

# DWELLING UNIT COMMENCEMENTS

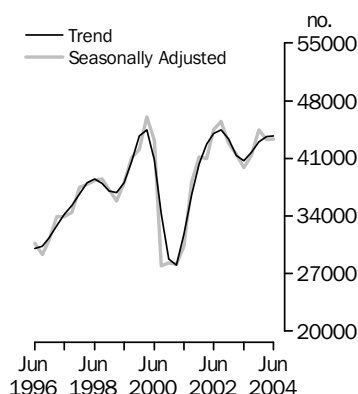
**AUSTRALIA  
PRELIMINARY**

TAKE CARE!  
Format of some  
tables have changed.

EMBARGO: 11.30AM (CANBERRA TIME) TUES 14 SEP 2004

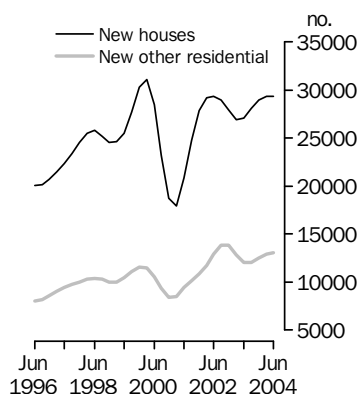
## Dwellings units commenced

Total



## Private dwellings commenced

Trend



## KEY FIGURES

### TREND ESTIMATES

	<i>Jun qtr 04</i> no.	<i>Mar qtr 04 to Jun qtr 04</i> %	<i>Jun qtr 03 to Jun qtr 04</i> %
<b>Total dwelling units commenced</b>	<b>43 750</b>	<b>0.1</b>	<b>7.5</b>
New private sector houses	29 408	—	8.5
New private sector other residential building	13 050	1.3	8.3

### SEASONALLY ADJUSTED ESTIMATES

	<i>Jun qtr 04</i> no.	<i>Mar qtr 04 to Jun qtr 04</i> %	<i>Jun qtr 03 to Jun qtr 04</i> %
<b>Total dwelling units commenced</b>	<b>43 369</b>	<b>0.3</b>	<b>8.8</b>
New private sector houses	29 474	2.5	13.1
New private sector other residential building	12 630	-3.8	4.5

— nil or rounded to zero (including null cells)

## KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced showed marginal growth of 0.1% in the June quarter 2004.
- New private sector house commencements showed no growth in the latest quarter after rising over the previous four quarters.
- New private sector other residential building increased for the third consecutive quarter. The trend estimate rose 1.3% in the June quarter 2004.

### SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose 0.3%, to 43,369 in the June quarter 2004.
- New private sector house commencements rose 2.5%, to 29,474, following a fall of 3.9% in the March quarter.
- New private sector other residential building fell 3.8%, to 12,630, in the June quarter 2004, following rises in the previous two quarters.

## INQUIRIES

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Andrew Stidston on Adelaide (08) 8237 7668.

# NOTES

## FORTHCOMING ISSUES

### ISSUE (Quarter)

### RELEASE DATE

September 2004

16 December 2004

December 2004

22 March 2005

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## ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0) on 13 October 2004.

## CHANGES IN THIS ISSUE

Changes have been made to the format and content of this publication. Details of the changes are:

- change to format and content of the front page table and graphs
- page 3, table and graph now include new private sector other residential building
- change to format of table 1 to include private and total new other residential building
- new table 2 showing percentage change has been included. All subsequent tables have been re-numbered. Please refer to the list of tables on page 7.

Corresponding changes have been made to tables and table numbers in AusStats.

## SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the March quarter 2004 has been revised downwards by 435 (-1.1%) from the estimate published in *Building Activity, Australia, March quarter 2004* (cat. no. 8752.0) released on 20 July 2004.

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## ABBREVIATIONS

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

Aust. Australia

NSW New South Wales

NT Northern Territory

qtr quarter

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

Dennis Trewin

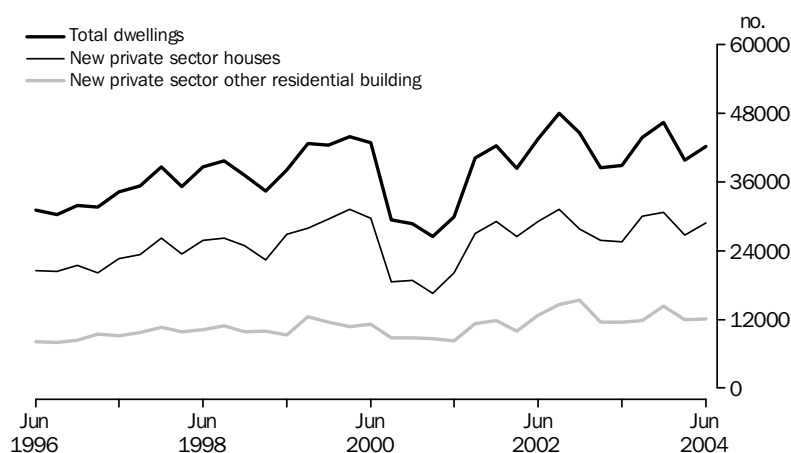
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

