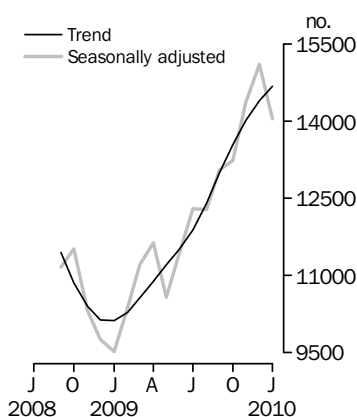


BUILDING APPROVALS

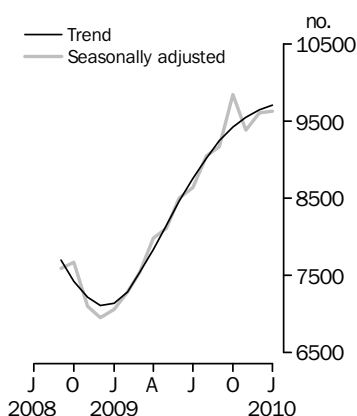
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 2 MAR 2010

Dwelling units approved



Private sector houses approved



INQUIRIES

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

KEY FIGURES

TREND

	Jan 10 no.	Dec 09 to Jan 10 % change	Jan 09 to Jan 10 % change
Total dwelling units approved	14 675	1.9	45.0
Private sector houses	9 705	0.6	35.9
Private sector other dwellings	3 453	1.6	27.6

SEASONALLY ADJUSTED

Total dwelling units approved	14 045	-7.0	47.6
Private sector houses	9 630	0.3	36.4
Private sector other dwellings	2 880	-29.1	28.8

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwelling units approved rose 1.9% in January 2010 and has risen for 12 months.
- The seasonally adjusted estimate for total dwelling units approved fell 7.0% following four months of rises.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved rose 0.6% in January and has risen for 13 months.
- The seasonally adjusted estimate for private sector houses approved rose 0.3% and has risen for two months.

PRIVATE SECTOR OTHER DWELLING UNITS

- The trend estimate for private sector other dwellings approved rose 1.6% in January and has risen for seven months.
- The seasonally adjusted estimate for private sector other dwellings approved fell 29.1% following rises in the previous two months.

VALUE OF BUILDING APPROVED

- The trend estimates for the value of building approved should be interpreted with caution. See the data notes on page 2 of this publication.
- The seasonally adjusted estimate for the value of total building approved fell 24.6% in January. The seasonally adjusted estimate for the value of new residential building approved fell 4.4% while the value of approved residential alterations and additions fell 16.8%. The seasonally adjusted estimate for the value of non-residential building fell 41.9%.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 2010	31 March 2010
March 2010	5 May 2010
April 2010	1 June 2010
May 2010	1 July 2010
June 2010	3 August 2010
July 2010	31 August 2010

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	2008-09	2009-10	TOTAL
NSW	—	-106	-106
Vic.	—	139	139
Qld	—	-5	-5
SA	—	—	—
WA	—	11	11
Tas.	—	1	1
NT	—	—	—
ACT	—	—	—
Total	—	40	40

Late receipt of data resulted in a large upwards revision in the value of Non-residential building approved in September 2009.

DATA NOTES

The trend estimates should be interpreted with caution as the underlying behaviour of building approvals may be affected by initiatives within the Government stimulus package, which included the "Building the Education Revolution" (BER) program and the Social Housing Initiative as well as other developments associated with global economic conditions. BER impacts have been quantified and removed from the trend estimates because of its short term nature. For more details on trend estimates, please see paragraphs 20 to 23 of the explanatory notes.

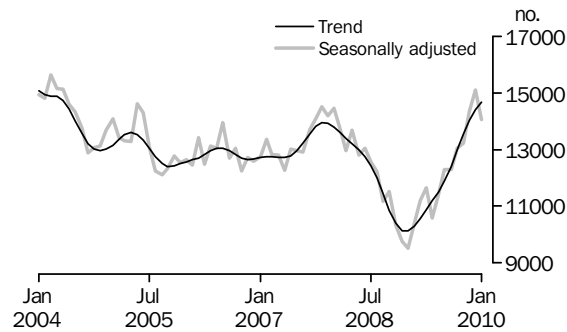
Brian Pink
Australian Statistician

DWELLING UNITS APPROVED

TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved rose 1.9% in January 2010 and has risen for 12 months.

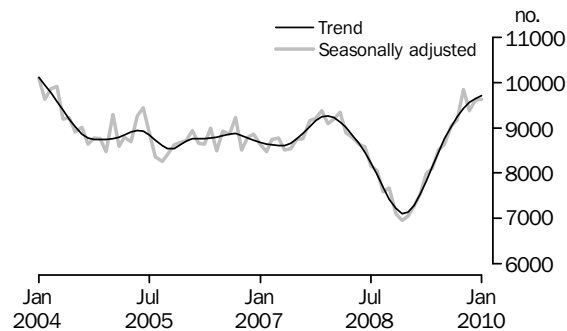
The seasonally adjusted estimate for total dwelling units approved fell 7.0%, to 14,045 following rises in the previous four months.



PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved rose 0.6% in January and has risen for 13 months.

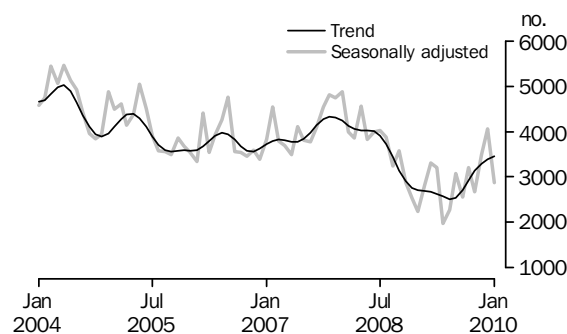
The seasonally adjusted estimate for private sector houses approved rose 0.3%, to 9,630 and has risen for two months.



PRIVATE SECTOR OTHER DWELLINGS

The trend estimate for private sector other dwellings approved rose 1.6% in January and has risen for seven months.

The seasonally adjusted estimate for private sector other dwellings approved fell 29.1%, to 2,880, following rises in the previous two months.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total number of dwelling units approved rose 1.9% in January 2010. The trend rose in states and territories other than Tasmania (-1.6%) and the Australian Capital Territory (-4.1%).

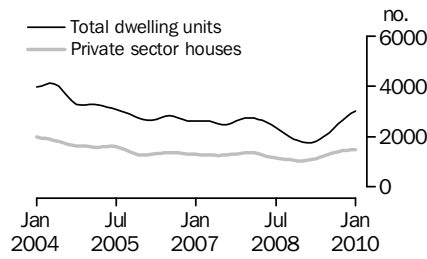
The trend estimate for private sector houses approved rose 0.6% this month. The largest rise was in Western Australia (+1.2%) while New South Wales (-0.2%) fell.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	1 021	2 353	1 374	540	1 333	175	22	79	6 897
Total dwelling units (no.)	2 332	3 254	1 940	903	1 635	203	51	136	10 454
Percentage change from previous month									
Private sector houses (%)	-25.3	-15.8	-13.0	-25.7	-12.5	-30.3	-71.8	-49.0	-18.6
Total dwelling units (%)	-13.4	-30.0	-22.2	-7.6	-16.1	-36.8	-72.6	-58.8	-23.1
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 374	3 436	1 963	770	1 699	na	na	na	9 630
Total dwelling units (no.)	2 979	4 553	2 682	1 228	2 102	241	na	na	14 045
Percentage change from previous month									
Private sector houses (%)	-7.5	4.9	0.7	4.6	4.2	na	na	na	0.3
Total dwelling units (%)	3.5	-15.9	-7.4	22.2	2.9	-27.0	na	na	-7.0
TREND									
Dwelling units approved									
Private sector houses (no.)	1 476	3 379	1 993	748	1 658	na	na	na	9 705
Total dwelling units (no.)	3 004	4 901	2 838	1 102	2 114	287	130	299	14 675
Percentage change from previous month									
Private sector houses (%)	-0.2	0.9	1.1	0.2	1.2	na	na	na	0.6
Total dwelling units (%)	2.8	2.2	1.6	3.5	1.0	-1.6	1.2	-4.1	1.9

na not available

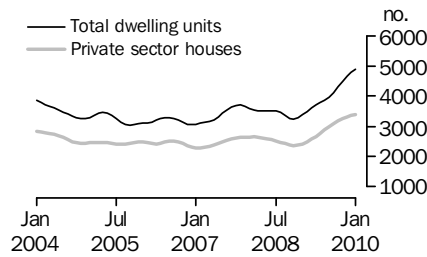
DWELLING UNITS APPROVED STATE TRENDS

NEW SOUTH WALES



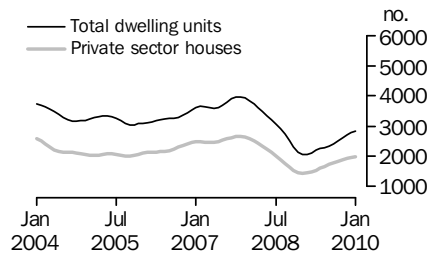
The trend estimate for total number of dwelling units approved in New South Wales rose 2.8% in January 2010 the eleventh consecutive rise. The trend estimate for the number of private sector houses fell 0.2% following rises in the previous 12 months.

VICTORIA



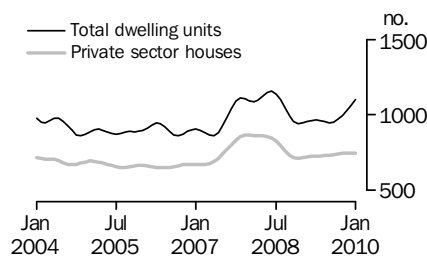
The trend estimate for total number of dwelling units approved in Victoria rose 2.2% in January and has risen for 14 months. The trend estimate for the number of private sector houses rose 0.9% and has risen for 14 months.

QUEENSLAND



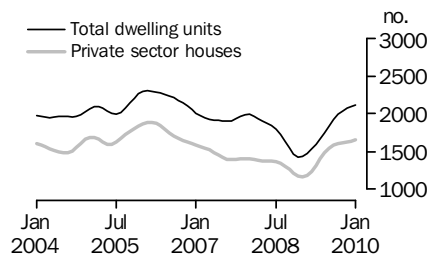
The trend estimate for total number of dwelling units approved in Queensland rose 1.6% in January and has risen for 11 months. The trend estimate for the number of private sector houses rose 1.1% and has risen for 12 months.

SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia rose 3.5% in January the sixth consecutive rise. The trend estimate for the number of private sector houses rose 0.2% and was flat last month.

WESTERN AUSTRALIA

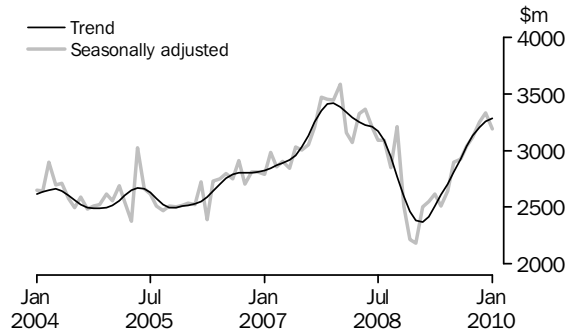


The trend estimate for total number of dwelling units approved in Western Australia rose 1.0% in January and has risen for 13 months. The trend estimate for the number of private sector houses rose 1.2% and is now showing rises for 12 months.

VALUE OF BUILDING APPROVED

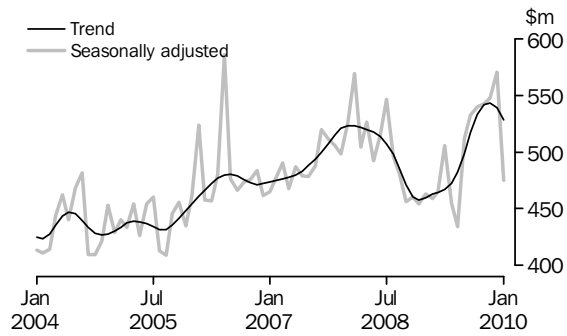
NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building approved rose 0.9% in January 2010 the eleventh consecutive rise.



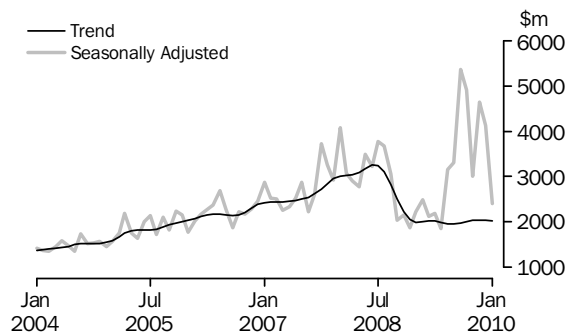
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions to residential building fell 1.9% in January and is now showing falls for two months.



