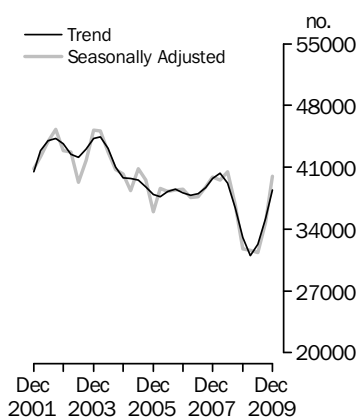


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

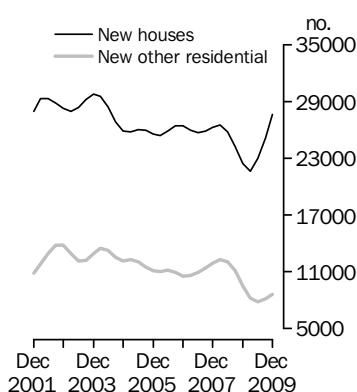
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Dwelling units commenced



Private dwellings commenced

Trend estimates



INQUIRIES

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

KEY FIGURES

	Dec qtr 09 no.	Sep qtr 09 to Dec qtr 09 %	Dec qtr 08 to Dec qtr 09 %
TREND ESTIMATES			
Total dwelling units commenced	38 487	9.4	16.6
New private sector houses	27 678	9.9	23.4
New private sector other residential building	8 654	6.7	-9.3
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	40 022	15.1	26.0
New private sector houses	28 343	13.4	28.3
New private sector other residential building	9 367	18.9	7.2

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced rose 9.4% in the December quarter 2009 following a rise of 8.9% in the September quarter 2009.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 15.1% in the December quarter which follows a rise of 11.0% in the September quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements rose 9.9% in the December quarter following an increase of 9.6% in the September quarter.
- The seasonally adjusted estimate for new private sector house commencements rose 13.4% in the December quarter following a rise of 9.9% in the September quarter.

OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements rose 6.7% in the December quarter which follows a rise of 4.0% in the September quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 18.9% in the December quarter following a rise of 10.0% in the September quarter.

NOTES

FORTHCOMING ISSUES

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



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 14 April 2010.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia, September quarter 2009* (cat. no. 8752.0) released on 20 January 2010:

- the total number of dwellings commenced in Australia during September quarter 2009 has been revised upwards by 285 (+0.8%).
- the number of new private sector houses commenced in Australia during the September quarter 2009 has been revised upwards by 38 (+0.2%).
- the number of new private sector other residential dwelling units commenced in Australia during the September quarter 2009 has been revised upwards by 232 (+2.9%).



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

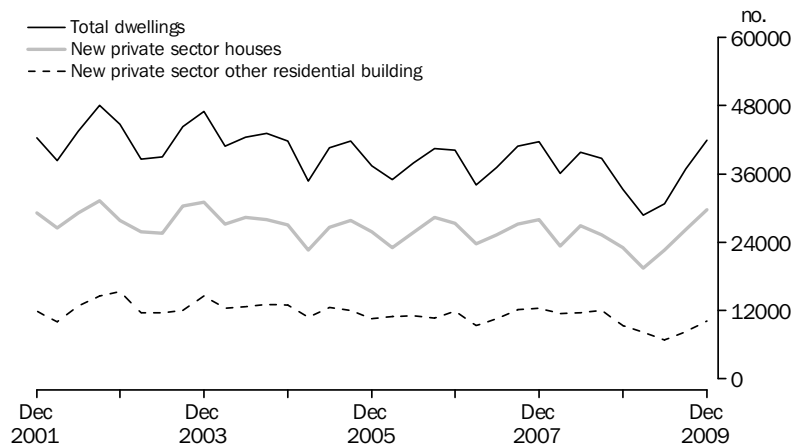
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

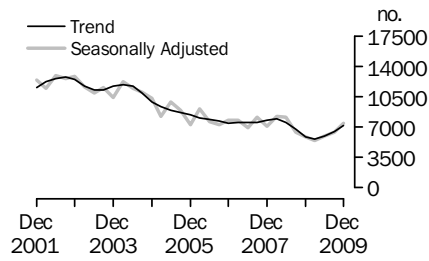
	Dec qtr 09	Sep qtr 09 to Dec qtr 09	Dec qtr 08 to Dec qtr 09
	no.	%	%
New private sector houses	29 660	13.2	28.7
New private sector other residential building	10 105	22.5	7.3
Private sector conversion, etc.	256	-0.8	32.1
Public sector dwellings	1 970	-9.8	176.5
Total dwelling units	41 990	13.8	25.8

- The total number of dwelling units commenced rose 13.8% in the December quarter 2009, to 41,990.
- New private sector house commencements rose 13.2%, to 29,660. Commencements rose in states and territories other than the Northern Territory and the ACT.
- New private sector other residential building rose 22.5%, to 10,105. This follows a revised rise of 21%, to 8,250 in the September quarter.
- The total number of public sector dwellings commenced fell 9.8%, to 1,970. Commencements rose in states and territories other than New South Wales, Queensland and the ACT.



