

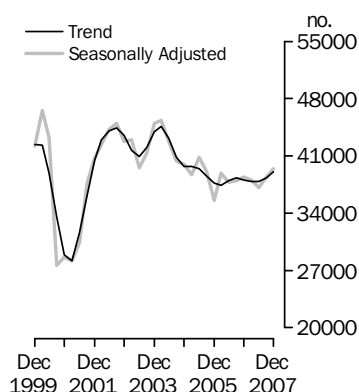
DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) WED 19 MAR 2008

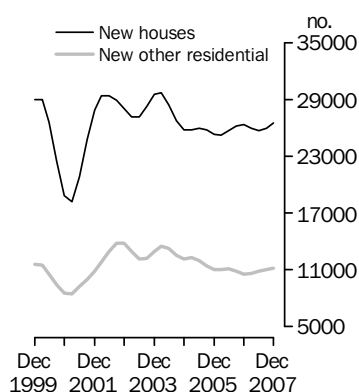
Dwelling units commenced

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 Willie Hynd on Adelaide (08) 8237 7645.

KEY FIGURES

	Dec qtr 07 no.	Sep qtr 07 to Dec qtr 07 %	Dec qtr 06 to Dec qtr 07 %
TREND ESTIMATES			
Total dwelling units commenced	39 113	2.0	2.7
New private sector houses	26 528	2.2	0.8
New private sector other residential building	11 139	1.3	5.9
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	39 477	2.6	2.6
New private sector houses	27 191	6.3	3.7
New private sector other residential building	10 683	-8.4	-3.6

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced rose 2.0% in the December quarter 2007 following a revised increase of 1.2% in the September quarter.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 2.6% in the December quarter which follows a revised increase of 3.4% in the September quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements increased by 2.2% in the December quarter. This follows a revised increase of 1.0% in the September quarter.
- The seasonally adjusted estimate for new private sector house commencements rose 6.3% in the December quarter. This follows a revised increase of 1.1% in the September quarter.

OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements rose 1.3% in the December quarter which follows a revised increase of 1.5% in the September quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 8.4% in the December quarter following a revised increase of 11.0% in the September quarter.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

March 2008

17 June 2008

June 2008

15 September 2008

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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 18 April 2008.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, September quarter 2007 (cat. no. 8752.0) released on 21 January 2008:

- the total number of dwellings commenced in Australia during September quarter 2007 has been revised upwards by 722 (+1.8%).
- the number of new private sector other residential dwelling units commenced in Australia during the September quarter 2007 has been revised upwards by 596 (+5.2%).

.....

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

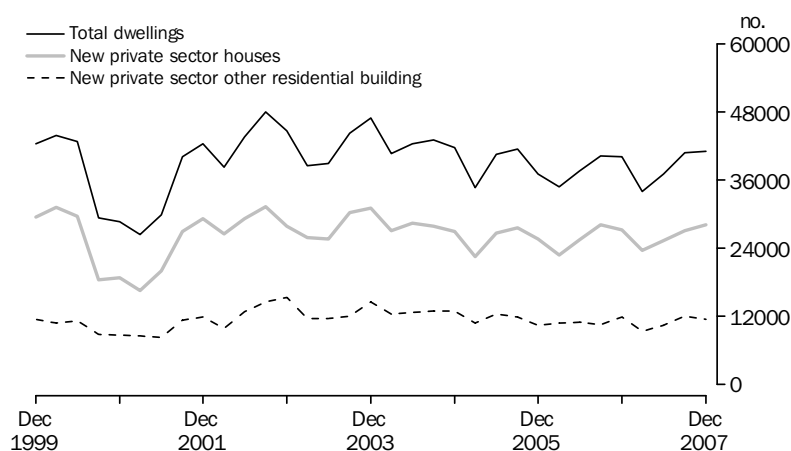
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

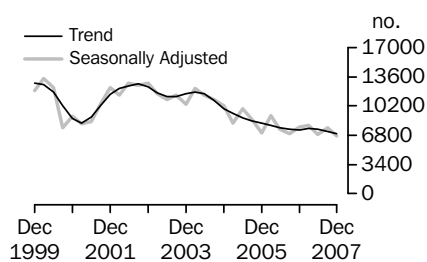
	Dec qtr 07	Sep qtr 07 to Dec qtr 07	Dec qtr 06 to Dec qtr 07
	no.	%	%
New private sector houses	28 199	3.9	3.6
New private sector other residential building	11 467	-4.8	-3.9
Private sector conversion, etc.	506	47.1	64.7
Public sector dwellings	901	-27.7	22.2
Total dwelling units	41 073	0.7	2.2

- The total number of dwelling units commenced rose 0.7% in the December quarter 2007, to 41,073.
- New private sector house commencements rose 3.9%, to 28,199. Commencements rose in states and territories other than South Australia, Western Australia and the Northern Territory.
- New private sector other residential building fell 4.8%, to 11,467. This follows a revised increase of 15.4%, to 12,046 in the September quarter.
- The total number of public sector dwellings commenced fell 27.7%, to 901. Commencements fell in states and territories other than Victoria, Tasmania and the Northern Territory.



