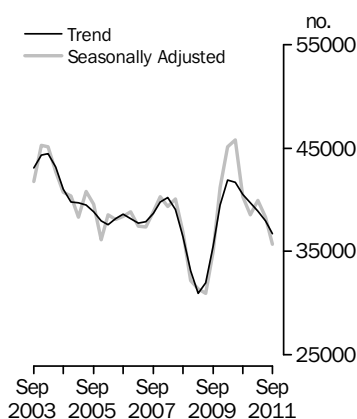


DWELLING UNIT COMMENCEMENTS

AUSTRALIA
PRELIMINARY

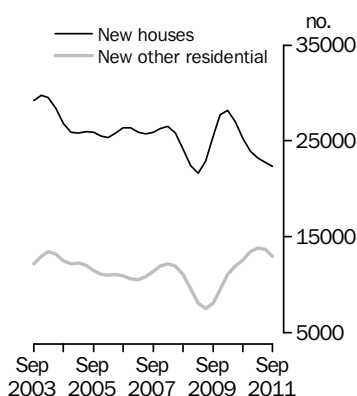
EMBARGO: 11.30AM (CANBERRA TIME) TUES 13 DEC 2011

Dwelling units commenced



Private dwellings commenced

Trend estimates



INQUIRIES

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

KEY FIGURES

	Sep qtr 11 no.	Jun qtr 11 to Sep qtr 11 %	Sep qtr 10 to Sep qtr 11 %
TREND ESTIMATES			
Total dwelling units commenced	36 688	-3.3	-9.3
New private sector houses	22 353	-1.7	-11.5
New private sector other residential building	13 027	-4.8	3.3
SEASONALLY ADJUSTED ESTIMATES			
Total dwelling units commenced	35 672	-6.8	-11.5
New private sector houses	22 290	-2.5	-12.1
New private sector other residential building	12 198	-12.2	0.1

KEY POINTS

DWELLING UNITS COMMENCED

- The trend estimate for the total number of dwelling units commenced fell 3.3% in the September quarter 2011 following a fall of 2.5% in the June quarter 2011.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 6.8% in the September quarter following a fall of 4.1% in the June quarter.

NEW PRIVATE SECTOR HOUSES

- The trend estimate for new private sector house commencements fell 1.7% in the September quarter following a fall of 2.1% in the June quarter.
- The seasonally adjusted estimate for new private sector house commencements fell 2.5% in the September quarter following a fall of 1.6% in the June quarter.

NEW PRIVATE SECTOR OTHER RESIDENTIAL BUILDING

- The trend estimate for new private sector other residential building commencements fell 4.8% in the September quarter following a revised fall of 1.0% in the June quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 12.2% in the September quarter following a fall of 6.1% in the June quarter.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2011	14 March 2012
March 2012	20 June 2012



ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 18 January 2012.

SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, June quarter 2011 (cat. no. 8752.0) released on 11 November 2011:

- the total number of dwellings commenced in Australia during June quarter 2011 has been revised upwards by 1,591 (+4.3%).
- the number of new private sector houses commenced in Australia during the June quarter 2011 has been revised upwards by 606 (+2.7%).
- the number of new private sector other residential dwelling units commenced in Australia during the June quarter 2011 has been revised upwards by 932 (+7.2%).

DATA AVAILABILITY

The output release policy for Building Activity data has been updated effective from the 2011-12 financial year. A full list of data items available via the website or as an information consultancy is provided on the "Downloads" tab of the *Dwelling Unit Commencements, Preliminary* (cat. no. 8750.0) publication.



