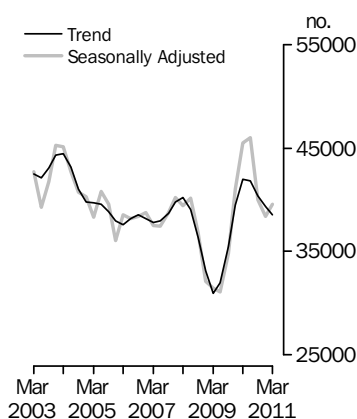


# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

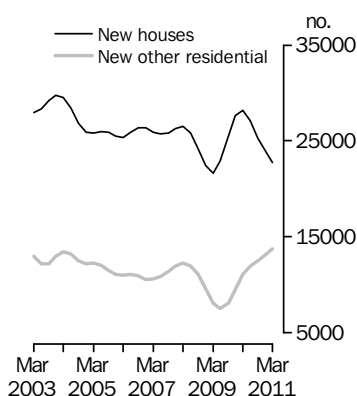
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## Dwelling units commenced



## 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.

## KEY FIGURES

	<i>Mar qtr 11</i>	<i>Dec qtr 10 to</i>	<i>Mar qtr 10 to</i>
	<i>no.</i>	<i>Mar qtr 11</i>	<i>Mar qtr 11</i>
		<i>%</i>	<i>%</i>
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>38 570</b>	<b>-1.9</b>	<b>-8.1</b>
New private sector houses	22 784	-4.8	-19.3
New private sector other residential building	13 805	5.3	24.0
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>39 578</b>	<b>3.1</b>	<b>-12.9</b>
New private sector houses	23 124	-1.9	-18.2
New private sector other residential building	14 550	14.7	36.0

## KEY POINTS

### DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 1.9% in the March quarter 2011 following a fall of 2.6% in the December quarter 2010.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 3.1% in the March quarter which follows a fall of 4.0% in the December quarter.

### NEW HOUSES

- The trend estimate for new private sector house commencements fell 4.8% in the March quarter following a fall of 5.4% in the December quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 1.9% in the March quarter following a fall of 6.7% in the December quarter.

### OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 5.3% in the March quarter following a rise of 4.9% in the December quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 14.7% in the March quarter following a rise of 6.1% in the December quarter.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
June 2011	14 September 2011
September 2011	13 December 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 July 2011.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, December quarter 2010 (cat. no. 8752.0) released on 19 April 2011:

- the total number of dwellings commenced in Australia during December quarter 2010 has been revised upwards by 546 (+1.4%).
- the number of new private sector houses commenced in Australia during the December quarter 2010 has been revised upwards by 275 (1.1%).
- the number of new private sector other residential dwelling units commenced in Australia during the December quarter 2010 has been revised upwards by 253 (+2.0%).

## DATA NOTE

Widespread flooding in the eastern states, particularly Queensland, and other natural disasters have not adversely affected the quality of estimates in this release. However, these events may have had an impact on the level of dwelling commencements in the March quarter of 2011.

.....

## 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

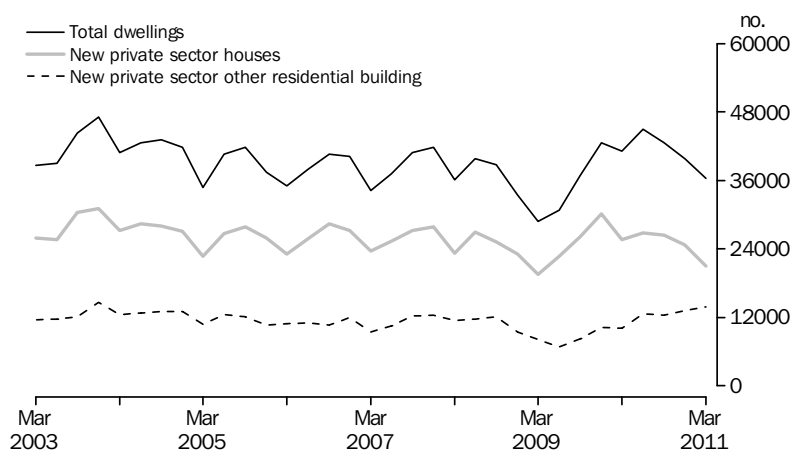
Brian Pink  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

