

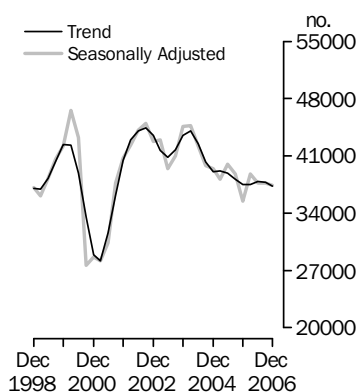
DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) TUES 20 MAR 2007

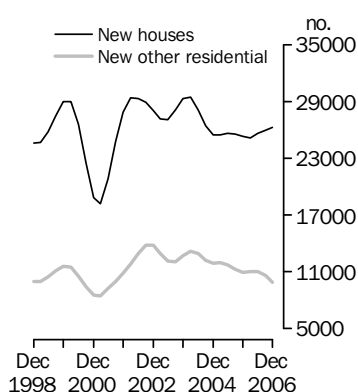
Dwelling units commenced

Total



Private dwellings commenced

Trend



INQUIRIES

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

KEY FIGURES

	Dec qtr 06 no.	Sep qtr 06 to Dec qtr 06 %	Dec qtr 05 to Dec qtr 06 %
TREND ESTIMATES			
Total dwelling units commenced	37 357	-1.2	-0.5
New private sector houses	26 277	1.1	3.9
New private sector other residential building	9 931	-6.4	-9.5
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	37 413	-0.8	5.5
New private sector houses	26 110	-0.6	5.4
New private sector other residential building	10 123	-1.8	5.7

KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced fell by 1.2 % in the December quarter 2006.
- The trend estimate for new private sector house commencements rose by 1.1% in the December quarter 2006.
- The trend for new private other residential building commencements fell by 6.4% in the December quarter 2006.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced fell by 0.8% in the December quarter 2006.
- New private sector house commencements fell by 0.6% in the December quarter 2006.
- New private other residential building fell by 1.8% in the December quarter 2006.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
March 2007	20 June 2007
June 2007	13 September 2007

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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 19 April 2007.

SIGNIFICANT REVISIONS THIS ISSUE

The seasonally adjusted and trend series have been revised as a result of the annual review of concurrent seasonal factors. See paragraphs 9 to 16 of the Explanatory Notes.

DATA NOTES

Seasonally adjusted numbers of dwelling unit commencements in the Northern Territory are being released for the first time. These numbers should be used with caution. For further information, see paragraph 13 of the Explanatory Notes.

With the inclusion of the Northern Territory seasonally adjusted data in 8750.0 there is an additional series in the Electronic table no. 2, Dwelling unit commencements, states and territories.

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ABBREVIATIONS

ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
Aust.	Australia
NSW	New South Wales
NT	Northern Territory
qtr	quarter
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

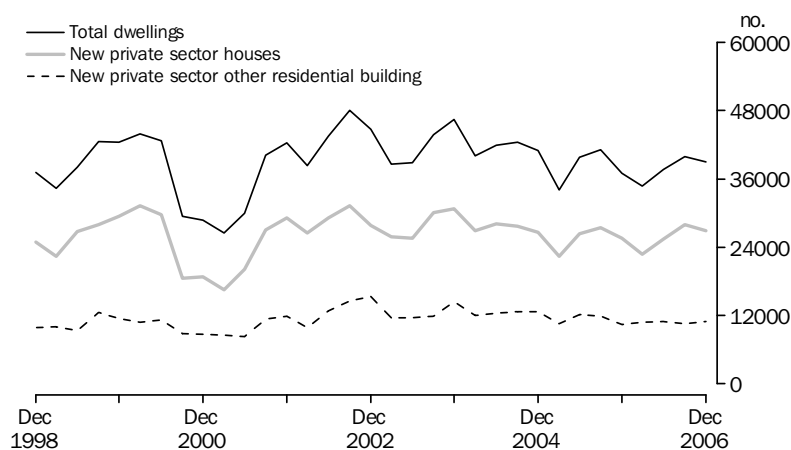
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

