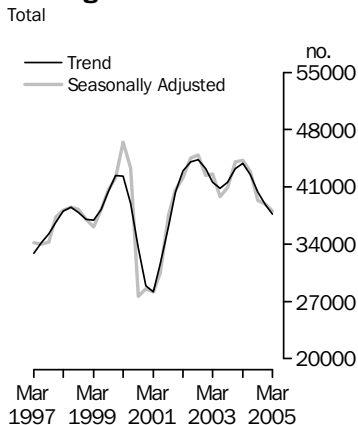


# DWELLING UNIT COMMENCEMENTS

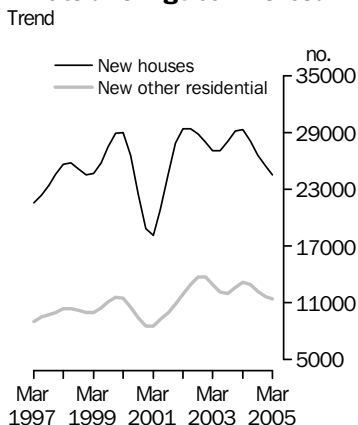
AUSTRALIA  
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) MON 20 JUN 2005

## Dwelling units commenced



## Private dwellings commenced



## 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.

## KEY FIGURES

	Mar qtr 05 no.	Dec qtr 04 to Mar qtr 05 %	Mar qtr 04 to Mar qtr 05 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>37 653</b>	<b>-3.0</b>	<b>-14.2</b>
New private sector houses	24 551	-3.6	-16.3
New private sector other residential building	11 379	-2.4	-13.6
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>38 038</b>	<b>-2.2</b>	<b>-14.1</b>
New private sector houses	24 801	-3.4	-15.3
New private sector other residential building	11 712	3.1	-13.6

## KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced fell 3.0% in the March quarter 2005 and is now showing a fall over the last four quarters.
- New private sector house commencements fell 3.6% in the latest quarter, the fourth consecutive quarterly fall.
- New private other residential building commencements fell 2.4% in the March quarter 2005.

### SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced fell 2.2%, to 38,038, in the March quarter 2005. This is the fourth consecutive quarterly fall.
- New private sector house commencements fell 3.4%, to 24,801.
- New private other residential building rose 3.1%, to 11,712, in the March quarter 2005. This is still 13.6% below the level reported in the March quarter 2004.

# NOTES

## FORTHCOMING ISSUES

ISSUE (Quarter)	RELEASE DATE
June 2005	14 September 2005
September 2005	16 December 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 18 July 2005.

## CHANGES IN THIS ISSUE

Time series spreadsheets will be released in Excel format for the first time with the June quarter 2005 issue of this publication on 14 September 2005. A concordance between the current Lotus 1,2,3 spreadsheets and the proposed Excel spreadsheets is available in *Information Paper: Changes to Ausstats Tables for Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0.55.001).

The information paper is on the ABS website at [www.abs.gov.au](http://www.abs.gov.au). From the home page go to 'Access to all ABS products and statistics, including AusStats'/publications and data'/information papers'/by catalogue/subject' and choose '87. Buildings and Construction'.

## SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the December quarter 2004 has been revised downwards by 384 (-0.9%) from the estimate published in *Building Activity, Australia, December quarter 2004* (cat. no. 8752.0) released on 20 April 2005.

.....

## 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

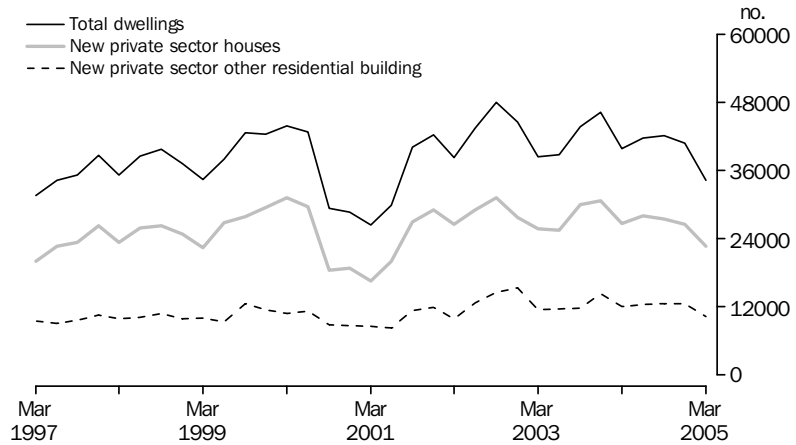
Dennis Trewin  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

