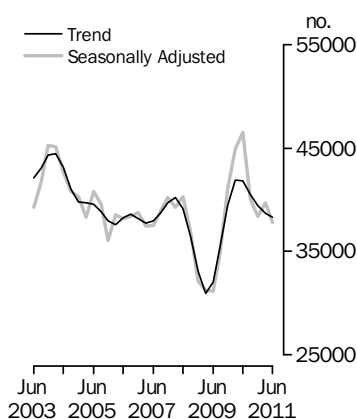


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

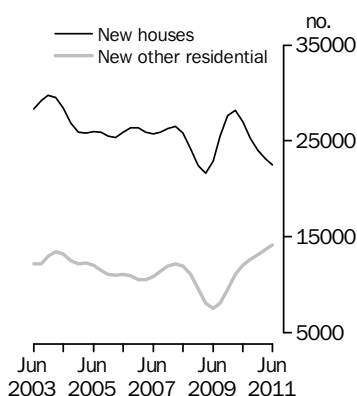
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Dwelling units commenced



Private dwellings commenced

Trend estimates



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070.

KEY FIGURES

	Jun qtr 11 no.	Mar qtr 11 to Jun qtr 11 %	Jun qtr 10 to Jun qtr 11 %
TREND ESTIMATES			
Total dwelling units commenced	38 289	-0.9	-8.5
New private sector houses	22 497	-2.8	-16.8
New private sector other residential building	14 182	3.9	17.8
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	37 820	-4.7	-18.6
New private sector houses	22 709	-2.1	-15.5
New private sector other residential building	13 580	-7.1	3.1

KEY POINTS

DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 0.9% in the June quarter 2011 following a fall of 1.9% in the March quarter 2011.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 4.7% in the June quarter following a rise of 3.3% in the March quarter.

NEW PRIVATE SECTOR HOUSES

- The trend estimate for new private sector house commencements fell 2.8% in the June quarter following a fall of 3.6% in the March quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 2.1% in the June quarter following a fall of 1.6% in the March quarter.

NEW PRIVATE SECTOR OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements rose 3.9% in the June quarter following a rise of 3.9% in the March quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 7.1% in the June quarter following a rise of 15.2% in the March quarter.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2011	13 December 2011
December 2011	14 March 2012



ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 19 October 2011.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2011 (cat. no. 8752.0) released on 20 July 2011:

- the total number of dwellings commenced in Australia during March quarter 2011 has been revised upwards by 679 (+1.9%).
- the number of new private sector houses commenced in Australia during the March quarter 2011 has been revised upwards by 302 (+1.5%).
- the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2011 has been revised upwards by 319 (+2.3%).

DATA NOTE

Widespread flooding in the eastern states, particularly Queensland, and other natural disasters have not adversely affected the quality of estimates in this release. However, these events may have had an impact on the level of dwelling commencements in the June quarter of 2011.



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

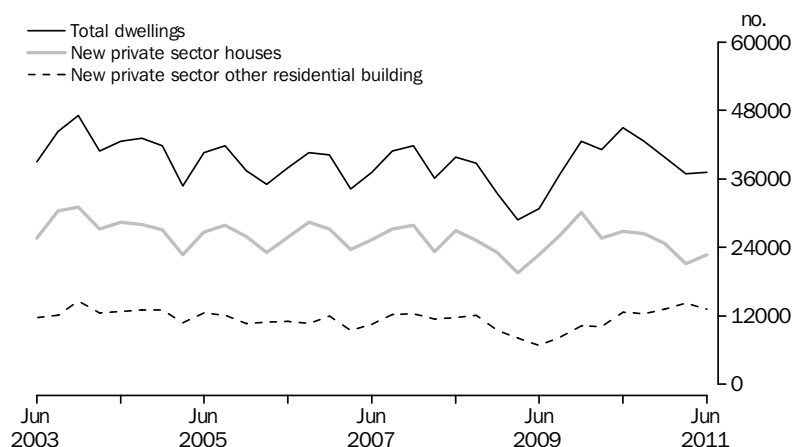
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

