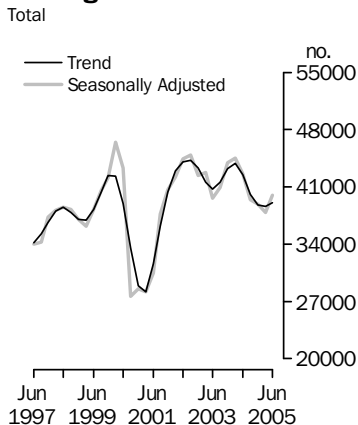


DWELLING UNIT COMMENCEMENTS

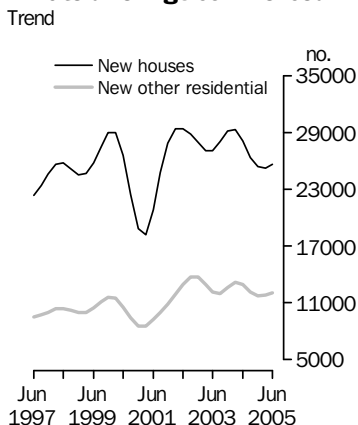
AUSTRALIA
PRELIMINARY

EMBARGO: 11.30AM (CANBERRA TIME) WED 14 SEP 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

	Jun qtr 05 no.	Mar qtr 05 to Jun qtr 05 %	Jun qtr 04 to Jun qtr 05 %
TREND ESTIMATES			
Total dwelling units commenced	39 117	1.2	-7.9
New private sector houses	25 637	1.5	-8.7
New private sector other residential building	12 022	1.9	-7.1
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	39 993	5.5	-6.1
New private sector houses	26 378	7.6	-7.1
New private sector other residential building	12 171	2.1	-5.8

KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 1.2% in the June quarter 2005, following four quarters of decline.
- New private sector house commencements rose 1.5% in the latest quarter.
- New private other residential building commencements rose 1.9% in the June quarter 2005.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose 5.5%, to 39,993, in the June quarter 2005.
- New private sector house commencements rose 7.6%, to 26,378. This is still 7.1% below the level reported in the June quarter 2004.
- New private other residential building rose 2.1%, to 12,171, in the June quarter 2005.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2005	16 December 2005
December 2005	20 March 2006

.....

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 14 October 2005.

CHANGES IN THIS ISSUE

Time series spreadsheets have been released in Excel format for the first time with this issue. A concordance between the old Lotus 1,2,3 spreadsheets and the new Excel spreadsheets is available in 'Information Paper: Changes to Ausstats Tables for Dwelling Unit Commencements, Australia, Preliminary' (cat. no. 8750.0.55.001).

The information paper is on the ABS website at www.abs.gov.au. From the home page go to 'Access to all ABS products and statistics, including AusStats'/publications and data'/information papers'/by catalogue/subject' and choose '87. Buildings and Construction'.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2005 (cat. no. 8752.0), released on 18 July 2005:

- the number of private sector new houses commenced in Australia during the March quarter 2005 has been revised downwards by 236 (-1.1%).
 - the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2005 has been revised upwards by 223 (+2.2%).
-

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

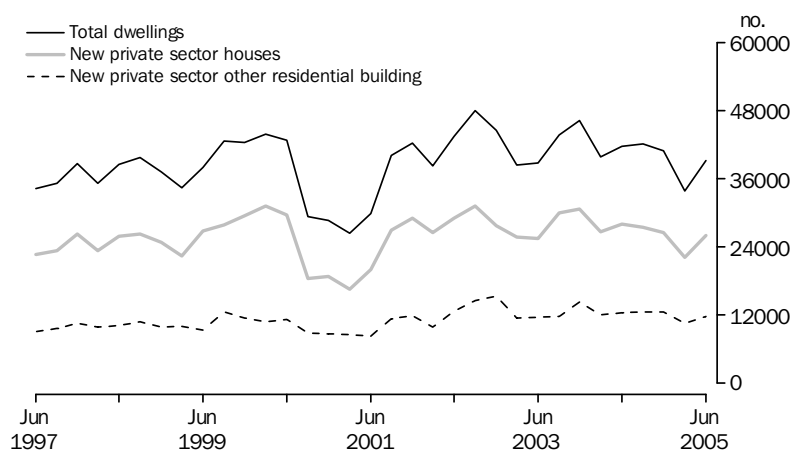
Dennis Trewin
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

