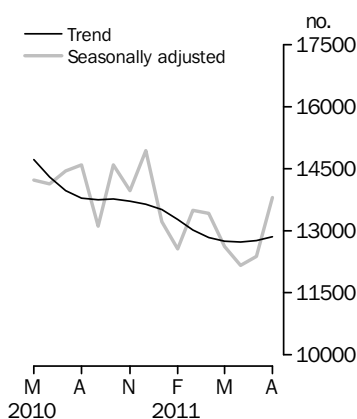


# BUILDING APPROVALS

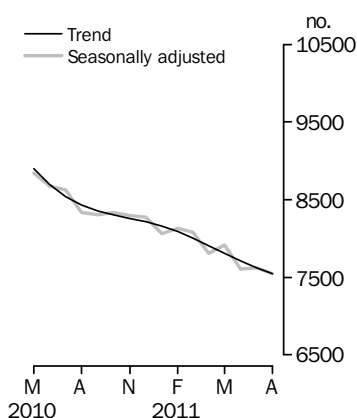
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 4 OCT 2011

## Dwelling units approved



## Private sector houses approved



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070.

## KEY FIGURES

### TREND

	Aug 11	Jul 11 to Aug 11 no. % change	Aug 10 to Aug 11 % change
<b>Total dwelling units approved</b>	<b>12 855</b>	<b>0.7</b>	<b>-6.8</b>
Private sector houses	7 550	-1.0	-10.4
Private sector dwellings excluding houses	4 933	2.9	4.4

### SEASONALLY ADJUSTED

	Aug 11	Jul 11 to Aug 11 no. % change	Aug 10 to Aug 11 % change
<b>Total dwelling units approved</b>	<b>13 800</b>	<b>11.4</b>	<b>-5.5</b>
Private sector houses	7 547	-1.0	-9.5
Private sector dwellings excluding houses	5 829	35.1	12.4

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for total dwellings approved rose 0.7% in August 2011 following a 0.3% increase in July 2011.
- The seasonally adjusted estimate for total dwellings approved rose 11.4% in August following a rise of 1.8% in the previous month.

### PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.0% in August and has fallen for 20 months.
- The seasonally adjusted estimate for private sector houses fell 1.0% in August 2011 following a rise of 0.2% in the previous month.

### PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES

- The trend estimate for private sector dwellings excluding houses rose 2.9% in August and has risen for 4 months.
- The seasonally adjusted estimate for private sector dwellings excluding houses approved rose 35.1% following a rise of 0.4% last month.

### VALUE OF BUILDING APPROVED

- The trend estimate for the value of total residential building was flat in August after falling for the previous 15 quarters. The value of non-residential building fell 1.6%.
- The seasonally adjusted estimate of the value of total building approved rose 14.2% in August following a fall of 4.1% last month.
- The seasonally adjusted estimate for the value of total residential building rose 10.8% and the value of non-residential building rose 20.3%.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 2011 (Additional Information)	17 October 2011
September 2011	2 November 2011
September 2011 (Additional Information)	14 November 2011
October 2011	1 December 2011
October 2011 (Additional Information)	13 December 2011
November 2011	10 January 2012
November 2011 (Additional Information)	18 January 2012



## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

Widespread flooding, and other natural disasters, in the eastern states during late 2010 and early 2011 have not adversely affected participation by providers in the Building Approvals collection or the quality of estimates in this release. However, these events may have had an impact on the number of approved dwellings and the value of approved work.

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

## REVISIONS THIS MONTH

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



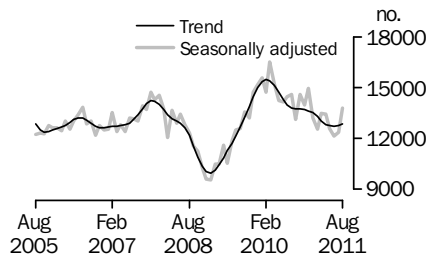
	2009-10	2010-11	TOTAL
NSW	172	61	233
Vic.	—	—	—
Qld	—	—	—
SA	—	—	—
WA	—	—	—
Tas.	50	—	50
NT	—	—	—
ACT	—	—	—
<b>Total</b>	<b>222</b>	<b>61</b>	<b>283</b>



Peter Harper  
Acting Australian Statistician

# BUILDING APPROVALS AUSTRALIA

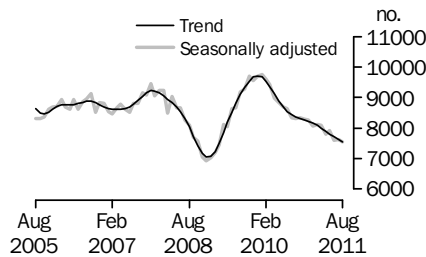
## NUMBER OF TOTAL DWELLING UNITS



The trend estimate for Australia rose 0.7% in August 2011.

In seasonally adjusted terms the estimate rose 11.4% to 13,800 dwellings.

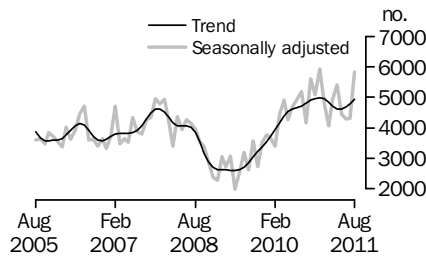
## NUMBER OF PRIVATE SECTOR HOUSES



The trend estimate for private sector houses approved fell 1.0% in August.

In seasonally adjusted terms the estimate fell 1.0% to 7,547 houses.

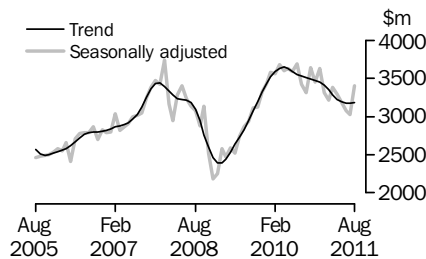
## NUMBER OF PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



The trend estimate for private sector dwelling units excluding houses rose 2.9% in August.

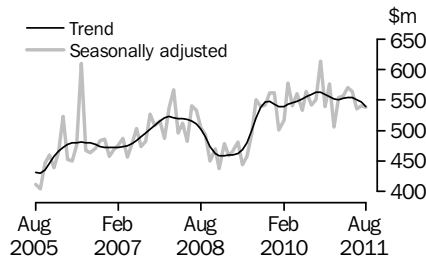
In seasonally adjusted terms the estimate rose 35.1% to 5,829 dwellings.

## VALUE OF NEW RESIDENTIAL BUILDING



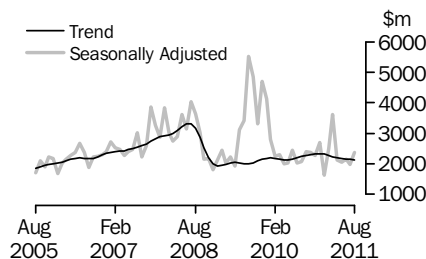
The trend estimate for the value of new residential building approved rose 0.2% in August 2011 after falling for 15 months.

## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING



The trend estimate for the value of alterations and additions to residential building fell 1.2% in August 2011 and has fallen for 4 months.

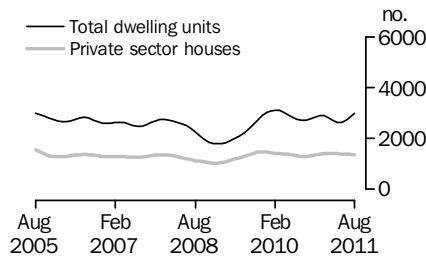
## VALUE OF NON-RESIDENTIAL BUILDING



The trend estimate for the value of non-residential building approved fell 1.6% in August 2011 following a 0.1% rise the previous month.

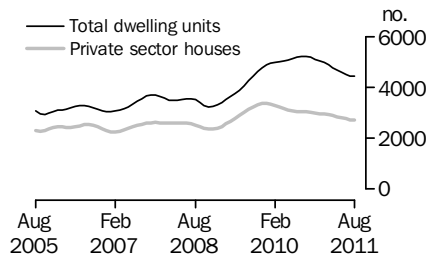
## DWELLING UNITS APPROVED STATE TRENDS

### NEW SOUTH WALES



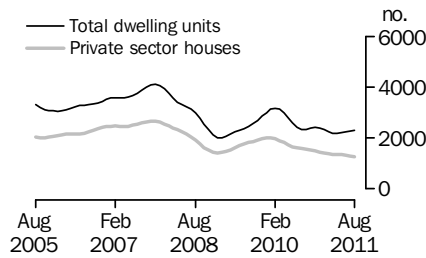
The trend estimate for total number of dwelling units approved in New South Wales rose 5.2% in August and has now increased for 4 months. The trend estimate for the number of private sector houses fell 0.5% in August and has now fallen for 6 months.

### VICTORIA



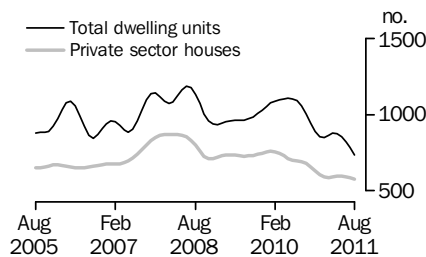
The trend estimate for total number of dwelling units approved in Victoria fell 0.2% in August and has fallen for 11 months. The trend estimate for the number of private sector houses fell 0.9% in August and has now fallen for 20 months.

### QUEENSLAND



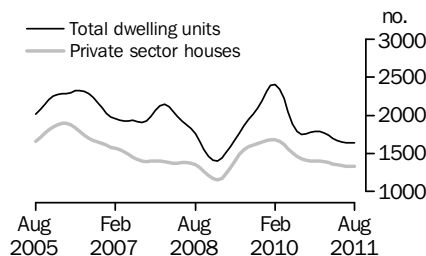
The trend estimate for total number of dwelling units approved in Queensland rose 1.6% in August and has now increased for 4 months. The trend estimate for the number of private sector houses fell 2.4% in August and is showing falls for 19 months.

### SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia fell 6.2% in August and is now showing falls for 5 months. The trend estimate for the number of private sector houses fell 1.5% in August and is now showing falls for 3 months.

### WESTERN AUSTRALIA



The trend estimate for total number of dwelling units approved was flat in Western Australia during August after falling for 8 months. The trend estimate for the number of private sector houses fell 0.1% in August and has now fallen for 19 months.

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## DWELLING UNITS APPROVED

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

### ORIGINAL

2010							
June	9 369	9 616	4 628	5 448	13 997	1 067	<b>15 064</b>
July	9 099	9 376	5 344	6 113	14 443	1 046	<b>15 489</b>
August	8 888	9 102	5 009	5 804	13 897	1 009	<b>14 906</b>
September	8 957	9 115	4 804	5 208	13 761	562	<b>14 323</b>
October	8 693	8 889	6 467	6 789	15 160	518	<b>15 678</b>
November	8 750	8 946	5 039	5 477	13 789	634	<b>14 423</b>
December	7 353	7 512	6 315	6 832	13 668	676	<b>14 344</b>
2011							
January	5 934	5 994	3 515	3 747	9 449	292	<b>9 741</b>
February	7 808	7 952	3 677	3 854	11 485	321	<b>11 806</b>
March	8 747	8 892	5 208	5 536	13 955	473	<b>14 428</b>
April	6 856	6 944	4 911	5 059	11 767	236	<b>12 003</b>
May	8 368	8 500	4 384	4 571	12 752	319	<b>13 071</b>
June	8 308	8 408	4 231	4 432	12 539	301	<b>12 840</b>
July	7 772	7 880	4 472	4 820	12 244	456	<b>12 700</b>
August	8 558	8 719	5 991	6 245	14 549	415	<b>14 964</b>

### SEASONALLY ADJUSTED

2010							
June	8 679	8 903	4 692	5 235	13 371	767	<b>14 138</b>
July	8 629	8 859	4 936	5 591	13 565	886	<b>14 451</b>
August	8 335	8 527	5 185	6 070	13 520	1 076	<b>14 596</b>
September	8 310	8 467	4 169	4 651	12 479	639	<b>13 117</b>
October	8 338	8 522	5 602	6 069	13 940	651	<b>14 590</b>
November	8 294	8 457	5 091	5 510	13 385	581	<b>13 967</b>
December	8 275	8 444	5 943	6 494	14 218	720	<b>14 937</b>
2011							
January	8 060	8 159	4 809	5 060	12 868	350	<b>13 219</b>
February	8 132	8 303	4 068	4 253	12 200	356	<b>12 556</b>
March	8 083	8 214	4 936	5 272	13 019	468	<b>13 486</b>
April	7 808	7 907	5 400	5 519	13 208	219	<b>13 426</b>
May	7 920	8 044	4 438	4 565	12 358	251	<b>12 609</b>
June	7 604	7 698	4 300	4 467	11 904	261	<b>12 165</b>
July	7 622	7 724	4 316	4 660	11 938	446	<b>12 384</b>
August	7 547	7 693	5 829	6 106	13 376	423	<b>13 800</b>

