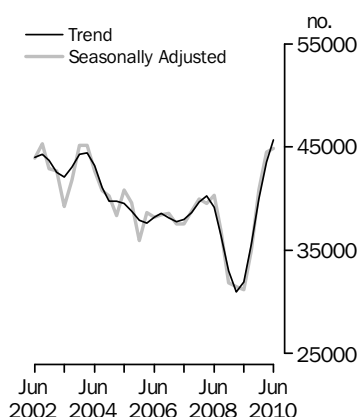


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

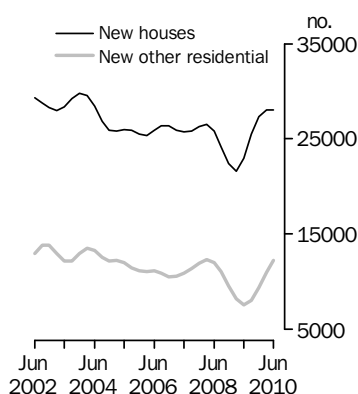
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Dwelling units commenced



Private dwellings commenced

Trend estimates



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Damian Sparkes on Adelaide (08) 8237 7645.

KEY FIGURES

TREND ESTIMATES

	Jun qtr 10 no.	Mar qtr 10 to Jun qtr 10 %	Jun qtr 09 to Jun qtr 10 %
Total dwelling units commenced	45 714	4.9	43.4
New private sector houses	28 089	—	22.2
New private sector other residential building	12 224	11.4	61.3

SEASONALLY ADJUSTED ESTIMATES

	Jun qtr 10 no.	Mar qtr 10 to Jun qtr 10 %	Jun qtr 09 to Jun qtr 10 %
Total dwelling units commenced	44 899	0.8	43.8
New private sector houses	27 154	-3.9	18.8
New private sector other residential building	12 303	11.5	74.7

— nil or rounded to zero (including null cells)

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced rose 4.9% in the June quarter 2010 following a rise of 9.0% in the March quarter 2010.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 0.8% in the June quarter which follows a rise of 9.1% in the March quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements was flat in the June quarter following an increase of 2.7% in the March quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 3.9% in the June quarter following a fall of 1.1% in the March quarter.

OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 11.4% in the June quarter which follows a rise of 16.4% in the March quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 11.5% in the June quarter following a rise of 14.5% in the March quarter.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

September 2010

14 December 2010

December 2010

16 March 2011

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ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 13 October 2010.

SIGNIFICANT REVISIONS THIS ISSUE

Significant revisions in Building Approval data (refer ABS cat. no. 8731.0) have resulted in corresponding revisions to public sector dwelling commencements, particularly in Queensland and Western Australia.

Compared to the estimates published in *Building Activity, Australia, March quarter 2010* (cat. no. 8752.0) released on 14 July 2010:

- the total number of dwellings commenced in Australia during March quarter 2010 has been revised upwards by 2,050 (+5.2%).
- the number of new private sector houses commenced in Australia during the March quarter 2010 has been revised upwards by 537 (+2.1%).
- the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2010 has been revised upwards by 578 (+6.0%).

.....

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

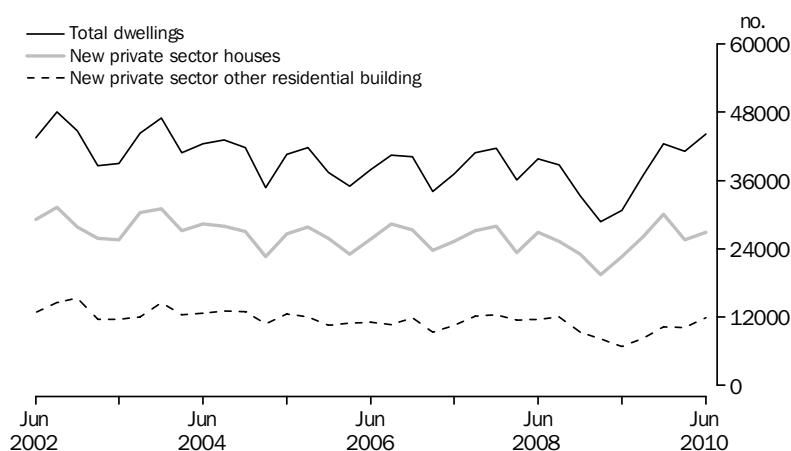
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