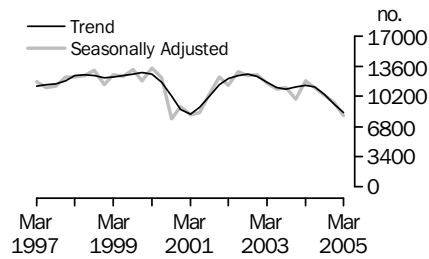
	<i>Mar qtr 05</i>	<i>Dec qtr 04 to Mar qtr 05</i>	<i>Mar qtr 04 to Mar qtr 05</i>
	no.	%	%
New private sector houses	22 648	-14.8	-15.4
New private sector other residential building	10 383	-17.7	-13.5
Private sector conversion, etc.	374	-6.7	-16.7
Public sector dwellings	833	-34.2	16.8
<b>Total dwelling units</b>	<b>34 238</b>	<b>-16.2</b>	<b>-14.2</b>

- The total number of dwelling units commenced fell 16.2% in the March quarter 2005, to 34,238.
- New private sector house commencements fell 14.8%, to 22,648. Commencements fell in all states and territories. The largest falls were in New South Wales (-25.6%) and Victoria (-19.6%).
- New private sector other residential building fell 17.7%, to 10,383. Rises in Queensland, Western Australia and the Australian Capital Territory only partially offset falls in the remaining states and territories.
- The total number of public sector dwellings commenced fell 34.2%, to 833.



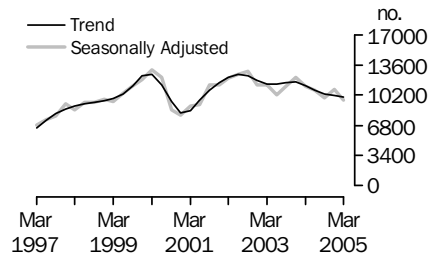
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



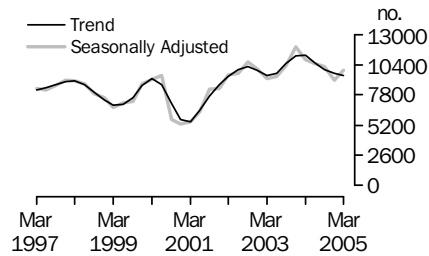
The trend estimate of dwelling unit commencements has fallen for the past four quarters, with the rate of decline increasing in recent quarters.

## VICTORIA



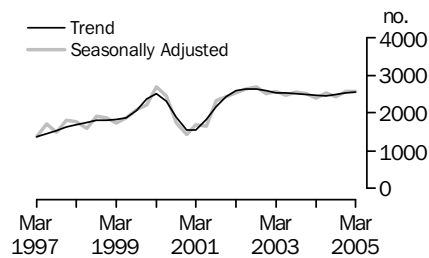
The trend estimate of dwelling unit commencements shows falls for the past five quarters.

