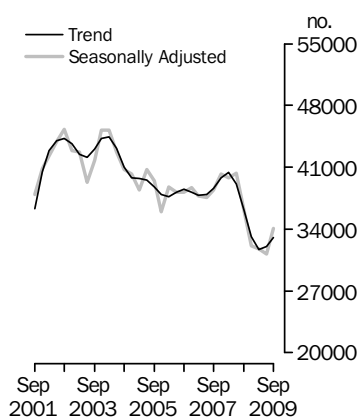


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

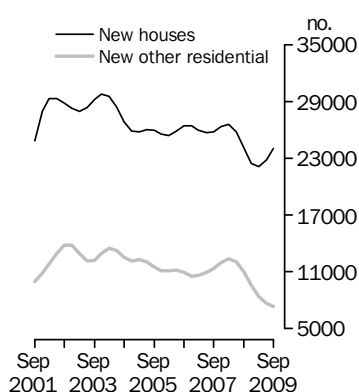
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Dwelling units commenced



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 or Willie Hynd on Adelaide (08) 8237 7645.

KEY FIGURES

	Sep qtr 09 no.	Jun qtr 09 to Sep qtr 09 %	Sep qtr 08 to Sep qtr 09 %
TREND ESTIMATES			
Total dwelling units commenced	33 008	3.2	-9.0
New private sector houses	24 009	5.1	-0.5
New private sector other residential building	7 346	-4.3	-33.4
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	34 082	9.4	-6.0
New private sector houses	24 570	8.1	3.4
New private sector other residential building	7 699	9.0	-32.5

KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced rose 3.2% in the September quarter 2009 following a rise of 0.9% in the June quarter 2009.
- The seasonally adjusted estimate for the total number of dwelling units commenced rose 9.4% in the September quarter which follows a revised fall of 1.9% in the June quarter.

NEW HOUSES

- The trend estimate for new private sector house commencements rose 5.1% in the September quarter following an increase of 3.4% in the June quarter.
- The seasonally adjusted estimate for new private sector house commencements rose 8.1% in the September quarter following a rise of 5.1% in the June quarter.

OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements fell 4.3% in the September quarter which follows a fall of 8.5% in the June quarter.
- The seasonally adjusted estimate for new private sector other residential building rose 9.0% in the September quarter following a revised fall of 20.2% in the June quarter.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

December 2009

17 March 2010

March 2010

16 June 2010

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ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 20 January 2010.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia, June quarter 2009* (cat. no. 8752.0) released on 14 October 2009:

- the total number of dwellings commenced in Australia during June quarter 2009 has been revised upwards by 283 (+0.5%).
- the number of new private sector houses commenced in Australia during the June quarter 2009 has been revised upwards by 142 (+0.2%).
- the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2009 has been revised upwards by 158 (+2.1%).

.....

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

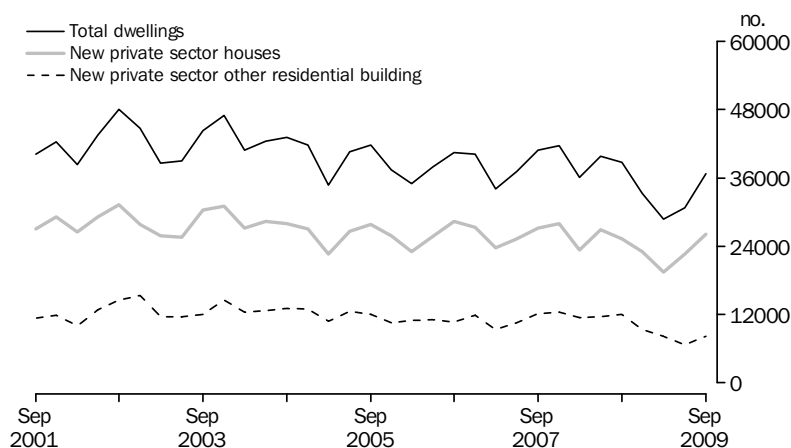
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

