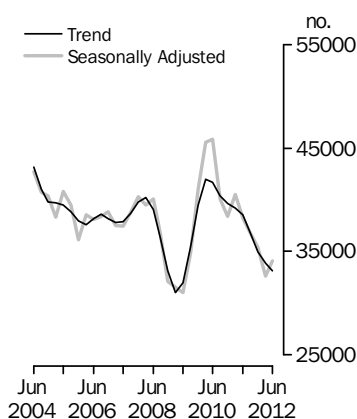


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

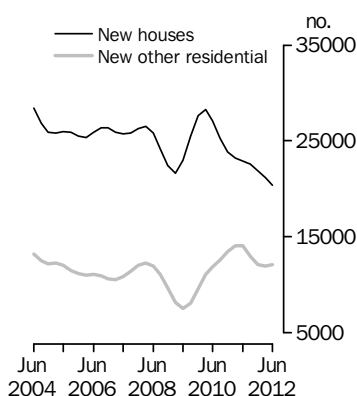
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Dwelling units commenced



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

	Jun qtr 12 no.	Mar qtr 12 to Jun qtr 12 %	Jun qtr 11 to Jun qtr 12 %
TREND ESTIMATES			
Total dwelling units commenced	33 125	-2.1	-14.0
New private sector houses	20 404	-3.6	-11.1
New private sector other residential building	12 087	1.3	-14.1
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	34 116	4.6	-10.8
New private sector houses	20 523	-1.7	-10.7
New private sector other residential building	13 011	19.0	-4.9

KEY POINTS

DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 2.1% in the June quarter 2012 following a fall of 3.3% in the March quarter 2012.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 4.6% in the June quarter following a fall of 7.8% in the March quarter.

NEW PRIVATE SECTOR HOUSES

- The trend estimate for new private sector house commencements fell 3.6% in the June quarter following a fall of 3.5% in the March quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 1.7% in the June quarter following a fall of 5.7% in the March quarter.

NEW PRIVATE SECTOR OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 1.3% in the June quarter following a fall of 1.6% in the March quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 19.0% in the June quarter following a fall of 11.3% in the March quarter.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

No forthcoming issue

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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 17 October 2012.

This is the final release of this publication and all associated spreadsheets (cat. no. 8750.0). Data released in this publication will continue to be released in *Building Activity, Australia* (cat. no. 8752.0). For questions or concerns related to the discontinuation of this publication please contact the Building Activity section on (08) 8237 7647.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2012 (cat. no. 8752.0) released on 18 July 2012:

- the total number of dwellings commenced in Australia during March quarter 2012 has been revised upwards by 1,708 (+6.1%).
 - the number of new private sector houses commenced in Australia during the March quarter 2012 has been revised upwards by 482 (+2.6%).
 - the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2012 has been revised upwards by 1,235 (+13.9%).
-

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

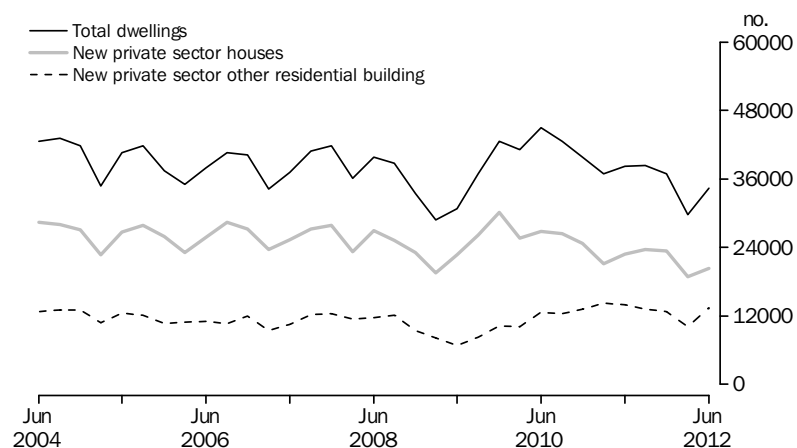
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

