

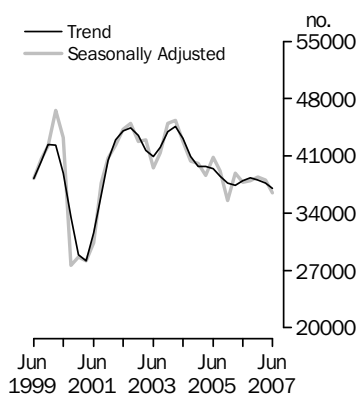
# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) THURS 13 SEP 2007

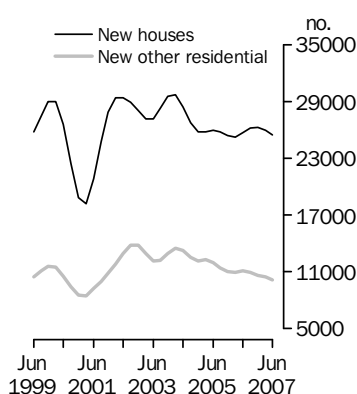
## Dwelling units commenced

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 James Inglis on Adelaide (08) 8237 7645.

## KEY FIGURES

	Jun qtr 07 no.	Mar qtr 07 to Jun qtr 07 %	Jun qtr 06 to Jun qtr 07 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>37 004</b>	<b>-1.9</b>	<b>-2.6</b>
New private sector houses	25 463	-2.1	-0.9
New private sector other residential building	10 156	-2.5	-8.4
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>36 512</b>	<b>-4.0</b>	<b>-3.4</b>
New private sector houses	25 158	-4.1	-1.5
New private sector other residential building	9 982	-4.1	-9.5

## KEY POINTS

### DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 1.9% in the June quarter 2007 following a revised fall of 1.0% in the March quarter 2007.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 4.0% in the June quarter 2007, which follows a revised fall of 1.1% in the March quarter 2007.

### NEW HOUSES

- The trend estimate for new private sector house commencements fell by 2.1% in the June quarter. This follows a revised fall of 1.1% in the March quarter 2007.
- The seasonally adjusted estimate for new private sector house commencements fell by 4.1% in the June quarter 2007. This follows a revised fall of 0.3% in the March quarter 2007.

### OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements fell 2.5% in the June quarter 2007, which follows a revised fall of 1.7% in the March quarter 2007.
- The seasonally adjusted estimate for new private sector other residential building fell 4.1% in the June quarter 2007 following a revised fall of 4.9% in the March quarter 2007.

# NOTES

## FORTHCOMING ISSUES

ISSUE (Quarter)	RELEASE DATE
September 2007	17 December 2007
December 2007	19 March 2008



## 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 12 October 2007.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2007 (cat. no. 8752.0), released on 18 July 2007:

- the total number of dwelling commenced in Australia during the March quarter 2007 has been revised upward by 325 (+1.0%).
- the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2007 has been revised upwards by 255 (+2.8%).

As a survey of approved building jobs, outcomes from the Building Activity Survey are subject to the accuracy of Building Approvals information used in preparing the collection. Some errors have been identified in Building Approvals information for a number of regions in Australia over recent years. Adjustments were made to the affected Building Approvals series and revisions were incorporated into the March 2007 issue of *Building Approvals, Australia* (cat. no. 8731.0), released on 8 May 2007.

Consequent revisions to dwelling commencements were published in *Building Activity, Australia*, March quarter 2007 (cat. no. 8752.0), released on 18 July 2007. The revisions, going back to December quarter 2000, are incorporated in this publication for the first time.