## QUEENSLAND



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

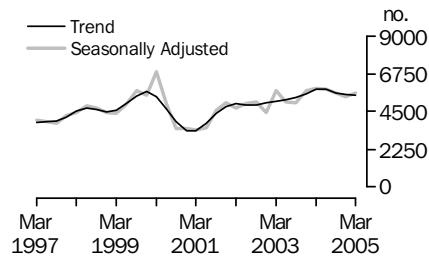
## SOUTH AUSTRALIA



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

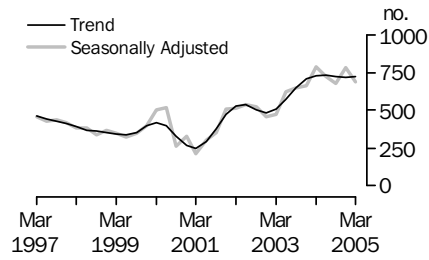
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



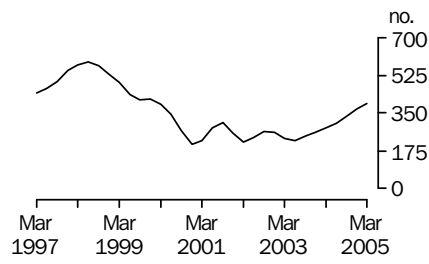
The trend estimate of dwelling unit commencements has declined marginally over the last four quarters.

## TASMANIA



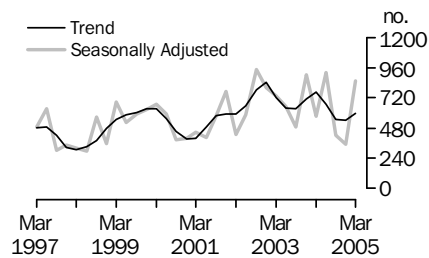
The trend estimate of dwelling unit commencements was relatively flat in the latest quarter after two months of decline.

## NORTHERN TERRITORY



The trend estimate of dwelling unit commencements is now showing growth for the past seven quarters.

## AUSTRALIAN CAPITAL TERRITORY



The trend estimate of dwelling unit commencements showed a strong rise in the most recent quarter after three quarters of decline.



## LIST OF TABLES

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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>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>	115 603	50 513	168 364	117 168	52 365	171 791
<b>2003</b>						
Dec Qtr	30 693	14 246	45 606	31 038	14 574	46 285
<b>2004</b>						
Mar Qtr	26 760	12 001	39 210	27 202	12 272	39 923
Jun Qtr	28 058	12 439	40 975	28 356	12 940	41 775
Sep Qtr	27 509	12 620	41 058	28 087	13 136	42 159
Dec Qtr	26 568	12 618	39 587	27 131	13 318	40 853
<b>2005</b>						
Mar Qtr	22 648	10 383	33 405	23 007	10 855	34 238
SEASONALLY ADJUSTED						
<b>2003</b>						
Dec Qtr	29 676	12 839	43 298	29 982	13 275	44 046
<b>2004</b>						
Mar Qtr	29 280	13 555	43 340	29 830	13 923	44 258
Jun Qtr	28 566	13 001	42 032	28 888	13 480	42 834
Sep Qtr	25 716	12 061	38 531	26 225	12 414	39 400
Dec Qtr	25 674	11 355	37 494	26 169	12 268	38 906
<b>2005</b>						
Mar Qtr	24 801	11 712	36 948	25 232	12 369	38 038
TREND						
<b>2003</b>						
Dec Qtr	29 162	12 582	42 369	29 564	13 035	43 227
<b>2004</b>						
Mar Qtr	29 322	13 171	43 074	29 731	13 557	43 871
Jun Qtr	28 077	12 960	41 615	28 518	13 380	42 479
Sep Qtr	26 593	12 204	39 366	27 053	12 747	40 373
Dec Qtr	25 457	11 664	37 660	25 924	12 338	38 805
<b>2005</b>						
Mar Qtr	24 551	11 379	36 396	25 033	12 151	37 653

