9	119.2	3 458.9
December	997.9	622.8	511.0	166.3	285.0	59.5	55.5	14.4	2 712.3
2008									
January	740.2	1 397.4	498.0	208.8	642.4	22.3	23.6	9.4	3 542.0
February	592.5	632.7	800.6	79.6	270.4	16.8	18.1	81.4	2 491.9
March	533.8	871.7	672.5	76.0	252.4	50.7	36.2	21.0	2 514.2
April	1 037.6	522.4	455.1	217.5	215.4	45.9	37.7	50.4	2 582.0
May	606.9	678.6	738.2	118.5	744.1	65.0	20.9	148.3	3 120.6
June	771.0	584.3	726.4	155.5	251.7	38.7	55.8	24.9	2 608.4
July	529.8	526.8	1 456.7	170.5	409.4	16.6	16.2	187.5	3 313.5
SEASONALLY ADJUSTED									
2007									
May	708.3	550.5	645.2	107.9	143.3	na	na	na	2 255.4
June	682.2	635.8	599.5	146.9	192.8	na	na	na	2 562.4
July	624.7	556.8	584.4	89.4	324.0	na	na	na	2 353.6
August	585.7	569.8	592.8	124.3	256.1	na	na	na	2 348.4
September	618.0	655.7	609.0	114.9	317.9	na	na	na	2 448.5
October	631.1	1 587.7	443.5	126.6	408.3	na	na	na	3 537.4
November	985.7	570.9	664.8	157.0	684.9	na	na	na	3 169.3
December	1 003.5	690.3	692.8	160.3	251.6	na	na	na	2 828.6
2008									
January	815.6	1 640.2	535.8	199.4	553.5	na	na	na	3 658.3
February	581.8	584.1	836.2	118.2	357.7	na	na	na	2 593.3
March	623.2	660.3	687.5	100.5	315.9	na	na	na	2 734.8
April	1 003.7	583.3	566.6	159.2	192.3	na	na	na	2 608.8
May	593.2	662.6	651.1	131.7	736.9	na	na	na	2 966.6
June	741.4	553.3	743.1	146.7	264.2	na	na	na	2 735.6
July	639.9	603.0	1 305.0	209.7	346.1	na	na	na	3 067.9
TREND									
2007									
May	650.0	589.8	607.5	113.4	221.7	na	na	na	2 386.5
June	637.9	585.5	604.5	115.3	228.9	na	na	na	2 376.6
July	627.1	587.2	593.4	115.6	250.6	na	na	na	2 380.1
August	627.1	598.1	580.7	119.0	282.5	na	na	na	2 415.0
September	641.2	626.0	572.1	127.6	318.2	na	na	na	2 482.2
October	661.0	664.2	582.5	138.4	350.5	na	na	na	2 576.9
November	680.2	698.0	607.9	148.2	371.9	na	na	na	2 672.6
December	693.3	720.3	636.7	153.2	379.6	na	na	na	2 736.1
2008									
January	692.8	723.3	656.6	150.9	371.9	na	na	na	2 740.3
February	681.4	704.3	667.4	144.0	350.8	na	na	na	2 694.2
March	668.1	673.0	673.4	138.8	323.9	na	na	na	2 641.8
April	660.5	638.9	681.3	139.2	301.3	na	na	na	2 619.6
May	659.7	609.1	700.0	145.9	286.0	na	na	na	2 640.6
June	662.1	586.0	727.5	156.3	280.0	na	na	na	2 692.7
July	661.1	563.8	761.7	167.3	270.1	na	na	na	2 762.2

