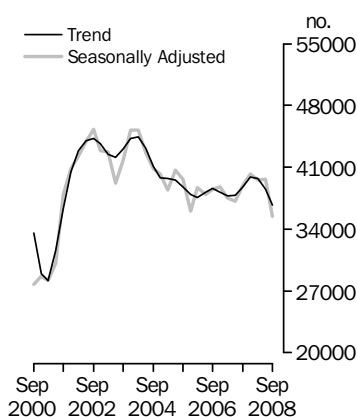


# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

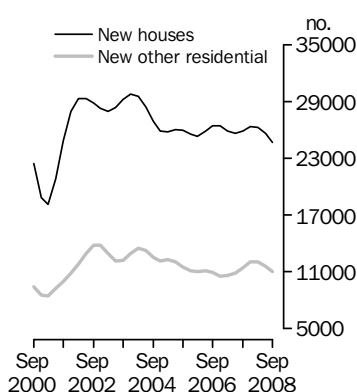
EMBARGO: 11.30AM (CANBERRA TIME) TUES 16 DEC 2008

## 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

	Sep qtr 08 no.	Jun qtr 08 to Sep qtr 08 %	Sep qtr 07 to Sep qtr 08 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>36 731</b>	<b>-4.6</b>	<b>-5.2</b>
New private sector houses	24 641	-3.9	-4.9
New private sector other residential building	10 995	-4.9	-3.9
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>35 425</b>	<b>-10.7</b>	<b>-9.1</b>
New private sector houses	23 868	-11.0	-7.3
New private sector other residential building	10 528	-9.4	-12.1

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced fell 4.6% in the September quarter 2008 following a fall of 3.2% in the June quarter 2008.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 10.7% in the September quarter which follows a revised rise of 0.2% in the June quarter.

### NEW HOUSES

- The trend estimate for new private sector house commencements fell 3.9% in the September quarter following a fall of 2.5% in the June quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 11.0% in the September quarter following a revised rise of 5.3% in the June quarter.

### OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements fell 4.9% in the September quarter which follows a fall of 3.7% in the June quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 9.4% in the September quarter following a revised fall of 7.5% in the June quarter.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2008	19 March 2009
March 2009	17 June 2009

.....

## 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 2009.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, June quarter 2008 (cat. no. 8752.0) released on 13 October 2008:

- the total number of dwellings commenced in Australia during June quarter 2008 has been revised upwards by 1361 (+3.6%).
  - the number of new private sector houses commenced in Australia during the June quarter 2008 has been revised downwards by 154 (-0.6%).
  - the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2008 has been revised upwards by 1506 (+15.0%).
- .....

## 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

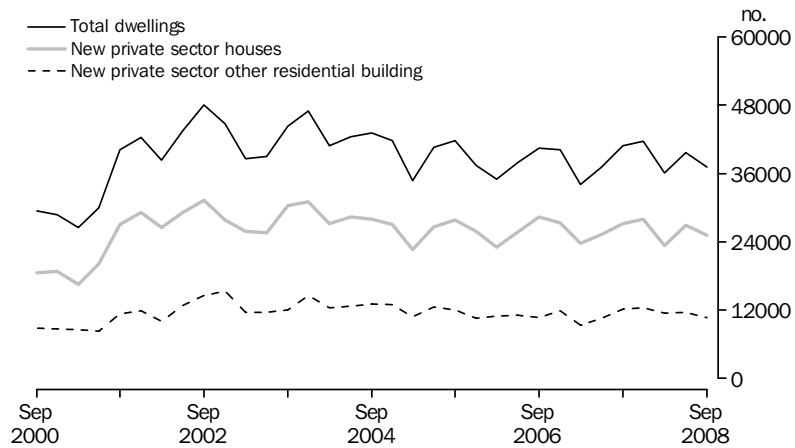
Brian Pink  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