NON-RESIDENTIAL BUILDING

The trend estimates for the value of non-residential building approved should be interpreted with caution. See the data notes on page 2 of this publication.



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DWELLING UNITS APPROVED

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

ORIGINAL

2008							
November	7 031	7 133	2 822	3 037	9 853	317	10 170
December	6 159	6 263	2 560	2 700	8 719	244	8 963
2009							
January	5 293	5 371	1 765	1 840	7 058	153	7 211
February	6 879	6 961	2 824	2 936	9 703	194	9 897
March	7 625	7 799	2 807	2 936	10 432	303	10 735
April	7 568	7 772	2 923	3 166	10 491	447	10 938
May	8 287	8 470	2 008	2 425	10 295	600	10 895
June	9 143	9 395	2 308	3 000	11 451	944	12 395
July	9 674	9 909	3 574	4 079	13 248	740	13 988
August	9 657	9 948	2 487	2 766	12 144	570	12 714
September	9 898	10 153	3 784	4 049	13 682	520	14 202
October	10 380	10 775	2 975	3 228	13 355	648	14 003
November	9 734	10 131	3 413	4 396	13 147	1 380	14 527
December	8 472	8 745	3 865	4 850	12 337	1 258	13 595
2010							
January	6 897	7 015	2 195	3 439	9 092	1 362	10 454

SEASONALLY ADJUSTED

2008							
November	7 101	7 197	2 882	3 111	9 983	325	10 308
December	6 953	7 053	2 538	2 706	9 491	267	9 759
2009							
January	7 060	7 167	2 236	2 349	9 296	220	9 516
February	7 282	7 418	2 827	2 961	10 109	270	10 378
March	7 537	7 737	3 309	3 464	10 847	354	11 201
April	7 984	8 186	3 215	3 454	11 199	441	11 640
May	8 106	8 313	1 980	2 269	10 086	495	10 581
June	8 504	8 698	2 280	2 713	10 784	626	11 410
July	8 642	8 835	3 071	3 466	11 713	588	12 301
August	9 048	9 311	2 557	2 974	11 605	680	12 285
September	9 166	9 411	3 207	3 629	12 373	666	13 040
October	9 845	10 196	2 670	3 038	12 515	719	13 233
November	9 381	9 716	3 499	4 644	12 880	1 480	14 360
December	9 604	9 871	4 062	5 235	13 666	1 440	15 106
2010							
January	9 630	9 813	2 880	4 233	12 510	1 535	14 045

TREND

2008							
November	7 218	7 329	2 907	3 070	10 125	274	10 399
December	7 115	7 229	2 764	2 914	9 879	264	10 144
2009							
January	7 142	7 268	2 707	2 852	9 849	271	10 120
February	7 290	7 436	2 693	2 850	9 983	302	10 286
March	7 538	7 705	2 667	2 856	10 205	356	10 561
April	7 832	8 017	2 624	2 865	10 456	426	10 882
May	8 147	8 344	2 569	2 858	10 716	486	11 202
June	8 456	8 667	2 515	2 839	10 971	534	11 505
July	8 756	8 986	2 547	2 903	11 303	587	11 889
August	9 023	9 277	2 699	3 119	11 722	673	12 395
September	9 244	9 519	2 930	3 464	12 175	809	12 983
October	9 420	9 707	3 142	3 838	12 561	983	13 545
November	9 552	9 840	3 295	4 181	12 847	1 174	14 020
December	9 645	9 924	3 400	4 476	13 045	1 355	14 401
2010							
January	9 705	9 970	3 453	4 705	13 158	1 517	14 675

DWELLING UNITS APPROVED, Percentage change

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

ORIGINAL

2008							
November	-17.4	-17.5	-30.5	-26.9	-21.6	39.6	-20.6
December	-12.4	-12.2	-9.3	-11.1	-11.5	-23.0	-11.9
2009							
January	-14.1	-14.2	-31.1	-31.9	-19.1	-37.3	-19.5
February	30.0	29.6	60.0	59.6	37.5	26.8	37.2
March	10.8	12.0	-0.6	—	7.5	56.2	8.5
April	-0.7	-0.3	4.1	7.8	0.6	47.5	1.9
May	9.5	9.0	-31.3	-23.4	-1.9	34.2	-0.4
June	10.3	10.9	14.9	23.7	11.2	57.3	13.8
July	5.8	5.5	54.9	36.0	15.7	-21.6	12.9
August	-0.2	0.4	-30.4	-32.2	-8.3	-23.0	-9.1
September	2.5	2.1	52.2	46.4	12.7	-8.8	11.7
October	4.9	6.1	-21.4	-20.3	-2.4	24.6	-1.4
November	-6.2	-6.0	14.7	36.2	-1.6	113.0	3.7
December	-13.0	-13.7	13.2	10.3	-6.2	-8.8	-6.4
2010							
January	-18.6	-19.8	-43.2	-29.1	-26.3	8.3	-23.1

SEASONALLY ADJUSTED

2008							
November	-7.5	-7.7	-19.3	-16.4	-11.2	19.7	-10.5
December	-2.1	-2.0	-11.9	-13.0	-4.9	-17.8	-5.3
2009							
January	1.5	1.6	-11.9	-13.2	-2.1	-17.7	-2.5
February	3.1	3.5	26.4	26.0	8.7	22.6	9.1
March	3.5	4.3	17.1	17.0	7.3	31.5	7.9
April	5.9	5.8	-2.9	-0.3	3.2	24.6	3.9
May	1.5	1.6	-38.4	-34.3	-9.9	12.1	-9.1
June	4.9	4.6	15.2	19.6	6.9	26.5	7.8
July	1.6	1.6	34.7	27.8	8.6	-6.1	7.8
August	4.7	5.4	-16.7	-14.2	-0.9	15.6	-0.1
September	1.3	1.1	25.4	22.0	6.6	-1.9	6.1
October	7.4	8.3	-16.7	-16.3	1.1	7.8	1.5
November	-4.7	-4.7	31.0	52.9	2.9	106.0	8.5
December	2.4	1.6	16.1	12.7	6.1	-2.7	5.2
2010							
January	0.3	-0.6	-29.1	-19.2	-8.5	6.6	-7.0

TREND

2008							
November	-2.8	-2.8	-7.5	-7.4	-4.2	-4.7	-4.2
December	-1.4	-1.4	-4.9	-5.1	-2.4	-3.4	-2.5
2009							
January	0.4	0.5	-2.1	-2.1	-0.3	2.7	-0.2
February	2.1	2.3	-0.5	-0.1	1.4	11.3	1.6
March	3.4	3.6	-1.0	0.2	2.2	17.6	2.7
April	3.9	4.0	-1.6	0.3	2.5	19.8	3.0
May	4.0	4.1	-2.1	-0.3	2.5	14.1	2.9
June	3.8	3.9	-2.1	-0.7	2.4	9.8	2.7
July	3.5	3.7	1.3	2.3	3.0	9.8	3.3
August	3.0	3.2	6.0	7.4	3.7	14.8	4.3
September	2.5	2.6	8.6	11.1	3.9	20.1	4.7
October	1.9	2.0	7.2	10.8	3.2	21.6	4.3
November	1.4	1.4	4.9	8.9	2.3	19.4	3.5
December	1.0	0.9	3.2	7.1	1.5	15.5	2.7
2010							
January	0.6	0.5	1.6	5.1	0.9	11.9	1.9

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2008									
November	2 076	2 893	2 259	942	1 377	254	118	251	10 170
December	1 904	2 765	1 717	877	1 325	213	52	110	8 963
2009									
January	1 183	2 431	1 425	728	1 070	233	39	102	7 211
February	1 681	3 564	1 735	901	1 548	208	79	181	9 897
March	1 626	4 024	2 104	989	1 409	238	122	223	10 735
April	2 196	3 296	2 322	1 012	1 413	221	117	361	10 938
May	1 962	3 238	2 277	868	1 862	328	84	276	10 895
June	2 071	4 247	2 429	1 038	1 930	284	117	279	12 395
July	2 471	4 999	2 674	1 006	1 959	242	100	537	13 988
August	2 397	4 151	2 527	1 063	1 948	295	102	231	12 714
September	2 700	4 652	2 822	1 073	2 098	346	125	386	14 202
October	2 579	4 746	2 728	984	2 220	339	111	296	14 003
November	3 082	4 489	2 991	1 051	2 112	259	129	414	14 527
December	2 692	4 648	2 492	977	1 949	321	186	330	13 595
2010									
January	2 332	3 254	1 940	903	1 635	203	51	136	10 454
SEASONALLY ADJUSTED									
2008									
November	2 043	3 032	2 318	975	1 289	286	na	na	10 308
December	1 877	3 227	1 948	882	1 429	221	na	na	9 759
2009									
January	1 529	3 274	1 964	933	1 350	255	na	na	9 516
February	1 791	3 458	1 948	961	1 690	248	na	na	10 378
March	1 765	4 241	2 143	1 005	1 460	229	na	na	11 201
April	2 342	3 567	2 424	1 048	1 557	224	na	na	11 640
May	1 763	3 277	2 388	874	1 618	298	na	na	10 581
June	1 881	3 919	2 137	962	1 875	279	na	na	11 410
July	2 159	4 334	2 296	896	1 780	231	na	na	12 301
August	2 454	3 965	2 350	1 025	1 860	294	na	na	12 285
September	2 529	4 239	2 516	971	2 010	300	na	na	13 040
October	2 437	4 324	2 570	989	2 199	333	na	na	13 233
November	3 080	4 635	2 851	992	2 017	261	na	na	14 360
December	2 880	5 415	2 895	1 005	2 042	330	na	na	15 106
2010									
January	2 979	4 553	2 682	1 228	2 102	241	na	na	14 045
TREND									
2008									
November	1 900	3 245	2 318	957	1 469	255	78	177	10 399
December	1 830	3 292	2 144	945	1 429	247	82	175	10 144
2009									
January	1 783	3 383	2 053	948	1 430	243	88	191	10 120
February	1 757	3 495	2 053	957	1 473	243	93	214	10 286
March	1 760	3 606	2 117	963	1 534	245	99	237	10 561
April	1 809	3 702	2 198	965	1 598	248	103	259	10 882
May	1 897	3 782	2 261	961	1 669	257	104	272	11 202
June	2 013	3 850	2 298	955	1 748	266	101	275	11 505
July	2 155	3 956	2 338	950	1 838	277	98	279	11 889
August	2 321	4 115	2 405	954	1 923	287	101	289	12 395
September	2 500	4 312	2 503	972	1 990	294	110	303	12 983
October	2 666	4 496	2 616	999	2 037	296	119	316	13 545
November	2 807	4 658	2 714	1 030	2 072	296	125	318	14 020
December	2 923	4 795	2 792	1 064	2 094	292	129	312	14 401
2010									
January	3 004	4 901	2 838	1 102	2 114	287	130	299	14 675

