

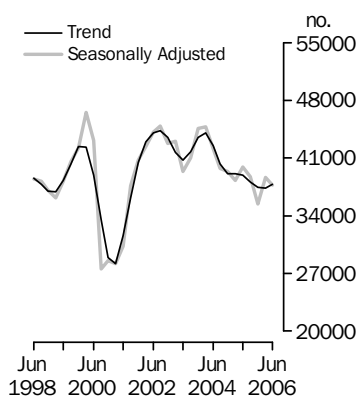
# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) THURS 14 SEP 2006

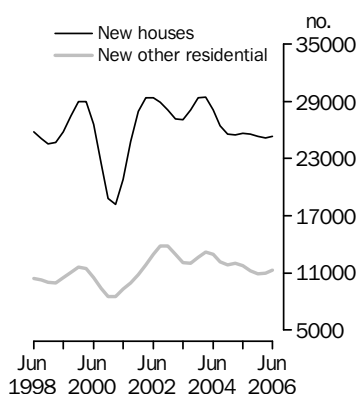
## Dwelling units commenced

Total



## Private dwellings commenced

Trend



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Tamra Guiver on Adelaide (08) 8237 7655.

## KEY FIGURES

	Jun qtr 06 no.	Mar qtr 06 to Jun qtr 06 %	Jun qtr 05 to Jun qtr 06 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>37 834</b>	<b>1.1</b>	<b>-2.7</b>
New private sector houses	25 331	0.5	-1.3
New private sector other residential building	11 277	2.9	-4.2
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>37 781</b>	<b>-2.3</b>	<b>-5.5</b>
New private sector houses	25 534	0.9	-2.5
New private sector other residential building	11 054	-8.0	-10.3

## KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 1.1% in the June quarter 2006.
- New private sector house commencements rose 0.5% in the latest quarter.
- The trend for new private other residential building commencements rose 2.9% in the June quarter 2006.

### SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced fell 2.3%, to 37,781, in the June quarter 2006. This follows a rise of 9.2% in the March quarter.
- New private sector house commencements rose 0.9%, to 25,534.
- New private other residential building fell 8.0%, to 11,054, in the June quarter 2006. This follows a rise of 26.3% in the March quarter.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2006	14 December 2006
December 2006	20 March 2007



## 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 2006.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2006 (cat. no. 8752.0), released on 19 July 2006:

- the number of private sector new houses commenced in Australia during the March quarter 2006 has been revised down by 581 (-2.5%).
- the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2006 has been revised down by 79 (-0.7%).



## 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

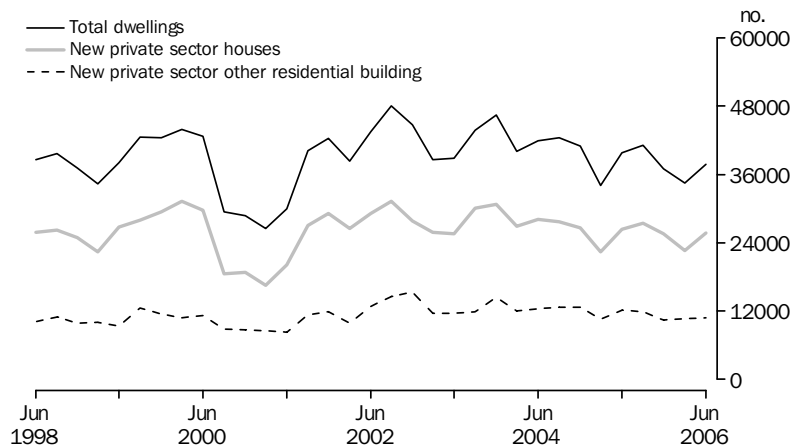
Susan Linacre  
Acting Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

