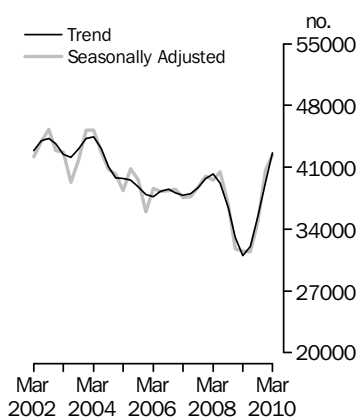


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

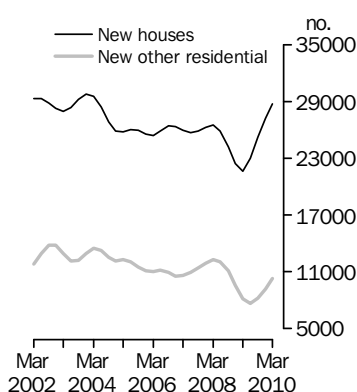
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Dwelling units commenced



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

	Mar qtr 10 no.	Dec qtr 09 to Mar qtr 10 %	Mar qtr 09 to Mar qtr 10 %
TREND ESTIMATES			
Total dwelling units commenced	42 683	8.7	37.8
New private sector houses	28 780	5.6	32.9
New private sector other residential building	10 269	12.1	25.7
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	42 399	4.3	34.7
New private sector houses	27 845	-2.4	29.4
New private sector other residential building	10 296	7.9	17.4

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced rose 8.7% in the March quarter 2010 following a rise of 10.8% in the December quarter 2009.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 4.3% in the March quarter which follows a rise of 16.8% in the December quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements rose 5.6% in the March quarter following an increase of 7.9% in the December quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 2.4% in the March quarter following a rise of 14.3% in the December quarter.

OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 12.1% in the March quarter which follows a rise of 11.8% in the December quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 7.9% in the March quarter following a rise of 20.6% in the December quarter.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
June 2010	15 September 2010
September 2010	14 December 2010

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ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 14 July 2010.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia, December quarter 2009* (cat. no. 8752.0) released on 14 April 2010:

- the total number of dwellings commenced in Australia during December quarter 2009 has been revised upwards by 679 (+1.6%).
 - the number of new private sector houses commenced in Australia during the December quarter 2009 has been revised upwards by 541 (+1.8%).
 - the number of new private sector other residential dwelling units commenced in Australia during the December quarter 2009 has been revised upwards by 148 (+1.5%).
-

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

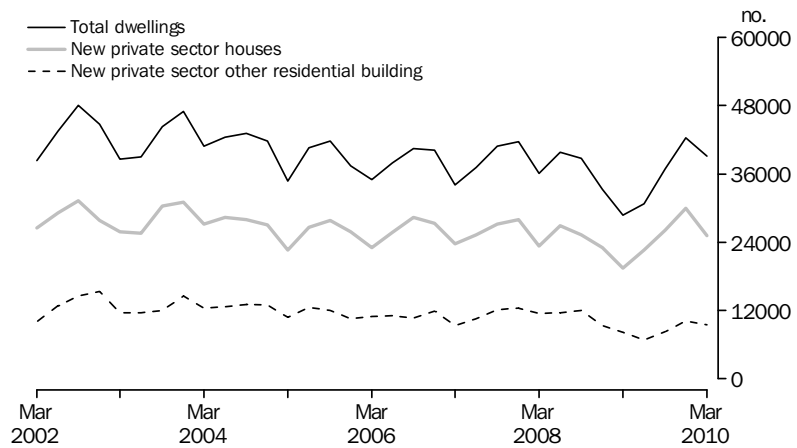
Peter Harper
Acting Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

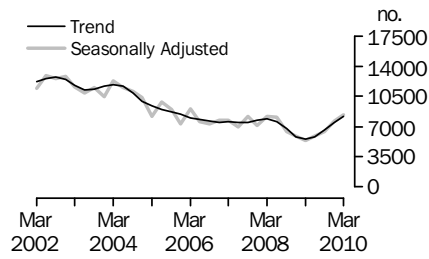
	<i>Mar qtr 10</i>	<i>Dec qtr 09 to Mar qtr 10</i>	<i>Mar qtr 09 to Mar qtr 10</i>
	no.	%	%
New private sector houses	25 188	-16.1	29.2
New private sector other residential building	9 558	-6.4	17.5
Private sector conversion, etc.	143	-36.4	-45.3
Public sector dwellings	4 222	117.1	385.3
Total dwelling units	39 112	-7.7	36.0