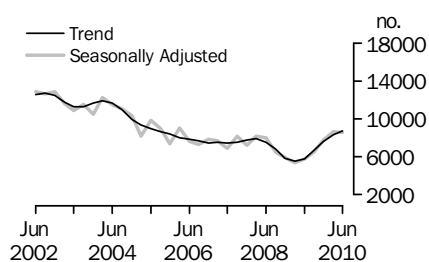
	<i>Jun qtr 10</i>	<i>Mar qtr 10 to Jun qtr 10</i>	<i>Jun qtr 09 to Jun qtr 10</i>
	no.	%	%
New private sector houses	26 964	5.2	18.8
New private sector other residential building	11 891	17.0	74.5
Private sector conversion, etc.	156	35.7	-40.1
Public sector dwellings	5 182	-0.4	402.4
Total dwelling units	44 193	7.5	43.5

- The total number of dwelling units commenced rose 7.5% in the June quarter 2010, to 44,193.
- New private sector house commencements rose 5.2%, to 26,964. Of the states, Queensland and New South Wales had the largest positive movements of 20.4% and 18.4% respectively.
- New private sector other residential building rose 17.0%, to 11,891. Commencements in all states and territories rose this quarter except for South Australia.
- The total number of public sector dwellings commenced fell by 0.4% to 5,182. This follows a revised rise of 170.8% to 5,204 in the March quarter.



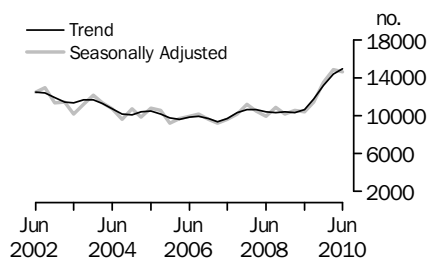
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



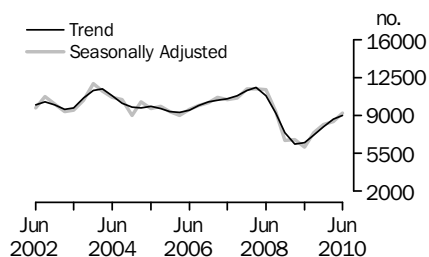
The trend estimate of the number of total dwelling unit commencements in New South Wales is showing rises for five quarters.

VICTORIA



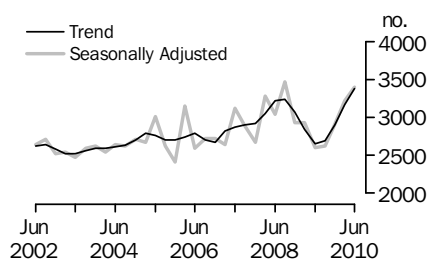
The trend estimate of the number of total dwelling unit commencements in Victoria has risen for five quarters.

QUEENSLAND



The trend estimate of the number of total dwelling unit commencements in Queensland is showing rises for five quarters.

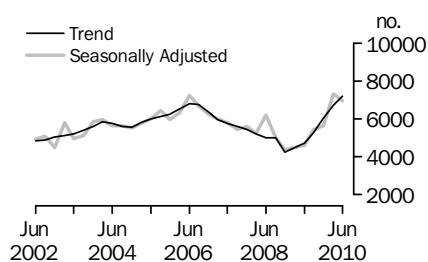
SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements in South Australia has risen for four quarters.

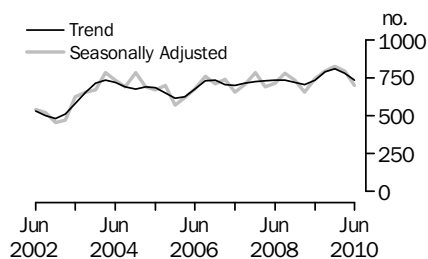
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



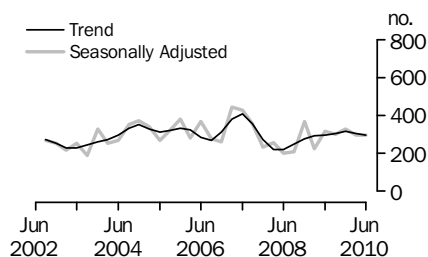
The trend estimate of the number of total dwelling unit commencements in Western Australia is showing rises for six quarters.