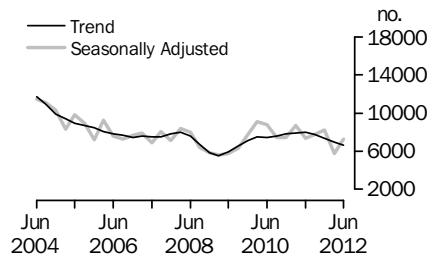
	Jun qtr 12	Mar qtr 12 to Jun qtr 12	Jun qtr 11 to Jun qtr 12
	no.	%	%
New private sector houses	20 391	8.1	-10.8
New private sector other residential building	13 382	31.9	-4.3
Private sector conversion, etc.	181	-22.0	-41.1
Public sector dwellings	372	-19.1	-66.5
Total dwelling units	34 326	15.6	-10.3

- The total number of dwelling units commenced rose 15.6% in the June quarter 2012, to 34,326.
- New South Wales, Victoria, Queensland, the Northern Territory, and the Australian Capital Territory all experienced increases in the number of dwelling unit commencements this quarter. The largest increases occurred in the Northern Territory (148.4%), New South Wales (36.1%), and Queensland (26.3%). The largest decrease was seen in Western Australia (-7.6%).
- New private sector house commencements rose 8.1% to 20,391.
- New private sector house commencements rose in New South Wales, Victoria, Queensland, South Australia, the Northern Territory and the Australian Capital Territory. The Northern Territory (98.9%), and Queensland (25.7%) experienced the largest increases. Tasmania experienced the largest fall (-21.2%).
- New private sector other residential building rose 31.9%, to 13,382. This follows a fall of 20.2% in the March quarter.
- The total number of public sector dwellings commenced fell by 19.1% to 372.
- The largest rise in public sector dwelling unit commencements occurred in New South Wales (57 dwellings). The largest falls occurred in Western Australia (-61 dwellings), and South Australia (-50 dwellings).



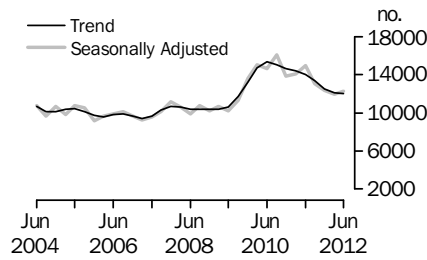
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



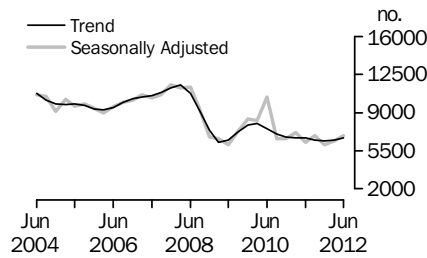
The trend estimate of the number of total dwelling unit commencements in New South Wales fell this quarter and has fallen for four quarters.

VICTORIA



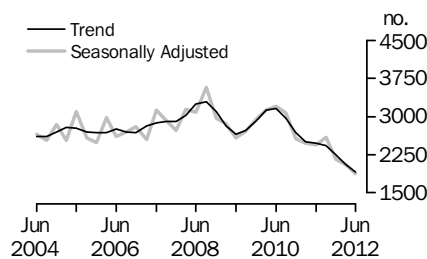
The trend estimate of the number of total dwelling unit commencements in Victoria fell this quarter and has fallen for eight quarters.

QUEENSLAND



The trend estimate of the number of total dwelling unit commencements in Queensland rose this quarter and is now showing rises for two quarters.

