

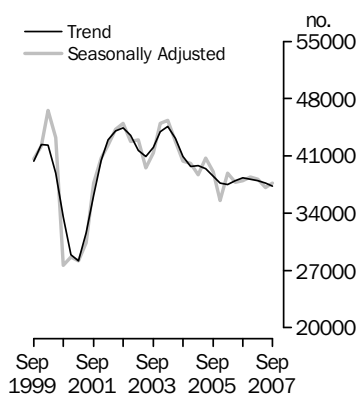
DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) MON 17 DEC 2007

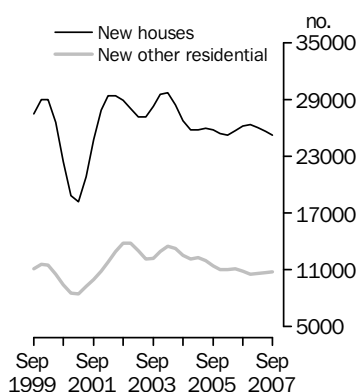
Dwelling units commenced

Total



Private dwellings commenced

Trend



KEY FIGURES

	Sep qtr 07 no.	Jun qtr 07 to Sep qtr 07 %	Sep qtr 06 to Sep qtr 07 %
TREND ESTIMATES			
Total dwelling units commenced	37 329	-0.8	-2.6
New private sector houses	25 226	-1.6	-3.8
New private sector other residential building	10 812	1.2	-0.8
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	37 647	1.3	-0.8
New private sector houses	25 356	0.1	-4.0
New private sector other residential building	11 080	5.5	6.6

KEY POINTS

DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 0.8% in the September quarter 2007 following a revised fall of 0.9% in the June quarter 2007.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 1.3% in the September quarter which follows a revised fall of 2.5% in the June quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements fell by 1.6% in the September quarter. This follows a revised fall of 1.7% in the June quarter.
- The seasonally adjusted estimate for new private sector house commencements rose 0.1% in the September quarter. This follows a revised fall of 3.8% in the June quarter.

OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements rose 1.2% in the September quarter which follows a revised increase of 0.9% in the June quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 5.5% in the September quarter following a revised increase of 0.4% in the June quarter.

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.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2007	19 March 2008
March 2008	17 June 2008



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 21 January 2008.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, June quarter 2007 (cat. no. 8752.0) released on 12 October 2007:

- the total number of dwellings commenced in Australia during June quarter 2007 has been revised upwards by 753 (+2.1%).
- the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2007 has been revised upwards by 457 (+4.6%).



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

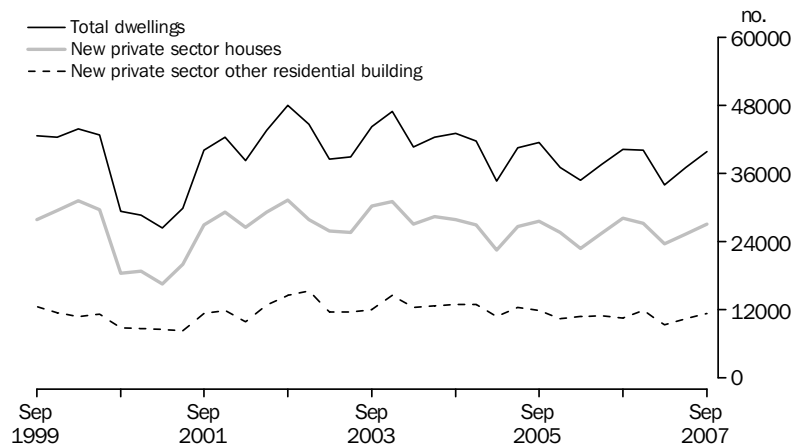
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

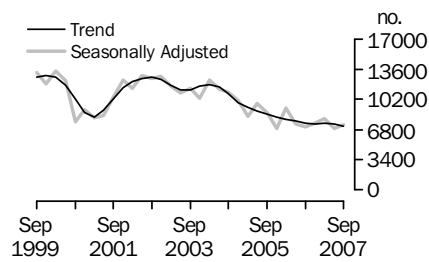
	Sep qtr 07	Jun qtr 07 to Sep qtr 07	Sep qtr 06 to Sep qtr 07
	no.	%	%
New private sector houses	27 047	6.8	-4.0
New private sector other residential building	11 305	8.1	6.5
Private sector conversion, etc.	329	-25.2	-31.3
Public sector dwellings	1 240	34.9	21.4
Total dwelling units	39 921	7.5	-0.9

- The total number of dwelling units commenced rose 7.5% in the September quarter 2007, to 39,921.
- New private sector house commencements rose 6.8%, to 27,047. Commencements rose in states and territories other than Western Australia, Tasmania and the Northern Territory.
- New private sector other residential building rose 8.1%, to 11,305. Commencements rose in states and territories other than South Australia.
- The total number of public sector dwellings commenced rose 34.9%, to 1,240. This follows a revised increase of 10.3%, to 919 in the June quarter.