## ORIGINAL ESTIMATES

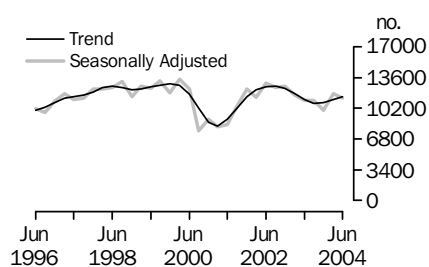
	<i>Jun qtr 04</i>	<i>Mar qtr 04 to Jun qtr 04</i>	<i>Jun qtr 03 to Jun qtr 04</i>
	no.	%	%
New private sector houses	28 808	7.7	12.8
New private sector other residential building	12 109	1.3	4.5
Private sector conversion, etc	495	9.0	-34.6
Public sector dwellings	823	15.3	-17.6
<b>Total dwelling units</b>	<b>42 235</b>	<b>5.9</b>	<b>8.6</b>

- The total number of dwelling units commenced rose 5.9% in the June quarter 2004, to 42,235.
- New private sector house commencements rose 7.7%, to 28,808. All states and territories recorded rises, except Western Australia (-5.0%) and the Australian Capital Territory (-8.4%). Victoria recorded the largest increase (+17.6%).
- New private sector other residential building rose 1.3%, to 12,109. A large rise in the Australian Capital Territory, following the commencement of several large projects, and small rises in Queensland, South Australia and Western Australia offset falls in the other states.
- The total number of public sector dwellings commenced rose 15.3% to 823.



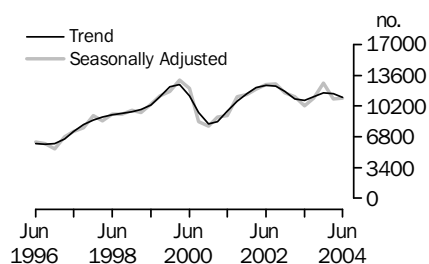
## DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

### NEW SOUTH WALES



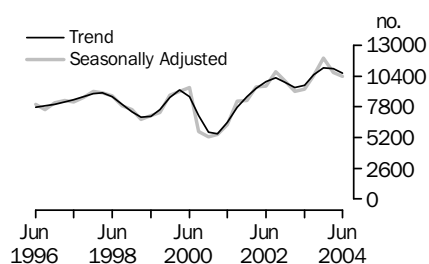
The trend estimate of commencements has risen for the last three quarters, following four quarters of decline.

### VICTORIA



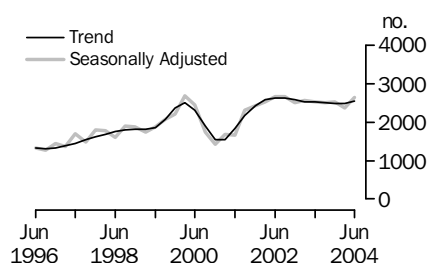
The trend estimate of commencements is now showing a fall for the last two quarters.

### QUEENSLAND



The trend estimate of commencements is now showing a fall for the last two quarters, following three quarters of growth.

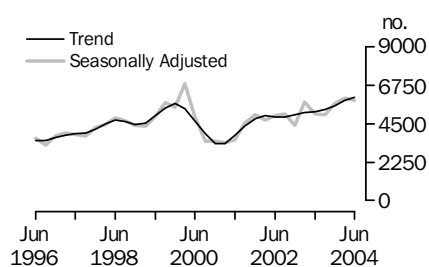
### SOUTH AUSTRALIA



The trend estimate of commencements is now showing a rise for the last two quarters.

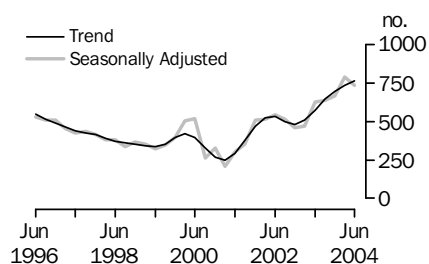
## DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

### WESTERN AUSTRALIA



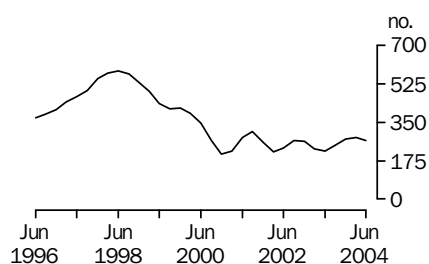
The trend estimate of commencements has continued the steady rise which began in the June quarter 2001.