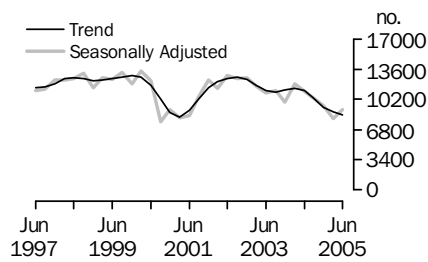
	Jun qtr 05	Mar qtr 05 to Jun qtr 05	Jun qtr 04 to Jun qtr 05
	no.	%	%
New private sector houses	26 105	17.7	-7.0
New private sector other residential building	11 753	11.7	-5.5
Private sector conversion, etc.	498	42.3	4.1
Public sector dwellings	919	9.3	14.9
Total dwelling units	39 275	15.9	-6.0

- The total number of dwelling units commenced rose 15.9% in the June quarter 2005, to 39,275.
- New private sector house commencements rose 17.7%, to 26,105. Commencements rose in all states and territories except Tasmania (-6.1%).
- New private sector other residential building rose 11.7%, to 11,753. Falls in Queensland, the Northern Territory and the Australian Capital Territory only partially offset rises in the remaining states and territories.
- The total number of public sector dwellings commenced rose 9.3%, to 919.



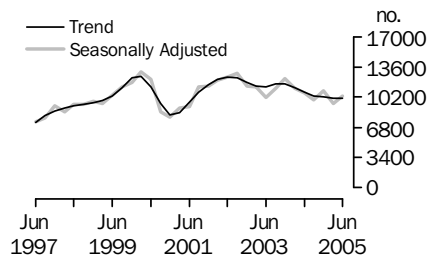
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



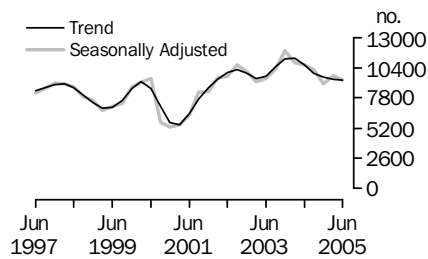
The trend estimate of total dwelling unit commencements has fallen for the past five quarters.

VICTORIA



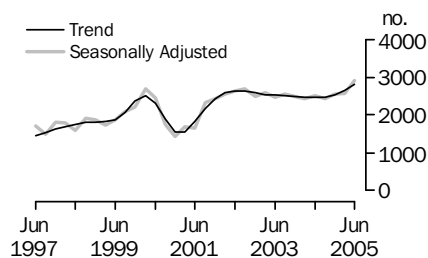
The trend estimate of dwelling unit commencements shows falls for the past six quarters, with the rate of decline decreasing in recent quarters.

QUEENSLAND



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

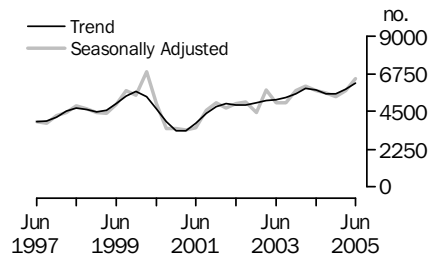
SOUTH AUSTRALIA



The trend estimate of dwelling unit commencements has risen for the past four quarters, with the rate of growth increasing in recent quarters.

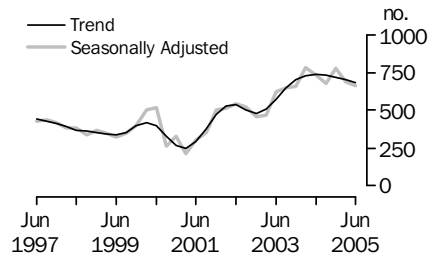
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



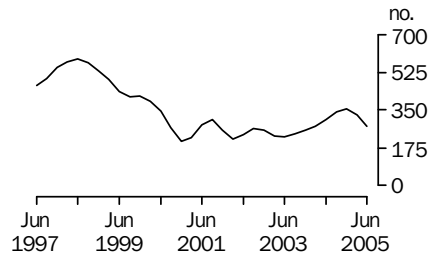
The trend estimate of total dwelling unit commencements is now showing rises for the past three quarters, with strong growth in the past two quarters.

TASMANIA



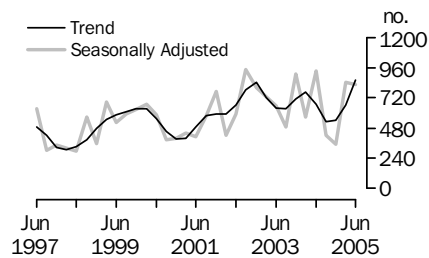
The trend estimate of dwelling unit commencements is now showing declines over the past four quarters.