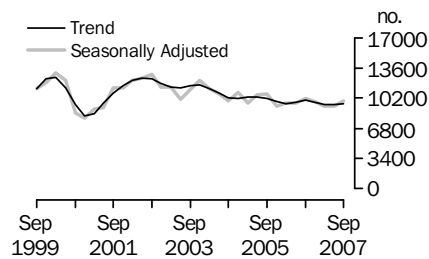
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



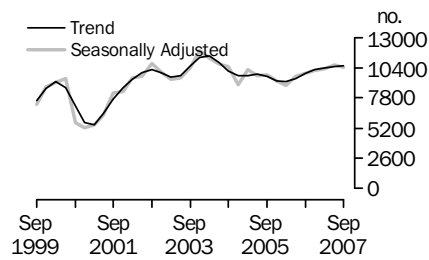
The trend estimate of the number of total dwelling unit commencements is now showing falls for the last two quarters following a revised increase in the March 2007 quarter.

VICTORIA



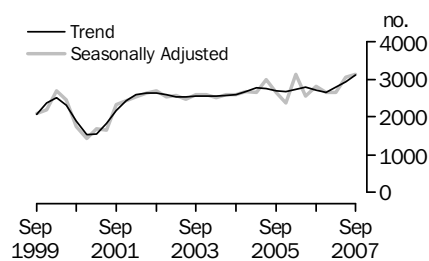
The trend estimate of the number of total dwelling unit commencements rose in the September quarter after falling for the previous three quarters.

QUEENSLAND



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

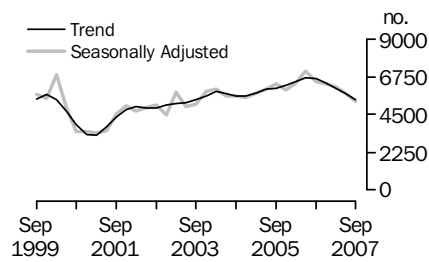
SOUTH AUSTRALIA



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

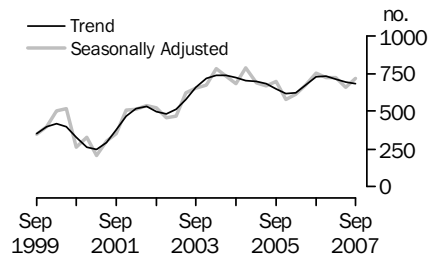
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



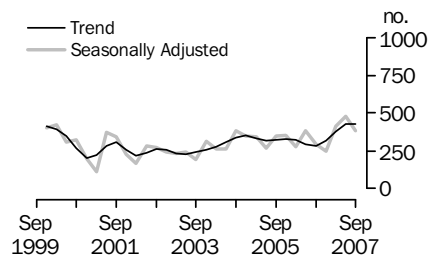
The trend estimate of the number of total dwelling unit commencements is showing falls for the last five quarters.

