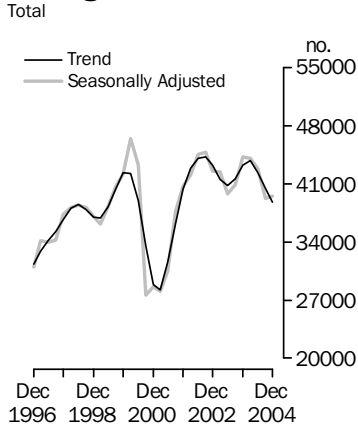


DWELLING UNIT COMMENCEMENTS

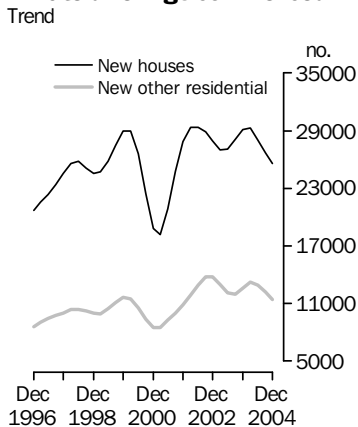
AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) TUES 22 MAR 2005

Dwelling units commenced



Private dwellings commenced



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Andrew Stidston on Adelaide (08) 8237 7668.

KEY FIGURES

| | Dec qtr 04 no. | Sep qtr 04 to Dec qtr 04 % | Dec qtr 03 to Dec qtr 04 % |
|---|-------------------|----------------------------------|----------------------------------|
| TREND ESTIMATES | | | |
| Total dwelling units commenced | 38 843 | -4.0 | -10.3 |
| New private sector houses | 25 593 | -4.2 | -12.3 |
| New private sector other residential building | 11 432 | -6.3 | -9.2 |
| SEASONALLY ADJUSTED ESTIMATES | | | |
| Total dwelling units commenced | 39 515 | 0.6 | -10.7 |
| New private sector houses | 26 165 | 1.8 | -12.1 |
| New private sector other residential building | 11 436 | -4.7 | -10.6 |

KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced fell 4.0% in the December quarter 2004 and is now showing a fall over the last three quarters.
- New private sector house commencements fell 4.2% in the latest quarter, the third consecutive quarterly fall.
- New private other residential building commencements fell 6.3% in the December quarter 2004.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose marginally (+0.6%), to 39,515, in the December quarter 2004. This follows three consecutive quarterly falls.
- New private sector house commencements rose 1.8%, to 26,165.
- New private other residential building fell 4.7%, to 11,436, in the December quarter 2004, the third consecutive quarterly fall.

NOTES

FORTHCOMING ISSUES

| <i>ISSUE (Quarter)</i> | <i>RELEASE DATE</i> |
|------------------------|---------------------|
| March 2005 | 20 June 2005 |
| June 2005 | 14 September 2005 |

.....

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 April 2005.

CHANGES IN THIS ISSUE

There are no changes in this issue.

SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the September quarter 2004 has been revised downwards by 459 (-1.1%) from the estimate published in *Building Activity, Australia, June quarter 2004* (cat. no. 8752.0) released on 21 January 2005.

.....

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 |

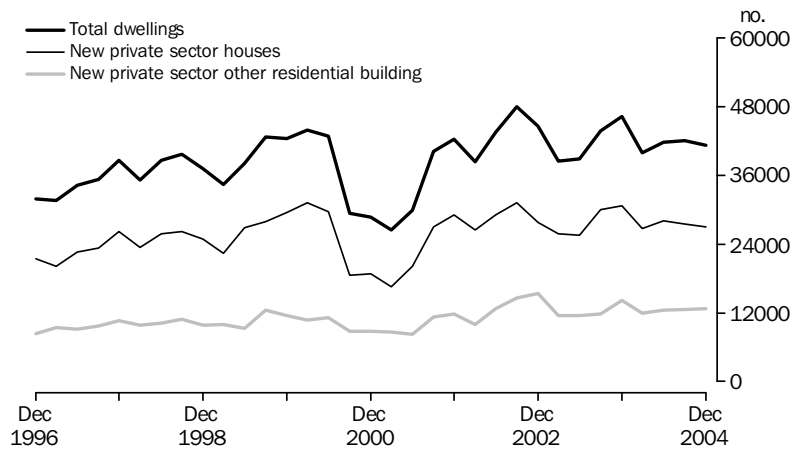
Dennis Trewin
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

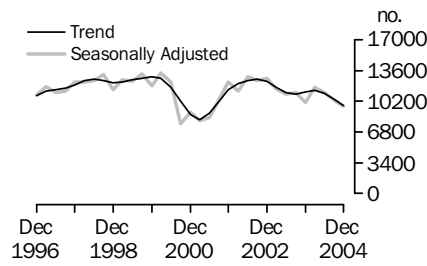
| | <i>Dec qtr 04</i> | <i>Sep qtr 04 to Dec qtr 04</i> | <i>Dec qtr 03 to Dec qtr 04</i> |
|---|-------------------|-------------------------------------|-------------------------------------|
| | no. | % | % |
| New private sector houses | 26 982 | -1.8 | -12.1 |
| New private sector other residential building | 12 754 | 1.4 | -10.5 |
| Private sector conversion, etc. | 327 | -64.6 | -51.0 |
| Public sector dwellings | 1 260 | 14.5 | 85.4 |
| Total dwelling units | 41 322 | -1.8 | -10.7 |