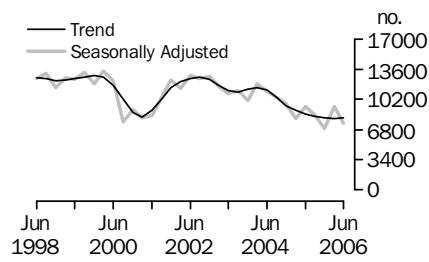
	<i>Jun qtr 06</i>	<i>Mar qtr 06 to Jun qtr 06</i>	<i>Jun qtr 05 to Jun qtr 06</i>
	no.	%	%
New private sector houses	25 741	13.4	-2.3
New private sector other residential building	10 885	1.3	-10.3
Private sector conversion, etc.	301	-16.9	-38.3
Public sector dwellings	858	21.9	-7.4
<b>Total dwelling units</b>	<b>37 785</b>	<b>9.5</b>	<b>-5.3</b>

- The total number of dwelling units commenced rose 9.5% in the June quarter 2006, to 37,785.
- New private sector house commencements rose 13.4%, to 25,741. Commencements rose in all states and territories except the Australian Capital Territory.
- New private sector other residential building rose 1.3%, to 10,885. Victoria, Queensland, Western Australia and Tasmania recorded rises.
- The total number of public sector dwellings commenced rose 21.9%, to 858.



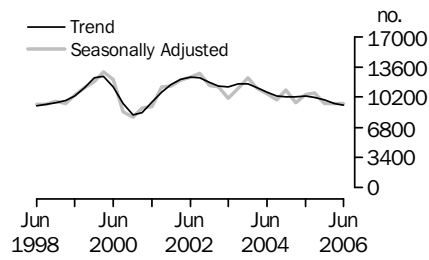
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



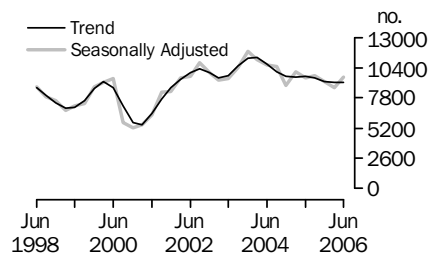
The trend estimate of total dwelling unit commencements is now showing a small rise this quarter after falling for the previous eight quarters.

## VICTORIA



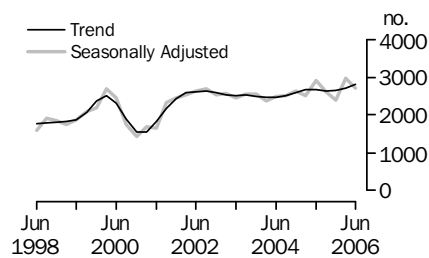
The trend estimate of total dwelling unit commencements has fallen for the last four quarters.

## QUEENSLAND



The trend estimate of total dwelling unit commencements has risen slightly this quarter after three quarters of decline.

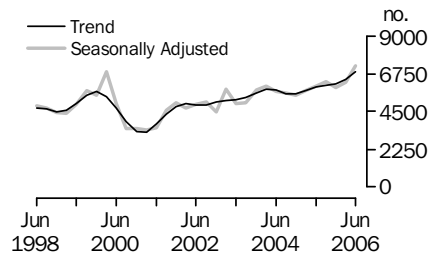
## SOUTH AUSTRALIA



The trend estimate of dwelling unit commencements has risen for the past three quarters.

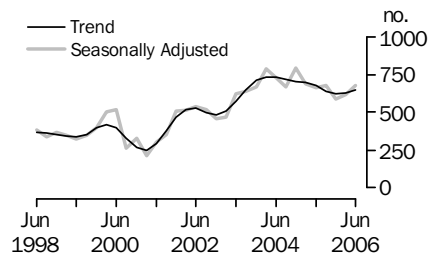
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



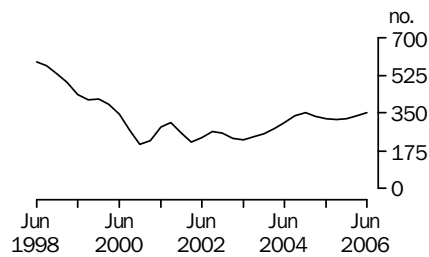
The trend estimate of total dwelling unit commencements has risen for the past six quarters.