TASMANIA



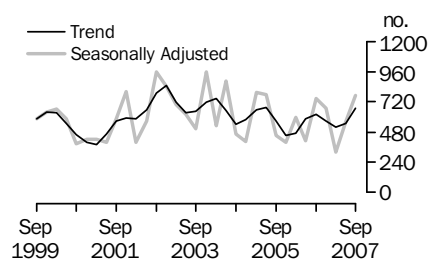
The trend estimate of the number of total dwelling unit commencements has fallen for the last three quarters.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements is now showing rises for the last two 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						
2004-05	104 254	49 278	155 714	106 352	51 500	160 053
2005-06	101 723	44 278	147 693	103 549	45 890	151 233
2006-07	104 386	42 353	148 229	106 282	43 949	151 740
2006						
Jun Qtr	25 499	10 961	36 829	25 943	11 370	37 687
Sep Qtr	28 173	10 617	39 269	28 730	11 081	40 290
Dec Qtr	27 213	11 935	39 455	27 642	12 235	40 193
2007						
Mar Qtr	23 666	9 344	33 273	24 044	9 792	34 107
Jun Qtr	25 334	10 457	36 232	25 865	10 841	37 151
Sep Qtr	27 047	11 305	38 681	27 672	11 907	39 921
SEASONALLY ADJUSTED						
2006						
Jun Qtr	25 520	11 039	36 906	25 984	11 443	37 779
Sep Qtr	26 419	10 394	37 159	26 885	10 732	37 963
Dec Qtr	26 325	10 941	37 667	26 730	11 310	38 449
2007						
Mar Qtr	26 309	10 460	37 104	26 790	11 014	38 146
Jun Qtr	25 320	10 503	36 236	25 874	10 885	37 176
Sep Qtr	25 356	11 080	36 673	25 877	11 520	37 647
TREND						
2006						
Jun Qtr	25 680	11 091	37 143	26 138	11 462	37 980
Sep Qtr	26 219	10 895	37 481	26 663	11 271	38 307
Dec Qtr	26 353	10 537	37 259	26 800	10 948	38 120
2007						
Mar Qtr	26 070	10 596	37 039	26 549	11 040	37 968
Jun Qtr	25 634	10 686	36 663	26 152	11 137	37 640
Sep Qtr	25 226	10 812	36 340	25 772	11 246	37 329

(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						
2004-05	-10.8	-4.7	-8.8	-10.2	-3.9	-8.2
2005-06	-2.4	-10.1	-5.2	-2.6	-10.9	-5.5
2006-07	2.6	-4.3	0.4	2.6	-4.2	0.3
2006						
Jun Qtr	11.4	0.6	7.9	11.6	1.5	8.1
Sep Qtr	10.5	-3.1	6.6	10.7	-2.5	6.9
Dec Qtr	-3.4	12.4	0.5	-3.8	10.4	-0.2
2007						
Mar Qtr	-13.0	-21.7	-15.7	-13.0	-20.0	-15.1
Jun Qtr	7.0	11.9	8.9	7.6	10.7	8.9
Sep Qtr	6.8	8.1	6.8	7.0	9.8	7.5
SEASONALLY ADJUSTED						
2006						
Jun Qtr	0.5	-9.4	-3.0	0.5	-9.1	-3.0
Sep Qtr	3.5	-5.8	0.7	3.5	-6.2	0.5
Dec Qtr	-0.4	5.3	1.4	-0.6	5.4	1.3
2007						
Mar Qtr	-0.1	-4.4	-1.5	0.2	-2.6	-0.8
Jun Qtr	-3.8	0.4	-2.3	-3.4	-1.2	-2.5
Sep Qtr	0.1	5.5	1.2	—	5.8	1.3
TREND						
2006						
Jun Qtr	1.8	0.9	1.5	1.8	0.6	1.4
Sep Qtr	2.1	-1.8	0.9	2.0	-1.7	0.9
Dec Qtr	0.5	-3.3	-0.6	0.5	-2.9	-0.5
2007						
Mar Qtr	-1.1	0.6	-0.6	-0.9	0.8	-0.4
Jun Qtr	-1.7	0.9	-1.0	-1.5	0.9	-0.9
Sep Qtr	-1.6	1.2	-0.9	-1.5	1.0	-0.8

— 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									
2004-05	39 389	41 025	39 121	10 933	22 947	2 830	1 349	2 458	160 053
2005-06	32 175	39 206	37 761	10 580	25 754	2 557	1 366	1 835	151 233
2006-07	29 662	38 614	41 028	11 175	24 725	2 863	1 363	2 311	151 740
2006									
Jun Qtr	7 199	9 964	9 522	2 633	6 885	677	333	474	37 687
Sep Qtr	7 307	10 755	10 803	2 719	7 021	718	318	650	40 290
Dec Qtr	8 188	10 111	10 872	2 920	6 361	754	291	697	40 193
2007									
Mar Qtr	7 484	8 180	8 902	2 365	5 733	733	369	341	34 107
Jun Qtr	6 684	9 568	10 452	3 171	5 609	659	385	624	37 151
Sep Qtr	7 486	10 484	11 398	3 019	5 771	683	409	671	39 921
SEASONALLY ADJUSTED									
2006									
Jun Qtr	7 448	9 677	9 671	2 556	7 093	674	383	411	37 779
Sep Qtr	7 109	10 191	9 945	2 821	6 461	752	291	750	37 963
Dec Qtr	7 568	9 813	10 171	2 646	6 307	725	246	669	38 449
2007									
Mar Qtr	8 077	9 295	10 334	2 640	6 146	725	415	320	38 146
Jun Qtr	6 902	9 281	10 619	3 060	5 750	656	476	563	37 176
Sep Qtr	7 352	9 890	10 447	3 130	5 286	717	381	770	37 647
TREND									
2006									
Jun Qtr	7 740	9 757	9 478	2 787	6 680	672	291	582	37 980
Sep Qtr	7 548	9 945	9 889	2 712	6 649	727	281	624	38 307
Dec Qtr	7 452	9 742	10 210	2 659	6 375	733	317	567	38 120
2007									
Mar Qtr	7 563	9 497	10 366	2 781	6 052	711	379	520	37 968
Jun Qtr	7 407	9 450	10 490	2 942	5 737	694	427	548	37 640
Sep Qtr	7 189	9 589	10 553	3 122	5 380	683	428	667	37 329