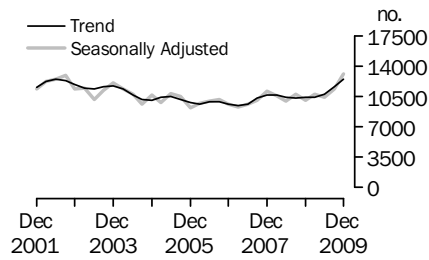
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



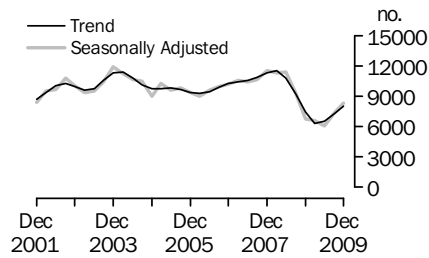
The trend estimate of the number of total dwelling unit commencements is showing rises for three quarters.

VICTORIA



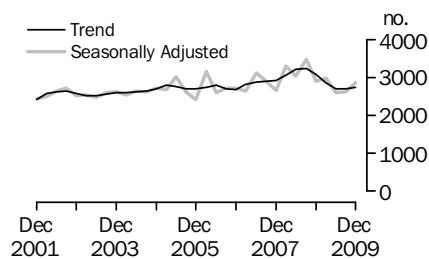
The trend estimate of the number of total dwelling unit commencements has risen for five quarters.

QUEENSLAND



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

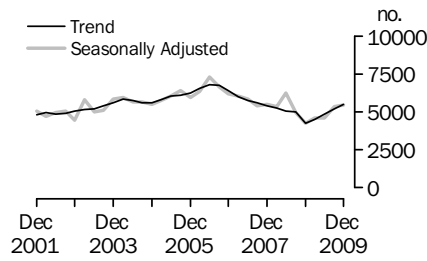
SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements rose this quarter following four quarters of falls.

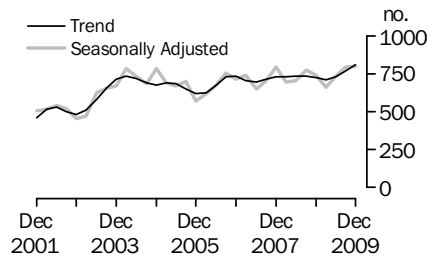
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



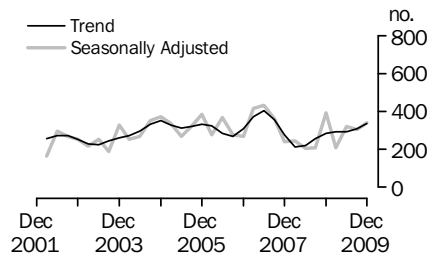
The trend estimate of the number of total dwelling unit commencements is showing rises for four quarters.

TASMANIA



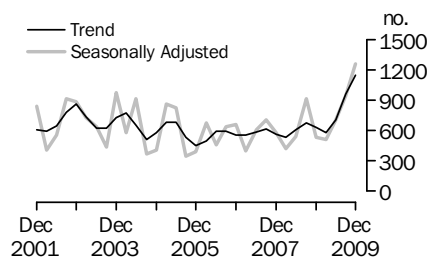
The trend estimate of the number of total dwelling unit commencements has risen for three quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements is now showing rises for seven quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements is showing growth for three quarters.