NORTHERN TERRITORY



The trend estimate of dwelling unit commencements is now showing declines for the past two quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of dwelling unit commencements shows strong rises for the past two 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						
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
2004-05	102 411	47 535	152 125	104 362	49 695	156 255
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	27 509	12 620	41 058	28 087	13 136	42 159
Dec Qtr	26 614	12 640	39 655	27 177	13 342	40 923
2005						
Mar Qtr	22 183	10 523	33 056	22 554	10 992	33 898
Jun Qtr	26 105	11 753	38 356	26 545	12 226	39 275
SEASONALLY ADJUSTED						
2004						
Mar Qtr	29 523	13 598	43 632	30 076	13 948	44 535
Jun Qtr	28 381	12 921	41 750	28 699	13 440	42 588
Sep Qtr	25 760	12 072	38 592	26 269	12 424	39 460
Dec Qtr	25 634	11 404	37 512	26 131	12 275	38 884
2005						
Mar Qtr	24 518	11 917	36 846	24 965	12 534	37 912
Jun Qtr	26 378	12 171	39 008	26 867	12 661	39 993
TREND						
2004						
Mar Qtr	29 355	13 173	43 112	29 765	13 558	43 909
Jun Qtr	28 092	12 934	41 603	28 532	13 364	42 476
Sep Qtr	26 380	12 153	39 098	26 841	12 710	40 120
Dec Qtr	25 417	11 761	37 714	25 890	12 404	38 834
2005						
Mar Qtr	25 269	11 800	37 533	25 753	12 443	38 664
Jun Qtr	25 637	12 022	38 051	26 105	12 616	39 117

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS—Change from previous period

	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>
	%	%	%	%	%	%
ORIGINAL						
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
2004-05	-11.4	-5.9	-9.6	-10.9	-5.1	-9.0
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	-2.0	1.4	0.2	-1.0	1.5	0.9
Dec Qtr	-3.3	0.2	-3.4	-3.2	1.6	-2.9
2005						
Mar Qtr	-16.7	-16.7	-16.6	-17.0	-17.6	-17.2
Jun Qtr	17.7	11.7	16.0	17.7	11.2	15.9
SEASONALLY ADJUSTED						
2004						
Mar Qtr	-0.2	5.7	0.9	0.6	5.0	1.3
Jun Qtr	-3.9	-5.0	-4.3	-4.6	-3.6	-4.4
Sep Qtr	-9.2	-6.6	-7.6	-8.5	-7.6	-7.3
Dec Qtr	-0.5	-5.5	-2.8	-0.5	-1.2	-1.5
2005						
Mar Qtr	-4.4	4.5	-1.8	-4.5	2.1	-2.5
Jun Qtr	7.6	2.1	5.9	7.6	1.0	5.5
TREND						
2004						
Mar Qtr	0.6	4.6	1.7	0.6	4.0	1.5
Jun Qtr	-4.3	-1.8	-3.5	-4.1	-1.4	-3.3
Sep Qtr	-6.1	-6.0	-6.0	-5.9	-4.9	-5.5
Dec Qtr	-3.6	-3.2	-3.5	-3.5	-2.4	-3.2
2005						
Mar Qtr	-0.6	0.3	-0.5	-0.5	0.3	-0.4
Jun Qtr	1.5	1.9	1.4	1.4	1.4	1.2

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

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
2004-05	37 150	40 707	38 239	10 481	23 076	2 807	1 340	2 454	156 255
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	10 721	10 399	11 117	2 392	6 125	652	383	371	42 159
Dec Qtr	10 426	11 058	9 342	2 855	5 575	809	427	430	40 923
2005									
Mar Qtr	7 253	8 605	8 632	2 226	5 375	687	302	817	33 898
Jun Qtr	8 750	10 645	9 148	3 008	6 001	659	228	836	39 275

SEASONALLY ADJUSTED

2004									
Mar Qtr	11 995	11 166	10 826	2 422	5 988	785	na	565	44 535
Jun Qtr	11 079	10 643	10 607	2 513	5 728	733	na	934	42 588
Sep Qtr	10 369	9 907	10 220	2 439	5 608	676	na	421	39 460
Dec Qtr	9 480	10 936	9 024	2 547	5 386	780	na	352	38 884
2005									
Mar Qtr	8 055	9 481	9 715	2 566	5 721	686	na	842	37 912
Jun Qtr	9 076	10 318	9 342	2 919	6 465	663	na	828	39 993