(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									
2004-05	-13.1	-9.4	-11.3	5.9	1.8	-0.5	28.9	-15.1	-8.2
2005-06	-18.3	-4.4	-3.5	-3.2	12.2	-9.6	1.2	-25.4	-5.5
2006-07	-7.8	-1.5	8.7	5.6	-4.0	11.9	-0.2	26.0	0.3
2006									
Jun Qtr	-16.0	16.9	25.5	-5.1	15.7	9.4	42.2	-20.4	8.1
Sep Qtr	1.5	7.9	13.4	3.2	2.0	6.0	-4.4	37.3	6.9
Dec Qtr	12.1	-6.0	0.6	7.4	-9.4	5.0	-8.6	7.2	-0.2
2007									
Mar Qtr	-8.6	-19.1	-18.1	-19.0	-9.9	-2.8	27.0	-51.1	-15.1
Jun Qtr	-10.7	17.0	17.4	34.1	-2.2	-10.1	4.3	83.3	8.9
Sep Qtr	12.0	9.6	9.1	-4.8	2.9	3.6	6.2	7.5	7.5
SEASONALLY ADJUSTED									
2006									
Jun Qtr	-19.4	0.6	9.0	-18.3	11.7	10.1	38.8	-31.0	-3.0
Sep Qtr	-4.6	5.3	2.8	10.4	-8.9	11.6	-24.0	82.5	0.5
Dec Qtr	6.5	-3.7	2.3	-6.2	-2.4	-3.6	-15.5	-10.8	1.3
2007									
Mar Qtr	6.7	-5.3	1.6	-0.2	-2.6	—	68.7	-52.2	-0.8
Jun Qtr	-14.5	-0.2	2.8	15.9	-6.4	-9.5	14.7	75.9	-2.5
Sep Qtr	6.5	6.6	-1.6	2.3	-8.1	9.3	-20.0	36.8	1.3
TREND									
2006									
Jun Qtr	-2.6	2.1	2.7	2.1	3.0	7.7	-9.1	23.8	1.4
Sep Qtr	-2.5	1.9	4.3	-2.7	-0.5	8.2	-3.4	7.2	0.9
Dec Qtr	-1.3	-2.0	3.2	-2.0	-4.1	0.8	12.8	-9.1	-0.5
2007									
Mar Qtr	1.5	-2.5	1.5	4.6	-5.1	-3.0	19.6	-8.3	-0.4
Jun Qtr	-2.1	-0.5	1.2	5.8	-5.2	-2.4	12.7	5.4	-0.9
Sep Qtr	-2.9	1.5	0.6	6.1	-6.2	-1.6	0.2	21.7	-0.8