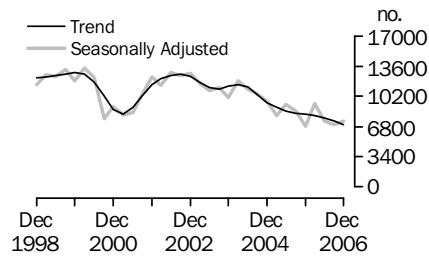
	Dec qtr 06	Sep qtr 06 to Dec qtr 06	Dec qtr 05 to Dec qtr 06
	no.	%	%
New private sector houses	26 977	-3.6	5.6
New private sector other residential building	10 971	4.2	5.4
Private sector conversion, etc.	326	-32.1	38.0
Public sector dwellings	742	-27.3	-7.3
Total dwelling units	39 015	-2.5	5.4

- The total number of dwelling units commenced fell by 2.5% in the December quarter 2006, to 39,015.
- New private sector house commencements fell by 3.6%, to 26,977.
Commencements rose in New South Wales, South Australia, Tasmania and the Australian Capital Territory.
- New private sector other residential building rose by 4.2%, to 10,971.
Commencements rose in New South Wales, Victoria, South Australia and the Northern Territory.
- The total number of public sector dwellings commenced fell by 27.3%, to 742.



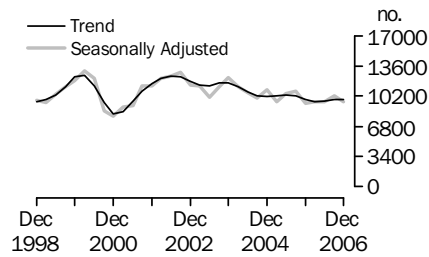
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



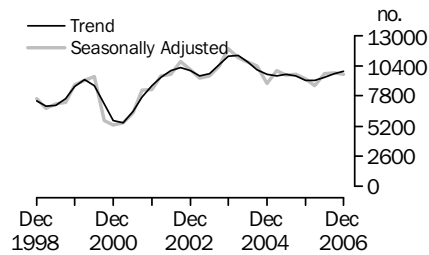
The trend estimate of total dwelling unit commencements has fallen for the last ten quarters.

VICTORIA



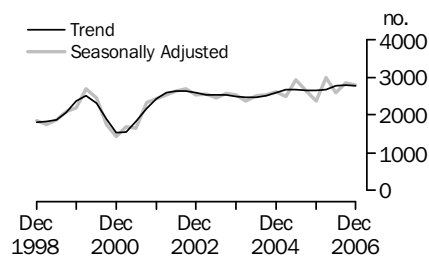
The trend estimate of total dwelling unit commencements is flat after rising for the previous two quarters.

QUEENSLAND



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

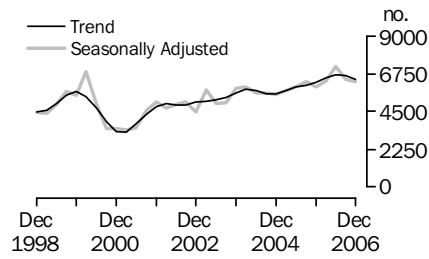
SOUTH AUSTRALIA



The trend estimate of dwelling unit commencements is now falling after three quarters of rises.

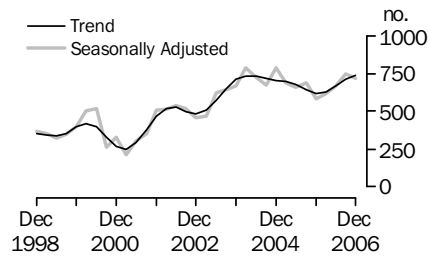
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



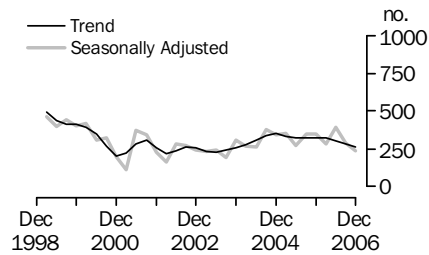
The trend estimate of total dwelling unit commencements is now showing falls for the last two quarters.