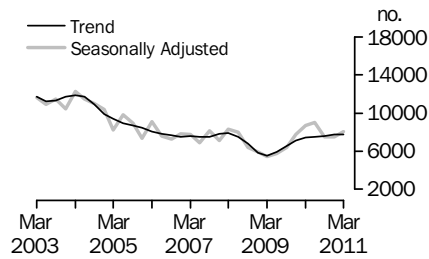
	Mar qtr 11	Dec qtr 10 to Mar qtr 11	Mar qtr 10 to Mar qtr 11
	no.	%	%
New private sector houses	20 928	-15.4	-18.2
New private sector other residential building	13 844	5.0	36.1
Private sector conversion, etc.	195	-28.6	69.7
Public sector dwellings	1 384	-15.2	-73.3
<b>Total dwelling units</b>	<b>36 351</b>	<b>-8.8</b>	<b>-11.5</b>

- The total number of dwelling units commenced fell 8.8% in the March quarter 2011, to 36,351.
- Total dwelling unit commencements in all states and territories fell this quarter except for the Northern Territory.
- New private sector house commencements fell 15.4%, to 20,928.
- New private sector house commencements in all states and territories fell this quarter.
- New private sector other residential building rose 5.0%, to 13,844. This follows a revised rise of 7.1% in the December quarter.
- The total number of public sector dwellings commenced fell by 15.2% to 1,384, the lowest since June 2009.
- Public sector dwelling unit commencements fell in New South Wales, South Australia, Western Australia and Tasmania this quarter.



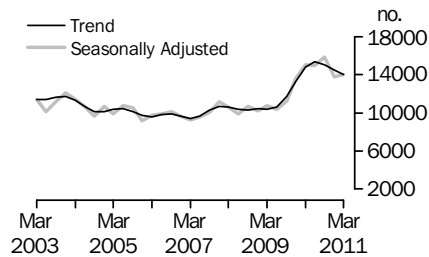
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



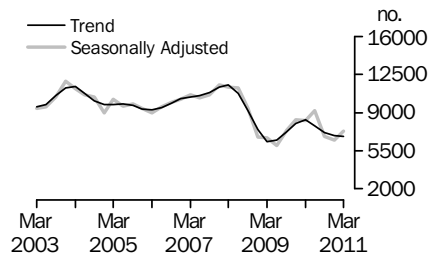
The trend estimate of the number of total dwelling unit commencements in New South Wales rose this quarter and has risen for eight quarters.

## VICTORIA



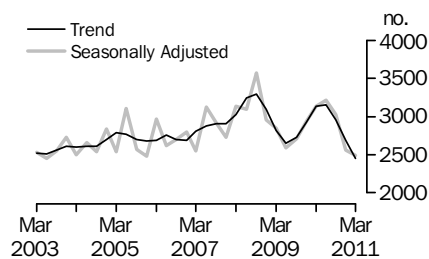
The trend estimate of the number of total dwelling unit commencements in Victoria fell this quarter and has fallen for three quarters.

## QUEENSLAND



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

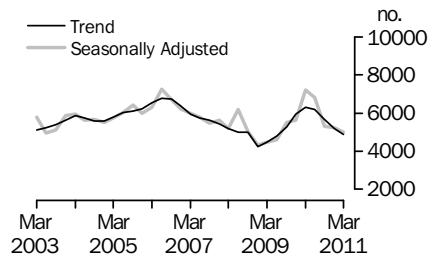
## SOUTH AUSTRALIA



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

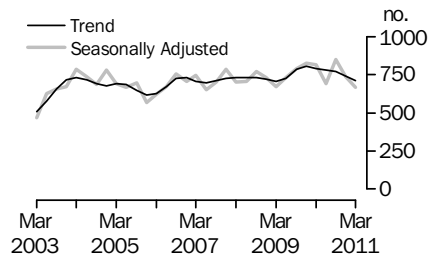
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



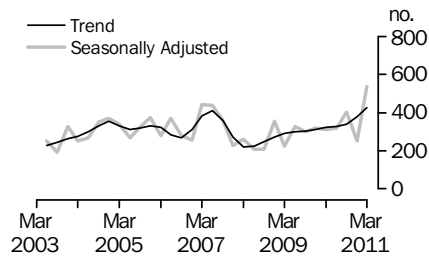
The trend estimate of the number of total dwelling unit commencements in Western Australia has fallen for four quarters.

## TASMANIA



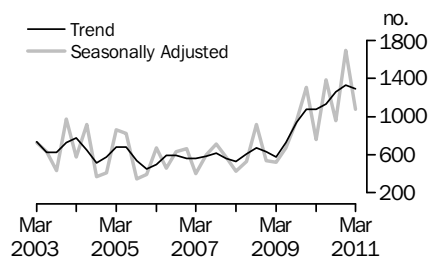
The trend estimate of the number of total dwelling unit commencements in Tasmania has fallen for five quarters.

## NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory rose this quarter and has now risen for twelve quarters.

## AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory fell this quarter following rises in the previous seven 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>	108 756	41 386	150 929	112 141	52 604	165 549
<b>2009</b>						
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	26 825	12 701	39 689	27 796	17 051	45 017
Sep Qtr	26 469	12 315	39 088	27 204	15 058	42 573
Dec Qtr	24 746	13 186	38 204	25 160	14 386	39 837
<b>2011</b>						
Mar Qtr	20 928	13 844	34 967	21 315	14 806	36 351
SEASONALLY ADJUSTED						
<b>2009</b>						
Dec Qtr	28 768	9 865	38 867	29 650	11 111	40 997
<b>2010</b>						
Mar Qtr	28 273	10 695	39 106	29 261	16 064	45 465
Jun Qtr	26 849	12 957	39 979	27 770	18 067	46 017
Sep Qtr	25 288	11 960	37 509	25 952	13 777	39 999
Dec Qtr	23 582	12 691	36 530	24 000	14 129	38 405
<b>2011</b>						
Mar Qtr	23 124	14 550	37 908	23 560	15 750	39 578
TREND						
<b>2009</b>						
Dec Qtr	27 674	9 527	37 397	28 534	10 741	39 473
<b>2010</b>						
Mar Qtr	28 233	11 135	39 541	29 194	12 612	41 983
Jun Qtr	27 058	11 999	39 248	27 937	13 654	41 786
Sep Qtr	25 304	12 502	38 034	25 984	14 148	40 370
Dec Qtr	23 943	13 116	37 312	24 443	14 610	39 325
<b>2011</b>						
Mar Qtr	22 784	13 805	36 841	23 169	15 122	38 570

(a) Includes Conversions, etc.

## DWELLING UNIT COMMENCEMENTS—Change from previous period

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	%	%	%	%	%	%
ORIGINAL						
<b>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	36.0	25.7
<b>2009</b>						
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	4.8	24.9	10.6	5.2	17.5	9.6
Sep Qtr	-1.3	-3.0	-1.5	-2.1	-11.7	-5.4
Dec Qtr	-6.5	7.1	-2.3	-7.5	-4.5	-6.4
<b>2011</b>						
Mar Qtr	-15.4	5.0	-8.5	-15.3	2.9	-8.8
SEASONALLY ADJUSTED						
<b>2009</b>						
Dec Qtr	15.2	23.1	17.0	15.8	23.3	17.7
<b>2010</b>						
Mar Qtr	-1.7	8.4	0.6	-1.3	44.6	10.9
Jun Qtr	-5.0	21.2	2.2	-5.1	12.5	1.2
Sep Qtr	-5.8	-7.7	-6.2	-6.5	-23.7	-13.1
Dec Qtr	-6.7	6.1	-2.6	-7.5	2.6	-4.0
<b>2011</b>						
Mar Qtr	-1.9	14.7	3.8	-1.8	11.5	3.1
TREND						
<b>2009</b>						
Dec Qtr	8.6	17.8	10.6	9.2	18.5	11.3
<b>2010</b>						
Mar Qtr	2.0	16.9	5.7	2.3	17.4	6.4
Jun Qtr	-4.2	7.8	-0.7	-4.3	8.3	-0.5
Sep Qtr	-6.5	4.2	-3.1	-7.0	3.6	-3.4
Dec Qtr	-5.4	4.9	-1.9	-5.9	3.3	-2.6
<b>2011</b>						
Mar Qtr	-4.8	5.3	-1.3	-5.2	3.5	-1.9