## 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

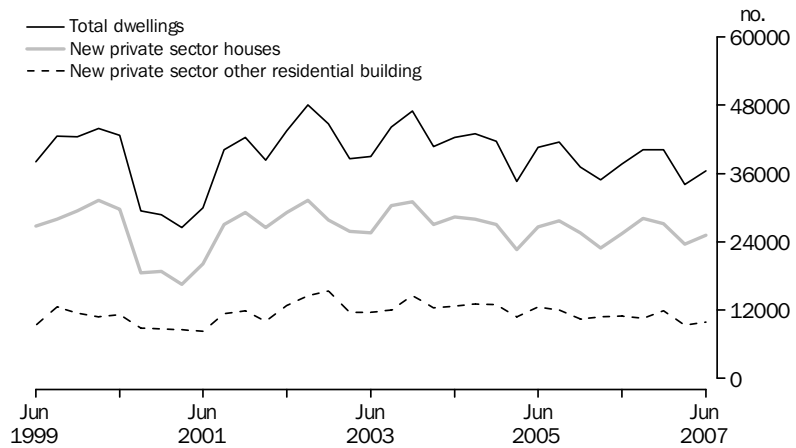
Brian Pink  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

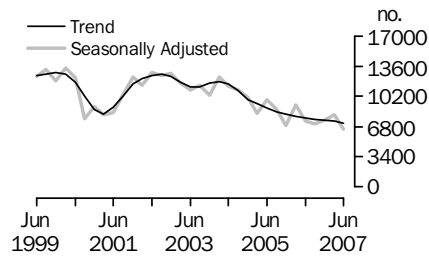
	<i>Jun qtr 07</i>	<i>Mar qtr 07 to Jun qtr 07</i>	<i>Jun qtr 06 to Jun qtr 07</i>
	no.	%	%
New private sector houses	25 157	6.4	-1.3
New private sector other residential building	9 947	6.3	-9.2
Private sector conversion, etc.	463	77.4	25.2
Public sector dwellings	885	6.2	3.1
<b>Total dwelling units</b>	<b>36 453</b>	<b>7.0</b>	<b>-3.3</b>

- The total number of dwelling units commenced rose 7.0% in the June quarter 2007, to 36,453.
- New private sector house commencements rose 6.4%, to 25,157. Commencements rose in all states and territories other than New South Wales, Western Australia and Tasmania.
- New private sector other residential building rose 6.3%, to 9,947. Commencements rose in Queensland, South Australia, Western Australia, and the Australian Capital Territory but fell in New South Wales, Victoria, Tasmania and the Northern Territory.
- The total number of public sector dwellings commenced rose 6.2%, to 885. This follows a revised increase of 13.0%, to 833 in the March quarter 2007.



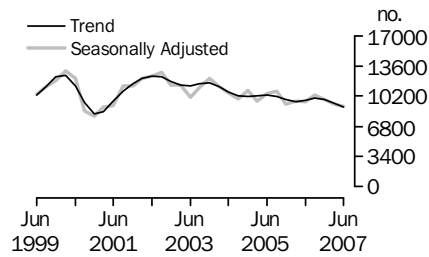
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



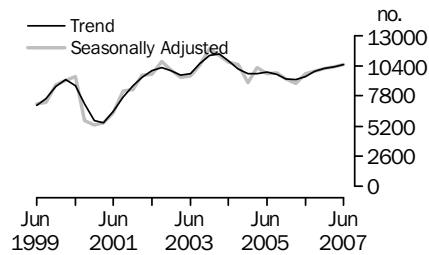
The trend estimate of the number of total dwelling unit commencements is now showing falls for the last thirteen quarters.

## VICTORIA



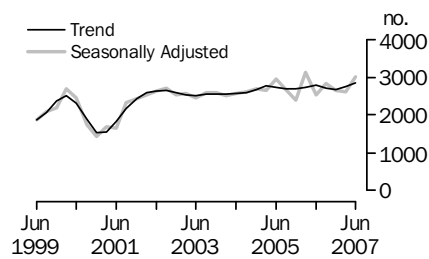
The trend estimate of the number of total dwelling unit commencements has fallen for the last three quarters.

## QUEENSLAND



The trend estimate of the number of total dwelling unit commencements has risen for the last five quarters.