- The total number of dwelling units commenced fell 1.8% in the December quarter 2004, to 41,322.
- New private sector house commencements fell 1.8%, to 26,982. Commencements fell in New South Wales (-2.2%), Queensland (-13.1%), Western Australia (-2.8%) and the Australian Capital Territory (-11.4%).
- New private sector other residential building rose 1.4%, to 12,754. Falls in Queensland and Western Australia only partially offset rises in the remaining states and territories.
- The total number of public sector dwellings commenced rose 14.5%, to 1,260.



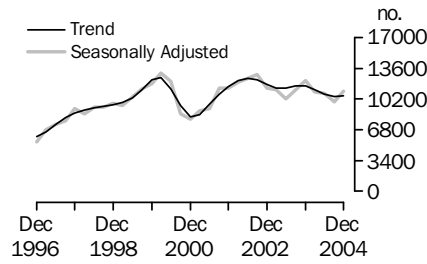
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



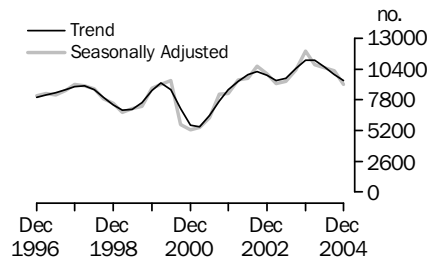
The trend estimate of dwelling unit commencements has fallen for the past three quarters.

VICTORIA



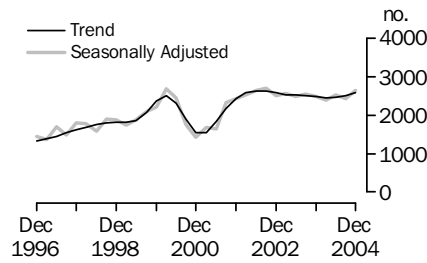
The trend estimate of commencements is relatively flat after three quarters of decline.

QUEENSLAND



The trend estimate of commencements has fallen for the last three quarters.

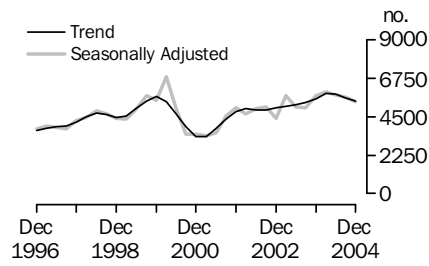
SOUTH AUSTRALIA



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

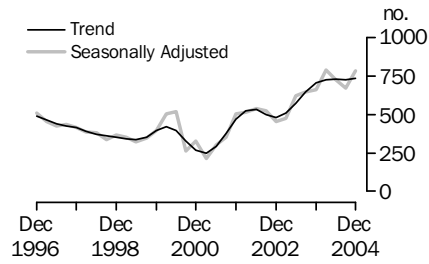
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



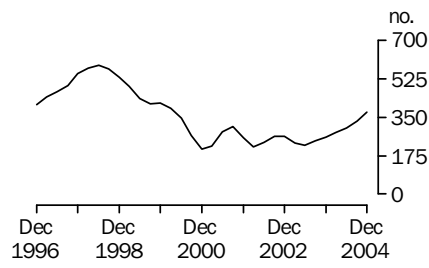
The trend estimate of dwelling unit commencements is now showing three quarters of decline.

TASMANIA



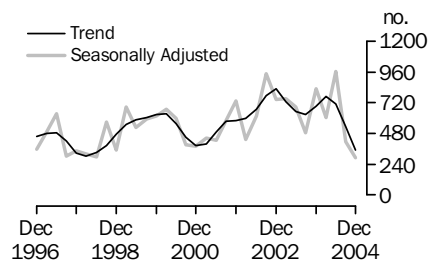
The trend estimate of commencements has been relatively flat over the past three quarters.

NORTHERN TERRITORY



The trend estimate of commencements is now showing growth for past six quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of commencements is showing strong falls for the last three quarters.

