

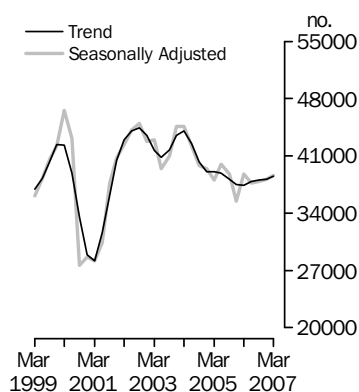
DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

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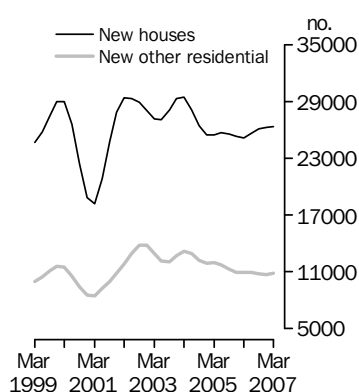
Dwelling units commenced

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

	Mar qtr 07 no.	Dec qtr 06 to Mar qtr 07 %	Mar qtr 06 to Mar qtr 07 %
TREND ESTIMATES			
Total dwelling units commenced	38 523	1.0	3.0
New private sector houses	26 367	0.4	4.7
New private sector other residential building	10 867	2.0	-0.8
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	38 639	1.3	-0.3
New private sector houses	26 127	-0.9	2.7
New private sector other residential building	11 139	5.3	-6.8

KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 1.0% in the March quarter 2007. This follows a revised increase of 0.2% in the December quarter 2006.
- The trend estimate for new private sector house commencements rose by 0.4% in the March quarter. This follows a revised increase of 0.7% in the December quarter 2006.
- The trend for new private other residential building commencements rose 2.0% in the March quarter 2007. This follows a revised fall of 1.3% in the December quarter 2006.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose 1.3% in the March quarter 2007. This follows a revised increase of 0.6% in the December quarter 2006.
- New private sector house commencements fell by 0.9% in the March quarter 2007. This follows a revised increase of 0.1% in the December quarter 2006.
- New private other residential building rose 5.3% in the March quarter 2007. This follows a revised increase of 1.4% in the December quarter 2006.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

June 2007 13 September 2007

September 2007 17 December 2007

.....

ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0) on 17 July 2007.

DATA NOTES

As a survey of approved building jobs, outcomes from the Building Activity Survey are subject to the accuracy of Building Approvals information used in preparing the collection. Some errors have been identified in Building Approvals information for a number of regions in Australia over recent years. Adjustments were made to the affected Building Approvals series and revisions were incorporated into the March 2007 issue of *Building Approvals, Australia* (cat. no. 8731.0), released on 8 May 2007.

As a result of the changes in the Building Approvals series there will be corresponding revisions to other building series. These changes will be incorporated in the March 2007 issue of *Building Activity, Australia* (cat. no. 8752.0), to be released on 17 July 2007.

.....

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

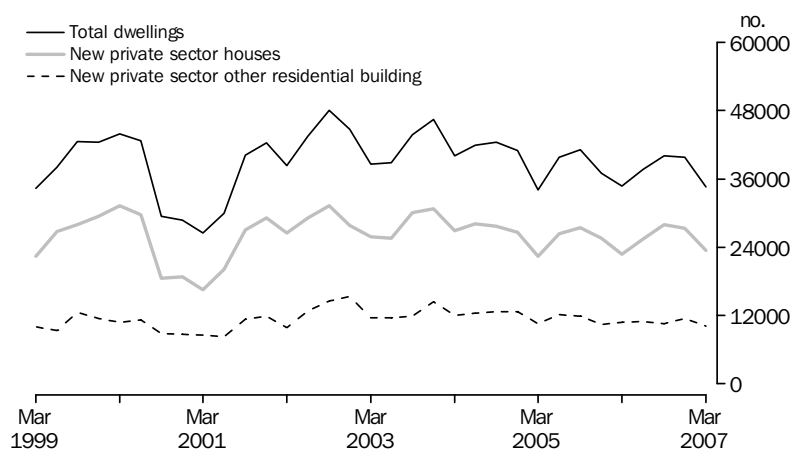
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