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

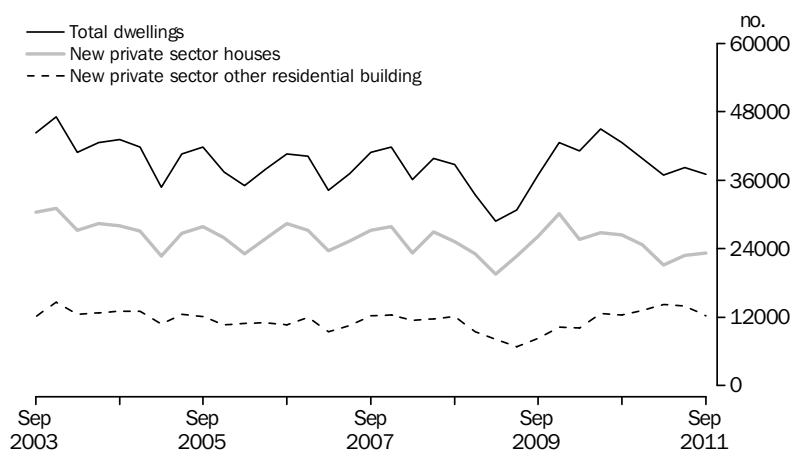
Brian Pink
Australian Statistician

DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

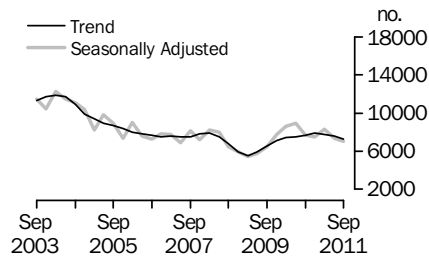
	Sep qtr 11	Jun qtr 11 to Sep qtr 11	Sep qtr 10 to Sep qtr 11
	no.	%	%
New private sector houses	23 257	1.7	-12.1
New private sector other residential building	12 208	-12.6	-0.9
Private sector conversion, etc.	323	5.2	6.2
Public sector dwellings	1 213	9.6	-65.2
Total dwelling units	37 000	-3.3	-13.1

- The total number of dwelling units commenced fell 3.3% in the September quarter 2011, to 37,000.
- Queensland (+16.4%) and the Northern Territory (+30.7%) were the only states or territories to experience an increase in dwelling unit commencements this quarter. The largest decreases were seen in Tasmania (-18.5) and the Australian Capital Territory (-9.5%).
- New private sector house commencements rose 1.7% to 23,257
- New largest rises in private sector house commencements were experienced in the Northern Territory (11.4%), Queensland (10.8%) and Western Australia (5.3%) while the largest falls occurred in Tasmania (-17.8%), South Australia (-14.9%) and the Australian Capital Territory (-12.1%).
- New private sector other residential building fell 12.6%, to 12,208. This follows a fall of 1.6% in the June quarter.
- The total number of public sector dwellings commenced rose by 9.6% to 1,213.
- The largest falls in public sector dwelling unit commencements were in the Northern Territory (-59.0%), Tasmania (-45.0%) and New South Wales (-41.4%) while Victoria rose by 125.1% this quarter.



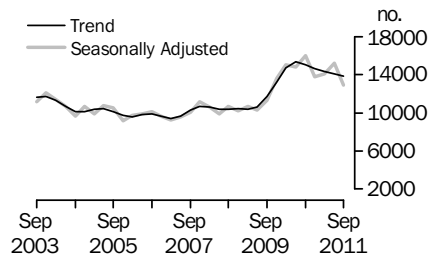
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

NEW SOUTH WALES



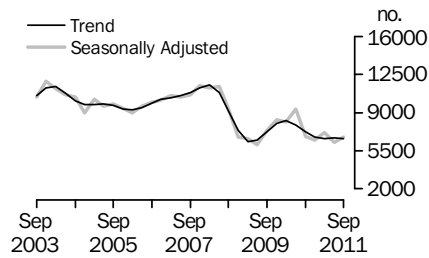
The trend estimate of the number of total dwelling unit commencements in New South Wales fell this quarter and has fallen for three quarters.

VICTORIA



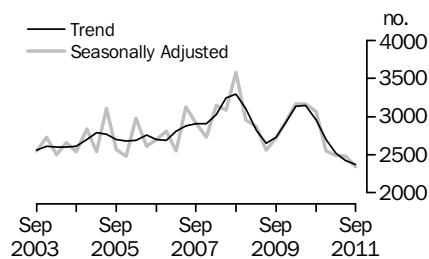
The trend estimate of the number of total dwelling unit commencements in Victoria fell this quarter following and is now showing falls for five quarters.

QUEENSLAND



The trend estimate of the number of total dwelling unit commencements in Queensland fell this quarter following a revised rise last quarter.