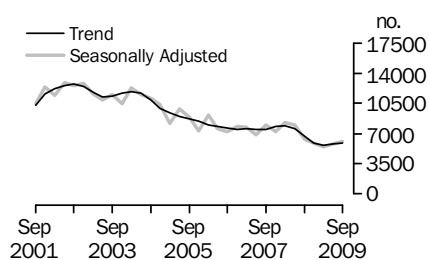
	Sep qtr 09	Jun qtr 09 to Sep qtr 09	Sep qtr 08 to Sep qtr 09
	no.	%	%
New private sector houses	26 114	15.0	3.3
New private sector other residential building	8 209	21.6	-32.0
Private sector conversion, etc.	258	-0.8	4.7
Public sector dwellings	2 180	110.6	90.5
Total dwelling units	36 761	19.5	-5.1

- The total number of dwelling units commenced rose 19.5% in the September quarter 2009, to 36,761.
- New private sector house commencements rose 15.0%, to 26,114. Commencements rose in states and territories other than South Australia and Tasmania.
- New private sector other residential building rose 21.6%, to 8,209. This follows a revised fall of 17.0%, to 6,751 in the June quarter.
- The total number of public sector dwellings commenced rose 110.6%, to 2,180. Commencements rose in states and territories other than Tasmania and the Northern Territory.



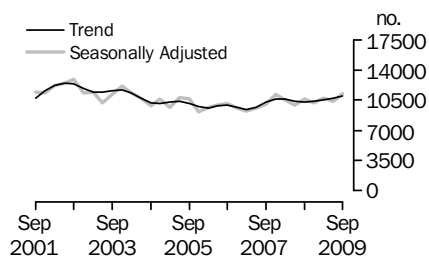
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



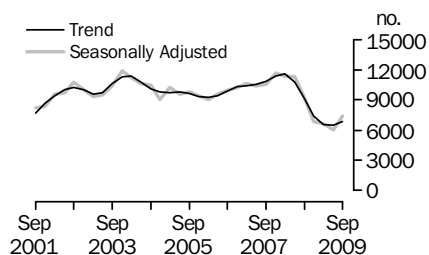
The trend estimate of the number of total dwelling unit commencements is now showing rises for two quarters.

VICTORIA



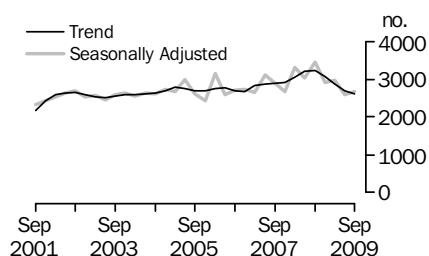
The trend estimate of the number of total dwelling unit commencements is now showing rises for four quarters.

QUEENSLAND



The trend estimate of the number of total dwelling unit commencements rose this quarter following five quarters of falls.

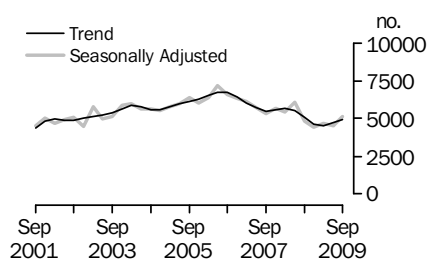
SOUTH AUSTRALIA



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

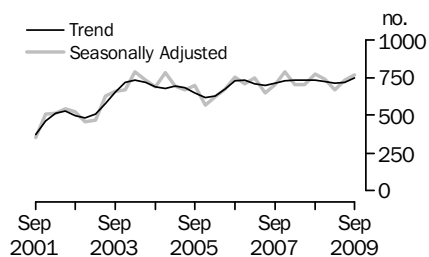
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



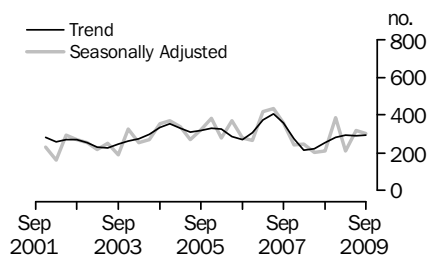
The trend estimate of the number of total dwelling unit commencements is now showing rises for two quarters following four quarters of falls.