### TASMANIA



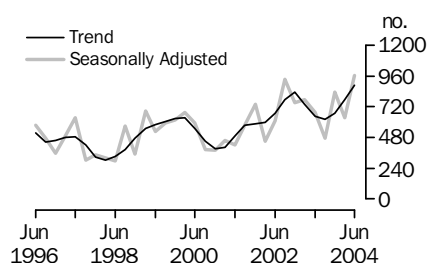
Apart from a brief lull in the last half of 2002, the trend estimate of commencements has shown strong growth for the last three years.

### NORTHERN TERRITORY



The trend estimate of commencements is now showing a fall for the latest quarter, following three quarters of growth.

### AUSTRALIAN CAPITAL TERRITORY



The trend estimate of commencements is now showing strong growth for the last three quarters, following three quarters of decline.



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## DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units(a)	New houses	New other residential building	Total dwelling units(a)
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>2001-02</b>	111 920	45 902	160 656	113 626	47 919	164 407
<b>2002-03</b>	110 385	53 000	166 262	112 228	54 827	169 945
<b>2003-04</b>	116 397	50 171	168 841	117 964	52 045	172 292
<b>2003</b>						
Mar Qtr	25 761	11 550	37 800	26 132	11 875	38 497
Jun Qtr	25 528	11 593	37 877	25 964	12 143	38 876
Sep Qtr	30 092	11 827	42 573	30 570	12 580	43 807
Dec Qtr	30 751	14 281	45 702	31 097	14 609	46 381
<b>2004</b>						
Mar Qtr	26 746	11 954	39 154	27 189	12 225	39 869
Jun Qtr	28 808	12 109	41 412	29 108	12 631	42 235
SEASONALLY ADJUSTED						
<b>2003</b>						
Mar Qtr	27 604	12 593	40 709	28 029	13 030	41 571
Jun Qtr	26 055	12 091	38 849	26 537	12 596	39 848
Sep Qtr	28 316	11 497	40 391	28 728	12 008	41 316
Dec Qtr	29 925	12 972	43 692	30 251	13 443	44 495
<b>2004</b>						
Mar Qtr	28 765	13 130	42 374	29 275	13 501	43 255
Jun Qtr	29 474	12 630	42 567	29 804	13 101	43 369
TREND						
<b>2003</b>						
Mar Qtr	26 920	12 827	40 367	27 388	13 302	41 313
Jun Qtr	27 098	12 052	39 765	27 535	12 548	40 704
Sep Qtr	28 110	12 049	40 827	28 523	12 539	41 736
Dec Qtr	28 975	12 537	42 158	29 381	12 997	43 028
<b>2004</b>						
Mar Qtr	29 404	12 887	42 854	29 804	13 318	43 687
Jun Qtr	29 408	13 050	42 934	29 801	13 472	43 750

(a) Includes Conversions, etc.



## DWELLING UNIT COMMENCEMENTS—Change from previous period

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units	New houses	New other residential building	Total dwelling units
	%	%	%	%	%	%
ORIGINAL						
<b>2001–02</b>	51.3	33.5	45.2	51.2	29.7	43.4
<b>2002–03</b>	–1.4	15.5	3.5	–1.2	14.4	3.4
<b>2003–04</b>	5.4	–5.3	1.6	5.1	–5.1	1.4
<b>2003</b>						
Mar Qtr	–7.4	–24.7	–13.6	–7.8	–24.1	–13.7
Jun Qtr	–0.9	0.4	0.2	–0.6	2.3	1.0
Sep Qtr	17.9	2.0	12.4	17.7	3.6	12.7
Dec Qtr	2.2	20.7	7.3	1.7	16.1	5.9
<b>2004</b>						
Mar Qtr	–13.0	–16.3	–14.3	–12.6	–16.3	–14.0
Jun Qtr	7.7	1.3	5.8	7.1	3.3	5.9
SEASONALLY ADJUSTED						
<b>2003</b>						
Mar Qtr	1.7	–10.3	–2.8	1.4	–10.2	–3.0
Jun Qtr	–5.6	–4.0	–4.6	–5.3	–3.3	–4.1
Sep Qtr	8.7	–4.9	4.0	8.3	–4.7	3.7
Dec Qtr	5.7	12.8	8.2	5.3	12.0	7.7
<b>2004</b>						
Mar Qtr	–3.9	1.2	–3.0	–3.2	0.4	–2.8
Jun Qtr	2.5	–3.8	0.5	1.8	–3.0	0.3
TREND						
<b>2003</b>						
Mar Qtr	–3.7	–7.2	–5.0	–3.6	–6.6	–4.7
Jun Qtr	0.7	–6.0	–1.5	0.5	–5.7	–1.5
Sep Qtr	3.7	—	2.7	3.6	–0.1	2.5
Dec Qtr	3.1	4.1	3.3	3.0	3.7	3.1
<b>2004</b>						
Mar Qtr	1.5	2.8	1.7	1.4	2.5	1.5
Jun Qtr	—	1.3	0.2	—	1.2	0.1