TASMANIA



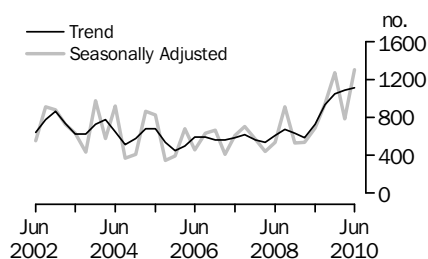
The trend estimate of the number of total dwelling unit commencements in Tasmania has fallen for the last two quarters.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory has risen for five quarters.

LIST OF TABLES

page

TABLES

1	Dwelling unit commencements	7
2	Dwelling unit commencements, change from previous period	8
3	Dwelling unit commencements, states and territories	9
4	Dwelling unit commencements, states and territories, change from previous period	10
5	Dwelling unit commencements, states and territories, original	11
6	Dwelling unit commencements, states and territories, private sector, original	12
7	Dwelling unit commencements, states and territories, public sector, original	13

DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units(a)	New houses	New other residential building	Total dwelling units(a)
	no.	no.	no.	no.	no.	no.
ORIGINAL						
2007-08	105 298	47 725	154 538	107 269	49 592	158 536
2008-09	90 514	36 447	127 923	91 953	38 668	131 681
2009-10	108 938	40 573	150 292	112 350	51 639	164 785
2009						
Mar Qtr	19 492	8 135	27 889	19 774	8 712	28 759
Jun Qtr	22 699	6 816	29 776	23 153	7 388	30 807
Sep Qtr	26 195	8 287	34 745	26 894	9 768	36 930
Dec Qtr	30 144	10 229	40 619	31 021	11 273	42 542
2010						
Mar Qtr	25 635	10 166	35 916	26 474	14 529	41 120
Jun Qtr	26 964	11 891	39 011	27 961	16 069	44 193
SEASONALLY ADJUSTED						
2009						
Mar Qtr	21 470	8 823	30 596	21 796	9 377	31 487
Jun Qtr	22 856	7 042	30 152	23 325	7 632	31 216
Sep Qtr	25 049	7 901	33 188	25 665	9 066	34 974
Dec Qtr	28 580	9 635	38 457	29 433	11 131	40 809
2010						
Mar Qtr	28 268	11 033	39 434	29 271	15 121	44 527
Jun Qtr	27 154	12 303	39 609	28 139	16 599	44 899
TREND						
2009						
Mar Qtr	21 633	8 182	30 069	22 003	8 689	30 955
Jun Qtr	22 985	7 577	30 831	23 454	8 161	31 888
Sep Qtr	25 479	8 081	33 810	26 119	9 171	35 542
Dec Qtr	27 351	9 427	36 986	28 178	11 585	39 972
2010						
Mar Qtr	28 095	10 973	39 240	29 051	14 353	43 580
Jun Qtr	28 089	12 224	40 459	29 110	16 452	45 714