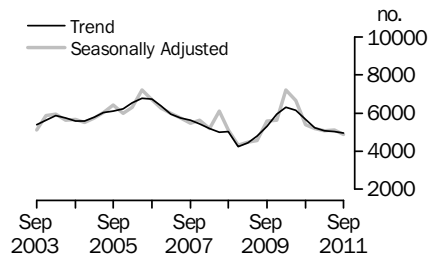
SOUTH AUSTRALIA



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

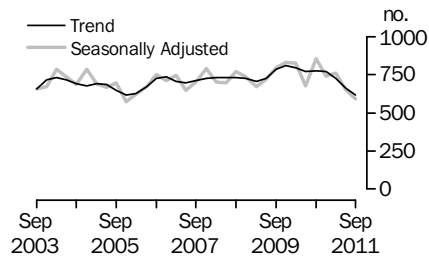
DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

WESTERN AUSTRALIA



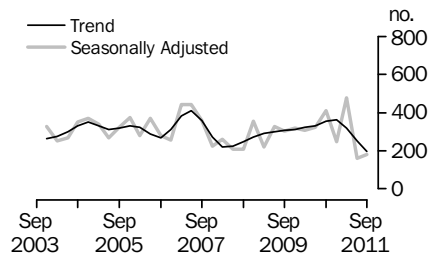
The trend estimate of the number of total dwelling unit commencements in Western Australia has fallen for six quarters.

TASMANIA



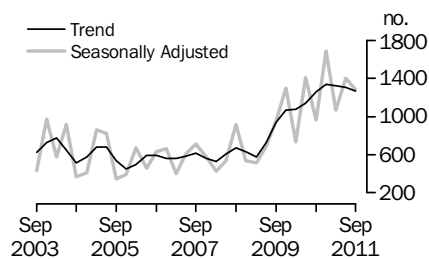
The trend estimate of the number of total dwelling unit commencements in Tasmania has fallen for four quarters.

NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Northern Territory has fallen for three quarters.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements in the Australian Capital Territory fell this quarter and is now showing falls for three quarters.

LIST OF TABLES

page

TABLES

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

DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	no.	no.	no.	no.	no.	no.
ORIGINAL						
2008-09	90 514	36 447	127 923	91 953	38 668	131 681
2009-10	108 756	41 386	150 929	112 141	52 604	165 549
2010-11	95 163	53 645	149 877	97 116	59 296	157 543
2010						
Jun Qtr	26 825	12 701	39 689	27 796	17 051	45 017
Sep Qtr	26 469	12 315	39 088	27 204	15 058	42 573
Dec Qtr	24 728	13 181	38 182	25 148	14 382	39 821
2011						
Mar Qtr	21 090	14 187	35 461	21 475	15 201	36 895
Jun Qtr	22 877	13 962	37 146	23 289	14 655	38 253
Sep Qtr	23 257	12 208	35 787	23 615	13 053	37 000
SEASONALLY ADJUSTED						
2010						
Jun Qtr	26 795	12 725	39 686	27 706	17 879	45 760
Sep Qtr	25 354	12 181	37 797	26 041	14 019	40 328
Dec Qtr	23 616	12 777	36 648	24 035	14 229	38 537
2011						
Mar Qtr	23 224	14 798	38 255	23 651	16 012	39 931
Jun Qtr	22 852	13 893	37 062	23 252	14 721	38 290
Sep Qtr	22 290	12 198	34 763	22 628	12 760	35 672
TREND						
2010						
Jun Qtr	27 028	11 937	39 155	27 905	13 588	41 688
Sep Qtr	25 251	12 610	38 082	25 933	14 305	40 472
Dec Qtr	23 962	13 419	37 635	24 462	14 944	39 681
2011						
Mar Qtr	23 221	13 829	37 318	23 633	15 011	38 931
Jun Qtr	22 734	13 690	36 703	23 111	14 543	37 948
Sep Qtr	22 353	13 027	35 669	22 713	13 677	36 688