TASMANIA



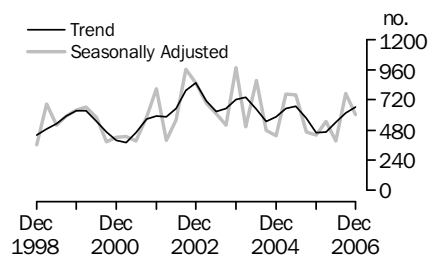
The trend estimate of total dwelling unit commencements has risen for the last four quarters.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of total dwelling unit commencements has risen for the last four 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						
2003-04	115 960	50 717	168 927	117 540	52 577	172 376
2004-05	103 043	48 097	153 314	105 059	50 295	157 547
2005-06	101 387	44 060	147 137	103 198	45 667	150 656
2005						
Sep Qtr	27 489	11 834	40 045	28 025	12 390	41 198
Dec Qtr	25 556	10 408	36 201	26 028	10 734	37 001
2006						
Mar Qtr	22 851	10 868	34 081	23 211	11 184	34 790
Jun Qtr	25 491	10 950	36 810	25 934	11 359	37 668
Sep Qtr	27 976	10 532	38 988	28 533	10 996	40 009
Dec Qtr	26 977	10 971	38 273	27 414	11 268	39 015
SEASONALLY ADJUSTED						
2005						
Sep Qtr	25 775	11 574	37 860	26 224	11 974	38 770
Dec Qtr	24 772	9 577	34 650	25 208	9 956	35 468
2006						
Mar Qtr	25 355	12 103	37 913	25 809	12 542	38 839
Jun Qtr	25 447	11 008	36 828	25 923	11 403	37 704
Sep Qtr	26 279	10 312	36 924	26 744	10 649	37 726
Dec Qtr	26 110	10 123	36 658	26 517	10 463	37 413
TREND						
2005						
Sep Qtr	25 576	11 256	37 274	26 024	11 661	38 156
Dec Qtr	25 284	10 968	36 666	25 729	11 364	37 536
2006						
Mar Qtr	25 187	11 013	36 582	25 644	11 417	37 462
Jun Qtr	25 598	11 004	36 978	26 062	11 393	37 840
Sep Qtr	25 998	10 613	36 991	26 450	10 972	37 808
Dec Qtr	26 277	9 931	36 588	26 708	10 266	37 357

(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						
2003-04	4.8	-4.6	1.4	4.5	-4.4	1.2
2004-05	-11.1	-5.2	-9.2	-10.6	-4.3	-8.6
2005-06	-1.6	-8.4	-4.0	-1.8	-9.2	-4.4
2005						
Sep Qtr	4.3	-2.5	2.8	4.6	-1.8	3.3
Dec Qtr	-7.0	-12.0	-9.6	-7.1	-13.4	-10.2
2006						
Mar Qtr	-10.6	4.4	-5.9	-10.8	4.2	-6.0
Jun Qtr	11.6	0.8	8.0	11.7	1.6	8.3
Sep Qtr	9.8	-3.8	5.9	10.0	-3.2	6.2
Dec Qtr	-3.6	4.2	-1.8	-3.9	2.5	-2.5
SEASONALLY ADJUSTED						
2005						
Sep Qtr	-2.2	-5.3	-3.1	-2.2	-5.7	-3.1
Dec Qtr	-3.9	-17.3	-8.5	-3.9	-16.9	-8.5
2006						
Mar Qtr	2.4	26.4	9.4	2.4	26.0	9.5
Jun Qtr	0.4	-9.0	-2.9	0.4	-9.1	-2.9
Sep Qtr	3.3	-6.3	0.3	3.2	-6.6	0.1
Dec Qtr	-0.6	-1.8	-0.7	-0.8	-1.7	-0.8
TREND						
2005						
Sep Qtr	-0.4	-4.1	-1.6	-0.5	-4.9	-1.9
Dec Qtr	-1.1	-2.6	-1.6	-1.1	-2.5	-1.6
2006						
Mar Qtr	-0.4	0.4	-0.2	-0.3	0.5	-0.2
Jun Qtr	1.6	-0.1	1.1	1.6	-0.2	1.0
Sep Qtr	1.6	-3.6	—	1.5	-3.7	-0.1
Dec Qtr	1.1	-6.4	-1.1	1.0	-6.4	-1.2