na not available

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
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	23 609.6	9 658.8	68.4	5 355.8	84.5	38 777.1	22 639.3	61 416.4
2007-08	26 099.8	11 522.3	134.0	5 782.2	90.1	43 628.3	27 774.9	71 403.2
2007								
August	2 446.9	791.5	5.8	532.7	6.9	3 783.7	1 891.3	5 675.0
September	2 145.7	935.1	7.1	494.2	45.4	3 627.6	2 099.1	5 726.7
October	2 406.3	1 003.3	13.2	533.0	1.0	3 956.8	3 270.5	7 227.3
November	2 433.5	1 206.5	4.6	515.4	3.7	4 163.7	2 812.6	6 976.3
December	1 824.5	1 094.0	22.1	378.4	1.0	3 320.0	2 407.9	5 727.8
2008								
January	1 773.4	1 088.9	3.9	400.5	21.1	3 287.7	2 214.8	5 502.5
February	2 259.8	831.0	29.9	500.4	3.8	3 624.9	1 899.6	5 524.4
March	1 915.1	736.3	6.7	439.0	0.1	3 097.1	2 193.5	5 290.6
April	2 214.2	1 059.6	21.3	489.0	3.8	3 787.9	2 191.0	5 978.9
May	2 282.4	1 066.2	5.1	493.3	0.8	3 847.9	2 641.0	6 488.9
June	2 243.3	913.7	1.2	515.6	0.2	3 674.0	2 248.7	5 922.8
July	2 293.4	935.1	6.5	581.2	7.2	3 823.3	2 235.7	6 059.0
PUBLIC SECTOR								
2005-06	348.5	246.3	5.1	162.3	0.2	762.4	6 657.0	7 419.4
2006-07	428.4	290.1	1.9	172.6	0.2	893.1	5 598.0	6 491.1
2007-08	449.3	378.2	11.4	115.0	8.4	962.2	6 165.1	7 127.3
2007								
August	42.9	18.8	—	4.1	—	65.8	431.2	496.9
September	34.9	28.5	—	8.9	—	72.3	359.9	432.2
October	37.4	21.5	—	13.7	—	72.6	440.9	513.4
November	33.4	30.4	0.4	10.8	—	75.0	646.3	721.3
December	80.6	22.9	0.2	10.8	—	114.5	304.5	419.0
2008								
January	43.5	29.0	1.9	17.7	—	92.1	1 327.2	1 419.4
February	37.5	23.0	6.4	12.2	1.0	80.1	592.4	672.4
March	21.6	11.2	—	15.5	2.2	50.4	320.8	371.1
April	17.3	48.3	0.6	8.3	3.8	78.2	391.0	469.2
May	26.6	41.2	1.0	6.4	0.7	76.0	479.6	555.6
June	16.8	52.8	—	2.9	0.7	73.2	359.6	432.9
July	43.4	53.4	0.1	9.5	0.5	106.9	1 077.8	1 184.7
TOTAL								
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	24 038.0	9 948.9	70.3	5 528.3	84.7	39 670.2	28 237.3	67 907.5
2007-08	26 549.1	11 900.4	145.3	5 897.2	98.5	44 590.5	33 940.0	78 530.5
2007								
August	2 489.7	810.3	5.8	536.8	6.9	3 849.5	2 322.5	6 171.9
September	2 180.7	963.6	7.1	503.1	45.4	3 699.9	2 459.0	6 158.9
October	2 443.7	1 024.8	13.2	546.6	1.0	4 029.4	3 711.3	7 740.7
November	2 466.8	1 236.9	5.0	526.2	3.7	4 238.7	3 458.9	7 697.6
December	1 905.1	1 116.9	22.4	389.2	1.0	3 434.5	2 712.3	6 146.8
2008								
January	1 816.9	1 117.9	5.8	418.2	21.1	3 379.9	3 542.0	6 921.9
February	2 297.3	854.1	36.3	512.5	4.8	3 705.0	2 491.9	6 196.9
March	1 936.6	747.5	6.7	454.5	2.3	3 147.5	2 514.2	5 661.7
April	2 231.5	1 107.9	21.9	497.3	7.6	3 866.1	2 582.0	6 448.2
May	2 309.0	1 107.5	6.1	499.7	1.5	3 923.8	3 120.6	7 044.4
June	2 260.1	966.5	1.3	518.5	1.0	3 747.3	2 608.4	6 355.6
July	2 336.8	988.5	6.5	590.7	7.7	3 930.2	3 313.5	7 243.7