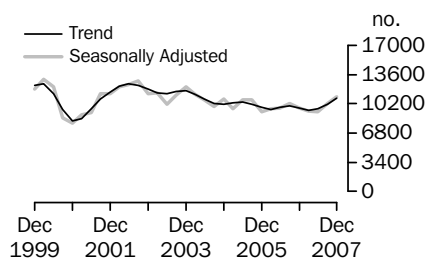
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



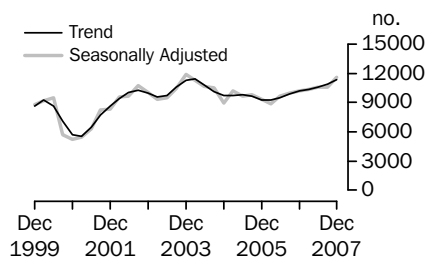
The trend estimate of the number of total dwelling unit commencements has fallen for the last three quarters.

VICTORIA



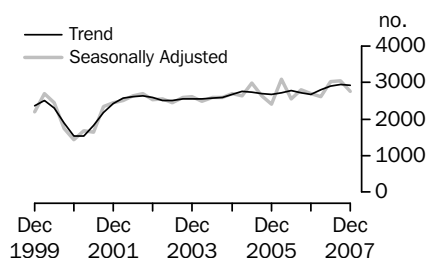
The trend estimate of the number of total dwelling unit commencements is showing rises for the last three quarters.

QUEENSLAND



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

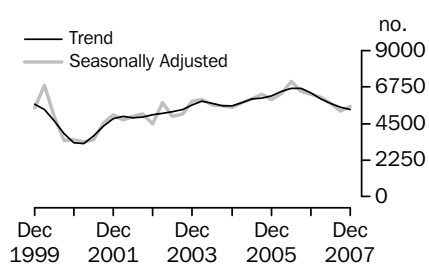
SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements has fallen in the December quarter after rising for the previous three quarters.

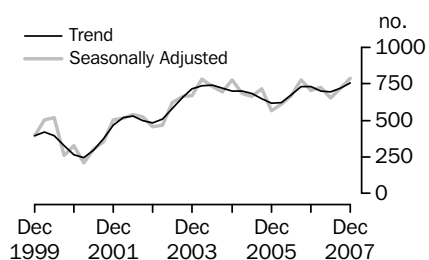
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



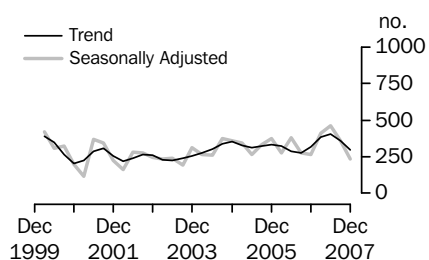
The trend estimate of the number of total dwelling unit commencements is showing falls for the last six quarters.

TASMANIA



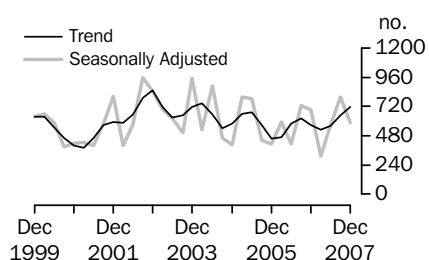
The trend estimate of the number of total dwelling unit commencements is now showing rises for the last two quarters.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



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

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DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units(a)	New houses	New other residential building	Total dwelling units(a)
	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	104 385	42 331	148 206	106 281	43 927	151 717
2006						
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	25 333	10 435	36 208	25 864	10 819	37 128
Sep Qtr	27 151	12 046	39 540	27 811	12 618	40 786
Dec Qtr	28 199	11 467	40 172	28 682	11 881	41 073
SEASONALLY ADJUSTED						
2006						
Sep Qtr	26 536	10 282	37 159	26 993	10 626	37 960
Dec Qtr	26 214	11 087	37 685	26 629	11 440	38 461
2007						
Mar Qtr	26 312	10 397	37 046	26 791	10 963	38 098
Jun Qtr	25 298	10 505	36 239	25 853	10 885	37 178
Sep Qtr	25 577	11 662	37 482	26 115	12 089	38 460
Dec Qtr	27 191	10 683	38 516	27 663	11 168	39 477
TREND						
2006						
Sep Qtr	26 237	10 888	37 490	26 680	11 264	38 315
Dec Qtr	26 327	10 517	37 207	26 775	10 927	38 068
2007						
Mar Qtr	25 951	10 643	36 949	26 437	11 085	37 884
Jun Qtr	25 716	10 834	36 912	26 238	11 283	37 891
Sep Qtr	25 968	10 992	37 373	26 495	11 434	38 350
Dec Qtr	26 528	11 139	38 157	27 033	11 583	39 113