- The total number of dwelling units commenced fell 7.7% in the March quarter 2010, to 39,112.
- New private sector house commencements fell 16.1%, to 25,188. Commencements fell in states and territories other than Western Australia.
- New private sector other residential building fell 6.4%, to 9,558. This follows a revised rise of 23.2%, to 10,213 in the December quarter.
- The total number of public sector dwellings commenced rose 117.1%, to 4,222. Commencements rose in states and territories other than South Australia, Western Australia and Tasmania.



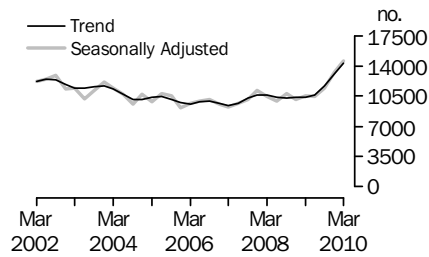
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



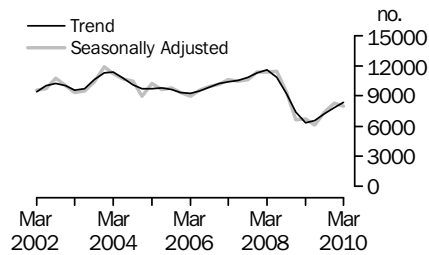
The trend estimate of the number of total dwelling unit commencements in New South Wales is showing rises for four quarters.

VICTORIA



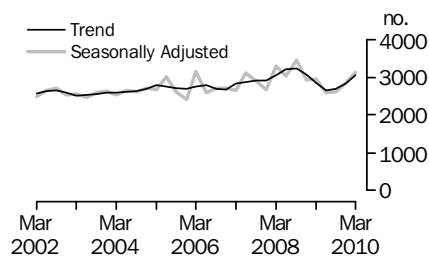
The trend estimate of the number of total dwelling unit commencements in Victoria has risen for four quarters.

QUEENSLAND



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

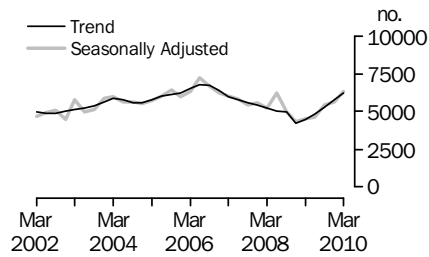
SOUTH AUSTRALIA



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

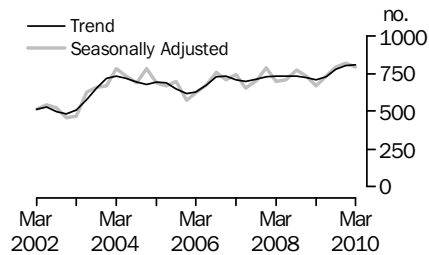
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



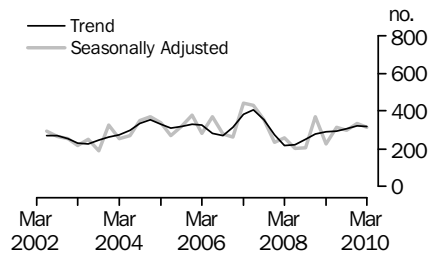
The trend estimate of the number of total dwelling unit commencements in Western Australia is showing rises for five quarters.

TASMANIA



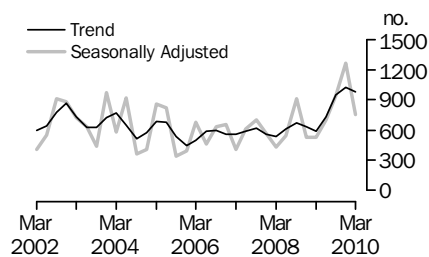
The trend estimate of the number of total dwelling unit commencements in Tasmania has risen for four quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory fell this quarter following seven quarters of growth.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory has fallen this quarter following three quarters of growth.

