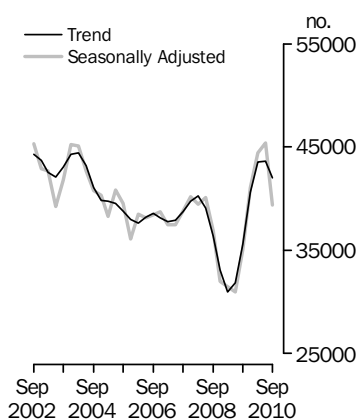


# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

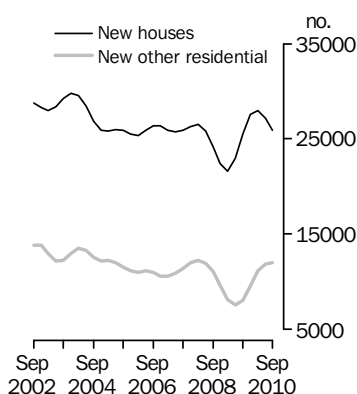
EMBARGO: 11.30AM (CANBERRA TIME) TUES 14 DEC 2010

## 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 Jason Atkinson on Adelaide (08) 8237 7334.

## KEY FIGURES

	Sep qtr 10 no.	Jun qtr 10 to Sep qtr 10 %	Sep qtr 09 to Sep qtr 10 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>41 997</b>	<b>-3.8</b>	<b>18.1</b>
New private sector houses	25 949	-4.5	1.8
New private sector other residential building	12 038	1.6	49.3
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>39 399</b>	<b>-13.2</b>	<b>12.4</b>
New private sector houses	25 771	-4.3	2.7
New private sector other residential building	11 112	-13.5	39.3

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced fell 3.8% in the September quarter 2010 following a rise of 0.2% in the June quarter 2010.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 13.2% in the September quarter following a rise of 2.1% in the June quarter.

### NEW HOUSES

- The trend estimate for new private sector house commencements fell 4.5% in the September quarter following a fall of 2.8% in the June quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 4.3% in the September quarter following a fall of 4.5% in the June quarter.

### OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 1.6% in the September quarter following a rise of 6.7% in the June quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 13.5% in the September quarter following a rise of 16.8% in the June quarter.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2010	16 March 2011
March 2011	15 June 2011

.....

## 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 20 January 2011.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia, June quarter 2010* (cat. no. 8752.0) released on 13 October 2010:

- the total number of dwellings commenced in Australia during June quarter 2010 has been revised upwards by 439 (+1.0%).
  - the number of new private sector houses commenced in Australia during the June quarter 2010 has been revised downwards by 68 (-0.3%).
  - the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2010 has been revised upwards by 330 (+2.7%).
- .....

## ABBREVIATIONS

ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
Aust.	Australia
NSW	New South Wales
NT	Northern Territory
qtr	quarter
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

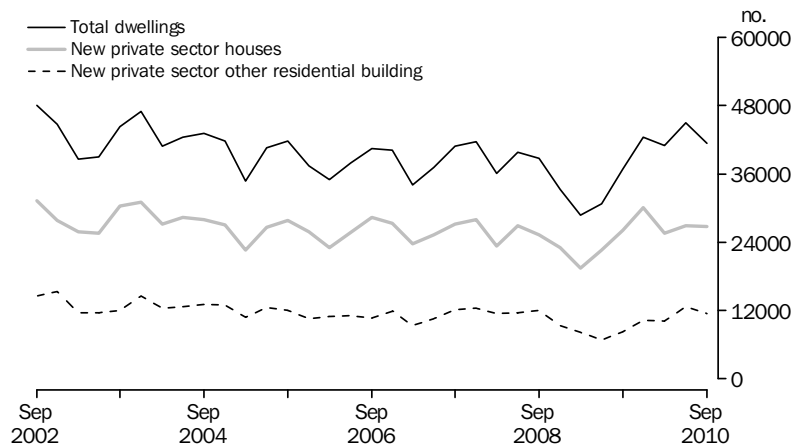
Brian Pink  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