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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 | | | | | | |
| 2001-02 | 111 920 | 45 902 | 160 656 | 113 626 | 47 919 | 164 407 |
| 2002-03 | 110 385 | 53 000 | 166 262 | 112 228 | 54 827 | 169 945 |
| 2003-04 | 115 603 | 50 513 | 168 364 | 117 168 | 52 365 | 171 791 |
| 2003 | | | | | | |
| Sep Qtr | 30 092 | 11 827 | 42 573 | 30 570 | 12 580 | 43 807 |
| Dec Qtr | 30 693 | 14 246 | 45 606 | 31 038 | 14 574 | 46 285 |
| 2004 | | | | | | |
| Mar Qtr | 26 760 | 12 001 | 39 210 | 27 202 | 12 272 | 39 923 |
| Jun Qtr | 28 058 | 12 439 | 40 975 | 28 356 | 12 940 | 41 775 |
| Sep Qtr | 27 470 | 12 579 | 40 973 | 28 048 | 13 095 | 42 073 |
| Dec Qtr | 26 982 | 12 754 | 40 062 | 27 530 | 13 461 | 41 322 |
| SEASONALLY ADJUSTED | | | | | | |
| 2003 | | | | | | |
| Sep Qtr | 28 221 | 11 236 | 39 974 | 28 637 | 11 752 | 40 908 |
| Dec Qtr | 29 773 | 12 799 | 43 489 | 30 095 | 13 246 | 44 264 |
| 2004 | | | | | | |
| Mar Qtr | 29 089 | 13 661 | 43 220 | 29 616 | 14 002 | 44 088 |
| Jun Qtr | 28 606 | 12 980 | 42 047 | 28 925 | 13 471 | 42 858 |
| Sep Qtr | 25 707 | 11 998 | 38 422 | 26 210 | 12 354 | 39 288 |
| Dec Qtr | 26 165 | 11 436 | 38 054 | 26 675 | 12 383 | 39 515 |
| TREND | | | | | | |
| 2003 | | | | | | |
| Sep Qtr | 28 093 | 11 959 | 40 730 | 28 505 | 12 452 | 41 641 |
| Dec Qtr | 29 168 | 12 591 | 42 425 | 29 569 | 13 043 | 43 281 |
| 2004 | | | | | | |
| Mar Qtr | 29 254 | 13 188 | 43 044 | 29 656 | 13 568 | 43 828 |
| Jun Qtr | 28 018 | 12 941 | 41 519 | 28 446 | 13 358 | 42 367 |
| Sep Qtr | 26 714 | 12 196 | 39 452 | 27 175 | 12 754 | 40 475 |
| Dec Qtr | 25 593 | 11 432 | 37 588 | 26 084 | 12 191 | 38 843 |

(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 | | | | | | |
| 2001-02 | 51.3 | 33.5 | 45.2 | 51.2 | 29.7 | 43.4 |
| 2002-03 | -1.4 | 15.5 | 3.5 | -1.2 | 14.4 | 3.4 |
| 2003-04 | 4.7 | -4.7 | 1.3 | 4.4 | -4.5 | 1.1 |
| 2003 | | | | | | |
| Sep Qtr | 17.9 | 2.0 | 12.4 | 17.7 | 3.6 | 12.7 |
| Dec Qtr | 2.0 | 20.4 | 7.1 | 1.5 | 15.8 | 5.7 |
| 2004 | | | | | | |
| Mar Qtr | -12.8 | -15.8 | -14.0 | -12.4 | -15.8 | -13.7 |
| Jun Qtr | 4.8 | 3.7 | 4.5 | 4.2 | 5.4 | 4.6 |
| Sep Qtr | -2.1 | 1.1 | — | -1.1 | 1.2 | 0.7 |
| Dec Qtr | -1.8 | 1.4 | -2.2 | -1.8 | 2.8 | -1.8 |
| SEASONALLY ADJUSTED | | | | | | |
| 2003 | | | | | | |
| Sep Qtr | 8.7 | -7.4 | 3.0 | 8.4 | -7.3 | 2.7 |
| Dec Qtr | 5.5 | 13.9 | 8.8 | 5.1 | 12.7 | 8.2 |
| 2004 | | | | | | |
| Mar Qtr | -2.3 | 6.7 | -0.6 | -1.6 | 5.7 | -0.4 |
| Jun Qtr | -1.7 | -5.0 | -2.7 | -2.3 | -3.8 | -2.8 |
| Sep Qtr | -10.1 | -7.6 | -8.6 | -9.4 | -8.3 | -8.3 |
| Dec Qtr | 1.8 | -4.7 | -1.0 | 1.8 | 0.2 | 0.6 |
| TREND | | | | | | |
| 2003 | | | | | | |
| Sep Qtr | 3.6 | -1.4 | 2.2 | 3.5 | -1.4 | 2.1 |
| Dec Qtr | 3.8 | 5.3 | 4.2 | 3.7 | 4.7 | 3.9 |
| 2004 | | | | | | |
| Mar Qtr | 0.3 | 4.7 | 1.5 | 0.3 | 4.0 | 1.3 |
| Jun Qtr | -4.2 | -1.9 | -3.5 | -4.1 | -1.5 | -3.3 |
| Sep Qtr | -4.7 | -5.8 | -5.0 | -4.5 | -4.5 | -4.5 |
| Dec Qtr | -4.2 | -6.3 | -4.7 | -4.0 | -4.4 | -4.0 |