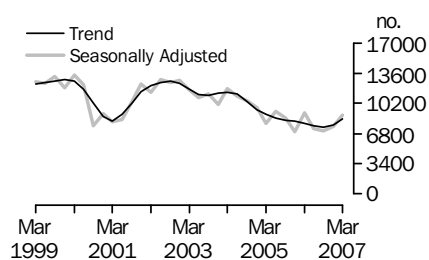
	Mar qtr 07	Dec qtr 06 to Mar qtr 07	Mar qtr 06 to Mar qtr 07
	no.	%	%
New private sector houses	23 414	-14.3	2.5
New private sector other residential building	10 157	-11.1	-6.5
Private sector conversion, etc.	264	-14.3	-27.0
Public sector dwellings	820	10.5	15.7
Total dwelling units	34 654	-12.9	-0.4

- The total number of dwelling units commenced fell by 12.9% in the March quarter 2007, to 34,654.
- New private sector house commencements fell by 14.3%, to 23,414. Commencements fell in all states and territories.
- New private sector other residential building fell by 11.1%, to 10,157. Commencements fell in states and territories other than New South Wales, Tasmania and the Northern Territory.
- The total number of public sector dwellings commenced rose by 10.5%, to 820. This follows a revised fall of 27.3%, to 742 in the December quarter 2006.



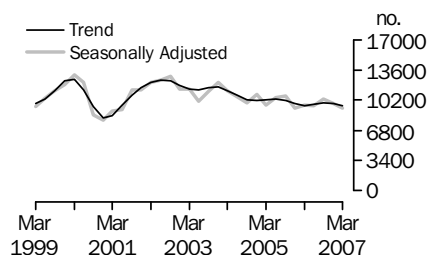
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



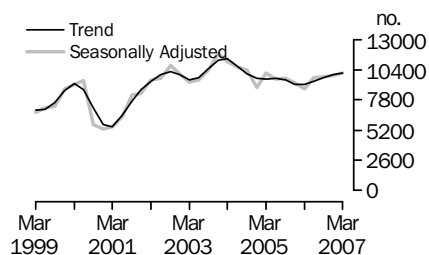
The trend estimate of the number of total dwelling unit commencements is now showing rises for the last two quarters after ten quarters of falls.

VICTORIA



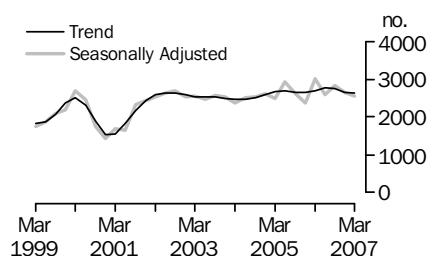
The trend estimate of the number of total dwelling unit commencements has fallen for the last two quarters.

QUEENSLAND



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

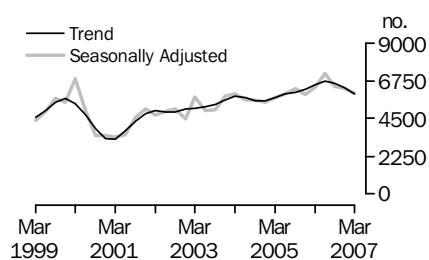
SOUTH AUSTRALIA



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

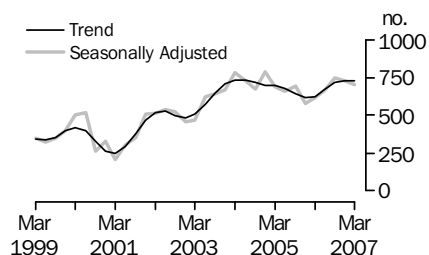
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



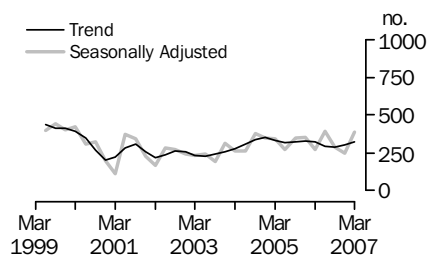
The trend estimate of the number of total dwelling unit commencements is showing falls for the last three quarters.