TASMANIA



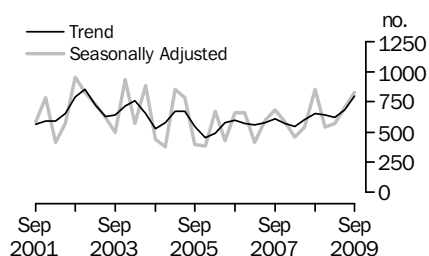
The trend estimate of the number of total dwelling unit commencements is now showing two quarters of growth.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements has risen this quarter following a fall last quarter.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements has risen for 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						
2006-07	104 641	42 530	148 665	106 538	44 127	152 177
2007-08	105 298	47 725	154 538	107 269	49 592	158 536
2008-09	90 528	36 382	127 872	91 969	38 605	131 634
2008						
Jun Qtr	26 952	11 688	38 924	27 256	12 162	39 820
Sep Qtr	25 272	12 080	37 599	25 572	12 864	38 743
Dec Qtr	23 050	9 416	32 660	23 453	9 704	33 372
2009						
Mar Qtr	19 492	8 135	27 889	19 774	8 712	28 759
Jun Qtr	22 714	6 751	29 725	23 170	7 325	30 760
Sep Qtr	26 114	8 209	34 581	26 806	9 694	36 761
SEASONALLY ADJUSTED						
2008						
Jun Qtr	26 987	12 141	39 401	27 295	12 655	40 342
Sep Qtr	23 768	11 412	35 388	24 018	11 954	36 239
Dec Qtr	22 237	8 861	31 324	22 644	9 256	32 148
2009						
Mar Qtr	21 634	8 859	30 776	21 976	9 496	31 766
Jun Qtr	22 738	7 065	30 054	23 200	7 698	31 154
Sep Qtr	24 570	7 699	32 493	25 147	8 707	34 082
TREND						
2008						
Jun Qtr	25 806	12 036	38 155	26 198	12 535	39 121
Sep Qtr	24 129	11 033	35 384	24 446	11 518	36 254
Dec Qtr	22 473	9 551	32 255	22 787	10 042	33 095
2009						
Mar Qtr	22 092	8 388	30 732	22 486	8 963	31 711
Jun Qtr	22 850	7 677	30 780	23 316	8 408	31 982
Sep Qtr	24 009	7 346	31 595	24 541	8 223	33 008

(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						
2006–07	2.2	–4.7	–0.1	2.2	–4.6	–0.1
2007–08	0.6	12.2	4.0	0.7	12.4	4.2
2008–09	–14.0	–23.8	–17.3	–14.3	–22.2	–17.0
2008						
Jun Qtr	15.8	2.0	10.8	14.5	2.5	10.3
Sep Qtr	–6.2	3.4	–3.4	–6.2	5.8	–2.7
Dec Qtr	–8.8	–22.0	–13.1	–8.3	–24.6	–13.9
2009						
Mar Qtr	–15.4	–13.6	–14.6	–15.7	–10.2	–13.8
Jun Qtr	16.5	–17.0	6.6	17.2	–15.9	7.0
Sep Qtr	15.0	21.6	16.3	15.7	32.3	19.5
SEASONALLY ADJUSTED						
2008						
Jun Qtr	4.7	–2.9	1.8	3.2	–2.3	1.3
Sep Qtr	–11.9	–6.0	–10.2	–12.0	–5.5	–10.2
Dec Qtr	–6.4	–22.4	–11.5	–5.7	–22.6	–11.3
2009						
Mar Qtr	–2.7	—	–1.7	–2.9	2.6	–1.2
Jun Qtr	5.1	–20.2	–2.3	5.6	–18.9	–1.9
Sep Qtr	8.1	9.0	8.1	8.4	13.1	9.4
TREND						
2008						
Jun Qtr	–2.9	–2.5	–3.0	–3.3	–2.4	–3.2
Sep Qtr	–6.5	–8.3	–7.3	–6.7	–8.1	–7.3
Dec Qtr	–6.9	–13.4	–8.8	–6.8	–12.8	–8.7
2009						
Mar Qtr	–1.7	–12.2	–4.7	–1.3	–10.7	–4.2
Jun Qtr	3.4	–8.5	0.2	3.7	–6.2	0.9
Sep Qtr	5.1	–4.3	2.6	5.3	–2.2	3.2