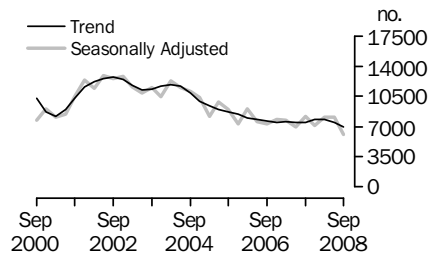
	Sep qtr 08	Jun qtr 08 to Sep qtr 08	Sep qtr 07 to Sep qtr 08
	no.	%	%
New private sector houses	25 148	-6.6	-7.4
New private sector other residential building	10 706	-7.4	-12.0
Private sector conversion, etc.	235	-17.3	-31.7
Public sector dwellings	1 061	14.5	-14.9
<b>Total dwelling units</b>	<b>37 151</b>	<b>-6.4</b>	<b>-9.2</b>

- The total number of dwelling units commenced fell 6.4% in the September quarter 2008, to 37,151.
- New private sector house commencements fell 6.6%, to 25,148. Commencements fell in all states and territories other than Victoria, South Australia and the Northern Territory.
- New private sector other residential building fell 7.4%, to 10,706. This follows a revised rise of 0.9%, to 11,564 in the June quarter.
- The total number of public sector dwellings commenced rose 14.5%, to 1,061. Commencements rose in Victoria, Western Australia, Tasmania and the Australian Capital Territory.



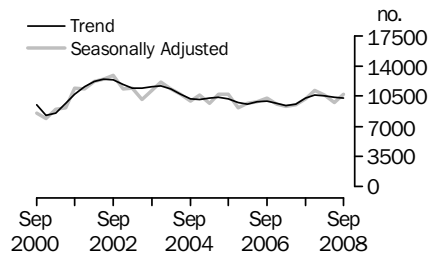
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



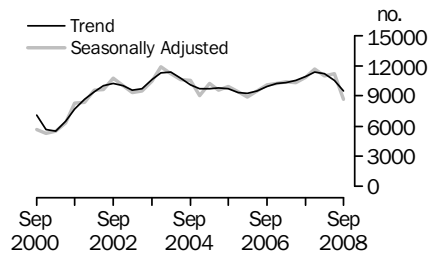
The trend estimate of the number of total dwelling unit commencements is now showing falls for two quarters.

## VICTORIA



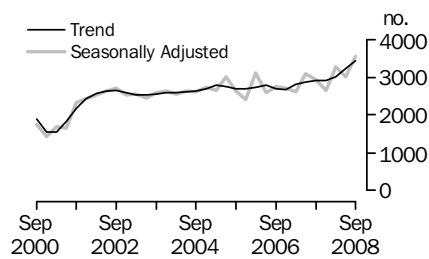
The trend estimate of the number of total dwelling unit commencements is now showing falls for three quarters.

## QUEENSLAND



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

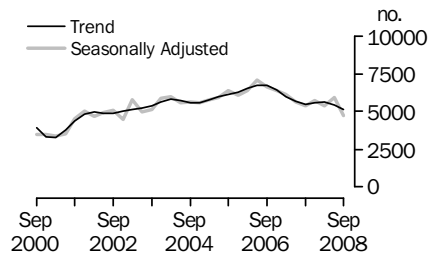
## SOUTH AUSTRALIA



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

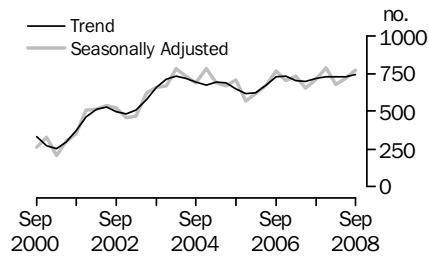
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



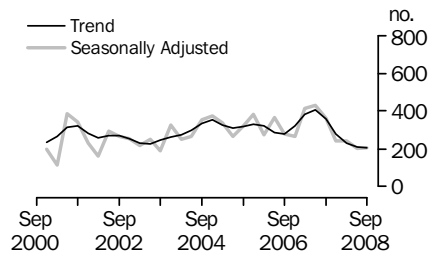
The trend estimate of the number of total dwelling unit commencements is now showing falls for two quarters.

## TASMANIA



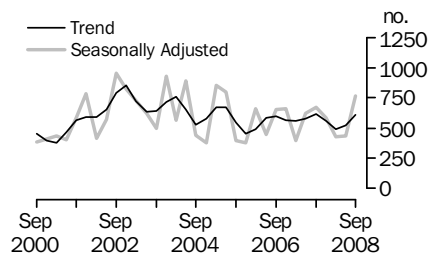
The trend estimate of the number of total dwelling unit commencements has risen for the last two quarters.