— nil or rounded to zero (including null cells)

## DWELLING UNIT COMMENCEMENTS, States &amp; territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001-02</b>	47 035	47 384	35 592	9 943	19 136	1 916	1 028	2 373	<b>164 407</b>
<b>2002-03</b>	48 065	45 840	39 281	10 283	20 281	2 067	987	3 140	<b>169 945</b>
<b>2003-04</b>	43 896	45 583	43 453	10 080	22 495	2 824	1 054	2 906	<b>172 292</b>
<b>2003</b>									
Mar Qtr	10 666	10 490	8 228	2 366	5 424	467	196	659	<b>38 497</b>
Jun Qtr	10 516	10 349	9 365	2 465	4 664	628	231	658	<b>38 876</b>
Sep Qtr	11 544	11 764	11 150	2 543	5 550	617	205	433	<b>43 807</b>
Dec Qtr	10 882	12 391	12 278	2 773	5 976	690	371	1 019	<b>46 381</b>
<b>2004</b>									
Mar Qtr	10 739	10 189	9 677	2 171	5 566	786	229	513	<b>39 869</b>
Jun Qtr	10 731	11 239	10 348	2 593	5 403	731	249	941	<b>42 235</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
Mar Qtr	11 634	11 235	9 135	2 572	5 798	470	na	778	<b>41 571</b>
Jun Qtr	11 044	10 244	9 311	2 520	5 053	627	na	676	<b>39 848</b>
Sep Qtr	11 122	11 050	10 469	2 506	5 020	635	na	476	<b>41 316</b>
Dec Qtr	10 001	12 749	11 916	2 532	5 697	668	na	833	<b>44 495</b>
<b>2004</b>									
Mar Qtr	11 804	10 968	10 744	2 381	5 989	789	na	633	<b>43 255</b>
Jun Qtr	11 345	11 076	10 374	2 638	5 868	735	na	963	<b>43 369</b>
TREND									
<b>2003</b>									
Mar Qtr	11 794	10 984	9 418	2 537	5 139	508	230	738	<b>41 313</b>
Jun Qtr	11 141	10 822	9 621	2 530	5 205	573	219	646	<b>40 704</b>
Sep Qtr	10 738	11 278	10 527	2 507	5 317	645	246	622	<b>41 736</b>
Dec Qtr	10 838	11 640	11 092	2 484	5 536	697	274	671	<b>43 028</b>
<b>2004</b>									
Mar Qtr	11 136	11 560	11 033	2 500	5 852	735	282	774	<b>43 687</b>
Jun Qtr	11 480	11 158	10 634	2 551	6 048	766	268	891	<b>43 750</b>
na not available									