— 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									
2004-05	19 921	30 361	25 245	8 574	18 226	2 437	633	955	106 352
2005-06	15 654	29 612	24 706	8 092	21 529	2 246	677	1 033	103 549
2006-07	15 627	29 489	28 212	8 676	19 810	2 445	761	1 262	106 282
2006									
Jun Qtr	3 536	7 450	6 395	2 047	5 498	588	187	242	25 943
Sep Qtr	4 235	8 441	7 318	2 089	5 521	540	229	358	28 730
Dec Qtr	4 132	7 674	7 084	2 296	5 200	689	139	428	27 642
2007									
Mar Qtr	3 911	5 995	6 518	1 954	4 646	646	168	206	24 044
Jun Qtr	3 349	7 379	7 292	2 338	4 443	570	224	270	25 865
Sep Qtr	3 820	8 010	8 045	2 440	4 354	518	179	307	27 672
NEW OTHER RESIDENTIAL BUILDING									
2004-05	18 673	9 602	13 816	2 281	4 608	316	704	1 500	51 500
2005-06	16 073	8 900	12 945	2 254	4 014	283	625	797	45 890
2006-07	13 530	8 514	12 714	2 426	4 743	381	593	1 047	43 949
2006									
Jun Qtr	3 575	2 354	3 106	584	1 353	79	88	232	11 370
Sep Qtr	2 962	2 045	3 459	583	1 487	166	88	292	11 081
Dec Qtr	3 905	2 349	3 769	621	1 117	57	149	269	12 235
2007									
Mar Qtr	3 475	2 133	2 349	401	1 019	84	199	132	9 792
Jun Qtr	3 188	1 988	3 138	821	1 120	74	158	354	10 841
Sep Qtr	3 594	2 303	3 331	568	1 373	145	229	364	11 907
CONVERSIONS, ETC.									
2004-05	795	1 063	60	78	113	77	12	3	2 201
2005-06	448	694	110	234	211	29	64	4	1 794
2006-07	504	610	102	73	171	37	10	2	1 508
2006									
Jun Qtr	88	161	22	2	34	10	58	—	375
Sep Qtr	110	270	26	47	13	11	1	—	479
Dec Qtr	151	88	19	3	44	8	3	—	315
2007									
Mar Qtr	97	52	35	11	68	3	2	2	270
Jun Qtr	146	200	22	12	46	15	4	—	444
Sep Qtr	72	171	23	11	45	20	1	—	342
TOTAL									
2004-05	39 389	41 025	39 121	10 933	22 947	2 830	1 349	2 458	160 053
2005-06	32 175	39 206	37 761	10 580	25 754	2 557	1 366	1 835	151 233
2006-07	29 662	38 614	41 028	11 175	24 725	2 863	1 363	2 311	151 740
2006									
Jun Qtr	7 199	9 964	9 522	2 633	6 885	677	333	474	37 687
Sep Qtr	7 307	10 755	10 803	2 719	7 021	718	318	650	40 290
Dec Qtr	8 188	10 111	10 872	2 920	6 361	754	291	697	40 193
2007									
Mar Qtr	7 484	8 180	8 902	2 365	5 733	733	369	341	34 107
Jun Qtr	6 684	9 568	10 452	3 171	5 609	659	385	624	37 151
Sep Qtr	7 486	10 484	11 398	3 019	5 771	683	409	671	39 921

— 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									
2004-05	19 652	30 026	25 034	8 006	17 799	2 335	465	937	104 254
2005-06	15 455	29 340	24 474	7 660	20 955	2 211	637	990	101 723
2006-07	15 351	29 269	28 036	8 168	19 359	2 436	643	1 125	104 386
2006									
Jun Qtr	3 517	7 385	6 333	1 880	5 399	588	176	223	25 499
Sep Qtr	4 152	8 331	7 254	1 989	5 359	540	222	325	28 173
Dec Qtr	4 074	7 653	7 035	2 167	5 089	687	131	377	27 213
2007									
Mar Qtr	3 858	5 973	6 495	1 814	4 561	641	123	201	23 666
Jun Qtr	3 267	7 312	7 252	2 198	4 351	567	166	222	25 334
Sep Qtr	3 721	7 906	7 994	2 312	4 173	518	158	266	27 047
NEW OTHER RESIDENTIAL BUILDING									
2004-05	18 258	9 262	13 296	2 067	3 994	221	678	1 500	49 278
2005-06	15 747	8 796	12 541	2 004	3 531	260	604	797	44 278
2006-07	13 071	8 445	12 300	2 264	4 303	368	552	1 047	42 353
2006									
Jun Qtr	3 533	2 342	2 954	538	1 197	77	88	232	10 961
Sep Qtr	2 850	2 019	3 347	502	1 361	166	80	292	10 617
Dec Qtr	3 854	2 333	3 717	580	1 019	46	117	269	11 935
2007									
Mar Qtr	3 377	2 126	2 179	371	879	82	198	132	9 344
Jun Qtr	2 990	1 968	3 057	810	1 045	74	158	354	10 457
Sep Qtr	3 442	2 283	3 129	523	1 190	145	229	364	11 305
CONVERSIONS, ETC.									
2004-05	789	1 057	54	78	112	77	12	3	2 182
2005-06	448	628	110	225	187	29	61	4	1 692
2006-07	502	603	102	73	161	37	10	2	1 489
2006									
Jun Qtr	88	161	22	2	29	10	58	—	370
Sep Qtr	110	270	26	47	13	11	1	—	479
Dec Qtr	149	82	19	3	44	8	3	—	307
2007									
Mar Qtr	97	52	35	11	61	3	2	2	263
Jun Qtr	146	199	22	12	43	15	4	—	440
Sep Qtr	62	170	21	11	45	20	1	—	329
TOTAL									
2004-05	38 700	40 345	38 384	10 152	21 905	2 633	1 155	2 440	155 714
2005-06	31 650	38 764	37 125	9 889	24 673	2 499	1 302	1 792	147 693
2006-07	28 925	38 318	40 439	10 505	23 823	2 841	1 204	2 174	148 229
2006									
Jun Qtr	7 138	9 888	9 308	2 419	6 624	675	322	455	36 829
Sep Qtr	7 113	10 619	10 627	2 539	6 733	718	303	617	39 269
Dec Qtr	8 077	10 068	10 771	2 750	6 152	741	251	646	39 455
2007									
Mar Qtr	7 332	8 151	8 709	2 196	5 501	726	323	336	33 273
Jun Qtr	6 403	9 480	10 332	3 020	5 438	656	327	576	36 232
Sep Qtr	7 225	10 359	11 143	2 846	5 407	683	388	630	38 681

