

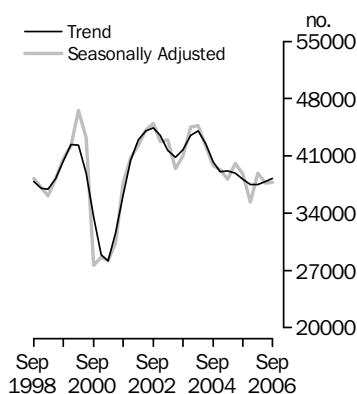
DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) THURS 14 DEC 2006

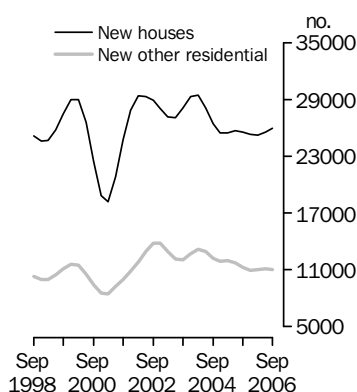
Dwelling units commenced

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 Tamra Guiver on Adelaide (08) 8237 7655.

KEY FIGURES

	Sept qtr 06 no.	Jun qtr 06 to Sept qtr 06 %	Sept qtr 05 to Sept qtr 06 %
TREND ESTIMATES			
Total dwelling units commenced	38 232	1.0	0.2
New private sector houses	25 978	1.8	1.6
New private sector other residential building	11 045	-0.4	-2.0
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	37 779	0.3	-2.6
New private sector houses	26 062	2.5	1.1
New private sector other residential building	10 573	-4.0	-9.0

KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 1.0% in the September quarter 2006.
- New private sector house commencements rose 1.8% in the latest quarter.
- The trend for new private other residential building commencements fell 0.4% in the September quarter 2006.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose 0.3%, to 37,779 in the September quarter 2006. This follows a fall of 3.0% in the June quarter.
- New private sector house commencements rose 2.5%, to 26,062.
- New private other residential building fell 4.0%, to 10,573 in the September quarter 2006. This follows a fall of 9.2% in the June quarter.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)	RELEASE DATE
December 2006	20 March 2007
March 2007	20 June 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 22 January 2007.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, June quarter 2006 (cat. no. 8752.0), released on 13 September 2006:

- the number of private sector new houses commenced in Australia during the June quarter 2006 has been revised down by 319 (-1.2%).
- the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2006 has been revised up by 78 (0.7%).



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

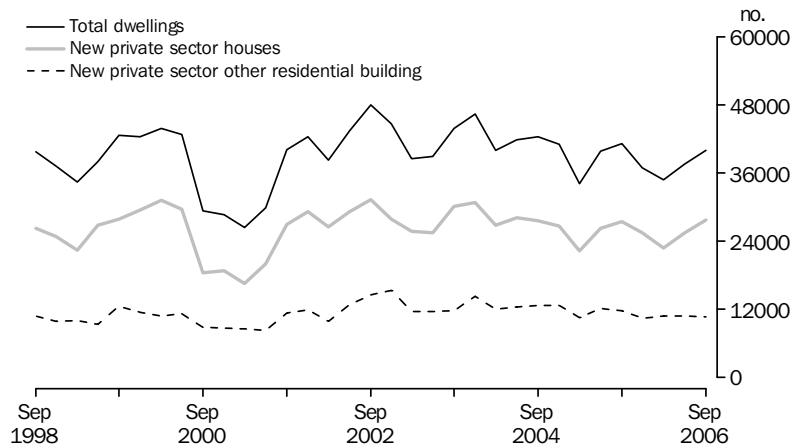
Dennis Trewin
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