### TREND

2010							
June	8 692	8 949	4 625	5 350	13 318	981	<b>14 299</b>
July	8 538	8 760	4 663	5 203	13 201	761	<b>13 963</b>
August	8 431	8 626	4 723	5 165	13 154	636	<b>13 791</b>
September	8 356	8 535	4 822	5 218	13 178	575	<b>13 753</b>
October	8 304	8 472	4 916	5 290	13 220	542	<b>13 762</b>
November	8 258	8 418	4 970	5 304	13 228	494	<b>13 722</b>
December	8 216	8 368	4 979	5 273	13 195	446	<b>13 640</b>
2011							
January	8 163	8 308	4 951	5 201	13 115	394	<b>13 509</b>
February	8 092	8 228	4 845	5 057	12 937	347	<b>13 284</b>
March	8 002	8 128	4 706	4 896	12 709	315	<b>13 023</b>
April	7 905	8 023	4 619	4 809	12 524	308	<b>12 832</b>
May	7 806	7 919	4 625	4 825	12 430	314	<b>12 744</b>
June	7 710	7 822	4 688	4 904	12 398	328	<b>12 726</b>
July	7 626	7 739	4 795	5 030	12 420	348	<b>12 769</b>
August	7 550	7 663	4 933	5 192	12 483	372	<b>12 855</b>

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2010							
June	1.9	1.6	8.6	0.3	4.0	-26.0	<b>1.1</b>
July	-2.9	-2.5	15.5	12.2	3.2	-2.0	<b>2.8</b>
August	-2.3	-2.9	-6.3	-5.1	-3.8	-3.5	<b>-3.8</b>
September	0.8	0.1	-4.1	-10.3	-1.0	-44.3	<b>-3.9</b>
October	-2.9	-2.5	34.6	30.4	10.2	-7.8	<b>9.5</b>
November	0.7	0.6	-22.1	-19.3	-9.0	22.4	<b>-8.0</b>
December	-16.0	-16.0	25.3	24.7	-0.9	6.6	<b>-0.5</b>
2011							
January	-19.3	-20.2	-44.3	-45.2	-30.9	-56.8	<b>-32.1</b>
February	31.6	32.7	4.6	2.9	21.5	9.9	<b>21.2</b>
March	12.0	11.8	41.6	43.6	21.5	47.4	<b>22.2</b>
April	-21.6	-21.9	-5.7	-8.6	-15.7	-50.1	<b>-16.8</b>
May	22.1	22.4	-10.7	-9.6	8.4	35.2	<b>8.9</b>
June	-0.7	-1.1	-3.5	-3.0	-1.7	-5.6	<b>-1.8</b>
July	-6.5	-6.3	5.7	8.8	-2.4	51.5	<b>-1.1</b>
August	10.1	10.6	34.0	29.6	18.8	-9.0	<b>17.8</b>

SEASONALLY ADJUSTED

2010							
June	-1.9	-2.5	9.6	2.6	1.9	-30.9	<b>-0.7</b>
July	-0.6	-0.5	5.2	6.8	1.5	15.5	<b>2.2</b>
August	-3.4	-3.8	5.0	8.6	-0.3	21.5	<b>1.0</b>
September	-0.3	-0.7	-19.6	-23.4	-7.7	-40.6	<b>-10.1</b>
October	0.3	0.6	34.4	30.5	11.7	1.8	<b>11.2</b>
November	-0.5	-0.8	-9.1	-9.2	-4.0	-10.6	<b>-4.3</b>
December	-0.2	-0.2	16.7	17.9	6.2	23.8	<b>6.9</b>
2011							
January	-2.6	-3.4	-19.1	-22.1	-9.5	-51.3	<b>-11.5</b>
February	0.9	1.8	-15.4	-15.9	-5.2	1.7	<b>-5.0</b>
March	-0.6	-1.1	21.3	24.0	6.7	31.3	<b>7.4</b>
April	-3.4	-3.7	9.4	4.7	1.5	-53.2	<b>-0.4</b>
May	1.4	1.7	-17.8	-17.3	-6.4	14.8	<b>-6.1</b>
June	-4.0	-4.3	-3.1	-2.1	-3.7	4.0	<b>-3.5</b>
July	0.2	0.3	0.4	4.3	0.3	70.7	<b>1.8</b>
August	-1.0	-0.4	35.1	31.0	12.0	-5.1	<b>11.4</b>

TREND

2010							
June	-2.3	-2.6	1.8	-3.3	-0.9	-23.2	<b>-2.8</b>
July	-1.8	-2.1	0.8	-2.7	-0.9	-22.4	<b>-2.3</b>
August	-1.3	-1.5	1.3	-0.7	-0.4	-16.4	<b>-1.2</b>
September	-0.9	-1.1	2.1	1.0	0.2	-9.7	<b>-0.3</b>
October	-0.6	-0.7	2.0	1.4	0.3	-5.7	<b>0.1</b>
November	-0.5	-0.6	1.1	0.3	0.1	-8.8	<b>-0.3</b>
December	-0.5	-0.6	0.2	-0.6	-0.3	-9.8	<b>-0.6</b>
2011							
January	-0.6	-0.7	-0.6	-1.4	-0.6	-11.6	<b>-1.0</b>
February	-0.9	-1.0	-2.2	-2.8	-1.4	-11.9	<b>-1.7</b>
March	-1.1	-1.2	-2.9	-3.2	-1.8	-9.3	<b>-2.0</b>
April	-1.2	-1.3	-1.8	-1.8	-1.5	-2.2	<b>-1.5</b>
May	-1.3	-1.3	0.1	0.3	-0.8	2.0	<b>-0.7</b>
June	-1.2	-1.2	1.4	1.6	-0.3	4.3	<b>-0.1</b>
July	-1.1	-1.1	2.3	2.6	0.2	6.3	<b>0.3</b>
August	-1.0	-1.0	2.9	3.2	0.5	6.9	<b>0.7</b>

## TOTAL 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

## 2010

June	2 715	5 416	2 988	989	2 028	266	174	488	<b>15 064</b>
July	3 299	6 072	2 291	1 115	1 809	312	233	358	<b>15 489</b>
August	2 371	6 029	2 275	1 393	1 851	262	159	566	<b>14 906</b>
September	2 580	5 547	2 687	996	1 811	302	125	275	<b>14 323</b>
October	3 629	5 459	2 555	869	1 778	276	52	1 060	<b>15 678</b>
November	3 193	5 011	2 539	937	2 051	264	65	363	<b>14 423</b>
December	3 188	5 254	2 320	845	1 705	256	288	488	<b>14 344</b>

## 2011

January	1 722	3 907	1 826	518	1 374	144	26	224	<b>9 741</b>
February	2 641	3 980	1 888	996	1 641	249	91	320	<b>11 806</b>
March	3 159	5 593	2 002	865	1 812	293	59	645	<b>14 428</b>
April	2 371	4 580	2 166	779	1 381	208	57	461	<b>12 003</b>
May	2 404	4 176	2 522	1 068	1 899	286	83	633	<b>13 071</b>
June	2 356	4 786	2 296	853	1 745	237	94	473	<b>12 840</b>
July	2 686	4 658	1 985	719	1 578	179	253	642	<b>12 700</b>
August	3 972	4 916	2 874	786	1 843	218	78	277	<b>14 964</b>

## SEASONALLY ADJUSTED

## 2010

June	2 775	5 121	2 523	966	1 885	250	na	na	<b>14 138</b>
July	3 022	5 472	2 267	1 048	1 788	279	na	na	<b>14 451</b>
August	2 425	5 947	2 189	1 304	1 752	261	na	na	<b>14 596</b>
September	2 402	5 048	2 403	886	1 712	279	na	na	<b>13 117</b>
October	3 110	5 000	2 426	935	1 769	270	na	na	<b>14 590</b>
November	2 895	5 165	2 452	875	1 894	272	na	na	<b>13 967</b>
December	2 945	5 670	2 600	875	1 806	253	na	na	<b>14 937</b>

## 2011

January	2 724	5 184	2 372	684	1 725	184	na	na	<b>13 219</b>
February	2 855	4 124	2 111	1 031	1 720	267	na	na	<b>12 556</b>
March	3 039	5 094	1 839	824	1 742	271	na	na	<b>13 486</b>
April	2 642	5 158	2 354	885	1 612	256	na	na	<b>13 426</b>
May	2 315	4 196	2 521	933	1 676	247	na	na	<b>12 609</b>
June	2 455	4 463	2 060	806	1 599	231	na	na	<b>12 165</b>
July	2 606	4 309	2 062	738	1 610	174	na	na	<b>12 384</b>
August	3 785	4 622	2 467	708	1 698	203	na	na	<b>13 800</b>

## TREND

## 2010

June	2 830	5 143	2 587	1 102	1 888	252	137	360	<b>14 299</b>
July	2 751	5 182	2 416	1 091	1 785	261	139	338	<b>13 963</b>
August	2 716	5 214	2 335	1 057	1 751	268	127	322	<b>13 791</b>
September	2 723	5 222	2 349	1 001	1 759	270	109	320	<b>13 753</b>
October	2 775	5 181	2 397	942	1 779	266	91	331	<b>13 762</b>
November	2 841	5 109	2 414	888	1 789	257	77	347	<b>13 722</b>
December	2 897	5 037	2 382	856	1 786	250	69	365	<b>13 640</b>

## 2011

January	2 903	4 972	2 322	849	1 768	248	66	381	<b>13 509</b>
February	2 825	4 889	2 251	864	1 734	249	67	405	<b>13 284</b>
March	2 709	4 781	2 200	879	1 696	250	71	437	<b>13 023</b>
April	2 638	4 672	2 187	874	1 665	247	76	472	<b>12 832</b>
May	2 639	4 583	2 205	853	1 648	238	81	497	<b>12 744</b>
June	2 708	4 510	2 233	820	1 638	225	88	503	<b>12 726</b>
July	2 835	4 455	2 263	784	1 634	212	93	493	<b>12 769</b>
August	2 983	4 446	2 299	735	1 634	196	95	466	<b>12 855</b>

na not available



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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
June	-12.1	12.9	2.5	-28.1	-0.6	23.7	93.3	29.4	<b>1.1</b>
July	21.5	12.1	-23.3	12.7	-10.8	17.3	33.9	-26.6	<b>2.8</b>
August	-28.1	-0.7	-0.7	24.9	2.3	-16.0	-31.8	58.1	<b>-3.8</b>
September	8.8	-8.0	18.1	-28.5	-2.2	15.3	-21.4	-51.4	<b>-3.9</b>
October	40.7	-1.6	-4.9	-12.8	-1.8	-8.6	-58.4	285.5	<b>9.5</b>
November	-12.0	-8.2	-0.6	7.8	15.4	-4.3	25.0	-65.8	<b>-8.0</b>
December	-0.2	4.8	-8.6	-9.8	-16.9	-3.0	343.1	34.4	<b>-0.5</b>
<b>2011</b>									
January	-46.0	-25.6	-21.3	-38.7	-19.4	-43.8	-91.0	-54.1	<b>-32.1</b>
February	53.4	1.9	3.4	92.3	19.4	72.9	250.0	42.9	<b>21.2</b>
March	19.6	40.5	6.0	-13.2	10.4	17.7	-35.2	101.6	<b>22.2</b>
April	-24.9	-18.1	8.2	-9.9	-23.8	-29.0	-3.4	-28.5	<b>-16.8</b>
May	1.4	-8.8	16.4	37.1	37.5	37.5	45.6	37.3	<b>8.9</b>
June	-2.0	14.6	-9.0	-20.1	-8.1	-17.1	13.3	-25.3	<b>-1.8</b>
July	14.0	-2.7	-13.5	-15.7	-9.6	-24.5	169.1	35.7	<b>-1.1</b>
August	47.9	5.5	44.8	9.3	16.8	21.8	-69.2	-56.9	<b>17.8</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	-5.6	7.5	-7.5	-23.1	1.8	21.1	na	na	<b>-0.7</b>
July	8.9	6.9	-10.1	8.5	-5.1	11.6	na	na	<b>2.2</b>
August	-19.7	8.7	-3.4	24.4	-2.0	-6.6	na	na	<b>1.0</b>
September	-0.9	-15.1	9.8	-32.0	-2.3	6.8	na	na	<b>-10.1</b>
October	29.5	-0.9	1.0	5.5	3.3	-3.1	na	na	<b>11.2</b>
November	-6.9	3.3	1.1	-6.4	7.1	0.6	na	na	<b>-4.3</b>
December	1.7	9.8	6.0	-0.1	-4.6	-6.7	na	na	<b>6.9</b>
<b>2011</b>									
January	-7.5	-8.6	-8.7	-21.8	-4.5	-27.3	na	na	<b>-11.5</b>
February	4.8	-20.5	-11.0	50.8	-0.3	44.8	na	na	<b>-5.0</b>
March	6.5	23.5	-12.9	-20.1	1.3	1.8	na	na	<b>7.4</b>
April	-13.1	1.2	28.0	7.4	-7.5	-5.7	na	na	<b>-0.4</b>
May	-12.4	-18.7	7.1	5.4	4.0	-3.3	na	na	<b>-6.1</b>
June	6.1	6.4	-18.3	-13.6	-4.6	-6.7	na	na	<b>-3.5</b>
July	6.2	-3.5	0.1	-8.4	0.7	-24.8	na	na	<b>1.8</b>
August	45.2	7.3	19.7	-4.1	5.5	17.2	na	na	<b>11.4</b>
TREND									
<b>2010</b>									
June	-3.4	1.1	-7.6	-0.3	-7.9	1.8	10.5	-3.7	<b>-2.8</b>
July	-2.8	0.8	-6.6	-1.1	-5.4	3.5	1.7	-6.1	<b>-2.3</b>
August	-1.3	0.6	-3.4	-3.1	-1.9	2.7	-8.3	-4.8	<b>-1.2</b>
September	0.2	0.2	0.6	-5.2	0.4	0.8	-14.2	-0.6	<b>-0.3</b>
October	1.9	-0.8	2.1	-5.9	1.2	-1.6	-16.4	3.4	<b>0.1</b>
November	2.4	-1.4	0.7	-5.8	0.5	-3.1	-15.3	4.7	<b>-0.3</b>
December	2.0	-1.4	-1.3	-3.6	-0.2	-3.0	-11.4	5.2	<b>-0.6</b>
<b>2011</b>									
January	0.2	-1.3	-2.5	-0.9	-1.0	-0.8	-4.3	4.5	<b>-1.0</b>
February	-2.7	-1.7	-3.1	1.8	-1.9	0.6	1.9	6.4	<b>-1.7</b>
March	-4.1	-2.2	-2.3	1.7	-2.2	0.3	6.4	7.9	<b>-2.0</b>
April	-2.6	-2.3	-0.6	-0.5	-1.8	-1.2	6.3	8.0	<b>-1.5</b>
May	—	-1.9	0.8	-2.4	-1.0	-3.5	7.4	5.2	<b>-0.7</b>
June	2.6	-1.6	1.3	-3.9	-0.6	-5.5	7.7	1.2	<b>-0.1</b>
July	4.7	-1.2	1.3	-4.4	-0.2	-5.9	6.6	-2.0	<b>0.3</b>
August	5.2	-0.2	1.6	-6.2	—	-7.7	1.8	-5.4	<b>0.7</b>