(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						
2007–08	0.6	12.2	4.0	0.7	12.4	4.2
2008–09	–14.0	–23.6	–17.2	–14.3	–22.0	–16.9
2009–10	20.4	11.3	17.5	22.2	33.5	25.1
2009						
Mar Qtr	–15.4	–13.6	–14.6	–15.7	–10.2	–13.8
Jun Qtr	16.5	–16.2	6.8	17.1	–15.2	7.1
Sep Qtr	15.4	21.6	16.7	16.2	32.2	19.9
Dec Qtr	15.1	23.4	16.9	15.3	15.4	15.2
2010						
Mar Qtr	–15.0	–0.6	–11.6	–14.7	28.9	–3.3
Jun Qtr	5.2	17.0	8.6	5.6	10.6	7.5
SEASONALLY ADJUSTED						
2009						
Mar Qtr	–2.2	–0.4	–1.3	–2.4	1.2	–1.1
Jun Qtr	6.5	–20.2	–1.4	7.0	–18.6	–0.9
Sep Qtr	9.6	12.2	10.1	10.0	18.8	12.0
Dec Qtr	14.1	21.9	15.9	14.7	22.8	16.7
2010						
Mar Qtr	–1.1	14.5	2.5	–0.5	35.8	9.1
Jun Qtr	–3.9	11.5	0.4	–3.9	9.8	0.8
TREND						
2009						
Mar Qtr	–3.4	–14.5	–6.6	–3.1	–13.5	–6.2
Jun Qtr	6.2	–7.4	2.5	6.6	–6.1	3.0
Sep Qtr	10.9	6.7	9.7	11.4	12.4	11.5
Dec Qtr	7.3	16.7	9.4	7.9	26.3	12.5
2010						
Mar Qtr	2.7	16.4	6.1	3.1	23.9	9.0
Jun Qtr	—	11.4	3.1	0.2	14.6	4.9

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & 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									
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 501	54 101	33 154	12 110	25 248	3 116	1 233	4 327	164 785
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	30 807
Sep Qtr	6 475	11 978	8 035	2 758	5 609	749	334	992	36 930
Dec Qtr	8 021	14 295	8 822	3 024	5 811	886	359	1 324	42 542
2010									
Mar Qtr	8 491	13 820	7 001	2 925	7 199	779	250	656	41 120
Jun Qtr	8 513	14 008	9 295	3 403	6 629	702	291	1 355	44 193
SEASONALLY ADJUSTED									
2009									
Mar Qtr	5 375	10 555	6 752	2 928	4 492	656	223	537	31 487
Jun Qtr	5 809	10 367	6 068	2 604	4 604	745	315	691	31 216
Sep Qtr	6 505	11 455	7 364	2 623	5 436	797	299	943	34 974
Dec Qtr	7 761	13 486	8 183	2 906	5 652	824	329	1 273	40 809
2010									
Mar Qtr	8 619	14 832	8 406	3 215	7 316	795	297	782	44 527
Jun Qtr	8 533	14 596	9 226	3 394	6 937	700	297	1 302	44 899
TREND									
2009									
Mar Qtr	5 514	10 316	6 360	2 841	4 467	706	291	583	30 955
Jun Qtr	5 806	10 622	6 481	2 655	4 733	733	295	726	31 888
Sep Qtr	6 641	11 769	7 180	2 690	5 286	790	304	935	35 542
Dec Qtr	7 623	13 210	7 954	2 898	6 044	808	315	1 044	39 972
2010									
Mar Qtr	8 347	14 376	8 622	3 167	6 732	779	306	1 090	43 580
Jun Qtr	8 738	14 951	9 013	3 379	7 191	733	296	1 108	45 714

(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 & territories—Change from previous period