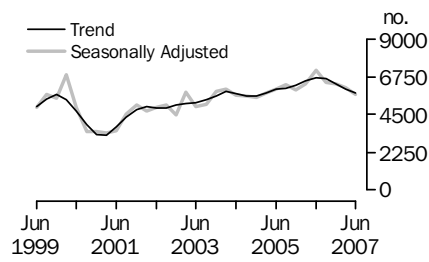
## SOUTH AUSTRALIA



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

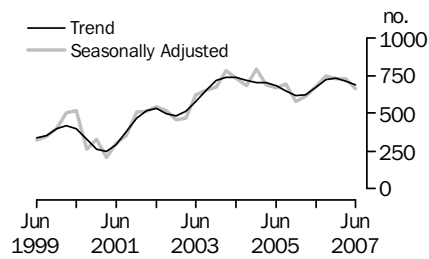
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



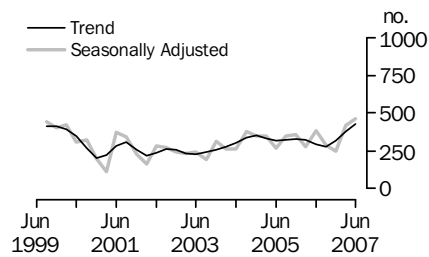
The trend estimate of the number of total dwelling unit commencements is showing falls for the last four quarters.

## TASMANIA



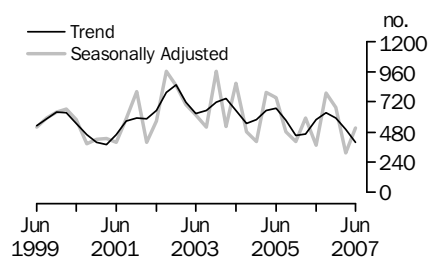
The trend estimate of the number or total dwelling unit commencements has fallen for the last two quarters.

## NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements is showing strong rises for the last three quarters.

## AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements has fallen for the last three 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>2004-05</b>	104 254	49 278	155 714	106 352	51 500	160 053
<b>2005-06</b>	101 723	44 278	147 693	103 549	45 890	151 233
<b>2006-07</b>	104 177	41 853	147 541	106 069	43 417	151 018
<b>2006</b>						
Mar Qtr	22 893	10 891	34 145	23 254	11 207	34 855
Jun Qtr	25 499	10 961	36 829	25 943	11 370	37 687
Sep Qtr	28 173	10 617	39 269	28 730	11 081	40 290
Dec Qtr	27 213	11 935	39 455	27 642	12 235	40 193
<b>2007</b>						
Mar Qtr	23 634	9 354	33 249	24 012	9 802	34 082
Jun Qtr	25 157	9 947	35 568	25 684	10 299	36 453
SEASONALLY ADJUSTED						
<b>2006</b>						
Mar Qtr	25 361	12 129	37 962	25 820	12 525	38 850
Jun Qtr	25 538	11 032	36 935	26 004	11 442	37 816
Sep Qtr	26 447	10 439	37 216	26 912	10 769	38 011
Dec Qtr	26 307	10 951	37 656	26 713	11 328	38 447
<b>2007</b>						
Mar Qtr	26 231	10 410	36 982	26 710	10 965	38 023
Jun Qtr	25 158	9 982	35 598	25 708	10 338	36 512
TREND						
<b>2006</b>						
Mar Qtr	25 216	10 977	36 581	25 676	11 375	37 458
Jun Qtr	25 690	11 085	37 152	26 149	11 458	37 992
Sep Qtr	26 234	10 938	37 536	26 678	11 316	38 364
Dec Qtr	26 291	10 597	37 247	26 738	11 009	38 110
<b>2007</b>						
Mar Qtr	25 997	10 420	36 806	26 474	10 859	37 729
Jun Qtr	25 463	10 156	36 036	25 982	10 597	37 004

(a) Includes Conversions, etc.