## DWELLING UNIT COMMENCEMENTS, States &amp; territories—Change from previous period

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2001–02</b>	41.5	37.1	57.1	52.1	38.1	73.5	0.1	44.5	<b>43.4</b>
<b>2002–03</b>	2.2	–3.3	10.4	3.4	6.0	7.9	–3.9	32.3	<b>3.4</b>
<b>2003–04</b>	–8.7	–0.6	10.6	–2.0	10.9	36.6	6.7	–7.4	<b>1.4</b>
<b>2003</b>									
Mar Qtr	–23.0	–7.9	–20.4	–13.6	18.4	–1.8	–27.9	–29.1	<b>–13.7</b>
Jun Qtr	–1.4	–1.3	13.8	4.2	–14.0	34.5	17.9	–0.2	<b>1.0</b>
Sep Qtr	9.8	13.7	19.1	3.1	19.0	–1.7	–11.4	–34.2	<b>12.7</b>
Dec Qtr	–5.7	5.3	10.1	9.1	7.7	11.8	80.9	135.3	<b>5.9</b>
<b>2004</b>									
Mar Qtr	–1.3	–17.8	–21.2	–21.7	–6.9	13.9	–38.3	–49.7	<b>–14.0</b>
Jun Qtr	–0.1	10.3	6.9	19.4	–2.9	–7.0	8.7	83.4	<b>5.9</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
Mar Qtr	–8.0	–3.9	–8.9	2.4	31.2	2.4	na	3.5	<b>–3.0</b>
Jun Qtr	–5.1	–8.8	1.9	–2.0	–12.8	33.4	na	–13.1	<b>–4.1</b>
Sep Qtr	0.7	7.9	12.4	–0.6	–0.7	1.3	na	–29.6	<b>3.7</b>
Dec Qtr	–10.1	15.4	13.8	1.0	13.5	5.2	na	75.0	<b>7.7</b>
<b>2004</b>									
Mar Qtr	18.0	–14.0	–9.8	–6.0	5.1	18.1	na	–24.0	<b>–2.8</b>
Jun Qtr	–3.9	1.0	–3.4	10.8	–2.0	–6.8	na	52.1	<b>0.3</b>
TREND									
<b>2003</b>									
Mar Qtr	–4.9	–7.0	–4.9	–1.8	2.0	5.8	–12.9	–11.6	<b>–4.7</b>
Jun Qtr	–5.5	–1.5	2.2	–0.3	1.3	12.8	–4.8	–12.5	<b>–1.5</b>
Sep Qtr	–3.6	4.2	9.4	–0.9	2.2	12.6	12.3	–3.7	<b>2.5</b>
Dec Qtr	0.9	3.2	5.4	–0.9	4.1	8.1	11.4	7.9	<b>3.1</b>
<b>2004</b>									
Mar Qtr	2.7	–0.7	–0.5	0.6	5.7	5.5	2.9	15.4	<b>1.5</b>
Jun Qtr	3.1	–3.5	–3.6	2.0	3.3	4.2	–5.0	15.1	<b>0.1</b>

na not available

## DWELLING UNIT COMMENCEMENTS, States &amp; territories: Original

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

## NEW HOUSES

<b>2001-02</b>	25 345	34 631	25 590	8 246	16 241	1 752	641	1 178	<b>113 626</b>
<b>2002-03</b>	24 218	32 607	26 157	8 263	16 814	1 866	526	1 778	<b>112 228</b>
<b>2003-04</b>	22 342	34 841	29 670	8 073	18 560	2 491	518	1 468	<b>117 964</b>
<b>2003</b>									
Mar Qtr	5 372	7 848	5 697	1 903	4 380	452	103	376	<b>26 132</b>
Jun Qtr	5 679	7 058	6 250	1 979	3 930	495	124	450	<b>25 964</b>
Sep Qtr	5 643	9 336	7 749	2 077	4 651	562	156	397	<b>30 570</b>
Dec Qtr	6 146	8 780	8 034	2 141	4 736	634	143	481	<b>31 097</b>
<b>2004</b>									
Mar Qtr	5 188	7 692	6 692	1 831	4 747	635	95	308	<b>27 189</b>
Jun Qtr	5 365	9 033	7 195	2 024	4 426	660	124	282	<b>29 108</b>

## NEW OTHER RESIDENTIAL BUILDING

<b>2001-02</b>	20 512	11 541	9 686	1 638	2 820	154	382	1 186	<b>47 919</b>
<b>2002-03</b>	22 442	12 324	12 754	1 976	3 328	190	452	1 361	<b>54 827</b>
<b>2003-04</b>	20 463	10 047	13 679	1 829	3 833	258	502	1 432	<b>52 045</b>
<b>2003</b>									
Mar Qtr	5 035	2 461	2 525	460	1 010	13	89	283	<b>11 875</b>
Jun Qtr	4 471	2 974	3 104	467	686	128	106	207	<b>12 143</b>
Sep Qtr	5 623	2 296	3 338	313	891	39	47	33	<b>12 580</b>
Dec Qtr	4 462	3 262	4 238	629	1 222	35	226	535	<b>14 609</b>
<b>2004</b>									
Mar Qtr	5 300	2 400	2 959	336	788	122	114	205	<b>12 225</b>
Jun Qtr	5 078	2 089	3 144	551	932	62	115	659	<b>12 631</b>

## CONVERSIONS, ETC.

<b>2001-02</b>	1 178	1 212	316	59	74	10	4	9	<b>2 863</b>
<b>2002-03</b>	1 405	909	371	44	139	11	10	1	<b>2 890</b>
<b>2003-04</b>	1 090	695	104	177	101	76	34	6	<b>2 282</b>
<b>2003</b>									
Mar Qtr	259	182	6	3	34	2	4	—	<b>490</b>
Jun Qtr	365	317	11	20	48	5	1	1	<b>769</b>
Sep Qtr	277	132	64	153	8	17	2	3	<b>656</b>
Dec Qtr	274	349	6	3	18	21	2	3	<b>676</b>
<b>2004</b>									
Mar Qtr	250	97	25	3	31	29	20	—	<b>454</b>
Jun Qtr	289	117	9	18	44	9	10	—	<b>496</b>