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2006-07	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	152 177
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 621	41 899	28 938	11 975	18 507	2 903	1 135	2 658	131 634
2008									
Jun Qtr	7 855	9 843	11 514	3 134	5 991	719	195	568	39 820
Sep Qtr	6 434	11 405	10 135	3 628	5 248	727	238	929	38 743
Dec Qtr	6 200	10 738	7 154	3 064	4 474	781	412	550	33 372
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 696	10 140	6 116	2 610	4 401	750	310	737	30 760
Sep Qtr	6 211	12 057	8 163	2 816	5 489	723	336	966	36 761
SEASONALLY ADJUSTED									
2008									
Jun Qtr	8 054	9 934	11 323	3 025	6 095	702	204	540	40 342
Sep Qtr	6 319	10 643	9 201	3 462	4 803	773	210	855	36 239
Dec Qtr	5 951	10 169	6 847	2 911	4 435	738	387	542	32 148
2009									
Mar Qtr	5 468	10 696	6 670	2 975	4 686	665	208	571	31 766
Jun Qtr	5 847	10 406	6 041	2 586	4 500	731	320	706	31 154
Sep Qtr	6 033	11 263	7 393	2 669	5 123	767	302	830	34 082
TREND									
2008									
Jun Qtr	7 548	10 362	10 789	3 220	5 525	732	221	602	39 121
Sep Qtr	6 739	10 280	9 153	3 232	5 069	733	254	655	36 254
Dec Qtr	5 891	10 375	7 405	3 070	4 620	725	281	640	33 095
2009									
Mar Qtr	5 669	10 510	6 548	2 876	4 521	712	292	623	31 711
Jun Qtr	5 771	10 708	6 509	2 702	4 711	720	292	683	31 982
Sep Qtr	5 948	11 001	6 839	2 620	4 935	751	294	798	33 008

(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									
2006–07	-9.2	-1.4	8.7	5.1	-4.5	12.0	-0.2	26.0	-0.1
2007–08	5.4	8.1	8.9	5.7	-9.6	1.4	-20.9	-2.7	4.2
2008–09	-24.9	0.3	-35.4	1.2	-17.6	—	5.2	18.2	-17.0
2008									
Jun Qtr	-1.6	3.9	21.7	7.8	19.6	5.5	-9.3	59.2	10.3
Sep Qtr	-18.1	15.9	-12.0	15.8	-12.4	1.1	22.0	63.6	-2.7
Dec Qtr	-3.6	-5.8	-29.4	-15.5	-14.8	7.5	73.2	-40.8	-13.9
2009									
Mar Qtr	-14.7	-10.4	-22.7	-12.8	-2.0	-17.4	-57.5	-19.8	-13.8
Jun Qtr	7.7	5.4	10.5	-2.4	0.4	16.2	77.2	67.0	7.0
Sep Qtr	9.0	18.9	33.5	7.9	24.7	-3.6	8.4	31.1	19.5
SEASONALLY ADJUSTED									
2008									
Jun Qtr	-2.4	-6.0	-0.4	-8.5	12.5	0.3	-16.8	17.6	1.3
Sep Qtr	-21.5	7.1	-18.7	14.4	-21.2	10.1	3.2	58.3	-10.2
Dec Qtr	-5.8	-4.5	-25.6	-15.9	-7.7	-4.6	84.5	-36.7	-11.3
2009									
Mar Qtr	-8.1	5.2	-2.6	2.2	5.7	-9.8	-46.3	5.4	-1.2
Jun Qtr	6.9	-2.7	-9.4	-13.1	-4.0	9.9	53.6	23.6	-1.9
Sep Qtr	3.2	8.2	22.4	3.2	13.8	4.9	-5.5	17.6	9.4
TREND									
2008									
Jun Qtr	-5.0	-2.2	-6.9	5.4	-3.0	—	2.7	10.7	-3.2
Sep Qtr	-10.7	-0.8	-15.2	0.4	-8.3	0.1	15.2	8.9	-7.3
Dec Qtr	-12.6	0.9	-19.1	-5.0	-8.9	-1.1	10.6	-2.4	-8.7
2009									
Mar Qtr	-3.8	1.3	-11.6	-6.3	-2.1	-1.8	4.0	-2.6	-4.2
Jun Qtr	1.8	1.9	-0.6	-6.0	4.2	1.2	-0.3	9.5	0.9
Sep Qtr	3.1	2.7	5.1	-3.0	4.8	4.2	1.0	16.9	3.2

