MARCH QUARTER 2012 8750.0

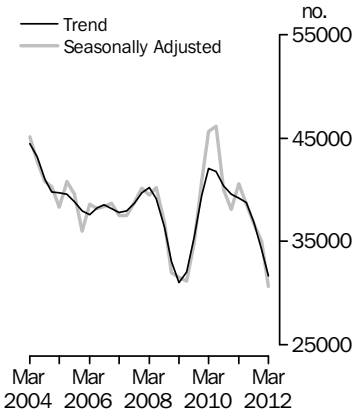
Australian Bureau of Statistics

DWELLING UNIT COMMENCEMENTS

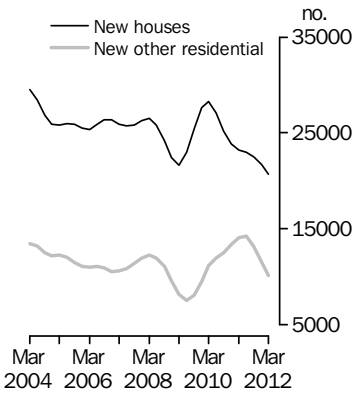
AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) WED 20 JUN 2012

Dwelling units commenced



Private dwellings commenced
Trend estimates



KEY FIGURES

	Mar qtr 12 no.	Dec qtr 11 to Mar qtr 12 %	Mar qtr 11 to Mar qtr 12 %
TREND ESTIMATES			
Total dwelling units commenced	**31 682**	**–7.5**	**–19.2**
New private sector houses	20 703	–4.7	–10.8
New private sector other residential building	10 181	–12.1	–27.8
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	**30 623**	**–12.6**	**–24.5**
New private sector houses	20 306	–7.8	–13.1
New private sector other residential building	9 492	–21.6	–37.7

KEY POINTS

DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 7.5% in the March quarter 2012 following a fall of 7.2% in the December quarter 2011.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 12.6% in the March quarter following a fall of 4.5% in the December quarter.

NEW PRIVATE SECTOR HOUSES

- The trend estimate for new private sector house commencements fell 4.7% in the March quarter following a fall of 3.7% in the December quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 7.8% in the March quarter following a fall of 2.6% in the December quarter.

NEW PRIVATE SECTOR OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements fell 12.1% in the March quarter following a fall of 11.7% in the December quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 21.6% in the March quarter following a fall of 6.3% in the December quarter.

INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)	*RELEASE DATE*
June 2012	12 September 2012

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 2012.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in Building Activity, Australia, December quarter 2011 (cat. no. 8752.0) released on 18 April 2012:

- the total number of dwellings commenced in Australia during December quarter 2011 has been revised upwards by 2,124 (+6.1%).
- the number of new private sector houses commenced in Australia during the December quarter 2011 has been revised upwards by 510 (+2.2%).
- the number of new private sector other residential dwelling units commenced in Australia during the December quarter 2011 has been revised upwards by 1,788 (+16.3%).

DATA NOTE

After the 2012 June quarter release, scheduled for 12 September 2012, the ABS will cease production of this publication and all associated spreadsheets (cat. no. 8750.0). Data currently released in this publication will be continue to be released in *Building Activity, Australia* (cat no. 8752.0). For questions or concerns related to the discontinuation of this publication please contact the Building Activity section on (08) 8237 7647.

ABBREVIATIONS

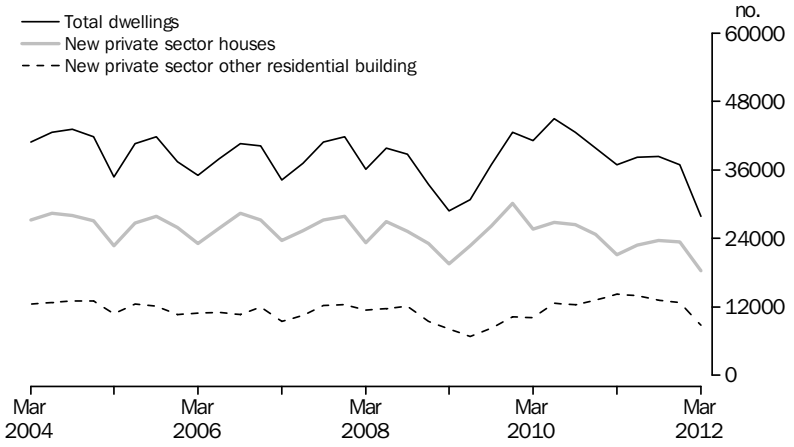
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
Aust.	Australia
NSW	New South Wales
NT	Northern Territory
qtr	quarter
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