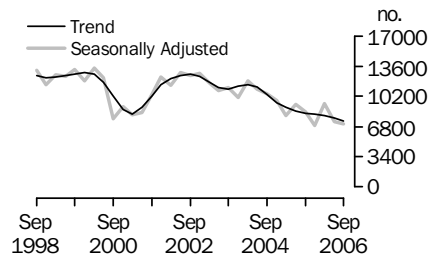
	Sept qtr 06	Jun qtr 06 to Sept qtr 06	Sept qtr 05 to Sept qtr 06
	no.	%	%
New private sector houses	27 747	9.0	0.9
New private sector other residential building	10 755	-1.3	-9.1
Private sector conversion, etc.	492	32.3	-31.8
Public sector dwellings	1 017	18.5	-11.8
Total dwelling units	40 012	6.5	-2.9

- The total number of dwelling units commenced rose 6.5% in the September quarter 2006, to 40,012.
- New private sector house commencements rose 9.0%, to 27,747. Commencements rose in all states and territories except for Western Australia and Tasmania.
- New private sector other residential building fell 1.3%, to 10,755. Queensland, Western Australia, Tasmania and the Australian Capital Territory recorded rises.
- The total number of public sector dwellings commenced rose 18.5%, to 1,017.



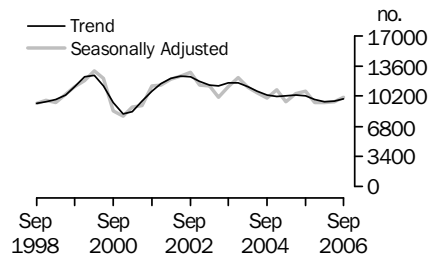
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



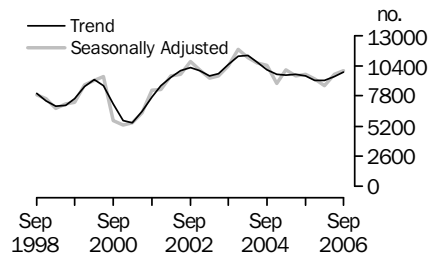
The trend estimate of total dwelling unit commencements has fallen for the last nine quarters.

VICTORIA



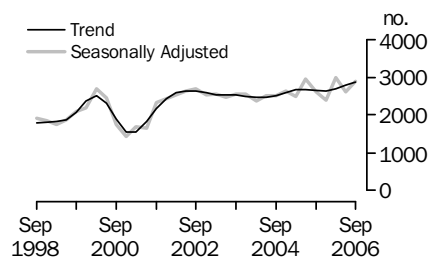
The trend estimate of total dwelling unit commencements is now showing rises for the last two quarters.

QUEENSLAND



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

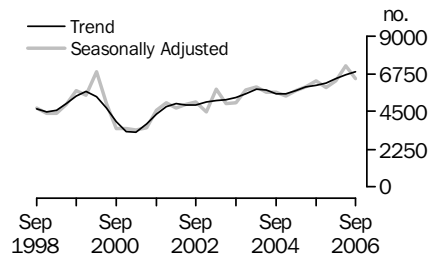
SOUTH AUSTRALIA



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

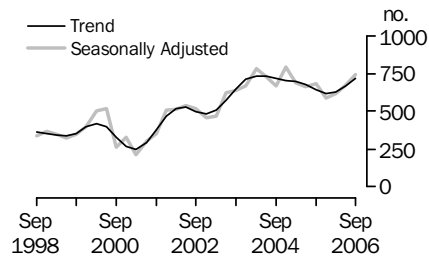
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



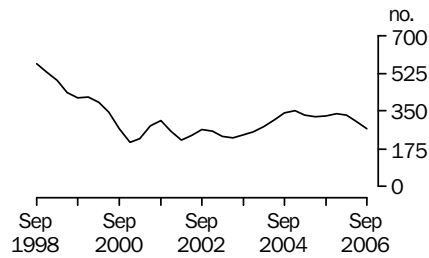
The trend estimate of total dwelling unit commencements has risen for the last seven quarters.

TASMANIA



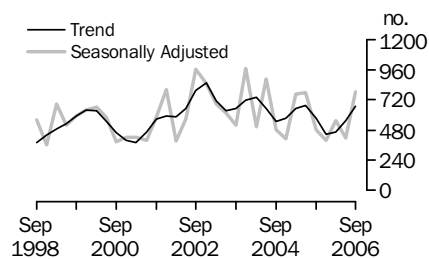
The trend estimate of total dwelling unit commencements has risen for the last three quarters.