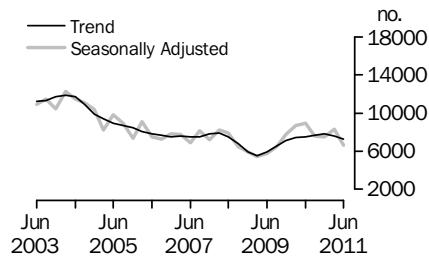
	Jun qtr 11	Mar qtr 11 to Jun qtr 11	Jun qtr 10 to Jun qtr 11
	no.	%	%
New private sector houses	22 668	7.6	-15.5
New private sector other residential building	13 128	-7.5	3.4
Private sector conversion, etc.	295	60.3	81.2
Public sector dwellings	1 068	-25.1	-80.0
Total dwelling units	37 159	0.8	-17.5

- The total number of dwelling units commenced rose 0.8% in the June quarter 2011, to 37,159.
- Victoria (+11.6%), South Australia (+13.9%) and the Australian Capital Territory (+50.1%) were the only states and territories to show increases in the total number of dwelling unit commencements in the June quarter.
- New private sector house commencements rose 7.6% to 22,668.
- New private sector house commencements fell in Western Australia (-9.7%) and the Australian Capital Territory (-3.6%) and were flat in the Northern Territory. All other states and territories rose.
- New private sector other residential building fell 7.5%, to 13,128. This follows a revised rise of 7.7% in the March quarter.
- The total number of public sector dwellings commenced fell by 25.1% to 1,068, the lowest since June 2009.
- Public sector dwelling unit commencements fell in Victoria, Queensland, Tasmania, the Northern Territory and the Australian Capital Territory this quarter.



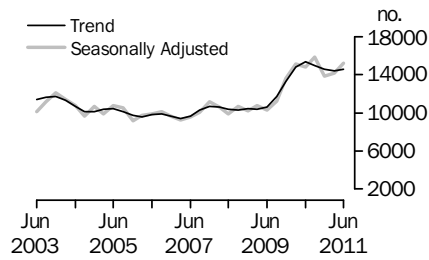
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



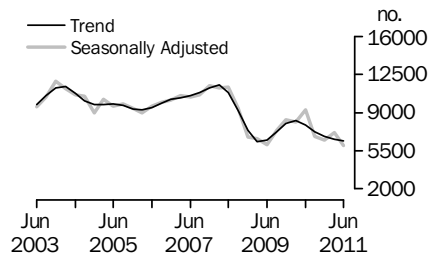
The trend estimate of the number of total dwelling unit commencements in New South Wales fell this quarter and has now fallen for two quarters.

VICTORIA



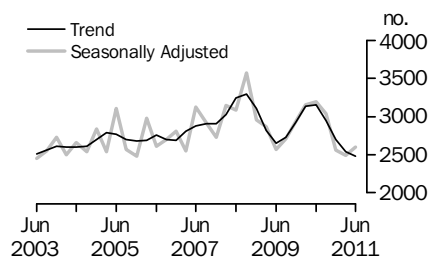
The trend estimate of the number of total dwelling unit commencements in Victoria rose this quarter following a fall last quarter.

QUEENSLAND



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

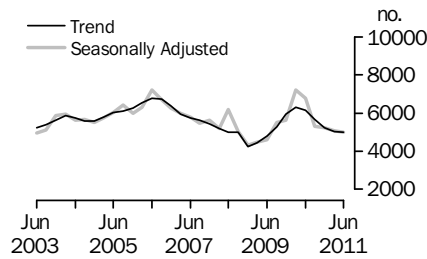
SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements in South Australia has fallen for four quarters.

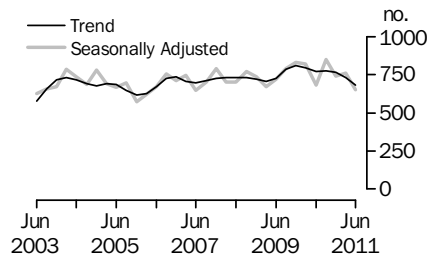
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



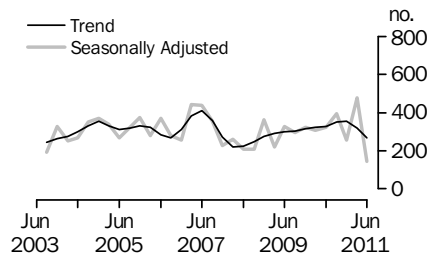
The trend estimate of the number of total dwelling unit commencements in Western Australia has fallen for five quarters.