## ORIGINAL ESTIMATES

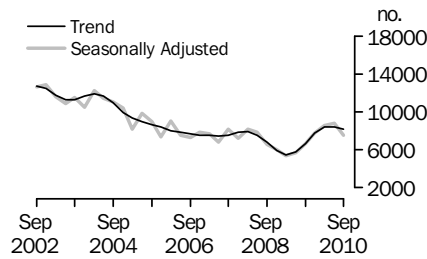
	Sep qtr 10	Jun qtr 10 to Sep qtr 10	Sep qtr 09 to Sep qtr 10
	no.	%	%
New private sector houses	26 821	-0.1	2.4
New private sector other residential building	11 530	-9.3	39.1
Private sector conversion, etc.	247	49.7	-6.4
Public sector dwellings	2 879	-46.1	31.8
<b>Total dwelling units</b>	<b>41 477</b>	<b>-8.0</b>	<b>12.3</b>

- The total number of dwelling units commenced fell 8.0% in the September quarter 2010, to 41,477.
- New private sector house commencements fell 0.1%, to 26,821. Commencements in all states and territories fell this quarter except for Victoria and Tasmania.
- New private sector other residential building fell 9.3%, to 11,530. This follows a revised rise of 25.0% in the June quarter.
- The total number of public sector dwellings commenced fell by 46.1% to 2,879. Commencements in all states and territories fell this quarter except for Tasmania and Northern Territory.



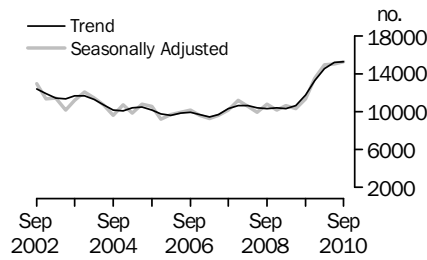
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



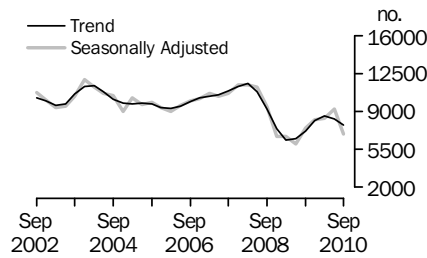
The trend estimate of the number of total dwelling unit commencements in New South Wales fell this quarter after five quarters of growth.

## VICTORIA



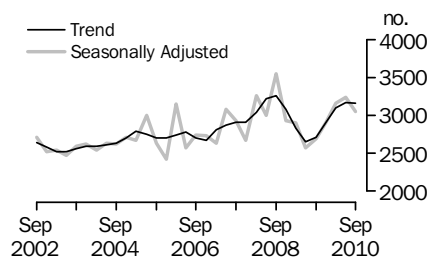
The trend estimate of the number of total dwelling unit commencements in Victoria has risen for six quarters.

## QUEENSLAND



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

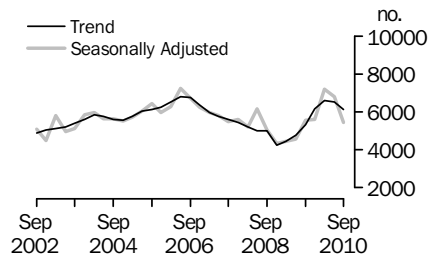
## SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements in South Australia fell this quarter after four quarters of growth.

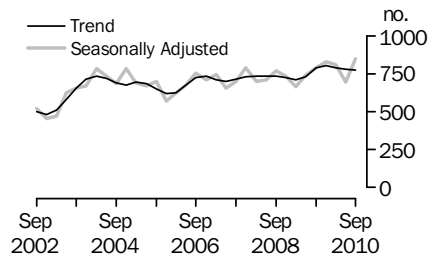
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



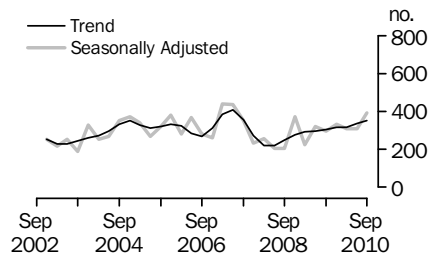
The trend estimate of the number of total dwelling unit commencements in Western Australia has fallen for the last two quarters.