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2008									
November	-11.0	-24.8	-26.8	-2.2	-21.3	-10.2	26.9	-44.5	-20.6
December	-8.3	-4.4	-24.0	-6.9	-3.8	-16.1	-55.9	-56.2	-11.9
2009									
January	-37.9	-12.1	-17.0	-17.0	-19.2	9.4	-25.0	-7.3	-19.5
February	42.1	46.6	21.8	23.8	44.7	-10.7	102.6	77.5	37.2
March	-3.3	12.9	21.3	9.8	-9.0	14.4	54.4	23.2	8.5
April	35.1	-18.1	10.4	2.3	0.3	-7.1	-4.1	61.9	1.9
May	-10.7	-1.8	-1.9	-14.2	31.8	48.4	-28.2	-23.5	-0.4
June	5.6	31.2	6.7	19.6	3.7	-13.4	39.3	1.1	13.8
July	19.3	17.7	10.1	-3.1	1.5	-14.8	-14.5	92.5	12.9
August	-3.0	-17.0	-5.5	5.7	-0.6	21.9	2.0	-57.0	-9.1
September	12.6	12.1	11.7	0.9	7.7	17.3	22.5	67.1	11.7
October	-4.5	2.0	-3.3	-8.3	5.8	-2.0	-11.2	-23.3	-1.4
November	19.5	-5.4	9.6	6.8	-4.9	-23.6	16.2	39.9	3.7
December	-12.7	3.5	-16.7	-7.0	-7.7	23.9	44.2	-20.3	-6.4
2010									
January	-13.4	-30.0	-22.2	-7.6	-16.1	-36.8	-72.6	-58.8	-23.1
SEASONALLY ADJUSTED									
2008									
November	-4.3	-9.5	-12.6	-0.6	-20.9	10.9	na	na	-10.5
December	-8.1	6.4	-15.9	-9.5	10.8	-22.7	na	na	-5.3
2009									
January	-18.6	1.5	0.8	5.8	-5.5	15.1	na	na	-2.5
February	17.2	5.6	-0.8	3.0	25.2	-2.6	na	na	9.1
March	-1.5	22.7	10.0	4.6	-13.6	-7.8	na	na	7.9
April	32.7	-15.9	13.1	4.2	6.6	-2.0	na	na	3.9
May	-24.7	-8.1	-1.5	-16.6	3.9	33.2	na	na	-9.1
June	6.7	19.6	-10.5	10.0	15.9	-6.5	na	na	7.8
July	14.8	10.6	7.5	-6.8	-5.1	-17.2	na	na	7.8
August	13.7	-8.5	2.3	14.3	4.5	27.2	na	na	-0.1
September	3.1	6.9	7.1	-5.2	8.1	2.3	na	na	6.1
October	-3.7	2.0	2.1	1.9	9.4	10.8	na	na	1.5
November	26.4	7.2	11.0	0.3	-8.3	-21.5	na	na	8.5
December	-6.5	16.8	1.6	1.3	1.2	26.5	na	na	5.2
2010									
January	3.5	-15.9	-7.4	22.2	2.9	-27.0	na	na	-7.0
TREND									
2008									
November	-4.9	-0.9	-8.0	-3.4	-4.8	-2.6	6.9	-10.2	-4.2
December	-3.7	1.4	-7.5	-1.2	-2.8	-3.1	5.9	-1.3	-2.5
2009									
January	-2.5	2.8	-4.3	0.3	0.1	-1.7	6.6	9.3	-0.2
February	-1.5	3.3	—	0.9	3.0	0.2	6.4	11.8	1.6
March	0.2	3.2	3.1	0.7	4.2	0.5	6.2	10.8	2.7
April	2.7	2.7	3.9	0.2	4.2	1.6	4.0	9.2	3.0
May	4.9	2.2	2.8	-0.5	4.5	3.3	1.0	5.1	2.9
June	6.1	1.8	1.6	-0.6	4.8	3.8	-3.2	1.1	2.7
July	7.1	2.8	1.7	-0.6	5.1	4.1	-2.4	1.4	3.3
August	7.7	4.0	2.9	0.5	4.6	3.7	3.1	3.7	4.3
September	7.7	4.8	4.1	1.9	3.5	2.2	8.1	5.0	4.7
October	6.7	4.3	4.5	2.8	2.3	0.8	8.3	4.1	4.3
November	5.3	3.6	3.8	3.1	1.7	-0.2	5.5	0.8	3.5
December	4.1	2.9	2.9	3.3	1.1	-1.2	2.7	-2.1	2.7
2010									
January	2.8	2.2	1.6	3.5	1.0	-1.6	1.2	-4.1	1.9

— 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									
2008									
November	980	2 297	1 564	706	1 139	189	60	96	7 031
December	898	2 002	1 230	636	1 080	169	39	105	6 159
2009									
January	792	1 742	1 027	551	917	161	33	70	5 293
February	1 000	2 450	1 316	718	1 090	153	39	113	6 879
March	1 112	2 660	1 481	750	1 212	210	41	159	7 625
April	1 040	2 664	1 501	761	1 159	211	65	167	7 568
May	1 325	2 643	1 674	662	1 478	252	57	196	8 287
June	1 306	3 162	1 818	769	1 613	234	66	175	9 143
July	1 325	3 404	1 928	811	1 733	197	74	202	9 674
August	1 509	3 280	2 019	793	1 582	217	68	189	9 657
September	1 520	3 345	1 910	789	1 754	276	76	228	9 898
October	1 486	3 823	2 120	743	1 745	223	36	204	10 380
November	1 548	3 137	2 113	762	1 700	227	67	180	9 734
December	1 366	2 793	1 579	727	1 523	251	78	155	8 472
2010									
January	1 021	2 353	1 374	540	1 333	175	22	79	6 897
SEASONALLY ADJUSTED									
2008									
November	1 025	2 361	1 589	724	1 059	na	na	na	7 101
December	972	2 338	1 449	660	1 197	na	na	na	6 953
2009									
January	1 007	2 401	1 417	716	1 153	na	na	na	7 060
February	1 053	2 520	1 409	740	1 204	na	na	na	7 282
March	1 115	2 564	1 496	750	1 201	na	na	na	7 537
April	1 168	2 725	1 567	773	1 310	na	na	na	7 984
May	1 235	2 760	1 654	663	1 317	na	na	na	8 106
June	1 210	2 845	1 671	723	1 620	na	na	na	8 504
July	1 174	3 024	1 697	721	1 589	na	na	na	8 642
August	1 401	3 027	1 816	780	1 544	na	na	na	9 048
September	1 440	3 118	1 772	751	1 580	na	na	na	9 166
October	1 472	3 576	1 973	732	1 647	na	na	na	9 845
November	1 510	3 129	1 976	732	1 583	na	na	na	9 381
December	1 485	3 276	1 948	736	1 631	na	na	na	9 604
2010									
January	1 374	3 436	1 963	770	1 699	na	na	na	9 630
TREND									
2008									
November	1 053	2 370	1 532	716	1 214	na	na	na	7 218
December	1 035	2 377	1 471	713	1 177	na	na	na	7 115
2009									
January	1 037	2 418	1 447	718	1 161	na	na	na	7 142
February	1 060	2 489	1 454	723	1 182	na	na	na	7 290
March	1 096	2 582	1 490	726	1 239	na	na	na	7 538
April	1 140	2 674	1 546	728	1 317	na	na	na	7 832
May	1 187	2 772	1 608	729	1 405	na	na	na	8 147
June	1 235	2 880	1 672	730	1 483	na	na	na	8 456
July	1 292	2 989	1 733	732	1 546	na	na	na	8 756
August	1 352	3 091	1 791	737	1 583	na	na	na	9 023
September	1 406	3 179	1 846	742	1 600	na	na	na	9 244
October	1 446	3 250	1 896	745	1 611	na	na	na	9 420
November	1 469	3 307	1 938	746	1 624	na	na	na	9 552
December	1 478	3 351	1 971	746	1 638	na	na	na	9 645
2010									
January	1 476	3 379	1 993	748	1 658	na	na	na	9 705

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2008									
November	-24.1	-11.6	-16.7	-12.4	-27.4	-9.6	-13.0	—	-17.4
December	-8.4	-12.8	-21.4	-9.9	-5.2	-10.6	-35.0	9.4	-12.4
2009									
January	-11.8	-13.0	-16.5	-13.4	-15.1	-4.7	-15.4	-33.3	-14.1
February	26.3	40.6	28.1	30.3	18.9	-5.0	18.2	61.4	30.0
March	11.2	8.6	12.5	4.5	11.2	37.3	5.1	40.7	10.8
April	-6.5	0.2	1.4	1.5	-4.4	0.5	58.5	5.0	-0.7
May	27.4	-0.8	11.5	-13.0	27.5	19.4	-12.3	17.4	9.5
June	-1.4	19.6	8.6	16.2	9.1	-7.1	15.8	-10.7	10.3
July	1.5	7.7	6.1	5.5	7.4	-15.8	12.1	15.4	5.8
August	13.9	-3.6	4.7	-2.2	-8.7	10.2	-8.1	-6.4	-0.2
September	0.7	2.0	-5.4	-0.5	10.9	27.2	11.8	20.6	2.5
October	-2.2	14.3	11.0	-5.8	-0.5	-19.2	-52.6	-10.5	4.9
November	4.2	-17.9	-0.3	2.6	-2.6	1.8	86.1	-11.8	-6.2
December	-11.8	-11.0	-25.3	-4.6	-10.4	10.6	16.4	-13.9	-13.0
2010									
January	-25.3	-15.8	-13.0	-25.7	-12.5	-30.3	-71.8	-49.0	-18.6
SEASONALLY ADJUSTED									
2008									
November	-16.0	1.4	-1.3	-5.1	-25.4	na	na	na	-7.5
December	-5.2	-1.0	-8.8	-8.8	13.0	na	na	na	-2.1
2009									
January	3.6	2.7	-2.2	8.4	-3.7	na	na	na	1.5
February	4.6	5.0	-0.6	3.4	4.5	na	na	na	3.1
March	5.9	1.7	6.2	1.3	-0.3	na	na	na	3.5
April	4.7	6.3	4.7	3.1	9.1	na	na	na	5.9
May	5.8	1.3	5.6	-14.1	0.5	na	na	na	1.5
June	-2.0	3.1	1.0	8.9	23.0	na	na	na	4.9
July	-3.0	6.3	1.6	-0.2	-1.9	na	na	na	1.6
August	19.3	0.1	7.0	8.2	-2.8	na	na	na	4.7
September	2.8	3.0	-2.4	-3.8	2.3	na	na	na	1.3
October	2.2	14.7	11.3	-2.6	4.3	na	na	na	7.4
November	2.6	-12.5	0.2	—	-3.9	na	na	na	-4.7
December	-1.6	4.7	-1.4	0.7	3.0	na	na	na	2.4
2010									
January	-7.5	4.9	0.7	4.6	4.2	na	na	na	0.3
TREND									
2008									
November	-2.5	-0.9	-5.8	-2.3	-3.8	na	na	na	-2.8
December	-1.7	0.3	-4.0	-0.4	-3.1	na	na	na	-1.4
2009									
January	0.3	1.7	-1.6	0.6	-1.3	na	na	na	0.4
February	2.1	2.9	0.5	0.7	1.8	na	na	na	2.1
March	3.4	3.8	2.5	0.4	4.8	na	na	na	3.4
April	4.0	3.6	3.8	0.3	6.3	na	na	na	3.9
May	4.2	3.7	4.0	0.2	6.7	na	na	na	4.0
June	4.0	3.9	3.9	0.1	5.6	na	na	na	3.8
July	4.6	3.8	3.6	0.3	4.2	na	na	na	3.5
August	4.7	3.4	3.4	0.7	2.4	na	na	na	3.0
September	4.0	2.8	3.1	0.7	1.1	na	na	na	2.5
October	2.9	2.3	2.7	0.4	0.7	na	na	na	1.9
November	1.6	1.7	2.2	0.1	0.8	na	na	na	1.4
December	0.6	1.3	1.7	—	0.9	na	na	na	1.0
2010									
January	-0.2	0.9	1.1	0.2	1.2	na	na	na	0.6

— nil or rounded to zero (including null cells)

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2006-07	15 951	28 867	28 751	8 597	19 580	2 541	766	1 264	106 317
2007-08	15 786	31 556	30 245	10 378	17 121	2 540	590	1 284	109 500
2008-09	13 560	30 470	19 896	9 238	15 970	2 575	735	1 487	93 931
2009									
February	1 011	2 453	1 332	732	1 117	155	46	115	6 961
March	1 140	2 668	1 503	806	1 244	217	60	161	7 799
April	1 067	2 675	1 542	768	1 234	215	103	168	7 772
May	1 336	2 661	1 723	685	1 532	266	70	197	8 470
June	1 314	3 188	1 903	819	1 674	237	85	175	9 395
July	1 358	3 418	1 989	827	1 818	197	90	212	9 909
August	1 547	3 314	2 049	849	1 689	223	86	191	9 948
September	1 549	3 372	1 986	835	1 807	280	95	229	10 153
October	1 520	3 870	2 194	867	1 839	229	52	204	10 775
November	1 563	3 252	2 132	883	1 804	232	85	180	10 131
December	1 383	2 851	1 632	768	1 611	257	88	155	8 745
2010									
January	1 030	2 379	1 392	564	1 367	177	27	79	7 015
OTHER DWELLINGS									
2006-07	15 451	9 075	12 765	2 221	5 507	399	698	982	47 098
2007-08	15 516	11 352	14 807	3 002	6 520	398	582	1 055	53 232
2008-09	10 300	11 163	9 058	2 774	3 417	592	250	1 380	38 934
2009									
February	670	1 111	403	169	431	53	33	66	2 936
March	486	1 356	601	183	165	21	62	62	2 936
April	1 129	621	780	244	179	6	14	193	3 166
May	626	577	554	183	330	62	14	79	2 425
June	757	1 059	526	219	256	47	32	104	3 000
July	1 113	1 581	685	179	141	45	10	325	4 079
August	850	837	478	214	259	72	16	40	2 766
September	1 151	1 280	836	238	291	66	30	157	4 049
October	1 059	876	534	117	381	110	59	92	3 228
November	1 519	1 237	859	168	308	27	44	234	4 396
December	1 309	1 797	860	209	338	64	98	175	4 850
2010									
January	1 302	875	548	339	268	26	24	57	3 439
TOTAL DWELLING UNITS									
2006-07	31 402	37 942	41 516	10 818	25 087	2 940	1 464	2 246	153 415
2007-08	31 302	42 908	45 052	13 380	23 641	2 938	1 172	2 339	162 732
2008-09	23 860	41 633	28 954	12 012	19 387	3 167	985	2 867	132 865
2009									
February	1 681	3 564	1 735	901	1 548	208	79	181	9 897
March	1 626	4 024	2 104	989	1 409	238	122	223	10 735
April	2 196	3 296	2 322	1 012	1 413	221	117	361	10 938
May	1 962	3 238	2 277	868	1 862	328	84	276	10 895
June	2 071	4 247	2 429	1 038	1 930	284	117	279	12 395
July	2 471	4 999	2 674	1 006	1 959	242	100	537	13 988
August	2 397	4 151	2 527	1 063	1 948	295	102	231	12 714
September	2 700	4 652	2 822	1 073	2 098	346	125	386	14 202
October	2 579	4 746	2 728	984	2 220	339	111	296	14 003
November	3 082	4 489	2 991	1 051	2 112	259	129	414	14 527
December	2 692	4 648	2 492	977	1 949	321	186	330	13 595
2010									
January	2 332	3 254	1 940	903	1 635	203	51	136	10 454