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

**2010**

June	1 512	3 307	1 674	699	1 706	210	50	211	<b>9 369</b>
July	1 371	3 463	1 721	766	1 357	194	46	181	<b>9 099</b>
August	1 312	3 214	1 636	729	1 642	181	32	142	<b>8 888</b>
September	1 379	3 176	1 794	791	1 455	177	47	138	<b>8 957</b>
October	1 442	3 129	1 560	641	1 464	179	37	241	<b>8 693</b>
November	1 382	3 046	1 712	711	1 528	179	43	149	<b>8 750</b>
December	1 242	2 612	1 301	527	1 290	186	38	157	<b>7 353</b>

**2011**

January	1 037	2 225	932	395	1 098	129	14	104	<b>5 934</b>
February	1 449	2 792	1 202	583	1 354	188	32	208	<b>7 808</b>
March	1 529	3 209	1 566	652	1 346	230	31	184	<b>8 747</b>
April	1 163	2 464	1 261	520	1 141	151	26	130	<b>6 856</b>
May	1 539	2 986	1 458	657	1 408	181	36	103	<b>8 368</b>
June	1 416	2 919	1 448	652	1 554	181	36	102	<b>8 308</b>
July	1 462	3 028	1 116	554	1 293	132	42	145	<b>7 772</b>
August	1 558	2 951	1 525	642	1 455	193	37	197	<b>8 558</b>

SEASONALLY ADJUSTED

**2010**

June	1 380	3 067	1 578	673	1 572	na	na	na	<b>8 679</b>
July	1 319	3 201	1 653	710	1 345	na	na	na	<b>8 629</b>
August	1 180	3 031	1 538	690	1 552	na	na	na	<b>8 335</b>
September	1 334	2 991	1 616	696	1 339	na	na	na	<b>8 310</b>
October	1 366	3 014	1 481	670	1 381	na	na	na	<b>8 338</b>
November	1 325	2 916	1 606	661	1 435	na	na	na	<b>8 294</b>
December	1 357	3 013	1 539	573	1 402	na	na	na	<b>8 275</b>

**2011**

January	1 415	3 063	1 252	538	1 411	na	na	na	<b>8 060</b>
February	1 507	2 834	1 283	607	1 426	na	na	na	<b>8 132</b>
March	1 414	2 942	1 441	596	1 290	na	na	na	<b>8 083</b>
April	1 347	2 750	1 405	603	1 374	na	na	na	<b>7 808</b>
May	1 407	2 909	1 393	614	1 287	na	na	na	<b>7 920</b>
June	1 344	2 667	1 319	586	1 396	na	na	na	<b>7 604</b>
July	1 419	2 877	1 131	573	1 310	na	na	na	<b>7 622</b>
August	1 358	2 600	1 312	573	1 331	na	na	na	<b>7 547</b>

TREND

**2010**

June	1 348	3 075	1 662	702	1 510	na	na	na	<b>8 692</b>
July	1 322	3 058	1 612	697	1 466	na	na	na	<b>8 538</b>
August	1 301	3 048	1 587	690	1 433	na	na	na	<b>8 431</b>
September	1 297	3 033	1 567	678	1 414	na	na	na	<b>8 356</b>
October	1 319	3 012	1 539	658	1 405	na	na	na	<b>8 304</b>
November	1 353	2 989	1 497	631	1 404	na	na	na	<b>8 258</b>
December	1 388	2 974	1 449	606	1 402	na	na	na	<b>8 216</b>

**2011**

January	1 411	2 953	1 410	590	1 394	na	na	na	<b>8 163</b>
February	1 420	2 925	1 384	586	1 379	na	na	na	<b>8 092</b>
March	1 415	2 888	1 366	589	1 364	na	na	na	<b>8 002</b>
April	1 405	2 848	1 353	595	1 348	na	na	na	<b>7 905</b>
May	1 391	2 808	1 337	596	1 338	na	na	na	<b>7 806</b>
June	1 379	2 771	1 313	592	1 333	na	na	na	<b>7 710</b>
July	1 372	2 735	1 286	586	1 330	na	na	na	<b>7 626</b>
August	1 365	2 711	1 256	577	1 328	na	na	na	<b>7 550</b>

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
June	5.9	4.0	-7.3	-3.9	1.9	12.3	6.4	42.6	<b>1.9</b>
July	-9.3	4.7	2.8	9.6	-20.5	-7.6	-8.0	-14.2	<b>-2.9</b>
August	-4.3	-7.2	-4.9	-4.8	21.0	-6.7	-30.4	-21.5	<b>-2.3</b>
September	5.1	-1.2	9.7	8.5	-11.4	-2.2	46.9	-2.8	<b>0.8</b>
October	4.6	-1.5	-13.0	-19.0	0.6	1.1	-21.3	74.6	<b>-2.9</b>
November	-4.2	-2.7	9.7	10.9	4.4	—	16.2	-38.2	<b>0.7</b>
December	-10.1	-14.2	-24.0	-25.9	-15.6	3.9	-11.6	5.4	<b>-16.0</b>
<b>2011</b>									
January	-16.5	-14.8	-28.4	-25.0	-14.9	-30.6	-63.2	-33.8	<b>-19.3</b>
February	39.7	25.5	29.0	47.6	23.3	45.7	128.6	100.0	<b>31.6</b>
March	5.5	14.9	30.3	11.8	-0.6	22.3	-3.1	-11.5	<b>12.0</b>
April	-23.9	-23.2	-19.5	-20.2	-15.2	-34.3	-16.1	-29.3	<b>-21.6</b>
May	32.3	21.2	15.6	26.3	23.4	19.9	38.5	-20.8	<b>22.1</b>
June	-8.0	-2.2	-0.7	-0.8	10.4	—	—	-1.0	<b>-0.7</b>
July	3.2	3.7	-22.9	-15.0	-16.8	-27.1	16.7	42.2	<b>-6.5</b>
August	6.6	-2.5	36.6	15.9	12.5	46.2	-11.9	35.9	<b>10.1</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	-0.3	-1.2	-7.7	-2.9	1.2	na	na	na	<b>-1.9</b>
July	-4.4	4.4	4.8	5.4	-14.4	na	na	na	<b>-0.6</b>
August	-10.5	-5.3	-6.9	-2.8	15.3	na	na	na	<b>-3.4</b>
September	13.1	-1.3	5.0	0.9	-13.7	na	na	na	<b>-0.3</b>
October	2.4	0.8	-8.3	-3.8	3.1	na	na	na	<b>0.3</b>
November	-3.0	-3.2	8.5	-1.3	3.9	na	na	na	<b>-0.5</b>
December	2.4	3.3	-4.2	-13.3	-2.3	na	na	na	<b>-0.2</b>
<b>2011</b>									
January	4.3	1.6	-18.6	-6.0	0.6	na	na	na	<b>-2.6</b>
February	6.5	-7.5	2.5	12.8	1.1	na	na	na	<b>0.9</b>
March	-6.2	3.8	12.3	-1.7	-9.5	na	na	na	<b>-0.6</b>
April	-4.7	-6.5	-2.5	1.1	6.5	na	na	na	<b>-3.4</b>
May	4.5	5.8	-0.9	1.9	-6.3	na	na	na	<b>1.4</b>
June	-4.5	-8.3	-5.3	-4.6	8.5	na	na	na	<b>-4.0</b>
July	5.5	7.9	-14.2	-2.2	-6.2	na	na	na	<b>0.2</b>
August	-4.3	-9.6	16.0	-0.1	1.6	na	na	na	<b>-1.0</b>
TREND									
<b>2010</b>									
June	-1.6	-1.1	-4.3	-1.6	-3.4	na	na	na	<b>-2.3</b>
July	-1.9	-0.6	-3.0	-0.7	-3.0	na	na	na	<b>-1.8</b>
August	-1.6	-0.3	-1.6	-0.9	-2.2	na	na	na	<b>-1.3</b>
September	-0.3	-0.5	-1.3	-1.8	-1.3	na	na	na	<b>-0.9</b>
October	1.7	-0.7	-1.8	-3.0	-0.7	na	na	na	<b>-0.6</b>
November	2.6	-0.7	-2.7	-4.1	—	na	na	na	<b>-0.5</b>
December	2.6	-0.5	-3.2	-4.0	-0.2	na	na	na	<b>-0.5</b>
<b>2011</b>									
January	1.7	-0.7	-2.7	-2.6	-0.6	na	na	na	<b>-0.6</b>
February	0.6	-0.9	-1.9	-0.8	-1.0	na	na	na	<b>-0.9</b>
March	-0.3	-1.3	-1.3	0.6	-1.1	na	na	na	<b>-1.1</b>
April	-0.7	-1.4	-1.0	0.9	-1.2	na	na	na	<b>-1.2</b>
May	-1.0	-1.4	-1.2	0.2	-0.7	na	na	na	<b>-1.3</b>
June	-0.8	-1.3	-1.8	-0.7	-0.4	na	na	na	<b>-1.2</b>
July	-0.6	-1.3	-2.0	-1.0	-0.3	na	na	na	<b>-1.1</b>
August	-0.5	-0.9	-2.4	-1.5	-0.1	na	na	na	<b>-1.0</b>