## DWELLING UNIT COMMENCEMENTS—Change from previous period

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units(a)	New houses	New other residential building	Total dwelling units(a)
	%	%	%	%	%	%
ORIGINAL						
<b>2004-05</b>	-10.8	-4.7	-8.8	-10.2	-3.9	-8.2
<b>2005-06</b>	-2.4	-10.1	-5.2	-2.6	-10.9	-5.5
<b>2006-07</b>	2.4	-5.5	-0.1	2.4	-5.4	-0.1
<b>2006</b>						
Mar Qtr	-10.7	4.1	-6.0	-10.9	3.8	-6.1
Jun Qtr	11.4	0.6	7.9	11.6	1.5	8.1
Sep Qtr	10.5	-3.1	6.6	10.7	-2.5	6.9
Dec Qtr	-3.4	12.4	0.5	-3.8	10.4	-0.2
<b>2007</b>						
Mar Qtr	-13.2	-21.6	-15.7	-13.1	-19.9	-15.2
Jun Qtr	6.4	6.3	7.0	7.0	5.1	7.0
SEASONALLY ADJUSTED						
<b>2006</b>						
Mar Qtr	2.2	26.6	9.4	2.2	25.3	9.2
Jun Qtr	0.7	-9.0	-2.7	0.7	-8.6	-2.7
Sep Qtr	3.6	-5.4	0.8	3.5	-5.9	0.5
Dec Qtr	-0.5	4.9	1.2	-0.7	5.2	1.1
<b>2007</b>						
Mar Qtr	-0.3	-4.9	-1.8	—	-3.2	-1.1
Jun Qtr	-4.1	-4.1	-3.7	-3.8	-5.7	-4.0
TREND						
<b>2006</b>						
Mar Qtr	-0.6	-0.5	-0.6	-0.5	-0.5	-0.6
Jun Qtr	1.9	1.0	1.6	1.8	0.7	1.4
Sep Qtr	2.1	-1.3	1.0	2.0	-1.2	1.0
Dec Qtr	0.2	-3.1	-0.8	0.2	-2.7	-0.7
<b>2007</b>						
Mar Qtr	-1.1	-1.7	-1.2	-1.0	-1.4	-1.0
Jun Qtr	-2.1	-2.5	-2.1	-1.9	-2.4	-1.9

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.



## DWELLING UNIT COMMENCEMENTS, States &amp; territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2004-05</b>	39 389	41 025	39 121	10 933	22 947	2 830	1 349	2 458	<b>160 053</b>
<b>2005-06</b>	32 175	39 206	37 761	10 580	25 754	2 557	1 366	1 835	<b>151 233</b>
<b>2006-07</b>	29 320	38 539	40 863	11 136	24 632	2 870	1 355	2 302	<b>151 018</b>
<b>2006</b>									
Mar Qtr	8 572	8 521	7 588	2 776	5 951	619	234	595	<b>34 855</b>
Jun Qtr	7 199	9 964	9 522	2 633	6 885	677	333	474	<b>37 687</b>
Sep Qtr	7 307	10 755	10 803	2 719	7 021	718	318	650	<b>40 290</b>
Dec Qtr	8 188	10 111	10 872	2 920	6 361	754	291	697	<b>40 193</b>
<b>2007</b>									
Mar Qtr	7 525	8 160	8 888	2 337	5 729	733	369	341	<b>34 082</b>
Jun Qtr	6 300	9 513	10 300	3 161	5 521	666	377	614	<b>36 453</b>
SEASONALLY ADJUSTED									
<b>2006</b>									
Mar Qtr	9 240	9 639	8 872	3 137	6 329	613	276	591	<b>38 850</b>
Jun Qtr	7 451	9 545	9 690	2 520	7 154	676	384	374	<b>37 816</b>
Sep Qtr	7 098	10 339	9 938	2 838	6 436	748	287	791	<b>38 011</b>
Dec Qtr	7 559	9 797	10 169	2 658	6 307	726	247	673	<b>38 447</b>
<b>2007</b>									
Mar Qtr	8 144	9 277	10 310	2 620	6 110	726	416	313	<b>38 023</b>
Jun Qtr	6 514	9 082	10 491	3 003	5 707	665	463	514	<b>36 512</b>
TREND									
<b>2006</b>									
Mar Qtr	7 947	9 549	9 229	2 726	6 486	624	320	463	<b>37 458</b>
Jun Qtr	7 737	9 747	9 485	2 781	6 693	672	291	577	<b>37 992</b>
Sep Qtr	7 570	9 976	9 898	2 714	6 654	725	280	633	<b>38 364</b>
Dec Qtr	7 482	9 792	10 166	2 677	6 335	732	315	591	<b>38 110</b>
<b>2007</b>									
Mar Qtr	7 478	9 430	10 324	2 759	6 026	713	377	503	<b>37 729</b>
Jun Qtr	7 188	9 010	10 492	2 842	5 802	690	429	400	<b>37 004</b>