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

| | NSW | Vic. | Qld | SA | WA | Tas. | NT | ACT | Aust. |
|---------------------|--------|--------|--------|--------|--------|-------|-------|-------|----------------|
| <i>Period</i> | no. | no. | no. | no. | no. | no. | no. | no. | no. |
| ORIGINAL | | | | | | | | | |
| 2001-02 | 47 035 | 47 384 | 35 592 | 9 943 | 19 136 | 1 916 | 1 028 | 2 373 | 164 407 |
| 2002-03 | 48 065 | 45 840 | 39 281 | 10 283 | 20 281 | 2 067 | 987 | 3 140 | 169 945 |
| 2003-04 | 43 789 | 45 285 | 43 523 | 10 011 | 22 420 | 2 820 | 1 046 | 2 896 | 171 791 |
| 2003 | | | | | | | | | |
| Sep Qtr | 11 544 | 11 764 | 11 150 | 2 543 | 5 550 | 617 | 205 | 433 | 43 807 |
| Dec Qtr | 10 816 | 12 373 | 12 275 | 2 772 | 5 974 | 689 | 368 | 1 019 | 46 285 |
| 2004 | | | | | | | | | |
| Mar Qtr | 10 785 | 10 181 | 9 689 | 2 172 | 5 570 | 784 | 228 | 513 | 39 923 |
| Jun Qtr | 10 645 | 10 966 | 10 409 | 2 525 | 5 326 | 729 | 244 | 931 | 41 775 |
| Sep Qtr | 10 669 | 10 407 | 11 080 | 2 385 | 6 133 | 648 | 383 | 369 | 42 073 |
| Dec Qtr | 10 488 | 11 190 | 9 436 | 2 954 | 5 564 | 813 | 422 | 456 | 41 322 |
| SEASONALLY ADJUSTED | | | | | | | | | |
| 2003 | | | | | | | | | |
| Sep Qtr | 11 137 | 11 211 | 10 330 | 2 558 | 5 032 | 646 | na | 489 | 40 908 |
| Dec Qtr | 10 042 | 12 294 | 11 914 | 2 500 | 5 726 | 660 | na | 832 | 44 264 |
| 2004 | | | | | | | | | |
| Mar Qtr | 11 765 | 10 983 | 10 807 | 2 385 | 5 931 | 792 | na | 604 | 44 088 |
| Jun Qtr | 11 174 | 10 790 | 10 528 | 2 532 | 5 798 | 725 | na | 967 | 42 858 |
| Sep Qtr | 10 290 | 9 941 | 10 247 | 2 436 | 5 626 | 672 | na | 418 | 39 288 |
| Dec Qtr | 9 658 | 11 055 | 9 151 | 2 647 | 5 366 | 784 | na | 294 | 39 515 |
| TREND | | | | | | | | | |
| 2003 | | | | | | | | | |
| Sep Qtr | 11 011 | 11 664 | 10 488 | 2 515 | 5 330 | 647 | 243 | 628 | 41 641 |
| Dec Qtr | 11 278 | 11 666 | 11 153 | 2 483 | 5 551 | 706 | 261 | 693 | 43 281 |
| 2004 | | | | | | | | | |
| Mar Qtr | 11 410 | 11 219 | 11 170 | 2 454 | 5 846 | 728 | 282 | 773 | 43 828 |
| Jun Qtr | 11 067 | 10 707 | 10 605 | 2 462 | 5 807 | 730 | 303 | 710 | 42 367 |
| Sep Qtr | 10 432 | 10 458 | 9 975 | 2 517 | 5 618 | 727 | 333 | 536 | 40 475 |
| Dec Qtr | 9 706 | 10 556 | 9 441 | 2 585 | 5 412 | 734 | 374 | 349 | 38 843 |