## NORTHERN TERRITORY



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

## AUSTRALIAN CAPITAL TERRITORY



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

## LIST OF TABLES

---

*page*

### TABLES

<b>1</b>	Dwelling unit commencement . . . . .	7
<b>2</b>	Dwelling unit commencements, change from previous period . . . . .	8
<b>3</b>	Dwelling unit commencements, states and territories . . . . .	9
<b>4</b>	Dwelling unit commencements, states and territories, change from previous period . . . . .	10
<b>5</b>	Dwelling unit commencements, states and territories, original . . . . .	11
<b>6</b>	Dwelling unit commencements, states and territories, private sector, original . . . . .	12
<b>7</b>	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						
<b>2005-06</b>	102 432	44 628	148 760	104 264	46 249	152 315
<b>2006-07</b>	104 641	42 530	148 665	106 538	44 127	152 177
<b>2007-08</b>	105 257	47 601	154 372	107 228	49 499	158 402
<b>2007</b>						
Jun Qtr	25 336	10 518	36 297	25 867	10 902	37 216
Sep Qtr	27 150	12 171	39 665	27 810	12 744	40 911
Dec Qtr	27 922	12 404	40 832	28 391	12 818	41 718
<b>2008</b>						
Mar Qtr	23 274	11 462	35 117	23 812	11 868	36 087
Jun Qtr	26 911	11 564	38 759	27 215	12 069	39 686
Sep Qtr	25 148	10 706	36 089	25 454	11 428	37 151
SEASONALLY ADJUSTED						
<b>2007</b>						
Jun Qtr	25 250	10 565	36 246	25 807	10 949	37 191
Sep Qtr	25 741	11 971	37 981	26 305	12 400	38 988
Dec Qtr	27 172	11 534	39 305	27 628	12 052	40 283
<b>2008</b>						
Mar Qtr	25 450	12 559	38 453	26 079	13 021	39 570
Jun Qtr	26 806	11 621	38 701	27 125	12 132	39 649
Sep Qtr	23 868	10 528	34 588	24 130	11 070	35 425
TREND						
<b>2007</b>						
Jun Qtr	25 671	10 882	36 911	26 185	11 326	37 876
Sep Qtr	25 904	11 439	37 764	26 455	11 887	38 765
Dec Qtr	26 378	12 042	38 889	26 927	12 507	39 921
<b>2008</b>						
Mar Qtr	26 306	12 011	38 743	26 793	12 506	39 770
Jun Qtr	25 653	11 565	37 538	26 043	12 075	38 504
Sep Qtr	24 641	10 995	35 847	24 932	11 519	36 731

(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						
<b>2005-06</b>	-2.0	-9.6	-4.7	-2.2	-10.4	-5.0
<b>2006-07</b>	2.2	-4.7	-0.1	2.2	-4.6	-0.1
<b>2007-08</b>	0.6	11.9	3.8	0.6	12.2	4.1
<b>2007</b>						
Jun Qtr	7.0	11.9	8.9	7.5	10.7	8.9
Sep Qtr	7.2	15.7	9.3	7.5	16.9	9.9
Dec Qtr	2.8	1.9	2.9	2.1	0.6	2.0
<b>2008</b>						
Mar Qtr	-16.6	-7.6	-14.0	-16.1	-7.4	-13.5
Jun Qtr	15.6	0.9	10.4	14.3	1.7	10.0
Sep Qtr	-6.6	-7.4	-6.9	-6.5	-5.3	-6.4
SEASONALLY ADJUSTED						
<b>2007</b>						
Jun Qtr	-2.6	2.4	-0.9	-2.2	1.0	-0.9
Sep Qtr	1.9	13.3	4.8	1.9	13.3	4.8
Dec Qtr	5.6	-3.6	3.5	5.0	-2.8	3.3
<b>2008</b>						
Mar Qtr	-6.3	8.9	-2.2	-5.6	8.0	-1.8
Jun Qtr	5.3	-7.5	0.6	4.0	-6.8	0.2
Sep Qtr	-11.0	-9.4	-10.6	-11.0	-8.8	-10.7
TREND						
<b>2007</b>						
Jun Qtr	-0.8	2.6	0.2	-0.7	2.6	0.3
Sep Qtr	0.9	5.1	2.3	1.0	5.0	2.3
Dec Qtr	1.8	5.3	3.0	1.8	5.2	3.0
<b>2008</b>						
Mar Qtr	-0.3	-0.3	-0.4	-0.5	—	-0.4
Jun Qtr	-2.5	-3.7	-3.1	-2.8	-3.5	-3.2
Sep Qtr	-3.9	-4.9	-4.5	-4.3	-4.6	-4.6

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.