NORTHERN TERRITORY



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

AUSTRALIAN CAPITAL TERRITORY



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

LIST OF TABLES

page

TABLES

1	Dwelling unit commencement	7
2	Dwelling unit commencements, change from previous period	8
3	Dwelling unit commencements, states and territories	9
4	Dwelling unit commencements, states and territories, change from previous period	10
5	Dwelling unit commencements, states and territories, original	11
6	Dwelling unit commencements, states and territories, private sector, original	12
7	Dwelling unit commencements, states and territories, public sector, original	13

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	101 358	44 002	147 052	103 167	45 609	150 571
2005						
Jun Qtr	26 345	12 135	38 968	26 784	12 617	39 894
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	25 461	10 892	36 725	25 904	11 301	37 583
Sep Qtr	27 747	10 755	38 994	28 314	11 206	40 012
SEASONALLY ADJUSTED						
2005						
Jun Qtr	26 361	12 270	39 114	26 836	12 740	40 065
Sep Qtr	25 772	11 614	37 889	26 227	12 014	38 805
Dec Qtr	24 763	9 497	34 575	25 189	9 879	35 386
2006						
Mar Qtr	25 361	12 118	37 933	25 817	12 553	38 857
Jun Qtr	25 427	11 009	36 807	25 905	11 403	37 684
Sep Qtr	26 062	10 573	36 970	26 542	10 902	37 779
TREND						
2005						
Jun Qtr	25 679	11 760	37 897	26 148	12 284	38 909
Sep Qtr	25 577	11 268	37 285	26 026	11 673	38 168
Dec Qtr	25 293	10 938	36 647	25 736	11 335	37 516
2006						
Mar Qtr	25 207	10 991	36 589	25 660	11 394	37 464
Jun Qtr	25 527	11 085	36 987	25 997	11 472	37 853
Sep Qtr	25 978	11 045	37 385	26 464	11 401	38 232

(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	-8.5	-4.1	-1.8	-9.3	-4.4
2005						
Jun Qtr	18.0	14.5	17.1	17.9	13.9	16.9
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	11.4	0.2	7.8	11.6	1.0	8.0
Sep Qtr	9.0	-1.3	6.2	9.3	-0.8	6.5
SEASONALLY ADJUSTED						
2005						
Jun Qtr	6.5	3.4	5.6	6.4	1.9	5.0
Sep Qtr	-2.2	-5.4	-3.1	-2.3	-5.7	-3.1
Dec Qtr	-3.9	-18.2	-8.7	-4.0	-17.8	-8.8
2006						
Mar Qtr	2.4	27.6	9.7	2.5	27.1	9.8
Jun Qtr	0.3	-9.2	-3.0	0.3	-9.2	-3.0
Sep Qtr	2.5	-4.0	0.4	2.5	-4.4	0.3
TREND						
2005						
Jun Qtr	0.8	-2.0	-0.2	0.6	-2.9	-0.6
Sep Qtr	-0.4	-4.2	-1.6	-0.5	-5.0	-1.9
Dec Qtr	-1.1	-2.9	-1.7	-1.1	-2.9	-1.7
2006						
Mar Qtr	-0.3	0.5	-0.2	-0.3	0.5	-0.1
Jun Qtr	1.3	0.9	1.1	1.3	0.7	1.0
Sep Qtr	1.8	-0.4	1.1	1.8	-0.6	1.0