na not available

DWELLING UNIT COMMENCEMENTS, States & territories—Change from previous period

| | NSW | Vic. | Qld | SA | WA | Tas. | NT | ACT | Aust. |
|---------------------|------|-------|-------|-------|------|-------|-------|-------|--------------|
| Period | % | % | % | % | % | % | % | % | % |
| ORIGINAL | | | | | | | | | |
| 2001-02 | 41.5 | 37.1 | 57.1 | 52.1 | 38.1 | 73.5 | 0.1 | 44.5 | 43.4 |
| 2002-03 | 2.2 | -3.3 | 10.4 | 3.4 | 6.0 | 7.9 | -3.9 | 32.3 | 3.4 |
| 2003-04 | -8.9 | -1.2 | 10.8 | -2.6 | 10.5 | 36.4 | 5.9 | -7.8 | 1.1 |
| 2003 | | | | | | | | | |
| Sep Qtr | 9.8 | 13.7 | 19.1 | 3.1 | 19.0 | -1.7 | -11.4 | -34.2 | 12.7 |
| Dec Qtr | -6.3 | 5.2 | 10.1 | 9.0 | 7.6 | 11.6 | 79.5 | 135.4 | 5.7 |
| 2004 | | | | | | | | | |
| Mar Qtr | -0.3 | -17.7 | -21.1 | -21.6 | -6.8 | 13.9 | -37.9 | -49.7 | -13.7 |
| Jun Qtr | -1.3 | 7.7 | 7.4 | 16.3 | -4.4 | -7.0 | 7.0 | 81.6 | 4.6 |
| Sep Qtr | 0.2 | -5.1 | 6.4 | -5.5 | 15.2 | -11.2 | 56.7 | -60.4 | 0.7 |
| Dec Qtr | -1.7 | 7.5 | -14.8 | 23.9 | -9.3 | 25.5 | 10.2 | 23.6 | -1.8 |
| SEASONALLY ADJUSTED | | | | | | | | | |
| 2003 | | | | | | | | | |
| Sep Qtr | 1.5 | 9.6 | 10.0 | 3.1 | -0.6 | 4.0 | na | -29.1 | 2.7 |
| Dec Qtr | -9.8 | 9.7 | 15.3 | -2.3 | 13.8 | 2.2 | na | 70.1 | 8.2 |
| 2004 | | | | | | | | | |
| Mar Qtr | 17.2 | -10.7 | -9.3 | -4.6 | 3.6 | 20.0 | na | -27.4 | -0.4 |
| Jun Qtr | -5.0 | -1.8 | -2.6 | 6.2 | -2.2 | -8.5 | na | 60.1 | -2.8 |
| Sep Qtr | -7.9 | -7.9 | -2.7 | -3.8 | -3.0 | -7.3 | na | -56.8 | -8.3 |
| Dec Qtr | -6.1 | 11.2 | -10.7 | 8.7 | -4.6 | 16.7 | na | -29.7 | 0.6 |
| TREND | | | | | | | | | |
| 2003 | | | | | | | | | |
| Sep Qtr | -1.3 | 2.3 | 9.0 | -0.4 | 2.4 | 12.7 | 9.5 | -3.4 | 2.1 |
| Dec Qtr | 2.4 | — | 6.3 | -1.3 | 4.1 | 9.1 | 7.4 | 10.4 | 3.9 |
| 2004 | | | | | | | | | |
| Mar Qtr | 1.2 | -3.8 | 0.2 | -1.2 | 5.3 | 3.1 | 8.0 | 11.5 | 1.3 |
| Jun Qtr | -3.0 | -4.6 | -5.1 | 0.3 | -0.7 | 0.3 | 7.4 | -8.2 | -3.3 |
| Sep Qtr | -5.7 | -2.3 | -5.9 | 2.2 | -3.3 | -0.4 | 9.9 | -24.5 | -4.5 |
| Dec Qtr | -7.0 | 0.9 | -5.4 | 2.7 | -3.7 | 1.0 | 12.3 | -34.9 | -4.0 |

— nil or rounded to zero (including null cells)