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
Period	%	%	%	%	%	%	%	%	%
ORIGINAL									
2007–08	5.4	8.1	8.9	5.7	–9.6	1.4	–20.9	–2.7	4.2
2008–09	–24.7	0.3	–35.4	1.2	–17.6	–0.1	5.1	18.2	–16.9
2009–10	33.0	29.1	14.6	1.1	36.5	7.4	8.8	62.8	25.1
2009									
Mar Qtr	–14.7	–10.4	–22.7	–12.8	–2.0	–17.4	–57.5	–19.8	–13.8
Jun Qtr	8.9	5.5	10.5	–2.4	0.1	15.8	76.8	66.9	7.1
Sep Qtr	12.4	18.1	31.4	5.7	27.8	0.2	8.0	34.7	19.9
Dec Qtr	23.9	19.3	9.8	9.7	3.6	18.3	7.4	33.5	15.2
2010									
Mar Qtr	5.9	–3.3	–20.6	–3.3	23.9	–12.1	–30.3	–50.4	–3.3
Jun Qtr	0.3	1.4	32.8	16.3	–7.9	–9.9	16.4	106.6	7.5
SEASONALLY ADJUSTED									
2009									
Mar Qtr	–9.7	4.0	1.2	—	3.2	–10.4	–39.2	1.0	–1.1
Jun Qtr	8.1	–1.8	–10.1	–11.1	2.5	13.6	41.1	28.5	–0.9
Sep Qtr	12.0	10.5	21.4	0.7	18.1	7.0	–5.0	36.6	12.0
Dec Qtr	19.3	17.7	11.1	10.8	4.0	3.4	9.8	35.0	16.7
2010									
Mar Qtr	11.1	10.0	2.7	10.6	29.4	–3.5	–9.5	–38.6	9.1
Jun Qtr	–1.0	–1.6	9.8	5.6	–5.2	–11.9	—	66.6	0.8
TREND									
2009									
Mar Qtr	–6.2	–0.6	–14.0	–7.5	5.2	–2.1	5.5	–8.2	–6.2
Jun Qtr	5.3	3.0	1.9	–6.6	6.0	3.8	1.2	24.5	3.0
Sep Qtr	14.4	10.8	10.8	1.3	11.7	7.9	3.2	28.8	11.5
Dec Qtr	14.8	12.2	10.8	7.7	14.4	2.2	3.7	11.6	12.5
2010									
Mar Qtr	9.5	8.8	8.4	9.3	11.4	–3.5	–2.9	4.4	9.0
Jun Qtr	4.7	4.0	4.5	6.7	6.8	–6.0	–3.1	1.6	4.9

— 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 & territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2007-08	15 633	30 849	30 017	9 493	16 924	2 463	608	1 281	107 269
2008-09	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	91 953
2009-10	16 622	37 752	22 955	9 516	20 061	2 485	747	2 212	112 350
2009									
Mar Qtr	3 044	6 544	3 572	2 020	3 699	515	121	260	19 774
Jun Qtr	3 467	7 836	4 535	2 141	3 771	659	223	520	23 153
Sep Qtr	3 920	8 691	5 982	2 055	4 782	591	234	640	26 894
Dec Qtr	4 680	10 797	6 568	2 464	4 915	738	228	631	31 021
2010									
Mar Qtr	3 679	9 207	4 714	2 266	5 496	627	148	337	26 474
Jun Qtr	4 343	9 057	5 691	2 731	4 868	529	137	605	27 961
NEW OTHER RESIDENTIAL BUILDING									
2007-08	15 114	10 355	14 632	2 316	5 347	409	456	963	49 592
2008-09	10 306	10 994	8 865	2 712	3 620	423	445	1 304	38 668
2009-10	14 502	16 077	10 160	2 561	5 143	620	462	2 113	51 639
2009									
Mar Qtr	2 150	2 956	1 946	648	668	111	51	181	8 712
Jun Qtr	2 246	2 220	1 530	430	589	78	82	214	7 388
Sep Qtr	2 464	3 145	2 047	696	815	153	97	352	9 768
Dec Qtr	3 193	3 446	2 252	537	887	147	120	693	11 273
2010									
Mar Qtr	4 733	4 598	2 279	658	1 694	151	97	318	14 529
Jun Qtr	4 113	4 889	3 582	670	1 747	169	149	750	16 069
CONVERSIONS, ETC.									
2007-08	704	574	151	19	176	31	15	4	1 675
2008-09	343	354	101	62	104	74	11	11	1 060
2009-10	376	272	39	33	44	10	23	1	797
2009									
Mar Qtr	98	116	15	5	17	20	3	—	273
Jun Qtr	48	85	49	39	30	10	4	2	265
Sep Qtr	92	143	6	7	12	5	3	—	268
Dec Qtr	148	52	3	24	9	1	11	—	248
2010									
Mar Qtr	79	15	8	1	9	1	4	1	117
Jun Qtr	57	62	22	2	14	3	4	—	164
TOTAL									
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 501	54 101	33 154	12 110	25 248	3 116	1 233	4 327	164 785
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	30 807
Sep Qtr	6 475	11 978	8 035	2 758	5 609	749	334	992	36 930
Dec Qtr	8 021	14 295	8 822	3 024	5 811	886	359	1 324	42 542
2010									
Mar Qtr	8 491	13 820	7 001	2 925	7 199	779	250	656	41 120
Jun Qtr	8 513	14 008	9 295	3 403	6 629	702	291	1 355	44 193