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	376.3	259.4	1.0	175.4	0.1	812.3	384.2	1 196.5
Vic.	639.6	355.9	1.4	163.6	0.3	1 160.8	472.7	1 633.6
Qld	618.3	146.0	0.4	123.3	—	888.0	626.3	1 514.3
SA	181.2	30.4	—	36.7	—	248.3	159.7	408.1
WA	391.7	94.0	3.6	50.8	—	540.1	402.2	942.2
Tas.	61.0	7.4	—	21.5	6.7	96.5	12.5	109.0
NT	8.4	0.3	—	4.5	—	13.2	11.9	25.1
ACT	16.9	41.7	—	5.4	—	64.1	166.2	230.2
Aust.	2 293.4	935.1	6.5	581.2	7.2	3 823.3	2 235.7	6 059.0
PUBLIC SECTOR								
NSW	4.1	9.2	—	0.4	0.5	14.3	145.6	159.8
Vic.	1.9	0.4	—	5.6	—	7.9	54.1	62.0
Qld	2.2	8.4	0.1	2.1	—	12.8	830.4	843.2
SA	4.2	—	—	0.2	—	4.5	10.7	15.2
WA	25.4	34.5	—	0.4	—	60.2	7.2	67.5
Tas.	2.5	0.9	—	—	—	3.3	4.2	7.5
NT	1.4	—	—	0.7	—	2.1	4.3	6.4
ACT	1.8	—	—	—	—	1.8	21.4	23.2
Aust.	43.4	53.4	0.1	9.5	0.5	106.9	1 077.8	1 184.7
TOTAL								
NSW	380.4	268.6	1.0	175.8	0.7	826.5	529.8	1 356.3
Vic.	641.5	356.3	1.4	169.2	0.3	1 168.7	526.8	1 695.5
Qld	620.5	154.4	0.5	125.4	—	900.8	1 456.7	2 357.5
SA	185.4	30.4	—	37.0	—	252.8	170.5	423.3
WA	417.1	128.5	3.6	51.1	—	600.3	409.4	1 009.7
Tas.	63.5	8.2	—	21.5	6.7	99.9	16.6	116.5
NT	9.7	0.3	—	5.3	—	15.3	16.2	31.5
ACT	18.7	41.7	—	5.4	—	65.9	187.5	253.4
Aust.	2 336.8	988.5	6.5	590.7	7.7	3 930.2	3 313.5	7 243.7

— 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	121.3	179.9	217.2	24.9	30.4	2.6	1.9	16.0	594.2
Transport	6.4	0.4	85.9	20.4	11.4	0.3	—	4.2	129.1
Offices	94.7	120.8	158.7	69.5	128.0	2.4	9.9	146.8	730.7
Other commercial n.e.c.	7.6	1.2	2.8	1.7	0.9	0.1	—	0.2	14.5
<i>Total commercial</i>	<i>230.0</i>	<i>302.3</i>	<i>464.6</i>	<i>116.5</i>	<i>170.8</i>	<i>5.4</i>	<i>11.8</i>	<i>167.2</i>	<i>1 468.5</i>
Industrial									
Factories	28.4	50.7	24.9	1.4	27.1	1.6	—	—	134.0
Warehouses	34.4	49.6	73.1	6.2	65.6	0.3	1.6	2.2	232.9
Agricultural/aquacultural	2.0	1.8	6.2	3.0	9.0	0.6	0.2	—	22.8
Other industrial n.e.c.	20.0	2.5	22.8	1.6	1.9	0.2	0.6	—	49.5
<i>Total industrial</i>	<i>84.7</i>	<i>104.6</i>	<i>126.9</i>	<i>12.2</i>	<i>103.5</i>	<i>2.6</i>	<i>2.4</i>	<i>2.2</i>	<i>439.2</i>
Other non-residential									
Educational	73.4	48.2	265.7	12.3	29.1	3.0	1.1	1.1	434.1
Religious	0.8	3.3	0.3	0.8	0.6	0.1	—	0.3	6.1
Aged care facilities	39.9	13.0	1.0	2.8	1.4	—	—	13.0	71.1
Health	4.3	7.3	47.6	0.4	0.8	0.7	0.1	2.2	63.3
Entertainment and recreation	47.1	32.2	19.6	17.6	52.0	0.1	—	1.4	170.0
Accommodation	41.5	5.5	2.3	2.7	17.0	0.5	0.8	—	70.3
Other non-residential n.e.c.	8.2	10.5	528.7	5.3	34.2	4.2	0.1	—	591.0
<i>Total other non-residential</i>	<i>215.1</i>	<i>119.9</i>	<i>865.2</i>	<i>41.9</i>	<i>135.1</i>	<i>8.6</i>	<i>2.1</i>	<i>18.1</i>	<i>1 405.9</i>
Total non-residential	529.8	526.8	1 456.7	170.5	409.4	16.6	16.2	187.5	3 313.5