(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>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>	4.7	-4.7	1.3	4.4	-4.5	1.1
<b>2003</b>						
Dec Qtr	2.0	20.4	7.1	1.5	15.8	5.7
<b>2004</b>						
Mar Qtr	-12.8	-15.8	-14.0	-12.4	-15.8	-13.7
Jun Qtr	4.8	3.7	4.5	4.2	5.4	4.6
Sep Qtr	-2.0	1.4	0.2	-1.0	1.5	0.9
Dec Qtr	-3.4	—	-3.6	-3.4	1.4	-3.1
<b>2005</b>						
Mar Qtr	-14.8	-17.7	-15.6	-15.2	-18.5	-16.2
SEASONALLY ADJUSTED						
<b>2003</b>						
Dec Qtr	5.3	14.1	8.3	4.8	12.8	7.6
<b>2004</b>						
Mar Qtr	-1.3	5.6	0.1	-0.5	4.9	0.5
Jun Qtr	-2.4	-4.1	-3.0	-3.2	-3.2	-3.2
Sep Qtr	-10.0	-7.2	-8.3	-9.2	-7.9	-8.0
Dec Qtr	-0.2	-5.9	-2.7	-0.2	-1.2	-1.3
<b>2005</b>						
Mar Qtr	-3.4	3.1	-1.5	-3.6	0.8	-2.2
TREND						
<b>2003</b>						
Dec Qtr	3.9	5.1	4.1	3.8	4.6	3.9
<b>2004</b>						
Mar Qtr	0.5	4.7	1.7	0.6	4.0	1.5
Jun Qtr	-4.2	-1.6	-3.4	-4.1	-1.3	-3.2
Sep Qtr	-5.3	-5.8	-5.4	-5.1	-4.7	-5.0
Dec Qtr	-4.3	-4.4	-4.3	-4.2	-3.2	-3.9
<b>2005</b>						
Mar Qtr	-3.6	-2.4	-3.4	-3.4	-1.5	-3.0

— 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	ACT	Aust.
Period	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>	43 789	45 285	43 523	10 011	22 420	2 820	1 046	2 896	<b>171 791</b>
<b>2003</b>									
Dec Qtr	10 816	12 373	12 275	2 772	5 974	689	368	1 019	<b>46 285</b>
<b>2004</b>									
Mar Qtr	10 785	10 181	9 689	2 172	5 570	784	228	513	<b>39 923</b>
Jun Qtr	10 645	10 966	10 409	2 525	5 326	729	244	931	<b>41 775</b>
Sep Qtr	10 721	10 399	11 117	2 392	6 125	652	383	371	<b>42 159</b>
Dec Qtr	10 419	11 048	9 319	2 853	5 552	807	425	430	<b>40 853</b>
<b>2005</b>									
Mar Qtr	7 297	8 720	8 752	2 279	5 382	683	306	819	<b>34 238</b>

## SEASONALLY ADJUSTED

<b>2003</b>									
Dec Qtr	9 905	12 177	11 928	2 512	5 759	662	na	906	<b>44 046</b>
<b>2004</b>									
Mar Qtr	11 942	11 188	10 853	2 385	5 891	788	na	571	<b>44 258</b>
Jun Qtr	11 170	10 764	10 531	2 528	5 806	725	na	922	<b>42 834</b>
Sep Qtr	10 349	9 884	10 230	2 435	5 607	677	na	424	<b>39 400</b>
Dec Qtr	9 473	10 801	9 051	2 567	5 384	781	na	348	<b>38 906</b>
<b>2005</b>									
Mar Qtr	8 069	9 636	9 886	2 564	5 619	686	na	856	<b>38 038</b>

## TREND

<b>2003</b>									
Dec Qtr	11 262	11 660	11 158	2 485	5 554	706	261	709	<b>43 227</b>
<b>2004</b>									
Mar Qtr	11 453	11 272	11 196	2 460	5 838	728	281	767	<b>43 871</b>
Jun Qtr	11 219	10 757	10 585	2 456	5 803	735	304	667	<b>42 479</b>
Sep Qtr	10 389	10 372	9 968	2 493	5 619	725	335	546	<b>40 373</b>
Dec Qtr	9 324	10 182	9 644	2 534	5 518	719	371	541	<b>38 805</b>
<b>2005</b>									
Mar Qtr	8 348	9 948	9 444	2 560	5 487	722	395	599	<b>37 653</b>