TASMANIA



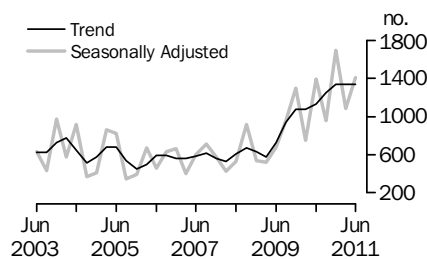
The trend estimate of the number of total dwelling unit commencements in Tasmania is now showing falls for for three quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory fell this quarter and has now fallen for two quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory rose this quarter following a fall in the previous quarter.

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DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	no.	no.	no.	no.	no.	no.
ORIGINAL						
2008-09	90 514	36 447	127 923	91 953	38 668	131 681
2009-10	108 756	41 386	150 929	112 141	52 604	165 549
2010-11	94 923	52 814	148 794	96 863	58 431	156 411
2010						
Mar Qtr	25 592	10 169	35 875	26 430	14 513	41 060
Jun Qtr	26 825	12 701	39 689	27 796	17 051	45 017
Sep Qtr	26 469	12 315	39 088	27 204	15 058	42 573
Dec Qtr	24 728	13 181	38 182	25 148	14 382	39 821
2011						
Mar Qtr	21 058	14 190	35 433	21 442	15 197	36 858
Jun Qtr	22 668	13 128	36 091	23 069	13 794	37 159
SEASONALLY ADJUSTED						
2010						
Mar Qtr	28 192	10 485	38 820	29 169	15 600	44 916
Jun Qtr	26 865	13 173	40 206	27 797	18 504	46 477
Sep Qtr	25 328	12 009	37 598	25 992	13 824	40 084
Dec Qtr	23 575	12 680	36 509	23 997	14 133	38 402
2011						
Mar Qtr	23 193	14 611	38 035	23 620	15 799	39 685
Jun Qtr	22 709	13 580	36 595	23 106	14 406	37 820
TREND						
2010						
Mar Qtr	28 213	11 110	39 498	29 173	12 582	41 933
Jun Qtr	27 047	12 035	39 272	27 929	13 700	41 823
Sep Qtr	25 258	12 645	38 125	25 937	14 346	40 518
Dec Qtr	24 001	13 143	37 395	24 503	14 632	39 406
2011						
Mar Qtr	23 133	13 655	37 052	23 541	14 831	38 656
Jun Qtr	22 497	14 182	36 954	22 873	15 124	38 289

(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						
2008-09	-14.0	-23.6	-17.2	-14.3	-22.0	-16.9
2009-10	20.2	13.6	18.0	22.0	36.0	25.7
2010-11	-12.7	27.6	-1.4	-13.6	11.1	-5.5
2010						
Mar Qtr	-15.1	-0.6	-11.7	-14.8	28.7	-3.5
Jun Qtr	4.8	24.9	10.6	5.2	17.5	9.6
Sep Qtr	-1.3	-3.0	-1.5	-2.1	-11.7	-5.4
Dec Qtr	-6.6	7.0	-2.3	-7.6	-4.5	-6.5
2011						
Mar Qtr	-14.8	7.7	-7.2	-14.7	5.7	-7.4
Jun Qtr	7.6	-7.5	1.9	7.6	-9.2	0.8
SEASONALLY ADJUSTED						
2010						
Mar Qtr	-2.1	6.3	-0.2	-1.7	40.3	9.5
Jun Qtr	-4.7	25.6	3.6	-4.7	18.6	3.5
Sep Qtr	-5.7	-8.8	-6.5	-6.5	-25.3	-13.8
Dec Qtr	-6.9	5.6	-2.9	-7.7	2.2	-4.2
2011						
Mar Qtr	-1.6	15.2	4.2	-1.6	11.8	3.3
Jun Qtr	-2.1	-7.1	-3.8	-2.2	-8.8	-4.7
TREND						
2010						
Mar Qtr	2.0	17.0	5.7	2.3	17.6	6.4
Jun Qtr	-4.1	8.3	-0.6	-4.3	8.9	-0.3
Sep Qtr	-6.6	5.1	-2.9	-7.1	4.7	-3.1
Dec Qtr	-5.0	3.9	-1.9	-5.5	2.0	-2.7
2011						
Mar Qtr	-3.6	3.9	-0.9	-3.9	1.4	-1.9
Jun Qtr	-2.8	3.9	-0.3	-2.8	2.0	-0.9