(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	–4.4	0.3	2.6	–4.3	0.3
2006						
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	11.7	8.8	7.6	10.5	8.9
Sep Qtr	7.2	15.4	9.2	7.5	16.6	9.9
Dec Qtr	3.9	–4.8	1.6	3.1	–5.8	0.7
SEASONALLY ADJUSTED						
2006						
Sep Qtr	4.0	–7.1	0.6	3.9	–7.4	0.4
Dec Qtr	–1.2	7.8	1.4	–1.3	7.7	1.3
2007						
Mar Qtr	0.4	–6.2	–1.7	0.6	–4.2	–0.9
Jun Qtr	–3.9	1.0	–2.2	–3.5	–0.7	–2.4
Sep Qtr	1.1	11.0	3.4	1.0	11.1	3.4
Dec Qtr	6.3	–8.4	2.8	5.9	–7.6	2.6
TREND						
2006						
Sep Qtr	2.1	–1.7	0.9	2.0	–1.6	0.9
Dec Qtr	0.3	–3.4	–0.8	0.4	–3.0	–0.6
2007						
Mar Qtr	–1.4	1.2	–0.7	–1.3	1.4	–0.5
Jun Qtr	–0.9	1.8	–0.1	–0.8	1.8	—
Sep Qtr	1.0	1.5	1.2	1.0	1.3	1.2
Dec Qtr	2.2	1.3	2.1	2.0	1.3	2.0

— 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	29 640	38 614	41 027	11 174	24 724	2 863	1 363	2 311	151 717
2006									
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	6 662	9 568	10 451	3 171	5 609	659	385	624	37 128
Sep Qtr	7 986	10 731	11 550	2 960	5 760	664	412	722	40 786
Dec Qtr	7 089	11 500	12 281	2 964	5 563	842	256	577	41 073
SEASONALLY ADJUSTED									
2006									
Sep Qtr	7 009	10 254	9 944	2 806	6 471	777	277	731	37 960
Dec Qtr	7 761	9 706	10 191	2 699	6 305	704	263	691	38 461
2007									
Mar Qtr	7 931	9 313	10 337	2 603	6 125	724	410	313	38 098
Jun Qtr	6 930	9 304	10 578	3 038	5 763	653	460	566	37 178
Sep Qtr	7 695	10 198	10 603	3 047	5 279	723	356	799	38 460
Dec Qtr	6 740	11 054	11 623	2 752	5 567	787	237	588	39 477
TREND									
2006									
Sep Qtr	7 554	9 953	9 886	2 713	6 654	731	277	622	38 315
Dec Qtr	7 453	9 703	10 206	2 669	6 374	731	319	567	38 068
2007									
Mar Qtr	7 612	9 408	10 323	2 792	6 016	700	386	530	37 884
Jun Qtr	7 471	9 573	10 538	2 895	5 742	693	407	558	37 891
Sep Qtr	7 211	10 146	10 889	2 949	5 508	722	360	645	38 350
Dec Qtr	6 985	10 813	11 324	2 923	5 356	756	297	719	39 113

(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	-7.9	-1.5	8.7	5.6	-4.0	11.9	-0.2	26.0	0.3
2006									
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	-11.0	17.0	17.4	34.0	-2.2	-10.0	4.4	83.2	8.9
Sep Qtr	19.9	12.2	10.5	-6.6	2.7	0.7	6.9	15.7	9.9
Dec Qtr	-11.2	7.2	6.3	0.1	-3.4	26.8	-37.9	-20.1	0.7
SEASONALLY ADJUSTED									
2006									
Sep Qtr	-6.7	5.7	3.2	10.3	-9.0	15.8	-26.5	76.1	0.4
Dec Qtr	10.7	-5.3	2.5	-3.8	-2.6	-9.4	-5.1	-5.5	1.3
2007									
Mar Qtr	2.2	-4.0	1.4	-3.6	-2.9	2.8	55.9	-54.7	-0.9
Jun Qtr	-12.6	-0.1	2.3	16.7	-5.9	-9.8	12.2	80.8	-2.4
Sep Qtr	11.0	9.6	0.2	0.3	-8.4	10.7	-22.6	41.2	3.4
Dec Qtr	-12.4	8.4	9.6	-9.7	5.5	8.9	-33.4	-26.4	2.6
TREND									
2006									
Sep Qtr	-2.1	1.8	4.4	-2.2	-0.5	8.3	-3.8	7.2	0.9
Dec Qtr	-1.3	-2.5	3.2	-1.6	-4.2	—	15.2	-8.8	-0.6
2007									
Mar Qtr	2.1	-3.0	1.1	4.6	-5.6	-4.2	21.0	-6.5	-0.5
Jun Qtr	-1.9	1.8	2.1	3.7	-4.6	-1.0	5.4	5.3	—
Sep Qtr	-3.5	6.0	3.3	1.9	-4.1	4.2	-11.5	15.6	1.2
Dec Qtr	-3.1	6.6	4.0	-0.9	-2.8	4.7	-17.5	11.5	2.0