Brian Pink
Australian Statistician

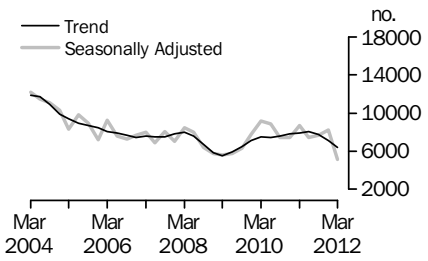
ORIGINAL ESTIMATES

	Mar qtr 12	*Dec qtr 11 to Mar qtr 12*	*Mar qtr 11 to Mar qtr 12*
	no.	%	%
New private sector houses	18 327	–21.5	–13.1
New private sector other residential building	8 803	–31.0	–37.9
Private sector conversion, etc.	236	21.0	28.0
Public sector dwellings	460	–25.9	–67.9
Total dwelling units	**27 826**	**–24.6**	**–24.6**

- The total number of dwelling units commenced fell 24.6% in the March quarter 2012, to 27,826.
- No state or territory experienced an increase in dwelling unit commencements this quarter. The largest decreases were seen in the Australian Capital Territory (-50.9%), New South Wales (-46.7%), the Northern Territory (-27.8%) and Tasmania (-24.0%).
- New private sector house commencements fell 21.5% to 18,327.
- New private sector house commencements fell in all states and territories. The Northern Territory (-39.3%), New South Wales (-32.0%) and Victoria (-30.7%) experienced the largest falls.
- New private sector other residential building fell 31.0%, to 8,803. This follows a fall of 3.3% in the December quarter.
- The total number of public sector dwellings commenced fell by 25.9% to 460.
- South Australia experienced the largest number of public sector dwelling commencements (170), followed by Western Australia (142), while the Northern Territory had no public sector dwelling commencements this quarter.

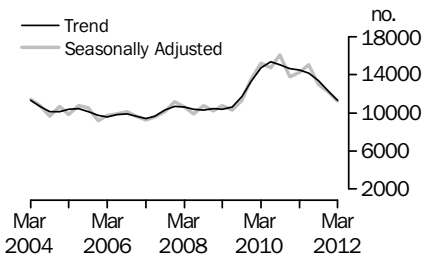


NEW SOUTH WALES



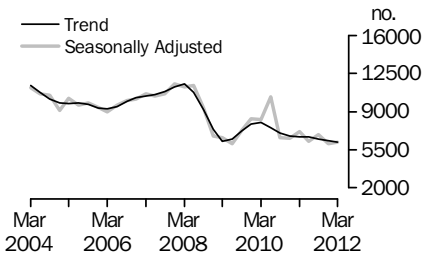
The trend estimate of the number of total dwelling unit commencements in New South Wales fell this quarter and has fallen for three quarters.

VICTORIA



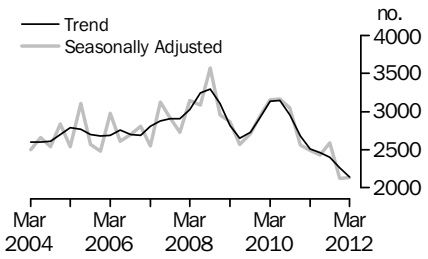
The trend estimate of the number of total dwelling unit commencements in Victoria fell this quarter and has fallen for seven quarters.

QUEENSLAND



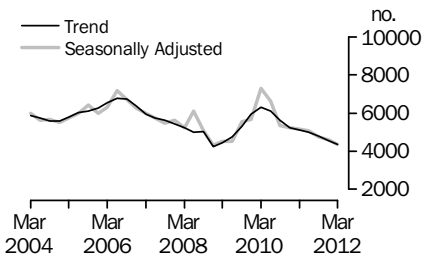
The trend estimate of the number of total dwelling unit commencements in Queensland fell this quarter and is showing falls for three quarters.