## TASMANIA



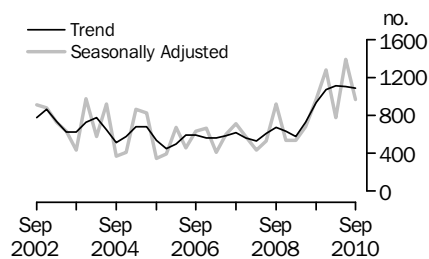
The trend estimate of the number of total dwelling unit commencements in Tasmania has fallen for the last three quarters.

## NORTHERN TERRITORY



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

## AUSTRALIAN CAPITAL TERRITORY



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

## LIST OF TABLES

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*page*

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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>2007-08</b>	105 298	47 725	154 538	107 269	49 592	158 536
<b>2008-09</b>	90 514	36 447	127 923	91 953	38 668	131 681
<b>2009-10</b>	108 792	41 392	150 973	112 177	52 623	165 605
<b>2009</b>						
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
<b>2010</b>						
Mar Qtr	25 592	10 169	35 875	26 430	14 513	41 060
Jun Qtr	26 861	12 707	39 733	27 832	17 069	45 074
Sep Qtr	26 821	11 530	38 598	27 566	13 657	41 477
SEASONALLY ADJUSTED						
<b>2009</b>						
Jun Qtr	22 765	6 911	29 940	23 228	7 502	30 999
Sep Qtr	25 100	7 975	33 304	25 733	9 094	35 059
Dec Qtr	28 651	9 755	38 648	29 496	11 335	41 074
<b>2010</b>						
Mar Qtr	28 195	10 997	39 328	29 190	15 120	44 448
Jun Qtr	26 925	12 841	39 935	27 875	17 327	45 379
Sep Qtr	25 771	11 112	37 098	26 451	12 726	39 399
TREND						
<b>2009</b>						
Jun Qtr	22 969	7 546	30 787	23 439	8 124	31 839
Sep Qtr	25 501	8 065	33 813	26 144	9 152	35 546
Dec Qtr	27 619	9 589	37 409	28 469	11 950	40 623
<b>2010</b>						
Mar Qtr	27 951	11 103	39 231	28 883	14 496	43 560
Jun Qtr	27 170	11 847	39 191	28 065	15 394	43 639
Sep Qtr	25 949	12 038	38 173	26 750	15 054	41 997

(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>2007-08</b>	0.6	12.2	4.0	0.7	12.4	4.2
<b>2008-09</b>	-14.0	-23.6	-17.2	-14.3	-22.0	-16.9
<b>2009-10</b>	20.2	13.6	18.0	22.0	36.1	25.8
<b>2009</b>						
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
<b>2010</b>						
Mar Qtr	-15.1	-0.6	-11.7	-14.8	28.7	-3.5
Jun Qtr	5.0	25.0	10.8	5.3	17.6	9.8
Sep Qtr	-0.1	-9.3	-2.9	-1.0	-20.0	-8.0
SEASONALLY ADJUSTED						
<b>2009</b>						
Jun Qtr	6.1	-21.3	-2.0	6.6	-19.7	-1.4
Sep Qtr	10.3	15.4	11.2	10.8	21.2	13.1
Dec Qtr	14.1	22.3	16.0	14.6	24.6	17.2
<b>2010</b>						
Mar Qtr	-1.6	12.7	1.8	-1.0	33.4	8.2
Jun Qtr	-4.5	16.8	1.5	-4.5	14.6	2.1
Sep Qtr	-4.3	-13.5	-7.1	-5.1	-26.6	-13.2
TREND						
<b>2009</b>						
Jun Qtr	6.2	-7.6	2.5	6.6	-6.4	2.9
Sep Qtr	11.0	6.9	9.8	11.5	12.7	11.6
Dec Qtr	8.3	18.9	10.6	8.9	30.6	14.3
<b>2010</b>						
Mar Qtr	1.2	15.8	4.9	1.5	21.3	7.2
Jun Qtr	-2.8	6.7	-0.1	-2.8	6.2	0.2
Sep Qtr	-4.5	1.6	-2.6	-4.7	-2.2	-3.8