— 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	15 628	29 489	28 211	8 676	19 810	2 445	761	1 262	106 281
2006									
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	7 291	2 338	4 443	570	224	270	25 864
Sep Qtr	3 898	8 107	8 050	2 410	4 346	511	181	308	27 811
Dec Qtr	3 896	8 244	8 737	2 361	4 246	720	142	337	28 682
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	13 508	8 514	12 714	2 425	4 743	382	593	1 047	43 927
2006									
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	3 166	1 988	3 138	821	1 120	74	158	354	10 819
Sep Qtr	4 006	2 437	3 479	539	1 372	140	231	414	12 618
Dec Qtr	2 997	3 073	3 485	598	1 267	109	112	241	11 881
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	36	9	2	1 509
2006									
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	82	187	22	11	42	12	1	—	357
Dec Qtr	196	184	60	4	50	13	2	—	510
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	29 640	38 614	41 027	11 174	24 724	2 863	1 363	2 311	151 717
2006									
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	6 662	9 568	10 451	3 171	5 609	659	385	624	37 128
Sep Qtr	7 986	10 731	11 550	2 960	5 760	664	412	722	40 786
Dec Qtr	7 089	11 500	12 281	2 964	5 563	842	256	577	41 073

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
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	28 035	8 168	19 359	2 436	643	1 125	104 385
2006									
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	7 251	2 198	4 351	567	166	222	25 333
Sep Qtr	3 796	8 001	7 999	2 268	4 151	511	159	266	27 151
Dec Qtr	3 856	8 169	8 626	2 255	4 145	719	114	316	28 199
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	13 050	8 445	12 301	2 263	4 303	369	552	1 047	42 331
2006									
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	2 968	1 968	3 057	810	1 045	74	158	354	10 435
Sep Qtr	3 876	2 417	3 277	499	1 191	140	231	414	12 046
Dec Qtr	2 899	3 018	3 395	569	1 134	109	102	241	11 467
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	36	9	2	1 490
2006									
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	72	186	20	11	42	12	1	—	344
Dec Qtr	196	182	60	3	50	13	2	—	506
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	28 902	38 317	40 438	10 505	23 823	2 841	1 204	2 174	148 206
2006									
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	6 381	9 480	10 331	3 020	5 438	656	327	576	36 208
Sep Qtr	7 744	10 605	11 295	2 778	5 384	664	391	680	39 540
Dec Qtr	6 951	11 369	12 080	2 827	5 329	841	218	556	40 172

— 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	451	9	118	137	1 896
2006									
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	103	106	51	142	195	—	21	42	660
Dec Qtr	40	74	111	106	101	1	28	21	483

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	414	162	440	13	41	—	1 597
2006									
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	130	20	202	40	181	—	—	—	573
Dec Qtr	98	55	90	29	133	—	10	—	415

CONVERSIONS, ETC.

2004–05	6	6	6	—	1	—	—	—	19
2005–06	—	66	—	9	24	—	3	—	102
2006–07	2	7	—	—	10	—	—	—	19
2006									
Sep Qtr	—	—	—	—	—	—	—	—	—
Dec Qtr	2	6	—	—	—	—	—	—	8
2007									
Mar Qtr	—	—	—	—	7	—	—	—	7
Jun Qtr	—	1	—	—	3	—	—	—	4
Sep Qtr	10	1	2	—	—	—	—	—	13
Dec Qtr	—	2	—	2	—	—	—	—	4

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									
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	243	126	255	182	376	—	21	42	1 246
Dec Qtr	138	131	201	137	234	1	38	21	901

— 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.

8 Relative standard errors for the number of dwellings commenced in the December quarter 2007 are given below. There is 67% confidence that the actual number would be

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

RELATIVE STANDARD ERRORS, December Quarter 2007

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.5	3.8	3.6	3.9	4.5	2.9	4.4	5.2	1.9
Total new other dwellings	3.7	6.3	5.1	6.5	5.5	12.2	—	—	2.5
Total dwellings	3.4	3.2	2.9	3.2	3.6	2.9	2.1	3.1	1.5

— nil or rounded to zero (including null cells)

9 In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, 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, 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

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 . . .

INTERNET

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

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