TASMANIA



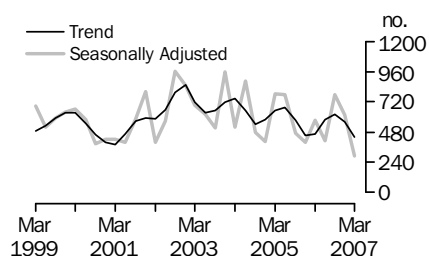
The trend estimate of the number or total dwelling unit commencements is virtually unchanged after four quarters of rises.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements is now showing falls for the last two 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						
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						
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	28 024	10 610	39 113	28 581	11 074	40 134
Dec Qtr	27 309	11 422	39 039	27 743	11 722	39 782
2007						
Mar Qtr	23 414	10 157	33 835	23 802	10 581	34 654
SEASONALLY ADJUSTED						
2005						
Dec Qtr	24 708	9 613	34 618	25 149	10 027	35 476
2006						
Mar Qtr	25 443	11 956	37 862	25 893	12 367	38 756
Jun Qtr	25 431	11 033	36 838	25 907	11 422	37 708
Sep Qtr	26 331	10 435	37 097	26 793	10 770	37 894
Dec Qtr	26 356	10 579	37 330	26 765	10 958	38 126
2007						
Mar Qtr	26 127	11 139	37 603	26 611	11 684	38 639
TREND						
2005						
Dec Qtr	25 278	10 955	36 647	25 724	11 357	37 524
2006						
Mar Qtr	25 189	10 952	36 526	25 646	11 351	37 401
Jun Qtr	25 649	10 977	37 004	26 109	11 348	37 843
Sep Qtr	26 078	10 794	37 243	26 531	11 163	38 071
Dec Qtr	26 267	10 659	37 281	26 715	11 072	38 146
2007						
Mar Qtr	26 367	10 867	37 591	26 819	11 340	38 523

(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						
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	9.9	-3.1	6.3	10.2	-2.5	6.5
Dec Qtr	-2.6	7.7	-0.2	-2.9	5.9	-0.9
2007						
Mar Qtr	-14.3	-11.1	-13.3	-14.2	-9.7	-12.9
SEASONALLY ADJUSTED						
2005						
Dec Qtr	-4.2	-17.3	-8.7	-4.1	-16.6	-8.6
2006						
Mar Qtr	3.0	24.4	9.4	3.0	23.3	9.2
Jun Qtr	—	-7.7	-2.7	0.1	-7.6	-2.7
Sep Qtr	3.5	-5.4	0.7	3.4	-5.7	0.5
Dec Qtr	0.1	1.4	0.6	-0.1	1.7	0.6
2007						
Mar Qtr	-0.9	5.3	0.7	-0.6	6.6	1.3
TREND						
2005						
Dec Qtr	-1.1	-2.8	-1.7	-1.1	-2.8	-1.7
2006						
Mar Qtr	-0.4	—	-0.3	-0.3	-0.1	-0.3
Jun Qtr	1.8	0.2	1.3	1.8	—	1.2
Sep Qtr	1.7	-1.7	0.6	1.6	-1.6	0.6
Dec Qtr	0.7	-1.3	0.1	0.7	-0.8	0.2
2007						
Mar Qtr	0.4	2.0	0.8	0.4	2.4	1.0