— 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									
2003-04	44 016	45 287	43 842	10 033	22 436	2 820	1 046	2 896	172 376
2004-05	37 788	41 021	38 716	10 603	22 798	2 814	1 349	2 458	157 547
2005-06	32 004	39 195	37 428	10 533	25 740	2 556	1 366	1 835	150 656
2005									
Sep Qtr	8 782	11 151	10 473	2 541	6 870	662	364	354	41 198
Dec Qtr	7 472	9 559	9 909	2 582	6 034	598	435	412	37 001
2006									
Mar Qtr	8 564	8 521	7 531	2 776	5 950	619	234	595	34 790
Jun Qtr	7 187	9 964	9 515	2 633	6 885	677	333	474	37 668
Sep Qtr	7 230	10 710	10 648	2 716	7 017	718	320	650	40 009
Dec Qtr	8 069	9 712	10 250	3 045	6 328	743	286	583	39 015
SEASONALLY ADJUSTED									
2005									
Sep Qtr	8 569	10 752	9 636	2 625	6 286	689	349	467	38 770
Dec Qtr	6 870	9 422	9 278	2 374	5 977	581	346	439	35 468
2006									
Mar Qtr	9 411	9 537	8 658	2 999	6 321	619	281	549	38 839
Jun Qtr	7 393	9 558	9 726	2 588	7 167	668	393	391	37 704
Sep Qtr	7 031	10 280	9 796	2 841	6 436	746	288	772	37 726
Dec Qtr	7 406	9 529	9 686	2 781	6 289	718	239	602	37 413
TREND									
2005									
Sep Qtr	8 317	10 202	9 521	2 655	6 055	643	323	574	38 156
Dec Qtr	8 209	9 843	9 171	2 641	6 219	618	325	457	37 536
2006									
Mar Qtr	8 006	9 556	9 161	2 679	6 494	626	322	463	37 462
Jun Qtr	7 797	9 679	9 407	2 763	6 668	670	303	543	37 840
Sep Qtr	7 404	9 847	9 696	2 782	6 624	715	284	614	37 808
Dec Qtr	6 990	9 850	9 918	2 775	6 406	739	264	662	37 357