(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>2007-08</b>	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	<b>158 536</b>
<b>2008-09</b>	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	<b>131 681</b>
<b>2009-10</b>	31 950	54 484	33 228	12 007	25 132	3 120	1 244	4 440	<b>165 605</b>
<b>2009</b>									
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	<b>30 807</b>
Sep Qtr	6 475	11 978	8 035	2 758	5 609	749	334	992	<b>36 930</b>
Dec Qtr	8 021	14 295	8 822	3 024	5 811	886	359	1 324	<b>42 542</b>
<b>2010</b>									
Mar Qtr	8 454	13 820	7 000	2 930	7 160	781	258	656	<b>41 060</b>
Jun Qtr	9 000	14 391	9 370	3 295	6 552	704	293	1 468	<b>45 074</b>
Sep Qtr	7 277	16 003	7 381	3 118	5 433	813	462	991	<b>41 477</b>
SEASONALLY ADJUSTED									
<b>2009</b>									
Jun Qtr	5 670	10 357	5 995	2 573	4 563	738	320	676	<b>30 999</b>
Sep Qtr	6 653	11 376	7 465	2 687	5 581	788	295	963	<b>35 059</b>
Dec Qtr	7 796	13 490	8 197	2 912	5 606	827	332	1 278	<b>41 074</b>
<b>2010</b>									
Mar Qtr	8 547	14 944	8 384	3 163	7 196	809	310	776	<b>44 448</b>
Jun Qtr	8 838	15 035	9 182	3 237	6 784	696	308	1 394	<b>45 379</b>
Sep Qtr	7 557	15 261	6 869	3 053	5 432	849	393	969	<b>39 399</b>
TREND									
<b>2009</b>									
Jun Qtr	5 788	10 615	6 468	2 652	4 746	730	295	725	<b>31 839</b>
Sep Qtr	6 646	11 721	7 204	2 714	5 321	787	305	935	<b>35 546</b>
Dec Qtr	7 775	13 266	8 130	2 911	6 152	806	316	1 071	<b>40 623</b>
<b>2010</b>									
Mar Qtr	8 386	14 526	8 553	3 102	6 592	788	318	1 110	<b>43 560</b>
Jun Qtr	8 430	15 157	8 315	3 169	6 506	777	336	1 106	<b>43 639</b>
Sep Qtr	8 133	15 272	7 717	3 154	6 126	776	351	1 088	<b>41 997</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>2007-08</b>	5.4	8.1	8.9	5.7	-9.6	1.4	-20.9	-2.7	<b>4.2</b>
<b>2008-09</b>	-24.7	0.3	-35.4	1.2	-17.6	-0.1	5.1	18.2	<b>-16.9</b>
<b>2009-10</b>	34.9	30.0	14.8	0.3	35.9	7.6	9.7	67.0	<b>25.8</b>
<b>2009</b>									
Jun Qtr	8.9	5.5	10.5	-2.4	0.1	15.8	76.8	66.9	<b>7.1</b>
Sep Qtr	12.4	18.1	31.4	5.7	27.8	0.2	8.0	34.7	<b>19.9</b>
Dec Qtr	23.9	19.3	9.8	9.7	3.6	18.3	7.4	33.5	<b>15.2</b>
<b>2010</b>									
Mar Qtr	5.4	-3.3	-20.7	-3.1	23.2	-11.9	-28.0	-50.4	<b>-3.5</b>
Jun Qtr	6.5	4.1	33.8	12.5	-8.5	-9.9	13.5	123.8	<b>9.8</b>
Sep Qtr	-19.1	11.2	-21.2	-5.4	-17.1	15.5	57.7	-32.5	<b>-8.0</b>
SEASONALLY ADJUSTED									
<b>2009</b>									
Jun Qtr	5.9	-2.6	-10.8	-11.3	2.5	11.1	43.7	26.8	<b>-1.4</b>
Sep Qtr	17.3	9.8	24.5	4.4	22.3	6.7	-7.9	42.5	<b>13.1</b>
Dec Qtr	17.2	18.6	9.8	8.4	0.4	5.0	12.6	32.7	<b>17.2</b>
<b>2010</b>									
Mar Qtr	9.6	10.8	2.3	8.6	28.4	-2.2	-6.6	-39.3	<b>8.2</b>
Jun Qtr	3.4	0.6	9.5	2.3	-5.7	-14.0	-0.5	79.6	<b>2.1</b>
Sep Qtr	-14.5	1.5	-25.2	-5.7	-19.9	22.0	27.3	-30.5	<b>-13.2</b>
TREND									
<b>2009</b>									
Jun Qtr	5.4	2.7	1.9	-6.3	6.7	3.2	0.9	25.2	<b>2.9</b>
Sep Qtr	14.8	10.4	11.4	2.3	12.1	7.8	3.2	28.9	<b>11.6</b>