— nil or rounded to zero (including null cells)

na not available

## DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
<b>2008-09</b>	13 562	30 476	19 896	9 238	15 969	2 575	735	1 487	<b>93 938</b>
<b>2009-10</b>	17 082	39 087	22 924	9 969	20 381	2 551	775	2 208	<b>114 977</b>
<b>2010-11</b>	16 433	35 492	17 859	8 156	17 163	2 206	475	1 846	<b>99 630</b>
<b>2010</b>									
September	1 391	3 201	1 805	812	1 519	185	64	138	<b>9 115</b>
October	1 475	3 190	1 611	670	1 479	182	41	241	<b>8 889</b>
November	1 418	3 071	1 756	752	1 574	183	43	149	<b>8 946</b>
December	1 252	2 646	1 307	540	1 356	192	60	159	<b>7 512</b>
<b>2011</b>									
January	1 038	2 235	940	414	1 115	132	15	105	<b>5 994</b>
February	1 453	2 801	1 217	617	1 429	191	32	212	<b>7 952</b>
March	1 540	3 220	1 613	683	1 381	240	31	184	<b>8 892</b>
April	1 179	2 467	1 288	529	1 172	153	26	130	<b>6 944</b>
May	1 557	2 991	1 482	683	1 456	183	45	103	<b>8 500</b>
June	1 428	2 925	1 463	679	1 584	187	40	102	<b>8 408</b>
July	1 471	3 045	1 132	577	1 333	135	42	145	<b>7 880</b>
August	1 592	2 990	1 551	659	1 495	198	37	197	<b>8 719</b>
DWELLINGS EXCLUDING HOUSES									
<b>2008-09</b>	10 372	11 286	9 058	2 774	3 417	592	250	1 401	<b>39 150</b>
<b>2009-10</b>	16 356	17 989	10 965	2 591	4 982	682	556	2 331	<b>56 452</b>
<b>2010-11</b>	16 480	24 902	9 508	3 078	3 694	883	857	4 020	<b>63 422</b>
<b>2010</b>									
September	1 189	2 346	882	184	292	117	61	137	<b>5 208</b>
October	2 154	2 269	944	199	299	94	11	819	<b>6 789</b>
November	1 775	1 940	783	185	477	81	22	214	<b>5 477</b>
December	1 936	2 608	1 013	305	349	64	228	329	<b>6 832</b>
<b>2011</b>									
January	684	1 672	886	104	259	12	11	119	<b>3 747</b>
February	1 188	1 179	671	379	212	58	59	108	<b>3 854</b>
March	1 619	2 373	389	182	431	53	28	461	<b>5 536</b>
April	1 192	2 113	878	250	209	55	31	331	<b>5 059</b>
May	847	1 185	1 040	385	443	103	38	530	<b>4 571</b>
June	928	1 861	833	174	161	50	54	371	<b>4 432</b>
July	1 215	1 613	853	142	245	44	211	497	<b>4 820</b>
August	2 380	1 926	1 323	127	348	20	41	80	<b>6 245</b>
TOTAL DWELLING UNITS									
<b>2008-09</b>	23 934	41 762	28 954	12 012	19 386	3 167	985	2 888	<b>133 088</b>
<b>2009-10</b>	33 438	57 076	33 889	12 560	25 363	3 233	1 331	4 539	<b>171 429</b>
<b>2010-11</b>	32 913	60 394	27 367	11 234	20 857	3 089	1 332	5 866	<b>163 052</b>
<b>2010</b>									
September	2 580	5 547	2 687	996	1 811	302	125	275	<b>14 323</b>
October	3 629	5 459	2 555	869	1 778	276	52	1 060	<b>15 678</b>
November	3 193	5 011	2 539	937	2 051	264	65	363	<b>14 423</b>
December	3 188	5 254	2 320	845	1 705	256	288	488	<b>14 344</b>
<b>2011</b>									
January	1 722	3 907	1 826	518	1 374	144	26	224	<b>9 741</b>
February	2 641	3 980	1 888	996	1 641	249	91	320	<b>11 806</b>
March	3 159	5 593	2 002	865	1 812	293	59	645	<b>14 428</b>
April	2 371	4 580	2 166	779	1 381	208	57	461	<b>12 003</b>
May	2 404	4 176	2 522	1 068	1 899	286	83	633	<b>13 071</b>
June	2 356	4 786	2 296	853	1 745	237	94	473	<b>12 840</b>
July	2 686	4 658	1 985	719	1 578	179	253	642	<b>12 700</b>
August	3 972	4 916	2 874	786	1 843	218	78	277	<b>14 964</b>

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
<b>2008-09</b>	6 038	21 441	8 401	5 850	11 114	1 114	590	1 474
<b>2009-10</b>	8 104	26 080	9 253	6 565	14 179	1 059	655	2 187
<b>2010-11</b>	8 338	24 226	7 979	5 425	12 218	919	370	1 822
<b>2010</b>								
September	693	2 196	854	521	1 051	83	54	137
October	756	2 160	797	462	1 010	77	37	241
November	743	2 023	768	521	1 108	68	29	148
December	584	1 789	699	364	887	67	50	155
<b>2011</b>								
January	528	1 557	437	263	841	51	9	102
February	760	1 899	530	427	1 072	64	15	211
March	796	2 193	783	458	956	121	22	184
April	586	1 639	506	339	865	60	18	127
May	778	2 005	681	439	1 030	70	40	100
June	766	2 050	667	451	1 158	103	30	98
July	793	1 997	444	412	982	48	29	144
August	807	1 968	594	416	1 089	76	21	195
DWELLINGS EXCLUDING HOUSES								
<b>2008-09</b>	7 975	10 440	4 244	2 439	2 781	323	239	1 401
<b>2009-10</b>	11 609	16 400	6 854	2 276	3 562	314	434	2 331
<b>2010-11</b>	13 857	23 763	6 484	2 513	2 710	467	738	4 020
<b>2010</b>								
September	942	2 223	613	153	228	27	59	137
October	1 848	2 145	681	181	218	76	7	819
November	1 587	1 859	307	175	380	60	19	214
December	1 762	2 534	813	272	302	26	218	329
<b>2011</b>								
January	590	1 572	659	93	124	8	4	119
February	1 001	1 115	425	372	203	25	38	108
March	1 415	2 319	241	176	314	39	—	461
April	1 050	2 051	706	242	140	16	9	331
May	709	1 117	787	355	257	69	34	530
June	632	1 811	465	158	135	38	49	371
July	1 086	1 534	535	132	218	35	182	497
August	2 204	1 870	1 011	120	256	7	32	80
TOTAL DWELLING UNITS								
<b>2008-09</b>	14 013	31 881	12 645	8 289	13 895	1 437	829	2 875
<b>2009-10</b>	19 713	42 480	16 107	8 841	17 741	1 373	1 089	4 518
<b>2010-11</b>	22 195	47 989	14 463	7 938	14 928	1 386	1 108	5 842
<b>2010</b>								
September	1 635	4 419	1 467	674	1 279	110	113	274
October	2 604	4 305	1 478	643	1 228	153	44	1 060
November	2 330	3 882	1 075	696	1 488	128	48	362
December	2 346	4 323	1 512	636	1 189	93	268	484
<b>2011</b>								
January	1 118	3 129	1 096	356	965	59	13	221
February	1 761	3 014	955	799	1 275	89	53	319
March	2 211	4 512	1 024	634	1 270	160	22	645
April	1 636	3 690	1 212	581	1 005	76	27	458
May	1 487	3 122	1 468	794	1 287	139	74	630
June	1 398	3 861	1 132	609	1 293	141	79	469
July	1 879	3 531	979	544	1 200	83	211	641
August	3 011	3 838	1 605	536	1 345	83	53	275

— nil or rounded to zero (including null cells)

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

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

Period	New houses	New other residential building	Alterations and additions to residential buildings creating dwellings	Conversion	Non-residential building	Total dwelling units
			no.			
.....						
<b>PRIVATE SECTOR</b>						
<b>2008-09</b>	92 011	35 566	560	260	204	<b>128 601</b>
<b>2009-10</b>	111 278	43 979	241	375	196	<b>156 069</b>
<b>2010-11</b>	97 608	57 686	494	690	187	<b>156 665</b>
<b>2010</b>						
September	8 945	4 774	14	25	3	<b>13 761</b>
October	8 683	6 242	212	6	17	<b>15 160</b>
November	8 739	4 980	46	19	5	<b>13 789</b>
December	7 335	6 177	27	101	28	<b>13 668</b>
<b>2011</b>						
January	5 920	3 477	27	15	10	<b>9 449</b>
February	7 799	3 588	27	67	4	<b>11 485</b>
March	8 732	5 052	20	130	21	<b>13 955</b>
April	6 851	4 841	8	43	24	<b>11 767</b>
May	8 354	4 287	31	65	15	<b>12 752</b>
June	8 284	4 128	40	71	16	<b>12 539</b>
July	7 761	4 399	57	10	17	<b>12 244</b>
August	8 537	5 897	49	23	43	<b>14 549</b>
.....						
<b>PUBLIC SECTOR</b>						
<b>2008-09</b>	1 775	2 652	9	47	4	<b>4 487</b>
<b>2009-10</b>	3 577	11 761	9	—	13	<b>15 360</b>
<b>2010-11</b>	1 865	4 458	38	17	9	<b>6 387</b>
<b>2010</b>						
September	158	358	31	15	—	<b>562</b>
October	196	322	—	—	—	<b>518</b>
November	196	438	—	—	—	<b>634</b>
December	159	517	—	—	—	<b>676</b>
<b>2011</b>						
January	60	231	1	—	—	<b>292</b>
February	142	174	5	—	—	<b>321</b>
March	145	327	—	—	1	<b>473</b>
April	88	148	—	—	—	<b>236</b>
May	132	186	1	—	—	<b>319</b>
June	98	199	—	2	2	<b>301</b>
July	108	347	1	—	—	<b>456</b>
August	161	251	3	—	—	<b>415</b>
.....						
<b>TOTAL</b>						
<b>2008-09</b>	93 786	38 218	569	307	208	<b>133 088</b>
<b>2009-10</b>	114 855	55 740	250	375	209	<b>171 429</b>
<b>2010-11</b>	99 473	62 144	532	707	196	<b>163 052</b>
<b>2010</b>						
September	9 103	5 132	45	40	3	<b>14 323</b>
October	8 879	6 564	212	6	17	<b>15 678</b>
November	8 935	5 418	46	19	5	<b>14 423</b>
December	7 494	6 694	27	101	28	<b>14 344</b>
<b>2011</b>						
January	5 980	3 708	28	15	10	<b>9 741</b>
February	7 941	3 762	32	67	4	<b>11 806</b>
March	8 877	5 379	20	130	22	<b>14 428</b>
April	6 939	4 989	8	43	24	<b>12 003</b>
May	8 486	4 473	32	65	15	<b>13 071</b>
June	8 382	4 327	40	73	18	<b>12 840</b>
July	7 869	4 746	58	10	17	<b>12 700</b>
August	8 698	6 148	52	23	43	<b>14 964</b>
.....						

— nil or rounded to zero (including null cells)

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
<b>2008-09</b>	93 786	8 243	9 108	17 351	2 598	3 022	15 247	20 867	38 218	<b>132 004</b>
<b>2009-10</b>	114 855	13 311	10 915	24 226	8 981	3 966	18 567	31 514	55 740	<b>170 595</b>
<b>2010-11</b>	99 473	10 861	11 629	22 490	4 085	4 073	31 496	39 654	62 144	<b>161 617</b>
<b>2010</b>										
June	9 599	1 110	1 023	2 133	636	583	2 063	3 282	5 415	<b>15 014</b>
July	9 366	1 315	1 109	2 424	355	300	2 899	3 554	5 978	<b>15 344</b>
August	9 091	1 254	885	2 139	325	171	3 085	3 581	5 720	<b>14 811</b>
September	9 103	927	1 038	1 965	519	469	2 179	3 167	5 132	<b>14 235</b>
October	8 879	1 221	1 209	2 430	188	418	3 528	4 134	6 564	<b>15 443</b>
November	8 935	1 070	845	1 915	342	329	2 832	3 503	5 418	<b>14 353</b>
December	7 494	792	979	1 771	394	306	4 223	4 923	6 694	<b>14 188</b>
<b>2011</b>										
January	5 980	422	628	1 050	227	103	2 328	2 658	3 708	<b>9 688</b>
February	7 941	712	864	1 576	485	257	1 444	2 186	3 762	<b>11 703</b>
March	8 877	898	1 129	2 027	254	313	2 785	3 352	5 379	<b>14 256</b>
April	6 939	533	1 199	1 732	301	318	2 638	3 257	4 989	<b>11 928</b>
May	8 486	978	934	1 912	316	450	1 795	2 561	4 473	<b>12 959</b>
June	8 382	739	810	1 549	379	639	1 760	2 778	4 327	<b>12 709</b>
July	7 869	666	804	1 470	311	359	2 606	3 276	4 746	<b>12 615</b>
August	8 698	665	687	1 352	247	208	4 341	4 796	6 148	<b>14 846</b>
VALUE (\$m)										
<b>2008-09</b>	23 111.0	1 324.8	1 955.7	3 280.5	439.0	639.3	4 750.4	5 828.7	9 109.2	<b>32 220.2</b>
<b>2009-10</b>	28 462.5	2 415.9	2 325.9	4 741.8	1 786.8	713.1	4 737.3	7 237.2	11 978.9	<b>40 441.4</b>
<b>2010-11</b>	26 486.3	1 925.4	2 490.6	4 416.0	811.5	920.2	7 929.0	9 660.7	14 076.7	<b>40 563.0</b>
<b>2010</b>										
June	2 504.4	202.3	218.3	420.6	139.6	91.4	589.1	820.0	1 240.6	<b>3 745.0</b>
July	2 421.8	229.8	235.1	464.8	71.6	61.0	914.3	1 046.9	1 511.7	<b>3 933.4</b>
August	2 383.0	214.3	194.5	408.8	57.8	42.6	635.7	736.1	1 144.8	<b>3 527.8</b>
September	2 407.6	159.7	195.2	354.9	104.1	112.5	538.3	754.9	1 109.8	<b>3 517.5</b>
October	2 366.5	204.8	279.9	484.7	37.3	132.6	818.1	988.0	1 472.7	<b>3 839.2</b>
November	2 390.1	182.7	195.8	378.5	76.6	69.2	781.2	927.0	1 305.5	<b>3 695.6</b>
December	2 026.0	135.6	192.8	328.5	88.2	76.4	1 042.3	1 206.9	1 535.4	<b>3 561.4</b>
<b>2011</b>										
January	1 573.6	81.4	160.1	241.5	47.8	20.7	559.0	627.5	869.0	<b>2 442.6</b>
February	2 131.6	129.0	169.0	298.0	116.4	53.5	346.4	516.3	814.3	<b>2 946.0</b>
March	2 366.8	184.0	256.0	440.1	45.7	69.4	711.8	826.8	1 266.9	<b>3 633.7</b>
April	1 889.9	96.8	245.0	341.8	61.3	83.8	720.1	865.2	1 207.0	<b>3 096.9</b>
May	2 283.3	174.4	199.4	373.8	49.6	80.3	446.5	576.3	950.1	<b>3 233.4</b>
June	2 246.1	132.8	167.8	300.6	55.1	118.2	415.5	588.8	889.4	<b>3 135.5</b>
July	2 087.4	119.1	166.8	285.9	45.1	88.6	665.2	798.9	1 084.8	<b>3 172.1</b>
August	2 299.6	146.7	135.2	281.9	48.3	49.6	1 139.2	1 237.1	1 519.0	<b>3 818.6</b>