TREND

2004									
Mar Qtr	11 456	11 262	11 192	2 467	5 851	728	276	768	43 909
Jun Qtr	11 205	10 731	10 612	2 460	5 790	738	306	670	42 476
Sep Qtr	10 323	10 310	9 942	2 468	5 549	732	342	531	40 120
Dec Qtr	9 351	10 209	9 594	2 532	5 559	719	355	544	38 834
2005									
Mar Qtr	8 767	10 117	9 396	2 654	5 825	704	326	664	38 664
Jun Qtr	8 475	10 088	9 333	2 814	6 213	682	275	864	39 117

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	%	%	%	%	%	%	%	%	%
ORIGINAL									
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
2004-05	-15.2	-10.1	-12.1	4.7	2.9	-0.5	28.1	-15.3	-9.0
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	0.7	-5.2	6.8	-5.3	15.0	-10.7	56.7	-60.2	0.9
Dec Qtr	-2.7	6.3	-16.0	19.4	-9.0	24.2	11.6	16.0	-2.9
2005									
Mar Qtr	-30.4	-22.2	-7.6	-22.0	-3.6	-15.1	-29.3	90.0	-17.2
Jun Qtr	20.6	23.7	6.0	35.1	11.6	-4.1	-24.5	2.3	15.9
SEASONALLY ADJUSTED									
2004									
Mar Qtr	21.1	-9.2	-8.9	-2.8	4.4	19.1	na	-37.7	1.3
Jun Qtr	-7.6	-4.7	-2.0	3.8	-4.3	-6.6	na	65.3	-4.4
Sep Qtr	-6.4	-6.9	-3.6	-2.9	-2.1	-7.8	na	-54.9	-7.3
Dec Qtr	-8.6	10.4	-11.7	4.4	-4.0	15.4	na	-16.4	-1.5
2005									
Mar Qtr	-15.0	-13.3	7.7	0.7	6.2	-12.1	na	139.2	-2.5
Jun Qtr	12.7	8.8	-3.8	13.8	13.0	-3.4	na	-1.7	5.5
TREND									
2004									
Mar Qtr	1.6	-3.7	0.5	-0.8	5.2	3.4	7.8	8.3	1.5
Jun Qtr	-2.2	-4.7	-5.2	-0.3	-1.0	1.4	10.9	-12.8	-3.3
Sep Qtr	-7.9	-3.9	-6.3	0.3	-4.2	-0.8	11.8	-20.7	-5.5
Dec Qtr	-9.4	-1.0	-3.5	2.6	0.2	-1.8	3.8	2.4	-3.2
2005									
Mar Qtr	-6.2	-0.9	-2.1	4.8	4.8	-2.1	-8.2	22.1	-0.4
Jun Qtr	-3.3	-0.3	-0.7	6.0	6.7	-3.1	-15.6	30.1	1.2

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									
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
2004-05	19 006	30 168	24 596	8 229	18 358	2 419	635	951	104 362
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	5 484	7 826	7 145	1 933	4 752	538	169	238	28 087
Dec Qtr	5 365	7 974	6 067	2 157	4 545	673	179	216	27 177
2005									
Mar Qtr	3 805	6 247	5 451	1 792	4 313	642	132	172	22 554
Jun Qtr	4 352	8 121	5 932	2 347	4 748	565	155	324	26 545
NEW OTHER RESIDENTIAL BUILDING									
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
2004-05	17 355	9 468	13 588	2 172	4 606	313	693	1 500	49 695
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	4 967	1 991	3 953	434	1 334	113	211	132	13 136
Dec Qtr	4 858	2 999	3 263	674	1 021	72	242	212	13 342
2005									
Mar Qtr	3 392	2 135	3 167	416	1 032	35	170	645	10 992
Jun Qtr	4 137	2 343	3 204	648	1 219	93	70	511	12 226
CONVERSIONS, ETC.									
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
2004-05	789	1 072	56	81	110	76	12	3	2 197
2004									
Mar Qtr	245	97	25	3	31	29	20	—	449
Jun Qtr	280	119	10	15	37	9	10	—	479
Sep Qtr	269	582	18	25	38	1	3	—	937
Dec Qtr	203	85	12	24	9	64	6	2	405
2005									
Mar Qtr	57	223	15	18	29	10	1	—	352
Jun Qtr	260	182	11	14	34	1	2	1	504
TOTAL									
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
2004-05	37 150	40 707	38 239	10 481	23 076	2 807	1 340	2 454	156 255
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	10 721	10 399	11 117	2 392	6 125	652	383	371	42 159
Dec Qtr	10 426	11 058	9 342	2 855	5 575	809	427	430	40 923
2005									
Mar Qtr	7 253	8 605	8 632	2 226	5 375	687	302	817	33 898
Jun Qtr	8 750	10 645	9 148	3 008	6 001	659	228	836	39 275