## TASMANIA



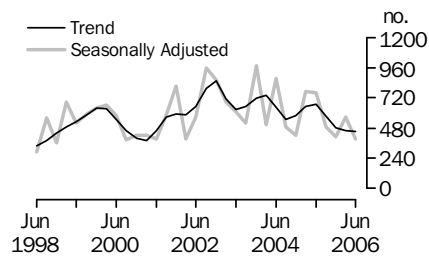
The trend estimate of total dwelling unit commencements is now showing rises for the past two quarters.

## NORTHERN TERRITORY



The trend estimate of total dwelling unit commencements is now showing rises for the past three quarters.

## AUSTRALIAN CAPITAL TERRITORY



The trend estimate of total dwelling unit commencements has fallen for the past four quarters.

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## DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>2003-04</b>	115 960	50 717	168 927	117 540	52 577	172 376
<b>2004-05</b>	103 043	48 097	153 314	105 059	50 295	157 547
<b>2005-06</b>	101 493	43 877	146 991	103 297	45 487	150 505
<b>2005</b>						
Mar Qtr	22 332	10 602	33 285	22 713	11 075	34 141
Jun Qtr	26 345	12 135	38 968	26 784	12 617	39 894
Sep Qtr	27 489	11 834	40 045	28 025	12 390	41 198
Dec Qtr	25 556	10 408	36 201	26 028	10 734	37 001
<b>2006</b>						
Mar Qtr	22 706	10 750	33 818	23 066	11 062	34 522
Jun Qtr	25 741	10 885	36 927	26 178	11 301	37 785
SEASONALLY ADJUSTED						
<b>2005</b>						
Mar Qtr	24 848	11 895	37 163	25 329	12 537	38 288
Jun Qtr	26 187	12 326	39 006	26 660	12 807	39 966
Sep Qtr	25 825	11 511	37 841	26 282	11 902	38 750
Dec Qtr	24 781	9 517	34 610	25 207	9 899	35 421
<b>2006</b>						
Mar Qtr	25 304	12 016	37 760	25 757	12 449	38 679
Jun Qtr	25 534	11 054	36 895	26 004	11 465	37 781
TREND						
<b>2005</b>						
Mar Qtr	25 489	12 018	38 005	25 992	12 668	39 166
Jun Qtr	25 655	11 774	37 889	26 123	12 301	38 903
Sep Qtr	25 549	11 239	37 234	25 999	11 643	38 117
Dec Qtr	25 328	10 883	36 621	25 772	11 278	37 488
<b>2006</b>						
Mar Qtr	25 207	10 963	36 537	25 656	11 370	37 412
Jun Qtr	25 331	11 277	36 940	25 792	11 698	37 834

(a) Includes Conversions, etc.

## DWELLING UNIT COMMENCEMENTS—Change from previous period

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	%	%	%	%	%	%
ORIGINAL						
<b>2003-04</b>	4.8	-4.6	1.4	4.5	-4.4	1.2
<b>2004-05</b>	-11.1	-5.2	-9.2	-10.6	-4.3	-8.6
<b>2005-06</b>	-1.5	-8.8	-4.1	-1.7	-9.6	-4.5
<b>2005</b>						
Mar Qtr	-16.3	-16.4	-16.3	-16.7	-17.3	-16.9
Jun Qtr	18.0	14.5	17.1	17.9	13.9	16.9
Sep Qtr	4.3	-2.5	2.8	4.6	-1.8	3.3
Dec Qtr	-7.0	-12.0	-9.6	-7.1	-13.4	-10.2
<b>2006</b>						
Mar Qtr	-11.2	3.3	-6.6	-11.4	3.1	-6.7
Jun Qtr	13.4	1.3	9.2	13.5	2.2	9.5
SEASONALLY ADJUSTED						
<b>2005</b>						
Mar Qtr	-4.1	2.7	-2.3	-4.2	0.8	-2.8
Jun Qtr	5.4	3.6	5.0	5.3	2.2	4.4
Sep Qtr	-1.4	-6.6	-3.0	-1.4	-7.1	-3.0
Dec Qtr	-4.0	-17.3	-8.5	-4.1	-16.8	-8.6
<b>2006</b>						
Mar Qtr	2.1	26.3	9.1	2.2	25.8	9.2
Jun Qtr	0.9	-8.0	-2.3	1.0	-7.9	-2.3
TREND						
<b>2005</b>						
Mar Qtr	-0.2	1.3	0.2	-0.1	1.1	0.2
Jun Qtr	0.7	-2.0	-0.3	0.5	-2.9	-0.7
Sep Qtr	-0.4	-4.5	-1.7	-0.5	-5.3	-2.0
Dec Qtr	-0.9	-3.2	-1.6	-0.9	-3.1	-1.7
<b>2006</b>						
Mar Qtr	-0.5	0.7	-0.2	-0.5	0.8	-0.2
Jun Qtr	0.5	2.9	1.1	0.5	2.9	1.1