Month	Alterations and additions including New residential building		Total residential building	Non- residential building	Total building
	to residential buildings	conversions			
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2010</b>					
July	3 933.4	602.1	4 535.5	2 057.5	<b>6 593.0</b>
August	3 527.8	596.6	4 124.4	2 262.0	<b>6 386.5</b>
September	3 517.5	635.1	4 152.5	2 565.9	<b>6 718.5</b>
October	3 839.2	637.6	4 476.8	2 368.5	<b>6 845.3</b>
November	3 695.6	562.1	4 257.7	2 428.9	<b>6 686.6</b>
December	3 561.4	502.1	4 063.5	2 442.3	<b>6 505.7</b>
<b>2011</b>					
January	2 442.6	369.1	2 811.7	1 719.3	<b>4 531.1</b>
February	2 946.0	522.9	3 468.8	2 269.0	<b>5 737.8</b>
March	3 633.7	617.5	4 251.2	3 756.2	<b>8 007.4</b>
April	3 096.9	500.9	3 597.7	1 805.7	<b>5 403.4</b>
May	3 233.4	594.1	3 827.5	1 961.5	<b>5 788.9</b>
June	3 135.5	552.6	3 688.1	2 257.0	<b>5 945.1</b>
July	3 172.1	562.7	3 734.9	1 911.3	<b>5 646.2</b>
August	3 818.6	609.8	4 428.4	2 640.5	<b>7 068.9</b>
SEASONALLY ADJUSTED					
<b>2010</b>					
July	3 693.3	564.4	4 257.6	2 026.9	<b>6 284.6</b>
August	3 419.8	541.3	3 961.1	2 071.7	<b>6 032.8</b>
September	3 313.6	551.1	3 864.8	2 396.3	<b>6 261.1</b>
October	3 645.5	613.8	4 259.4	2 364.3	<b>6 623.6</b>
November	3 454.6	539.6	3 994.1	2 283.6	<b>6 277.8</b>
December	3 627.1	576.0	4 203.2	2 705.9	<b>6 909.0</b>
<b>2011</b>					
January	3 308.0	506.2	3 814.2	1 640.9	<b>5 455.1</b>
February	3 216.6	554.8	3 771.5	2 505.3	<b>6 276.7</b>
March	3 378.7	557.2	3 935.9	3 607.2	<b>7 543.1</b>
April	3 294.7	571.1	3 865.7	2 118.2	<b>5 983.9</b>
May	3 186.4	564.4	3 750.8	2 052.8	<b>5 803.6</b>
June	3 070.3	535.4	3 605.7	2 162.2	<b>5 768.0</b>
July	3 021.9	540.6	3 562.6	1 970.6	<b>5 533.1</b>
August	3 407.2	538.7	3 945.9	2 371.4	<b>6 317.3</b>
TREND					
<b>2010</b>					
July	3 555.1	555.4	4 110.5	2 188.8	<b>6 299.3</b>
August	3 528.2	559.2	4 087.4	2 241.1	<b>6 328.5</b>
September	3 509.6	562.7	4 072.3	2 280.1	<b>6 352.4</b>
October	3 493.9	563.2	4 057.1	2 308.4	<b>6 365.6</b>
November	3 474.5	559.6	4 034.1	2 323.3	<b>6 357.4</b>
December	3 449.0	555.1	4 004.1	2 326.5	<b>6 330.6</b>
<b>2011</b>					
January	3 411.7	551.7	3 963.4	2 315.1	<b>6 278.4</b>
February	3 351.7	551.1	3 902.8	2 277.7	<b>6 180.5</b>
March	3 281.2	552.4	3 833.6	2 236.7	<b>6 070.2</b>
April	3 227.1	554.5	3 781.7	2 201.0	<b>5 982.6</b>
May	3 193.3	553.8	3 747.0	2 170.7	<b>5 917.7</b>
June	3 174.9	550.2	3 725.1	2 150.3	<b>5 875.3</b>
July	3 173.1	546.3	3 719.4	2 151.6	<b>5 871.1</b>
August	3 180.4	539.5	3 719.8	2 117.4	<b>5 837.3</b>



## VALUE OF BUILDING APPROVED, Percentage change

Month	Alterations and additions including conversions		Total residential building	Non- residential building	Total building
	New residential building	to residential buildings			
	%	%	%	%	%
ORIGINAL					
<b>2010</b>					
July	5.0	7.7	5.4	-14.9	-1.9
August	-10.3	-0.9	-9.1	9.9	-3.1
September	-0.3	6.4	0.7	13.4	5.2
October	9.1	0.4	7.8	-7.7	1.9
November	-3.7	-11.8	-4.9	2.5	-2.3
December	-3.6	-10.7	-4.6	0.5	-2.7
<b>2011</b>					
January	-31.4	-26.5	-30.8	-29.6	-30.4
February	20.6	41.7	23.4	32.0	26.6
March	23.3	18.1	22.6	65.5	39.6
April	-14.8	-18.9	-15.4	-51.9	-32.5
May	4.4	18.6	6.4	8.6	7.1
June	-3.0	-7.0	-3.6	15.1	2.7
July	1.2	1.8	1.3	-15.3	-5.0
August	20.4	8.4	18.6	38.2	25.2
SEASONALLY ADJUSTED					
<b>2010</b>					
July	2.7	5.8	3.1	-17.3	-4.5
August	-7.4	-4.1	-7.0	2.2	-4.0
September	-3.1	1.8	-2.4	15.7	3.8
October	10.0	11.4	10.2	-1.3	5.8
November	-5.2	-12.1	-6.2	-3.4	-5.2
December	5.0	6.8	5.2	18.5	10.1
<b>2011</b>					
January	-8.8	-12.1	-9.3	-39.4	-21.0
February	-2.8	9.6	-1.1	52.7	15.1
March	5.0	0.4	4.4	44.0	20.2
April	-2.5	2.5	-1.8	-41.3	-20.7
May	-3.3	-1.2	-3.0	-3.1	-3.0
June	-3.6	-5.1	-3.9	5.3	-0.6
July	-1.6	1.0	-1.2	-8.9	-4.1
August	12.7	-0.4	10.8	20.3	14.2
TREND					
<b>2010</b>					
July	-1.1	0.7	-0.8	1.8	0.1
August	-0.8	0.7	-0.6	2.4	0.5
September	-0.5	0.6	-0.4	1.7	0.4
October	-0.4	0.1	-0.4	1.2	0.2
November	-0.6	-0.6	-0.6	0.6	-0.1
December	-0.7	-0.8	-0.7	0.1	-0.4
<b>2011</b>					
January	-1.1	-0.6	-1.0	-0.5	-0.8
February	-1.8	-0.1	-1.5	-1.6	-1.6
March	-2.1	0.2	-1.8	-1.8	-1.8
April	-1.6	0.4	-1.4	-1.6	-1.4
May	-1.0	-0.1	-0.9	-1.4	-1.1
June	-0.6	-0.6	-0.6	-0.9	-0.7
July	-0.1	-0.7	-0.2	0.1	-0.1
August	0.2	-1.2	—	-1.6	-0.6

— nil or rounded to zero (including null cells)

## VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
June	1 558.7	2 020.3	1 491.8	346.3	885.1	106.6	148.4	163.6	<b>6 720.7</b>
July	1 683.4	2 346.7	1 051.5	371.2	717.6	107.6	122.4	192.5	<b>6 593.0</b>
August	1 258.9	2 083.4	1 251.5	446.2	817.5	131.6	112.0	285.4	<b>6 386.5</b>
September	1 456.0	2 071.3	1 588.1	379.7	888.7	104.9	59.9	169.9	<b>6 718.5</b>
October	1 775.3	2 171.0	1 286.8	296.2	803.2	102.1	30.3	380.5	<b>6 845.3</b>
November	1 349.7	2 331.4	1 110.0	569.8	986.6	110.4	51.3	177.3	<b>6 686.6</b>
December	1 750.9	2 119.6	940.5	356.9	878.2	83.1	113.0	263.5	<b>6 505.7</b>
<b>2011</b>									
January	992.2	1 423.0	950.0	236.4	689.8	121.4	24.7	93.5	<b>4 531.1</b>
February	1 363.3	1 820.3	982.9	322.5	917.8	83.5	123.7	123.8	<b>5 737.8</b>
March	1 858.4	2 201.0	2 379.3	469.9	757.2	106.7	51.3	183.7	<b>8 007.4</b>
April	1 207.3	2 004.7	954.1	307.1	646.8	77.6	53.5	152.3	<b>5 403.4</b>
May	1 336.5	1 723.4	1 135.5	337.0	889.5	114.2	71.2	181.5	<b>5 788.9</b>
June	1 246.7	1 896.3	1 094.2	298.4	1 030.8	112.6	59.8	206.2	<b>5 945.1</b>
July	1 466.3	1 849.7	1 063.5	233.6	688.3	62.6	148.4	133.8	<b>5 646.2</b>
August	1 704.3	2 183.5	1 521.2	271.6	1 059.5	97.0	113.0	118.8	<b>7 068.9</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	1 530.5	1 935.1	1 413.5	331.6	832.2	na	na	na	<b>6 579.1</b>
July	1 640.8	2 112.4	1 014.7	387.3	725.4	na	na	na	<b>6 284.6</b>
August	1 214.8	1 945.2	1 140.7	421.7	780.5	na	na	na	<b>6 032.8</b>
September	1 341.7	1 953.7	1 465.3	365.7	871.4	na	na	na	<b>6 261.1</b>
October	1 778.4	2 077.5	1 227.8	292.7	767.4	na	na	na	<b>6 623.6</b>
November	1 190.2	2 279.0	1 000.4	630.6	939.0	na	na	na	<b>6 277.8</b>
December	1 704.0	2 218.5	1 149.3	347.9	933.9	na	na	na	<b>6 909.0</b>
<b>2011</b>									
January	1 254.2	1 866.4	1 098.9	280.9	790.8	na	na	na	<b>5 455.1</b>
February	1 501.3	1 939.8	1 076.7	348.4	950.5	na	na	na	<b>6 276.7</b>
March	1 848.6	1 970.0	2 406.2	467.4	748.7	na	na	na	<b>7 543.1</b>
April	1 272.0	2 259.1	1 040.5	303.0	734.6	na	na	na	<b>5 983.9</b>
May	1 311.4	1 797.4	1 118.8	332.3	811.2	na	na	na	<b>5 803.6</b>
June	1 299.9	1 819.5	1 017.5	278.8	963.9	na	na	na	<b>5 768.0</b>
July	1 408.2	1 702.7	1 040.2	257.7	716.1	na	na	na	<b>5 533.1</b>
August	1 614.7	1 903.2	1 289.4	241.3	949.5	na	na	na	<b>6 317.3</b>
TREND									
<b>2010</b>									
June	1 492.6	1 941.1	1 274.4	362.4	838.4	na	na	na	<b>6 294.8</b>
July	1 490.9	1 975.7	1 248.3	368.0	802.2	na	na	na	<b>6 299.3</b>
August	1 473.9	2 021.6	1 225.7	376.6	793.9	na	na	na	<b>6 328.5</b>
September	1 448.8	2 069.9	1 206.9	373.4	813.2	na	na	na	<b>6 352.4</b>
October	1 442.5	2 094.7	1 187.9	365.5	846.8	na	na	na	<b>6 365.6</b>
November	1 458.2	2 097.1	1 160.4	357.6	872.5	na	na	na	<b>6 357.4</b>
December	1 488.2	2 088.4	1 120.7	356.1	876.6	na	na	na	<b>6 330.6</b>
<b>2011</b>									
January	1 506.6	2 070.7	1 084.9	358.0	864.3	na	na	na	<b>6 278.4</b>
February	1 496.4	2 038.4	1 053.8	360.6	840.9	na	na	na	<b>6 180.5</b>
March	1 464.7	1 993.5	1 044.7	356.0	820.3	na	na	na	<b>6 070.2</b>
April	1 436.0	1 950.7	1 049.8	341.3	810.7	na	na	na	<b>5 982.6</b>
May	1 410.1	1 912.4	1 060.5	320.8	816.3	na	na	na	<b>5 917.7</b>
June	1 400.6	1 870.6	1 083.1	295.7	831.3	na	na	na	<b>5 875.3</b>
July	1 414.4	1 833.6	1 113.7	271.0	850.0	na	na	na	<b>5 871.1</b>
August	1 421.4	1 796.4	1 147.8	244.9	863.0	na	na	na	<b>5 837.3</b>