— 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.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2004-05	269	335	211	568	427	102	168	18	2 098
2005-06	199	272	232	432	574	35	40	43	1 826
2006-07	277	220	176	508	452	9	118	137	1 895
2006									
Jun Qtr	19	65	62	168	100	—	11	19	444
Sep Qtr	82	110	64	99	162	—	7	33	557
Dec Qtr	58	21	49	129	112	2	8	51	429
2007									
Mar Qtr	54	22	23	140	85	4	45	5	378
Jun Qtr	83	67	40	140	93	3	58	48	531
Sep Qtr	99	104	51	128	181	—	21	41	625
NEW OTHER RESIDENTIAL BUILDING									
2004-05	415	339	520	214	614	95	26	—	2 223
2005-06	326	104	404	250	483	23	21	—	1 612
2006-07	458	69	413	162	440	13	41	—	1 597
2006									
Jun Qtr	41	11	152	47	156	2	—	—	409
Sep Qtr	112	26	111	80	127	—	8	—	464
Dec Qtr	51	16	52	41	98	11	32	—	300
2007									
Mar Qtr	98	7	170	30	141	2	1	—	449
Jun Qtr	198	20	80	11	75	—	—	—	384
Sep Qtr	153	20	202	45	183	—	—	—	602
CONVERSIONS, ETC.									
2004-05	6	6	6	—	1	—	—	—	19
2005-06	—	66	—	9	24	—	3	—	102
2006-07	2	7	—	—	10	—	—	—	19
2006									
Jun Qtr	—	—	—	—	5	—	—	—	5
Sep Qtr	—	—	—	—	—	—	—	—	—
Dec Qtr	2	6	—	—	—	—	—	—	8
2007									
Mar Qtr	—	—	—	—	7	—	—	—	7
Jun Qtr	—	1	—	—	3	—	—	—	4
Sep Qtr	10	1	2	—	—	—	—	—	13
TOTAL									
2004-05	690	680	737	782	1 042	197	194	18	4 340
2005-06	525	442	636	691	1 081	58	64	43	3 540
2006-07	738	296	589	670	901	22	159	137	3 511
2006									
Jun Qtr	60	77	214	214	261	2	11	19	858
Sep Qtr	194	136	175	180	289	—	15	33	1 021
Dec Qtr	111	43	101	169	209	13	40	51	737
2007									
Mar Qtr	152	29	193	170	232	6	46	5	833
Jun Qtr	281	88	120	151	171	3	58	48	919
Sep Qtr	261	125	255	173	364	—	21	41	1 240

— 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 private sector 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. Reliable small area data are available for the Northern Territory, which has been completely enumerated since the June quarter 1991. 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 private sector residential building jobs, the estimates of commencements of private sector 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.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

8 Relative standard errors for the number of dwellings commenced in the June quarter 2007 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.

RELATIVE STANDARD ERRORS, September quarter 2007

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.4	3.2	3.7	3.9	4.5	3.5	3.8	3.5	1.8
Total new other dwellings	3.3	6.4	4.0	5.7	4.9	8.6	—	—	2.0
Total dwellings	3.1	2.8	2.9	3.2	3.5	3.2	1.7	1.7	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, 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 1–3. 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 estimate.

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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 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 for Owner Occupation, Australia, cat. no. 5609.0

Private Sector Construction Industry, Australia, 1996–97, 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> .

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