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 | | | | | | | | | |
| 2001-02 | 25 345 | 34 631 | 25 590 | 8 246 | 16 241 | 1 752 | 641 | 1 178 | 113 626 |
| 2002-03 | 24 218 | 32 607 | 26 157 | 8 263 | 16 814 | 1 866 | 526 | 1 778 | 112 228 |
| 2003-04 | 22 129 | 34 615 | 29 447 | 8 014 | 18 501 | 2 487 | 515 | 1 458 | 117 168 |
| 2003 | | | | | | | | | |
| Sep Qtr | 5 643 | 9 336 | 7 749 | 2 077 | 4 651 | 562 | 156 | 397 | 30 570 |
| Dec Qtr | 6 116 | 8 764 | 8 028 | 2 140 | 4 734 | 635 | 140 | 481 | 31 038 |
| 2004 | | | | | | | | | |
| Mar Qtr | 5 180 | 7 702 | 6 701 | 1 831 | 4 751 | 634 | 95 | 308 | 27 202 |
| Jun Qtr | 5 190 | 8 814 | 6 968 | 1 966 | 4 365 | 657 | 124 | 272 | 28 356 |
| Sep Qtr | 5 459 | 7 830 | 7 132 | 1 927 | 4 761 | 534 | 169 | 236 | 28 048 |
| Dec Qtr | 5 388 | 8 059 | 6 204 | 2 233 | 4 570 | 682 | 176 | 218 | 27 530 |
| NEW OTHER RESIDENTIAL BUILDING | | | | | | | | | |
| 2001-02 | 20 512 | 11 541 | 9 686 | 1 638 | 2 820 | 154 | 382 | 1 186 | 47 919 |
| 2002-03 | 22 442 | 12 324 | 12 754 | 1 976 | 3 328 | 190 | 452 | 1 361 | 54 827 |
| 2003-04 | 20 584 | 9 973 | 13 971 | 1 823 | 3 826 | 259 | 497 | 1 432 | 52 365 |
| 2003 | | | | | | | | | |
| Sep Qtr | 5 623 | 2 296 | 3 338 | 313 | 891 | 39 | 47 | 33 | 12 580 |
| Dec Qtr | 4 426 | 3 261 | 4 240 | 629 | 1 222 | 35 | 226 | 535 | 14 574 |
| 2004 | | | | | | | | | |
| Mar Qtr | 5 360 | 2 383 | 2 963 | 337 | 788 | 122 | 114 | 205 | 12 272 |
| Jun Qtr | 5 175 | 2 034 | 3 430 | 544 | 924 | 64 | 110 | 659 | 12 940 |
| Sep Qtr | 4 947 | 1 995 | 3 930 | 433 | 1 333 | 113 | 211 | 132 | 13 095 |
| Dec Qtr | 4 959 | 3 046 | 3 219 | 704 | 985 | 72 | 241 | 236 | 13 461 |
| CONVERSIONS, ETC. | | | | | | | | | |
| 2001-02 | 1 178 | 1 212 | 316 | 59 | 74 | 10 | 4 | 9 | 2 863 |
| 2002-03 | 1 405 | 909 | 371 | 44 | 139 | 11 | 10 | 1 | 2 890 |
| 2003-04 | 1 076 | 697 | 105 | 173 | 93 | 74 | 34 | 6 | 2 258 |
| 2003 | | | | | | | | | |
| Sep Qtr | 277 | 132 | 64 | 153 | 8 | 17 | 2 | 3 | 656 |
| Dec Qtr | 274 | 349 | 6 | 3 | 18 | 19 | 2 | 3 | 673 |
| 2004 | | | | | | | | | |
| Mar Qtr | 245 | 97 | 25 | 3 | 31 | 29 | 20 | — | 449 |
| Jun Qtr | 280 | 119 | 10 | 15 | 37 | 9 | 10 | — | 479 |
| Sep Qtr | 262 | 582 | 19 | 25 | 38 | 1 | 3 | — | 930 |
| Dec Qtr | 141 | 85 | 12 | 17 | 9 | 59 | 6 | 2 | 331 |
| TOTAL | | | | | | | | | |
| 2001-02 | 47 035 | 47 384 | 35 592 | 9 943 | 19 136 | 1 916 | 1 028 | 2 373 | 164 407 |
| 2002-03 | 48 065 | 45 840 | 39 281 | 10 283 | 20 281 | 2 067 | 987 | 3 140 | 169 945 |
| 2003-04 | 43 789 | 45 285 | 43 523 | 10 011 | 22 420 | 2 820 | 1 046 | 2 896 | 171 791 |
| 2003 | | | | | | | | | |
| Sep Qtr | 11 544 | 11 764 | 11 150 | 2 543 | 5 550 | 617 | 205 | 433 | 43 807 |
| Dec Qtr | 10 816 | 12 373 | 12 275 | 2 772 | 5 974 | 689 | 368 | 1 019 | 46 285 |
| 2004 | | | | | | | | | |
| Mar Qtr | 10 785 | 10 181 | 9 689 | 2 172 | 5 570 | 784 | 228 | 513 | 39 923 |
| Jun Qtr | 10 645 | 10 966 | 10 409 | 2 525 | 5 326 | 729 | 244 | 931 | 41 775 |
| Sep Qtr | 10 669 | 10 407 | 11 080 | 2 385 | 6 133 | 648 | 383 | 369 | 42 073 |
| Dec Qtr | 10 488 | 11 190 | 9 436 | 2 954 | 5 564 | 813 | 422 | 456 | 41 322 |