SOUTH AUSTRALIA



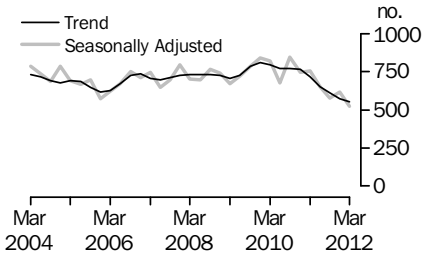
The trend estimate of the number of total dwelling unit commencements in South Australia has fallen for seven quarters.

WESTERN AUSTRALIA



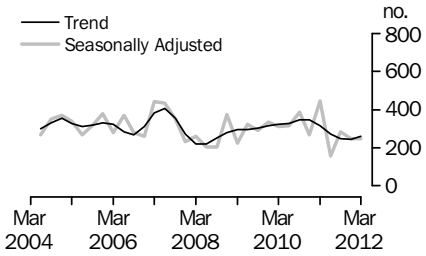
The trend estimate of the number of total dwelling unit commencements in Western Australia fell this quarter and has fallen for eight quarters.

TASMANIA



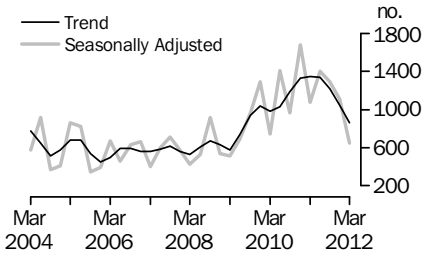
The trend estimate of the number of total dwelling unit commencements in Tasmania fell this quarter and has fallen for nine quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory has risen this quarter following falls for four quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory fell this quarter and has fallen for four quarters.

LIST OF TABLES

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TABLES

1 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			
2008–09	90 514	36 447	127 923	91 953	38 668	131 681
2009–10	108 756	41 386	150 929	112 141	52 604	165 549
2010–11	95 144	53 660	149 873	97 099	59 311	157 541
2010						
Dec Qtr	24 728	13 181	38 182	25 148	14 382	39 821
2011						
Mar Qtr	21 090	14 187	35 461	21 475	15 201	36 895
Jun Qtr	22 858	13 977	37 142	23 272	14 670	38 251
Sep Qtr	23 682	13 199	37 204	24 014	14 060	38 404
Dec Qtr	23 344	12 762	36 301	23 656	13 062	36 922
2012						
Mar Qtr	18 327	8 803	27 367	18 614	8 970	27 826
			SEASONALLY ADJUSTED			
2010						
Dec Qtr	23 344	12 572	36 189	23 771	14 020	38 081
2011						
Mar Qtr	23 379	15 235	38 839	23 806	16 492	40 557
Jun Qtr	23 056	14 030	37 403	23 450	14 873	38 641
Sep Qtr	22 616	12 930	35 813	22 929	13 486	36 690
Dec Qtr	22 032	12 114	34 340	22 352	12 478	35 033
2012						
Mar Qtr	20 306	9 492	30 092	20 623	9 700	30 623
			TREND			
2010						
Dec Qtr	23 877	13 361	37 496	24 381	14 885	39 543
2011						
Mar Qtr	23 207	14 095	37 578	23 612	15 305	39 212
Jun Qtr	23 008	14 250	37 529	23 373	15 119	38 776
Sep Qtr	22 564	13 122	35 946	22 905	13 707	36 879
Dec Qtr	21 719	11 584	33 553	22 035	11 945	34 237
2012						
Mar Qtr	20 703	10 181	31 133	21 011	10 414	31 682

(a) Includes Conversions, etc.