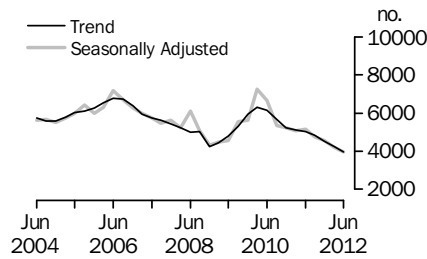
SOUTH AUSTRALIA



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

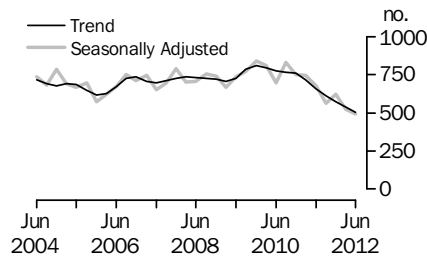
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



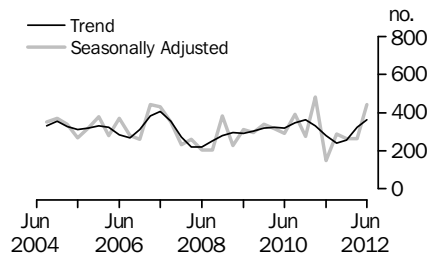
The trend estimate of the number of total dwelling unit commencements in Western Australia fell this quarter and has fallen for nine quarters.

TASMANIA



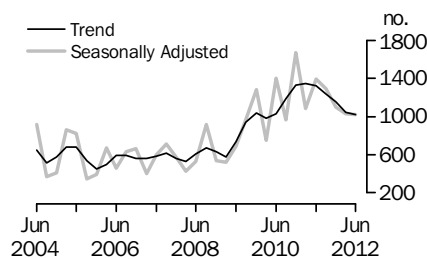
The trend estimate of the number of total dwelling unit commencements in Tasmania fell this quarter and has fallen for ten quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory rose this quarter and is now showing rises for three quarters.

AUSTRALIAN CAPITAL TERRITORY



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

LIST OF TABLES

page

TABLES

1	Dwelling unit commencements	7
2	Dwelling unit commencements, change from previous period	8
3	Dwelling unit commencements, states and territories	9
4	Dwelling unit commencements, states and territories, change from previous period	10
5	Dwelling unit commencements, states and territories, original	11
6	Dwelling unit commencements, states and territories, private sector, original	12
7	Dwelling unit commencements, states and territories, public sector, original	13

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						
2009-10	108 756	41 386	150 929	112 141	52 604	165 549
2010-11	95 144	53 660	149 873	97 099	59 311	157 541
2011-12	86 315	49 450	136 698	87 463	50 895	139 350
2011						
Mar Qtr	21 090	14 187	35 461	21 475	15 201	36 895
Jun Qtr	22 858	13 977	37 142	23 272	14 670	38 251
Sep Qtr	23 682	13 199	37 204	24 014	14 060	38 404
Dec Qtr	23 383	12 720	36 298	23 695	13 020	36 919
2012						
Mar Qtr	18 859	10 149	29 240	19 151	10 311	29 700
Jun Qtr	20 391	13 382	33 955	20 603	13 504	34 326
SEASONALLY ADJUSTED						
2011						
Mar Qtr	23 364	15 244	38 828	23 775	16 490	40 519
Jun Qtr	22 986	13 683	36 992	23 391	14 526	38 241
Sep Qtr	22 620	12 984	35 872	22 933	13 541	36 749
Dec Qtr	22 143	12 334	34 670	22 464	12 701	35 368
2012						
Mar Qtr	20 885	10 938	32 105	21 193	11 138	32 619
Jun Qtr	20 523	13 011	33 723	20 729	13 160	34 116
TREND						
2011						
Mar Qtr	23 199	14 072	37 546	23 600	15 281	39 176
Jun Qtr	22 952	14 066	37 290	23 318	14 933	38 536
Sep Qtr	22 605	13 020	35 890	22 953	13 596	36 818
Dec Qtr	21 922	12 133	34 300	22 237	12 496	34 985
2012						
Mar Qtr	21 165	11 934	33 325	21 444	12 159	33 846
Jun Qtr	20 404	12 087	32 711	20 648	12 233	33 125