LIST OF TABLES

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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						
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	26 195	8 287	34 745	26 894	9 768	36 930
Dec Qtr	30 011	10 213	40 449	30 888	11 278	42 394
2010						
Mar Qtr	25 188	9 558	34 890	25 942	13 024	39 112
SEASONALLY ADJUSTED						
2008						
Dec Qtr	21 985	8 798	30 992	22 377	9 196	31 803
2009						
Mar Qtr	21 525	8 770	30 592	21 849	9 318	31 475
Jun Qtr	22 831	7 134	30 223	23 310	7 802	31 374
Sep Qtr	24 964	7 913	33 106	25 575	8 996	34 804
Dec Qtr	28 521	9 540	38 296	29 371	11 048	40 656
2010						
Mar Qtr	27 845	10 296	38 303	28 742	13 492	42 399
TREND						
2008						
Dec Qtr	22 408	9 548	32 183	22 719	10 025	33 006
2009						
Mar Qtr	21 656	8 169	30 080	22 027	8 686	30 977
Jun Qtr	22 994	7 635	30 894	23 471	8 280	32 020
Sep Qtr	25 246	8 194	33 682	25 881	9 323	35 449
Dec Qtr	27 252	9 159	36 622	28 048	11 021	39 281
2010						
Mar Qtr	28 780	10 269	39 239	29 679	12 813	42 683

(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						
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	21.6	16.7	16.2	32.2	19.9
Dec Qtr	14.6	23.2	16.4	14.9	15.5	14.8
2010						
Mar Qtr	-16.1	-6.4	-13.7	-16.0	15.5	-7.7
SEASONALLY ADJUSTED						
2008						
Dec Qtr	-8.5	-24.0	-13.5	-7.9	-24.4	-13.4
2009						
Mar Qtr	-2.1	-0.3	-1.3	-2.4	1.3	-1.0
Jun Qtr	6.1	-18.7	-1.2	6.7	-16.3	-0.3
Sep Qtr	9.3	10.9	9.5	9.7	15.3	10.9
Dec Qtr	14.3	20.6	15.7	14.8	22.8	16.8
2010						
Mar Qtr	-2.4	7.9	—	-2.1	22.1	4.3
TREND						
2008						
Dec Qtr	-7.3	-13.8	-9.3	-7.3	-13.3	-9.2
2009						
Mar Qtr	-3.4	-14.4	-6.5	-3.0	-13.4	-6.1
Jun Qtr	6.2	-6.5	2.7	6.6	-4.7	3.4
Sep Qtr	9.8	7.3	9.0	10.3	12.6	10.7
Dec Qtr	7.9	11.8	8.7	8.4	18.2	10.8
2010						
Mar Qtr	5.6	12.1	7.1	5.8	16.3	8.7

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
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									
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	6 475	11 978	8 035	2 758	5 609	749	334	992	36 930
Dec Qtr	7 957	14 143	8 953	2 952	5 831	873	361	1 324	42 394
2010									
Mar Qtr	8 251	13 486	6 673	2 842	6 196	762	261	640	39 112
SEASONALLY ADJUSTED									
2008									
Dec Qtr	5 888	10 114	6 635	2 929	4 332	735	369	530	31 803
2009									
Mar Qtr	5 359	10 544	6 688	2 947	4 510	665	225	533	31 475
Jun Qtr	5 934	10 464	6 146	2 586	4 631	733	313	705	31 374
Sep Qtr	6 464	11 396	7 383	2 619	5 401	793	297	938	34 804
Dec Qtr	7 626	13 297	8 262	2 841	5 640	815	333	1 265	40 656
2010									
Mar Qtr	8 332	14 553	7 992	3 139	6 324	791	313	757	42 399
TREND									
2008									
Dec Qtr	5 857	10 357	7 379	3 073	4 240	723	277	635	33 006
2009									
Mar Qtr	5 523	10 332	6 338	2 848	4 473	708	292	585	30 977
Jun Qtr	5 846	10 647	6 525	2 653	4 798	730	293	730	32 020
Sep Qtr	6 618	11 705	7 259	2 689	5 248	775	304	947	35 449
Dec Qtr	7 490	13 049	7 868	2 839	5 754	804	321	1 026	39 281
2010									
Mar Qtr	8 161	14 321	8 340	3 043	6 219	806	318	977	42 683