## DWELLING UNIT COMMENCEMENTS, States &amp; territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2005-06</b>	32 879	39 206	37 852	10 643	25 978	2 557	1 366	1 835	<b>152 315</b>
<b>2006-07</b>	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	<b>152 177</b>
<b>2007-08</b>	31 456	41 779	44 808	11 828	22 447	2 908	1 079	2 098	<b>158 402</b>
<b>2007</b>									
Jun Qtr	6 724	9 572	10 473	3 171	5 609	659	385	624	<b>37 216</b>
Sep Qtr	8 107	10 731	11 558	2 960	5 756	664	412	722	<b>40 911</b>
Dec Qtr	7 504	11 733	12 265	2 827	5 693	839	256	601	<b>41 718</b>
<b>2008</b>									
Mar Qtr	7 985	9 470	9 462	2 907	5 008	681	215	357	<b>36 087</b>
Jun Qtr	7 860	9 844	11 522	3 134	5 990	723	195	418	<b>39 686</b>
Sep Qtr	6 112	11 326	9 239	3 622	5 064	712	232	843	<b>37 151</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
Jun Qtr	6 923	9 475	10 305	3 095	5 610	655	431	623	<b>37 191</b>
Sep Qtr	8 139	10 162	10 844	2 939	5 360	714	362	675	<b>38 988</b>
Dec Qtr	7 166	11 154	11 637	2 644	5 750	787	241	582	<b>40 283</b>
<b>2008</b>									
Mar Qtr	8 129	10 611	11 031	3 278	5 384	680	243	429	<b>39 570</b>
Jun Qtr	8 098	9 757	11 249	3 012	5 943	719	203	432	<b>39 649</b>
Sep Qtr	6 069	10 707	8 700	3 560	4 724	773	206	766	<b>35 425</b>
TREND									
<b>2007</b>									
Jun Qtr	7 486	9 616	10 532	2 870	5 693	698	406	581	<b>37 876</b>
Sep Qtr	7 491	10 282	10 912	2 909	5 500	717	358	617	<b>38 765</b>
Dec Qtr	7 807	10 659	11 372	2 913	5 570	726	278	558	<b>39 921</b>
<b>2008</b>									
Mar Qtr	7 845	10 559	11 235	3 015	5 616	726	229	489	<b>39 770</b>
Jun Qtr	7 468	10 346	10 509	3 226	5 450	727	210	524	<b>38 504</b>
Sep Qtr	6 960	10 266	9 474	3 431	5 125	745	205	610	<b>36 731</b>