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2007–08	15 346	30 533	29 755	9 152	16 383	2 456	484	1 189	105 298
2008–09	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	90 514
2009–10	16 392	37 267	22 347	8 496	19 192	2 446	615	2 183	108 938
2009									
Mar Qtr	3 003	6 462	3 545	1 955	3 647	513	110	257	19 492
Jun Qtr	3 400	7 799	4 431	2 100	3 658	633	162	515	22 699
Sep Qtr	3 842	8 624	5 804	1 932	4 601	580	184	629	26 195
Dec Qtr	4 603	10 702	6 359	2 276	4 679	721	175	630	30 144
2010									
Mar Qtr	3 640	9 002	4 620	2 116	5 177	620	122	337	25 635
Jun Qtr	4 308	8 938	5 564	2 172	4 736	525	134	588	26 964
NEW OTHER RESIDENTIAL BUILDING									
2007–08	14 583	10 241	14 123	2 202	4 760	407	446	963	47 725
2008–09	9 593	10 722	8 369	2 450	3 170	397	443	1 304	36 447
2009–10	9 529	14 956	7 539	2 322	3 516	549	349	1 815	40 573
2009									
Mar Qtr	1 991	2 901	1 860	413	628	109	51	181	8 135
Jun Qtr	1 939	2 130	1 476	423	483	68	82	214	6 816
Sep Qtr	1 818	2 975	1 694	612	615	139	97	337	8 287
Dec Qtr	2 819	3 289	2 047	470	705	95	112	693	10 229
2010									
Mar Qtr	2 294	4 290	1 591	637	930	147	38	239	10 166
Jun Qtr	2 597	4 402	2 206	603	1 266	169	103	546	11 891
CONVERSIONS, ETC.									
2007–08	585	563	128	18	174	31	11	4	1 514
2008–09	257	349	100	59	102	73	11	11	962
2009–10	372	263	39	33	42	10	23	—	781
2009									
Mar Qtr	88	116	15	4	17	20	3	—	262
Jun Qtr	48	85	49	37	28	9	4	2	260
Sep Qtr	88	143	6	7	12	5	3	—	264
Dec Qtr	148	52	3	24	7	1	11	—	246
2010									
Mar Qtr	79	14	8	1	9	1	4	—	115
Jun Qtr	57	54	22	2	14	3	4	—	156
TOTAL									
2007–08	30 514	41 337	44 006	11 372	21 318	2 895	941	2 156	154 538
2008–09	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	127 923
2009–10	26 292	52 485	29 924	10 851	22 749	3 006	988	3 999	150 292
2009									
Mar Qtr	5 082	9 479	5 420	2 371	4 293	641	164	438	27 889
Jun Qtr	5 386	10 015	5 956	2 560	4 169	710	248	732	29 776
Sep Qtr	5 748	11 742	7 504	2 550	5 227	724	284	966	34 745
Dec Qtr	7 570	14 043	8 409	2 770	5 391	817	298	1 323	40 619
2010									
Mar Qtr	6 013	13 306	6 219	2 754	6 116	768	165	576	35 916
Jun Qtr	6 961	13 394	7 792	2 777	6 015	697	242	1 134	39 011