na not available

## 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>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>	-8.9	-1.2	10.8	-2.6	10.5	36.4	5.9	-7.8	<b>1.1</b>
<b>2003</b>									
Dec Qtr	-6.3	5.2	10.1	9.0	7.6	11.6	79.5	135.4	<b>5.7</b>
<b>2004</b>									
Mar Qtr	-0.3	-17.7	-21.1	-21.6	-6.8	13.9	-37.9	-49.7	<b>-13.7</b>
Jun Qtr	-1.3	7.7	7.4	16.3	-4.4	-7.0	7.0	81.6	<b>4.6</b>
Sep Qtr	0.7	-5.2	6.8	-5.3	15.0	-10.7	56.7	-60.2	<b>0.9</b>
Dec Qtr	-2.8	6.2	-16.2	19.3	-9.4	23.8	11.0	16.0	<b>-3.1</b>
<b>2005</b>									
Mar Qtr	-30.0	-21.1	-6.1	-20.1	-3.1	-15.4	-28.0	90.5	<b>-16.2</b>
SEASONALLY ADJUSTED									
<b>2003</b>									
Dec Qtr	-11.1	9.0	16.0	-1.4	14.6	2.3	na	85.3	<b>7.6</b>
<b>2004</b>									
Mar Qtr	20.6	-8.1	-9.0	-5.1	2.3	19.0	na	-37.0	<b>0.5</b>
Jun Qtr	-6.5	-3.8	-3.0	6.0	-1.4	-8.0	na	61.5	<b>-3.2</b>
Sep Qtr	-7.4	-8.2	-2.9	-3.7	-3.4	-6.6	na	-54.0	<b>-8.0</b>
Dec Qtr	-8.5	9.3	-11.5	5.4	-4.0	15.4	na	-17.9	<b>-1.3</b>
<b>2005</b>									
Mar Qtr	-14.8	-10.8	9.2	-0.1	4.4	-12.2	na	146.0	<b>-2.2</b>
TREND									
<b>2003</b>									
Dec Qtr	2.4	0.2	6.5	-1.1	4.1	9.1	7.4	11.8	<b>3.9</b>
<b>2004</b>									
Mar Qtr	1.7	-3.3	0.3	-1.0	5.1	3.1	7.7	8.2	<b>1.5</b>
Jun Qtr	-2.0	-4.6	-5.5	-0.2	-0.6	1.0	8.2	-13.0	<b>-3.2</b>
Sep Qtr	-7.4	-3.6	-5.8	1.5	-3.2	-1.4	10.2	-18.1	<b>-5.0</b>
Dec Qtr	-10.3	-1.8	-3.3	1.6	-1.8	-0.8	10.7	-0.9	<b>-3.9</b>
<b>2005</b>									
Mar Qtr	-10.5	-2.3	-2.1	1.0	-0.6	0.4	6.5	10.7	<b>-3.0</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>	22 129	34 615	29 447	8 014	18 501	2 487	515	1 458	<b>117 168</b>
<b>2003</b>									
Dec Qtr	6 116	8 764	8 028	2 140	4 734	635	140	481	<b>31 038</b>
<b>2004</b>									
Mar Qtr	5 180	7 702	6 701	1 831	4 751	634	95	308	<b>27 202</b>
Jun Qtr	5 190	8 814	6 968	1 966	4 365	657	124	272	<b>28 356</b>
Sep Qtr	5 484	7 826	7 145	1 933	4 752	538	169	238	<b>28 087</b>
Dec Qtr	5 358	7 964	6 064	2 153	4 526	671	179	216	<b>27 131</b>
<b>2005</b>									
Mar Qtr	3 944	6 386	5 555	1 905	4 274	636	135	174	<b>23 007</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>	20 584	9 973	13 971	1 823	3 826	259	497	1 432	<b>52 365</b>
<b>2003</b>									
Dec Qtr	4 426	3 261	4 240	629	1 222	35	226	535	<b>14 574</b>
<b>2004</b>									
Mar Qtr	5 360	2 383	2 963	337	788	122	114	205	<b>12 272</b>
Jun Qtr	5 175	2 034	3 430	544	924	64	110	659	<b>12 940</b>
Sep Qtr	4 967	1 991	3 953	434	1 334	113	211	132	<b>13 136</b>
Dec Qtr	4 857	3 000	3 243	676	1 017	72	240	212	<b>13 318</b>
<b>2005</b>									
Mar Qtr	3 298	2 109	3 183	358	1 055	37	169	645	<b>10 855</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>	1 076	697	105	173	93	74	34	6	<b>2 258</b>
<b>2003</b>									