(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>	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	<b>165 549</b>
<b>2009</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	8 998	14 382	9 325	3 295	6 554	704	296	1 462	<b>45 017</b>
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	<b>42 573</b>
Dec Qtr	7 839	14 362	6 804	2 641	5 410	784	289	1 707	<b>39 837</b>
<b>2011</b>									
Mar Qtr	7 800	13 087	6 175	2 347	4 954	640	386	962	<b>36 351</b>
SEASONALLY ADJUSTED									
<b>2009</b>									
Dec Qtr	7 716	13 623	8 352	2 936	5 632	825	321	1 305	<b>40 997</b>
<b>2010</b>									
Mar Qtr	8 708	15 061	8 271	3 134	7 208	818	312	756	<b>45 465</b>
Jun Qtr	9 007	14 985	9 160	3 216	6 817	690	319	1 389	<b>46 017</b>
Sep Qtr	7 541	15 873	6 803	3 025	5 297	848	403	961	<b>39 999</b>
Dec Qtr	7 491	13 790	6 498	2 564	5 230	738	252	1 699	<b>38 405</b>
<b>2011</b>									
Mar Qtr	8 070	14 039	7 331	2 490	4 993	669	538	1 074	<b>39 578</b>
TREND									
<b>2009</b>									
Dec Qtr	7 122	13 263	8 032	2 923	5 934	807	313	1 075	<b>39 473</b>
<b>2010</b>									
Mar Qtr	7 449	14 790	8 317	3 134	6 310	792	324	1 076	<b>41 983</b>
Jun Qtr	7 525	15 395	7 800	3 154	6 170	780	326	1 134	<b>41 786</b>
Sep Qtr	7 594	15 068	7 187	2 957	5 681	769	340	1 258	<b>40 370</b>
Dec Qtr	7 730	14 488	6 864	2 692	5 200	744	379	1 332	<b>39 325</b>
<b>2011</b>									
Mar Qtr	7 780	13 983	6 791	2 456	4 888	710	427	1 294	<b>38 570</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	14.7	0.3	35.9	7.6	9.9	66.8	<b>25.7</b>
<b>2009</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	6.4	4.1	33.2	12.5	-8.5	-9.8	14.6	122.9	<b>9.6</b>
Sep Qtr	-16.9	17.7	-20.5	-5.6	-17.7	15.0	56.2	-32.4	<b>-5.4</b>
Dec Qtr	4.9	-15.1	-8.2	-15.1	0.3	-3.2	-37.4	72.8	<b>-6.4</b>
<b>2011</b>									
Mar Qtr	-0.5	-8.9	-9.2	-11.1	-8.4	-18.4	33.6	-43.6	<b>-8.8</b>
SEASONALLY ADJUSTED									
<b>2009</b>									
Dec Qtr	19.8	21.4	13.1	8.5	2.5	4.4	6.8	36.5	<b>17.7</b>
<b>2010</b>									
Mar Qtr	12.9	10.6	-1.0	6.8	28.0	-0.8	-2.6	-42.1	<b>10.9</b>
Jun Qtr	3.4	-0.5	10.8	2.6	-5.4	-15.7	2.2	83.7	<b>1.2</b>
Sep Qtr	-16.3	5.9	-25.7	-5.9	-22.3	23.0	26.2	-30.8	<b>-13.1</b>
Dec Qtr	-0.7	-13.1	-4.5	-15.3	-1.3	-13.0	-37.5	76.9	<b>-4.0</b>
<b>2011</b>									
Mar Qtr	7.7	1.8	12.8	-2.9	-4.5	-9.4	113.8	-36.8	<b>3.1</b>
TREND									
<b>2009</b>									
Dec Qtr	9.0	13.4	10.9	7.1	12.3	2.5	2.6	14.7	<b>11.3</b>
<b>2010</b>									
Mar Qtr	4.6	11.5	3.5	7.2	6.3	-1.8	3.5	0.1	<b>6.4</b>
Jun Qtr	1.0	4.1	-6.2	0.6	-2.2	-1.5	0.6	5.4	<b>-0.5</b>
Sep Qtr	0.9	-2.1	-7.9	-6.2	-7.9	-1.5	4.3	10.9	<b>-3.4</b>
Dec Qtr	1.8	-3.8	-4.5	-8.9	-8.5	-3.2	11.5	5.9	<b>-2.6</b>
<b>2011</b>									
Mar Qtr	0.6	-3.5	-1.1	-8.8	-6.0	-4.6	12.7	-2.9	<b>-1.9</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>	16 645	37 724	22 988	9 458	19 870	2 492	751	2 212	<b>112 141</b>
<b>2009</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	4 379	9 029	5 725	2 669	4 716	534	140	604	<b>27 796</b>
Sep Qtr	4 063	9 830	5 209	2 508	4 397	573	130	494	<b>27 204</b>
Dec Qtr	3 924	9 133	4 405	2 026	4 414	567	154	537	<b>25 160</b>
<b>2011</b>									
Mar Qtr	3 537	7 361	3 732	1 642	4 058	463	109	412	<b>21 315</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>	14 926	16 469	10 159	2 516	5 222	618	473	2 221	<b>52 604</b>
<b>2009</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	4 561	5 280	3 581	624	1 826	167	152	858	<b>17 051</b>
Sep Qtr	3 317	6 937	2 180	582	993	233	322	494	<b>15 058</b>
Dec Qtr	3 873	5 012	2 390	610	988	214	129	1 170	<b>14 386</b>
<b>2011</b>									
Mar Qtr	4 169	5 698	2 441	674	863	140	276	545	<b>14 806</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>	377	282	36	33	42	10	23	1	<b>803</b>
<b>2009</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	58	73	19	2	12	3	4	—	<b>171</b>
Sep Qtr	94	156	22	21	4	5	10	—	<b>311</b>
Dec Qtr	42	217	9	5	7	4	7	—	<b>291</b>
<b>2011</b>									
Mar Qtr	94	27	3	31	33	37	2	4	<b>230</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>	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	<b>165 549</b>
<b>2009</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	8 998	14 382	9 325	3 295	6 554	704	296	1 462	<b>45 017</b>
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	<b>42 573</b>
Dec Qtr	7 839	14 362	6 804	2 641	5 410	784	289	1 707	<b>39 837</b>
<b>2011</b>									
Mar Qtr	7 800	13 087	6 175	2 347	4 954	640	386	962	<b>36 351</b>