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

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

---

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
Period	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2005–06</b>	-17.0	-4.4	-3.3	-3.5	13.2	-9.6	1.2	-25.4	<b>-5.0</b>
<b>2006–07</b>	-9.2	-1.4	8.7	5.1	-4.5	12.0	-0.2	26.0	<b>-0.1</b>
<b>2007–08</b>	5.4	8.1	8.9	5.7	-9.6	1.5	-20.9	-9.2	<b>4.1</b>
<b>2007</b>									
Jun Qtr	-10.2	16.9	16.9	34.0	-2.2	-10.1	4.4	83.2	<b>8.9</b>
Sep Qtr	20.6	12.1	10.4	-6.6	2.6	0.7	7.0	15.8	<b>9.9</b>
Dec Qtr	-7.4	9.3	6.1	-4.5	-1.1	26.4	-37.8	-16.8	<b>2.0</b>
<b>2008</b>									
Mar Qtr	6.4	-19.3	-22.9	2.8	-12.0	-18.8	-16.1	-40.6	<b>-13.5</b>
Jun Qtr	-1.6	3.9	21.8	7.8	19.6	6.1	-9.3	17.1	<b>10.0</b>
Sep Qtr	-22.2	15.1	-19.8	15.6	-15.5	-1.5	19.0	101.7	<b>-6.4</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
Jun Qtr	-10.2	2.1	-0.8	18.1	-8.3	-10.6	3.8	57.2	<b>-0.9</b>
Sep Qtr	17.6	7.3	5.2	-5.1	-4.5	9.1	-16.0	8.3	<b>4.8</b>
Dec Qtr	-12.0	9.8	7.3	-10.0	7.3	10.1	-33.6	-13.7	<b>3.3</b>
<b>2008</b>									
Mar Qtr	13.5	-4.9	-5.2	24.0	-6.4	-13.6	0.9	-26.3	<b>-1.8</b>
Jun Qtr	-0.4	-8.0	2.0	-8.1	10.4	5.8	-16.5	0.6	<b>0.2</b>
Sep Qtr	-25.1	9.7	-22.7	18.2	-20.5	7.6	1.5	77.2	<b>-10.7</b>
TREND									
<b>2007</b>									
Jun Qtr	-0.9	2.2	2.1	2.0	-5.0	-0.7	6.2	4.3	<b>0.3</b>
Sep Qtr	0.1	6.9	3.6	1.3	-3.4	2.8	-11.8	6.2	<b>2.3</b>
Dec Qtr	4.2	3.7	4.2	0.1	1.3	1.2	-22.4	-9.5	<b>3.0</b>
<b>2008</b>									
Mar Qtr	0.5	-0.9	-1.2	3.5	0.8	—	-17.6	-12.4	<b>-0.4</b>
Jun Qtr	-4.8	-2.0	-6.5	7.0	-3.0	0.1	-8.4	7.1	<b>-3.2</b>
Sep Qtr	-6.8	-0.8	-9.8	6.4	-6.0	2.5	-2.1	16.6	<b>-4.6</b>

— 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 &amp; territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2005-06</b>	16 075	29 612	24 751	8 137	21 733	2 246	677	1 033	<b>104 264</b>
<b>2006-07</b>	15 722	29 524	28 241	8 686	19 896	2 447	761	1 262	<b>106 538</b>
<b>2007-08</b>	15 645	30 849	30 016	9 493	16 925	2 467	609	1 226	<b>107 228</b>
<b>2007</b>									
Jun Qtr	3 351	7 381	7 291	2 338	4 443	570	224	270	<b>25 867</b>
Sep Qtr	3 902	8 107	8 050	2 410	4 341	511	181	308	<b>27 810</b>
Dec Qtr	3 888	8 287	8 568	2 182	4 262	714	145	345	<b>28 391</b>
<b>2008</b>									
Mar Qtr	3 877	6 364	6 430	2 452	3 725	573	148	242	<b>23 812</b>
Jun Qtr	3 978	8 091	6 968	2 449	4 597	668	135	330	<b>27 215</b>
Sep Qtr	3 568	8 373	6 494	2 636	3 326	627	140	290	<b>25 454</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	16 348	8 900	12 991	2 272	4 033	283	625	797	<b>46 249</b>
<b>2006-07</b>	13 616	8 514	12 797	2 426	4 752	382	593	1 047	<b>44 127</b>
<b>2007-08</b>	15 107	10 355	14 641	2 316	5 346	410	456	869	<b>49 499</b>
<b>2007</b>									
Jun Qtr	3 227	1 988	3 160	821	1 120	74	158	354	<b>10 902</b>
Sep Qtr	4 123	2 437	3 487	539	1 372	140	231	414	<b>12 744</b>
Dec Qtr	3 419	3 264	3 637	641	1 381	112	109	256	<b>12 818</b>
<b>2008</b>									
Mar Qtr	3 898	2 996	3 008	453	1 232	104	66	110	<b>11 868</b>
Jun Qtr	3 668	1 658	4 509	683	1 361	53	49	89	<b>12 069</b>
Sep Qtr	2 494	2 831	2 727	974	1 695	63	90	553	<b>11 428</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	456	694	110	234	211	29	64	4	<b>1 802</b>
<b>2006-07</b>	504	613	102	73	171	36	9	2	<b>1 512</b>
<b>2007-08</b>	703	575	151	19	176	31	15	4	<b>1 675</b>
<b>2007</b>									
Jun Qtr	146	203	22	12	46	15	4	—	<b>447</b>
Sep Qtr	82	187	22	11	42	12	1	—	<b>357</b>
Dec Qtr	197	182	60	4	50	13	2	—	<b>509</b>
<b>2008</b>									
Mar Qtr	210	110	24	2	52	4	1	4	<b>407</b>
Jun Qtr	214	95	45	2	33	2	11	—	<b>402</b>
Sep Qtr	51	123	18	12	42	22	2	—	<b>269</b>
TOTAL									
<b>2005-06</b>	32 879	39 206	37 852	10 643	25 978	2 557	1 366	1 835	<b>152 315</b>
<b>2006-07</b>	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	<b>152 177</b>
<b>2007-08</b>	31 456	41 779	44 808	11 828	22 447	2 908	1 079	2 098	<b>158 402</b>
<b>2007</b>									
Jun Qtr	6 724	9 572	10 473	3 171	5 609	659	385	624	<b>37 216</b>
Sep Qtr	8 107	10 731	11 558	2 960	5 756	664	412	722	<b>40 911</b>
Dec Qtr	7 504	11 733	12 265	2 827	5 693	839	256	601	<b>41 718</b>
<b>2008</b>									
Mar Qtr	7 985	9 470	9 462	2 907	5 008	681	215	357	<b>36 087</b>
Jun Qtr	7 860	9 844	11 522	3 134	5 990	723	195	418	<b>39 686</b>
Sep Qtr	6 112	11 326	9 239	3 622	5 064	712	232	843	<b>37 151</b>