Dec Qtr	274	349	6	3	18	19	2	3	<b>673</b>
<b>2004</b>									
Mar Qtr	245	97	25	3	31	29	20	—	<b>449</b>
Jun Qtr	280	119	10	15	37	9	10	—	<b>479</b>
Sep Qtr	269	582	18	25	38	1	3	—	<b>937</b>
Dec Qtr	204	84	12	24	9	64	6	2	<b>405</b>
<b>2005</b>									
Mar Qtr	56	225	14	16	54	10	2	—	<b>376</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>	43 789	45 285	43 523	10 011	22 420	2 820	1 046	2 896	<b>171 791</b>
<b>2003</b>									
Dec Qtr	10 816	12 373	12 275	2 772	5 974	689	368	1 019	<b>46 285</b>
<b>2004</b>									
Mar Qtr	10 785	10 181	9 689	2 172	5 570	784	228	513	<b>39 923</b>
Jun Qtr	10 645	10 966	10 409	2 525	5 326	729	244	931	<b>41 775</b>
Sep Qtr	10 721	10 399	11 117	2 392	6 125	652	383	371	<b>42 159</b>
Dec Qtr	10 419	11 048	9 319	2 853	5 552	807	425	430	<b>40 853</b>
<b>2005</b>									
Mar Qtr	7 297	8 720	8 752	2 279	5 382	683	306	819	<b>34 238</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	<b>Aust.</b>
<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>	21 926	34 462	29 184	7 719	18 026	2 481	359	1 445	<b>115 603</b>
<b>2003</b>									
Dec Qtr	6 045	8 734	7 970	2 058	4 680	635	96	474	<b>30 693</b>
<b>2004</b>									
Mar Qtr	5 104	7 642	6 634	1 772	4 601	629	70	308	<b>26 760</b>
Jun Qtr	5 157	8 767	6 905	1 905	4 304	656	93	272	<b>28 058</b>
Sep Qtr	5 425	7 663	7 092	1 844	4 594	524	127	238	<b>27 509</b>
Dec Qtr	5 242	7 885	6 009	2 008	4 432	644	142	207	<b>26 568</b>
<b>2005</b>									
Mar Qtr	3 902	6 338	5 522	1 812	4 210	600	94	171	<b>22 648</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>	20 156	9 694	13 577	1 742	3 277	259	429	1 378	<b>50 513</b>
<b>2003</b>									
Dec Qtr	4 368	3 190	4 193	605	1 126	35	206	523	<b>14 246</b>
<b>2004</b>									
Mar Qtr	5 314	2 299	2 899	327	739	122	114	187	<b>12 001</b>
Jun Qtr	5 096	1 980	3 319	516	763	64	66	635	<b>12 439</b>
Sep Qtr	4 863	1 968	3 866	407	1 133	51	199	132	<b>12 620</b>
Dec Qtr	4 781	2 880	2 962	612	881	56	234	212	<b>12 618</b>
<b>2005</b>									
Mar Qtr	3 180	1 949	3 154	333	922	29	169	645	<b>10 383</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>	1 076	694	105	173	87	74	34	6	<b>2 249</b>
<b>2003</b>									
Dec Qtr	274	349	6	3	12	19	2	3	<b>667</b>
<b>2004</b>									
Mar Qtr	245	97	25	3	31	29	20	—	<b>449</b>
Jun Qtr	280	118	10	15	37	9	10	—	<b>478</b>
Sep Qtr	269	582	12	25	37	1	3	—	<b>930</b>
Dec Qtr	200	84	12	24	9	64	6	2	<b>401</b>
<b>2005</b>									
Mar Qtr	56	223	14	16	54	10	2	—	<b>374</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>	43 157	44 850	42 866	9 634	21 391	2 814	822	2 829	<b>168 364</b>
<b>2003</b>									
Dec Qtr	10 687	12 272	12 170	2 666	5 818	689	304	1 000	<b>45 606</b>
<b>2004</b>									
Mar Qtr	10 664	10 037	9 558	2 102	5 370	779	204	495	<b>39 210</b>