(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									
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	12.4	18.1	31.4	5.7	27.8	0.2	8.0	34.7	19.9
Dec Qtr	22.9	18.1	11.4	7.0	4.0	16.6	8.1	33.5	14.8
2010									
Mar Qtr	3.7	-4.6	-25.5	-3.7	6.3	-12.7	-27.7	-51.7	-7.7
SEASONALLY ADJUSTED									
2008									
Dec Qtr	-8.7	-6.4	-29.0	-15.4	-12.8	-4.9	78.3	-41.8	-13.4
2009									
Mar Qtr	-9.0	4.2	0.8	0.6	4.1	-9.5	-38.9	0.6	-1.0
Jun Qtr	10.7	-0.8	-8.1	-12.2	2.7	10.2	39.1	32.4	-0.3
Sep Qtr	8.9	8.9	20.1	1.3	16.6	8.1	-5.3	33.1	10.9
Dec Qtr	18.0	16.7	11.9	8.5	4.4	2.9	12.4	34.9	16.8
2010									
Mar Qtr	9.2	9.4	-3.3	10.5	12.1	-3.0	-6.0	-40.2	4.3
TREND									
2008									
Dec Qtr	-13.6	0.4	-19.8	-5.0	-15.0	-1.4	11.0	-5.6	-9.2
2009									
Mar Qtr	-5.7	-0.2	-14.1	-7.3	5.5	-2.0	5.3	-7.9	-6.1
Jun Qtr	5.9	3.1	3.0	-6.8	7.3	3.1	0.6	24.9	3.4
Sep Qtr	13.2	9.9	11.2	1.3	9.4	6.2	3.7	29.7	10.7
Dec Qtr	13.2	11.5	8.4	5.6	9.6	3.7	5.6	8.4	10.8
2010									
Mar Qtr	9.0	9.7	6.0	7.2	8.1	0.2	-1.0	-4.8	8.7

(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									
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	3 920	8 691	5 982	2 055	4 782	591	234	640	26 894
Dec Qtr	4 652	10 737	6 599	2 395	4 916	730	229	631	30 888
2010									
Mar Qtr	3 710	9 051	4 612	2 257	5 220	620	150	322	25 942
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									
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	2 464	3 145	2 047	696	815	153	97	352	9 768
Dec Qtr	3 156	3 376	2 351	533	906	143	120	693	11 278
2010									
Mar Qtr	4 454	4 402	2 054	584	966	141	106	318	13 024
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									
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	92	143	6	7	12	5	3	—	268
Dec Qtr	149	31	3	24	9	1	12	—	227
2010									
Mar Qtr	88	33	8	1	9	1	5	1	145
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									
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	6 475	11 978	8 035	2 758	5 609	749	334	992	36 930
Dec Qtr	7 957	14 143	8 953	2 952	5 831	873	361	1 324	42 394
2010									
Mar Qtr	8 251	13 486	6 673	2 842	6 196	762	261	640	39 112

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
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									
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	3 842	8 624	5 804	1 932	4 601	580	184	629	26 195
Dec Qtr	4 574	10 641	6 389	2 208	4 679	713	176	630	30 011
2010									
Mar Qtr	3 672	8 843	4 523	2 111	4 979	613	124	322	25 188
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									
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	1 818	2 975	1 694	612	615	139	97	337	8 287
Dec Qtr	2 783	3 219	2 116	477	724	90	112	693	10 213
2010									
Mar Qtr	2 050	4 073	1 646	558	818	137	39	239	9 558
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									
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	88	143	6	7	12	5	3	—	264
Dec Qtr	149	31	3	24	7	1	12	—	225
2010									
Mar Qtr	88	32	8	1	9	1	5	—	143
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									
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	5 748	11 742	7 504	2 550	5 227	724	284	966	34 745
Dec Qtr	7 506	13 891	8 508	2 708	5 410	804	300	1 323	40 449
2010									
Mar Qtr	5 809	12 948	6 177	2 670	5 806	751	167	560	34 890