## TOTAL

<b>2001-02</b>	47 035	47 384	35 592	9 943	19 136	1 916	1 028	2 373	<b>164 407</b>
<b>2002-03</b>	48 065	45 840	39 281	10 283	20 281	2 067	987	3 140	<b>169 945</b>
<b>2003-04</b>	43 896	45 583	43 453	10 080	22 495	2 824	1 054	2 906	<b>172 292</b>
<b>2003</b>									
Mar Qtr	10 666	10 490	8 228	2 366	5 424	467	196	659	<b>38 497</b>
Jun Qtr	10 516	10 349	9 365	2 465	4 664	628	231	658	<b>38 876</b>
Sep Qtr	11 544	11 764	11 150	2 543	5 550	617	205	433	<b>43 807</b>
Dec Qtr	10 882	12 391	12 278	2 773	5 976	690	371	1 019	<b>46 381</b>
<b>2004</b>									
Mar Qtr	10 739	10 189	9 677	2 171	5 566	786	229	513	<b>39 869</b>
Jun Qtr	10 731	11 239	10 348	2 593	5 403	731	249	941	<b>42 235</b>

— nil or rounded to zero (including null cells)

DWELLING UNIT COMMENCEMENTS, States & territories—Private sector: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2001–02</b>	25 245	34 221	25 333	7 995	15 794	1 694	510	1 128	<b>111 920</b>
<b>2002–03</b>	24 089	32 363	25 852	7 922	16 241	1 838	397	1 684	<b>110 385</b>
<b>2003–04</b>	22 137	34 680	29 405	7 784	18 086	2 485	363	1 455	<b>116 397</b>
<b>2003</b>									
Mar Qtr	5 339	7 778	5 637	1 821	4 278	452	83	373	<b>25 761</b>
Jun Qtr	5 616	7 008	6 206	1 927	3 770	474	86	442	<b>25 528</b>
Sep Qtr	5 619	9 320	7 674	1 985	4 442	562	100	391	<b>30 092</b>
Dec Qtr	6 075	8 750	7 976	2 059	4 682	634	99	474	<b>30 751</b>
<b>2004</b>									
Mar Qtr	5 112	7 632	6 625	1 772	4 596	630	71	308	<b>26 746</b>
Jun Qtr	5 331	8 978	7 130	1 968	4 366	659	93	282	<b>28 808</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2001–02</b>	19 894	11 197	9 409	1 600	2 227	143	276	1 156	<b>45 902</b>
<b>2002–03</b>	22 083	11 793	12 428	1 900	2 910	190	419	1 277	<b>53 000</b>
<b>2003–04</b>	20 035	9 768	13 273	1 742	3 282	258	434	1 378	<b>50 171</b>
<b>2003</b>									
Mar Qtr	4 937	2 350	2 482	429	966	13	89	283	<b>11 550</b>
Jun Qtr	4 353	2 725	3 048	449	609	128	89	191	<b>11 593</b>
Sep Qtr	5 377	2 226	3 166	294	649	39	43	33	<b>11 827</b>
Dec Qtr	4 404	3 191	4 191	605	1 126	35	206	523	<b>14 281</b>
<b>2004</b>									
Mar Qtr	5 255	2 316	2 895	326	739	122	114	187	<b>11 954</b>
Jun Qtr	4 999	2 035	3 021	517	768	62	71	635	<b>12 109</b>
CONVERSIONS, ETC.									
<b>2001–02</b>	1 176	1 211	297	59	67	10	4	9	<b>2 834</b>
<b>2002–03</b>	1 405	897	370	44	139	11	10	1	<b>2 877</b>
<b>2003–04</b>	1 090	692	104	177	95	76	34	6	<b>2 273</b>
<b>2003</b>									
Mar Qtr	259	182	6	3	34	2	4	—	<b>490</b>
Jun Qtr	365	305	11	20	48	5	1	1	<b>757</b>
Sep Qtr	277	130	64	153	8	17	2	3	<b>654</b>
Dec Qtr	274	349	6	3	12	21	2	3	<b>670</b>
<b>2004</b>									
Mar Qtr	250	97	25	3	31	29	20	—	<b>454</b>
Jun Qtr	289	116	9	18	44	9	10	—	<b>495</b>
TOTAL									
<b>2001–02</b>	46 315	46 629	35 038	9 654	18 089	1 847	791	2 293	<b>160 656</b>
<b>2002–03</b>	47 577	45 053	38 650	9 866	19 290	2 039	825	2 962	<b>166 262</b>
<b>2003–04</b>	43 263	45 141	42 783	9 702	21 464	2 818	830	2 839	<b>168 841</b>
<b>2003</b>									
Mar Qtr	10 535	10 309	8 125	2 254	5 278	467	176	656	<b>37 800</b>
Jun Qtr	10 334	10 038	9 265	2 396	4 427	607	176	634	<b>37 877</b>
Sep Qtr	11 274	11 676	10 903	2 431	5 099	617	145	427	<b>42 573</b>
Dec Qtr	10 753	12 290	12 173	2 667	5 820	690	307	1 000	<b>45 702</b>
<b>2004</b>									
Mar Qtr	10 617	10 045	9 546	2 101	5 366	781	204	495	<b>39 154</b>
Jun Qtr	10 619	11 130	10 161	2 503	5 179	730	174	917	<b>41 412</b>