Jun Qtr	10 533	10 864	10 235	2 436	5 104	728	169	907	<b>40 975</b>
Sep Qtr	10 557	10 213	10 971	2 276	5 765	576	329	371	<b>41 058</b>
Dec Qtr	10 223	10 849	8 983	2 643	5 322	764	382	421	<b>39 587</b>
<b>2005</b>									
Mar Qtr	7 137	8 510	8 690	2 161	5 186	639	265	816	<b>33 405</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>	204	153	263	295	475	6	156	13	<b>1 565</b>
<b>2003</b>									
Dec Qtr	71	30	58	82	54	—	44	7	<b>346</b>
<b>2004</b>									
Mar Qtr	75	60	67	60	151	5	24	—	<b>442</b>
Jun Qtr	34	47	63	62	61	1	31	—	<b>299</b>
Sep Qtr	59	163	53	89	158	14	42	—	<b>578</b>
Dec Qtr	116	79	55	145	94	27	37	9	<b>562</b>
<b>2005</b>									
Mar Qtr	42	48	33	93	64	36	40	3	<b>359</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	394	81	548	—	68	54	<b>1 852</b>
<b>2003</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	111	28	161	—	44	24	<b>500</b>
Sep Qtr	104	23	87	27	201	62	12	—	<b>516</b>
Dec Qtr	76	120	281	64	136	16	6	—	<b>699</b>
<b>2005</b>									
Mar Qtr	118	160	29	24	133	8	—	—	<b>472</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>									
Dec Qtr	—	—	—	—	6	—	—	—	<b>6</b>
<b>2004</b>									
Mar Qtr	—	—	—	—	—	—	—	—	<b>—</b>
Jun Qtr	—	1	—	—	—	—	—	—	<b>1</b>
Sep Qtr	—	—	6	—	1	—	—	—	<b>7</b>
Dec Qtr	4	—	—	—	—	—	—	—	<b>4</b>
<b>2005</b>									
Mar Qtr	—	2	—	—	—	—	—	—	<b>2</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>	632	435	657	376	1 029	6	224	67	<b>3 426</b>
<b>2003</b>									
Dec Qtr	129	101	105	106	156	—	64	19	<b>680</b>
<b>2004</b>									
Mar Qtr	121	144	131	70	200	5	24	18	<b>713</b>
Jun Qtr	112	102	174	89	222	1	75	24	<b>800</b>
Sep Qtr	163	186	146	116	360	76	54	—	<b>1 101</b>
Dec Qtr	196	199	336	209	230	43	43	9	<b>1 266</b>
<b>2005</b>									
Mar Qtr	160	210	62	118	197	44	40	3	<b>833</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 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 March quarter 2005 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—March Quarter 2005

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	<b>Aust.</b>
	%	%	%	%	%	%	%	%	%
New private sector houses	4.4	3.7	3.2	3.2	3.9	2.0	—	2.2	<b>1.7</b>
Total new other dwellings	2.2	2.6	0.6	4.4	0.9	—	—	—	<b>0.9</b>
Total dwellings	2.5	2.8	2.0	2.6	3.0	1.8	—	0.5	<b>1.1</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 web site <<http://www.abs.gov.au>>.



## EXPLANATORY NOTES *continued*

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### 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, 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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- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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