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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						
2006-07	104 641	42 530	148 665	106 538	44 127	152 177
2007-08	105 298	47 725	154 538	107 269	49 592	158 536
2008-09	90 514	36 447	127 923	91 953	38 668	131 681
2008						
Sep Qtr	25 272	12 080	37 599	25 572	12 864	38 743
Dec Qtr	23 050	9 416	32 660	23 453	9 704	33 372
2009						
Mar Qtr	19 492	8 135	27 889	19 774	8 712	28 759
Jun Qtr	22 699	6 816	29 776	23 153	7 388	30 807
Sep Qtr	26 203	8 250	34 711	26 902	9 729	36 894
Dec Qtr	29 660	10 105	40 020	30 562	11 170	41 990
SEASONALLY ADJUSTED						
2008						
Sep Qtr	24 046	11 587	35 843	24 306	12 150	36 726
Dec Qtr	22 095	8 739	31 049	22 467	9 067	31 771
2009						
Mar Qtr	21 458	8 805	30 549	21 801	9 487	31 585
Jun Qtr	22 749	7 162	30 166	23 230	7 820	31 310
Sep Qtr	24 992	7 881	33 100	25 603	8 931	34 765
Dec Qtr	28 343	9 367	37 984	29 170	10 576	40 022
TREND						
2008						
Sep Qtr	24 191	11 076	35 491	24 511	11 562	36 364
Dec Qtr	22 432	9 539	32 198	22 738	10 020	33 021
2009						
Mar Qtr	21 654	8 180	30 083	22 029	8 744	31 031
Jun Qtr	22 993	7 799	31 048	23 480	8 567	32 308
Sep Qtr	25 191	8 108	33 552	25 820	9 102	35 178
Dec Qtr	27 678	8 654	36 584	28 438	9 795	38 487

(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						
2006-07	2.2	-4.7	-0.1	2.2	-4.6	-0.1
2007-08	0.6	12.2	4.0	0.7	12.4	4.2
2008-09	-14.0	-23.6	-17.2	-14.3	-22.0	-16.9
2008						
Sep Qtr	-6.2	3.4	-3.4	-6.2	5.8	-2.7
Dec Qtr	-8.8	-22.0	-13.1	-8.3	-24.6	-13.9
2009						
Mar Qtr	-15.4	-13.6	-14.6	-15.7	-10.2	-13.8
Jun Qtr	16.5	-16.2	6.8	17.1	-15.2	7.1
Sep Qtr	15.4	21.0	16.6	16.2	31.7	19.8
Dec Qtr	13.2	22.5	15.3	13.6	14.8	13.8
SEASONALLY ADJUSTED						
2008						
Sep Qtr	-11.0	-4.9	-9.2	-11.1	-4.5	-9.2
Dec Qtr	-8.1	-24.6	-13.4	-7.6	-25.4	-13.5
2009						
Mar Qtr	-2.9	0.8	-1.6	-3.0	4.6	-0.6
Jun Qtr	6.0	-18.7	-1.3	6.6	-17.6	-0.9
Sep Qtr	9.9	10.0	9.7	10.2	14.2	11.0
Dec Qtr	13.4	18.9	14.8	13.9	18.4	15.1
TREND						
2008						
Sep Qtr	-6.3	-8.2	-7.1	-6.5	-8.0	-7.2
Dec Qtr	-7.3	-13.9	-9.3	-7.2	-13.3	-9.2
2009						
Mar Qtr	-3.5	-14.2	-6.6	-3.1	-12.7	-6.0
Jun Qtr	6.2	-4.7	3.2	6.6	-2.0	4.1
Sep Qtr	9.6	4.0	8.1	10.0	6.2	8.9
Dec Qtr	9.9	6.7	9.0	10.1	7.6	9.4

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2006-07	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	152 177
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2008									
Sep Qtr	6 434	11 405	10 135	3 628	5 248	727	238	929	38 743
Dec Qtr	6 200	10 738	7 154	3 064	4 474	781	412	550	33 372
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	30 807
Sep Qtr	6 478	11 967	8 032	2 757	5 583	748	337	992	36 894
Dec Qtr	7 775	14 066	8 873	3 005	5 769	850	354	1 298	41 990
SEASONALLY ADJUSTED									
2008									
Sep Qtr	6 377	10 767	9 323	3 466	4 937	773	210	911	36 726
Dec Qtr	5 874	10 045	6 742	2 898	4 263	739	391	536	31 771
2009									
Mar Qtr	5 452	10 715	6 623	2 965	4 625	660	207	515	31 585
Jun Qtr	5 944	10 431	6 105	2 595	4 626	732	320	704	31 310
Sep Qtr	6 373	11 333	7 352	2 627	5 341	793	304	942	34 765
Dec Qtr	7 422	13 105	8 334	2 856	5 465	799	341	1 260	40 022
TREND									
2008									
Sep Qtr	6 750	10 299	9 185	3 233	4 973	734	255	672	36 364
Dec Qtr	5 861	10 364	7 398	3 067	4 237	723	282	633	33 021
2009									
Mar Qtr	5 562	10 379	6 327	2 849	4 503	708	292	579	31 031
Jun Qtr	5 926	10 775	6 548	2 699	4 835	728	293	706	32 308
Sep Qtr	6 510	11 593	7 247	2 691	5 172	771	308	956	35 178
Dec Qtr	7 129	12 504	8 018	2 730	5 472	809	336	1 149	38 487