Dec Qtr	17.0	13.2	12.9	7.3	15.6	2.3	3.5	14.6	<b>14.3</b>
<b>2010</b>									
Mar Qtr	7.9	9.5	5.2	6.6	7.2	-2.2	0.6	3.6	<b>7.2</b>
Jun Qtr	0.5	4.3	-2.8	2.2	-1.3	-1.4	5.7	-0.4	<b>0.2</b>
Sep Qtr	-3.5	0.8	-7.2	-0.5	-5.8	-0.2	4.5	-1.6	<b>-3.8</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: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2007-08</b>	15 633	30 849	30 017	9 493	16 924	2 463	608	1 281	<b>107 269</b>
<b>2008-09</b>	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	<b>91 953</b>
<b>2009-10</b>	16 647	37 722	23 021	9 458	19 868	2 492	751	2 217	<b>112 177</b>
<b>2009</b>									
Jun Qtr	3 467	7 836	4 535	2 141	3 771	659	223	520	<b>23 153</b>
Sep Qtr	3 920	8 691	5 982	2 055	4 782	591	234	640	<b>26 894</b>
Dec Qtr	4 680	10 797	6 568	2 464	4 915	738	228	631	<b>31 021</b>
<b>2010</b>									
Mar Qtr	3 666	9 207	4 713	2 270	5 457	629	149	337	<b>26 430</b>
Jun Qtr	4 381	9 027	5 757	2 669	4 714	534	140	609	<b>27 832</b>
Sep Qtr	4 210	9 956	5 241	2 521	4 427	582	132	498	<b>27 566</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2007-08</b>	15 114	10 355	14 632	2 316	5 347	409	456	963	<b>49 592</b>
<b>2008-09</b>	10 306	10 994	8 865	2 712	3 620	423	445	1 304	<b>38 668</b>
<b>2009-10</b>	14 929	16 475	10 172	2 515	5 222	618	470	2 221	<b>52 623</b>
<b>2009</b>									
Jun Qtr	2 246	2 220	1 530	430	589	78	82	214	<b>7 388</b>
Sep Qtr	2 464	3 145	2 047	696	815	153	97	352	<b>9 768</b>
Dec Qtr	3 193	3 446	2 252	537	887	147	120	693	<b>11 273</b>
<b>2010</b>									
Mar Qtr	4 708	4 598	2 279	659	1 694	151	105	318	<b>14 513</b>
Jun Qtr	4 564	5 286	3 594	624	1 826	167	149	858	<b>17 069</b>
Sep Qtr	3 031	5 890	2 118	576	1 002	226	321	493	<b>13 657</b>
CONVERSIONS, ETC.									
<b>2007-08</b>	704	574	151	19	176	31	15	4	<b>1 675</b>
<b>2008-09</b>	343	354	101	62	104	74	11	11	<b>1 060</b>
<b>2009-10</b>	374	287	35	33	42	10	22	1	<b>806</b>
<b>2009</b>									
Jun Qtr	48	85	49	39	30	10	4	2	<b>265</b>
Sep Qtr	92	143	6	7	12	5	3	—	<b>268</b>
Dec Qtr	148	52	3	24	9	1	11	—	<b>248</b>
<b>2010</b>									
Mar Qtr	79	15	8	1	9	1	4	1	<b>117</b>
Jun Qtr	55	78	19	2	12	3	4	—	<b>173</b>
Sep Qtr	36	157	22	21	4	5	10	—	<b>254</b>
TOTAL									
<b>2007-08</b>	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	<b>158 536</b>
<b>2008-09</b>	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	<b>131 681</b>
<b>2009-10</b>	31 950	54 484	33 228	12 007	25 132	3 120	1 244	4 440	<b>165 605</b>
<b>2009</b>									
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	<b>30 807</b>
Sep Qtr	6 475	11 978	8 035	2 758	5 609	749	334	992	<b>36 930</b>
Dec Qtr	8 021	14 295	8 822	3 024	5 811	886	359	1 324	<b>42 542</b>
<b>2010</b>									
Mar Qtr	8 454	13 820	7 000	2 930	7 160	781	258	656	<b>41 060</b>
Jun Qtr	9 000	14 391	9 370	3 295	6 552	704	293	1 468	<b>45 074</b>
Sep Qtr	7 277	16 003	7 381	3 118	5 433	813	462	991	<b>41 477</b>