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2006-07	6 460	19 169	10 775	5 526	13 462	1 165	573	1 263
2007-08	6 686	22 124	11 935	6 673	11 742	1 044	471	1 268
2008-09	6 037	21 439	8 401	5 850	11 115	1 114	590	1 474
2009								
February	486	1 673	581	489	786	54	41	114
March	507	1 920	665	506	905	73	46	161
April	438	1 920	603	519	808	92	68	166
May	592	1 785	751	444	1 089	134	62	194
June	567	2 182	733	552	1 167	99	72	172
July	585	2 408	849	519	1 262	87	80	209
August	743	2 192	815	540	1 193	90	74	191
September	684	2 182	762	526	1 330	115	79	227
October	685	2 546	811	566	1 289	97	41	204
November	729	1 939	809	587	1 286	95	78	179
December	751	1 887	671	479	1 073	111	73	154
2010								
January	384	1 535	518	381	997	69	23	79
OTHER DWELLINGS								
2006-07	10 993	8 120	4 880	1 645	4 138	178	668	982
2007-08	11 689	10 273	6 256	2 705	5 388	142	526	1 055
2008-09	7 912	10 317	4 244	2 439	2 781	323	239	1 380
2009								
February	496	1 052	79	165	386	24	29	66
March	349	1 319	388	174	132	15	62	62
April	1 008	596	460	240	126	—	14	193
May	480	527	192	178	320	31	14	79
June	602	997	308	213	204	20	28	104
July	841	1 518	560	157	85	30	10	325
August	696	741	326	197	200	36	16	40
September	914	1 205	387	207	174	34	29	157
October	920	795	325	112	308	84	54	92
November	1 226	1 184	578	152	237	8	40	234
December	860	1 724	647	195	271	5	47	175
2010								
January	709	732	199	335	225	8	8	57
TOTAL DWELLING UNITS								
2006-07	17 453	27 289	15 655	7 171	17 600	1 343	1 241	2 245
2007-08	18 375	32 397	18 191	9 378	17 130	1 186	997	2 323
2008-09	13 949	31 756	12 645	8 289	13 896	1 437	829	2 854
2009								
February	982	2 725	660	654	1 172	78	70	180
March	856	3 239	1 053	680	1 037	88	108	223
April	1 446	2 516	1 063	759	934	92	82	359
May	1 072	2 312	943	622	1 409	165	76	273
June	1 169	3 179	1 041	765	1 371	119	100	276
July	1 426	3 926	1 409	676	1 347	117	90	534
August	1 439	2 933	1 141	737	1 393	126	90	231
September	1 598	3 387	1 149	733	1 504	149	108	384
October	1 605	3 341	1 136	678	1 597	181	95	296
November	1 955	3 123	1 387	739	1 523	103	118	413
December	1 611	3 611	1 318	674	1 344	116	120	329
2010								
January	1 093	2 267	717	716	1 222	77	31	136

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 25.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion (a)</i>	<i>Non-residential building (a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
PRIVATE SECTOR						
2006-07	104 121	44 381	491	479	356	149 828
2007-08	107 533	49 644	635	320	301	158 433
2008-09	92 005	35 428	560	260	204	128 457
2009						
February	6 837	2 724	81	48	13	9 703
March	7 615	2 754	25	27	11	10 432
April	7 552	2 812	86	13	28	10 491
May	8 276	1 968	30	9	12	10 295
June	9 134	2 247	52	9	9	11 451
July	9 661	3 502	12	51	22	13 248
August	9 651	2 412	22	52	7	12 144
September	9 890	3 648	13	106	25	13 682
October	10 374	2 938	11	10	22	13 355
November	9 722	3 336	26	48	15	13 147
December	8 462	3 808	18	26	23	12 337
2010						
January	6 891	2 175	9	4	13	9 092
.....						
PUBLIC SECTOR						
2006-07	1 962	1 607	14	2	2	3 587
2007-08	1 822	2 293	71	105	8	4 299
2008-09	1 774	2 574	9	47	4	4 408
2009						
February	82	112	—	—	—	194
March	174	129	—	—	—	303
April	204	239	4	—	—	447
May	183	416	—	—	1	600
June	252	692	—	—	—	944
July	235	502	3	—	—	740
August	291	279	—	—	—	570
September	255	265	—	—	—	520
October	395	249	—	—	4	648
November	396	983	1	—	—	1 380
December	273	984	1	—	—	1 258
2010						
January	118	1 244	—	—	—	1 362
.....						
TOTAL						
2006-07	106 083	45 988	505	481	358	153 415
2007-08	109 355	51 937	706	425	309	162 732
2008-09	93 779	38 002	569	307	208	132 865
2009						
February	6 919	2 836	81	48	13	9 897
March	7 789	2 883	25	27	11	10 735
April	7 756	3 051	90	13	28	10 938
May	8 459	2 384	30	9	13	10 895
June	9 386	2 939	52	9	9	12 395
July	9 896	4 004	15	51	22	13 988
August	9 942	2 691	22	52	7	12 714
September	10 145	3 913	13	106	25	14 202
October	10 769	3 187	11	10	26	14 003
November	10 118	4 319	27	48	15	14 527
December	8 735	4 792	19	26	23	13 595
2010						
January	7 009	3 419	9	4	13	10 454

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	1 020	408	5	—	3	1 436
Vic.	2 352	707	—	1	1	3 061
Qld	1 373	408	3	—	1	1 785
SA	540	334	—	—	—	874
WA	1 333	219	1	—	8	1 561
Tas.	174	26	—	1	—	201
NT	20	16	—	2	—	38
ACT	79	57	—	—	—	136
Aust.	6 891	2 175	9	4	13	9 092
PUBLIC SECTOR						
NSW	9	887	—	—	—	896
Vic.	26	167	—	—	—	193
Qld	18	137	—	—	—	155
SA	24	5	—	—	—	29
WA	34	40	—	—	—	74
Tas.	2	—	—	—	—	2
NT	5	8	—	—	—	13
ACT	—	—	—	—	—	—
Aust.	118	1 244	—	—	—	1 362
TOTAL						
NSW	1 029	1 295	5	—	3	2 332
Vic.	2 378	874	—	1	1	3 254
Qld	1 391	545	3	—	1	1 940
SA	564	339	—	—	—	903
WA	1 367	259	1	—	8	1 635
Tas.	176	26	—	1	—	203
NT	25	24	—	2	—	51
ACT	79	57	—	—	—	136
Aust.	7 009	3 419	9	4	13	10 454

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

Original

Period	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new 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.)										
2006-07	106 083	10 025	11 247	21 272	2 478	4 379	17 859	24 716	45 988	152 071
2007-08	109 355	10 518	12 264	22 782	3 332	4 293	21 530	29 155	51 937	161 292
2008-09	93 779	8 237	9 099	17 336	2 598	3 022	15 046	20 666	38 002	131 781
2008										
November	7 122	754	761	1 515	149	271	1 050	1 470	2 985	10 107
December	6 253	654	614	1 268	242	139	973	1 354	2 622	8 875
2009										
January	5 367	295	460	755	98	231	687	1 016	1 771	7 138
February	6 919	787	535	1 322	254	306	954	1 514	2 836	9 755
March	7 789	498	683	1 181	256	172	1 274	1 702	2 883	10 672
April	7 756	549	722	1 271	151	298	1 331	1 780	3 051	10 807
May	8 459	588	700	1 288	158	121	817	1 096	2 384	10 843
June	9 386	630	922	1 552	328	229	830	1 387	2 939	12 325
July	9 896	897	730	1 627	466	266	1 645	2 377	4 004	13 900
August	9 942	811	743	1 554	301	188	648	1 137	2 691	12 633
September	10 145	849	1 096	1 945	235	220	1 513	1 968	3 913	14 058
October	10 769	877	739	1 616	357	275	939	1 571	3 187	13 956
November	10 118	849	773	1 622	951	275	1 471	2 697	4 319	14 437
December	8 735	993	909	1 902	819	216	1 855	2 890	4 792	13 527
2010										
January	7 009	865	786	1 651	1 038	69	661	1 768	3 419	10 428
VALUE (\$m)										
2006-07	24 038.0	1 403.2	2 119.8	3 523.1	458.9	926.1	5 040.8	6 425.8	9 948.9	33 986.9
2007-08	26 589.5	1 649.8	2 484.1	4 133.9	611.1	947.4	6 947.6	8 506.2	12 640.0	39 229.5
2008-09	23 108.4	1 322.2	1 953.6	3 275.8	439.0	638.7	4 694.7	5 772.3	9 048.1	32 156.5
2008										
November	1 813.4	127.3	156.9	284.1	35.4	44.8	323.0	403.2	687.3	2 500.7
December	1 565.1	96.1	135.9	231.9	38.0	36.9	267.4	342.3	574.2	2 139.2
2009										
January	1 331.6	41.3	90.4	131.6	15.6	34.2	183.9	233.7	365.3	1 697.0
February	1 675.4	141.6	114.4	256.0	53.7	97.9	308.7	460.4	716.4	2 391.8
March	1 873.7	72.9	138.9	211.8	41.3	39.5	353.2	434.0	645.9	2 519.6
April	1 881.1	82.1	142.1	224.2	23.7	64.3	320.2	408.2	632.3	2 513.4
May	2 021.6	91.1	151.5	242.6	25.4	23.5	196.0	244.8	487.4	2 509.0
June	2 225.3	101.7	202.1	303.9	55.9	35.0	138.9	229.8	533.7	2 759.0
July	2 354.8	161.3	144.6	305.9	85.3	55.4	498.9	639.6	945.5	3 300.3
August	2 381.5	132.3	175.5	307.8	49.1	31.0	149.7	229.9	537.7	2 919.2
September	2 433.0	152.9	225.9	378.8	41.7	41.5	408.2	491.3	870.1	3 303.1
October	2 616.3	143.0	145.0	288.0	67.3	42.4	235.8	345.5	633.5	3 249.8
November	2 472.8	138.9	166.6	305.4	210.5	56.1	338.3	604.9	910.3	3 383.1
December	2 173.6	203.3	184.3	387.7	164.3	43.6	446.1	653.9	1 041.6	3 215.2
2010										
January	1 714.8	164.4	166.7	331.0	193.5	10.2	151.4	355.2	686.2	2 401.0

(a) See Glossary for definition.