— nil or rounded to zero (including null cells)

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	121.0	179.7	217.2	24.9	30.4	2.6	1.9	16.0	593.7
Transport	3.4	0.3	85.8	20.4	11.0	0.3	—	4.2	125.5
Offices	74.1	114.4	95.9	68.0	125.5	1.7	6.4	127.3	613.3
Other commercial n.e.c.	7.6	1.2	2.8	1.7	0.9	0.1	—	0.2	14.5
<i>Total commercial</i>	<i>206.1</i>	<i>295.6</i>	<i>401.7</i>	<i>114.9</i>	<i>167.9</i>	<i>4.7</i>	<i>8.3</i>	<i>147.7</i>	<i>1 347.0</i>
Industrial									
Factories	20.8	50.7	24.9	1.4	26.8	1.4	—	—	126.0
Warehouses	34.0	49.5	73.0	5.8	65.6	0.1	1.5	2.2	231.8
Agricultural/aquacultural	2.0	1.8	6.2	3.0	9.0	0.6	0.2	—	22.7
Other industrial n.e.c.	18.6	2.0	22.3	1.6	1.9	0.2	0.6	—	47.1
<i>Total industrial</i>	<i>75.4</i>	<i>104.0</i>	<i>126.4</i>	<i>11.8</i>	<i>103.2</i>	<i>2.3</i>	<i>2.3</i>	<i>2.2</i>	<i>427.6</i>
Other non-residential									
Educational	10.1	34.8	23.1	5.6	28.0	0.1	0.5	0.8	103.1
Religious	0.8	3.3	0.3	0.8	0.6	0.1	—	0.3	6.1
Aged care facilities	18.8	13.0	1.0	2.8	1.2	—	—	12.9	49.7
Health	4.3	4.6	46.6	0.4	0.8	0.7	—	2.2	59.4
Entertainment and recreation	22.4	6.2	11.6	16.0	52.0	—	—	—	108.1
Accommodation	41.5	5.4	2.3	2.7	17.0	0.5	0.8	—	70.2
Other non-residential n.e.c.	4.9	6.0	13.3	4.8	31.5	4.2	—	—	64.6
<i>Total other non-residential</i>	<i>102.7</i>	<i>73.2</i>	<i>98.2</i>	<i>33.0</i>	<i>131.0</i>	<i>5.5</i>	<i>1.3</i>	<i>16.2</i>	<i>461.2</i>
Total non-residential	384.2	472.7	626.3	159.7	402.2	12.5	11.9	166.2	2 235.7
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.3	0.3	—	—	—	—	—	—	0.6
Transport	3.0	0.1	0.1	—	0.4	—	—	—	3.6
Offices	20.6	6.3	62.7	1.5	2.5	0.7	3.5	19.5	117.3
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	<i>23.9</i>	<i>6.7</i>	<i>62.8</i>	<i>1.5</i>	<i>2.9</i>	<i>0.7</i>	<i>3.5</i>	<i>19.5</i>	<i>121.5</i>
Industrial									
Factories	7.6	—	—	—	0.3	0.2	—	—	8.0
Warehouses	0.3	0.1	0.1	0.4	0.1	0.2	0.1	—	1.1
Agricultural/aquacultural	—	0.1	—	—	—	—	—	—	0.1
Other industrial n.e.c.	1.4	0.5	0.5	—	—	—	—	—	2.4
<i>Total industrial</i>	<i>9.3</i>	<i>0.6</i>	<i>0.5</i>	<i>0.4</i>	<i>0.3</i>	<i>0.4</i>	<i>0.1</i>	<i>—</i>	<i>11.6</i>
Other non-residential									
Educational	63.3	13.5	242.6	6.8	1.1	2.9	0.6	0.4	331.0
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	21.1	—	—	—	0.2	—	—	0.1	21.4
Health	—	2.7	1.0	—	—	0.1	0.1	—	3.9
Entertainment and recreation	24.7	26.0	8.0	1.6	—	0.1	—	1.4	61.9
Accommodation	—	0.1	—	—	—	—	—	—	0.1
Other non-residential n.e.c.	3.3	4.5	515.4	0.5	2.7	—	0.1	—	526.4
<i>Total other non-residential</i>	<i>112.4</i>	<i>46.7</i>	<i>767.0</i>	<i>8.9</i>	<i>4.0</i>	<i>3.1</i>	<i>0.8</i>	<i>1.9</i>	<i>944.7</i>
Total non-residential	145.6	54.1	830.4	10.7	7.2	4.2	4.3	21.4	1 077.8