— 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									
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									
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	7 300	10 740	10 668	2 719	7 021	718	318	650	40 134
Dec Qtr	8 167	10 135	10 484	2 919	6 392	753	291	641	39 782
2007									
Mar Qtr	8 312	8 215	8 801	2 350	5 592	701	346	337	34 654
SEASONALLY ADJUSTED									
2005									
Dec Qtr	6 992	9 307	9 253	2 371	5 937	580	355	400	35 476
2006									
Mar Qtr	9 170	9 628	8 725	3 010	6 364	619	274	575	38 756
Jun Qtr	7 383	9 552	9 705	2 596	7 172	668	391	409	37 708
Sep Qtr	7 104	10 313	9 809	2 834	6 433	749	285	776	37 894
Dec Qtr	7 639	9 827	9 886	2 656	6 292	727	247	614	38 126
2007									
Mar Qtr	8 900	9 349	10 134	2 558	6 000	702	386	291	38 639
TREND									
2005									
Dec Qtr	8 192	9 802	9 171	2 642	6 216	618	328	452	37 524
2006									
Mar Qtr	7 930	9 539	9 166	2 692	6 502	625	322	467	37 401
Jun Qtr	7 659	9 738	9 411	2 780	6 715	672	294	581	37 843
Sep Qtr	7 509	9 940	9 756	2 743	6 618	717	288	619	38 071
Dec Qtr	7 749	9 828	9 978	2 658	6 304	728	302	559	38 146
2007									
Mar Qtr	8 429	9 590	10 084	2 624	5 963	726	321	444	38 523

(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									
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									
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	1.6	7.8	12.1	3.2	2.0	6.0	-4.4	37.3	6.5
Dec Qtr	11.9	-5.6	-1.7	7.4	-9.0	4.9	-8.6	-1.4	-0.9
2007									
Mar Qtr	1.8	-18.9	-16.0	-19.5	-12.5	-6.9	18.9	-47.4	-12.9
SEASONALLY ADJUSTED									
2005									
Dec Qtr	-18.5	-13.1	-3.9	-9.5	-5.6	-16.1	1.7	-15.3	-8.6
2006									
Mar Qtr	31.1	3.4	-5.7	27.0	7.2	6.7	-22.8	43.8	9.2
Jun Qtr	-19.5	-0.8	11.2	-13.8	12.7	7.9	42.7	-28.9	-2.7
Sep Qtr	-3.8	8.0	1.1	9.2	-10.3	12.1	-27.1	89.7	0.5
Dec Qtr	7.5	-4.7	0.8	-6.3	-2.2	-2.9	-13.3	-20.9	0.6
2007									
Mar Qtr	16.5	-4.9	2.5	-3.7	-4.6	-3.4	56.3	-52.6	1.3
TREND									
2005									
Dec Qtr	-1.6	-3.5	-3.6	-0.5	2.7	-4.0	1.5	-21.0	-1.7
2006									
Mar Qtr	-3.2	-2.7	-0.1	1.9	4.6	1.1	-1.8	3.3	-0.3
Jun Qtr	-3.4	2.1	2.7	3.3	3.3	7.5	-8.7	24.4	1.2
Sep Qtr	-2.0	2.1	3.7	-1.3	-1.4	6.7	-2.0	6.5	0.6
Dec Qtr	3.2	-1.1	2.3	-3.1	-4.7	1.5	4.9	-9.7	0.2
2007									
Mar Qtr	8.8	-2.4	1.1	-1.3	-5.4	-0.3	6.3	-20.6	1.0

(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									
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									
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	4 235	8 426	7 184	2 089	5 521	540	229	358	28 581
Dec Qtr	4 134	7 738	7 085	2 299	5 232	689	139	428	27 743
2007									
Mar Qtr	3 907	5 987	6 408	1 920	4 568	640	166	206	23 802
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									
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	2 955	2 045	3 459	583	1 487	166	88	292	11 074
Dec Qtr	3 882	2 312	3 380	614	1 117	57	149	213	11 722
2007									
Mar Qtr	4 311	2 168	2 362	418	956	58	180	128	10 581
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									
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	110	270	26	47	13	11	1	—	479
Dec Qtr	151	86	19	6	44	8	3	—	316
2007									
Mar Qtr	94	60	31	12	68	3	1	2	271
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									
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	7 300	10 740	10 668	2 719	7 021	718	318	650	40 134
Dec Qtr	8 167	10 135	10 484	2 919	6 392	753	291	641	39 782
2007									
Mar Qtr	8 312	8 215	8 801	2 350	5 592	701	346	337	34 654