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

States and territories	New houses	NEW SEMIDETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	1 029	279	245	524	656	30	85	771	1 295	2 324
Vic.	2 378	198	155	353	157	22	342	521	874	3 252
Qld	1 391	72	147	219	141	13	172	326	545	1 936
SA	564	154	119	273	19	—	47	66	339	903
WA	1 367	136	97	233	7	4	15	26	259	1 626
Tas.	176	18	4	22	4	—	—	4	26	202
NT	25	8	—	8	16	—	—	16	24	49
ACT	79	—	19	19	38	—	—	38	57	136
Aust.	7 009	865	786	1 651	1 038	69	661	1 768	3 419	10 428
VALUE (\$m)										
NSW	267.2	60.1	50.8	110.9	128.6	5.1	42.5	176.1	287.1	554.2
Vic.	566.9	31.7	34.4	66.1	24.6	3.1	65.9	93.7	159.8	726.7
Qld	364.7	12.5	39.6	52.1	26.9	1.7	30.2	58.8	110.9	475.7
SA	103.9	27.2	17.0	44.2	2.0	—	5.5	7.5	51.7	155.6
WA	344.6	28.0	20.1	48.1	1.4	0.3	7.3	9.0	57.1	401.7
Tas.	37.8	2.3	1.0	3.3	0.5	—	—	0.5	3.7	41.6
NT	8.4	2.6	—	2.6	4.8	—	—	4.8	7.4	15.8
ACT	21.4	—	3.8	3.8	4.7	—	—	4.7	8.5	29.8
Aust.	1 714.8	164.4	166.7	331.0	193.5	10.2	151.4	355.2	686.2	2 401.0

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2008					
December	2 139.2	379.0	2 518.2	1 650.0	4 168.2
2009					
January	1 697.0	367.6	2 064.5	2 119.2	4 183.7
February	2 391.8	434.5	2 826.4	2 284.8	5 111.1
March	2 519.6	476.2	2 995.7	2 184.1	5 179.9
April	2 513.4	455.9	2 969.3	1 983.9	4 953.1
May	2 509.0	455.4	2 964.4	1 780.4	4 744.8
June	2 759.0	455.3	3 214.2	3 227.0	6 441.2
July	3 300.3	550.6	3 850.9	3 471.8	7 322.7
August	2 919.2	572.3	3 491.5	5 586.5	9 078.0
September	3 303.1	630.7	3 933.7	4 866.9	8 800.6
October	3 249.8	579.2	3 829.0	3 349.6	7 178.6
November	3 383.1	555.2	3 938.4	4 798.2	8 736.6
December	3 215.2	503.4	3 718.6	3 839.3	7 557.9
2010					
January	2 401.0	366.8	2 767.9	2 219.9	4 987.7
SEASONALLY ADJUSTED					
2008					
December	2 218.5	454.4	2 673.0	1 872.8	4 545.8
2009					
January	2 183.8	463.1	2 646.9	2 220.2	4 867.1
February	2 504.1	458.7	2 962.9	2 486.3	5 449.1
March	2 549.1	464.9	3 014.0	2 128.9	5 142.9
April	2 619.1	505.9	3 124.9	2 188.5	5 313.5
May	2 512.1	455.3	2 967.3	1 851.0	4 818.4
June	2 642.9	434.5	3 077.4	3 154.6	6 232.0
July	2 896.8	511.8	3 408.6	3 310.1	6 718.7
August	2 923.5	532.6	3 456.2	5 357.8	8 814.0
September	3 034.5	539.9	3 574.4	4 904.6	8 478.9
October	3 118.8	542.3	3 661.1	2 999.1	6 660.2
November	3 249.5	547.7	3 797.2	4 637.5	8 434.6
December	3 333.1	570.5	3 903.6	4 131.7	8 035.4
2010					
January	3 186.5	474.8	3 661.3	2 399.4	6 060.7
TREND					
2008					
December	2 464.1	457.5	2 921.6	2 049.8	4 971.4
2009					
January	2 382.1	459.8	2 841.9	1 995.2	4 837.1
February	2 368.2	462.9	2 831.1	2 004.8	4 835.9
March	2 417.5	464.6	2 882.1	2 028.1	4 910.2
April	2 507.5	466.9	2 974.4	2 026.5	5 000.9
May	2 610.5	472.4	3 082.9	1 990.2	5 073.1
June	2 704.9	482.4	3 187.3	1 958.9	5 146.1
July	2 809.5	498.6	3 308.1	1 951.6	5 259.7
August	2 925.8	517.2	3 443.0	1 973.1	5 416.0
September	3 038.9	532.8	3 571.7	2 006.7	5 578.5
October	3 130.6	541.7	3 672.4	2 037.1	5 709.5
November	3 201.7	542.7	3 744.3	2 046.2	5 790.5
December	3 255.3	538.7	3 794.0	2 036.3	5 830.3
2010					
January	3 285.6	528.5	3 814.1	2 019.4	5 833.5

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
2008					
December	-14.5	-20.0	-15.3	-26.7	-20.3
2009					
January	-20.7	-3.0	-18.0	28.4	0.4
February	40.9	18.2	36.9	7.8	22.2
March	5.3	9.6	6.0	-4.4	1.3
April	-0.2	-4.3	-0.9	-9.2	-4.4
May	-0.2	-0.1	-0.2	-10.3	-4.2
June	10.0	—	8.4	81.3	35.8
July	19.6	20.9	19.8	7.6	13.7
August	-11.5	3.9	-9.3	60.9	24.0
September	13.2	10.2	12.7	-12.9	-3.1
October	-1.6	-8.2	-2.7	-31.2	-18.4
November	4.1	-4.1	2.9	43.2	21.7
December	-5.0	-9.3	-5.6	-20.0	-13.5
2010					
January	-25.3	-27.1	-25.6	-42.2	-34.0
SEASONALLY ADJUSTED					
2008					
December	-11.6	-1.2	-10.0	-13.4	-11.4
2009					
January	-1.6	1.9	-1.0	18.6	7.1
February	14.7	-0.9	11.9	12.0	12.0
March	1.8	1.3	1.7	-14.4	-5.6
April	2.7	8.8	3.7	2.8	3.3
May	-4.1	-10.0	-5.0	-15.4	-9.3
June	5.2	-4.6	3.7	70.4	29.3
July	9.6	17.8	10.8	4.9	7.8
August	0.9	4.1	1.4	61.9	31.2
September	3.8	1.4	3.4	-8.5	-3.8
October	2.8	0.5	2.4	-38.9	-21.4
November	4.2	1.0	3.7	54.6	26.6
December	2.6	4.2	2.8	-10.9	-4.7
2010					
January	-4.4	-16.8	-6.2	-41.9	-24.6
TREND					
2008					
December	-5.2	-0.7	-4.5	-7.7	-5.9
2009					
January	-3.3	0.5	-2.7	-2.7	-2.7
February	-0.6	0.7	-0.4	0.5	—
March	2.1	0.4	1.8	1.2	1.5
April	3.7	0.5	3.2	-0.1	1.8
May	4.1	1.2	3.6	-1.8	1.4
June	3.6	2.1	3.4	-1.6	1.4
July	3.9	3.4	3.8	-0.4	2.2
August	4.1	3.7	4.1	1.1	3.0
September	3.9	3.0	3.7	1.7	3.0
October	3.0	1.7	2.8	1.5	2.3
November	2.3	0.2	2.0	0.4	1.4
December	1.7	-0.7	1.3	-0.5	0.7
2010					
January	0.9	-1.9	0.5	-0.8	0.1

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2008									
November	1 390.8	1 355.8	1 220.1	265.2	635.8	141.0	68.3	149.7	5 226.6
December	954.5	1 136.5	894.5	366.8	601.7	91.3	53.8	69.2	4 168.2
2009									
January	1 049.0	1 110.4	987.2	275.4	461.7	87.0	29.5	183.5	4 183.7
February	878.4	1 434.4	1 063.5	343.8	562.1	82.0	60.2	686.7	5 111.1
March	1 403.3	1 665.4	1 003.1	269.8	549.2	85.7	114.1	89.2	5 179.9
April	1 144.5	1 271.8	1 335.8	428.5	538.6	78.2	64.4	91.4	4 953.1
May	971.6	1 456.7	1 019.5	227.6	640.2	132.2	66.3	230.6	4 744.8
June	1 012.0	2 201.9	1 643.4	520.9	804.4	115.1	59.2	84.3	6 441.2
July	1 716.7	2 113.6	1 190.4	641.3	1 050.0	187.2	89.3	334.3	7 322.7
August	3 533.2	2 032.6	1 247.4	525.0	1 251.3	185.3	79.5	223.6	9 078.0
September	1 442.6	2 631.4	1 722.8	355.7	2 316.7	118.2	90.5	122.7	8 800.6
October	2 024.7	1 791.2	1 333.9	540.4	1 162.7	140.3	75.2	110.2	7 178.6
November	1 506.1	1 881.8	3 507.4	611.3	775.8	117.4	128.1	208.7	8 736.6
December	2 380.2	2 502.3	1 001.5	350.7	774.7	184.8	116.7	247.0	7 557.9
2010									
January	1 016.5	1 183.0	1 042.8	381.1	1 117.4	75.3	39.6	132.0	4 987.7
SEASONALLY ADJUSTED									
2008									
November	1 302.5	1 472.4	1 174.7	281.5	626.5	na	na	na	5 131.8
December	984.6	1 292.8	1 110.8	375.9	594.1	na	na	na	4 545.8
2009									
January	1 134.3	1 417.1	1 183.0	305.1	509.0	na	na	na	4 867.1
February	910.1	1 457.7	1 156.8	371.4	635.9	na	na	na	5 449.1
March	1 427.5	1 528.2	959.3	306.1	597.5	na	na	na	5 142.9
April	1 169.4	1 424.2	1 460.1	349.9	580.3	na	na	na	5 313.5
May	960.3	1 470.5	1 036.1	253.0	589.0	na	na	na	4 818.4
June	964.3	2 073.4	1 561.7	495.9	778.6	na	na	na	6 232.0
July	1 732.6	1 826.5	1 056.7	623.3	968.6	na	na	na	6 718.7
August	3 497.3	1 911.2	1 241.1	510.0	1 253.4	na	na	na	8 814.0
September	1 257.3	2 524.8	1 643.9	364.4	2 297.5	na	na	na	8 478.9
October	2 117.7	1 723.6	1 227.9	497.4	1 105.3	na	na	na	6 660.2
November	1 399.2	1 941.3	3 251.3	622.5	763.1	na	na	na	8 434.6
December	2 449.8	2 710.2	1 244.9	342.4	778.5	na	na	na	8 035.4
2010									
January	1 162.4	1 574.7	1 289.2	439.5	1 199.0	na	na	na	6 060.7
TREND									
2008									
November	1 196.7	1 458.0	1 321.9	332.7	672.5	na	na	na	5 280.3
December	1 149.6	1 417.0	1 211.7	327.8	616.1	na	na	na	4 971.4
2009									
January	1 124.9	1 400.4	1 149.3	328.2	578.6	na	na	na	4 837.1
February	1 103.7	1 415.5	1 132.0	326.9	569.3	na	na	na	4 835.9
March	1 086.1	1 453.0	1 137.5	322.7	581.4	na	na	na	4 910.2
April	1 072.1	1 498.9	1 141.9	316.6	608.2	na	na	na	5 000.9
May	1 061.9	1 538.3	1 119.3	311.6	643.0	na	na	na	5 073.1
June	1 056.7	1 568.4	1 079.6	311.1	678.5	na	na	na	5 146.1
July	1 076.3	1 596.1	1 054.7	312.5	711.3	na	na	na	5 259.7
August	1 128.3	1 623.7	1 057.1	314.7	735.8	na	na	na	5 416.0
September	1 198.1	1 645.2	1 083.7	318.3	749.0	na	na	na	5 578.5
October	1 257.5	1 658.2	1 126.6	323.2	751.1	na	na	na	5 709.5
November	1 294.1	1 667.0	1 160.8	330.4	749.0	na	na	na	5 790.5
December	1 315.5	1 670.4	1 178.9	340.2	744.3	na	na	na	5 830.3
2010									
January	1 318.3	1 668.0	1 188.6	349.8	744.9	na	na	na	5 833.5