— 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 | | | | | | | | | |
| 2001-02 | 25 245 | 34 221 | 25 333 | 7 995 | 15 794 | 1 694 | 510 | 1 128 | 111 920 |
| 2002-03 | 24 089 | 32 363 | 25 852 | 7 922 | 16 241 | 1 838 | 397 | 1 684 | 110 385 |
| 2003-04 | 21 926 | 34 462 | 29 184 | 7 719 | 18 026 | 2 481 | 359 | 1 445 | 115 603 |
| 2003 | | | | | | | | | |
| Sep Qtr | 5 619 | 9 320 | 7 674 | 1 985 | 4 442 | 562 | 100 | 391 | 30 092 |
| Dec Qtr | 6 045 | 8 734 | 7 970 | 2 058 | 4 680 | 635 | 96 | 474 | 30 693 |
| 2004 | | | | | | | | | |
| Mar Qtr | 5 104 | 7 642 | 6 634 | 1 772 | 4 601 | 629 | 70 | 308 | 26 760 |
| Jun Qtr | 5 157 | 8 767 | 6 905 | 1 905 | 4 304 | 656 | 93 | 272 | 28 058 |
| Sep Qtr | 5 400 | 7 667 | 7 079 | 1 838 | 4 603 | 520 | 127 | 236 | 27 470 |
| Dec Qtr | 5 279 | 7 980 | 6 149 | 2 093 | 4 475 | 655 | 141 | 209 | 26 982 |
| NEW OTHER RESIDENTIAL BUILDING | | | | | | | | | |
| 2001-02 | 19 894 | 11 197 | 9 409 | 1 600 | 2 227 | 143 | 276 | 1 156 | 45 902 |
| 2002-03 | 22 083 | 11 793 | 12 428 | 1 900 | 2 910 | 190 | 419 | 1 277 | 53 000 |
| 2003-04 | 20 156 | 9 694 | 13 577 | 1 742 | 3 277 | 259 | 429 | 1 378 | 50 513 |
| 2003 | | | | | | | | | |
| Sep Qtr | 5 377 | 2 226 | 3 166 | 294 | 649 | 39 | 43 | 33 | 11 827 |
| Dec Qtr | 4 368 | 3 190 | 4 193 | 605 | 1 126 | 35 | 206 | 523 | 14 246 |
| 2004 | | | | | | | | | |
| Mar Qtr | 5 314 | 2 299 | 2 899 | 327 | 739 | 122 | 114 | 187 | 12 001 |
| Jun Qtr | 5 096 | 1 980 | 3 319 | 516 | 763 | 64 | 66 | 635 | 12 439 |
| Sep Qtr | 4 843 | 1 972 | 3 843 | 407 | 1 132 | 51 | 199 | 132 | 12 579 |
| Dec Qtr | 4 882 | 2 926 | 2 958 | 621 | 841 | 56 | 235 | 236 | 12 754 |
| CONVERSIONS, ETC. | | | | | | | | | |
| 2001-02 | 1 176 | 1 211 | 297 | 59 | 67 | 10 | 4 | 9 | 2 834 |
| 2002-03 | 1 405 | 897 | 370 | 44 | 139 | 11 | 10 | 1 | 2 877 |
| 2003-04 | 1 076 | 694 | 105 | 173 | 87 | 74 | 34 | 6 | 2 249 |
| 2003 | | | | | | | | | |
| Sep Qtr | 277 | 130 | 64 | 153 | 8 | 17 | 2 | 3 | 654 |
| Dec Qtr | 274 | 349 | 6 | 3 | 12 | 19 | 2 | 3 | 667 |
| 2004 | | | | | | | | | |
| Mar Qtr | 245 | 97 | 25 | 3 | 31 | 29 | 20 | — | 449 |
| Jun Qtr | 280 | 118 | 10 | 15 | 37 | 9 | 10 | — | 478 |
| Sep Qtr | 262 | 582 | 13 | 25 | 37 | 1 | 3 | — | 923 |
| Dec Qtr | 137 | 85 | 12 | 17 | 9 | 59 | 6 | 2 | 327 |
| TOTAL | | | | | | | | | |
| 2001-02 | 46 315 | 46 629 | 35 038 | 9 654 | 18 089 | 1 847 | 791 | 2 293 | 160 656 |
| 2002-03 | 47 577 | 45 053 | 38 650 | 9 866 | 19 290 | 2 039 | 825 | 2 962 | 166 262 |
| 2003-04 | 43 157 | 44 850 | 42 866 | 9 634 | 21 391 | 2 814 | 822 | 2 829 | 168 364 |
| 2003 | | | | | | | | | |
| Sep Qtr | 11 274 | 11 676 | 10 903 | 2 431 | 5 099 | 617 | 145 | 427 | 42 573 |
| Dec Qtr | 10 687 | 12 272 | 12 170 | 2 666 | 5 818 | 689 | 304 | 1 000 | 45 606 |
| 2004 | | | | | | | | | |
| Mar Qtr | 10 664 | 10 037 | 9 558 | 2 102 | 5 370 | 779 | 204 | 495 | 39 210 |
| Jun Qtr | 10 533 | 10 864 | 10 235 | 2 436 | 5 104 | 728 | 169 | 907 | 40 975 |
| Sep Qtr | 10 506 | 10 221 | 10 934 | 2 270 | 5 773 | 572 | 329 | 369 | 40 973 |
| Dec Qtr | 10 297 | 10 991 | 9 120 | 2 730 | 5 326 | 770 | 382 | 447 | 40 062 |

— 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

| | | | | | | | | | |
|----------------|-----|-----|-----|-----|-----|----|-----|----|--------------|
| 2001-02 | 100 | 410 | 258 | 251 | 448 | 58 | 131 | 50 | 1 705 |
| 2002-03 | 129 | 244 | 305 | 341 | 573 | 28 | 129 | 94 | 1 843 |
| 2003-04 | 204 | 153 | 263 | 295 | 475 | 6 | 156 | 13 | 1 565 |
| 2003 | | | | | | | | | |
| Sep Qtr | 24 | 16 | 75 | 92 | 209 | — | 56 | 6 | 478 |
| Dec Qtr | 71 | 30 | 58 | 82 | 54 | — | 44 | 7 | 346 |
| 2004 | | | | | | | | | |
| Mar Qtr | 75 | 60 | 67 | 60 | 151 | 5 | 24 | — | 442 |
| Jun Qtr | 34 | 47 | 63 | 62 | 61 | 1 | 31 | — | 299 |
| Sep Qtr | 59 | 163 | 53 | 89 | 158 | 14 | 42 | — | 578 |
| Dec Qtr | 110 | 79 | 55 | 140 | 95 | 27 | 34 | 9 | 549 |