(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									
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 135	59 116	26 444	10 733	20 618	2 998	1 242	5 126	156 411
2010									
Mar Qtr	8 454	13 820	7 000	2 930	7 160	781	258	656	41 060
Jun Qtr	8 998	14 382	9 325	3 295	6 554	704	296	1 462	45 017
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	42 573
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	39 821
2011									
Mar Qtr	8 122	13 158	6 157	2 331	5 038	727	354	972	36 858
Jun Qtr	6 696	14 684	6 046	2 655	4 800	679	139	1 459	37 159
SEASONALLY ADJUSTED									
2010									
Mar Qtr	8 675	15 131	8 162	3 157	7 221	821	308	753	44 916
Jun Qtr	8 961	14 842	9 275	3 195	6 785	681	321	1 394	46 477
Sep Qtr	7 602	15 876	6 809	3 033	5 297	850	394	960	40 084
Dec Qtr	7 529	13 827	6 500	2 557	5 224	740	254	1 696	38 402
2011									
Mar Qtr	8 340	14 204	7 174	2 490	5 077	760	477	1 086	39 685
Jun Qtr	6 666	15 168	6 005	2 601	5 013	651	146	1 412	37 820
TREND									
2010									
Mar Qtr	7 438	14 785	8 297	3 139	6 310	793	323	1 076	41 933
Jun Qtr	7 500	15 352	7 824	3 153	6 156	773	327	1 134	41 823
Sep Qtr	7 698	15 001	7 237	2 948	5 670	774	350	1 252	40 518
Dec Qtr	7 801	14 566	6 824	2 695	5 227	768	354	1 336	39 406
2011									
Mar Qtr	7 604	14 441	6 562	2 542	5 050	733	320	1 335	38 656
Jun Qtr	7 310	14 580	6 422	2 484	5 005	684	268	1 341	38 289

(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

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT(a)</i>	<i>ACT(a)</i>	<i>Aust.</i>
	%	%	%	%	%	%	%	%	%
ORIGINAL									
2008–09	-24.7	0.3	-35.4	1.2	-17.6	-0.1	5.1	18.2	-16.9
2009–10	34.9	30.0	14.7	0.3	35.9	7.6	9.9	66.8	25.7
2010–11	-5.7	8.5	-20.3	-10.6	-18.0	-3.9	-0.3	15.6	-5.5
2010									
Mar Qtr	5.4	-3.3	-20.7	-3.1	23.2	-11.9	-28.0	-50.4	-3.5
Jun Qtr	6.4	4.1	33.2	12.5	-8.5	-9.8	14.6	122.9	9.6
Sep Qtr	-16.9	17.7	-20.5	-5.6	-17.7	15.0	56.2	-32.4	-5.4
Dec Qtr	4.9	-15.2	-7.9	-15.3	-0.1	-3.6	-37.7	72.8	-6.5
2011									
Mar Qtr	3.6	-8.3	-9.8	-11.5	-6.5	-7.0	23.1	-43.1	-7.4
Jun Qtr	-17.6	11.6	-1.8	13.9	-4.7	-6.6	-60.7	50.1	0.8
SEASONALLY ADJUSTED									
2010									
Mar Qtr	11.9	10.9	-2.0	7.6	28.0	-1.2	-5.2	-42.1	9.5
Jun Qtr	3.3	-1.9	13.6	1.2	-6.0	-17.1	4.3	85.1	3.5
Sep Qtr	-15.2	7.0	-26.6	-5.1	-21.9	24.8	22.8	-31.2	-13.8
Dec Qtr	-1.0	-12.9	-4.5	-15.7	-1.4	-13.0	-35.5	76.7	-4.2
2011									
Mar Qtr	10.8	2.7	10.4	-2.6	-2.8	2.7	87.6	-35.9	3.3
Jun Qtr	-20.1	6.8	-16.3	4.5	-1.3	-14.2	-69.5	30.0	-4.7
TREND									
2010									
Mar Qtr	4.3	11.3	3.6	7.3	6.2	-2.0	3.1	0.2	6.4
Jun Qtr	0.8	3.8	-5.7	0.5	-2.5	-2.6	1.3	5.5	-0.3
Sep Qtr	2.6	-2.3	-7.5	-6.5	-7.9	0.1	7.0	10.4	-3.1
Dec Qtr	1.3	-2.9	-5.7	-8.6	-7.8	-0.8	1.1	6.7	-2.7
2011									
Mar Qtr	-2.5	-0.9	-3.9	-5.7	-3.4	-4.6	-9.7	-0.1	-1.9
Jun Qtr	-3.9	1.0	-2.1	-2.3	-0.9	-6.6	-16.0	0.5	-0.9