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2008									
November	14.9	-14.1	-32.5	-29.8	-26.6	47.0	18.1	-45.2	-16.6
December	-31.4	-16.2	-26.7	38.3	-5.4	-35.2	-21.3	-53.8	-20.3
2009									
January	9.9	-2.3	10.4	-24.9	-23.3	-4.7	-45.2	165.0	0.4
February	-16.3	29.2	7.7	24.8	21.7	-5.7	104.1	274.2	22.2
March	59.8	16.1	-5.7	-21.5	-2.3	4.5	89.7	-87.0	1.3
April	-18.4	-23.6	33.2	58.8	-1.9	-8.8	-43.6	2.5	-4.4
May	-15.1	14.5	-23.7	-46.9	18.9	69.1	3.0	152.3	-4.2
June	4.2	51.2	61.2	128.9	25.6	-12.9	-10.7	-63.5	35.8
July	69.6	-4.0	-27.6	23.1	30.5	62.6	50.7	296.6	13.7
August	105.8	-3.8	4.8	-18.1	19.2	-1.0	-10.9	-33.1	24.0
September	-59.2	29.5	38.1	-32.2	85.1	-36.2	13.7	-45.1	-3.1
October	40.3	-31.9	-22.6	51.9	-49.8	18.8	-16.9	-10.2	-18.4
November	-25.6	5.1	162.9	13.1	-33.3	-16.3	70.4	89.4	21.7
December	58.0	33.0	-71.4	-42.6	-0.1	57.4	-8.9	18.4	-13.5
2010									
January	-57.3	-52.7	4.1	8.7	44.2	-59.3	-66.1	-46.5	-34.0
SEASONALLY ADJUSTED									
2008									
November	-2.9	2.3	-25.1	-12.3	-21.7	na	na	na	-10.1
December	-24.4	-12.2	-5.4	33.5	-5.2	na	na	na	-11.4
2009									
January	15.2	9.6	6.5	-18.8	-14.3	na	na	na	7.1
February	-19.8	2.9	-2.2	21.7	24.9	na	na	na	12.0
March	56.9	4.8	-17.1	-17.6	-6.0	na	na	na	-5.6
April	-18.1	-6.8	52.2	14.3	-2.9	na	na	na	3.3
May	-17.9	3.2	-29.0	-27.7	1.5	na	na	na	-9.3
June	0.4	41.0	50.7	96.0	32.2	na	na	na	29.3
July	79.7	-11.9	-32.3	25.7	24.4	na	na	na	7.8
August	101.8	4.6	17.4	-18.2	29.4	na	na	na	31.2
September	-64.0	32.1	32.5	-28.5	83.3	na	na	na	-3.8
October	68.4	-31.7	-25.3	36.5	-51.9	na	na	na	-21.4
November	-33.9	12.6	164.8	25.2	-31.0	na	na	na	26.6
December	75.1	39.6	-61.7	-45.0	2.0	na	na	na	-4.7
2010									
January	-52.6	-41.9	3.6	28.4	54.0	na	na	na	-24.6
TREND									
2008									
November	-5.9	-4.1	-9.6	-5.4	-9.3	na	na	na	-8.0
December	-3.9	-2.8	-8.3	-1.5	-8.4	na	na	na	-5.9
2009									
January	-2.2	-1.2	-5.2	0.1	-6.1	na	na	na	-2.7
February	-1.9	1.1	-1.5	-0.4	-1.6	na	na	na	—
March	-1.6	2.6	0.5	-1.3	2.1	na	na	na	1.5
April	-1.3	3.2	0.4	-1.9	4.6	na	na	na	1.8
May	-0.9	2.6	-2.0	-1.6	5.7	na	na	na	1.4
June	-0.5	2.0	-3.5	-0.2	5.5	na	na	na	1.4
July	1.9	1.8	-2.3	0.5	4.8	na	na	na	2.2
August	4.8	1.7	0.2	0.7	3.4	na	na	na	3.0
September	6.2	1.3	2.5	1.2	1.8	na	na	na	3.0
October	5.0	0.8	4.0	1.5	0.3	na	na	na	2.3
November	2.9	0.5	3.0	2.2	-0.3	na	na	na	1.4
December	1.7	0.2	1.6	3.0	-0.6	na	na	na	0.7
2010									
January	0.2	-0.1	0.8	2.8	0.1	na	na	na	0.1

— nil or rounded to zero (including null cells)

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2008									
November	584.6	834.9	762.1	201.8	422.8	66.3	51.6	50.1	2 974.3
December	587.4	773.5	480.5	195.0	378.7	52.7	17.7	32.7	2 518.2
2009									
January	413.3	647.2	418.8	158.5	339.4	53.4	14.6	19.4	2 064.5
February	522.6	985.1	566.6	201.3	430.9	48.5	30.0	41.3	2 826.4
March	533.8	1 072.4	638.0	210.9	389.6	57.7	39.4	54.0	2 995.7
April	652.8	883.0	651.3	206.4	407.1	55.7	42.6	70.4	2 969.3
May	609.2	873.4	644.8	177.7	500.2	73.3	32.5	53.3	2 964.4
June	635.7	1 044.0	660.7	215.0	499.6	64.8	39.7	54.8	3 214.2
July	752.5	1 318.1	759.2	225.9	527.6	60.3	39.0	168.2	3 850.9
August	762.3	1 105.6	720.7	218.4	516.0	72.0	37.3	59.2	3 491.5
September	883.5	1 241.2	814.9	228.8	548.2	79.7	46.4	91.0	3 933.7
October	801.1	1 233.4	801.8	213.6	588.2	81.5	36.0	73.3	3 829.0
November	914.8	1 157.6	861.6	236.9	567.1	62.8	44.9	92.8	3 938.4
December	861.9	1 174.1	692.5	211.6	565.7	74.8	59.4	78.6	3 718.6
2010									
January	657.5	831.7	547.6	175.5	451.4	52.4	17.7	34.1	2 767.9
SEASONALLY ADJUSTED									
2008									
November	581.3	893.9	751.1	184.7	395.1	na	na	na	2 968.4
December	600.4	826.4	552.8	201.9	382.7	na	na	na	2 673.0
2009									
January	492.3	867.6	569.2	199.3	387.7	na	na	na	2 646.9
February	551.6	975.1	622.3	208.1	470.9	na	na	na	2 962.9
March	569.4	1 053.4	600.0	217.3	430.5	na	na	na	3 014.0
April	694.7	950.3	664.5	213.9	429.7	na	na	na	3 124.9
May	582.3	939.5	671.2	185.4	443.1	na	na	na	2 967.3
June	587.4	1 008.3	643.4	198.9	493.6	na	na	na	3 077.4
July	695.2	1 085.7	688.5	205.4	482.5	na	na	na	3 408.6
August	769.7	1 055.7	720.8	221.6	505.9	na	na	na	3 456.2
September	787.7	1 136.5	715.0	209.4	528.8	na	na	na	3 574.4
October	814.4	1 162.3	702.4	216.4	567.4	na	na	na	3 661.1
November	868.2	1 190.1	787.5	209.4	556.6	na	na	na	3 797.2
December	861.6	1 226.1	827.5	211.4	560.5	na	na	na	3 903.6
2010									
January	802.9	1 163.8	754.3	240.7	527.8	na	na	na	3 661.3
TREND									
2008									
November	611.4	897.9	756.2	201.0	438.6	na	na	na	3 059.8
December	581.2	895.4	681.5	199.6	417.3	na	na	na	2 921.6
2009									
January	560.3	908.0	624.0	201.9	408.2	na	na	na	2 841.9
February	549.8	930.7	596.5	204.1	414.3	na	na	na	2 831.1
March	553.5	956.1	601.1	205.2	428.3	na	na	na	2 882.1
April	571.9	978.4	626.9	205.0	443.1	na	na	na	2 974.4
May	601.8	997.8	654.6	204.1	457.9	na	na	na	3 082.9
June	636.1	1 018.1	671.7	204.2	473.0	na	na	na	3 187.3
July	677.9	1 046.7	685.5	205.6	492.1	na	na	na	3 308.1
August	722.6	1 084.7	702.4	208.1	513.1	na	na	na	3 443.0
September	765.9	1 124.7	722.2	211.4	531.2	na	na	na	3 571.7
October	801.4	1 156.0	743.2	214.6	543.4	na	na	na	3 672.4
November	827.1	1 179.1	762.6	217.4	551.1	na	na	na	3 744.3
December	845.0	1 195.7	779.1	220.6	554.8	na	na	na	3 794.0
2010									
January	851.7	1 205.2	789.5	223.8	556.6	na	na	na	3 814.1

na not available

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2008									
November	806.2	520.9	458.0	63.4	213.1	74.6	16.7	99.6	2 252.4
December	367.1	363.0	414.0	171.8	223.0	38.6	36.1	36.5	1 650.0
2009									
January	635.7	463.1	568.4	117.0	122.3	33.6	14.9	164.1	2 119.2
February	355.8	449.4	496.9	142.4	131.2	33.5	30.2	645.4	2 284.8
March	869.4	593.1	365.1	58.9	159.7	28.0	74.7	35.2	2 184.1
April	491.7	388.8	684.5	222.1	131.5	22.5	21.8	21.0	1 983.9
May	362.4	583.3	374.7	49.9	140.0	58.9	33.9	177.3	1 780.4
June	376.3	1 157.9	982.7	305.9	304.8	50.3	19.5	29.5	3 227.0
July	964.3	795.5	431.1	415.4	522.4	126.9	50.3	166.0	3 471.8
August	2 770.9	927.1	526.7	306.6	735.3	113.3	42.3	164.4	5 586.5
September	559.1	1 390.3	907.9	126.9	1 768.5	38.5	44.0	31.7	4 866.9
October	1 223.6	557.7	532.1	326.8	574.6	58.8	39.2	36.8	3 349.6
November	591.3	724.2	2 645.8	374.4	208.7	54.6	83.2	115.9	4 798.2
December	1 518.3	1 328.1	309.0	139.2	209.0	110.1	57.3	168.4	3 839.3
2010									
January	358.9	351.3	495.3	205.6	666.0	22.9	21.9	98.0	2 219.9
SEASONALLY ADJUSTED									
2008									
November	721.1	578.4	423.6	96.8	231.4	na	na	na	2 163.5
December	384.2	466.4	557.9	174.0	211.4	na	na	na	1 872.8
2009									
January	642.1	549.5	613.7	105.8	121.3	na	na	na	2 220.2
February	358.4	482.6	534.5	163.3	165.0	na	na	na	2 486.3
March	858.1	474.8	359.3	88.7	166.9	na	na	na	2 128.9
April	474.8	473.9	795.6	136.0	150.6	na	na	na	2 188.5
May	377.9	531.0	364.8	67.6	145.9	na	na	na	1 851.0
June	376.9	1 065.0	918.3	297.1	285.0	na	na	na	3 154.6
July	1 037.4	740.8	368.2	417.9	486.1	na	na	na	3 310.1
August	2 727.6	855.5	520.2	288.3	747.6	na	na	na	5 357.8
September	469.7	1 388.2	928.9	155.0	1 768.7	na	na	na	4 904.6
October	1 303.3	561.3	525.4	281.0	537.9	na	na	na	2 999.1
November	531.0	751.2	2 463.8	413.1	206.4	na	na	na	4 637.5
December	1 588.2	1 484.1	417.4	131.0	218.0	na	na	na	4 131.7
2010									
January	359.5	410.9	535.0	198.8	671.2	na	na	na	2 399.4
TREND									
2008									
November	585.3	560.1	565.7	131.7	233.8	na	na	na	2 220.5
December	568.4	521.7	530.2	128.2	198.8	na	na	na	2 049.8
2009									
January	564.6	492.4	525.3	126.3	170.4	na	na	na	1 995.2
February	553.9	484.8	535.5	122.8	155.0	na	na	na	2 004.8
March	532.6	496.9	536.4	117.5	153.2	na	na	na	2 028.1
April	500.1	520.5	515.0	111.7	165.1	na	na	na	2 026.5
May	460.1	540.5	464.8	107.5	185.1	na	na	na	1 990.2
June	420.7	550.3	407.9	106.8	205.5	na	na	na	1 958.9
July	398.4	549.5	369.2	107.0	219.2	na	na	na	1 951.6
August	405.7	539.0	354.7	106.6	222.7	na	na	na	1 973.1
September	432.2	520.5	361.5	106.9	217.8	na	na	na	2 006.7
October	456.1	502.2	383.4	108.6	207.7	na	na	na	2 037.1
November	466.9	487.9	398.2	112.9	197.9	na	na	na	2 046.2
December	470.5	474.7	399.8	119.7	189.5	na	na	na	2 036.3
2010									
January	466.6	462.9	399.1	126.0	188.4	na	na	na	2 019.4