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

## 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(a)</i>	<i>ACT(a)</i>	<i>Aust.</i>
	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2004–05</b>	-13.1	-9.4	-11.3	5.9	1.8	-0.5	28.9	-15.1	<b>-8.2</b>
<b>2005–06</b>	-18.3	-4.4	-3.5	-3.2	12.2	-9.6	1.2	-25.4	<b>-5.5</b>
<b>2006–07</b>	-8.9	-1.7	8.2	5.3	-4.4	12.2	-0.8	25.5	<b>-0.1</b>
<b>2006</b>									
Mar Qtr	14.3	-10.9	-24.2	7.2	-1.4	3.4	-46.2	44.3	<b>-6.1</b>
Jun Qtr	-16.0	16.9	25.5	-5.1	15.7	9.4	42.2	-20.4	<b>8.1</b>
Sep Qtr	1.5	7.9	13.4	3.2	2.0	6.0	-4.4	37.3	<b>6.9</b>
Dec Qtr	12.1	-6.0	0.6	7.4	-9.4	5.0	-8.6	7.2	<b>-0.2</b>
<b>2007</b>									
Mar Qtr	-8.1	-19.3	-18.2	-20.0	-9.9	-2.7	26.9	-51.1	<b>-15.2</b>
Jun Qtr	-16.3	16.6	15.9	35.3	-3.6	-9.1	2.2	80.1	<b>7.0</b>
SEASONALLY ADJUSTED									
<b>2006</b>									
Mar Qtr	33.1	3.5	-4.6	31.7	6.0	5.9	-22.5	47.0	<b>9.2</b>
Jun Qtr	-19.4	-1.0	9.2	-19.7	13.0	10.3	39.1	-36.7	<b>-2.7</b>
Sep Qtr	-4.7	8.3	2.6	12.6	-10.0	10.7	-25.3	111.5	<b>0.5</b>
Dec Qtr	6.5	-5.2	2.3	-6.3	-2.0	-2.9	-13.9	-14.9	<b>1.1</b>
<b>2007</b>									
Mar Qtr	7.7	-5.3	1.4	-1.4	-3.1	—	68.4	-53.5	<b>-1.1</b>
Jun Qtr	-20.0	-2.1	1.8	14.6	-6.6	-8.4	11.3	64.2	<b>-4.0</b>
TREND									
<b>2006</b>									
Mar Qtr	-3.5	-2.7	-0.5	1.6	4.2	1.0	-2.1	2.0	<b>-0.6</b>
Jun Qtr	-2.6	2.1	2.8	2.0	3.2	7.7	-9.1	24.6	<b>1.4</b>
Sep Qtr	-2.2	2.3	4.4	-2.4	-0.6	7.9	-3.8	9.7	<b>1.0</b>
Dec Qtr	-1.2	-1.8	2.7	-1.4	-4.8	1.0	12.5	-6.6	<b>-0.7</b>
<b>2007</b>									
Mar Qtr	-0.1	-3.7	1.6	3.1	-4.9	-2.6	19.7	-14.9	<b>-1.0</b>
Jun Qtr	-3.9	-4.5	1.6	3.0	-3.7	-3.2	13.8	-20.5	<b>-1.9</b>

— nil or rounded to zero (including null cells)