(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						
2009–10	20.2	13.6	18.0	22.0	36.0	25.7
2010–11	-12.5	29.7	-0.7	-13.4	12.7	-4.8
2011–12	-9.3	-7.8	-8.8	-9.9	-14.2	-11.5
2011						
Mar Qtr	-14.7	7.6	-7.1	-14.6	5.7	-7.3
Jun Qtr	8.4	-1.5	4.7	8.4	-3.5	3.7
Sep Qtr	3.6	-5.6	0.2	3.2	-4.2	0.4
Dec Qtr	-1.3	-3.6	-2.4	-1.3	-7.4	-3.9
2012						
Mar Qtr	-19.3	-20.2	-19.4	-19.2	-20.8	-19.6
Jun Qtr	8.1	31.9	16.1	7.6	31.0	15.6
SEASONALLY ADJUSTED						
2011						
Mar Qtr	-0.2	19.1	6.4	-0.3	15.6	5.5
Jun Qtr	-1.6	-10.2	-4.7	-1.6	-11.9	-5.6
Sep Qtr	-1.6	-5.1	-3.0	-2.0	-6.8	-3.9
Dec Qtr	-2.1	-5.0	-3.3	-2.0	-6.2	-3.8
2012						
Mar Qtr	-5.7	-11.3	-7.4	-5.7	-12.3	-7.8
Jun Qtr	-1.7	19.0	5.0	-2.2	18.2	4.6
TREND						
2011						
Mar Qtr	-2.9	4.8	-0.1	-3.3	2.2	-1.2
Jun Qtr	-1.1	—	-0.7	-1.2	-2.3	-1.6
Sep Qtr	-1.5	-7.4	-3.8	-1.6	-9.0	-4.5
Dec Qtr	-3.0	-6.8	-4.4	-3.1	-8.1	-5.0
2012						
Mar Qtr	-3.5	-1.6	-2.8	-3.6	-2.7	-3.3
Jun Qtr	-3.6	1.3	-1.8	-3.7	0.6	-2.1

— 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									
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 949	59 170	26 684	10 560	20 818	2 999	1 256	5 105	157 541
2011-12	29 154	49 767	26 311	8 688	17 548	2 197	1 265	4 421	139 350
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	36 895
Jun Qtr	7 436	14 766	6 294	2 476	5 008	682	153	1 436	38 251
Sep Qtr	7 554	13 738	7 506	2 619	4 800	549	333	1 306	38 404
Dec Qtr	8 910	12 759	6 284	2 225	4 696	647	271	1 127	36 919
2012									
Mar Qtr	5 376	11 047	5 532	1 939	4 184	505	190	927	29 700
Jun Qtr	7 315	12 223	6 989	1 905	3 868	496	472	1 060	34 326
SEASONALLY ADJUSTED									
2011									
Mar Qtr	8 673	14 138	7 192	2 474	5 082	746	482	1 084	40 519
Jun Qtr	7 379	14 963	6 262	2 438	5 147	677	147	1 396	38 241
Sep Qtr	7 739	13 045	6 887	2 587	4 772	561	287	1 294	36 749
Dec Qtr	8 213	12 347	6 078	2 161	4 558	622	262	1 099	35 368
2012									
Mar Qtr	5 765	11 960	6 403	2 065	4 222	522	263	1 031	32 619
Jun Qtr	7 259	12 294	6 919	1 872	3 964	496	442	1 021	34 116
TREND									
2011									
Mar Qtr	7 889	14 420	6 707	2 506	5 095	718	331	1 347	39 176
Jun Qtr	8 009	14 047	6 699	2 469	5 029	655	280	1 320	38 536
Sep Qtr	7 756	13 401	6 471	2 425	4 827	612	240	1 233	36 818
Dec Qtr	7 323	12 536	6 380	2 254	4 535	574	257	1 154	34 985
2012									
Mar Qtr	6 955	12 091	6 490	2 052	4 239	539	321	1 045	33 846
Jun Qtr	6 652	12 029	6 668	1 908	3 979	504	364	1 021	33 125