— nil or rounded to zero (including null cells)

## DWELLING UNIT COMMENCEMENTS, States &amp; 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									
<b>2005-06</b>	15 873	29 340	24 519	7 704	21 158	2 211	637	990	<b>102 432</b>
<b>2006-07</b>	15 444	29 304	28 066	8 178	19 445	2 437	643	1 125	<b>104 641</b>
<b>2007-08</b>	15 358	30 533	29 754	9 152	16 383	2 460	484	1 134	<b>105 257</b>
<b>2007</b>									
Jun Qtr	3 268	7 314	7 251	2 198	4 351	567	166	222	<b>25 336</b>
Sep Qtr	3 799	8 001	7 999	2 268	4 146	511	159	266	<b>27 150</b>
Dec Qtr	3 848	8 213	8 458	2 091	4 153	713	122	324	<b>27 922</b>
<b>2008</b>									
Mar Qtr	3 763	6 273	6 379	2 401	3 575	568	90	226	<b>23 274</b>
Jun Qtr	3 948	8 046	6 919	2 392	4 510	667	113	317	<b>26 911</b>
Sep Qtr	3 546	8 351	6 452	2 594	3 215	612	124	255	<b>25 148</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	16 022	8 796	12 587	2 013	3 550	260	604	797	<b>44 628</b>
<b>2006-07</b>	13 157	8 445	12 384	2 264	4 312	369	552	1 047	<b>42 530</b>
<b>2007-08</b>	14 576	10 241	14 100	2 202	4 760	408	446	869	<b>47 601</b>
<b>2007</b>									
Jun Qtr	3 029	1 968	3 080	810	1 045	74	158	354	<b>10 518</b>
Sep Qtr	3 993	2 417	3 285	499	1 191	140	231	414	<b>12 171</b>
Dec Qtr	3 315	3 209	3 547	612	1 254	112	99	256	<b>12 404</b>
<b>2008</b>									
Mar Qtr	3 737	2 976	2 922	420	1 128	102	66	110	<b>11 462</b>
Jun Qtr	3 531	1 638	4 346	671	1 187	53	49	89	<b>11 564</b>
Sep Qtr	2 306	2 742	2 551	970	1 430	63	90	553	<b>10 706</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	456	628	110	225	187	29	61	4	<b>1 700</b>
<b>2006-07</b>	502	606	102	73	161	36	9	2	<b>1 493</b>
<b>2007-08</b>	584	564	128	17	174	31	11	4	<b>1 514</b>
<b>2007</b>									
Jun Qtr	146	202	22	12	43	15	4	—	<b>443</b>
Sep Qtr	72	186	20	11	42	12	1	—	<b>344</b>
Dec Qtr	197	180	60	3	50	13	2	—	<b>505</b>
<b>2008</b>									
Mar Qtr	194	102	24	2	50	4	1	4	<b>381</b>
Jun Qtr	121	95	24	2	33	2	7	—	<b>284</b>
Sep Qtr	21	120	16	12	42	22	2	—	<b>235</b>
TOTAL									
<b>2005-06</b>	32 351	38 764	37 216	9 942	24 895	2 499	1 302	1 792	<b>148 760</b>
<b>2006-07</b>	29 104	38 355	40 552	10 516	23 917	2 842	1 204	2 174	<b>148 665</b>
<b>2007-08</b>	30 518	41 337	43 982	11 372	21 318	2 899	941	2 006	<b>154 372</b>
<b>2007</b>									
Jun Qtr	6 443	9 484	10 353	3 020	5 438	656	327	576	<b>36 297</b>
Sep Qtr	7 864	10 605	11 303	2 778	5 379	664	391	680	<b>39 665</b>
Dec Qtr	7 360	11 602	12 065	2 705	5 456	838	224	580	<b>40 832</b>
<b>2008</b>									
Mar Qtr	7 694	9 351	9 324	2 823	4 752	675	157	341	<b>35 117</b>
Jun Qtr	7 600	9 779	11 289	3 066	5 730	722	169	405	<b>38 759</b>
Sep Qtr	5 873	11 213	9 019	3 576	4 688	697	216	808	<b>36 089</b>