— nil or rounded to zero (including null cells)

DWELLING UNIT COMMENCEMENTS, States & territories—Public sector: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	<b>Aust.</b>
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2001–02</b>	100	410	258	251	448	58	131	50	<b>1 705</b>
<b>2002–03</b>	129	244	305	341	573	28	129	94	<b>1 843</b>
<b>2003–04</b>	205	160	265	290	474	6	155	13	<b>1 567</b>
<b>2003</b>									
Mar Qtr	33	70	60	82	102	—	20	3	<b>371</b>
Jun Qtr	64	50	44	52	160	21	38	8	<b>436</b>
Sep Qtr	24	16	75	92	209	—	56	6	<b>478</b>
Dec Qtr	71	30	58	82	54	—	44	7	<b>346</b>
<b>2004</b>									
Mar Qtr	76	60	67	60	151	5	24	—	<b>443</b>
Jun Qtr	34	54	65	56	60	1	31	—	<b>300</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2001–02</b>	618	344	277	38	593	11	106	30	<b>2 017</b>
<b>2002–03</b>	359	531	326	76	418	—	33	84	<b>1 827</b>
<b>2003–04</b>	428	279	406	87	551	—	68	54	<b>1 874</b>
<b>2003</b>									
Mar Qtr	98	111	43	30	44	—	—	—	<b>326</b>
Jun Qtr	118	249	56	18	77	—	17	16	<b>551</b>
Sep Qtr	246	70	172	19	242	—	4	—	<b>753</b>
Dec Qtr	58	71	47	24	96	—	20	12	<b>328</b>
<b>2004</b>									
Mar Qtr	46	84	64	10	49	—	—	18	<b>271</b>
Jun Qtr	78	54	123	34	164	—	44	24	<b>522</b>
CONVERSIONS, ETC.									
<b>2001–02</b>	2	1	19	—	7	—	—	—	<b>29</b>
<b>2002–03</b>	—	12	1	—	—	—	—	—	<b>13</b>
<b>2003–04</b>	—	3	—	—	6	—	—	—	<b>9</b>
<b>2003</b>									
Mar Qtr	—	—	—	—	—	—	—	—	—
Jun Qtr	—	12	—	—	—	—	—	—	<b>12</b>
Sep Qtr	—	2	—	—	—	—	—	—	<b>2</b>
Dec Qtr	—	—	—	—	6	—	—	—	<b>6</b>
<b>2004</b>									
Mar Qtr	—	—	—	—	—	—	—	—	—
Jun Qtr	—	1	—	—	—	—	—	—	<b>1</b>
TOTAL									
<b>2001–02</b>	720	755	554	289	1 048	69	237	80	<b>3 751</b>
<b>2002–03</b>	488	787	632	417	991	28	162	178	<b>3 682</b>
<b>2003–04</b>	633	442	671	377	1 031	6	223	67	<b>3 451</b>
<b>2003</b>									
Mar Qtr	131	181	103	112	146	—	20	3	<b>697</b>
Jun Qtr	182	311	100	70	237	21	55	24	<b>999</b>
Sep Qtr	270	88	247	111	451	—	60	6	<b>1 234</b>
Dec Qtr	129	101	105	106	156	—	64	19	<b>680</b>
<b>2004</b>									
Mar Qtr	122	144	131	70	200	5	24	18	<b>714</b>
Jun Qtr	112	109	188	90	224	1	75	24	<b>823</b>

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication contains preliminary estimates from the quarterly Building Activity Survey of the number of dwelling units commenced during the current quarter and revised estimates for the previous two quarters. More comprehensive and updated results will be available shortly in *Building Activity, Australia* (cat. no. 8752.0).