(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

<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									
2009–10	34.9	30.0	14.7	0.3	35.9	7.6	9.9	66.8	25.7
2010–11	-3.1	8.6	-19.6	-12.1	-17.2	-3.9	0.8	15.1	-4.8
2011–12	-5.8	-15.9	-1.4	-17.7	-15.7	-26.7	0.8	-13.4	-11.5
2011									
Mar Qtr	4.5	-8.5	-10.0	-11.3	-6.6	-7.1	22.9	-42.9	-7.3
Jun Qtr	-9.3	12.5	2.4	6.0	-0.5	-6.0	-56.7	47.4	3.7
Sep Qtr	1.6	-7.0	19.2	5.8	-4.1	-19.5	117.3	-9.0	0.4
Dec Qtr	18.0	-7.1	-16.3	-15.0	-2.2	17.8	-18.5	-13.7	-3.9
2012									
Mar Qtr	-39.7	-13.4	-12.0	-12.9	-10.9	-21.9	-29.9	-17.8	-19.6
Jun Qtr	36.1	10.6	26.3	-1.8	-7.6	-1.8	148.4	14.3	15.6
SEASONALLY ADJUSTED									
2011									
Mar Qtr	16.3	2.1	9.1	-3.5	-2.5	-0.5	74.1	-35.3	5.5
Jun Qtr	-14.9	5.8	-12.9	-1.5	1.3	-9.3	-69.5	28.8	-5.6
Sep Qtr	4.9	-12.8	10.0	6.1	-7.3	-17.2	95.3	-7.4	-3.9
Dec Qtr	6.1	-5.4	-11.7	-16.5	-4.5	11.0	-8.9	-15.1	-3.8
2012									
Mar Qtr	-29.8	-3.1	5.3	-4.5	-7.4	-16.0	0.6	-6.2	-7.8
Jun Qtr	25.9	2.8	8.1	-9.4	-6.1	-5.1	67.6	-1.0	4.6
TREND									
2011									
Mar Qtr	0.6	-1.8	-0.8	-6.5	-2.5	-5.8	-8.4	1.2	-1.2
Jun Qtr	1.5	-2.6	-0.1	-1.5	-1.3	-8.8	-15.4	-2.0	-1.6
Sep Qtr	-3.2	-4.6	-3.4	-1.8	-4.0	-6.5	-14.1	-6.6	-4.5
Dec Qtr	-5.6	-6.5	-1.4	-7.0	-6.0	-6.3	6.9	-6.4	-5.0
2012									
Mar Qtr	-5.0	-3.6	1.7	-9.0	-6.5	-6.1	25.1	-9.4	-3.3
Jun Qtr	-4.3	-0.5	2.8	-7.0	-6.1	-6.5	13.1	-2.3	-2.1