2 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			
2008–09	–14.0	–23.6	–17.2	–14.3	–22.0	–16.9
2009–10	20.2	13.6	18.0	22.0	36.0	25.7
2010–11	–12.5	29.7	–0.7	–13.4	12.7	–4.8
2010						
Dec Qtr	–6.6	7.0	–2.3	–7.6	–4.5	–6.5
2011						
Mar Qtr	–14.7	7.6	–7.1	–14.6	5.7	–7.3
Jun Qtr	8.4	–1.5	4.7	8.4	–3.5	3.7
Sep Qtr	3.6	–5.6	0.2	3.2	–4.2	0.4
Dec Qtr	–1.4	–3.3	–2.4	–1.5	–7.1	–3.9
2012						
Mar Qtr	–21.5	–31.0	–24.6	–21.3	–31.3	–24.6
			SEASONALLY ADJUSTED			
2010						
Dec Qtr	–7.7	5.0	–3.6	–8.5	1.8	–4.8
2011						
Mar Qtr	0.1	21.2	7.3	0.1	17.6	6.5
Jun Qtr	–1.4	–7.9	–3.7	–1.5	–9.8	–4.7
Sep Qtr	–1.9	–7.8	–4.2	–2.2	–9.3	–5.0
Dec Qtr	–2.6	–6.3	–4.1	–2.5	–7.5	–4.5
2012						
Mar Qtr	–7.8	–21.6	–12.4	–7.7	–22.3	–12.6
			TREND			
2010						
Dec Qtr	–5.4	6.6	–1.3	–5.9	4.6	–2.1
2011						
Mar Qtr	–2.8	5.5	0.2	–3.2	2.8	–0.8
Jun Qtr	–0.9	1.1	–0.1	–1.0	–1.2	–1.1
Sep Qtr	–1.9	–7.9	–4.2	–2.0	–9.3	–4.9
Dec Qtr	–3.7	–11.7	–6.7	–3.8	–12.9	–7.2
2012						
Mar Qtr	–4.7	–12.1	–7.2	–4.7	–12.8	–7.5

(a) Includes Conversions, etc.

3 DWELLING UNIT COMMENCEMENTS, States & territories

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2008–09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	**131 681**
2009–10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	**165 549**
2010–11	30 949	59 170	26 684	10 560	20 818	2 999	1 256	5 105	**157 541**
2010									
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	**39 821**
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	**36 895**
Jun Qtr	7 436	14 766	6 294	2 476	5 008	682	153	1 436	**38 251**
Sep Qtr	7 554	13 738	7 506	2 619	4 800	549	333	1 306	**38 404**
Dec Qtr	8 980	12 734	6 286	2 188	4 696	647	266	1 127	**36 922**
2012									
Mar Qtr	4 782	10 167	5 392	1 976	4 272	492	192	553	**27 826**
SEASONALLY ADJUSTED									
2010									
Dec Qtr	7 417	13 754	6 571	2 560	5 229	747	268	1 681	**38 081**
2011									
Mar Qtr	8 693	14 254	7 165	2 493	5 133	758	446	1 076	**40 557**
Jun Qtr	7 445	15 078	6 289	2 427	5 079	650	157	1 398	**38 641**
Sep Qtr	7 682	12 980	6 892	2 585	4 762	577	282	1 292	**36 690**
Dec Qtr	8 241	12 219	6 062	2 121	4 580	619	248	1 105	**35 033**
2012									
Mar Qtr	5 158	11 204	6 211	2 133	4 360	521	247	650	**30 623**
TREND									
2010									
Dec Qtr	7 823	14 674	6 749	2 675	5 233	766	348	1 331	**39 543**
2011									
Mar Qtr	7 895	14 472	6 697	2 513	5 101	718	315	1 345	**39 212**
Jun Qtr	8 063	14 144	6 712	2 463	5 007	651	271	1 341	**38 776**
Sep Qtr	7 781	13 390	6 509	2 399	4 800	610	247	1 221	**36 879**
Dec Qtr	7 127	12 234	6 308	2 261	4 576	575	242	1 049	**34 237**
2012									
Mar Qtr	6 373	11 300	6 212	2 140	4 370	551	259	861	**31 682**

(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.