— 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									
<b>2005-06</b>	201	272	232	432	575	35	40	43	<b>1 831</b>
<b>2006-07</b>	277	220	176	508	451	10	118	137	<b>1 897</b>
<b>2007-08</b>	287	316	262	341	541	7	124	92	<b>1 971</b>
<b>2007</b>									
Jun Qtr	83	67	40	140	93	3	58	48	<b>531</b>
Sep Qtr	103	106	51	142	195	—	21	42	<b>660</b>
Dec Qtr	40	74	110	91	109	1	23	21	<b>469</b>
<b>2008</b>									
Mar Qtr	114	91	52	51	150	5	58	16	<b>537</b>
Jun Qtr	30	45	49	57	87	1	22	13	<b>304</b>
Sep Qtr	22	22	42	42	111	15	16	35	<b>305</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	326	104	404	259	483	23	21	—	<b>1 621</b>
<b>2006-07</b>	458	69	414	162	440	13	41	—	<b>1 597</b>
<b>2007-08</b>	531	114	541	113	586	2	10	—	<b>1 898</b>
<b>2007</b>									
Jun Qtr	198	20	80	11	75	—	—	—	<b>384</b>
Sep Qtr	130	20	202	40	181	—	—	—	<b>573</b>
Dec Qtr	104	55	90	29	127	—	10	—	<b>414</b>
<b>2008</b>									
Mar Qtr	161	20	86	34	104	2	—	—	<b>406</b>
Jun Qtr	137	20	163	11	174	—	—	—	<b>505</b>
Sep Qtr	187	89	176	4	265	—	—	—	<b>722</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	—	66	—	9	24	—	3	—	<b>102</b>
<b>2006-07</b>	2	7	—	—	10	—	—	—	<b>19</b>
<b>2007-08</b>	119	11	23	2	2	—	4	—	<b>161</b>
<b>2007</b>									
Jun Qtr	—	1	—	—	3	—	—	—	<b>4</b>
Sep Qtr	10	1	2	—	—	—	—	—	<b>13</b>
Dec Qtr	—	2	—	2	—	—	—	—	<b>4</b>
<b>2008</b>									
Mar Qtr	16	8	—	—	2	—	—	—	<b>26</b>
Jun Qtr	93	—	21	—	—	—	4	—	<b>118</b>
Sep Qtr	30	3	2	—	—	—	—	—	<b>34</b>
TOTAL									
<b>2005-06</b>	528	442	636	701	1 083	58	64	43	<b>3 555</b>
<b>2006-07</b>	738	296	589	670	901	23	159	137	<b>3 512</b>
<b>2007-08</b>	938	441	826	456	1 130	9	138	92	<b>4 029</b>
<b>2007</b>									
Jun Qtr	281	88	120	151	171	3	58	48	<b>920</b>
Sep Qtr	243	126	255	182	376	—	21	42	<b>1 246</b>
Dec Qtr	144	131	200	121	236	1	33	21	<b>887</b>
<b>2008</b>									
Mar Qtr	291	119	138	85	256	7	58	16	<b>970</b>
Jun Qtr	260	65	233	68	261	1	26	13	<b>927</b>
Sep Qtr	239	114	220	46	376	15	16	35	<b>1 061</b>