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

## 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>2004-05</b>	19 921	30 361	25 245	8 574	18 226	2 437	633	955	<b>106 352</b>
<b>2005-06</b>	15 654	29 612	24 706	8 092	21 529	2 246	677	1 033	<b>103 549</b>
<b>2006-07</b>	15 565	29 464	28 162	8 681	19 726	2 452	760	1 260	<b>106 069</b>
<b>2006</b>									
Mar Qtr	3 536	6 801	5 010	1 876	5 042	554	142	292	<b>23 254</b>
Jun Qtr	3 536	7 450	6 395	2 047	5 498	588	187	242	<b>25 943</b>
Sep Qtr	4 235	8 441	7 318	2 089	5 521	540	229	358	<b>28 730</b>
Dec Qtr	4 132	7 674	7 084	2 296	5 200	689	139	428	<b>27 642</b>
<b>2007</b>									
Mar Qtr	3 922	5 978	6 519	1 931	4 642	646	169	206	<b>24 012</b>
Jun Qtr	3 276	7 371	7 241	2 366	4 363	577	222	268	<b>25 684</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2004-05</b>	18 673	9 602	13 816	2 281	4 608	316	704	1 500	<b>51 500</b>
<b>2005-06</b>	16 073	8 900	12 945	2 254	4 014	283	625	797	<b>45 890</b>
<b>2006-07</b>	13 246	8 457	12 600	2 382	4 725	381	587	1 039	<b>43 417</b>
<b>2006</b>									
Mar Qtr	4 954	1 654	2 556	793	801	58	89	301	<b>11 207</b>
Jun Qtr	3 575	2 354	3 106	584	1 353	79	88	232	<b>11 370</b>
Sep Qtr	2 962	2 045	3 459	583	1 487	166	88	292	<b>11 081</b>
Dec Qtr	3 905	2 349	3 769	621	1 117	57	149	269	<b>12 235</b>
<b>2007</b>									
Mar Qtr	3 505	2 130	2 335	397	1 019	84	199	132	<b>9 802</b>
Jun Qtr	2 874	1 933	3 037	781	1 102	74	152	346	<b>10 299</b>
CONVERSIONS, ETC.									
<b>2004-05</b>	795	1 063	60	78	113	77	12	3	<b>2 201</b>
<b>2005-06</b>	448	694	110	234	211	29	64	4	<b>1 794</b>
<b>2006-07</b>	507	620	103	73	181	37	9	2	<b>1 533</b>
<b>2006</b>									
Mar Qtr	81	65	23	107	109	6	3	1	<b>395</b>
Jun Qtr	88	161	22	2	34	10	58	—	<b>375</b>
Sep Qtr	110	270	26	47	13	11	1	—	<b>479</b>
Dec Qtr	151	88	19	3	44	8	3	—	<b>315</b>
<b>2007</b>									
Mar Qtr	97	52	35	9	68	3	2	2	<b>268</b>
Jun Qtr	149	210	23	14	56	15	3	—	<b>471</b>
TOTAL									
<b>2004-05</b>	39 389	41 025	39 121	10 933	22 947	2 830	1 349	2 458	<b>160 053</b>
<b>2005-06</b>	32 175	39 206	37 761	10 580	25 754	2 557	1 366	1 835	<b>151 233</b>
<b>2006-07</b>	29 320	38 539	40 863	11 136	24 632	2 870	1 355	2 302	<b>151 018</b>
<b>2006</b>									
Mar Qtr	8 572	8 521	7 588	2 776	5 951	619	234	595	<b>34 855</b>
Jun Qtr	7 199	9 964	9 522	2 633	6 885	677	333	474	<b>37 687</b>
Sep Qtr	7 307	10 755	10 803	2 719	7 021	718	318	650	<b>40 290</b>
Dec Qtr	8 188	10 111	10 872	2 920	6 361	754	291	697	<b>40 193</b>
<b>2007</b>									
Mar Qtr	7 525	8 160	8 888	2 337	5 729	733	369	341	<b>34 082</b>
Jun Qtr	6 300	9 513	10 300	3 161	5 521	666	377	614	<b>36 453</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>2004-05</b>	19 652	30 026	25 034	8 006	17 799	2 335	465	937	<b>104 254</b>
<b>2005-06</b>	15 455	29 340	24 474	7 660	20 955	2 211	637	990	<b>101 723</b>
<b>2006-07</b>	15 290	29 243	27 987	8 170	19 281	2 443	642	1 123	<b>104 177</b>
<b>2006</b>									
Mar Qtr	3 491	6 733	4 977	1 772	4 955	553	139	270	<b>22 893</b>
Jun Qtr	3 517	7 385	6 333	1 880	5 399	588	176	223	<b>25 499</b>
Sep Qtr	4 152	8 331	7 254	1 989	5 359	540	222	325	<b>28 173</b>
Dec Qtr	4 074	7 653	7 035	2 167	5 089	687	131	377	<b>27 213</b>
<b>2007</b>									