(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									
2009-10	16 645	37 724	22 988	9 458	19 870	2 492	751	2 212	112 141
2010-11	15 497	34 855	17 305	8 011	16 920	2 158	483	1 869	97 099
2011-12	15 102	29 781	17 340	6 687	14 529	1 692	659	1 671	87 463
2011									
Mar Qtr	3 607	7 397	3 684	1 610	4 176	472	105	425	21 475
Jun Qtr	3 896	8 506	3 983	1 871	3 957	550	96	413	23 272
Sep Qtr	4 172	8 645	4 349	1 787	4 041	452	198	371	24 014
Dec Qtr	4 213	8 556	4 152	1 762	3 914	461	187	449	23 695
2012									
Mar Qtr	3 117	6 094	3 917	1 550	3 539	434	89	411	19 151
Jun Qtr	3 600	6 486	4 922	1 588	3 035	345	186	440	20 603
NEW OTHER RESIDENTIAL BUILDING									
2009-10	14 926	16 469	10 159	2 516	5 222	618	473	2 221	52 604
2010-11	15 065	23 818	9 342	2 485	3 833	790	753	3 225	59 311
2011-12	13 719	19 569	8 851	1 980	2 966	483	589	2 738	50 895
2011									
Mar Qtr	4 491	5 712	2 462	696	834	215	247	545	15 201
Jun Qtr	3 387	6 158	2 310	598	1 016	129	56	1 017	14 670
Sep Qtr	3 274	4 946	3 120	825	742	92	131	929	14 060
Dec Qtr	4 623	4 129	2 111	457	771	177	76	675	13 020
2012									
Mar Qtr	2 191	4 834	1 594	383	629	64	101	515	10 311
Jun Qtr	3 630	5 660	2 026	315	824	149	281	619	13 504
CONVERSIONS, ETC.									
2009-10	377	282	36	33	42	10	23	1	803
2010-11	387	497	36	64	65	51	20	10	1 130
2011-12	333	416	120	21	52	22	16	13	992
2011									
Mar Qtr	99	22	3	31	20	39	2	4	219
Jun Qtr	153	102	2	8	34	3	1	6	309
Sep Qtr	108	147	37	7	18	5	3	7	331
Dec Qtr	73	74	21	6	11	8	8	3	204
2012									
Mar Qtr	67	119	22	6	16	7	—	2	238
Jun Qtr	85	76	41	2	8	2	4	1	219
TOTAL									
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 949	59 170	26 684	10 560	20 818	2 999	1 256	5 105	157 541
2011-12	29 154	49 767	26 311	8 688	17 548	2 197	1 265	4 421	139 350
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	36 895
Jun Qtr	7 436	14 766	6 294	2 476	5 008	682	153	1 436	38 251
Sep Qtr	7 554	13 738	7 506	2 619	4 800	549	333	1 306	38 404
Dec Qtr	8 910	12 759	6 284	2 225	4 696	647	271	1 127	36 919
2012									
Mar Qtr	5 376	11 047	5 532	1 939	4 184	505	190	927	29 700
Jun Qtr	7 315	12 223	6 989	1 905	3 868	496	472	1 060	34 326

— 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									
2009–10	16 415	37 239	22 380	8 451	19 016	2 453	619	2 183	108 756
2010–11	15 345	34 582	17 006	7 341	16 472	2 119	429	1 849	95 144
2011–12	14 967	29 630	17 200	6 347	14 235	1 665	610	1 662	86 315
2011									
Mar Qtr	3 589	7 317	3 622	1 538	4 066	456	83	418	21 090
Jun Qtr	3 852	8 481	3 885	1 780	3 820	539	87	413	22 858
Sep Qtr	4 117	8 588	4 295	1 724	3 954	440	194	371	23 682
Dec Qtr	4 174	8 505	4 119	1 687	3 844	456	151	447	23 383
2012									
Mar Qtr	3 100	6 062	3 894	1 419	3 457	430	89	407	18 859
Jun Qtr	3 575	6 475	4 893	1 517	2 980	339	177	437	20 391
NEW OTHER RESIDENTIAL BUILDING									
2009–10	9 790	15 346	7 541	2 276	3 602	548	360	1 923	41 386
2010–11	13 836	21 988	8 217	2 217	2 951	632	615	3 205	53 660
2011–12	13 536	18 956	8 701	1 832	2 723	424	577	2 700	49 450
2011									
Mar Qtr	4 405	5 182	2 235	694	753	159	223	537	14 187
Jun Qtr	3 182	5 933	2 236	523	940	119	26	1 017	13 977
Sep Qtr	3 187	4 429	3 017	802	643	90	119	912	13 199
Dec Qtr	4 587	4 072	2 090	421	700	120	76	654	12 720
2012									
Mar Qtr	2 184	4 797	1 572	343	572	64	101	515	10 149
Jun Qtr	3 578	5 658	2 022	266	808	149	281	619	13 382
CONVERSIONS, ETC.									
2009–10	373	273	36	33	40	10	23	—	787
2010–11	372	491	34	64	64	20	14	10	1 069
2011–12	328	377	116	20	47	22	11	13	932
2011									
Mar Qtr	99	18	3	31	20	8	2	4	184
Jun Qtr	153	101	2	7	34	3	1	6	307
Sep Qtr	108	141	37	6	18	5	3	7	324
Dec Qtr	73	74	16	6	11	8	4	3	195
2012									
Mar Qtr	67	113	22	6	16	7	—	2	232
Jun Qtr	80	49	41	2	3	2	3	1	181
TOTAL									
2009–10	26 579	52 859	29 956	10 760	22 657	3 011	1 001	4 106	150 929
2010–11	29 553	57 061	25 257	9 622	19 487	2 771	1 058	5 065	149 873
2011–12	28 831	48 965	26 015	8 200	17 006	2 110	1 198	4 373	136 698
2011									
Mar Qtr	8 093	12 517	5 860	2 263	4 839	622	307	959	35 461
Jun Qtr	7 187	14 515	6 124	2 311	4 794	662	114	1 436	37 142
Sep Qtr	7 412	13 158	7 348	2 532	4 614	535	317	1 289	37 204
Dec Qtr	8 834	12 651	6 225	2 114	4 555	585	231	1 104	36 298
2012									
Mar Qtr	5 351	10 973	5 487	1 769	4 046	501	190	923	29 240
Jun Qtr	7 234	12 183	6 956	1 785	3 791	489	461	1 056	33 955