4 DWELLING UNIT COMMENCEMENTS, States & territories—Change from previous period

Period	*NSW* %	*Vic.* %	*Qld* %	*SA* %	*WA* %	*Tas.* %	*NT*(a) %	*ACT*(a) %	***Aust.*** %
					ORIGINAL				
2008–09	–24.7	0.3	–35.4	1.2	–17.6	–0.1	5.1	18.2	**–16.9**
2009–10	34.9	30.0	14.7	0.3	35.9	7.6	9.9	66.8	**25.7**
2010–11	–3.1	8.6	–19.6	–12.1	–17.2	–3.9	0.8	15.1	**–4.8**
2010									
Dec Qtr	4.9	–15.2	–7.9	–15.3	–0.1	–3.6	–37.7	72.8	**–6.5**
2011									
Mar Qtr	4.5	–8.5	–10.0	–11.3	–6.6	–7.1	22.9	–42.9	**–7.3**
Jun Qtr	–9.3	12.5	2.4	6.0	–0.5	–6.0	–56.7	47.4	**3.7**
Sep Qtr	1.6	–7.0	19.2	5.8	–4.1	–19.5	117.3	–9.0	**0.4**
Dec Qtr	18.9	–7.3	–16.3	–16.5	–2.2	17.8	–20.0	–13.7	**–3.9**
2012									
Mar Qtr	–46.7	–20.2	–14.2	–9.7	–9.0	–24.0	–27.8	–50.9	**–24.6**
					SEASONALLY ADJUSTED				
2010									
Dec Qtr	0.1	–14.3	–0.6	–16.0	–2.2	–11.7	–30.8	73.7	**–4.8**
2011									
Mar Qtr	17.2	3.6	9.0	–2.6	–1.8	1.4	66.6	–36.0	**6.5**
Jun Qtr	–14.4	5.8	–12.2	–2.6	–1.1	–14.3	–64.9	29.9	**–4.7**
Sep Qtr	3.2	–13.9	9.6	6.5	–6.2	–11.1	79.9	–7.6	**–5.0**
Dec Qtr	7.3	–5.9	–12.0	–17.9	–3.8	7.2	–12.0	–14.5	**–4.5**
2012									
Mar Qtr	–37.4	–8.3	2.5	0.5	–4.8	–15.9	–0.4	–41.2	**–12.6**
					TREND				
2010									
Dec Qtr	3.4	–2.4	–3.9	–9.5	–7.3	–0.6	0.5	11.8	**–2.1**
2011									
Mar Qtr	0.9	–1.4	–0.8	–6.0	–2.5	–6.3	–9.5	1.1	**–0.8**
Jun Qtr	2.1	–2.3	0.2	–2.0	–1.8	–9.3	–13.8	–0.3	**–1.1**
Sep Qtr	–3.5	–5.3	–3.0	–2.6	–4.1	–6.4	–9.2	–8.9	**–4.9**
Dec Qtr	–8.4	–8.6	–3.1	–5.7	–4.7	–5.7	–1.9	–14.1	**–7.2**
2012									
Mar Qtr	–10.6	–7.6	–1.5	–5.4	–4.5	–4.1	6.9	–17.9	**–7.5**

(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.

5 DWELLING UNIT COMMENCEMENTS, States & territories: **Original**

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2008–09	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	**91 953**
2009–10	16 645	37 724	22 988	9 458	19 870	2 492	751	2 212	**112 141**
2010–11	15 497	34 855	17 305	8 011	16 920	2 158	483	1 869	**97 099**
2010									
Dec Qtr	3 931	9 121	4 430	2 022	4 390	564	152	537	**25 148**
2011									
Mar Qtr	3 607	7 397	3 684	1 610	4 176	472	105	425	**21 475**
Jun Qtr	3 896	8 506	3 983	1 871	3 957	550	96	413	**23 272**
Sep Qtr	4 172	8 645	4 349	1 787	4 041	452	198	371	**24 014**
Dec Qtr	4 204	8 531	4 154	1 762	3 914	461	181	449	**23 656**
2012									
Mar Qtr	2 852	5 903	3 800	1 547	3 581	418	88	425	**18 614**
NEW OTHER RESIDENTIAL BUILDING									
2008–09	10 306	10 994	8 865	2 712	3 620	423	445	1 304	**38 668**
2009–10	14 926	16 469	10 159	2 516	5 222	618	473	2 221	**52 604**
2010–11	15 065	23 818	9 342	2 485	3 833	790	753	3 225	**59 311**
2010									
Dec Qtr	3 871	5 012	2 390	608	989	214	129	1 170	**14 382**
2011									
Mar Qtr	4 491	5 712	2 462	696	834	215	247	545	**15 201**
Jun Qtr	3 387	6 158	2 310	598	1 016	129	56	1 017	**14 670**
Sep Qtr	3 274	4 946	3 120	825	742	92	131	929	**14 060**
Dec Qtr	4 703	4 129	2 111	420	771	177	76	675	**13 062**
2012									
Mar Qtr	1 857	4 148	1 570	422	675	67	104	127	**8 970**
CONVERSIONS, ETC.									
2008–09	343	354	101	62	104	74	11	11	**1 060**
2009–10	377	282	36	33	42	10	23	1	**803**
2010–11	387	497	36	64	65	51	20	10	**1 130**
2010									
Dec Qtr	42	217	9	5	7	4	7	—	**291**
2011									
Mar Qtr	99	22	3	31	20	39	2	4	**219**
Jun Qtr	153	102	2	8	34	3	1	6	**309**
Sep Qtr	108	147	37	7	18	5	3	7	**331**
Dec Qtr	73	74	21	6	11	8	8	3	**204**
2012									
Mar Qtr	73	116	22	6	16	7	—	2	**242**
TOTAL									
2008–09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	**131 681**
2009–10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	**165 549**
2010–11	30 949	59 170	26 684	10 560	20 818	2 999	1 256	5 105	**157 541**
2010									
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	**39 821**
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	**36 895**
Jun Qtr	7 436	14 766	6 294	2 476	5 008	682	153	1 436	**38 251**
Sep Qtr	7 554	13 738	7 506	2 619	4 800	549	333	1 306	**38 404**
Dec Qtr	8 980	12 734	6 286	2 188	4 696	647	266	1 127	**36 922**
2012									
Mar Qtr	4 782	10 167	5 392	1 976	4 272	492	192	553	**27 826**