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2007-08</b>	15 346	30 533	29 755	9 152	16 383	2 456	484	1 189	<b>105 298</b>
<b>2008-09</b>	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	<b>90 514</b>
<b>2009-10</b>	16 418	37 236	22 413	8 452	19 014	2 453	619	2 188	<b>108 792</b>
<b>2009</b>									
Jun Qtr	3 400	7 799	4 431	2 100	3 658	633	162	515	<b>22 699</b>
Sep Qtr	3 842	8 624	5 804	1 932	4 601	580	184	629	<b>26 195</b>
Dec Qtr	4 603	10 702	6 359	2 276	4 679	721	175	630	<b>30 144</b>
<b>2010</b>									
Mar Qtr	3 627	9 002	4 620	2 121	5 139	622	123	337	<b>25 592</b>
Jun Qtr	4 346	8 907	5 630	2 123	4 596	530	137	592	<b>26 861</b>
Sep Qtr	4 180	9 865	5 180	2 090	4 309	579	130	488	<b>26 821</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2007-08</b>	14 583	10 241	14 123	2 202	4 760	407	446	963	<b>47 725</b>
<b>2008-09</b>	9 593	10 722	8 369	2 450	3 170	397	443	1 304	<b>36 447</b>
<b>2009-10</b>	9 793	15 352	7 541	2 276	3 602	547	357	1 923	<b>41 392</b>
<b>2009</b>									
Jun Qtr	1 939	2 130	1 476	423	483	68	82	214	<b>6 816</b>
Sep Qtr	1 818	2 975	1 694	612	615	139	97	337	<b>8 287</b>
Dec Qtr	2 819	3 289	2 047	470	705	95	112	693	<b>10 229</b>
<b>2010</b>									
Mar Qtr	2 288	4 290	1 591	637	930	147	46	239	<b>10 169</b>
Jun Qtr	2 867	4 799	2 208	557	1 352	167	103	654	<b>12 707</b>
Sep Qtr	2 392	5 564	1 528	445	680	194	246	481	<b>11 530</b>
CONVERSIONS, ETC.									
<b>2007-08</b>	585	563	128	18	174	31	11	4	<b>1 514</b>
<b>2008-09</b>	257	349	100	59	102	73	11	11	<b>962</b>
<b>2009-10</b>	370	278	35	33	40	10	22	—	<b>790</b>
<b>2009</b>									
Jun Qtr	48	85	49	37	28	9	4	2	<b>260</b>
Sep Qtr	88	143	6	7	12	5	3	—	<b>264</b>
Dec Qtr	148	52	3	24	7	1	11	—	<b>246</b>
<b>2010</b>									
Mar Qtr	79	14	8	1	9	1	4	—	<b>115</b>
Jun Qtr	55	70	19	2	12	3	4	—	<b>165</b>
Sep Qtr	36	157	21	21	2	5	6	—	<b>247</b>
TOTAL									
<b>2007-08</b>	30 514	41 337	44 006	11 372	21 318	2 895	941	2 156	<b>154 538</b>
<b>2008-09</b>	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	<b>127 923</b>
<b>2009-10</b>	26 581	52 868	29 989	10 760	22 655	3 011	999	4 112	<b>150 973</b>
<b>2009</b>									
Jun Qtr	5 386	10 015	5 956	2 560	4 169	710	248	732	<b>29 776</b>
Sep Qtr	5 748	11 742	7 504	2 550	5 227	724	284	966	<b>34 745</b>
Dec Qtr	7 570	14 043	8 409	2 770	5 391	817	298	1 323	<b>40 619</b>
<b>2010</b>									
Mar Qtr	5 994	13 306	6 219	2 759	6 078	770	173	576	<b>35 875</b>
Jun Qtr	7 268	13 777	7 857	2 681	5 959	700	244	1 247	<b>39 733</b>
Sep Qtr	6 608	15 586	6 728	2 555	4 992	778	381	969	<b>38 598</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>2007-08</b>	287	316	262	341	541	7	124	92	<b>1 971</b>