(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						
2008-09	-14.0	-23.6	-17.2	-14.3	-22.0	-16.9
2009-10	20.2	13.6	18.0	22.0	36.0	25.7
2010-11	-12.5	29.6	-0.7	-13.4	12.7	-4.8
2010						
Jun Qtr	4.8	24.9	10.6	5.2	17.5	9.6
Sep Qtr	-1.3	-3.0	-1.5	-2.1	-11.7	-5.4
Dec Qtr	-6.6	7.0	-2.3	-7.6	-4.5	-6.5
2011						
Mar Qtr	-14.7	7.6	-7.1	-14.6	5.7	-7.3
Jun Qtr	8.5	-1.6	4.8	8.4	-3.6	3.7
Sep Qtr	1.7	-12.6	-3.7	1.4	-10.9	-3.3
SEASONALLY ADJUSTED						
2010						
Jun Qtr	-5.0	19.8	1.9	-5.0	13.1	1.4
Sep Qtr	-5.4	-4.3	-4.8	-6.0	-21.6	-11.9
Dec Qtr	-6.9	4.9	-3.0	-7.7	1.5	-4.4
2011						
Mar Qtr	-1.7	15.8	4.4	-1.6	12.5	3.6
Jun Qtr	-1.6	-6.1	-3.1	-1.7	-8.1	-4.1
Sep Qtr	-2.5	-12.2	-6.2	-2.7	-13.3	-6.8
TREND						
2010						
Jun Qtr	-4.2	7.8	-0.8	-4.3	8.3	-0.5
Sep Qtr	-6.6	5.6	-2.7	-7.1	5.3	-2.9
Dec Qtr	-5.1	6.4	-1.2	-5.7	4.5	-2.0
2011						
Mar Qtr	-3.1	3.1	-0.8	-3.4	0.4	-1.9
Jun Qtr	-2.1	-1.0	-1.6	-2.2	-3.1	-2.5
Sep Qtr	-1.7	-4.8	-2.8	-1.7	-6.0	-3.3

(a) Includes Conversions, etc.

DWELLING UNIT COMMENCEMENTS, States & territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 894	59 170	26 664	10 635	20 818	2 999	1 256	5 105	157 543
2010									
Jun Qtr	8 998	14 382	9 325	3 295	6 554	704	296	1 462	45 017
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	42 573
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	39 821
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	36 895
Jun Qtr	7 381	14 766	6 275	2 552	5 008	682	153	1 436	38 253
Sep Qtr	6 776	13 674	7 306	2 355	4 833	556	200	1 299	37 000
SEASONALLY ADJUSTED									
2010									
Jun Qtr	8 978	14 836	9 298	3 164	6 657	677	322	1 410	45 760
Sep Qtr	7 669	16 017	6 798	3 063	5 402	855	410	962	40 328
Dec Qtr	7 508	13 809	6 493	2 553	5 195	739	246	1 689	38 537
2011									
Mar Qtr	8 320	14 060	7 164	2 496	5 071	760	476	1 068	39 931
Jun Qtr	7 389	15 234	6 254	2 483	5 117	650	160	1 401	38 290
Sep Qtr	7 037	12 920	6 750	2 342	4 860	591	179	1 280	35 672
TREND									
2010									
Jun Qtr	7 511	15 362	7 830	3 149	6 130	773	331	1 138	41 688
Sep Qtr	7 678	15 034	7 222	2 957	5 662	775	354	1 255	40 472
Dec Qtr	7 880	14 657	6 779	2 695	5 220	774	361	1 340	39 681
2011									
Mar Qtr	7 784	14 368	6 640	2 516	5 085	729	320	1 321	38 931
Jun Qtr	7 557	14 102	6 650	2 424	5 021	661	251	1 309	37 948
Sep Qtr	7 232	13 852	6 622	2 376	4 953	619	195	1 263	36 688