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	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									
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	181	11	50	11	700
Dec Qtr	77	95	210	188	237	17	53	1	878
2010									
Mar Qtr	37	208	88	146	241	7	26	—	754
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									
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	170	353	84	200	14	—	15	1 481
Dec Qtr	374	157	235	57	182	53	8	—	1 065
2010									
Mar Qtr	2 404	330	408	26	148	4	67	79	3 466
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									
Dec Qtr	19	2	—	—	—	1	—	—	22
2009									
Mar Qtr	10	—	—	1	—	—	—	—	11
Jun Qtr	—	—	—	2	2	1	—	—	5
Sep Qtr	4	—	—	—	—	—	—	—	4
Dec Qtr	—	—	—	—	2	—	—	—	2
2010									
Mar Qtr	—	1	—	—	—	—	—	1	2
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									
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	236	531	208	382	25	50	26	2 185
Dec Qtr	451	252	445	244	421	70	61	1	1 945
2010									
Mar Qtr	2 442	538	496	172	390	11	93	80	4 222

— 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 (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 March quarter 2010 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, MARCH QUARTER 2010

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.8	4.0	3.5	4.2	4.7	3.5	3.0	4.4	1.9
New other residential dwellings	1.8	5.4	4.9	7.2	9.1	12.6	—	1.8	2.0
Total dwellings	2.2	3.1	2.8	3.5	4.1	3.6	1.3	2.3	1.4

— nil or rounded to zero (including null cells)

9 In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, likely to have commenced. Estimates in this issue for the last two quarters are therefore subject to revision.

SEASONAL ADJUSTMENT

10 Seasonally adjusted building statistics are shown in tables 1–4. In the seasonally adjusted series, account has been taken of normal seasonal factors, 'trading day' effects arising from the varying numbers of working days in a quarter and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters.

11 Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. The seasonally adjusted series for total dwellings for Australia and each state and territory has been produced by summing the respective seasonally adjusted series for each of 'new houses', 'new other residential dwellings' and 'conversions, etc.' However, the states and Australia are adjusted independently, which means that the sum of the adjusted state series may not add to the adjusted Australian total.

12 From the June quarter 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used, when seasonal factors were only revised following an annual re-analysis. The concurrent method improves the estimation of seasonal factors and, therefore, the seasonally adjusted and trend estimates for the current and previous quarters. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. In most instances, the only noticeable revisions will be to the previous quarter and the same quarter of a year earlier.

13 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for the December quarter.

14 As a general rule, caution should be used when using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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

17 While the smoothing technique described in paragraphs 15 and 16 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003 (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

ACKNOWLEDGMENT

18 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

RELATED PRODUCTS

19 All tables in this publication are available in electronic form on the ABS web site.

20 Users may also wish to refer to the following publications:
Building Activity, Australia, cat. no. 8752.0
Building Approvals, Australia, cat. no. 8731.0
Construction Work Done, Australia, Preliminary, cat. no. 8755.0
House Price Indexes: Eight Capital Cities, cat. no. 6416.0
Housing Finance, Australia, cat. no. 5609.0
Private Sector Construction Industry, Australia, cat. no. 8772.0
Producer Price Indexes, Australia, cat. no. 6427.0

ABS DATA AVAILABLE ON REQUEST

21 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

The following tables are available electronically via the ABS web site. Not all series in the table go back to the earliest start date.

COMMENCEMENTS

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Number of dwelling unit commencements, by Sector, Australia	1	1	September 1955
Number of dwelling unit commencements, change from previous period	2	n.a.	..
Number of dwelling unit commencements, States and Territories	3	2	September 1980
Number of dwelling unit commencements, States and Territories, change from previous period	4	n.a.	..
Number of dwelling unit commencements, States and Territories, Original	5	3	September 1955
Number of dwelling unit commencements, States and Territories, Private Sector, Original	6	4	September 1955
Number of dwelling unit commencements, States and Territories, Public Sector, Original	7	5	September 1969

GLOSSARY

Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
Commenced	A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).
Conversions, etc.	A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 5 to 7 and are included in the total number of dwelling units.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
House	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
New	Building activity which will result in the creation of a building which previously did not exist.
Number of dwelling unit commencements	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
Residential building	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .

FOR MORE INFORMATION . . .

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