na not available

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Period</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2006-07	23 609.6	9 658.8	68.4	5 355.8	84.5	38 777.1	22 639.3	61 416.4
2007-08	26 135.8	12 218.0	119.6	5 755.9	91.0	44 320.3	29 289.5	73 609.8
2008-09	22 684.1	8 553.0	102.3	5 395.2	64.7	36 799.3	19 196.7	55 995.9
2009								
February	1 653.9	694.2	18.8	395.6	4.4	2 766.9	1 201.9	3 968.8
March	1 835.8	622.0	13.8	449.4	3.8	2 924.7	1 425.1	4 349.8
April	1 825.3	591.1	13.6	426.0	7.3	2 863.2	1 243.9	4 107.1
May	1 974.9	395.2	5.6	445.0	1.2	2 821.8	1 256.0	4 077.8
June	2 168.5	399.4	11.6	430.4	1.5	3 011.3	1 470.4	4 481.8
July	2 287.9	834.5	2.9	531.6	7.8	3 664.7	1 838.5	5 503.2
August	2 317.5	485.9	2.5	543.2	9.5	3 358.6	2 369.0	5 727.6
September	2 371.5	818.5	1.1	548.1	74.7	3 813.9	1 322.2	5 136.2
October	2 522.8	588.0	1.1	573.1	1.5	3 686.6	1 396.7	5 083.3
November	2 389.9	686.6	4.6	541.0	4.9	3 627.0	1 785.0	5 412.0
December	2 111.5	821.7	1.7	487.1	9.7	3 431.7	1 429.1	4 860.9
2010								
January	1 687.7	438.6	0.7	361.7	0.4	2 489.1	1 468.7	3 957.8
PUBLIC SECTOR								
2006-07	428.4	290.1	1.9	172.6	0.2	893.1	5 598.0	6 491.1
2007-08	453.7	422.0	11.4	120.6	8.4	1 016.1	7 858.1	8 874.2
2008-09	424.3	495.2	3.6	119.1	4.0	1 046.2	11 565.9	12 612.1
2009								
February	21.5	22.2	—	15.7	—	59.5	1 082.9	1 142.3
March	37.9	23.9	—	9.2	—	71.0	759.0	830.0
April	55.8	41.3	0.9	8.1	—	106.0	740.0	846.0
May	46.7	92.2	—	3.6	—	142.5	524.4	667.0
June	56.8	134.3	—	11.8	—	202.9	1 756.5	1 959.4
July	66.8	111.0	2.3	6.0	—	186.2	1 633.3	1 819.5
August	64.0	51.7	—	17.1	—	132.9	3 217.5	3 350.4
September	61.4	51.6	—	6.7	—	119.8	3 544.7	3 664.5
October	93.5	45.5	—	3.4	—	142.4	1 952.9	2 095.3
November	82.9	223.8	0.1	4.7	—	311.3	3 013.2	3 324.5
December	62.1	219.9	—	4.9	—	286.9	2 410.1	2 697.0
2010								
January	27.2	247.6	—	4.0	—	278.8	751.2	1 030.0
TOTAL								
2006-07	24 038.0	9 948.9	70.3	5 528.3	84.7	39 670.2	28 237.3	67 907.5
2007-08	26 589.5	12 640.0	131.0	5 876.5	99.4	45 336.3	37 147.6	82 483.9
2008-09	23 108.4	9 048.1	105.9	5 514.4	68.7	37 845.4	30 762.6	68 608.0
2009								
February	1 675.4	716.4	18.8	411.3	4.4	2 826.4	2 284.8	5 111.1
March	1 873.7	645.9	13.8	458.6	3.8	2 995.7	2 184.1	5 179.9
April	1 881.1	632.3	14.5	434.1	7.3	2 969.3	1 983.9	4 953.1
May	2 021.6	487.4	5.6	448.6	1.2	2 964.4	1 780.4	4 744.8
June	2 225.3	533.7	11.6	442.2	1.5	3 214.2	3 227.0	6 441.2
July	2 354.8	945.5	5.2	537.6	7.8	3 850.9	3 471.8	7 322.7
August	2 381.5	537.7	2.5	560.3	9.5	3 491.5	5 586.5	9 078.0
September	2 433.0	870.1	1.1	554.8	74.7	3 933.7	4 866.9	8 800.6
October	2 616.3	633.5	1.1	576.5	1.5	3 829.0	3 349.6	7 178.6
November	2 472.8	910.3	4.6	545.7	4.9	3 938.4	4 798.2	8 736.6
December	2 173.6	1 041.6	1.7	491.9	9.7	3 718.6	3 839.3	7 557.9
2010								
January	1 714.8	686.2	0.7	365.7	0.4	2 767.9	2 219.9	4 987.7

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	265.0	107.9	0.4	101.1	—	474.4	266.8	741.2
Vic.	561.2	133.1	—	103.9	0.1	798.3	244.8	1 043.1
Qld	360.6	83.8	0.2	70.7	—	515.3	230.7	745.9
SA	99.1	50.7	—	19.9	—	169.6	107.6	277.2
WA	336.5	46.1	—	49.6	—	432.3	511.6	943.9
Tas.	37.5	3.7	—	10.8	—	52.1	14.0	66.0
NT	6.5	4.8	—	1.5	0.3	13.1	4.4	17.5
ACT	21.4	8.5	—	4.3	—	34.1	88.9	123.0
Aust.	1 687.7	438.6	0.7	361.7	0.4	2 489.1	1 468.7	3 957.8
PUBLIC SECTOR								
NSW	2.2	179.2	—	1.8	—	183.2	92.1	275.3
Vic.	5.7	26.7	—	1.1	—	33.4	106.5	139.9
Qld	4.1	27.2	—	1.0	—	32.3	264.6	296.9
SA	4.9	1.0	—	—	—	5.9	98.0	103.9
WA	8.1	11.0	—	0.1	—	19.1	154.4	173.5
Tas.	0.3	—	—	—	—	0.3	9.0	9.3
NT	1.9	2.6	—	—	—	4.6	17.5	22.1
ACT	—	—	—	—	—	—	9.0	9.0
Aust.	27.2	247.6	—	4.0	—	278.8	751.2	1 030.0
TOTAL								
NSW	267.2	287.1	0.4	102.8	—	657.5	358.9	1 016.5
Vic.	566.9	159.8	—	104.9	0.1	831.7	351.3	1 183.0
Qld	364.7	110.9	0.2	71.7	—	547.6	495.3	1 042.8
SA	103.9	51.7	—	19.9	—	175.5	205.6	381.1
WA	344.6	57.1	—	49.7	—	451.4	666.0	1 117.4
Tas.	37.8	3.7	—	10.8	—	52.4	22.9	75.3
NT	8.4	7.4	—	1.5	0.3	17.7	21.9	39.6
ACT	21.4	8.5	—	4.3	—	34.1	98.0	132.0
Aust.	1 714.8	686.2	0.7	365.7	0.4	2 767.9	2 219.9	4 987.7

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	20.8	63.8	45.4	4.9	69.5	5.2	0.8	6.7	217.0
Transport	—	11.1	—	—	6.7	—	—	19.2	37.0
Offices	68.6	40.3	26.5	70.7	27.9	2.7	3.4	9.9	249.9
Other commercial n.e.c.	0.7	4.0	—	2.5	7.4	—	—	—	14.6
<i>Total commercial</i>	<i>90.0</i>	<i>119.2</i>	<i>71.9</i>	<i>78.1</i>	<i>111.5</i>	<i>7.9</i>	<i>4.1</i>	<i>35.8</i>	<i>518.5</i>
Industrial									
Factories	9.1	12.3	70.9	1.1	2.6	—	0.9	—	96.8
Warehouses	14.4	26.2	24.1	3.9	14.1	0.7	—	2.6	86.0
Agricultural/aquacultural	0.7	1.7	0.6	11.8	0.8	—	—	—	15.6
Other industrial n.e.c.	1.8	4.2	0.8	—	0.9	—	—	—	7.8
<i>Total industrial</i>	<i>25.9</i>	<i>44.4</i>	<i>96.5</i>	<i>16.8</i>	<i>18.4</i>	<i>0.7</i>	<i>0.9</i>	<i>2.6</i>	<i>206.1</i>
Other non-residential									
Educational	206.9	125.5	280.5	104.9	173.3	9.2	13.8	52.3	966.5
Religious	0.1	3.6	3.2	—	0.1	—	—	—	6.9
Aged care facilities	7.0	0.3	0.9	2.7	16.7	—	—	—	27.6
Health	12.1	17.0	7.7	1.8	6.2	3.5	1.7	3.5	53.5
Entertainment and recreation	8.2	23.3	11.5	0.2	5.9	0.1	1.1	3.7	54.1
Accommodation	7.0	0.1	5.5	0.8	2.8	1.3	—	—	17.3
Other non-residential n.e.c.	1.8	18.0	17.6	0.2	331.1	0.3	0.3	0.1	369.4
<i>Total other non-residential</i>	<i>243.0</i>	<i>187.7</i>	<i>326.9</i>	<i>110.7</i>	<i>536.0</i>	<i>14.3</i>	<i>16.9</i>	<i>59.6</i>	<i>1 495.2</i>
Total non-residential	358.9	351.3	495.3	205.6	666.0	22.9	21.9	98.0	2 219.9

— nil or rounded to zero (including null cells)

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	19.8	56.6	45.0	4.9	69.5	5.2	0.8	6.7	208.5
Transport	—	1.1	—	—	6.6	—	—	19.2	26.9
Offices	67.8	35.1	26.2	69.8	27.7	2.7	3.4	8.8	241.4
Other commercial n.e.c.	0.7	4.0	—	2.5	7.4	—	—	—	14.6
<i>Total commercial</i>	88.3	96.8	71.2	77.1	111.3	7.9	4.1	34.6	491.3
Industrial									
Factories	9.0	12.3	69.3	1.1	2.6	—	—	—	94.3
Warehouses	14.3	26.1	22.4	3.8	14.1	0.7	—	2.6	84.0
Agricultural/aquacultural	0.7	1.7	0.6	11.8	0.8	—	—	—	15.6
Other industrial n.e.c.	1.8	4.1	0.8	—	0.9	—	—	—	7.6
<i>Total industrial</i>	25.7	44.2	93.2	16.6	18.4	0.7	—	2.6	201.4
Other non-residential									
Educational	126.3	83.5	28.6	10.1	30.7	3.7	0.2	47.2	330.3
Religious	0.1	3.6	3.2	—	0.1	—	—	—	6.9
Aged care facilities	5.5	—	0.9	2.7	16.7	—	—	—	25.8
Health	7.8	3.5	6.7	—	3.5	—	—	0.8	22.3
Entertainment and recreation	5.1	10.8	7.7	0.1	2.3	0.1	—	3.7	29.9
Accommodation	7.0	0.1	5.5	0.8	2.8	1.3	—	—	17.3
Other non-residential n.e.c.	1.0	2.4	13.7	0.1	325.9	0.3	—	0.1	343.5
<i>Total other non-residential</i>	152.9	103.8	66.2	13.8	381.9	5.4	0.2	51.8	776.0
Total non-residential	266.8	244.8	230.7	107.6	511.6	14.0	4.4	88.9	1 468.7
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	1.0	7.2	0.4	—	—	—	—	—	8.5
Transport	—	10.0	—	—	0.1	—	—	—	10.1
Offices	0.8	5.3	0.3	0.9	0.1	—	—	1.2	8.6
Other commercial n.e.c.	—	—	—	—	—	—	—	—	—
<i>Total commercial</i>	1.7	22.4	0.7	0.9	0.2	—	—	1.2	27.2
Industrial									
Factories	0.1	—	1.6	—	—	—	0.9	—	2.6
Warehouses	0.1	0.1	1.7	0.2	—	—	—	—	2.0
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.2	—	—	—	—	—	—	0.2
<i>Total industrial</i>	0.2	0.2	3.2	0.2	—	—	0.9	—	4.7
Other non-residential									
Educational	80.6	42.0	251.9	94.9	142.6	5.5	13.6	5.1	636.2
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	1.5	0.3	—	—	—	—	—	—	1.8
Health	4.2	13.5	1.1	1.8	2.7	3.5	1.7	2.8	31.2
Entertainment and recreation	3.1	12.5	3.8	0.1	3.6	—	1.1	—	24.2
Accommodation	—	—	—	—	—	—	—	—	—
Other non-residential n.e.c.	0.8	15.6	3.8	0.1	5.2	—	0.3	—	25.8
<i>Total other non-residential</i>	90.2	83.9	260.6	96.9	154.2	9.0	16.6	7.9	719.2
Total non-residential	92.1	106.5	264.6	98.0	154.4	9.0	17.5	9.0	751.2

— nil or rounded to zero (including null cells)

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	343	19	9	371
Transport	4	1	3	8
Offices	206	30	6	242
Other commercial n.e.c.	9	3	1	13
<i>Total commercial</i>	562	53	19	634
Industrial				
Factories	52	10	2	64
Warehouses	84	20	2	106
Agricultural/aquacultural	39	1	1	41
Other industrial n.e.c.	21	1	—	22
<i>Total industrial</i>	196	32	5	233
Other non-residential				
Educational	272	231	18	521
Religious	5	3	—	8
Aged care facilities	6	2	2	10
Health	39	10	3	52
Entertainment and recreation	61	13	1	75
Accommodation	16	6	—	22
Other non-residential n.e.c.	46	3	5	54
<i>Total other non-residential</i>	445	268	29	742
Total non-residential	1 203	353	53	1 609