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

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

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT(a)</i>	<i>ACT(a)</i>	<i>Aust.</i>
	%	%	%	%	%	%	%	%	%
ORIGINAL									
2008–09	-24.7	0.3	-35.4	1.2	-17.6	-0.1	5.1	18.2	-16.9
2009–10	34.9	30.0	14.7	0.3	35.9	7.6	9.9	66.8	25.7
2010–11	-3.3	8.6	-19.6	-11.4	-17.2	-3.9	0.8	15.1	-4.8
2010									
Jun Qtr	6.4	4.1	33.2	12.5	-8.5	-9.8	14.6	122.9	9.6
Sep Qtr	-16.9	17.7	-20.5	-5.6	-17.7	15.0	56.2	-32.4	-5.4
Dec Qtr	4.9	-15.2	-7.9	-15.3	-0.1	-3.6	-37.7	72.8	-6.5
2011									
Mar Qtr	4.5	-8.5	-10.0	-11.3	-6.6	-7.1	22.9	-42.9	-7.3
Jun Qtr	-9.9	12.5	2.1	9.2	-0.4	-6.0	-56.7	47.5	3.7
Sep Qtr	-8.2	-7.4	16.4	-7.7	-3.5	-18.5	30.7	-9.5	-3.3
SEASONALLY ADJUSTED									
2010									
Jun Qtr	4.0	-1.3	13.9	0.1	-7.9	-17.9	4.3	90.9	1.4
Sep Qtr	-14.6	8.0	-26.9	-3.2	-18.8	26.3	27.5	-31.8	-11.9
Dec Qtr	-2.1	-13.8	-4.5	-16.7	-3.8	-13.5	-39.9	75.6	-4.4
2011									
Mar Qtr	10.8	1.8	10.3	-2.2	-2.4	2.8	93.2	-36.8	3.6
Jun Qtr	-11.2	8.3	-12.7	-0.5	0.9	-14.4	-66.3	31.2	-4.1
Sep Qtr	-4.8	-15.2	7.9	-5.7	-5.0	-9.0	11.8	-8.6	-6.8
TREND									
2010									
Jun Qtr	1.1	4.1	-5.7	0.5	-2.5	-2.6	2.4	6.0	-0.5
Sep Qtr	2.2	-2.1	-7.8	-6.1	-7.6	0.2	6.9	10.3	-2.9
Dec Qtr	2.6	-2.5	-6.1	-8.9	-7.8	-0.1	2.1	6.7	-2.0
2011									
Mar Qtr	-1.2	-2.0	-2.0	-6.6	-2.6	-5.8	-11.6	-1.4	-1.9
Jun Qtr	-2.9	-1.9	0.1	-3.7	-1.2	-9.4	-21.4	-0.9	-2.5
Sep Qtr	-4.3	-1.8	-0.4	-2.0	-1.4	-6.3	-22.3	-3.5	-3.3

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

DWELLING UNIT COMMENCEMENTS, States & territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2008-09	13 036	30 552	19 969	9 201	14 772	2 403	678	1 342	91 953
2009-10	16 645	37 724	22 988	9 458	19 870	2 492	751	2 212	112 141
2010-11	15 490	34 854	17 286	8 054	16 920	2 159	484	1 869	97 116
2010									
Jun Qtr	4 379	9 029	5 725	2 669	4 716	534	140	604	27 796
Sep Qtr	4 063	9 830	5 209	2 508	4 397	573	130	494	27 204
Dec Qtr	3 931	9 121	4 430	2 022	4 390	564	152	537	25 148
2011									
Mar Qtr	3 607	7 397	3 684	1 610	4 176	472	105	425	21 475
Jun Qtr	3 889	8 506	3 963	1 914	3 957	550	97	413	23 289
Sep Qtr	3 812	8 792	4 341	1 631	4 122	452	102	363	23 615
NEW OTHER RESIDENTIAL BUILDING									
2008-09	10 306	10 994	8 865	2 712	3 620	423	445	1 304	38 668
2009-10	14 926	16 469	10 159	2 516	5 222	618	473	2 221	52 604
2010-11	15 017	23 818	9 343	2 517	3 833	790	753	3 226	59 296
2010									
Jun Qtr	4 561	5 280	3 581	624	1 826	167	152	858	17 051
Sep Qtr	3 317	6 937	2 180	582	993	233	322	494	15 058
Dec Qtr	3 871	5 012	2 390	608	989	214	129	1 170	14 382
2011									
Mar Qtr	4 491	5 712	2 462	696	834	215	247	545	15 201
Jun Qtr	3 339	6 158	2 310	630	1 017	129	56	1 017	14 655
Sep Qtr	2 841	4 748	2 928	718	694	99	95	929	13 053
CONVERSIONS, ETC.									
2008-09	343	354	101	62	104	74	11	11	1 060
2009-10	377	282	36	33	42	10	23	1	803
2010-11	387	498	36	64	65	50	20	10	1 131
2010									
Jun Qtr	58	73	19	2	12	3	4	—	171
Sep Qtr	94	156	22	21	4	5	10	—	311
Dec Qtr	42	217	9	5	7	4	7	—	291
2011									
Mar Qtr	99	22	3	31	20	39	2	4	219
Jun Qtr	153	102	2	8	34	3	1	6	309
Sep Qtr	123	133	37	7	18	5	4	7	333
TOTAL									
2008-09	23 685	41 900	28 935	11 974	18 496	2 900	1 134	2 658	131 681
2009-10	31 948	54 476	33 183	12 007	25 134	3 121	1 246	4 434	165 549
2010-11	30 894	59 170	26 664	10 635	20 818	2 999	1 256	5 105	157 543
2010									
Jun Qtr	8 998	14 382	9 325	3 295	6 554	704	296	1 462	45 017
Sep Qtr	7 474	16 923	7 411	3 111	5 393	810	462	988	42 573
Dec Qtr	7 843	14 351	6 829	2 635	5 386	781	288	1 707	39 821
2011									
Mar Qtr	8 196	13 131	6 149	2 337	5 030	725	353	974	36 895
Jun Qtr	7 381	14 766	6 275	2 552	5 008	682	153	1 436	38 253
Sep Qtr	6 776	13 674	7 306	2 355	4 833	556	200	1 299	37 000