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	788	51	18	857
Transport	19	7	2	28
Offices	417	78	18	513
Other commercial n.e.c.	20	5	—	25
<i>Total commercial</i>	<i>1 244</i>	<i>141</i>	<i>38</i>	<i>1 423</i>
Industrial				
Factories	93	24	6	123
Warehouses	164	64	7	235
Agricultural/aquacultural	72	4	1	77
Other industrial n.e.c.	82	4	3	89
<i>Total industrial</i>	<i>411</i>	<i>96</i>	<i>17</i>	<i>524</i>
Other non-residential				
Educational	138	38	17	193
Religious	16	1	—	17
Aged care facilities	29	5	5	39
Health	54	7	3	64
Entertainment and recreation	79	22	8	109
Accommodation	35	12	3	50
Other non-residential n.e.c.	90	16	6	112
<i>Total other non-residential</i>	<i>441</i>	<i>101</i>	<i>42</i>	<i>584</i>
Total non-residential	2 096	338	97	2 531

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	141.6	98.7	353.9	594.2
Transport	4.1	20.0	105.0	129.1
Offices	111.6	164.7	454.3	730.7
Other commercial n.e.c.	6.7	7.8	—	14.5
<i>Total commercial</i>	<i>264.0</i>	<i>291.2</i>	<i>913.3</i>	<i>1 468.5</i>
Industrial				
Factories	31.9	41.4	60.8	134.0
Warehouses	51.5	126.5	54.9	232.9
Agricultural/aquacultural	7.9	8.0	6.9	22.8
Other industrial n.e.c.	19.3	5.6	24.5	49.5
<i>Total industrial</i>	<i>110.5</i>	<i>181.5</i>	<i>147.1</i>	<i>439.2</i>
Other non-residential				
Educational	34.5	79.1	320.5	434.1
Religious	4.6	1.5	—	6.1
Aged care facilities	8.0	8.4	54.6	71.1
Health	13.4	9.9	40.0	63.3
Entertainment and recreation	19.2	46.2	104.7	170.0
Accommodation	9.0	24.8	36.5	70.3
Other non-residential n.e.c.	19.3	33.8	538.0	591.0
<i>Total other non-residential</i>	<i>107.9</i>	<i>203.7</i>	<i>1 094.3</i>	<i>1 405.9</i>
Total non-residential	482.4	676.4	2 154.7	3 313.5