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	60.3	44.7	112.0	217.0
Transport	0.7	1.1	35.2	37.0
Offices	49.9	60.0	140.0	249.9
Other commercial n.e.c.	2.5	4.7	7.4	14.6
<i>Total commercial</i>	113.4	110.5	294.7	518.5
Industrial				
Factories	16.1	20.9	59.9	96.8
Warehouses	24.5	47.2	14.3	86.0
Agricultural/aquacultural	4.0	1.5	10.0	15.6
Other industrial n.e.c.	4.1	3.7	—	7.8
<i>Total industrial</i>	48.7	73.2	84.2	206.1
Other non-residential				
Educational	93.2	524.1	349.2	966.5
Religious	0.7	6.2	—	6.9
Aged care facilities	1.5	4.1	21.9	27.6
Health	12.7	22.6	18.2	53.5
Entertainment and recreation	16.0	29.8	8.3	54.1
Accommodation	4.2	13.2	—	17.3
Other non-residential n.e.c.	9.6	7.1	352.6	369.4
<i>Total other non-residential</i>	137.9	607.2	750.2	1 495.2
Total non-residential	300.0	790.9	1 129.0	2 219.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$m)							
2006-07	25 321.8	10 581.6	35 912.9	5 971.6	41 886.4	30 214.7	72 131.2
2007-08	26 589.5	12 640.0	39 229.5	6 106.8	45 336.3	37 147.6	82 483.9
2008-09	22 301.4	8 847.6	31 149.0	5 487.7	36 636.7	30 013.8	66 650.5
2008							
September Qtr	6 368.3	2 877.6	9 245.9	1 634.8	10 880.7	10 518.3	21 399.0
December Qtr	5 316.8	2 578.0	7 894.8	1 305.7	9 200.5	5 892.3	15 092.8
2009							
March Qtr	4 741.6	1 728.3	6 470.0	1 240.0	7 710.0	6 482.4	14 192.4
June Qtr	5 874.6	1 663.8	7 538.4	1 307.1	8 845.6	7 120.8	15 966.3
September Qtr	6 772.3	2 406.1	9 178.4	1 651.7	10 830.2	14 041.6	24 871.8
December Qtr	6 824.6	2 621.1	9 445.7	1 535.1	10 980.8	12 208.6	23 189.4
SEASONALLY ADJUSTED (\$m)							
2008							
September Qtr	5 964.2	2 752.2	8 716.4	1 484.4	10 200.7	9 986.3	20 187.0
December Qtr	5 352.6	2 462.7	7 815.3	1 342.6	9 157.9	5 902.5	15 060.4
2009							
March Qtr	5 159.6	1 903.1	7 062.6	1 335.7	8 398.3	6 624.7	15 023.0
June Qtr	5 825.1	1 729.6	7 554.7	1 325.0	8 879.8	7 500.3	16 380.1
September Qtr	6 328.9	2 290.0	8 618.9	1 490.7	10 109.7	13 265.9	23 375.6
December Qtr	6 844.4	2 478.7	9 323.1	1 568.0	10 891.1	12 160.0	23 051.1
TREND (\$m)							
2008							
September Qtr	5 852.9	2 781.7	8 634.2	1 446.8	10 081.1	8 665.5	18 745.9
December Qtr	5 425.9	2 351.0	7 776.8	1 367.2	9 144.0	7 308.7	16 452.5
2009							
March Qtr	5 357.6	1 980.0	7 337.7	1 329.8	8 667.5	6 269.0	14 936.7
June Qtr	5 750.7	1 951.3	7 703.0	1 372.1	9 075.0	6 399.2	15 479.3
September Qtr	6 297.8	2 145.9	8 443.4	1 461.0	9 904.4	7 058.8	16 964.9
December Qtr	6 836.9	2 412.2	9 279.3	1 557.0	10 836.3	7 549.8	18 303.2
TREND (% change from previous quarter)							
2008							
September Qtr	-8.3	-11.3	-9.3	-4.6	-8.6	-11.2	-9.9
December Qtr	-7.3	-15.5	-9.9	-5.5	-9.3	-15.7	-12.2
2009							
March Qtr	-1.3	-15.8	-5.6	-2.7	-5.2	-14.2	-9.2
June Qtr	7.3	-1.4	5.0	3.2	4.7	2.1	3.6
September Qtr	9.5	10.0	9.6	6.5	9.1	10.3	9.6
December Qtr	8.6	12.4	9.9	6.6	9.4	7.0	7.9

(a) Reference year for chain volume measures is 2007-08. Refer to Explanatory Notes, paragraph 24.

(b) Refer to Explanatory Notes, paragraph 13.

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2006-07	9 330.3	10 525.1	11 257.3	2 165.4	6 830.0	669.0	507.3	585.1	41 886.4
2007-08	9 289.6	11 703.0	12 741.0	2 707.3	7 220.9	689.5	419.6	565.4	45 336.3
2008-09	7 236.9	11 311.1	8 539.2	2 393.7	5 409.3	743.6	359.0	643.8	36 636.7
2008									
September Qtr	2 166.8	3 126.4	2 758.9	720.0	1 652.7	219.4	81.9	154.6	10 880.7
December Qtr	1 865.5	2 670.6	2 331.9	571.3	1 275.4	181.1	93.1	211.7	9 200.5
2009									
March Qtr	1 410.3	2 729.7	1 568.0	538.7	1 120.8	155.4	78.0	109.0	7 710.0
June Qtr	1 794.3	2 784.4	1 880.4	563.8	1 360.3	187.7	106.1	168.5	8 845.6
September Qtr	2 263.9	3 572.5	2 214.0	630.0	1 538.4	197.7	113.1	300.6	10 830.2
December Qtr	2 425.6	3 439.4	2 276.6	616.9	1 660.8	203.8	127.7	229.9	10 980.8
NON-RESIDENTIAL BUILDING									
2006-07	8 283.3	8 658.8	7 075.3	1 265.8	3 076.6	420.3	288.4	1 081.2	30 214.7
2007-08	9 558.7	9 793.8	8 186.0	2 176.5	5 447.2	502.7	531.3	951.4	37 147.6
2008-09	6 573.5	7 467.3	9 025.7	1 743.5	2 733.6	464.2	325.9	1 680.1	30 013.8
2008									
September Qtr	2 105.4	2 187.7	4 079.9	503.7	1 044.5	124.6	73.4	399.3	10 518.3
December Qtr	1 510.2	1 395.1	1 412.8	381.8	727.5	131.5	75.5	257.9	5 892.3
2009									
March Qtr	1 775.1	1 569.1	1 435.2	302.7	398.5	87.3	109.3	805.4	6 482.4
June Qtr	1 182.8	2 315.4	2 097.9	555.3	563.1	120.8	67.8	217.6	7 120.8
September Qtr	4 195.4	3 327.0	1 984.7	824.7	2 994.7	245.7	122.2	347.2	14 041.6
December Qtr	3 245.7	2 789.6	3 702.1	817.0	989.5	197.1	159.9	307.7	12 208.6
TOTAL BUILDING									
2006-07	17 616.9	19 187.2	18 330.4	3 433.4	9 970.0	1 089.3	797.4	1 666.3	72 131.2
2007-08	18 848.3	21 496.8	20 926.9	4 883.8	12 668.1	1 192.2	950.9	1 516.9	82 483.9
2008-09	13 810.4	18 778.4	17 564.9	4 137.2	8 142.9	1 207.8	685.0	2 323.9	66 650.5
2008									
September Qtr	4 272.2	5 314.1	6 838.8	1 223.7	2 697.2	344.0	155.2	553.8	21 399.0
December Qtr	3 375.6	4 065.7	3 744.7	953.1	2 002.9	312.6	168.5	469.6	15 092.8
2009									
March Qtr	3 185.5	4 298.7	3 003.2	841.3	1 519.3	242.6	187.3	914.4	14 192.4
June Qtr	2 977.1	5 099.8	3 978.2	1 119.1	1 923.4	308.6	173.9	386.1	15 966.3
September Qtr	6 459.3	6 899.5	4 198.7	1 454.7	4 533.1	443.4	235.3	647.8	24 871.8
December Qtr	5 671.3	6 229.1	5 978.7	1 433.9	2 650.3	400.9	287.6	537.7	23 189.4

(a) Reference year for chain volume measures is 2007-08. Refer to Explanatory Notes, paragraph 24.

WHAT IF...? REVISIONS TO TREND ESTIMATES

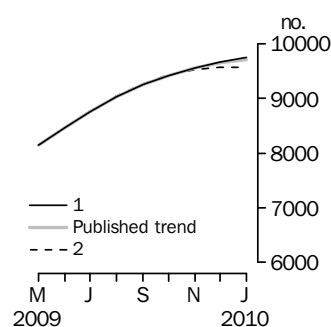
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

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

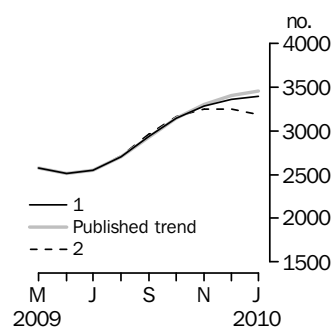
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3.5% for the number of private sector houses approved and 14% for private sector other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January estimate by 3.5% for the number of private sector houses approved and 14% for private sector other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 3.5% on Jan 2010		(2) falls by 3.5% on Jan 2010	
	no.	% change	no.	% change	no.	% change
2009						
August	9 023	3.0	9 026	3.1	9 039	3.2
September	9 244	2.5	9 248	2.5	9 270	2.6
October	9 420	1.9	9 420	1.9	9 431	1.7
November	9 552	1.4	9 552	1.4	9 523	1.0
December	9 645	1.0	9 660	1.1	9 563	0.4
2010						
January	9 705	0.6	9 753	1.0	9 570	0.1

PRIVATE SECTOR OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 14% on Jan 2010		(2) falls by 14% on Jan 2010	
	no.	% change	no.	% change	no.	% change
2009						
August	2 699	6.0	2 700	6.0	2 714	6.6
September	2 930	8.6	2 933	8.6	2 959	9.0
October	3 142	7.2	3 146	7.3	3 159	6.8
November	3 295	4.9	3 278	4.2	3 244	2.7
December	3 400	3.2	3 356	2.4	3 245	—
2010						
January	3 453	1.6	3 392	1.1	3 183	-1.9

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

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

EXPLANATORY NOTES *continued*

TREND ESTIMATES

20 The revision properties of the seasonally adjusted and trend estimates have been improved by the use of autoregressive integrated moving average (ARIMA) modelling. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The ARIMA model is assessed as part of the annual reanalysis. For more information on the details of ARIMA modelling see feature article: Use of ARIMA modelling to reduce revisions in the October 2004 issue of Australian Economic Indicators (cat. no. 1350.0).

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

25 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2009 Edition* (cat. no. 1216.0), effective from July 2009. Building work approved before July 2009 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.

EXPLANATORY NOTES *continued*

AUSTRALIAN STANDARD
GEOGRAPHIC
CLASSIFICATION (ASGC)
continued

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

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0

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

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

Engineering Construction Activity, Australia, cat. no. 8762.0

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

Housing Finance, Australia, cat. no. 5609.0

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

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

ABS DATA AVAILABLE ON
REQUEST

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

ROUNDING

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

ABBREVIATIONS

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

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

DWELLING UNITS

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

(a) na not available

(b) .. not applicable

APPENDIX LIST OF ELECTRONIC TABLES *continued*

VALUE

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

(a) na not available

(b) .. not applicable

CHAIN VOLUME MEASURES

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

APPENDIX LIST OF ELECTRONIC TABLES *continued*

DATA CUBES

	<i>SuperTable format</i>	<i>Excel format</i>
Statistical Local Areas, New South Wales, 2001–02 to 2009–10	1	1
Statistical Local Areas, Victoria, 2001–02 to 2009–10	2	2
Statistical Local Areas, Queensland, 2001–02 to 2009–10	3	3
Statistical Local Areas, South Australia, 2001–02 to 2009–10	4	4
Statistical Local Areas, Western Australia, 2001–02 to 2009–10	5	5
Statistical Local Areas, Tasmania, 2001–02 to 2009–10	6	6
Statistical Local Areas, Northern Territory, 2001–02 to 2009–10	7	7
Statistical Local Areas, Australian Capital Territory, 2001–02 to 2009–10	8	8
Number and value (\$m) of approvals, states and territories	9	na

GLOSSARY

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

GLOSSARY *continued*

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

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