(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 13 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									
2003-04	-8.6	-1.2	10.7	-2.4	10.6	36.4	5.9	-7.8	1.2
2004-05	-14.1	-9.4	-11.7	5.7	1.6	-0.2	28.9	-15.1	-8.6
2005-06	-15.3	-4.5	-3.3	-0.7	12.9	-9.2	1.2	-25.4	-4.4
2005									
Sep Qtr	-3.3	1.8	11.6	-16.3	20.5	-0.3	54.0	-57.9	3.3
Dec Qtr	-14.9	-14.3	-5.4	1.6	-12.2	-9.8	19.6	16.4	-10.2
2006									
Mar Qtr	14.6	-10.9	-24.0	7.5	-1.4	3.5	-46.2	44.3	-6.0
Jun Qtr	-16.1	16.9	26.3	-5.1	15.7	9.4	42.2	-20.4	8.3
Sep Qtr	0.6	7.5	11.9	3.1	1.9	6.1	-3.8	37.3	6.2
Dec Qtr	11.6	-9.3	-3.7	12.1	-9.8	3.5	-10.6	-10.3	-2.5
SEASONALLY ADJUSTED									
2005									
Sep Qtr	-8.1	2.2	0.5	-10.4	5.6	4.7	27.8	-38.7	-3.1
Dec Qtr	-19.8	-12.4	-3.7	-9.6	-4.9	-15.7	-0.9	-6.0	-8.5
2006									
Mar Qtr	37.0	1.2	-6.7	26.3	5.8	6.5	-18.8	25.1	9.5
Jun Qtr	-21.4	0.2	12.3	-13.7	13.4	7.9	39.9	-28.8	-2.9
Sep Qtr	-4.9	7.6	0.7	9.8	-10.2	11.7	-26.7	97.4	0.1
Dec Qtr	5.3	-7.3	-1.1	-2.1	-2.3	-3.8	-17.0	-22.0	-0.8
TREND									
2005									
Sep Qtr	-2.6	-1.5	-1.6	-0.9	1.7	-5.2	0.9	-14.1	-1.9
Dec Qtr	-1.3	-3.5	-3.7	-0.5	2.7	-3.9	0.6	-20.4	-1.6
2006									
Mar Qtr	-2.5	-2.9	-0.1	1.4	4.4	1.3	-0.9	1.3	-0.2
Jun Qtr	-2.6	1.3	2.7	3.1	2.7	7.0	-5.9	17.3	1.0
Sep Qtr	-5.0	1.7	3.1	0.7	-0.7	6.7	-6.3	13.1	-0.1
Dec Qtr	-5.6	—	2.3	-0.3	-3.3	3.4	-7.0	7.8	-1.2

— 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 13 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									
2003-04	22 247	34 615	29 672	8 030	18 515	2 487	515	1 458	117 540
2004-05	19 264	30 357	24 961	8 323	18 139	2 427	633	955	105 059
2005-06	15 532	29 601	24 538	8 057	21 515	2 245	677	1 033	103 198
2005									
Sep Qtr	4 242	7 896	7 185	2 023	5 652	575	167	285	28 025
Dec Qtr	4 222	7 454	5 995	2 111	5 324	527	181	214	26 028
2006									
Mar Qtr	3 533	6 801	4 970	1 876	5 041	554	142	292	23 211
Jun Qtr	3 535	7 450	6 387	2 047	5 498	588	187	242	25 934
Sep Qtr	4 223	8 426	7 157	2 082	5 517	540	231	358	28 533
Dec Qtr	4 234	7 309	7 004	2 399	5 216	676	139	436	27 414
NEW OTHER RESIDENTIAL BUILDING									
2003-04	20 693	9 975	14 064	1 829	3 828	259	497	1 432	52 577
2004-05	17 734	9 602	13 697	2 202	4 546	311	704	1 500	50 295
2005-06	16 025	8 900	12 783	2 242	4 014	283	625	797	45 667
2005									
Sep Qtr	4 328	2 886	3 244	395	1 190	83	196	67	12 390
Dec Qtr	3 183	2 006	3 894	469	670	63	252	197	10 734
2006									
Mar Qtr	4 950	1 654	2 538	793	801	58	89	301	11 184
Jun Qtr	3 564	2 354	3 106	584	1 353	79	88	232	11 359
Sep Qtr	2 897	2 014	3 465	587	1 487	166	88	292	10 996
Dec Qtr	3 680	2 309	3 226	632	1 070	58	144	147	11 268
CONVERSIONS, ETC.									
2003-04	1 076	697	106	173	93	74	34	6	2 259
2004-05	790	1 063	58	78	113	76	12	3	2 193
2005-06	448	694	108	234	211	29	64	4	1 791
2005									
Sep Qtr	212	369	44	122	28	5	1	2	783
Dec Qtr	66	99	20	3	41	8	2	1	239
2006									
Mar Qtr	81	65	23	107	109	6	3	1	395
Jun Qtr	88	161	22	2	34	10	58	—	375
Sep Qtr	111	270	26	47	13	11	1	—	480
Dec Qtr	154	94	19	15	41	8	3	—	334
TOTAL									
2003-04	44 016	45 287	43 842	10 033	22 436	2 820	1 046	2 896	172 376
2004-05	37 788	41 021	38 716	10 603	22 798	2 814	1 349	2 458	157 547
2005-06	32 004	39 195	37 428	10 533	25 740	2 556	1 366	1 835	150 656
2005									
Sep Qtr	8 782	11 151	10 473	2 541	6 870	662	364	354	41 198
Dec Qtr	7 472	9 559	9 909	2 582	6 034	598	435	412	37 001
2006									
Mar Qtr	8 564	8 521	7 531	2 776	5 950	619	234	595	34 790
Jun Qtr	7 187	9 964	9 515	2 633	6 885	677	333	474	37 668
Sep Qtr	7 230	10 710	10 648	2 716	7 017	718	320	650	40 009
Dec Qtr	8 069	9 712	10 250	3 045	6 328	743	286	583	39 015