— nil or rounded to zero (including null cells)

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

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	**Aust.**
	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2008–09	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	**90 514**
2009–10	16 415	37 239	22 380	8 451	19 016	2 453	619	2 183	**108 756**
2010–11	15 345	34 582	17 006	7 341	16 472	2 119	429	1 849	**95 144**
2010									
Dec Qtr	3 868	9 045	4 350	1 943	4 300	554	131	537	**24 728**
2011									
Mar Qtr	3 589	7 317	3 622	1 538	4 066	456	83	418	**21 090**
Jun Qtr	3 852	8 481	3 885	1 780	3 820	539	87	413	**22 858**
Sep Qtr	4 117	8 588	4 295	1 724	3 954	440	194	371	**23 682**
Dec Qtr	4 165	8 480	4 120	1 687	3 844	456	145	447	**23 344**
2012									
Mar Qtr	2 833	5 874	3 778	1 422	3 498	413	88	420	**18 327**
NEW OTHER RESIDENTIAL BUILDING									
2008–09	9 593	10 722	8 369	2 450	3 170	397	443	1 304	**36 447**
2009–10	9 790	15 346	7 541	2 276	3 602	548	360	1 923	**41 386**
2010–11	13 836	21 988	8 217	2 217	2 951	632	615	3 205	**53 660**
2010									
Dec Qtr	3 572	4 875	2 156	550	586	154	120	1 170	**13 181**
2011									
Mar Qtr	4 405	5 182	2 235	694	753	159	223	537	**14 187**
Jun Qtr	3 182	5 933	2 236	523	940	119	26	1 017	**13 977**
Sep Qtr	3 187	4 429	3 017	802	643	90	119	912	**13 199**
Dec Qtr	4 666	4 071	2 090	384	700	120	76	654	**12 762**
2012									
Mar Qtr	1 852	4 110	1 549	378	617	67	104	127	**8 803**
CONVERSIONS, ETC.									
2008–09	257	349	100	59	102	73	11	11	**962**
2009–10	373	273	36	33	40	10	23	—	**787**
2010–11	372	491	34	64	64	20	14	10	**1 069**
2010									
Dec Qtr	27	216	9	5	7	4	5	—	**273**
2011									
Mar Qtr	99	18	3	31	20	8	2	4	**184**
Jun Qtr	153	101	2	7	34	3	1	6	**307**
Sep Qtr	108	141	37	6	18	5	3	7	**324**
Dec Qtr	73	74	16	6	11	8	4	3	**195**
2012									
Mar Qtr	73	110	22	6	16	7	—	2	**236**
TOTAL									
2008–09	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	**127 923**
2009–10	26 579	52 859	29 956	10 760	22 657	3 011	1 001	4 106	**150 929**
2010–11	29 553	57 061	25 257	9 622	19 487	2 771	1 058	5 065	**149 873**
2010									
Dec Qtr	7 467	14 135	6 514	2 498	4 894	711	256	1 707	**38 182**
2011									
Mar Qtr	8 093	12 517	5 860	2 263	4 839	622	307	959	**35 461**
Jun Qtr	7 187	14 515	6 124	2 311	4 794	662	114	1 436	**37 142**
Sep Qtr	7 412	13 158	7 348	2 532	4 614	535	317	1 289	**37 204**
Dec Qtr	8 904	12 625	6 226	2 077	4 555	585	226	1 104	**36 301**
2012									
Mar Qtr	4 758	10 094	5 349	1 806	4 131	487	192	549	**27 367**