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2010</b>									
June	0.1	12.7	29.2	-13.2	-5.1	21.0	29.2	31.0	<b>9.0</b>
July	8.0	16.2	-29.5	7.2	-18.9	1.0	-17.5	17.7	<b>-1.9</b>
August	-25.2	-11.2	19.0	20.2	13.9	22.2	-8.6	48.3	<b>-3.1</b>
September	15.7	-0.6	26.9	-14.9	8.7	-20.3	-46.5	-40.5	<b>5.2</b>
October	21.9	4.8	-19.0	-22.0	-9.6	-2.7	-49.5	123.9	<b>1.9</b>
November	-24.0	7.4	-13.7	92.4	22.8	8.2	69.6	-53.4	<b>-2.3</b>
December	29.7	-9.1	-15.3	-37.4	-11.0	-24.7	120.2	48.6	<b>-2.7</b>
<b>2011</b>									
January	-43.3	-32.9	1.0	-33.8	-21.5	46.2	-78.2	-64.5	<b>-30.4</b>
February	37.4	27.9	3.5	36.4	33.1	-31.2	401.4	32.4	<b>26.6</b>
March	36.3	20.9	142.1	45.7	-17.5	27.7	-58.6	48.4	<b>39.6</b>
April	-35.0	-8.9	-59.9	-34.6	-14.6	-27.3	4.3	-17.1	<b>-32.5</b>
May	10.7	-14.0	19.0	9.8	37.5	47.2	33.2	19.2	<b>7.1</b>
June	-6.7	10.0	-3.6	-11.5	15.9	-1.4	-16.1	13.6	<b>2.7</b>
July	17.6	-2.5	-2.8	-21.7	-33.2	-44.4	148.4	-35.1	<b>-5.0</b>
August	16.2	18.0	43.0	16.3	53.9	55.0	-23.9	-11.2	<b>25.2</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	-4.0	2.7	22.4	-19.3	-2.7	na	na	na	<b>5.7</b>
July	7.2	9.2	-28.2	16.8	-12.8	na	na	na	<b>-4.5</b>
August	-26.0	-7.9	12.4	8.9	7.6	na	na	na	<b>-4.0</b>
September	10.5	0.4	28.5	-13.3	11.7	na	na	na	<b>3.8</b>
October	32.5	6.3	-16.2	-19.9	-11.9	na	na	na	<b>5.8</b>
November	-33.1	9.7	-18.5	115.4	22.4	na	na	na	<b>-5.2</b>
December	43.2	-2.7	14.9	-44.8	-0.5	na	na	na	<b>10.1</b>
<b>2011</b>									
January	-26.4	-15.9	-4.4	-19.3	-15.3	na	na	na	<b>-21.0</b>
February	19.7	3.9	-2.0	24.0	20.2	na	na	na	<b>15.1</b>
March	23.1	1.6	123.5	34.2	-21.2	na	na	na	<b>20.2</b>
April	-31.2	14.7	-56.8	-35.2	-1.9	na	na	na	<b>-20.7</b>
May	3.1	-20.4	7.5	9.7	10.4	na	na	na	<b>-3.0</b>
June	-0.9	1.2	-9.1	-16.1	18.8	na	na	na	<b>-0.6</b>
July	8.3	-6.4	2.2	-7.5	-25.7	na	na	na	<b>-4.1</b>
August	14.7	11.8	24.0	-6.4	32.6	na	na	na	<b>14.2</b>
TREND									
<b>2010</b>									
June	1.2	1.4	-1.4	-1.7	-6.1	na	na	na	<b>-0.1</b>
July	-0.1	1.8	-2.1	1.6	-4.3	na	na	na	<b>0.1</b>
August	-1.1	2.3	-1.8	2.3	-1.0	na	na	na	<b>0.5</b>
September	-1.7	2.4	-1.5	-0.8	2.4	na	na	na	<b>0.4</b>
October	-0.4	1.2	-1.6	-2.1	4.1	na	na	na	<b>0.2</b>
November	1.1	0.1	-2.3	-2.2	3.0	na	na	na	<b>-0.1</b>
December	2.1	-0.4	-3.4	-0.4	0.5	na	na	na	<b>-0.4</b>
<b>2011</b>									
January	1.2	-0.8	-3.2	0.5	-1.4	na	na	na	<b>-0.8</b>
February	-0.7	-1.6	-2.9	0.7	-2.7	na	na	na	<b>-1.6</b>
March	-2.1	-2.2	-0.9	-1.3	-2.5	na	na	na	<b>-1.8</b>
April	-2.0	-2.1	0.5	-4.1	-1.2	na	na	na	<b>-1.4</b>
May	-1.8	-2.0	1.0	-6.0	0.7	na	na	na	<b>-1.1</b>
June	-0.7	-2.2	2.1	-7.8	1.8	na	na	na	<b>-0.7</b>
July	1.0	-2.0	2.8	-8.4	2.3	na	na	na	<b>-0.1</b>
August	0.5	-2.0	3.1	-9.6	1.5	na	na	na	<b>-0.6</b>

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
June	881.2	1 517.5	885.0	220.2	576.3	65.3	51.8	106.8	<b>4 304.1</b>
July	1 093.5	1 703.7	712.2	249.5	520.1	74.7	69.9	111.9	<b>4 535.5</b>
August	778.2	1 469.1	696.2	300.4	576.5	64.6	81.6	157.8	<b>4 124.4</b>
September	855.6	1 557.1	780.6	239.9	534.8	71.0	39.7	73.8	<b>4 152.5</b>
October	1 130.6	1 468.1	802.9	210.0	539.1	72.3	22.0	231.8	<b>4 476.8</b>
November	1 010.9	1 457.9	756.5	208.1	619.4	74.6	30.6	99.6	<b>4 257.7</b>
December	1 052.7	1 370.6	617.0	203.4	551.2	63.7	82.9	122.0	<b>4 063.5</b>
<b>2011</b>									
January	565.4	1 069.7	494.3	128.4	427.4	42.8	14.2	69.5	<b>2 811.7</b>
February	862.9	1 116.0	562.4	240.2	516.0	64.5	38.5	68.3	<b>3 468.8</b>
March	996.9	1 661.4	596.8	207.7	559.6	80.4	20.7	127.7	<b>4 251.2</b>
April	806.9	1 351.2	617.5	208.7	430.4	55.4	23.2	104.3	<b>3 597.7</b>
May	828.8	1 193.2	747.0	242.9	579.4	71.6	32.1	132.5	<b>3 827.5</b>
June	735.1	1 366.5	667.5	214.9	495.5	65.3	28.4	115.0	<b>3 688.1</b>
July	936.2	1 306.0	595.2	169.9	474.0	48.2	87.8	117.5	<b>3 734.9</b>
August	1 191.2	1 485.7	824.1	193.8	557.1	66.8	28.3	81.5	<b>4 428.4</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	888.8	1 421.3	838.3	216.2	558.1	na	na	na	<b>4 129.4</b>
July	1 009.8	1 523.7	733.5	237.4	512.4	na	na	na	<b>4 257.6</b>
August	739.8	1 383.6	663.2	284.1	549.5	na	na	na	<b>3 961.1</b>
September	840.4	1 399.7	697.8	219.7	532.7	na	na	na	<b>3 864.8</b>
October	1 076.5	1 407.8	720.2	222.5	522.1	na	na	na	<b>4 259.4</b>
November	905.1	1 434.1	678.1	191.6	596.0	na	na	na	<b>3 994.1</b>
December	975.5	1 470.5	702.9	216.8	573.9	na	na	na	<b>4 203.2</b>
<b>2011</b>									
January	810.2	1 453.5	655.5	166.9	529.3	na	na	na	<b>3 814.2</b>
February	942.2	1 206.7	631.0	263.2	536.8	na	na	na	<b>3 771.5</b>
March	965.2	1 445.0	591.9	196.6	525.9	na	na	na	<b>3 935.9</b>
April	833.7	1 556.3	625.7	221.4	452.4	na	na	na	<b>3 865.7</b>
May	805.5	1 259.4	718.1	212.5	533.2	na	na	na	<b>3 750.8</b>
June	789.3	1 267.9	649.7	207.5	492.7	na	na	na	<b>3 605.7</b>
July	854.5	1 204.6	613.3	172.0	481.0	na	na	na	<b>3 562.6</b>
August	1 074.6	1 279.3	727.4	176.0	512.4	na	na	na	<b>3 945.9</b>
TREND									
<b>2010</b>									
June	908.0	1 429.3	782.6	239.3	558.6	na	na	na	<b>4 145.2</b>
July	903.3	1 436.3	749.3	241.7	536.7	na	na	na	<b>4 110.5</b>
August	903.5	1 437.8	722.0	238.8	531.5	na	na	na	<b>4 087.4</b>
September	907.7	1 434.5	704.0	231.1	538.7	na	na	na	<b>4 072.3</b>
October	917.2	1 424.3	692.6	221.2	550.4	na	na	na	<b>4 057.1</b>
November	928.0	1 416.2	681.8	211.8	556.6	na	na	na	<b>4 034.1</b>
December	934.5	1 413.9	668.9	207.0	554.9	na	na	na	<b>4 004.1</b>
<b>2011</b>									
January	927.5	1 414.5	655.9	207.6	546.0	na	na	na	<b>3 963.4</b>
February	903.0	1 409.3	642.6	212.3	531.4	na	na	na	<b>3 902.8</b>
March	872.7	1 391.8	636.1	215.7	516.1	na	na	na	<b>3 833.6</b>
April	857.0	1 366.0	639.3	213.8	504.2	na	na	na	<b>3 781.7</b>
May	854.4	1 335.0	648.3	207.4	498.4	na	na	na	<b>3 747.0</b>
June	864.6	1 301.2	659.6	198.6	496.0	na	na	na	<b>3 725.1</b>
July	887.9	1 268.9	671.1	189.9	495.4	na	na	na	<b>3 719.4</b>
August	910.7	1 248.1	682.5	178.0	495.3	na	na	na	<b>3 719.8</b>

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
June	677.5	502.8	606.8	126.1	308.8	41.3	96.6	56.8	<b>2 416.6</b>
July	589.9	643.0	339.3	121.7	197.5	32.9	52.5	80.6	<b>2 057.5</b>
August	480.7	614.3	555.3	145.9	241.0	66.9	30.3	127.6	<b>2 262.0</b>
September	600.4	514.2	807.5	139.8	353.8	33.9	20.1	96.2	<b>2 565.9</b>
October	644.6	702.9	483.9	86.2	264.1	29.7	8.3	148.7	<b>2 368.5</b>
November	338.8	873.5	353.5	361.7	367.1	35.8	20.8	77.6	<b>2 428.9</b>
December	698.2	749.1	323.5	153.5	327.0	19.4	30.1	141.5	<b>2 442.3</b>
<b>2011</b>									
January	426.8	353.3	455.7	108.0	262.4	78.7	10.5	24.0	<b>1 719.3</b>
February	500.4	704.3	420.5	82.3	401.8	19.0	85.2	55.5	<b>2 269.0</b>
March	861.5	539.5	1 782.6	262.2	197.6	26.3	30.6	56.0	<b>3 756.2</b>
April	400.4	653.5	336.6	98.4	216.3	22.2	30.2	48.0	<b>1 805.7</b>
May	507.7	530.2	388.5	94.2	310.1	42.6	39.1	49.1	<b>1 961.5</b>
June	511.6	529.9	426.7	83.6	535.3	47.3	31.4	91.3	<b>2 257.0</b>
July	530.1	543.6	468.3	63.7	214.2	14.4	60.6	16.3	<b>1 911.3</b>
August	513.2	697.7	697.1	77.8	502.5	30.2	84.7	37.3	<b>2 640.5</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	641.7	513.8	575.2	115.4	274.1	na	na	na	<b>2 449.6</b>
July	631.0	588.7	281.2	149.9	212.9	na	na	na	<b>2 026.9</b>
August	474.9	561.6	477.5	137.5	231.0	na	na	na	<b>2 071.7</b>
September	501.3	554.0	767.6	146.0	338.7	na	na	na	<b>2 396.3</b>
October	702.0	669.6	507.7	70.2	245.3	na	na	na	<b>2 364.3</b>
November	285.1	844.9	322.3	439.0	343.0	na	na	na	<b>2 283.6</b>
December	728.5	748.0	446.4	131.1	360.0	na	na	na	<b>2 705.9</b>
<b>2011</b>									
January	444.1	412.9	443.4	114.0	261.5	na	na	na	<b>1 640.9</b>
February	559.1	733.1	445.7	85.2	413.6	na	na	na	<b>2 505.3</b>
March	883.3	525.0	1 814.2	270.8	222.8	na	na	na	<b>3 607.2</b>
April	438.3	702.8	414.7	81.6	282.2	na	na	na	<b>2 118.2</b>
May	505.9	538.0	400.7	119.8	278.0	na	na	na	<b>2 052.8</b>
June	510.6	551.6	367.8	71.2	471.2	na	na	na	<b>2 162.2</b>
July	553.7	498.1	426.9	85.8	235.1	na	na	na	<b>1 970.6</b>
August	540.2	623.9	562.0	65.3	437.0	na	na	na	<b>2 371.4</b>
TREND									
<b>2010</b>									
June	584.7	511.9	491.9	123.1	279.8	na	na	na	<b>2 149.6</b>
July	587.6	539.3	498.9	126.4	265.5	na	na	na	<b>2 188.8</b>
August	570.4	583.8	503.8	137.8	262.4	na	na	na	<b>2 241.1</b>
September	541.0	635.4	502.9	142.3	274.6	na	na	na	<b>2 280.1</b>
October	525.2	670.4	495.3	144.3	296.4	na	na	na	<b>2 308.4</b>
November	530.2	680.9	478.6	145.8	315.9	na	na	na	<b>2 323.3</b>
December	553.7	674.5	451.7	149.1	321.8	na	na	na	<b>2 326.5</b>
<b>2011</b>									
January	579.1	656.3	429.0	150.4	318.3	na	na	na	<b>2 315.1</b>
February	593.4	629.1	411.1	148.3	309.5	na	na	na	<b>2 277.7</b>
March	592.0	601.7	408.7	140.3	304.2	na	na	na	<b>2 236.7</b>
April	579.0	584.7	410.5	127.4	306.5	na	na	na	<b>2 201.0</b>
May	555.6	577.4	412.1	113.4	317.9	na	na	na	<b>2 170.7</b>
June	536.0	569.4	423.5	97.1	335.3	na	na	na	<b>2 150.3</b>
July	526.5	564.7	442.6	81.1	354.6	na	na	na	<b>2 151.6</b>
August	510.7	548.2	465.3	66.9	367.7	na	na	na	<b>2 117.4</b>