— 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									
2009–10	230	486	608	1 007	855	39	132	29	3 385
2010–11	152	273	299	670	448	39	54	20	1 955
2011–12	136	151	140	340	294	28	50	9	1 148
2011									
Mar Qtr	17	80	61	72	110	16	22	7	386
Jun Qtr	44	26	97	91	137	10	9	—	415
Sep Qtr	54	57	54	63	87	12	4	—	332
Dec Qtr	39	51	34	75	70	5	36	2	312
2012									
Mar Qtr	17	32	23	131	81	4	—	4	292
Jun Qtr	25	11	29	71	56	7	10	3	212
NEW OTHER RESIDENTIAL BUILDING									
2009–10	5 136	1 123	2 618	240	1 620	71	113	298	11 219
2010–11	1 229	1 831	1 126	268	882	158	138	20	5 652
2011–12	184	613	151	147	243	59	12	38	1 446
2011									
Mar Qtr	85	530	227	2	81	56	24	8	1 014
Jun Qtr	204	224	74	75	76	10	30	—	694
Sep Qtr	87	517	104	23	99	2	12	17	861
Dec Qtr	37	57	21	36	71	57	—	21	300
2012									
Mar Qtr	8	37	22	39	57	—	—	—	163
Jun Qtr	52	2	4	49	16	—	—	—	122
CONVERSIONS, ETC.									
2009–10	4	9	—	—	2	—	—	1	16
2010–11	15	6	2	—	1	31	6	—	61
2011–12	5	39	5	1	5	—	5	—	60
2011									
Mar Qtr	—	4	—	—	—	31	—	—	35
Jun Qtr	—	1	—	—	—	—	—	—	1
Sep Qtr	—	6	—	1	—	—	—	—	7
Dec Qtr	—	—	5	—	—	—	4	—	9
2012									
Mar Qtr	—	6	—	—	—	—	—	—	6
Jun Qtr	5	27	—	—	5	—	1	—	38
TOTAL									
2009–10	5 370	1 617	3 227	1 247	2 477	110	245	328	14 620
2010–11	1 396	2 110	1 427	938	1 331	228	198	40	7 668
2011–12	323	802	296	488	543	87	67	47	2 653
2011									
Mar Qtr	103	614	289	74	192	103	46	15	1 435
Jun Qtr	249	251	171	166	214	20	39	—	1 109
Sep Qtr	142	580	158	87	186	14	16	17	1 200
Dec Qtr	76	108	60	111	141	62	40	23	621
2012									
Mar Qtr	24	74	45	170	138	4	—	4	460
Jun Qtr	81	40	33	120	77	7	11	3	372

— 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 June quarter 2012 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, JUNE QUARTER 2012

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.7	3.6	3.6	4.7	5.2	4.2	3.6	8.2	1.9
New other residential dwellings	2.5	5.3	5.6	8.8	3.4	9.0	—	1.6	2.5
Total dwellings	2.6	3.1	3.0	4.0	4.1	3.9	1.4	3.5	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*

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

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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