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	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	31 946	39 183	37 413	10 534	25 740	2 556	1 364	1 835	150 571
2005									
Jun Qtr	9 078	10 953	9 385	3 036	5 702	664	236	840	39 894
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	7 129	9 953	9 499	2 635	6 885	677	331	474	37 583
Sep Qtr	7 394	10 478	10 762	2 779	6 999	722	231	647	40 012
SEASONALLY ADJUSTED									
2005									
Jun Qtr	9 343	10 520	9 555	2 947	5 985	661	na	779	40 065
Sep Qtr	8 480	10 749	9 677	2 610	6 332	682	na	482	38 805
Dec Qtr	6 931	9 431	9 241	2 385	5 903	586	na	398	35 386
2006									
Mar Qtr	9 382	9 497	8 698	2 989	6 335	618	na	554	38 857
Jun Qtr	7 354	9 548	9 667	2 611	7 212	671	na	414	37 684
Sep Qtr	7 126	10 077	9 954	2 896	6 484	743	na	785	37 779
TREND									
2005									
Jun Qtr	8 526	10 342	9 675	2 680	5 974	677	324	674	38 909
Sep Qtr	8 299	10 199	9 524	2 654	6 063	641	328	573	38 168
Dec Qtr	8 194	9 856	9 163	2 637	6 208	617	337	448	37 516
2006									
Mar Qtr	8 025	9 543	9 170	2 687	6 458	629	329	463	37 464
Jun Qtr	7 804	9 620	9 435	2 788	6 707	669	300	557	37 853
Sep Qtr	7 421	9 902	9 859	2 864	6 881	719	269	668	38 232

na not available

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</i>	<i>ACT</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	-15.5	-4.5	-3.4	-0.6	12.9	-9.2	1.1	-25.3	-4.4
2005									
Jun Qtr	23.5	27.2	7.4	35.2	5.9	-3.6	-22.0	2.9	16.9
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	-16.8	16.8	26.1	-5.1	15.7	9.4	41.4	-20.3	8.0
Sep Qtr	3.7	5.3	13.3	5.5	1.7	6.6	-30.2	36.5	6.5
SEASONALLY ADJUSTED									
2005									
Jun Qtr	15.9	10.4	-4.8	18.8	4.3	-4.1	na	1.8	5.0
Sep Qtr	-9.2	2.2	1.3	-11.4	5.8	3.2	na	-38.1	-3.1
Dec Qtr	-18.3	-12.3	-4.5	-8.6	-6.8	-14.1	na	-17.4	-8.8
2006									
Mar Qtr	35.4	0.7	-5.9	25.3	7.3	5.5	na	39.2	9.8
Jun Qtr	-21.6	0.5	11.1	-12.6	13.8	8.6	na	-25.3	-3.0
Sep Qtr	-3.1	5.5	3.0	10.9	-10.1	10.7	na	89.6	0.3
TREND									
2005									
Jun Qtr	-5.1	0.7	1.1	0.2	3.9	-3.1	-2.4	4.0	-0.6
Sep Qtr	-2.7	-1.4	-1.6	-1.0	1.5	-5.3	1.2	-15.0	-1.9
Dec Qtr	-1.3	-3.4	-3.8	-0.6	2.4	-3.7	2.7	-21.8	-1.7
2006									
Mar Qtr	-2.1	-3.2	0.1	1.9	4.0	1.9	-2.4	3.3	-0.1
Jun Qtr	-2.8	0.8	2.9	3.8	3.9	6.4	-8.8	20.3	1.0
Sep Qtr	-4.9	2.9	4.5	2.7	2.6	7.5	-10.3	19.9	1.0

na not available

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	15 502	29 602	24 538	8 059	21 515	2 244	675	1 034	103 167
2005									
Jun Qtr	4 442	8 296	6 112	2 373	4 507	571	153	328	26 784
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	3 505	7 451	6 387	2 049	5 498	588	185	242	25 904
Sep Qtr	4 196	8 198	7 195	2 123	5 507	543	197	355	28 314
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	15 997	8 885	12 767	2 242	4 013	283	625	797	45 609
2005									
Jun Qtr	4 379	2 483	3 261	651	1 158	92	81	511	12 617
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	3 536	2 339	3 090	584	1 353	79	88	232	11 301
Sep Qtr	3 081	2 006	3 536	611	1 479	168	33	292	11 206
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	447	696	108	234	211	28	64	4	1 793
2005									
Jun Qtr	256	173	12	12	37	1	2	1	494
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	163	22	2	34	10	58	—	377
Sep Qtr	117	274	31	45	13	11	1	—	492
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	31 946	39 183	37 413	10 534	25 740	2 556	1 364	1 835	150 571
2005									
Jun Qtr	9 078	10 953	9 385	3 036	5 702	664	236	840	39 894
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	7 129	9 953	9 499	2 635	6 885	677	331	474	37 583
Sep Qtr	7 394	10 478	10 762	2 779	6 999	722	231	647	40 012