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
Period	%	%	%	%	%	%	%	%	%
ORIGINAL									
2006-07	-9.2	-1.4	8.7	5.1	-4.5	12.0	-0.2	26.0	-0.1
2007-08	5.4	8.1	8.9	5.7	-9.6	1.4	-20.9	-2.7	4.2
2008-09	-24.7	0.3	-35.4	1.2	-17.6	-0.1	5.1	18.2	-16.9
2008									
Sep Qtr	-18.1	15.9	-12.0	15.8	-12.4	1.1	22.0	63.6	-2.7
Dec Qtr	-3.6	-5.8	-29.4	-15.5	-14.8	7.5	73.2	-40.8	-13.9
2009									
Mar Qtr	-14.7	-10.4	-22.7	-12.8	-2.0	-17.4	-57.5	-19.8	-13.8
Jun Qtr	8.9	5.5	10.5	-2.4	0.1	15.8	76.8	66.9	7.1
Sep Qtr	12.5	18.0	31.4	5.7	27.2	0.1	9.0	34.7	19.8
Dec Qtr	20.0	17.5	10.5	9.0	3.3	13.6	5.0	30.8	13.8
SEASONALLY ADJUSTED									
2008									
Sep Qtr	-21.3	8.2	-18.1	14.1	-21.1	9.5	3.2	68.1	-9.2
Dec Qtr	-7.9	-6.7	-27.7	-16.4	-13.7	-4.4	85.8	-41.2	-13.5
2009									
Mar Qtr	-7.2	6.7	-1.8	2.3	8.5	-10.7	-46.9	-3.9	-0.6
Jun Qtr	9.0	-2.7	-7.8	-12.5	—	11.0	54.2	36.8	-0.9
Sep Qtr	7.2	8.7	20.4	1.2	15.5	8.3	-5.0	33.8	11.0
Dec Qtr	16.5	15.6	13.3	8.7	2.3	0.7	12.2	33.7	15.1
TREND									
2008									
Sep Qtr	-10.8	-1.0	-15.0	0.3	-1.0	0.2	15.6	10.3	-7.2
Dec Qtr	-13.2	0.6	-19.5	-5.1	-14.8	-1.4	10.7	-5.9	-9.2
2009									
Mar Qtr	-5.1	0.1	-14.5	-7.1	6.3	-2.1	3.5	-8.4	-6.0
Jun Qtr	6.5	3.8	3.5	-5.2	7.4	2.8	0.1	21.9	4.1
Sep Qtr	9.9	7.6	10.7	-0.3	7.0	5.9	5.4	35.4	8.9
Dec Qtr	9.5	7.9	10.6	1.4	5.8	5.0	9.1	20.1	9.4

— nil or rounded to zero (including null cells)