— 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									
2003-04	22 043	34 462	29 407	7 724	18 038	2 481	359	1 445	115 960
2004-05	18 997	30 022	24 751	7 830	17 716	2 325	465	937	103 043
2005-06	15 344	29 328	24 308	7 628	20 942	2 210	637	990	101 387
2005									
Sep Qtr	4 167	7 839	7 126	1 960	5 406	557	151	284	27 489
Dec Qtr	4 171	7 372	5 919	2 017	5 183	511	171	213	25 556
2006									
Mar Qtr	3 490	6 733	4 938	1 772	4 955	553	139	270	22 851
Jun Qtr	3 516	7 385	6 325	1 880	5 398	588	176	223	25 491
Sep Qtr	4 140	8 316	7 093	1 983	5 354	540	224	325	27 976
Dec Qtr	4 178	7 288	6 956	2 269	5 096	675	131	385	26 977
NEW OTHER RESIDENTIAL BUILDING									
2003-04	20 265	9 696	13 670	1 742	3 277	259	429	1 378	50 717
2004-05	17 321	9 262	13 177	2 007	3 932	219	678	1 500	48 097
2005-06	15 700	8 796	12 379	1 994	3 530	260	604	797	44 060
2005									
Sep Qtr	4 224	2 855	3 127	344	950	70	196	67	11 834
Dec Qtr	3 141	1 976	3 824	353	631	55	231	197	10 408
2006									
Mar Qtr	4 813	1 622	2 473	759	753	58	89	301	10 868
Jun Qtr	3 523	2 342	2 954	538	1 197	77	88	232	10 950
Sep Qtr	2 785	1 988	3 354	507	1 361	166	80	292	10 532
Dec Qtr	3 630	2 293	3 174	591	976	47	112	147	10 971
CONVERSIONS, ETC.									
2003-04	1 076	694	106	173	87	74	34	6	2 250
2004-05	784	1 057	52	78	112	76	12	3	2 174
2005-06	448	628	108	225	187	29	61	4	1 689
2005									
Sep Qtr	212	335	44	113	11	5	—	2	722
Dec Qtr	66	98	20	3	41	8	—	1	236
2006									
Mar Qtr	81	34	23	107	107	6	3	1	362
Jun Qtr	88	161	22	2	29	10	58	—	370
Sep Qtr	111	270	26	47	13	11	1	—	480
Dec Qtr	152	88	19	15	41	8	3	—	326
TOTAL									
2003-04	43 384	44 852	43 183	9 640	21 402	2 814	822	2 829	168 927
2004-05	37 101	40 341	37 981	9 916	21 760	2 620	1 155	2 440	153 314
2005-06	31 492	38 752	36 794	9 847	24 659	2 498	1 302	1 792	147 137
2005									
Sep Qtr	8 603	11 029	10 296	2 418	6 367	631	347	353	40 045
Dec Qtr	7 379	9 446	9 763	2 372	5 854	574	402	411	36 201
2006									
Mar Qtr	8 384	8 390	7 434	2 638	5 814	618	231	573	34 081
Jun Qtr	7 127	9 888	9 301	2 419	6 624	675	322	455	36 810
Sep Qtr	7 036	10 574	10 473	2 537	6 728	718	305	617	38 988
Dec Qtr	7 959	9 669	10 150	2 875	6 112	730	246	532	38 273