— nil or rounded to zero (including null cells)

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

Period	NSW no.	Vic. no.	Qld no.	SA no.	WA no.	Tas. no.	NT no.	ACT no.	***Aust.*** no.
NEW HOUSES									
2008–09	162	200	261	206	347	53	112	98	**1 439**
2009–10	230	486	608	1 007	855	39	132	29	**3 385**
2010–11	152	273	299	670	448	39	54	20	**1 955**
2010									
Dec Qtr	63	77	81	79	90	10	21	—	**420**
2011									
Mar Qtr	17	80	61	72	110	16	22	7	**386**
Jun Qtr	44	26	97	91	137	10	9	—	**415**
Sep Qtr	54	57	54	63	87	12	4	—	**332**
Dec Qtr	39	51	34	75	70	5	36	2	**312**
2012									
Mar Qtr	18	30	22	125	84	4	—	4	**287**
NEW OTHER RESIDENTIAL BUILDING									
2008–09	713	271	497	261	450	26	2	—	**2 221**
2009–10	5 136	1 123	2 618	240	1 620	71	113	298	**11 219**
2010–11	1 229	1 831	1 126	268	882	158	138	20	**5 652**
2010									
Dec Qtr	298	138	234	59	403	60	9	—	**1 201**
2011									
Mar Qtr	85	530	227	2	81	56	24	8	**1 014**
Jun Qtr	204	224	74	75	76	10	30	—	**694**
Sep Qtr	87	517	104	23	99	2	12	17	**861**
Dec Qtr	37	57	21	36	71	57	—	21	**300**
2012									
Mar Qtr	6	38	21	44	58	—	—	—	**167**
CONVERSIONS, ETC.									
2008–09	85	5	1	3	2	2	—	—	**98**
2009–10	4	9	—	—	2	—	—	1	**16**
2010–11	15	6	2	—	1	31	6	—	**61**
2010									
Dec Qtr	15	1	—	—	—	—	2	—	**18**
2011									
Mar Qtr	—	4	—	—	—	31	—	—	**35**
Jun Qtr	—	1	—	—	—	—	—	—	**1**
Sep Qtr	—	6	—	1	—	—	—	—	**7**
Dec Qtr	—	—	5	—	—	—	4	—	**9**
2012									
Mar Qtr	—	6	—	—	—	—	—	—	**6**
TOTAL									
2008–09	960	476	759	470	799	81	114	98	**3 758**
2009–10	5 370	1 617	3 227	1 247	2 477	110	245	328	**14 620**
2010–11	1 396	2 110	1 427	938	1 331	228	198	40	**7 668**
2010									
Dec Qtr	376	215	315	138	492	70	32	—	**1 639**
2011									
Mar Qtr	103	614	289	74	192	103	46	15	**1 435**
Jun Qtr	249	251	171	166	214	20	39	—	**1 109**
Sep Qtr	142	580	158	87	186	14	16	17	**1 200**
Dec Qtr	76	108	60	111	141	62	40	23	**621**
2012									
Mar Qtr	24	73	43	170	142	4	—	4	**460**

— 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 March quarter 2012 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.

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, MARCH QUARTER 2012

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	6.3	4.1	4.6	4.9	4.4	3.7	3.2	6.5	2.1
New other residential dwellings	4.2	4.2	7.9	6.6	7.6	13.6	—	4.0	2.6
Total dwellings	4.1	2.9	3.9	3.8	3.8	3.6	1.5	5.0	1.6

— 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

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 <time.series.analysis@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

	Publication table no.	*Electronic table no.*	*Start date*
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 *long-term* 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 *houses* or *other residential buildings*.

FOR MORE INFORMATION . . .

INTERNET **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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