(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									
2008-09	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	91 953
2009-10	16 645	37 724	22 988	9 458	19 870	2 492	751	2 212	112 141
2010-11	15 411	34 953	17 118	8 121	16 763	2 162	479	1 855	96 863
2010									
Mar Qtr	3 666	9 207	4 713	2 270	5 457	629	149	337	26 430
Jun Qtr	4 379	9 029	5 725	2 669	4 716	534	140	604	27 796
Sep Qtr	4 063	9 830	5 209	2 508	4 397	573	130	494	27 204
Dec Qtr	3 931	9 121	4 430	2 022	4 390	564	152	537	25 148
2011									
Mar Qtr	3 606	7 360	3 696	1 604	4 173	474	106	423	21 442
Jun Qtr	3 811	8 641	3 783	1 987	3 803	551	91	401	23 069
NEW OTHER RESIDENTIAL BUILDING									
2008-09	10 306	10 994	8 865	2 712	3 620	423	445	1 304	38 668
2009-10	14 926	16 469	10 159	2 516	5 222	618	473	2 221	52 604
2010-11	14 336	23 666	9 288	2 546	3 805	785	743	3 261	58 431
2010									
Mar Qtr	4 708	4 598	2 279	659	1 694	151	105	318	14 513
Jun Qtr	4 561	5 280	3 581	624	1 826	167	152	858	17 051
Sep Qtr	3 317	6 937	2 180	582	993	233	322	494	15 058
Dec Qtr	3 871	5 012	2 390	608	989	214	129	1 170	14 382
2011									
Mar Qtr	4 418	5 776	2 457	696	844	215	246	545	15 197
Jun Qtr	2 731	5 941	2 261	659	979	124	46	1 052	13 794
CONVERSIONS, ETC.									
2008-09	343	354	101	62	104	74	11	11	1 060
2009-10	377	282	36	33	42	10	23	1	803
2010-11	388	497	36	65	49	51	20	11	1 117
2010									
Mar Qtr	79	15	8	1	9	1	4	1	117
Jun Qtr	58	73	19	2	12	3	4	—	171
Sep Qtr	94	156	22	21	4	5	10	—	311
Dec Qtr	42	217	9	5	7	4	7	—	291
2011									
Mar Qtr	99	22	3	31	20	39	2	4	219
Jun Qtr	154	102	2	8	18	3	1	7	296
TOTAL									
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 135	59 116	26 444	10 733	20 618	2 998	1 242	5 126	156 411
2010									
Mar Qtr	8 454	13 820	7 000	2 930	7 160	781	258	656	41 060
Jun Qtr	8 998	14 382	9 325	3 295	6 554	704	296	1 462	45 017
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	42 573
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	39 821
2011									
Mar Qtr	8 122	13 158	6 157	2 331	5 038	727	354	972	36 858
Jun Qtr	6 696	14 684	6 046	2 655	4 800	679	139	1 459	37 159