Mar Qtr	3 869	5 956	6 496	1 791	4 557	641	124	201	<b>23 634</b>
Jun Qtr	3 195	7 303	7 202	2 223	4 276	574	164	220	<b>25 157</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2004-05</b>	18 258	9 262	13 296	2 067	3 994	221	678	1 500	<b>49 278</b>
<b>2005-06</b>	15 747	8 796	12 541	2 004	3 531	260	604	797	<b>44 278</b>
<b>2006-07</b>	12 818	8 388	12 186	2 222	4 285	368	546	1 039	<b>41 853</b>
<b>2006</b>									
Mar Qtr	4 817	1 622	2 491	759	753	58	89	301	<b>10 891</b>
Jun Qtr	3 533	2 342	2 954	538	1 197	77	88	232	<b>10 961</b>
Sep Qtr	2 850	2 019	3 347	502	1 361	166	80	292	<b>10 617</b>
Dec Qtr	3 854	2 333	3 717	580	1 019	46	117	269	<b>11 935</b>
<b>2007</b>									
Mar Qtr	3 407	2 123	2 165	367	879	82	198	132	<b>9 354</b>
Jun Qtr	2 707	1 913	2 956	772	1 027	74	152	346	<b>9 947</b>
CONVERSIONS, ETC.									
<b>2004-05</b>	789	1 057	54	78	112	77	12	3	<b>2 182</b>
<b>2005-06</b>	448	628	110	225	187	29	61	4	<b>1 692</b>
<b>2006-07</b>	505	613	103	73	167	37	9	2	<b>1 510</b>
<b>2006</b>									
Mar Qtr	81	34	23	107	107	6	3	1	<b>362</b>
Jun Qtr	88	161	22	2	29	10	58	—	<b>370</b>
Sep Qtr	110	270	26	47	13	11	1	—	<b>479</b>
Dec Qtr	149	82	19	3	44	8	3	—	<b>307</b>
<b>2007</b>									
Mar Qtr	97	52	35	9	61	3	2	2	<b>261</b>
Jun Qtr	149	209	23	14	49	15	3	—	<b>463</b>
TOTAL									
<b>2004-05</b>	38 700	40 345	38 384	10 152	21 905	2 633	1 155	2 440	<b>155 714</b>
<b>2005-06</b>	31 650	38 764	37 125	9 889	24 673	2 499	1 302	1 792	<b>147 693</b>
<b>2006-07</b>	28 615	38 244	40 275	10 466	23 733	2 848	1 196	2 165	<b>147 541</b>
<b>2006</b>									
Mar Qtr	8 390	8 390	7 491	2 638	5 815	618	231	573	<b>34 145</b>
Jun Qtr	7 138	9 888	9 308	2 419	6 624	675	322	455	<b>36 829</b>
Sep Qtr	7 113	10 619	10 627	2 539	6 733	718	303	617	<b>39 269</b>
Dec Qtr	8 077	10 068	10 771	2 750	6 152	741	251	646	<b>39 455</b>
<b>2007</b>									
Mar Qtr	7 373	8 131	8 696	2 168	5 497	726	323	336	<b>33 249</b>
Jun Qtr	6 052	9 426	10 181	3 009	5 352	663	319	566	<b>35 568</b>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2004-05</b>	269	335	211	568	427	102	168	18	<b>2 098</b>
<b>2005-06</b>	199	272	232	432	574	35	40	43	<b>1 826</b>
<b>2006-07</b>	276	221	175	510	446	9	118	137	<b>1 890</b>
<b>2006</b>									
Mar Qtr	45	68	32	104	87	1	3	22	<b>362</b>
Jun Qtr	19	65	62	168	100	—	11	19	<b>444</b>
Sep Qtr	82	110	64	99	162	—	7	33	<b>557</b>
Dec Qtr	58	21	49	129	112	2	8	51	<b>429</b>
<b>2007</b>									
Mar Qtr	54	22	23	140	85	4	45	5	<b>377</b>
Jun Qtr	82	68	39	142	87	3	58	48	<b>526</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2004-05</b>	415	339	520	214	614	95	26	—	<b>2 223</b>
<b>2005-06</b>	326	104	404	250	483	23	21	—	<b>1 612</b>
<b>2006-07</b>	427	68	414	161	440	13	41	—	<b>1 563</b>
<b>2006</b>									
Mar Qtr	137	32	65	34	48	—	—	—	<b>316</b>
Jun Qtr	41	11	152	47	156	2	—	—	<b>409</b>
Sep Qtr	112	26	111	80	127	—	8	—	<b>464</b>
Dec Qtr	51	16	52	41	98	11	32	—	<b>300</b>
<b>2007</b>									
Mar Qtr	98	7	170	30	141	2	1	—	<b>448</b>
Jun Qtr	167	19	81	10	75	—	—	—	<b>351</b>
CONVERSIONS, ETC.									
<b>2004-05</b>	6	6	6	—	1	—	—	—	<b>19</b>
<b>2005-06</b>	—	66	—	9	24	—	3	—	<b>102</b>
<b>2006-07</b>	2	7	—	—	14	—	—	—	<b>23</b>
<b>2006</b>									