— 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)							
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	23 234.4	9 451.5	32 685.9	5 560.2	38 246.2	26 608.1	64 854.3
2007-08	24 401.5	10 563.5	34 965.0	5 712.9	40 677.9	29 816.2	70 494.2
2007							
March Qtr	5 380.2	2 292.6	7 672.8	1 284.0	8 956.8	7 109.7	16 066.5
June Qtr	5 925.3	2 441.9	8 367.2	1 388.4	9 755.6	6 364.0	16 119.6
September Qtr	6 472.9	2 392.6	8 865.5	1 539.0	10 404.5	6 510.3	16 914.8
December Qtr	6 301.7	3 045.5	9 347.3	1 413.1	10 760.4	8 770.9	19 531.3
2008							
March Qtr	5 502.7	2 363.6	7 866.3	1 345.8	9 212.1	7 415.2	16 627.3
June Qtr	6 124.2	2 761.8	8 886.0	1 415.0	10 301.0	7 119.9	17 420.9
SEASONALLY ADJUSTED (\$m)							
2007							
March Qtr	5 748.7	2 394.8	8 143.5	1 374.1	9 517.6	7 110.3	16 627.9
June Qtr	5 872.6	2 463.5	8 336.1	1 359.0	9 695.1	6 514.0	16 209.2
September Qtr	6 127.7	2 312.4	8 440.1	1 449.4	9 889.5	6 380.5	16 270.0
December Qtr	6 308.1	3 004.3	9 312.4	1 444.3	10 756.7	8 714.7	19 471.4
2008							
March Qtr	6 093.5	2 650.3	8 743.8	1 457.4	10 201.1	7 381.6	17 582.8
June Qtr	5 844.4	2 599.5	8 443.8	1 363.5	9 807.4	7 270.3	17 077.7
TREND (\$m)							
2007							
March Qtr	5 781.9	2 351.3	8 133.2	1 378.8	9 511.9	6 598.0	16 109.9
June Qtr	5 914.1	2 420.4	8 334.6	1 390.2	9 724.7	6 737.1	16 461.8
September Qtr	6 121.8	2 568.4	8 690.2	1 424.1	10 114.3	7 143.7	17 258.0
December Qtr	6 182.7	2 690.8	8 872.5	1 444.8	10 317.4	7 578.2	17 893.8
2008							
March Qtr	6 098.8	2 727.5	8 825.9	1 431.2	10 257.1	7 722.4	17 977.8
June Qtr	5 935.9	2 691.9	8 634.5	1 394.9	10 029.4	7 536.4	17 593.4
TREND (% change from previous quarter)							
2007							
March Qtr	0.3	0.5	0.3	-1.5	0.1	-2.6	-1.0
June Qtr	2.3	2.9	2.5	0.8	2.2	2.1	2.2
September Qtr	3.5	6.1	4.3	2.4	4.0	6.0	4.8
December Qtr	1.0	4.8	2.1	1.5	2.0	6.1	3.7
2008							
March Qtr	-1.4	1.4	-0.5	-0.9	-0.6	1.9	0.5
June Qtr	-2.7	-1.3	-2.2	-2.5	-2.2	-2.4	-2.1

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

(b) Refer to Explanatory Notes, paragraph 13.

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
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	8 906.6	9 859.9	10 048.7	2 012.7	5 839.0	613.2	420.6	545.5	38 246.2
2007-08	8 785.1	10 935.0	10 828.1	2 473.8	6 139.4	633.3	355.0	528.2	40 677.9
2007									
March Qtr	2 111.5	2 266.3	2 470.1	478.1	1 249.6	141.9	132.7	106.5	8 956.8
June Qtr	2 278.0	2 470.5	2 585.2	505.1	1 494.9	154.2	93.6	174.2	9 755.6
September Qtr	2 255.7	2 918.1	2 843.5	575.1	1 442.8	158.7	84.7	126.0	10 404.5
December Qtr	2 336.2	2 875.6	2 888.7	688.5	1 546.6	160.6	130.2	133.9	10 760.4
2008									
March Qtr	1 986.7	2 430.8	2 333.9	509.9	1 615.3	153.2	80.1	102.2	9 212.1
June Qtr	2 206.6	2 710.5	2 762.1	700.3	1 534.7	160.8	60.0	166.0	10 301.0
NON-RESIDENTIAL BUILDING									
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	7 762.8	7 232.9	6 387.8	1 143.3	2 472.7	370.8	239.9	997.9	26 608.1
2007-08	8 097.4	7 864.5	6 869.1	1 511.5	3 802.0	437.9	429.9	804.0	29 816.2
2007									
March Qtr	1 854.1	2 117.8	1 611.2	208.3	840.3	127.3	90.2	260.4	7 109.7
June Qtr	1 887.6	1 580.4	1 639.9	383.4	470.7	72.8	48.9	280.2	6 364.0
September Qtr	1 789.3	1 512.7	1 703.9	313.0	754.6	86.0	84.5	266.2	6 510.3
December Qtr	2 457.2	2 447.1	1 681.5	429.9	1 185.1	150.1	186.0	233.9	8 770.9
2008									
March Qtr	1 711.1	2 421.5	1 780.8	329.7	927.6	76.6	65.4	102.4	7 415.2
June Qtr	2 139.7	1 483.2	1 702.8	438.9	934.7	125.1	93.9	201.5	7 119.9
TOTAL BUILDING									
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	16 669.4	17 092.7	16 436.5	3 156.0	8 311.7	984.0	660.5	1 543.4	64 854.3
2007-08	16 882.5	18 799.5	17 697.2	3 985.4	9 941.4	1 071.2	784.9	1 332.1	70 494.2
2007									
March Qtr	3 965.7	4 384.1	4 081.3	686.4	2 090.0	269.3	222.9	366.9	16 066.5
June Qtr	4 165.6	4 050.9	4 225.1	888.5	1 965.6	227.0	142.5	454.5	16 119.6
September Qtr	4 045.0	4 430.8	4 547.4	888.1	2 197.4	244.7	169.2	392.2	16 914.8
December Qtr	4 793.4	5 322.6	4 570.2	1 118.5	2 731.7	310.7	316.3	367.8	19 531.3
2008									
March Qtr	3 697.8	4 852.3	4 114.7	839.6	2 542.8	229.9	145.6	204.6	16 627.3
June Qtr	4 346.3	4 193.8	4 464.9	1 139.2	2 469.4	285.9	153.9	367.5	17 420.9