— 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									
2008-09	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	90 514
2009-10	16 415	37 239	22 380	8 451	19 016	2 453	619	2 183	108 756
2010-11	15 258	34 681	16 826	7 453	16 320	2 124	427	1 835	94 923
2010									
Mar Qtr	3 627	9 002	4 620	2 121	5 139	622	123	337	25 592
Jun Qtr	4 344	8 910	5 597	2 123	4 598	530	137	587	26 825
Sep Qtr	4 036	9 740	5 148	2 080	4 286	570	128	481	26 469
Dec Qtr	3 868	9 045	4 350	1 943	4 300	554	131	537	24 728
2011									
Mar Qtr	3 588	7 280	3 635	1 535	4 063	458	84	416	21 058
Jun Qtr	3 766	8 617	3 693	1 895	3 670	542	84	401	22 668
NEW OTHER RESIDENTIAL BUILDING									
2008-09	9 593	10 722	8 369	2 450	3 170	397	443	1 304	36 447
2009-10	9 790	15 346	7 541	2 276	3 602	548	360	1 923	41 386
2010-11	13 115	21 835	8 167	2 280	2 940	627	613	3 241	52 814
2010									
Mar Qtr	2 288	4 290	1 591	637	930	147	46	239	10 169
Jun Qtr	2 864	4 793	2 208	557	1 352	167	106	654	12 701
Sep Qtr	2 676	5 998	1 590	450	671	201	247	482	12 315
Dec Qtr	3 572	4 875	2 156	550	586	154	120	1 170	13 181
2011									
Mar Qtr	4 335	5 246	2 235	694	763	159	222	537	14 190
Jun Qtr	2 532	5 717	2 186	586	919	114	24	1 052	13 128
CONVERSIONS, ETC.									
2008-09	257	349	100	59	102	73	11	11	962
2009-10	373	273	36	33	40	10	23	—	787
2010-11	373	491	35	65	48	20	14	11	1 056
2010									
Mar Qtr	79	14	8	1	9	1	4	—	115
Jun Qtr	58	65	19	2	12	3	4	—	163
Sep Qtr	94	156	21	21	2	5	6	—	304
Dec Qtr	27	216	9	5	7	4	5	—	273
2011									
Mar Qtr	99	18	3	31	20	8	2	4	184
Jun Qtr	154	101	2	8	18	3	1	7	295
TOTAL									
2008-09	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	127 923
2009-10	26 579	52 859	29 956	10 760	22 657	3 011	1 001	4 106	150 929
2010-11	28 745	57 008	25 025	9 797	19 307	2 771	1 053	5 086	148 794
2010									
Mar Qtr	5 994	13 306	6 219	2 759	6 078	770	173	576	35 875
Jun Qtr	7 266	13 768	7 824	2 681	5 961	700	247	1 241	39 689
Sep Qtr	6 805	15 894	6 759	2 551	4 960	775	381	963	39 088
Dec Qtr	7 467	14 135	6 514	2 498	4 894	711	256	1 707	38 182
2011									
Mar Qtr	8 021	12 544	5 872	2 260	4 846	624	308	957	35 433
Jun Qtr	6 452	14 435	5 880	2 489	4 607	660	109	1 459	36 091