Mar Qtr	—	31	—	—	2	—	—	—	<b>33</b>
Jun Qtr	—	—	—	—	5	—	—	—	<b>5</b>
Sep Qtr	—	—	—	—	—	—	—	—	<b>—</b>
Dec Qtr	2	6	—	—	—	—	—	—	<b>8</b>
<b>2007</b>									
Mar Qtr	—	—	—	—	7	—	—	—	<b>7</b>
Jun Qtr	—	1	—	—	7	—	—	—	<b>8</b>
TOTAL									
<b>2004-05</b>	690	680	737	782	1 042	197	194	18	<b>4 340</b>
<b>2005-06</b>	525	442	636	691	1 081	58	64	43	<b>3 540</b>
<b>2006-07</b>	705	296	588	671	899	22	159	137	<b>3 477</b>
<b>2006</b>									
Mar Qtr	182	131	97	138	137	1	3	22	<b>711</b>
Jun Qtr	60	77	214	214	261	2	11	19	<b>858</b>
Sep Qtr	194	136	175	180	289	—	15	33	<b>1 021</b>
Dec Qtr	111	43	101	169	209	13	40	51	<b>737</b>
<b>2007</b>									
Mar Qtr	152	29	193	170	232	6	46	5	<b>833</b>
Jun Qtr	248	88	119	152	169	3	58	48	<b>885</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** Building jobs included in each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS (refer paragraph 2) up to but not including the last month of the reference quarter (i.e. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those jobs notified and commenced in the last month of the reference quarter (i.e. for the month of September in respect of the September quarter survey). For example, jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

**4** 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 *Building Approvals, Australia (cat. no. 8731.0)*.

### CLASSIFICATION

**5** *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.

**6** 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

**7** 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.

## EXPLANATORY NOTES *continued*

### RELIABILITY OF THE ESTIMATES *continued*

**8** Relative standard errors for the number of dwellings commenced in the June quarter 2007 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.

**9** 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.

### RELATIVE STANDARD ERRORS, June quarter 2007

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.8	3.6	3.7	3.7	4.9	3.1	3.9	2.5	1.9
Total new other dwellings	3.8	5.7	4.4	3.8	4.9	22.0	—	0.7	2.1
Total dwellings	3.3	3.0	2.9	2.9	3.9	3.6	1.7	1.0	1.4

— nil or rounded to zero (including null cells)

### SEASONAL ADJUSTMENT

**10** 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.

**11** 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.

**12** 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.

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

**14** As a general rule, extreme care should be exercised in using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

### TREND ESTIMATES

**15** 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.

## EXPLANATORY NOTES *continued*

### TREND ESTIMATES *continued*

**16** 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.

**17** While the smoothing technique described in paragraphs 14 and 15 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

**18** 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

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

**20** 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.*

### ABS DATA AVAILABLE ON REQUEST

**21** 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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