— 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									
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									
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	4 152	8 316	7 120	1 989	5 359	540	222	325	28 024
Dec Qtr	4 076	7 717	7 036	2 171	5 116	687	131	377	27 309
2007									
Mar Qtr	3 844	5 965	6 384	1 781	4 480	636	122	201	23 414
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									
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	2 843	2 019	3 347	502	1 361	166	80	292	10 610
Dec Qtr	3 831	2 296	3 328	573	1 019	46	117	213	11 422
2007									
Mar Qtr	4 222	2 162	2 204	392	815	56	179	128	10 157
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									
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	110	270	26	47	13	11	1	—	479
Dec Qtr	149	80	19	6	44	8	3	—	308
2007									
Mar Qtr	94	60	31	12	61	3	1	2	264
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									
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	7 106	10 604	10 493	2 539	6 733	718	303	617	39 113
Dec Qtr	8 055	10 092	10 383	2 750	6 178	741	251	590	39 039
2007									
Mar Qtr	8 159	8 186	8 619	2 185	5 357	694	302	332	33 835

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
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									
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	58	21	49	129	116	2	8	51	434
2007									
Mar Qtr	63	22	24	139	87	4	44	5	388
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									
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	98	11	32	—	300
2007									
Mar Qtr	90	7	158	26	141	2	1	—	424
CONVERSIONS, ETC.									
2003–04	—	3	—	—	6	—	—	—	9
2004–05	6	6	6	—	1	—	—	—	19
2005–06	—	66	—	9	24	—	3	—	102
2005									
Dec Qtr	—	1	—	—	—	—	2	—	3
2006									
Mar Qtr	—	31	—	—	2	—	—	—	33
Jun Qtr	—	—	—	—	5	—	—	—	5
Sep Qtr	—	—	—	—	—	—	—	—	—
Dec Qtr	2	6	—	—	—	—	—	—	8
2007									
Mar Qtr	—	—	—	—	7	—	—	—	7
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									
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	180	289	—	15	33	1 021
Dec Qtr	111	43	101	169	214	13	40	51	742
2007									
Mar Qtr	152	29	182	166	235	6	45	5	820

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

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

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

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

4 The use of sample survey techniques in the Building Activity Survey means that reliable estimates of the number of private sector dwelling commencements are generally available only at state, territory and Australia levels. Although subject to higher relative standard errors, a range of sub-state estimates of dwelling commencements may be available. Reliable small area data are available for the Northern Territory, which has been completely enumerated since the June quarter 1991. Detailed data on Building Approvals, based on information reported by local government and other reporting authorities, are available for regions below state and territory level from *Building Approvals, Australia (cat. no. 8731.0)*.

CLASSIFICATION

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

6 Building jobs are classified both by the TYPE OF BUILDING (e.g. 'house', 'other residential building') and by the TYPE OF WORK involved (i.e. 'new' and 'conversions, etc.'). These classifications are used in conjunction with each other and are defined in the Glossary.

RELIABILITY OF THE ESTIMATES

7 Since the estimates are based on a sample of approved private sector residential building jobs, the estimates of commencements of private sector dwellings and total dwellings are subject to sampling variability. Relative standard errors give a measure of this variability and therefore indicate the degree of confidence that can be attached to the data.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

8 Relative standard errors for the number of dwellings commenced in the March quarter 2007 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

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.

RELATIVE STANDARD ERRORS, March quarter 2007

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.1	4.6	3.7	4.2	4.9	3.4	5.4	4.4	2.0
Total new other dwellings	3.4	8.1	5.1	6.0	6.5	5.5	—	8.9	2.5
Total dwellings	3.0	4.0	3.0	3.4	4.1	3.2	2.0	4.3	1.6

— nil or rounded to zero (including null cells)

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 <<http://www.abs.gov.au>>.

20 Users may also wish to refer to the following publications:

Building Activity, Australia, cat. no. 8752.0

Building Approvals, Australia, cat. no. 8731.0

Construction Work Done, Australia, Preliminary, cat. no. 8755.0

House Price Indexes: Eight Capital Cities, cat. no. 6416.0

Housing Finance for Owner Occupation, Australia, cat. no. 5609.0

Private Sector Construction Industry, Australia, 1996–97, cat. no. 8772.0

Producer Price Indexes, Australia, cat. no. 6427.0.

ABS DATA AVAILABLE ON REQUEST

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

The following tables are available electronically via the ABS web site
<<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> .

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