— 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									
2007–08	287	316	262	341	541	7	124	92	1 971
2008–09	162	200	261	206	347	53	112	98	1 439
2009–10	229	486	607	1 019	869	40	132	29	3 411
2009									
Mar Qtr	41	81	27	65	52	2	11	3	282
Jun Qtr	67	37	104	41	113	26	61	5	454
Sep Qtr	78	66	178	124	181	11	50	11	700
Dec Qtr	77	95	209	188	237	17	53	1	877
2010									
Mar Qtr	39	205	93	149	319	7	26	—	839
Jun Qtr	35	119	127	559	132	5	3	17	996
NEW OTHER RESIDENTIAL BUILDING									
2007–08	531	114	509	114	587	2	10	—	1 867
2008–09	713	271	497	261	450	26	2	—	2 221
2009–10	4 974	1 123	2 621	239	1 627	71	113	298	11 066
2009									
Mar Qtr	159	56	86	235	40	2	—	—	577
Jun Qtr	307	90	53	6	106	10	—	—	572
Sep Qtr	645	170	353	84	200	14	—	15	1 481
Dec Qtr	373	157	205	66	182	53	8	—	1 044
2010									
Mar Qtr	2 439	309	688	21	764	4	59	79	4 363
Jun Qtr	1 516	487	1 376	67	481	—	46	204	4 178
CONVERSIONS, ETC.									
2007–08	119	11	23	2	2	—	4	—	161
2008–09	85	5	1	3	2	2	—	—	98
2009–10	4	9	—	—	2	—	—	1	16
2009									
Mar Qtr	10	—	—	1	—	—	—	—	11
Jun Qtr	—	—	—	2	2	1	—	—	5
Sep Qtr	4	—	—	—	—	—	—	—	4
Dec Qtr	—	—	—	—	2	—	—	—	2
2010									
Mar Qtr	—	1	—	—	—	—	—	1	2
Jun Qtr	—	8	—	—	—	—	—	—	8
TOTAL									
2007–08	937	442	794	456	1 131	9	138	92	3 998
2008–09	960	476	759	470	799	81	114	98	3 758
2009–10	5 207	1 617	3 229	1 259	2 498	111	245	328	14 493
2009									
Mar Qtr	209	137	113	301	91	4	11	3	870
Jun Qtr	374	126	158	49	221	37	61	5	1 032
Sep Qtr	727	236	531	208	382	25	50	26	2 185
Dec Qtr	451	252	414	254	420	70	61	1	1 922
2010									
Mar Qtr	2 478	515	781	171	1 083	11	85	80	5 204
Jun Qtr	1 551	614	1 503	626	613	5	49	221	5 182

— 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 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. 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 (and their related dwellings) are classified both by the TYPE OF BUILDING (i.e. '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 their categories are defined in the Glossary.

RELIABILITY OF THE ESTIMATES

7 Since the estimates are based on a sample of approved residential building jobs, the estimates of commencements of 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.

8 Estimated relative standard errors for the number of dwellings commenced in the June quarter 2010 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.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, JUNE QUARTER 2010

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.7	3.5	3.3	4.8	4.6	4.5	4.9	3.8	1.8
New other residential dwellings	3.5	3.9	2.4	7.1	5.9	13.6	—	2.6	1.7
Total dwellings	2.9	2.6	2.2	3.4	3.7	4.7	2.3	2.2	1.3

— nil or rounded to zero (including null cells)

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, likely to have commenced. Estimates in this issue for the last two quarters are therefore subject to revision.

SEASONAL ADJUSTMENT

10 Seasonally adjusted building statistics are shown in tables 1–4. 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, caution should be used when 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 series.

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

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

average, the weights employed here have been tailored to suit the particular characteristics of individual series.

17 While the smoothing technique described in paragraphs 15 and 16 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.

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, Australia, cat. no. 5609.0

Private Sector Construction Industry, Australia, 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. 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>
Number of dwelling unit commencements, by Sector, Australia	1	1	September 1955
Number of dwelling unit commencements, change from previous period	2	n.a.	..
Number of dwelling unit commencements, States and Territories	3	2	September 1980
Number of dwelling unit commencements, States and Territories, change from previous period	4	n.a.	..
Number of dwelling unit commencements, States and Territories, Original	5	3	September 1955
Number of dwelling unit commencements, States and Territories, Private Sector, Original	6	4	September 1955
Number of dwelling unit commencements, States and Territories, Public Sector, Original	7	5	September 1969

GLOSSARY

Building	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.
Commenced	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).
Conversions, etc.	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 5 to 7 and are included in the total number of dwelling units.
Dwelling unit	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.
House	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.
New	Building activity which will result in the creation of a building which previously did not exist.
Number of dwelling unit commencements	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.
Other residential building	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.).
Residential building	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> .

FOR MORE INFORMATION . . .

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www.abs.gov.au the ABS website is the best place for data from our publications and information about the ABS.

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