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

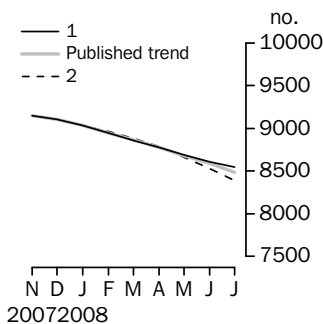
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

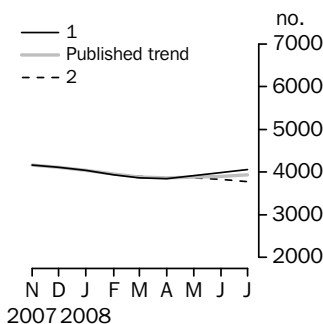
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 3.4% for the number of private sector houses approved and 13% for private sector other dwelling units approved;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

PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.4% on Jul 2008		(2) falls by 3.4% on Jul 2008	
	no.	% change	no.	% change	no.	% change
2008						
February	8 951	-0.9	8 949	-0.9	8 960	-0.8
March	8 868	-0.9	8 862	-1.0	8 881	-0.9
April	8 781	-1.0	8 777	-1.0	8 787	-1.1
May	8 684	-1.1	8 693	-1.0	8 667	-1.4
June	8 592	-1.1	8 613	-0.9	8 529	-1.6
July	8 488	-1.2	8 547	-0.8	8 388	-1.7

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on Jul 2008		(2) falls by 13% on Jul 2008	
	no.	% change	no.	% change	no.	% change
2008						
February	3 948	-2.4	3 938	-2.6	3 958	-2.1
March	3 883	-1.6	3 865	-1.9	3 900	-1.5
April	3 867	-0.4	3 856	-0.2	3 874	-0.7
May	3 881	0.4	3 912	1.5	3 867	-0.2
June	3 908	0.7	3 988	1.9	3 837	-0.8
July	3 932	0.6	4 068	2.0	3 784	-1.4

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES *continued*

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

21 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly chain volume measures (table 24), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or email <time.series.analysis@abs.gov.au>.

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

- 27** Users may also wish to refer to the following publications:
Building Activity, Australia, cat. no. 8752.0
Dwelling Unit Commencements, Australia, Preliminary, cat. no. 8750.0
Construction Work Done, Australia, Preliminary, cat. no. 8755.0
Engineering Construction Activity, Australia, cat. no. 8762.0
House Price Indexes: Eight Capital Cities, cat. no. 6416.0
Housing Finance, Australia, cat. no. 5609.0
Producer Price Indexes, Australia, cat. no. 6427.0.

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

ABS DATA AVAILABLE ON REQUEST

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

ROUNDING

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

ABBREVIATIONS

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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

DWELLING UNITS

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

(a) na not available

(b) .. not applicable

APPENDIX LIST OF ELECTRONIC TABLES *continued*

VALUE

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

(a) na not available

(b) .. not applicable

CHAIN VOLUME MEASURES

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

APPENDIX LIST OF ELECTRONIC TABLES *continued*

DATA CUBES

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

GLOSSARY

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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