(a) Includes Conversions, etc.



## 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>2003-04</b>	44 016	45 287	43 842	10 033	22 436	2 820	1 046	2 896	<b>172 376</b>
<b>2004-05</b>	37 788	41 021	38 716	10 603	22 798	2 814	1 349	2 458	<b>157 547</b>
<b>2005-06</b>	32 036	39 103	37 393	10 611	25 593	2 562	1 364	1 844	<b>150 505</b>
<b>2005</b>									
Mar Qtr	7 353	8 610	8 738	2 246	5 386	689	303	817	<b>34 141</b>
Jun Qtr	9 078	10 953	9 385	3 036	5 702	664	236	840	<b>39 894</b>
Sep Qtr	8 782	11 151	10 473	2 541	6 870	662	364	354	<b>41 198</b>
Dec Qtr	7 472	9 559	9 909	2 582	6 034	598	435	412	<b>37 001</b>
<b>2006</b>									
Mar Qtr	8 533	8 467	7 529	2 718	5 821	619	233	602	<b>34 522</b>
Jun Qtr	7 249	9 926	9 482	2 770	6 868	683	332	476	<b>37 785</b>

## SEASONALLY ADJUSTED

<b>2005</b>									
Mar Qtr	8 075	9 543	10 043	2 507	5 757	690	354	770	<b>38 288</b>
Jun Qtr	9 376	10 503	9 505	2 914	6 024	663	279	760	<b>39 966</b>
Sep Qtr	8 447	10 683	9 742	2 610	6 260	676	355	489	<b>38 750</b>
Dec Qtr	6 927	9 487	9 229	2 387	5 911	587	336	409	<b>35 421</b>
<b>2006</b>									
Mar Qtr	9 374	9 438	8 692	2 968	6 230	619	281	564	<b>38 679</b>
Jun Qtr	7 513	9 504	9 597	2 708	7 239	679	402	395	<b>37 781</b>

## TREND

<b>2005</b>									
Mar Qtr	8 990	10 280	9 566	2 678	5 760	700	335	648	<b>39 166</b>
Jun Qtr	8 534	10 330	9 670	2 676	5 982	677	323	670	<b>38 903</b>
Sep Qtr	8 286	10 178	9 537	2 639	6 040	640	320	575	<b>38 117</b>
Dec Qtr	8 147	9 876	9 226	2 642	6 134	624	323	481	<b>37 488</b>
<b>2006</b>									
Mar Qtr	8 069	9 498	9 133	2 703	6 432	628	338	457	<b>37 412</b>
Jun Qtr	8 117	9 306	9 163	2 820	6 875	647	351	450	<b>37 834</b>