NEW OTHER RESIDENTIAL BUILDING

| | | | | | | | | | |
|----------------|-----|-----|-----|----|-----|----|-----|----|--------------|
| 2001-02 | 618 | 344 | 277 | 38 | 593 | 11 | 106 | 30 | 2 017 |
| 2002-03 | 359 | 531 | 326 | 76 | 418 | — | 33 | 84 | 1 827 |
| 2003-04 | 428 | 279 | 394 | 81 | 548 | — | 68 | 54 | 1 852 |
| 2003 | | | | | | | | | |
| Sep Qtr | 246 | 70 | 172 | 19 | 242 | — | 4 | — | 753 |
| Dec Qtr | 58 | 71 | 47 | 24 | 96 | — | 20 | 12 | 328 |
| 2004 | | | | | | | | | |
| Mar Qtr | 46 | 84 | 64 | 10 | 49 | — | — | 18 | 271 |
| Jun Qtr | 78 | 54 | 111 | 28 | 161 | — | 44 | 24 | 500 |
| Sep Qtr | 104 | 23 | 87 | 26 | 201 | 62 | 12 | — | 515 |
| Dec Qtr | 77 | 120 | 261 | 83 | 144 | 16 | 6 | — | 707 |

CONVERSIONS, ETC.

| | | | | | | | | | |
|----------------|---|----|----|---|---|---|---|---|-----------|
| 2001-02 | 2 | 1 | 19 | — | 7 | — | — | — | 29 |
| 2002-03 | — | 12 | 1 | — | — | — | — | — | 13 |
| 2003-04 | — | 3 | — | — | 6 | — | — | — | 9 |
| 2003 | | | | | | | | | |
| Sep Qtr | — | 2 | — | — | — | — | — | — | 2 |
| Dec Qtr | — | — | — | — | 6 | — | — | — | 6 |
| 2004 | | | | | | | | | |
| Mar Qtr | — | — | — | — | — | — | — | — | — |
| Jun Qtr | — | 1 | — | — | — | — | — | — | 1 |
| Sep Qtr | — | — | 6 | — | 1 | — | — | — | 7 |
| Dec Qtr | 4 | — | — | — | — | — | — | — | 4 |

TOTAL

| | | | | | | | | | |
|----------------|-----|-----|-----|-----|-------|----|-----|-----|--------------|
| 2001-02 | 720 | 755 | 554 | 289 | 1 048 | 69 | 237 | 80 | 3 751 |
| 2002-03 | 488 | 787 | 632 | 417 | 991 | 28 | 162 | 178 | 3 682 |
| 2003-04 | 632 | 435 | 657 | 376 | 1 029 | 6 | 224 | 67 | 3 426 |
| 2003 | | | | | | | | | |
| Sep Qtr | 270 | 88 | 247 | 111 | 451 | — | 60 | 6 | 1 234 |
| Dec Qtr | 129 | 101 | 105 | 106 | 156 | — | 64 | 19 | 680 |
| 2004 | | | | | | | | | |
| Mar Qtr | 121 | 144 | 131 | 70 | 200 | 5 | 24 | 18 | 713 |
| Jun Qtr | 112 | 102 | 174 | 89 | 222 | 1 | 75 | 24 | 800 |
| Sep Qtr | 163 | 186 | 146 | 115 | 360 | 76 | 54 | — | 1 100 |
| Dec Qtr | 191 | 199 | 316 | 223 | 239 | 43 | 40 | 9 | 1 260 |

— 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 March quarter 2002, the quarterly survey consists of:

- a sample survey of private sector residential building jobs valued at \$10,000 or more
- a complete enumeration of all such public sector residential building jobs.

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 the Building Approval series compiled by the Australian Bureau of Statistics (ABS).

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 December quarter 2004 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—December Quarter 2004

| | NSW | Vic. | Qld | SA | WA | Tas. | NT | ACT | Aust. |
|---------------------------|-----|------|-----|-----|-----|------|----|-----|------------|
| | % | % | % | % | % | % | % | % | % |
| New private sector houses | 3.4 | 3.4 | 3.3 | 3.4 | 3.5 | 2.3 | — | 2.3 | 1.6 |
| Total new other dwellings | 1.7 | 2.0 | 1.0 | 2.2 | 1.4 | 4.8 | — | — | 0.8 |
| Total dwellings | 1.9 | 2.5 | 2.2 | 2.5 | 2.8 | 1.9 | — | 1.0 | 1.1 |

— nil or rounded to zero (including null cells)

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.

EXPLANATORY NOTES *continued*

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>.

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>>.

EXPLANATORY NOTES *continued*

RELATED PRODUCTS *continued*

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.

19 Current publications and other products released by the ABS are listed in the *Catalogue of Publications and Products* (cat. no. 1101.0). The Catalogue is available from the National Information and Referral Service on 1300 135 070 or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

ABS DATA AVAILABLE ON REQUEST

20 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.

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 to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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