— nil or rounded to zero (including null cells)

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

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	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>	16 415	37 239	22 380	8 451	19 016	2 453	619	2 183	<b>108 756</b>
<b>2009</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	4 344	8 910	5 597	2 123	4 598	530	137	587	<b>26 825</b>
Sep Qtr	4 036	9 740	5 148	2 080	4 286	570	128	481	<b>26 469</b>
Dec Qtr	3 861	9 057	4 330	1 947	4 324	557	133	537	<b>24 746</b>
<b>2011</b>									
Mar Qtr	3 514	7 283	3 668	1 579	3 946	448	86	405	<b>20 928</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>	9 790	15 346	7 541	2 276	3 602	548	360	1 923	<b>41 386</b>
<b>2009</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	2 864	4 793	2 208	557	1 352	167	106	654	<b>12 701</b>
Sep Qtr	2 676	5 998	1 590	450	671	201	247	482	<b>12 315</b>
Dec Qtr	3 575	4 875	2 156	552	586	154	120	1 170	<b>13 186</b>
<b>2011</b>									
Mar Qtr	4 099	5 168	2 189	674	791	134	252	537	<b>13 844</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>	373	273	36	33	40	10	23	—	<b>787</b>
<b>2009</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	58	65	19	2	12	3	4	—	<b>163</b>
Sep Qtr	94	156	21	21	2	5	6	—	<b>304</b>
Dec Qtr	27	216	9	5	7	4	5	—	<b>273</b>
<b>2011</b>									
Mar Qtr	94	23	3	31	33	6	2	4	<b>195</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>	26 579	52 859	29 956	10 760	22 657	3 011	1 001	4 106	<b>150 929</b>
<b>2009</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	7 266	13 768	7 824	2 681	5 961	700	247	1 241	<b>39 689</b>
Sep Qtr	6 805	15 894	6 759	2 551	4 960	775	381	963	<b>39 088</b>
Dec Qtr	7 463	14 147	6 494	2 504	4 918	714	257	1 707	<b>38 204</b>
<b>2011</b>									
Mar Qtr	7 706	12 474	5 860	2 284	4 770	588	339	947	<b>34 967</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	486	608	1 007	855	39	132	29	<b>3 385</b>
<b>2009</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	27	91	60	429	111	3	2	13	<b>735</b>
Dec Qtr	63	77	76	79	90	10	21	—	<b>415</b>
<b>2011</b>									
Mar Qtr	23	79	64	63	112	15	23	7	<b>386</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	1 123	2 618	240	1 620	71	113	298	<b>11 219</b>
<b>2009</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	1 373	68	475	—	46	204	<b>4 350</b>
Sep Qtr	641	939	590	132	322	32	75	12	<b>2 743</b>
Dec Qtr	298	138	234	59	402	60	9	—	<b>1 200</b>
<b>2011</b>									
Mar Qtr	70	530	252	—	72	6	24	8	<b>963</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>									
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>
Dec Qtr	15	1	—	—	—	—	2	—	<b>18</b>
<b>2011</b>									
Mar Qtr	—	4	—	—	—	31	—	—	<b>35</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>	5 370	1 617	3 227	1 247	2 477	110	245	328	<b>14 620</b>
<b>2009</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	1 500	614	593	4	49	221	<b>5 328</b>
Sep Qtr	668	1 029	652	561	434	35	81	25	<b>3 485</b>
Dec Qtr	376	215	310	138	491	70	32	—	<b>1 633</b>
<b>2011</b>									
Mar Qtr	94	613	315	63	184	52	47	15	<b>1 384</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 March quarter 2011 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, MARCH QUARTER 2011

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.3	4.5	4.3	5.2	4.7	5.2	2.9	5.2	2.2
New other residential dwellings	2.0	4.6	3.5	8.5	11.7	18.7	—	0.1	2.1
Total dwellings	2.6	3.2	2.9	4.2	4.3	5.5	0.6	2.2	1.5

— 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 <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

	<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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