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

DWELLING UNIT COMMENCEMENTS, States & territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2006-07	15 722	29 524	28 241	8 686	19 896	2 447	761	1 262	106 538
2007-08	15 633	30 849	30 017	9 493	16 924	2 463	608	1 281	107 269
2008-09	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	91 953
2008									
Sep Qtr	3 539	8 479	6 524	2 621	3 354	625	136	295	25 572
Dec Qtr	2 987	7 693	5 338	2 419	3 948	604	198	267	23 453
2009									
Mar Qtr	3 044	6 544	3 572	2 020	3 699	515	121	260	19 774
Jun Qtr	3 467	7 836	4 535	2 141	3 771	659	223	520	23 153
Sep Qtr	3 953	8 691	5 983	2 056	4 756	590	234	640	26 902
Dec Qtr	4 565	10 686	6 462	2 453	4 833	711	227	623	30 562
NEW OTHER RESIDENTIAL BUILDING									
2006-07	13 616	8 514	12 797	2 426	4 752	382	593	1 047	44 127
2007-08	15 114	10 355	14 632	2 316	5 347	409	456	963	49 592
2008-09	10 306	10 994	8 865	2 712	3 620	423	445	1 304	38 668
2008									
Sep Qtr	2 818	2 804	3 594	995	1 856	63	100	634	12 864
Dec Qtr	3 093	3 014	1 796	638	506	171	211	274	9 704
2009									
Mar Qtr	2 150	2 956	1 946	648	668	111	51	181	8 712
Jun Qtr	2 246	2 220	1 530	430	589	78	82	214	7 388
Sep Qtr	2 439	3 133	2 043	695	815	153	100	352	9 729
Dec Qtr	3 031	3 356	2 408	528	920	138	115	675	11 170
CONVERSIONS, ETC.									
2006-07	504	613	102	73	171	36	9	2	1 512
2007-08	704	574	151	19	176	31	15	4	1 675
2008-09	343	354	101	62	104	74	11	11	1 060
2008									
Sep Qtr	77	122	17	12	38	38	2	—	306
Dec Qtr	120	31	20	7	19	6	3	9	216
2009									
Mar Qtr	98	116	15	5	17	20	3	—	273
Jun Qtr	48	85	49	39	30	10	4	2	265
Sep Qtr	86	143	6	7	12	5	3	—	262
Dec Qtr	179	24	3	24	16	1	12	—	258
TOTAL									
2006-07	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	152 177
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2008									
Sep Qtr	6 434	11 405	10 135	3 628	5 248	727	238	929	38 743
Dec Qtr	6 200	10 738	7 154	3 064	4 474	781	412	550	33 372
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 760	10 141	6 114	2 609	4 390	747	309	737	30 807
Sep Qtr	6 478	11 967	8 032	2 757	5 583	748	337	992	36 894
Dec Qtr	7 775	14 066	8 873	3 005	5 769	850	354	1 298	41 990

— 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.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2006-07	15 444	29 304	28 066	8 178	19 445	2 437	643	1 125	104 641
2007-08	15 346	30 533	29 755	9 152	16 383	2 456	484	1 189	105 298
2008-09	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	90 514
2008									
Sep Qtr	3 515	8 457	6 482	2 580	3 248	610	120	260	25 272
Dec Qtr	2 956	7 633	5 249	2 360	3 872	594	174	212	23 050
2009									
Mar Qtr	3 003	6 462	3 545	1 955	3 647	513	110	257	19 492
Jun Qtr	3 400	7 799	4 431	2 100	3 658	633	162	515	22 699
Sep Qtr	3 875	8 625	5 805	1 932	4 574	579	184	629	26 203
Dec Qtr	4 489	10 577	6 251	2 251	4 601	694	174	622	29 660
NEW OTHER RESIDENTIAL BUILDING									
2006-07	13 157	8 445	12 384	2 264	4 312	369	552	1 047	42 530
2007-08	14 583	10 241	14 123	2 202	4 760	407	446	963	47 725
2008-09	9 593	10 722	8 369	2 450	3 170	397	443	1 304	36 447
2008									
Sep Qtr	2 611	2 727	3 361	991	1 591	63	100	634	12 080
Dec Qtr	3 052	2 964	1 671	622	467	157	209	274	9 416
2009									
Mar Qtr	1 991	2 901	1 860	413	628	109	51	181	8 135
Jun Qtr	1 939	2 130	1 476	423	483	68	82	214	6 816
Sep Qtr	1 793	2 965	1 690	611	615	139	100	337	8 250
Dec Qtr	2 738	3 195	2 124	476	701	90	107	675	10 105
CONVERSIONS, ETC.									
2006-07	502	606	102	73	161	36	9	2	1 493
2007-08	585	563	128	18	174	31	11	4	1 514
2008-09	257	349	100	59	102	73	11	11	962
2008									
Sep Qtr	21	119	16	12	38	38	2	—	246
Dec Qtr	100	29	20	7	19	5	3	9	194
2009									
Mar Qtr	88	116	15	4	17	20	3	—	262
Jun Qtr	48	85	49	37	28	9	4	2	260
Sep Qtr	82	143	6	7	12	5	3	—	258
Dec Qtr	178	24	3	24	15	1	12	—	256
TOTAL									
2006-07	29 104	38 355	40 552	10 516	23 917	2 842	1 204	2 174	148 665
2007-08	30 514	41 337	44 006	11 372	21 318	2 895	941	2 156	154 538
2008-09	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	127 923
2008									
Sep Qtr	6 147	11 303	9 860	3 583	4 877	712	222	894	37 599
Dec Qtr	6 109	10 626	6 940	2 990	4 358	756	386	495	32 660
2009									
Mar Qtr	5 082	9 479	5 420	2 371	4 293	641	164	438	27 889
Jun Qtr	5 386	10 015	5 956	2 560	4 169	710	248	732	29 776
Sep Qtr	5 750	11 733	7 501	2 549	5 201	723	287	966	34 711
Dec Qtr	7 405	13 796	8 378	2 750	5 317	785	293	1 297	40 020