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

<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>
	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2003-04</b>	-8.6	-1.2	10.7	-2.4	10.6	36.4	5.9	-7.8	<b>1.2</b>
<b>2004-05</b>	-14.1	-9.4	-11.7	5.7	1.6	-0.2	28.9	-15.1	<b>-8.6</b>
<b>2005-06</b>	-15.2	-4.7	-3.4	0.1	12.3	-9.0	1.1	-25.0	<b>-4.5</b>
<b>2005</b>									
Mar Qtr	-30.1	-22.1	-6.8	-21.9	-3.4	-14.9	-29.2	90.0	<b>-16.9</b>
Jun Qtr	23.5	27.2	7.4	35.2	5.9	-3.6	-22.0	2.9	<b>16.9</b>
Sep Qtr	-3.3	1.8	11.6	-16.3	20.5	-0.3	54.0	-57.9	<b>3.3</b>
Dec Qtr	-14.9	-14.3	-5.4	1.6	-12.2	-9.8	19.6	16.4	<b>-10.2</b>
<b>2006</b>									
Mar Qtr	14.2	-11.4	-24.0	5.3	-3.5	3.5	-46.4	46.1	<b>-6.7</b>
Jun Qtr	-15.0	17.2	25.9	1.9	18.0	10.3	42.5	-20.9	<b>9.5</b>
SEASONALLY ADJUSTED									
<b>2005</b>									
Mar Qtr	-16.9	-13.2	13.1	-4.9	5.7	-13.1	5.0	83.3	<b>-2.8</b>
Jun Qtr	16.1	10.1	-5.4	16.2	4.6	-3.9	-21.2	-1.3	<b>4.4</b>
Sep Qtr	-9.9	1.7	2.5	-10.4	3.9	2.0	27.2	-35.7	<b>-3.0</b>
Dec Qtr	-18.0	-11.2	-5.3	-8.5	-5.6	-13.2	-5.4	-16.4	<b>-8.6</b>
<b>2006</b>									
Mar Qtr	35.3	-0.5	-5.8	24.3	5.4	5.5	-16.4	37.9	<b>9.2</b>
Jun Qtr	-19.9	0.7	10.4	-8.8	16.2	9.7	43.1	-30.0	<b>-2.3</b>
TREND									
<b>2005</b>									
Mar Qtr	-4.8	0.7	-0.9	3.6	3.8	-0.3	-4.3	11.9	<b>0.2</b>
Jun Qtr	-5.1	0.5	1.1	-0.1	3.9	-3.3	-3.6	3.4	<b>-0.7</b>
Sep Qtr	-2.9	-1.5	-1.4	-1.4	1.0	-5.5	-0.9	-14.2	<b>-2.0</b>
Dec Qtr	-1.7	-3.0	-3.3	0.1	1.6	-2.5	0.9	-16.3	<b>-1.7</b>
<b>2006</b>									
Mar Qtr	-1.0	-3.8	-1.0	2.3	4.9	0.6	4.6	-5.0	<b>-0.2</b>
Jun Qtr	0.6	-2.0	0.3	4.3	6.9	3.0	3.8	-1.5	<b>1.1</b>