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2003-04	204	153	265	306	477	6	156	13	1 580
2004-05	268	335	210	492	423	102	168	18	2 017
2005-06	188	272	230	429	574	35	40	43	1 810
2005									
Sep Qtr	75	57	60	63	246	18	16	1	536
Dec Qtr	51	82	76	94	141	16	10	1	471
2006									
Mar Qtr	43	68	32	104	87	1	3	22	360
Jun Qtr	19	65	62	168	100	—	11	19	444
Sep Qtr	82	110	64	99	162	—	7	33	557
Dec Qtr	57	21	48	130	121	2	8	51	437
NEW OTHER RESIDENTIAL BUILDING									
2003-04	428	279	394	87	550	—	68	54	1 860
2004-05	413	339	519	194	614	92	26	—	2 198
2005-06	324	104	404	248	483	23	21	—	1 607
2005									
Sep Qtr	104	31	117	51	240	13	—	—	556
Dec Qtr	42	30	70	116	39	8	21	—	326
2006									
Mar Qtr	137	32	65	34	48	—	—	—	316
Jun Qtr	41	11	152	47	156	2	—	—	409
Sep Qtr	112	26	111	80	127	—	8	—	464
Dec Qtr	51	16	52	41	95	11	32	—	297
CONVERSIONS, ETC.									
2003-04	—	3	—	—	6	—	—	—	9
2004-05	6	6	6	—	1	—	—	—	19
2005-06	—	66	—	9	24	—	3	—	102
2005									
Sep Qtr	—	34	—	9	17	—	1	—	61
Dec Qtr	—	1	—	—	—	—	2	—	3
2006									
Mar Qtr	—	31	—	—	2	—	—	—	33
Jun Qtr	—	—	—	—	5	—	—	—	5
Sep Qtr	—	—	—	—	—	—	—	—	—
Dec Qtr	2	6	—	—	—	—	—	—	8
TOTAL									
2003-04	632	435	659	393	1 033	6	224	67	3 449
2004-05	687	680	735	687	1 038	194	194	18	4 234
2005-06	512	442	634	685	1 081	58	64	43	3 520
2005									
Sep Qtr	179	122	177	123	503	31	17	1	1 153
Dec Qtr	93	113	146	210	180	24	33	1	800
2006									
Mar Qtr	180	131	97	138	137	1	3	22	709
Jun Qtr	60	77	214	214	261	2	11	19	858
Sep Qtr	194	136	175	179	289	—	15	33	1 021
Dec Qtr	110	43	100	171	216	13	40	51	742

— 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 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

4 *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.

5 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

6 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.

7 Relative standard errors for the number of dwellings commenced in the December quarter 2006 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, December quarter 2006

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.2	4.3	3.7	4.0	4.6	3.2	4.9	3.3	2.0
Total new other dwellings	3.8	7.7	2.8	5.2	4.6	7.2	—	—	2.2
Total dwellings	3.2	3.7	2.6	3.2	3.8	2.9	2.2	2.2	1.5

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

8 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

9 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.

10 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.

11 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.

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

13 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

14 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.

15 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.

16 While the smoothing technique described in paragraphs 13 and 14 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>.

EXPLANATORY NOTES *continued*

ACKNOWLEDGMENT

17 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

18 All tables in this publication are available in electronic form on the ABS web site <<http://www.abs.gov.au>>.

19 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

20 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

<<http://www.abs.gov.au>>. Not all series in the table go back to the earliest start date.

COMMENCEMENTS

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

GLOSSARY

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

FOR MORE INFORMATION . . .

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