### SCOPE AND COVERAGE

**2** The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. From the March quarter 2002, the quarterly survey consists of:

- a sample survey of private sector residential building jobs valued at \$10,000 or more
- a complete enumeration of all such public sector residential building jobs.

**3** The use of sample survey techniques in the Building Activity Survey means that reliable estimates of the number of private sector dwelling commencements are generally available only at state, territory and Australia levels. Although subject to higher relative standard errors, a range of sub-state estimates of dwelling commencements may be available. Reliable small area data are available for the Northern Territory, which has been completely enumerated since the June quarter 1991. Detailed data on Building Approvals, based on information reported by local government and other reporting authorities, are available for regions below state and territory level from the Building Approval series compiled by the ABS.

### CLASSIFICATION

**4** *Ownership.* The ownership of a building is classified as either *private sector* or *public sector*, according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

**5** Building jobs are classified both by the TYPE OF BUILDING (e.g. 'house', 'other residential building') and by the TYPE OF WORK involved (i.e. 'new' and 'conversions, etc'). These classifications are used in conjunction with each other and are defined in the Glossary.

### RELIABILITY OF THE ESTIMATES

**6** Since the estimates are based on a sample of approved private sector residential building jobs, the estimates of commencements of private sector dwellings and total dwellings are subject to sampling variability. Relative standard errors give a measure of this variability and therefore indicate the degree of confidence that can be attached to the data.

**7** Relative standard errors for the number of dwellings commenced in the June quarter 2004 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

#### RELATIVE STANDARD ERRORS, June Quarter 2004

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	3.5	2.8	3.0	3.3	3.4	2.5	—	2.0	<b>1.4</b>
Total new other dwellings	1.7	2.5	1.1	4.1	1.1	—	—	—	<b>0.9</b>
Total dwellings	1.9	2.3	2.1	2.6	2.7	2.3	—	2.6	<b>1.0</b>

— nil or rounded to zero (including null cells)

**8** In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, to have commenced. Estimates in this issue for the last two quarters are therefore subject to revision.

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

**9** Seasonally adjusted building statistics are shown in tables 1–3. In the seasonally adjusted series, account has been taken of normal seasonal factors, ‘trading day’ effects arising from the varying numbers of working days in a quarter and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters.

**10** Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. The seasonally adjusted series for total dwellings for Australia and each state and territory has been produced by summing the respective seasonally adjusted series for each of “new houses”, “new other residential dwellings” and “conversions, etc”. However, the states and Australia are adjusted independently, which means that the sum of the adjusted state series may not add to the adjusted Australian total.

**11** From the June quarter 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used, when seasonal factors were only revised following an annual re-analysis. The concurrent method improves the estimation of seasonal factors and, therefore, the seasonally adjusted and trend estimates for the current and previous quarters. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. In most instances, the only noticeable revisions will be to the previous quarter and the same quarter of a year earlier.

**12** A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for the December quarter.

### TREND ESTIMATES

**13** Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

**14** The trend estimates are derived by applying a 7-term Henderson moving average to the seasonally adjusted series. The 7-term Henderson average (like all Henderson averages) is symmetric but, as the end of a time series is approached, asymmetric forms of the average are applied. Unlike weights of the standard 7-term Henderson moving average, the weights employed here have been tailored to suit the particular characteristics of individual series.

**15** While the smoothing technique described in paragraphs 13 and 14 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

### ACKNOWLEDGMENT

**16** ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

### RELATED PRODUCTS

**17** All tables in this publication are available in electronic form on the ABS website <<http://www.abs.gov.au>>.



## EXPLANATORY NOTES *continued*

### RELATED PRODUCTS *continued*

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

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

*Building Approvals, Australia*, cat. no. 8731.0

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

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

*Housing Finance for Owner Occupation, Australia*, cat. no. 5609.0

*Private Sector Construction Industry, Australia, 1996–97*, cat. no. 8772.0

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

**19** Current publications and other products released by the ABS are listed in the *Catalogue of Publications and Products* (cat. no. 1101.0). The Catalogue is available from the National Information and Referral Service on 1300 135 070 or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

### ABS DATA AVAILABLE ON REQUEST

**20** 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.

## GLOSSARY

<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
<b>Commenced</b>	A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).
<b>Conversions, etc</b>	A conversion is 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. "Conversions, etc" are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. "Conversions, etc" are shown separately in tables 4 to 6 and are included in the total number of dwelling units.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
<b>House</b>	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Number of dwelling unit commencements</b>	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes, duplexes, apartment buildings, etc.).
<b>Residential building</b>	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .



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