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication contains preliminary estimates from the quarterly Building Activity Survey of the number of dwelling units commenced during the current quarter and revised estimates for the previous two quarters. More comprehensive and updated results will be available shortly in Building Activity, Australia (cat. no. 8752.0).

### SCOPE AND COVERAGE

**2** The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. From the June quarter 2005, the quarterly survey consists of:

- a sample survey of public and private sector residential building jobs valued at \$50,000 or more
- an indirect component based on building approval details for all residential building work approved from \$10,000 to less than \$50,000.

**3** Building jobs included in each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS (refer paragraph 2) up to but not including the last month of the reference quarter (i.e. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those jobs notified and commenced in the last month of the reference quarter (i.e. for the month of September in respect of the September quarter survey). For example, jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

**4** The use of sample survey techniques in the Building Activity Survey means that reliable estimates of the number of dwelling commencements are generally available only at state, territory and Australia levels. Although subject to higher relative standard errors, a range of sub-state estimates of dwelling commencements may be available. Detailed data on Building Approvals, based on information reported by local government and other reporting authorities, are available for regions below state and territory level from Building Approvals, Australia (cat. no. 8731.0).

### CLASSIFICATION

**5** *Ownership*. The ownership of a building is classified as either *private sector* or *public sector*, according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

**6** Building jobs 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 September quarter 2008 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, SEPTEMBER QUARTER 2008

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	4.8	3.6	4.0	4.2	5.6	3.8	4.5	3.5	1.9
Total new other dwellings	3.8	5.1	4.0	5.0	5.2	14.8	—	1.8	2.0
Total dwellings	3.2	2.9	3.1	3.3	4.0	3.5	2.4	1.6	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, extreme care should be exercised in using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

### TREND ESTIMATES

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

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

## EXPLANATORY NOTES *continued*

---

### TREND ESTIMATES *continued*

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

**17** While the smoothing technique described in paragraphs 14 and 15 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003 (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

### ACKNOWLEDGMENT

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

### RELATED PRODUCTS

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

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

### ABS DATA AVAILABLE ON REQUEST

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



## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

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

### COMMENCEMENTS

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Dwelling unit commencements	1	1	September 1955
Dwelling unit commencements, change from previous period	2	n.a.	..
Dwelling unit commencements, states and territories	3	2	September 1980
Dwelling unit commencements, states and territories, change from previous period	4	n.a.	..
Dwelling unit commencements, states and territories, original	5	3	September 1955
Dwelling unit commencements, states and territories, private sector, original	6	4	September 1955
Dwelling unit commencements, states and territories, public sector, original	7	5	September 1969

## GLOSSARY

<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
<b>Commenced</b>	A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).
<b>Conversions, etc.</b>	A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 4 to 6 and are included in the total number of dwelling units.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
<b>House</b>	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Number of dwelling unit commencements</b>	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
<b>Residential building</b>	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .



## FOR MORE INFORMATION . . .

*INTERNET*      **www.abs.gov.au** the ABS website is the best place for data from our publications and information about the ABS.

### INFORMATION AND REFERRAL SERVICE

Our consultants can help you access the full range of information published by the ABS that is available free of charge from our website. Information tailored to your needs can also be requested as a 'user pays' service. Specialists are on hand to help you with analytical or methodological advice.

*PHONE*                      1300 135 070

*EMAIL*                      [client.services@abs.gov.au](mailto:client.services@abs.gov.au)

*FAX*                              1300 135 211

*POST*                         Client Services, ABS, GPO Box 796, Sydney NSW 2001

## FREE ACCESS TO STATISTICS

All statistics on the ABS website can be downloaded free of charge.

*WEB ADDRESS*      [www.abs.gov.au](http://www.abs.gov.au)