<b>2008-09</b>	162	200	261	206	347	53	112	98	<b>1 439</b>
<b>2009-10</b>	230	485	608	1 007	854	39	132	29	<b>3 385</b>
<b>2009</b>									
Jun Qtr	67	37	104	41	113	26	61	5	<b>454</b>
Sep Qtr	78	66	178	124	181	11	50	11	<b>700</b>
Dec Qtr	77	95	209	188	237	17	53	1	<b>877</b>
<b>2010</b>									
Mar Qtr	39	205	93	149	319	7	26	—	<b>838</b>
Jun Qtr	35	119	128	546	118	4	3	17	<b>971</b>
Sep Qtr	30	91	61	431	117	3	2	10	<b>745</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2007-08</b>	531	114	509	114	587	2	10	—	<b>1 867</b>
<b>2008-09</b>	713	271	497	261	450	26	2	—	<b>2 221</b>
<b>2009-10</b>	5 136	1 122	2 632	240	1 621	71	113	298	<b>11 231</b>
<b>2009</b>									
Jun Qtr	307	90	53	6	106	10	—	—	<b>572</b>
Sep Qtr	645	170	353	84	200	14	—	15	<b>1 481</b>
Dec Qtr	373	157	205	66	182	53	8	—	<b>1 044</b>
<b>2010</b>									
Mar Qtr	2 420	309	688	21	764	4	59	79	<b>4 344</b>
Jun Qtr	1 697	487	1 386	68	475	—	46	204	<b>4 362</b>
Sep Qtr	639	326	590	131	322	32	75	12	<b>2 127</b>
CONVERSIONS, ETC.									
<b>2007-08</b>	119	11	23	2	2	—	4	—	<b>161</b>
<b>2008-09</b>	85	5	1	3	2	2	—	—	<b>98</b>
<b>2009-10</b>	4	9	—	—	2	—	—	1	<b>16</b>
<b>2009</b>									
Jun Qtr	—	—	—	2	2	1	—	—	<b>5</b>
Sep Qtr	4	—	—	—	—	—	—	—	<b>4</b>
Dec Qtr	—	—	—	—	2	—	—	—	<b>2</b>
<b>2010</b>									
Mar Qtr	—	1	—	—	—	—	—	1	<b>2</b>
Jun Qtr	—	8	—	—	—	—	—	—	<b>8</b>
Sep Qtr	—	—	2	—	1	—	4	—	<b>7</b>
TOTAL									
<b>2007-08</b>	937	442	794	456	1 131	9	138	92	<b>3 998</b>
<b>2008-09</b>	960	476	759	470	799	81	114	98	<b>3 758</b>
<b>2009-10</b>	5 369	1 617	3 239	1 247	2 477	110	245	328	<b>14 632</b>
<b>2009</b>									
Jun Qtr	374	126	158	49	221	37	61	5	<b>1 032</b>
Sep Qtr	727	236	531	208	382	25	50	26	<b>2 185</b>
Dec Qtr	451	252	414	254	420	70	61	1	<b>1 922</b>
<b>2010</b>									
Mar Qtr	2 459	515	781	171	1 082	11	85	80	<b>5 184</b>
Jun Qtr	1 732	614	1 513	614	593	4	49	221	<b>5 341</b>
Sep Qtr	669	416	652	562	441	35	81	22	<b>2 879</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 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 September 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, SEPTEMBER QUARTER 2010

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.5	3.6	3.6	5.1	6.0	3.7	4.3	4.5	2.0
New other residential dwellings	4.5	3.4	6.8	7.5	11.2	9.7	—	2.6	2.3
Total dwellings	3.2	2.6	2.8	3.7	5.2	3.8	1.2	2.6	1.4

— 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*

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### 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

<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 5 to 7 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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