— nil or rounded to zero (including null cells)

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 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									
2006-07	15 722	29 524	28 241	8 686	19 896	2 447	761	1 262	106 538
2007-08	15 633	30 849	30 017	9 493	16 924	2 463	608	1 281	107 269
2008-09	13 037	30 551	19 970	9 201	14 783	2 406	679	1 342	91 969
2008									
Jun Qtr	3 966	8 091	6 969	2 449	4 597	664	135	386	27 256
Sep Qtr	3 539	8 479	6 524	2 621	3 354	625	136	295	25 572
Dec Qtr	2 987	7 693	5 338	2 419	3 948	604	198	267	23 453
2009									
Mar Qtr	3 044	6 544	3 572	2 020	3 699	515	121	260	19 774
Jun Qtr	3 468	7 835	4 536	2 142	3 783	662	224	520	23 170
Sep Qtr	3 893	8 760	6 018	2 079	4 613	570	234	640	26 806
NEW OTHER RESIDENTIAL BUILDING									
2006-07	13 616	8 514	12 797	2 426	4 752	382	593	1 047	44 127
2007-08	15 114	10 355	14 632	2 316	5 347	409	456	963	49 592
2008-09	10 242	10 994	8 867	2 712	3 620	423	444	1 304	38 605
2008									
Jun Qtr	3 674	1 658	4 500	682	1 362	53	49	183	12 162
Sep Qtr	2 818	2 804	3 594	995	1 856	63	100	634	12 864
Dec Qtr	3 093	3 014	1 796	638	506	171	211	274	9 704
2009									
Mar Qtr	2 150	2 956	1 946	648	668	111	51	181	8 712
Jun Qtr	2 181	2 220	1 531	430	589	78	82	214	7 325
Sep Qtr	2 231	3 156	2 139	731	864	147	99	326	9 694
CONVERSIONS, ETC.									
2006-07	504	613	102	73	171	36	9	2	1 512
2007-08	704	574	151	19	176	31	15	4	1 675
2008-09	343	353	101	62	105	74	12	11	1 060
2008									
Jun Qtr	215	95	45	2	33	2	11	—	402
Sep Qtr	77	122	17	12	38	38	2	—	306
Dec Qtr	120	31	20	7	19	6	3	9	216
2009									
Mar Qtr	98	116	15	5	17	20	3	—	273
Jun Qtr	48	84	49	39	30	10	4	2	265
Sep Qtr	87	142	6	7	12	5	3	—	262
TOTAL									
2006-07	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	152 177
2007-08	31 451	41 778	44 800	11 828	22 448	2 904	1 079	2 248	158 536
2008-09	23 621	41 899	28 938	11 975	18 507	2 903	1 135	2 658	131 634
2008									
Jun Qtr	7 855	9 843	11 514	3 134	5 991	719	195	568	39 820
Sep Qtr	6 434	11 405	10 135	3 628	5 248	727	238	929	38 743
Dec Qtr	6 200	10 738	7 154	3 064	4 474	781	412	550	33 372
2009									
Mar Qtr	5 291	9 616	5 533	2 673	4 384	645	175	441	28 759
Jun Qtr	5 696	10 140	6 116	2 610	4 401	750	310	737	30 760
Sep Qtr	6 211	12 057	8 163	2 816	5 489	723	336	966	36 761