— 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									
2008-09	162	200	261	206	347	53	112	98	1 439
2009-10	230	486	608	1 007	855	39	132	29	3 385
2010-11	152	271	292	668	443	38	52	20	1 938
2010									
Mar Qtr	39	205	93	149	319	7	26	—	838
Jun Qtr	35	119	128	546	118	4	3	17	971
Sep Qtr	27	91	60	429	111	3	2	13	735
Dec Qtr	63	77	81	79	90	10	21	—	420
2011									
Mar Qtr	17	80	61	69	110	16	22	7	383
Jun Qtr	45	24	90	92	133	9	7	—	400
NEW OTHER RESIDENTIAL BUILDING									
2008-09	713	271	497	261	450	26	2	—	2 221
2009-10	5 136	1 123	2 618	240	1 620	71	113	298	11 219
2010-11	1 222	1 831	1 124	266	865	158	131	20	5 617
2010									
Mar Qtr	2 420	309	688	21	764	4	59	79	4 344
Jun Qtr	1 697	487	1 373	68	475	—	46	204	4 350
Sep Qtr	641	939	590	132	322	32	75	12	2 743
Dec Qtr	298	138	234	59	403	60	9	—	1 201
2011									
Mar Qtr	83	530	223	2	81	56	24	8	1 007
Jun Qtr	199	225	76	73	60	10	23	—	666
CONVERSIONS, ETC.									
2008-09	85	5	1	3	2	2	—	—	98
2009-10	4	9	—	—	2	—	—	1	16
2010-11	15	6	2	—	1	31	6	—	61
2010									
Mar Qtr	—	1	—	—	—	—	—	1	2
Jun Qtr	—	8	—	—	—	—	—	—	8
Sep Qtr	—	—	2	—	1	—	4	—	7
Dec Qtr	15	1	—	—	—	—	2	—	18
2011									
Mar Qtr	—	4	—	—	—	31	—	—	35
Jun Qtr	—	1	—	—	—	—	—	—	1
TOTAL									
2008-09	960	476	759	470	799	81	114	98	3 758
2009-10	5 370	1 617	3 227	1 247	2 477	110	245	328	14 620
2010-11	1 390	2 108	1 417	934	1 310	227	189	40	7 617
2010									
Mar Qtr	2 459	515	781	171	1 082	11	85	80	5 184
Jun Qtr	1 732	614	1 500	614	593	4	49	221	5 328
Sep Qtr	668	1 029	652	561	434	35	81	25	3 485
Dec Qtr	376	215	315	138	492	70	32	—	1 639
2011									
Mar Qtr	101	614	284	71	191	103	46	15	1 425
Jun Qtr	244	249	166	165	193	19	30	—	1 068

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

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

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

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

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

CLASSIFICATION

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

6 Building jobs (and their related dwellings) are classified both by the TYPE OF BUILDING (i.e. '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 their categories are defined in the Glossary.

RELIABILITY OF THE ESTIMATES

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

8 Estimated relative standard errors for the number of dwellings commenced in the June quarter 2011 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, JUNE QUARTER 2011

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.2	3.8	4.2	4.7	5.2	3.7	1.8	5.0	2.0
New other residential dwellings	3.5	5.1	4.9	6.4	3.4	8.5	—	0.8	2.5
Total dwellings	3.3	3.0	3.2	3.8	4.0	3.4	1.1	1.5	1.6

— nil or rounded to zero (including null cells)

9 In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, likely to have commenced. Estimates in this issue for the last two quarters are therefore subject to revision.

SEASONAL ADJUSTMENT

10 Seasonally adjusted building statistics are shown in tables 1–4. In the seasonally adjusted series, account has been taken of normal seasonal factors, 'trading day' effects arising from the varying numbers of working days in a quarter and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters.

11 Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. The seasonally adjusted series for total dwellings for Australia and each state and territory has been produced by summing the respective seasonally adjusted series for each of 'new houses', 'new other residential dwellings' and 'conversions, etc.' However, the states and Australia are adjusted independently, which means that the sum of the adjusted state series may not add to the adjusted Australian total.

12 From the June quarter 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used, when seasonal factors were only revised following an annual re-analysis. The concurrent method improves the estimation of seasonal factors and, therefore, the seasonally adjusted and trend estimates for the current and previous quarters. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. In most instances, the only noticeable revisions will be to the previous quarter and the same quarter of a year earlier.

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

14 As a general rule, caution should be used when using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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

17 While the smoothing technique described in paragraphs 15 and 16 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 <time.series.analysis@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>
Number of dwelling unit commencements, by Sector, Australia	1	1	September 1955
Number of dwelling unit commencements, change from previous period	2	n.a.	..
Number of dwelling unit commencements, States and Territories	3	2	September 1980
Number of dwelling unit commencements, States and Territories, change from previous period	4	n.a.	..
Number of dwelling unit commencements, States and Territories, Original	5	3	September 1955
Number of dwelling unit commencements, States and Territories, Private Sector, Original	6	4	September 1955
Number of 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 5 to 7 and are included in the total number of dwelling units.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
House	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
New	Building activity which will result in the creation of a building which previously did not exist.
Number of dwelling unit commencements	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
Residential building	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .

FOR MORE INFORMATION . . .

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