

ECONOMIC NOTE

Building Approvals, May 2009

Analysis

In seasonally adjusted terms, the number of residential building approved in Western Australia was flat in May 2009, at 1,516 approvals. In less volatile trend terms, Western Australia experienced an increase of 1.8% in building approvals in May, above the national rise of 1.3%.

While the temporary boost to the First Home Owner Grant has helped support activity over recent months, the seasonally adjusted number of approvals in May 2009 was 20.9% lower compared to a year ago for Western Australia, and 22.4% lower nationally.

Key Facts

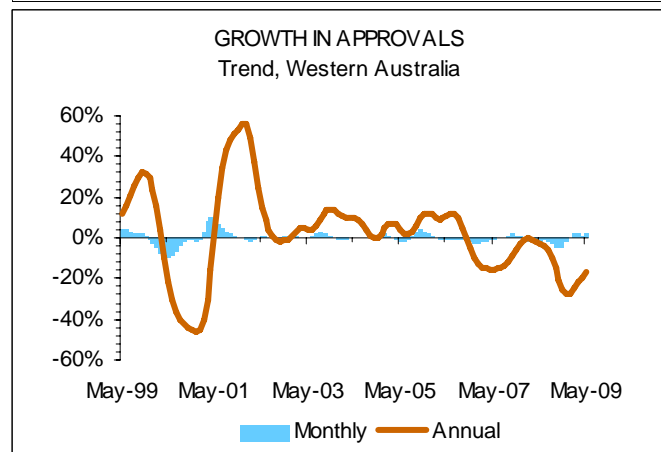
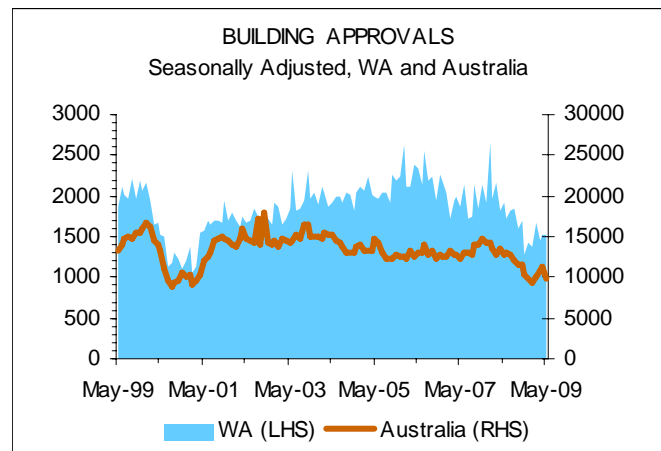
Seasonally Adjusted

Seasonally adjusted building approvals in Western Australia were unchanged at 1,516 between April and May. Approvals fell by 20.9% over the year and dropped by 9.4% over the three months to May 2009.

Australia's seasonally adjusted approvals fell by 12.5% to 9,953 between April and May. Approvals dropped by 22.4% over the 12 months and decreased by 2.1% in the three months ending in May. Over the year to May, the largest increase in approvals by state* was 7.1%, in Tasmania. The largest decrease was 37.0%, in Queensland.

Trend

Trend building approvals in Western Australia increased by 1.8% between April and May. Approvals fell by 16.8% over the year and grew by 4.5% over the three months to May 2009. Australia's trend approvals rose by 1.3% between April and May. Approvals dropped by 18.3% over the 12 months and increased by 3.9% in the three months ending in May. Over the year to May, the largest increase in trend approvals by jurisdiction was 46.5%, in the Northern Territory. The largest decrease was 35.9%, in Queensland.



BUILDING APPROVALS BY STATE
May 2009

| | Seasonally Adjusted | | | | Trend | | | |
|------------------------------|---------------------|----------------|----------|---------|--------|----------------|----------|---------|
| | 000s | % Change Over: | | | 000s | % Change Over: | | |
| | | 1 Year | 3 Months | 1 Month | | 1 Year | 3 Months | 1 Month |
| New South Wales | 1,643 | -36.8% | -5.1% | -25.6% | 1,702 | -32.3% | -1.3% | 0.5% |
| Victoria | 3,197 | -4.4% | -5.9% | -8.9% | 3,572 | 1.1% | 3.3% | 0.3% |
| Queensland | 2,084 | -37.0% | 11.1% | -13.3% | 2,142 | -35.9% | 5.9% | 2.7% |
| South Australia | 869 | -30.5% | -9.5% | -17.5% | 974 | -15.2% | 2.0% | -0.2% |
| Western Australia | 1,516 | -20.9% | -9.4% | 0.0% | 1,544 | -16.8% | 4.5% | 1.8% |
| Tasmania | 287 | 7.1% | 14.8% | 27.0% | 252 | -1.2% | 4.6% | 2.0% |
| Northern Territory | n/a* | n/a* | n/a* | n/a* | 104 | 46.5% | 14.3% | 3.0% |
| Australian Capital Territory | n/a* | n/a* | n/a* | n/a* | 287 | 28.1% | 39.3% | 11.2% |
| Australia | 9,953 | -22.4% | -2.1% | -12.5% | 10,577 | -18.3% | 3.9% | 1.3% |

* The Australian Bureau of Statistics does not publish seasonally adjusted data for the territories.