— 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	15 314	29 330	24 308	7 630	20 941	2 209	635	991	101 358
2005									
Jun Qtr	4 392	8 251	6 044	2 264	4 405	561	105	322	26 345
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	3 486	7 386	6 325	1 881	5 398	588	174	223	25 461
Sep Qtr	4 118	8 084	7 133	2 017	5 339	543	190	322	27 747
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	15 673	8 780	12 363	1 995	3 530	260	604	797	44 002
2005									
Jun Qtr	4 264	2 447	3 142	597	1 014	86	73	511	12 135
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	3 495	2 327	2 938	538	1 197	77	88	232	10 892
Sep Qtr	2 980	1 980	3 425	533	1 352	168	25	292	10 755
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	447	630	108	225	187	28	61	4	1 691
2005									
Jun Qtr	254	169	12	12	37	1	2	1	488
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	163	22	2	29	10	58	—	372
Sep Qtr	117	274	31	45	13	11	1	—	492
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	31 434	38 741	36 779	9 848	24 659	2 498	1 300	1 792	147 052
2005									
Jun Qtr	8 911	10 868	9 198	2 873	5 456	648	180	834	38 968
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	7 069	9 876	9 285	2 420	6 624	675	320	455	36 725
Sep Qtr	7 215	10 338	10 589	2 595	6 705	722	216	614	38 994

— 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	229	429	574	35	40	43	1 809
2005									
Jun Qtr	50	45	68	109	103	10	48	6	439
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	61	168	100	—	11	19	443
Sep Qtr	78	113	62	106	168	—	7	33	567
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									
Jun Qtr	115	36	119	54	144	6	8	—	482
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	100	26	111	78	127	—	8	—	451
CONVERSIONS, ETC.									
2003-04	—	3	—	—	6	—	—	—	9
2004-05	6	6	6	—	1	—	—	—	19
2005-06	—	66	—	9	24	—	3	—	102
2005									
Jun Qtr	2	4	—	—	—	—	—	—	6
Sep Qtr	—	34	—	9	17	—	1	—	61
Dec Qtr	—	1	—	—	—	—	2	—	3
2006									
Mar Qtr	—	31	—	—	2	—	—	—	33
Jun Qtr	—	—	—	—	5	—	—	—	5
Sep Qtr	—	—	—	—	—	—	—	—	—
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	443	633	685	1 081	58	64	43	3 519
2005									
Jun Qtr	167	85	187	163	247	16	56	6	927
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	213	214	261	2	11	19	858
Sep Qtr	179	139	173	184	294	—	15	33	1 017

— 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 September 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, September Quarter 2006

	NSW	VIC.	QLD	SA	WA	TAS.	NT	ACT	AUST.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.4	4.1	3.4	3.9	4.4	2.7	4.4	4.5	1.9
Total new other dwellings	4.9	6.0	1.7	5.1	6.5	7.7	—	2.0	2.0
Total dwellings	3.6	3.3	2.3	3.0	3.6	2.7	3.6	2.4	1.4

— 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.

TREND ESTIMATES

13 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.

14 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.

15 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

16 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

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

18 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

19 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 . . .

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

LIBRARY A range of ABS publications are available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.

INFORMATION AND REFERRAL SERVICE

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

PHONE 1300 135 070

EMAIL client.services@abs.gov.au

FAX 1300 135 211

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

FREE ACCESS TO STATISTICS

All ABS statistics can be downloaded free of charge from the ABS web site.

WEB ADDRESS www.abs.gov.au



2875000009067

ISSN 0818 3511

RRP \$23.00