— 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									
2006–07	15 444	29 304	28 066	8 178	19 445	2 437	643	1 125	104 641
2007–08	15 346	30 533	29 755	9 152	16 383	2 456	484	1 189	105 298
2008–09	12 875	30 352	19 708	8 995	14 436	2 353	566	1 244	90 528
2008									
Jun Qtr	3 936	8 046	6 920	2 392	4 510	663	113	373	26 952
Sep Qtr	3 515	8 457	6 482	2 580	3 248	610	120	260	25 272
Dec Qtr	2 956	7 633	5 249	2 360	3 872	594	174	212	23 050
2009									
Mar Qtr	3 003	6 462	3 545	1 955	3 647	513	110	257	19 492
Jun Qtr	3 401	7 799	4 431	2 100	3 669	636	162	515	22 714
Sep Qtr	3 821	8 691	5 840	1 952	4 440	559	184	629	26 114
NEW OTHER RESIDENTIAL BUILDING									
2006–07	13 157	8 445	12 384	2 264	4 312	369	552	1 047	42 530
2007–08	14 583	10 241	14 123	2 202	4 760	407	446	963	47 725
2008–09	9 528	10 722	8 368	2 450	3 170	397	442	1 304	36 382
2008									
Jun Qtr	3 538	1 638	4 369	671	1 187	53	49	183	11 688
Sep Qtr	2 611	2 727	3 361	991	1 591	63	100	634	12 080
Dec Qtr	3 052	2 964	1 671	622	467	157	209	274	9 416
2009									
Mar Qtr	1 991	2 901	1 860	413	628	109	51	181	8 135
Jun Qtr	1 874	2 130	1 476	423	483	68	82	214	6 751
Sep Qtr	1 595	2 987	1 784	634	665	134	99	311	8 209
CONVERSIONS, ETC.									
2006–07	502	606	102	73	161	36	9	2	1 493
2007–08	585	563	128	18	174	31	11	4	1 514
2008–09	258	348	100	59	103	72	12	11	962
2008									
Jun Qtr	122	95	24	2	33	2	7	—	284
Sep Qtr	21	119	16	12	38	38	2	—	246
Dec Qtr	100	29	20	7	19	5	3	9	194
2009									
Mar Qtr	88	116	15	4	17	20	3	—	262
Jun Qtr	48	84	49	37	28	9	4	2	260
Sep Qtr	83	142	6	7	12	5	3	—	258
TOTAL									
2006–07	29 104	38 355	40 552	10 516	23 917	2 842	1 204	2 174	148 665
2007–08	30 514	41 337	44 006	11 372	21 318	2 895	941	2 156	154 538
2008–09	22 660	41 422	28 176	11 504	17 708	2 822	1 020	2 560	127 872
2008									
Jun Qtr	7 596	9 778	11 313	3 066	5 730	718	169	555	38 924
Sep Qtr	6 147	11 303	9 860	3 583	4 877	712	222	894	37 599
Dec Qtr	6 109	10 626	6 940	2 990	4 358	756	386	495	32 660
2009									
Mar Qtr	5 082	9 479	5 420	2 371	4 293	641	164	438	27 889
Jun Qtr	5 322	10 013	5 956	2 560	4 180	713	248	732	29 725
Sep Qtr	5 498	11 820	7 630	2 592	5 116	699	286	940	34 581

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.