## 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>2003-04</b>	22 247	34 615	29 672	8 030	18 515	2 487	515	1 458	<b>117 540</b>
<b>2004-05</b>	19 264	30 357	24 961	8 323	18 139	2 427	633	955	<b>105 059</b>
<b>2005-06</b>	15 524	29 496	24 690	8 123	21 502	2 245	675	1 043	<b>103 297</b>
<b>2005</b>									
Mar Qtr	3 843	6 260	5 531	1 808	4 324	644	132	172	<b>22 713</b>
Jun Qtr	4 442	8 296	6 112	2 373	4 507	571	153	328	<b>26 784</b>
Sep Qtr	4 242	7 896	7 185	2 023	5 652	575	167	285	<b>28 025</b>
Dec Qtr	4 222	7 454	5 995	2 111	5 324	527	181	214	<b>26 028</b>
<b>2006</b>									
Mar Qtr	3 530	6 782	4 971	1 875	4 913	554	141	300	<b>23 066</b>
Jun Qtr	3 530	7 365	6 538	2 114	5 613	589	186	244	<b>26 178</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2003-04</b>	20 693	9 975	14 064	1 829	3 828	259	497	1 432	<b>52 577</b>
<b>2004-05</b>	17 734	9 602	13 697	2 202	4 546	311	704	1 500	<b>50 295</b>
<b>2005-06</b>	16 062	8 983	12 596	2 255	3 884	287	625	797	<b>45 487</b>
<b>2005</b>									
Mar Qtr	3 452	2 128	3 192	421	1 033	35	170	645	<b>11 075</b>
Jun Qtr	4 379	2 483	3 261	651	1 158	92	81	511	<b>12 617</b>
Sep Qtr	4 328	2 886	3 244	395	1 190	83	196	67	<b>12 390</b>
Dec Qtr	3 183	2 006	3 894	469	670	63	252	197	<b>10 734</b>
<b>2006</b>									
Mar Qtr	4 923	1 620	2 535	736	800	58	89	301	<b>11 062</b>
Jun Qtr	3 628	2 470	2 923	654	1 224	83	88	232	<b>11 301</b>
CONVERSIONS, ETC.									
<b>2003-04</b>	1 076	697	106	173	93	74	34	6	<b>2 259</b>
<b>2004-05</b>	790	1 063	58	78	113	76	12	3	<b>2 193</b>
<b>2005-06</b>	450	624	108	234	209	29	64	4	<b>1 723</b>
<b>2005</b>									
Mar Qtr	58	223	16	18	29	10	1	—	<b>354</b>
Jun Qtr	256	173	12	12	37	1	2	1	<b>494</b>
Sep Qtr	212	369	44	122	28	5	1	2	<b>783</b>
Dec Qtr	66	99	20	3	41	8	2	1	<b>239</b>
<b>2006</b>									
Mar Qtr	81	65	23	107	109	6	3	1	<b>395</b>
Jun Qtr	91	91	21	2	31	11	58	—	<b>306</b>
TOTAL									
<b>2003-04</b>	44 016	45 287	43 842	10 033	22 436	2 820	1 046	2 896	<b>172 376</b>
<b>2004-05</b>	37 788	41 021	38 716	10 603	22 798	2 814	1 349	2 458	<b>157 547</b>
<b>2005-06</b>	32 036	39 103	37 393	10 611	25 593	2 562	1 364	1 844	<b>150 505</b>
<b>2005</b>									
Mar Qtr	7 353	8 610	8 738	2 246	5 386	689	303	817	<b>34 141</b>
Jun Qtr	9 078	10 953	9 385	3 036	5 702	664	236	840	<b>39 894</b>
Sep Qtr	8 782	11 151	10 473	2 541	6 870	662	364	354	<b>41 198</b>
Dec Qtr	7 472	9 559	9 909	2 582	6 034	598	435	412	<b>37 001</b>
<b>2006</b>									
Mar Qtr	8 533	8 467	7 529	2 718	5 821	619	233	602	<b>34 522</b>
Jun Qtr	7 249	9 926	9 482	2 770	6 868	683	332	476	<b>37 785</b>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2003-04</b>	22 043	34 462	29 407	7 724	18 038	2 481	359	1 445	<b>115 960</b>
<b>2004-05</b>	18 997	30 022	24 751	7 830	17 716	2 325	465	937	<b>103 043</b>
<b>2005-06</b>	15 336	29 224	24 462	7 695	20 930	2 210	636	1 000	<b>101 493</b>
<b>2005</b>									
Mar Qtr	3 801	6 212	5 498	1 710	4 258	593	91	169	<b>22 332</b>
Jun Qtr	4 392	8 251	6 044	2 264	4 405	561	105	322	<b>26 345</b>
Sep Qtr	4 167	7 839	7 126	1 960	5 406	557	151	284	<b>27 489</b>
Dec Qtr	4 171	7 372	5 919	2 017	5 183	511	171	213	<b>25 556</b>
<b>2006</b>									
Mar Qtr	3 487	6 714	4 939	1 771	4 826	553	138	278	<b>22 706</b>
Jun Qtr	3 511	7 300	6 478	1 947	5 515	589	176	225	<b>25 741</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2003-04</b>	20 265	9 696	13 670	1 742	3 277	259	429	1 378	<b>50 717</b>
<b>2004-05</b>	17 321	9 262	13 177	2 007	3 932	219	678	1 500	<b>48 097</b>
<b>2005-06</b>	15 732	8 878	12 193	2 009	3 401	264	604	797	<b>43 877</b>
<b>2005</b>									
Mar Qtr	3 334	1 968	3 163	396	900	27	170	645	<b>10 602</b>