na not available

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>								
<b>2008-09</b>	22 686.4	8 595.0	102.3	5 398.4	64.7	36 846.7	19 223.0	<b>56 069.7</b>
<b>2009-10</b>	27 654.4	9 547.4	37.7	6 190.7	121.6	43 551.8	19 145.3	<b>62 697.0</b>
<b>2010-11</b>	26 013.2	13 173.5	94.1	6 316.7	122.0	45 719.6	19 006.7	<b>64 726.3</b>
<b>2010</b>								
September	2 359.6	1 035.1	1.6	609.2	3.8	4 009.3	1 739.8	<b>5 749.1</b>
October	2 314.2	1 393.0	53.0	562.6	2.4	4 325.2	1 812.6	<b>6 137.8</b>
November	2 344.7	1 193.3	8.8	539.7	1.3	4 087.9	1 494.9	<b>5 582.8</b>
December	1 978.5	1 473.9	4.5	467.1	19.2	3 943.3	1 748.3	<b>5 691.6</b>
<b>2011</b>								
January	1 559.6	807.7	3.8	350.9	2.7	2 724.9	1 008.3	<b>3 733.2</b>
February	2 084.7	780.6	5.1	482.5	11.6	3 364.5	1 601.8	<b>4 966.3</b>
March	2 332.3	1 179.5	2.3	574.1	29.6	4 117.9	2 059.0	<b>6 176.9</b>
April	1 862.2	1 172.0	2.1	472.1	10.4	3 518.8	1 297.0	<b>4 815.8</b>
May	2 249.5	913.6	3.3	561.0	15.9	3 743.3	1 556.6	<b>5 299.9</b>
June	2 221.4	858.0	5.5	532.4	6.8	3 624.1	1 757.2	<b>5 381.3</b>
July	2 061.1	993.4	19.8	533.8	0.6	3 608.7	1 353.3	<b>4 961.9</b>
August	2 259.4	1 459.8	9.6	582.3	5.7	4 316.9	1 903.5	<b>6 220.4</b>
<b>PUBLIC SECTOR</b>								
<b>2008-09</b>	424.6	514.3	3.6	119.1	4.0	1 065.6	11 578.3	<b>12 643.9</b>
<b>2009-10</b>	808.1	2 431.5	2.6	130.4	—	3 372.6	20 763.5	<b>24 136.1</b>
<b>2010-11</b>	473.1	903.2	5.3	152.2	2.1	1 535.9	8 887.2	<b>10 423.1</b>
<b>2010</b>								
September	48.0	74.7	4.4	14.2	1.9	143.2	826.1	<b>969.4</b>
October	52.3	79.6	—	19.7	—	151.6	556.0	<b>707.6</b>
November	45.4	112.1	—	12.2	—	169.8	934.0	<b>1 103.8</b>
December	47.5	61.4	—	11.2	—	120.1	693.9	<b>814.1</b>
<b>2011</b>								
January	14.0	61.3	—	11.6	—	86.9	711.0	<b>797.9</b>
February	46.9	33.7	0.9	22.8	—	104.3	667.2	<b>771.5</b>
March	34.5	87.4	—	11.5	—	133.3	1 697.2	<b>1 830.6</b>
April	27.7	35.0	—	16.3	—	78.9	508.6	<b>587.6</b>
May	33.8	36.6	—	13.8	—	84.2	404.8	<b>489.0</b>
June	24.6	31.5	—	7.8	0.2	64.0	499.8	<b>563.8</b>
July	26.3	91.3	—	8.5	—	126.2	558.1	<b>684.2</b>
August	40.1	59.3	—	12.1	—	111.5	737.0	<b>848.5</b>
<b>TOTAL</b>								
<b>2008-09</b>	23 111.0	9 109.2	105.9	5 517.5	68.7	37 912.3	30 801.3	<b>68 713.6</b>
<b>2009-10</b>	28 462.5	11 978.9	40.2	6 321.1	121.6	46 924.4	39 908.8	<b>86 833.1</b>
<b>2010-11</b>	26 486.3	14 076.7	99.5	6 469.0	124.1	47 255.5	27 893.9	<b>75 149.4</b>
<b>2010</b>								
September	2 407.6	1 109.8	5.9	623.5	5.7	4 152.5	2 565.9	<b>6 718.5</b>
October	2 366.5	1 472.7	53.0	582.3	2.4	4 476.8	2 368.5	<b>6 845.3</b>
November	2 390.1	1 305.5	8.8	552.0	1.3	4 257.7	2 428.9	<b>6 686.6</b>
December	2 026.0	1 535.4	4.5	478.3	19.2	4 063.5	2 442.3	<b>6 505.7</b>
<b>2011</b>								
January	1 573.6	869.0	3.9	362.5	2.7	2 811.7	1 719.3	<b>4 531.1</b>
February	2 131.6	814.3	6.0	505.3	11.6	3 468.8	2 269.0	<b>5 737.8</b>
March	2 366.8	1 266.9	2.3	585.5	29.6	4 251.2	3 756.2	<b>8 007.4</b>
April	1 889.9	1 207.0	2.1	488.3	10.4	3 597.7	1 805.7	<b>5 403.4</b>
May	2 283.3	950.1	3.3	574.8	15.9	3 827.5	1 961.5	<b>5 788.9</b>
June	2 246.1	889.4	5.5	540.1	6.9	3 688.1	2 257.0	<b>5 945.1</b>
July	2 087.4	1 084.8	19.8	542.3	0.6	3 734.9	1 911.3	<b>5 646.2</b>
August	2 299.6	1 519.0	9.7	594.4	5.7	4 428.4	2 640.5	<b>7 068.9</b>

— nil or rounded to zero (including null cells)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions including conversions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
<b>2008-09</b>	23 111.0	9 109.2	32 220.2	5 692.1	37 912.3	30 801.3	68 713.6
<b>2009-10</b>	27 590.6	12 405.9	39 996.4	6 279.5	46 275.9	41 461.6	87 737.5
<b>2010-11</b>	24 983.1	14 143.3	39 126.4	6 303.1	45 429.5	28 491.7	73 921.2
<b>2010</b>							
March Qtr	6 592.6	3 365.1	9 957.7	1 422.0	11 379.7	7 584.9	18 964.6
June Qtr	6 823.1	3 716.6	10 539.7	1 544.2	12 083.8	6 428.7	18 512.6
September Qtr	6 876.5	3 778.6	10 655.1	1 748.1	12 403.3	7 067.8	19 471.1
December Qtr	6 420.6	4 324.8	10 745.4	1 607.5	12 352.9	7 317.7	19 670.6
<b>2011</b>							
March Qtr	5 694.0	2 979.6	8 673.6	1 412.9	10 086.5	8 001.2	18 087.6
June Qtr	5 992.0	3 060.3	9 052.2	1 534.6	10 586.9	6 105.0	16 691.9
SEASONALLY ADJUSTED (\$m)							
<b>2010</b>							
March Qtr	7 097.3	3 455.4	10 552.7	1 535.4	12 088.1	7 736.9	19 825.1
June Qtr	6 788.0	3 942.5	10 730.5	1 582.7	12 313.2	7 094.2	19 407.4
September Qtr	6 485.8	3 624.9	10 110.7	1 582.4	11 693.1	6 672.3	18 365.4
December Qtr	6 392.6	4 069.4	10 461.9	1 613.0	12 074.9	7 221.0	19 295.9
<b>2011</b>							
March Qtr	6 191.9	3 292.6	9 484.5	1 552.3	11 036.9	8 108.6	19 145.4
June Qtr	5 970.1	3 155.0	9 125.1	1 566.2	10 691.3	6 747.0	17 438.3
TREND (\$m)							
<b>2010</b>							
March Qtr	7 046.2	3 357.7	10 404.2	1 580.5	11 984.7	7 468.1	19 452.7
June Qtr	6 831.5	3 763.8	10 595.4	1 576.3	12 171.7	6 929.7	19 101.3
September Qtr	6 559.7	3 906.7	10 466.4	1 586.0	12 052.4	6 938.0	18 990.5
December Qtr	6 355.4	3 730.4	10 086.3	1 588.1	11 674.4	7 295.3	18 966.2
<b>2011</b>							
March Qtr	6 178.7	3 471.8	9 651.1	1 574.6	11 225.6	7 419.9	18 643.7
June Qtr	6 007.6	3 212.8	9 206.7	1 560.9	10 767.5	7 354.6	18 162.7
TREND (% change from previous quarter)							
<b>2010</b>							
March Qtr	0.4	19.6	5.9	0.6	5.2	-4.3	1.3
June Qtr	-3.0	12.1	1.8	-0.3	1.6	-7.2	-1.8
September Qtr	-4.0	3.8	-1.2	0.6	-1.0	0.1	-0.6
December Qtr	-3.1	-4.5	-3.6	0.1	-3.1	5.1	-0.1
<b>2011</b>							
March Qtr	-2.8	-6.9	-4.3	-0.9	-3.8	1.7	-1.7
June Qtr	-2.8	-7.5	-4.6	-0.9	-4.1	-0.9	-2.6

(a) Reference year for chain volume measures is 2008-09. For further information refer to the Explanatory Notes.

## Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
<b>2008-09</b>	7 586.3	11 459.1	8 915.1	2 528.9	5 599.7	764.8	382.3	676.1	<b>37 912.3</b>
<b>2009-10</b>	9 990.8	14 694.7	9 642.4	2 634.6	6 988.1	764.2	448.2	1 112.8	<b>46 275.9</b>
<b>2010-11</b>	10 261.3	15 787.5	8 059.0	2 569.6	6 198.8	737.6	454.4	1 361.5	<b>45 429.5</b>
<b>2010</b>									
March Qtr	2 411.4	3 552.0	2 378.6	637.3	1 927.4	178.9	57.4	236.6	<b>11 379.7</b>
June Qtr	2 609.9	3 939.6	2 522.6	675.9	1 710.7	171.9	134.2	319.1	<b>12 083.8</b>
September Qtr	2 647.9	4 496.5	2 194.4	765.3	1 592.2	193.7	180.8	332.3	<b>12 403.3</b>
December Qtr	3 082.0	4 043.0	2 195.6	600.7	1 672.5	193.9	126.9	438.3	<b>12 352.9</b>
<b>2011</b>									
March Qtr	2 305.1	3 606.8	1 650.4	556.9	1 471.3	173.0	68.6	254.3	<b>10 086.5</b>
June Qtr	2 226.2	3 641.2	2 018.5	646.7	1 462.7	176.9	78.0	336.4	<b>10 586.9</b>
NON-RESIDENTIAL BUILDING									
<b>2008-09</b>	6 945.5	7 319.0	9 213.8	1 831.3	2 879.0	501.0	353.9	1 757.8	<b>30 801.3</b>
<b>2009-10</b>	11 016.4	9 276.6	9 189.3	2 801.8	6 594.2	711.0	599.3	1 273.1	<b>41 461.6</b>
<b>2010-11</b>	6 579.0	7 162.3	7 287.5	1 723.3	3 990.1	413.2	364.2	972.2	<b>28 491.7</b>
<b>2010</b>									
March Qtr	1 252.2	1 885.9	1 692.7	686.6	1 459.0	149.6	100.0	359.0	<b>7 584.9</b>
June Qtr	1 745.8	1 357.2	1 631.7	339.8	947.5	93.1	195.0	118.7	<b>6 428.7</b>
September Qtr	1 695.5	1 731.1	1 865.4	403.8	854.0	122.0	97.1	298.9	<b>7 067.8</b>
December Qtr	1 686.5	2 237.4	1 276.5	592.4	1 032.7	77.1	55.3	359.7	<b>7 317.7</b>
<b>2011</b>									
March Qtr	1 793.9	1 552.6	2 900.9	450.3	941.5	112.5	117.8	131.8	<b>8 001.2</b>
June Qtr	1 403.1	1 641.2	1 244.7	276.7	1 162.0	101.6	94.0	181.8	<b>6 105.0</b>
TOTAL BUILDING									
<b>2008-09</b>	14 531.8	18 778.1	18 129.0	4 360.2	8 478.7	1 265.8	736.2	2 433.9	<b>68 713.6</b>
<b>2009-10</b>	21 007.2	23 971.3	18 831.7	5 436.4	13 582.3	1 475.2	1 047.5	2 385.9	<b>87 737.5</b>
<b>2010-11</b>	16 840.2	22 949.8	15 346.5	4 292.9	10 188.8	1 150.8	818.6	2 333.6	<b>73 921.2</b>
<b>2010</b>									
March Qtr	3 663.6	5 437.9	4 071.2	1 323.9	3 386.5	328.5	157.4	595.5	<b>18 964.6</b>
June Qtr	4 355.7	5 296.8	4 154.3	1 015.7	2 658.2	264.9	329.2	437.8	<b>18 512.6</b>
September Qtr	4 343.4	6 227.6	4 059.9	1 169.2	2 446.1	315.8	278.0	631.2	<b>19 471.1</b>
December Qtr	4 768.5	6 280.4	3 472.1	1 193.1	2 705.2	271.0	182.2	798.1	<b>19 670.6</b>
<b>2011</b>									
March Qtr	4 099.0	5 159.4	4 551.3	1 007.2	2 412.8	285.5	186.4	386.1	<b>18 087.6</b>
June Qtr	3 629.4	5 282.4	3 263.3	923.4	2 624.7	278.5	172.0	518.2	<b>16 691.9</b>

(a) Reference year for chain volume measures is 2008-09. For further information refer to the Explanatory Notes.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

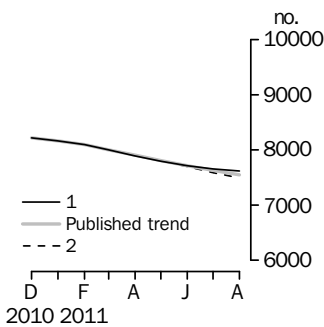
## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

### TREND REVISIONS

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

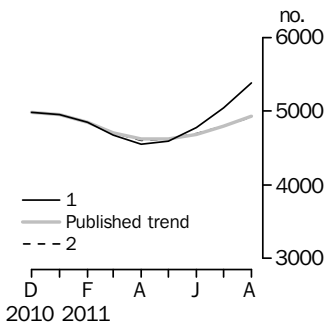
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 2.7% for the number of private sector houses approved and 14% for private sector dwellings excluding houses approved; and that the September seasonally adjusted estimate is lower than the August estimate by 2.7% for the number of private sector houses approved and 14% for private sector dwellings excluding houses approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

### APPROVED PRIVATE SECTOR HOUSES



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 2.7% on Aug 2011		(2) falls by 2.7% on Aug 2011	
	no.	% change	no.	% change	no.	% change
<b>2011</b>						
March	8 002	-1.1	7 998	-1.2	8 006	-1.1
April	7 905	-1.2	7 896	-1.3	7 911	-1.2
May	7 806	-1.3	7 801	-1.2	7 808	-1.3
June	7 710	-1.2	7 721	-1.0	7 702	-1.4
July	7 626	-1.1	7 661	-0.8	7 598	-1.4
August	7 550	-1.0	7 619	-0.5	7 501	-1.3

### APPROVED PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on Aug 2011		(2) falls by 14% on Aug 2011	
	no.	% change	no.	% change	no.	% change
<b>2011</b>						
March	4 706	-2.9	4 671	-3.6	4 703	-2.9
April	4 619	-1.8	4 554	-2.5	4 609	-2.0
May	4 625	0.1	4 592	0.8	4 619	0.2
June	4 688	1.4	4 774	4.0	4 701	1.8
July	4 795	2.3	5 044	5.7	4 803	2.2
August	4 933	2.9	5 381	6.7	4 925	2.6

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE AND COVERAGE

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

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

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

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

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

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

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

### ROUNDING

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

### REVISIONS TO ORIGINAL DATA

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

### VALUE DATA

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

## EXPLANATORY NOTES *continued*

### VALUE DATA *continued*

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

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

### BUILDING JOB DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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

- Except where specified in the Functional Classification of Buildings, a building which is ancillary to other buildings, or forms a part of a group of related buildings, is classified to the function of the building and not to the function of the group as a whole. For example, in the case of a factory complex, a detached administration building would be classified to Offices, a detached cafeteria building to Retail/wholesale trade, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.
- For a significant multi-function building which at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function. Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building.

**15** Type of Work consists of 'new', 'alterations and additions', and 'conversions'. Conversions are considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table.

### SEASONAL ADJUSTMENT AND TREND ESTIMATES

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

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT AND TREND ESTIMATES *continued*

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

**18** Seasonally adjusted estimates are produced by a seasonal adjustment method which takes account of the latest available original estimates. A detailed review of seasonal factors is conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

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

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

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

### CHAIN VOLUME MEASURES

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

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

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

## EXPLANATORY NOTES *continued*

### GEOGRAPHIC CLASSIFICATION

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

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

### RELATED PUBLICATIONS

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

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

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

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

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

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

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

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

### ABS DATA AVAILABLE ON REQUEST

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

### ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

ASGC Australian Standard Geographical Classification

Aust. Australia

GST goods and services tax

n.e.c. not elsewhere classified

no. number

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

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

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

### DWELLING UNITS

	<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	..
Total dwelling units approved, state and territories, number	3	7	July 1983
Total dwelling units approved, states and territories, percentage change	4	na	..
Private sector houses approved, states and territories	5	8	July 1983
Private sector houses approved, states and territories, percentage change	6	na	..
Dwelling units approved, states and territories, by type	7	9	July 1983
Dwelling units approved, by Capital City Statistical Division, original	8	10	July 1983
Dwelling units approved, by sector, original, Australia	9	11	January 1956
Dwelling units approved, by sector, New South Wales	na	12	July 1970
Dwelling units approved, by sector, Victoria	na	13	July 1970
Dwelling units approved, by sector, Queensland	na	14	July 1970
Dwelling units approved, by sector, South Australia	na	15	July 1970
Dwelling units approved, by sector, Western Australia	na	16	July 1970
Dwelling units approved, by sector, Tasmania	na	17	July 1970
Dwelling units approved, by sector, Northern Territory	na	18	July 1970
Dwelling units approved, by sector, Australian Capital Territory	na	19	July 1970
Dwelling units approved in new residential buildings, original	10	20	January 1956
Value of dwelling units approved in new residential buildings, original	10	21	January 1956
Dwelling units approved in new residential buildings, number and value, New South Wales	na	22	January 1965
Dwelling units approved in new residential buildings, number and value, Victoria	na	23	January 1956
Dwelling units approved in new residential buildings, number and value, Queensland	na	24	January 1956
Dwelling units approved in new residential buildings, number and value, South Australia	na	25	January 1956
Dwelling units approved in new residential buildings, number and value, Western Australia	na	26	January 1956
Dwelling units approved in new residential buildings, number and value, Tasmania	na	27	January 1956
Dwelling units approved in new residential buildings, number and value, Northern Territory	na	28	January 1956
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	na	29	January 1965
Number of dwelling units approved, by Greater Capital City Statistical Areas,Original	na	87	July 2011

(a) na not available

(b) .. not available

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### VALUE

	<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	11	38	January 1956
Value of building approved, Australia, percentage change	12	na	..
Value of total building approved, states and territories	13	39	July 1973
Value of total building approved, states and territories, percentage change	14	na	..
Value of total building approved, states and territories	15	40	July 1973
Value of non-residential building approved, states and territories	16	41	July 1970
Value of building approved, by sector	17	42	January 1961
Value of building approved, by sector, New South Wales	na	43	July 1970
Value of building approved, by sector, Victoria	na	44	July 1970
Value of building approved, by sector, Queensland	na	45	July 1970
Value of building approved, by sector, South Australia	na	46	July 1970
Value of building approved, by sector, Western Australia	na	47	July 1970
Value of building approved, by sector, Tasmania	na	48	July 1970
Value of building approved, by sector, Northern Territory	na	49	July 1970
Value of building approved, by sector, Australian Capital Territory	na	50	July 1970
Value of non-residential building approved, by sector, Australia	na	51	July 2000
Value of non-residential building approved, by sector, New South Wales	na	52	July 2000
Value of non-residential building approved, by sector, Victoria	na	53	July 2000
Value of non-residential building approved, by sector, Queensland	na	54	July 2000
Value of non-residential building approved, by sector, South Australia	na	55	July 2000
Value of non-residential building approved, by sector, Western Australia	na	56	July 2000
Value of non-residential building approved, by sector, Tasmania	na	57	July 2000
Value of non-residential building approved, by sector, Northern Territory	na	58	July 2000
Value of non-residential building approved, by sector, Australian Capital Territory	na	59	July 2000
Number of non-residential building jobs approved, by value range, New South Wales	na	60	July 2001
Number of non-residential building jobs approved, by value range, Victoria	na	61	July 2001
Number of non-residential building jobs approved, by value range, Queensland	na	62	July 2001
Number of non-residential building jobs approved, by value range, South Australia	na	63	July 2001
Number of non-residential building jobs approved, by value range, Western Australia	na	64	July 2001
Number of non-residential building jobs approved, by value range, Tasmania	na	65	July 2001
Number of non-residential building jobs approved, by value range, Northern Territory	na	66	July 2001
Number of non-residential building jobs approved, by value range, Australian Capital Territory	na	67	July 2001
Number of non-residential building jobs approved, by value range, Australia	na	68	July 2001
Value of non-residential building approved, by value range, New South Wales	na	69	July 2001
Value of non-residential building approved, by value range, Victoria	na	70	July 2001
Value of non-residential building approved, by value range, Queensland	na	71	July 2001
Value of non-residential building approved, by value range, South Australia	na	72	July 2001
Value of non-residential building approved, by value range, Western Australia	na	73	July 2001
Value of non-residential building approved, by value range, Tasmania	na	74	July 2001
Value of non-residential building approved, by value range, Northern Territory	na	75	July 2001
Value of non-residential building approved, by value range, Australian Capital Territory	na	76	July 2001
Value of non-residential building approved, by value range, Australia	na	77	July 2001

(a) na not available

(b) .. not applicable

## APPENDIX LIST OF ELECTRONIC TABLES *continued*

### DATA CUBES

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



## GLOSSARY

<b>Accommodation</b>	Buildings primarily providing short-term or temporary accommodation on a commercial basis. Includes: <ul style="list-style-type: none"><li>■ Self-contained, short-term apartments (e.g. serviced apartments);</li><li>■ Hotels (predominantly accommodation), motels, boarding houses, cabins; and</li><li>■ Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).</li></ul>
<b>Aged care facilities</b>	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
<b>Agriculture/aquaculture</b>	Buildings associated with agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, hay shed, shearers' quarters).
<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes alterations and additions to floor area, the structural design of a building, and affixing rigid components which are integral to the functioning of the building.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Building job</b>	A building job is a construction project comprising work to one or more buildings.
<b>Commercial</b>	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building (e.g. conversion of a warehouse to residential apartments).
<b>Dwelling</b>	A dwelling is a self-contained suite of rooms, including cooking and bathing facilities, intended for long-term residential use. A dwelling may comprise part of a building or the whole of a building. Regardless of whether they are self-contained or not, rooms within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwellings. Such rooms are included in the appropriate category of non-residential building approvals. Dwellings can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building; or through conversion of a non-residential building to a residential building.
<b>Dwellings excluding houses</b>	Dwellings in other residential buildings and dwellings created in non-residential buildings.
<b>Educational</b>	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
<b>Entertainment and recreation</b>	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
<b>Factories</b>	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).
<b>House</b>	A detached building primarily used for long term residential purposes consisting of one dwelling unit. Includes detached residences associated with a non-residential building, and kit and transportable homes.

## GLOSSARY *continued*

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



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