NEW HOUSES

2006–07	277	220	176	508	451	10	118	137	1 897
2007–08	287	316	262	341	541	7	124	92	1 971
2008–09	162	200	261	207	347	53	113	98	1 441
2008									
Jun Qtr	30	45	49	57	87	1	22	13	304
Sep Qtr	23	22	42	41	106	15	16	35	300
Dec Qtr	31	60	88	58	76	10	24	55	403
2009									
Mar Qtr	41	81	27	65	52	2	11	3	282
Jun Qtr	67	37	104	42	113	26	62	5	456
Sep Qtr	72	69	178	127	173	11	50	11	691

NEW OTHER RESIDENTIAL BUILDING

2006–07	458	69	414	162	440	13	41	—	1 597
2007–08	531	114	509	114	587	2	10	—	1 867
2008–09	713	272	498	261	450	26	2	—	2 223
2008									
Jun Qtr	137	20	131	11	175	—	—	—	474
Sep Qtr	207	76	232	4	265	—	—	—	785
Dec Qtr	41	50	125	16	39	14	2	—	287
2009									
Mar Qtr	159	56	86	235	40	2	—	—	577
Jun Qtr	307	90	55	6	106	10	—	—	574
Sep Qtr	637	169	354	97	199	13	—	15	1 484

CONVERSIONS, ETC.

2006–07	2	7	—	—	10	—	—	—	19
2007–08	119	11	23	2	2	—	4	—	161
2008–09	85	5	1	3	2	2	—	—	98
2008									
Jun Qtr	93	—	21	—	—	—	4	—	118
Sep Qtr	56	3	1	—	—	—	—	—	60
Dec Qtr	19	2	—	—	—	1	—	—	22
2009									
Mar Qtr	10	—	—	1	—	—	—	—	11
Jun Qtr	—	—	—	2	2	1	—	—	5
Sep Qtr	4	—	—	—	—	—	—	—	4

TOTAL

2006–07	738	296	589	670	901	23	159	137	3 512
2007–08	937	442	794	456	1 131	9	138	92	3 998
2008–09	961	476	760	471	799	81	115	98	3 762
2008									
Jun Qtr	260	65	201	68	262	1	26	13	896
Sep Qtr	286	101	275	45	371	15	16	35	1 144
Dec Qtr	91	112	213	74	115	25	26	55	712
2009									
Mar Qtr	209	137	113	301	91	4	11	3	870
Jun Qtr	374	126	159	50	221	37	62	5	1 035
Sep Qtr	713	237	533	224	373	24	50	26	2 180

— 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 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 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 September quarter 2009 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, SEPTEMBER QUARTER 2009

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.3	4.1	3.1	4.7	5.0	4.2	3.7	4.3	1.9
New other residential dwellings	4.1	4.2	4.2	5.9	8.1	12.9	—	2.6	2.1
Total dwellings	3.6	3.1	2.5	3.6	4.2	4.2	2.0	2.8	1.5

— nil or rounded to zero (including null cells)

9 In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, 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, 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 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 14 and 15 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003 (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

ACKNOWLEDGMENT

18 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

RELATED PRODUCTS

19 All tables in this publication are available in electronic form on the ABS web site.

20 Users may also wish to refer to the following publications:
Building Activity, Australia, cat. no. 8752.0
Building Approvals, Australia, cat. no. 8731.0
Construction Work Done, Australia, Preliminary, cat. no. 8755.0
House Price Indexes: Eight Capital Cities, cat. no. 6416.0
Housing Finance, Australia, cat. no. 5609.0
Private Sector Construction Industry, Australia, cat. no. 8772.0
Producer Price Indexes, Australia, cat. no. 6427.0

ABS DATA AVAILABLE ON REQUEST

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

The following tables are available electronically via the ABS web site. Not all series in the table go back to the earliest start date.

COMMENCEMENTS

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

GLOSSARY

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

FOR MORE INFORMATION . . .

INTERNET

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

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