Jun Qtr	4 264	2 447	3 142	597	1 014	86	73	511	<b>12 135</b>
Sep Qtr	4 224	2 855	3 127	344	950	70	196	67	<b>11 834</b>
Dec Qtr	3 141	1 976	3 824	353	631	55	231	197	<b>10 408</b>
<b>2006</b>									
Mar Qtr	4 788	1 588	2 470	702	754	58	89	301	<b>10 750</b>
Jun Qtr	3 579	2 458	2 772	609	1 066	81	88	232	<b>10 885</b>
CONVERSIONS, ETC.									
<b>2003-04</b>	1 076	694	106	173	87	74	34	6	<b>2 250</b>
<b>2004-05</b>	784	1 057	52	78	112	76	12	3	<b>2 174</b>
<b>2005-06</b>	450	558	108	225	185	29	61	4	<b>1 621</b>
<b>2005</b>									
Mar Qtr	58	221	16	18	29	10	1	—	<b>352</b>
Jun Qtr	254	169	12	12	37	1	2	1	<b>488</b>
Sep Qtr	212	335	44	113	11	5	—	2	<b>722</b>
Dec Qtr	66	98	20	3	41	8	—	1	<b>236</b>
<b>2006</b>									
Mar Qtr	81	34	23	107	107	6	3	1	<b>362</b>
Jun Qtr	91	91	21	2	26	11	58	—	<b>301</b>
TOTAL									
<b>2003-04</b>	43 384	44 852	43 183	9 640	21 402	2 814	822	2 829	<b>168 927</b>
<b>2004-05</b>	37 101	40 341	37 981	9 916	21 760	2 620	1 155	2 440	<b>153 314</b>
<b>2005-06</b>	31 521	38 661	36 762	9 928	24 514	2 504	1 301	1 801	<b>146 991</b>
<b>2005</b>									
Mar Qtr	7 193	8 400	8 676	2 124	5 187	630	262	814	<b>33 285</b>
Jun Qtr	8 911	10 868	9 198	2 873	5 456	648	180	834	<b>38 968</b>
Sep Qtr	8 603	11 029	10 296	2 418	6 367	631	347	353	<b>40 045</b>
Dec Qtr	7 379	9 446	9 763	2 372	5 854	574	402	411	<b>36 201</b>
<b>2006</b>									
Mar Qtr	8 357	8 336	7 432	2 580	5 686	618	230	580	<b>33 818</b>
Jun Qtr	7 182	9 850	9 271	2 558	6 607	681	322	457	<b>36 927</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	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2003-04</b>	204	153	265	306	477	6	156	13	<b>1 580</b>
<b>2004-05</b>	268	335	210	492	423	102	168	18	<b>2 017</b>
<b>2005-06</b>	188	272	228	428	572	35	39	43	<b>1 803</b>
<b>2005</b>									
Mar Qtr	42	48	33	98	66	51	40	3	<b>381</b>
Jun Qtr	50	45	68	109	103	10	48	6	<b>439</b>
Sep Qtr	75	57	60	63	246	18	16	1	<b>536</b>
Dec Qtr	51	82	76	94	141	16	10	1	<b>471</b>
<b>2006</b>									
Mar Qtr	43	68	32	104	87	1	3	22	<b>359</b>
Jun Qtr	19	65	60	167	98	—	10	19	<b>437</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2003-04</b>	428	279	394	87	550	—	68	54	<b>1 860</b>
<b>2004-05</b>	413	339	519	194	614	92	26	—	<b>2 198</b>
<b>2005-06</b>	329	104	403	246	483	23	21	—	<b>1 609</b>
<b>2005</b>									
Mar Qtr	118	160	29	25	133	8	—	—	<b>473</b>
Jun Qtr	115	36	119	54	144	6	8	—	<b>482</b>
Sep Qtr	104	31	117	51	240	13	—	—	<b>556</b>
Dec Qtr	42	30	70	116	39	8	21	—	<b>326</b>
<b>2006</b>									
Mar Qtr	134	32	65	34	46	—	—	—	<b>311</b>
Jun Qtr	49	11	151	45	158	2	—	—	<b>416</b>
CONVERSIONS, ETC.									
<b>2003-04</b>	—	3	—	—	6	—	—	—	<b>9</b>
<b>2004-05</b>	6	6	6	—	1	—	—	—	<b>19</b>
<b>2005-06</b>	—	66	—	9	24	—	3	—	<b>102</b>
<b>2005</b>									
Mar Qtr	—	2	—	—	—	—	—	—	<b>2</b>
Jun Qtr	2	4	—	—	—	—	—	—	<b>6</b>
Sep Qtr	—	34	—	9	17	—	1	—	<b>61</b>
Dec Qtr	—	1	—	—	—	—	2	—	<b>3</b>
<b>2006</b>									
Mar Qtr	—	31	—	—	2	—	—	—	<b>33</b>
Jun Qtr	—	—	—	—	5	—	—	—	<b>5</b>
TOTAL									
<b>2003-04</b>	632	435	659	393	1 033	6	224	67	<b>3 449</b>
<b>2004-05</b>	687	680	735	687	1 038	194	194	18	<b>4 234</b>
<b>2005-06</b>	517	442	631	683	1 079	58	63	43	<b>3 515</b>
<b>2005</b>									
Mar Qtr	160	210	62	123	199	59	40	3	<b>856</b>
Jun Qtr	167	85	187	163	247	16	56	6	<b>927</b>
Sep Qtr	179	122	177	123	503	31	17	1	<b>1 153</b>
Dec Qtr	93	113	146	210	180	24	33	1	<b>800</b>
<b>2006</b>									
Mar Qtr	177	131	97	138	135	1	3	22	<b>704</b>
Jun Qtr	68	76	211	212	261	2	10	19	<b>858</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 June quarter 2005, the quarterly survey consists of:

- a sample survey of public and private sector residential building jobs valued at \$50,000 or more
- an indirect component based on building approval details for all residential building work approved from \$10,000 to less than \$50,000.

**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 Australian Bureau of Statistics (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 2006 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 2006

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.6	3.8	3.0	3.4	4.8	2.5	5.4	3.3	<b>1.8</b>
Total new other dwellings	4.4	5.4	3.2	4.8	3.7	1.5	—	2.4	<b>2.1</b>
Total dwellings	3.1	3.1	2.3	2.6	3.9	2.1	2.9	2.0	<b>1.4</b>

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES *continued*

### RELIABILITY OF THE ESTIMATES *continued*

**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.

### 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>.

## EXPLANATORY NOTES *continued*

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### 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 web site <<http://www.abs.gov.au>>.

**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.



## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

The following tables are available electronically via the ABS web site

<<http://www.abs.gov.au>>. Not all series in the table go back to the earliest start date.

### COMMENCEMENTS

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Dwelling unit commencements	1	1	September 1955
Dwelling unit commencements, change from previous period	2	n.a.	..
Dwelling unit commencements, states and territories	3	2	September 1980
Dwelling unit commencements, states and territories, change from previous period	4	n.a.	..
Dwelling unit commencements, states and territories, original	5	3	September 1955
Dwelling unit commencements, states and territories, private sector, original	6	4	September 1955
Dwelling unit commencements, states and territories, public sector, original	7	5	September 1969

## 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, semidetached 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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