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2006-07	277	220	176	508	451	10	118	137	1 897
2007-08	287	316	262	341	541	7	124	92	1 971
2008-09	162	200	261	206	347	53	112	98	1 439
2008									
Sep Qtr	23	22	42	41	106	15	16	35	300
Dec Qtr	31	60	88	58	76	10	24	55	403
2009									
Mar Qtr	41	81	27	65	52	2	11	3	282
Jun Qtr	67	37	104	41	113	26	61	5	454
Sep Qtr	78	66	178	124	182	11	50	11	700
Dec Qtr	76	109	211	203	232	17	53	1	902
NEW OTHER RESIDENTIAL BUILDING									
2006-07	458	69	414	162	440	13	41	—	1 597
2007-08	531	114	509	114	587	2	10	—	1 867
2008-09	713	271	497	261	450	26	2	—	2 221
2008									
Sep Qtr	207	76	232	4	265	—	—	—	785
Dec Qtr	41	50	125	16	39	14	2	—	287
2009									
Mar Qtr	159	56	86	235	40	2	—	—	577
Jun Qtr	307	90	53	6	106	10	—	—	572
Sep Qtr	645	168	352	84	200	14	—	15	1 479
Dec Qtr	293	161	284	53	219	48	8	—	1 066
CONVERSIONS, ETC.									
2006-07	2	7	—	—	10	—	—	—	19
2007-08	119	11	23	2	2	—	4	—	161
2008-09	85	5	1	3	2	2	—	—	98
2008									
Sep Qtr	56	3	1	—	—	—	—	—	60
Dec Qtr	19	2	—	—	—	1	—	—	22
2009									
Mar Qtr	10	—	—	1	—	—	—	—	11
Jun Qtr	—	—	—	2	2	1	—	—	5
Sep Qtr	4	—	—	—	—	—	—	—	4
Dec Qtr	1	—	—	—	1	—	—	—	2
TOTAL									
2006-07	738	296	589	670	901	23	159	137	3 512
2007-08	937	442	794	456	1 131	9	138	92	3 998
2008-09	960	476	759	470	799	81	114	98	3 758
2008									
Sep Qtr	286	101	275	45	371	15	16	35	1 144
Dec Qtr	91	112	213	74	115	25	26	55	712
2009									
Mar Qtr	209	137	113	301	91	4	11	3	870
Jun Qtr	374	126	158	49	221	37	61	5	1 032
Sep Qtr	727	234	531	208	382	25	50	26	2 183
Dec Qtr	370	270	495	256	452	65	61	1	1 970

— 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 are classified both by the TYPE OF BUILDING (e.g. 'house', 'other residential building') and by the TYPE OF WORK INVOLVED (i.e. 'new' and 'conversions, etc.'). These classifications are used in conjunction with each other and are defined in the Glossary.

RELIABILITY OF THE ESTIMATES

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 December quarter 2009 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, DECEMBER QUARTER 2009

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.2	4.0	2.8	4.2	5.4	4.2	4.3	2.6	1.9
New other residential dwellings	3.7	5.6	4.7	8.0	7.1	13.4	—	1.9	2.3
Total dwellings	2.8	3.2	2.4	3.5	4.5	4.1	2.1	1.6	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, extreme care should be exercised in using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

TREND ESTIMATES

15 Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend series.

16 The trend estimates are derived by applying a 7-term Henderson moving average to the seasonally adjusted series. The 7-term Henderson average (like all Henderson averages) is symmetric but, as the end of a time series is approached, asymmetric forms of the average are applied. Unlike weights of the standard 7-term Henderson moving

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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

17 While the smoothing technique described in paragraphs 14 and 15 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>
Dwelling unit commencements	1	1	September 1955
Dwelling unit commencements, change from previous period	2	n.a.	..
Dwelling unit commencements, states and territories	3	2	September 1980
Dwelling unit commencements, states and territories, change from previous period	4	n.a.	..
Dwelling unit commencements, states and territories, original	5	3	September 1955
Dwelling unit commencements, states and territories, private sector, original	6	4	September 1955
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 4 to 6 and are included in the total number of dwelling units.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
House	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
New	Building activity which will result in the creation of a building which previously did not exist.
Number of dwelling unit commencements	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
Residential building	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .

FOR MORE INFORMATION . . .

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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