— 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									
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
2004-05	18 740	29 834	24 386	7 800	17 935	2 317	466	933	102 411
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	5 425	7 663	7 092	1 844	4 594	524	127	238	27 509
Dec Qtr	5 249	7 895	6 012	2 012	4 451	646	142	207	26 614
2005									
Mar Qtr	3 763	6 199	5 418	1 705	4 247	591	91	169	22 183
Jun Qtr	4 303	8 077	5 863	2 239	4 643	555	107	318	26 105
NEW OTHER RESIDENTIAL BUILDING									
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
2004-05	16 966	9 129	13 080	2 008	3 964	221	667	1 500	47 535
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	4 863	1 968	3 866	407	1 133	51	199	132	12 620
Dec Qtr	4 782	2 879	2 982	607	885	56	236	212	12 640
2005									
Mar Qtr	3 274	1 975	3 138	396	899	27	170	645	10 523
Jun Qtr	4 046	2 307	3 093	598	1 047	87	62	511	11 753
CONVERSIONS, ETC.									
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
2004-05	783	1 066	50	81	109	76	12	3	2 178
2004									
Mar Qtr	245	97	25	3	31	29	20	—	449
Jun Qtr	280	118	10	15	37	9	10	—	478
Sep Qtr	269	582	12	25	37	1	3	—	930
Dec Qtr	199	85	12	24	9	64	6	2	401
2005									
Mar Qtr	57	221	15	18	29	10	1	—	350
Jun Qtr	258	178	11	14	34	1	2	1	498
TOTAL									
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
2004-05	36 488	40 028	37 514	9 888	22 010	2 613	1 146	2 436	152 125
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	10 557	10 213	10 971	2 276	5 765	576	329	371	41 058
Dec Qtr	10 230	10 859	9 006	2 643	5 345	766	384	421	39 655
2005									
Mar Qtr	7 093	8 395	8 570	2 118	5 176	628	262	814	33 056
Jun Qtr	8 607	10 561	8 967	2 851	5 724	643	172	830	38 356

— 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									
2002-03	129	244	305	341	573	28	129	94	1 843
2003-04	204	153	263	295	475	6	156	13	1 565
2004-05	266	334	210	429	423	102	168	18	1 951
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	116	79	55	145	94	27	37	9	562
2005									
Mar Qtr	42	48	33	87	66	51	40	3	370
Jun Qtr	49	44	69	108	105	10	48	6	440
NEW OTHER RESIDENTIAL BUILDING									
2002-03	359	531	326	76	418	—	33	84	1 827
2003-04	428	279	394	81	548	—	68	54	1 852
2004-05	389	339	508	164	641	92	26	—	2 160
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	27	201	62	12	—	516
Dec Qtr	76	120	281	67	136	16	6	—	702
2005									
Mar Qtr	118	160	29	21	133	8	—	—	469
Jun Qtr	91	36	111	49	171	6	8	—	473
CONVERSIONS, ETC.									
2002-03	—	12	1	—	—	—	—	—	13
2003-04	—	3	—	—	6	—	—	—	9
2004-05	6	6	6	—	1	—	—	—	19
2004									
Mar Qtr	—	—	—	—	—	—	—	—	—
Jun Qtr	—	1	—	—	—	—	—	—	1
Sep Qtr	—	—	6	—	1	—	—	—	7
Dec Qtr	4	—	—	—	—	—	—	—	4
2005									
Mar Qtr	—	2	—	—	—	—	—	—	2
Jun Qtr	2	4	—	—	—	—	—	—	6
TOTAL									
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
2004-05	661	679	724	594	1 066	194	194	18	4 129
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	116	360	76	54	—	1 101
Dec Qtr	196	199	336	212	230	43	43	9	1 268
2005									
Mar Qtr	160	210	62	108	199	59	40	3	841
Jun Qtr	142	84	180	158	277	16	56	6	919

— 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 June quarter 2005 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, June Quarter 2005

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	3.9	3.0	2.8	2.7	3.3	2.6	2.6	2.1	1.4
Total new other dwellings	2.4	5.7	3.5	3.3	2.9	4.9	—	—	1.7
Total dwellings	2.2	2.6	2.2	2.1	2.6	2.3	1.2	0.8	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> .

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- 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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