— nil or rounded to zero (including null cells)

DWELLING UNIT COMMENCEMENTS, States & territories—Private sector: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2008-09	12 874	30 352	19 708	8 995	14 425	2 350	566	1 244	90 514
2009-10	16 415	37 239	22 380	8 451	19 016	2 453	619	2 183	108 756
2010-11	15 339	34 581	16 988	7 385	16 472	2 119	430	1 849	95 163
2010									
Jun Qtr	4 344	8 910	5 597	2 123	4 598	530	137	587	26 825
Sep Qtr	4 036	9 740	5 148	2 080	4 286	570	128	481	26 469
Dec Qtr	3 868	9 045	4 350	1 943	4 300	554	131	537	24 728
2011									
Mar Qtr	3 589	7 317	3 622	1 538	4 066	456	83	418	21 090
Jun Qtr	3 845	8 480	3 868	1 824	3 820	539	88	413	22 877
Sep Qtr	3 758	8 733	4 285	1 553	4 023	443	98	363	23 257
NEW OTHER RESIDENTIAL BUILDING									
2008-09	9 593	10 722	8 369	2 450	3 170	397	443	1 304	36 447
2009-10	9 790	15 346	7 541	2 276	3 602	548	360	1 923	41 386
2010-11	13 788	21 987	8 216	2 249	2 952	632	615	3 206	53 645
2010									
Jun Qtr	2 864	4 793	2 208	557	1 352	167	106	654	12 701
Sep Qtr	2 676	5 998	1 590	450	671	201	247	482	12 315
Dec Qtr	3 572	4 875	2 156	550	586	154	120	1 170	13 181
2011									
Mar Qtr	4 405	5 182	2 235	694	753	159	223	537	14 187
Jun Qtr	3 135	5 933	2 236	555	941	119	26	1 017	13 962
Sep Qtr	2 753	4 248	2 830	692	593	97	83	912	12 208
CONVERSIONS, ETC.									
2008-09	257	349	100	59	102	73	11	11	962
2009-10	373	273	36	33	40	10	23	—	787
2010-11	372	492	34	63	64	19	14	10	1 068
2010									
Jun Qtr	58	65	19	2	12	3	4	—	163
Sep Qtr	94	156	21	21	2	5	6	—	304
Dec Qtr	27	216	9	5	7	4	5	—	273
2011									
Mar Qtr	99	18	3	31	20	8	2	4	184
Jun Qtr	153	101	2	7	34	3	1	6	307
Sep Qtr	119	128	37	6	18	5	4	7	323
TOTAL									
2008-09	22 724	41 424	28 176	11 504	17 697	2 819	1 020	2 560	127 923
2009-10	26 579	52 859	29 956	10 760	22 657	3 011	1 001	4 106	150 929
2010-11	29 499	57 060	25 239	9 697	19 488	2 770	1 058	5 065	149 877
2010									
Jun Qtr	7 266	13 768	7 824	2 681	5 961	700	247	1 241	39 689
Sep Qtr	6 805	15 894	6 759	2 551	4 960	775	381	963	39 088
Dec Qtr	7 467	14 135	6 514	2 498	4 894	711	256	1 707	38 182
2011									
Mar Qtr	8 093	12 517	5 860	2 263	4 839	622	307	959	35 461
Jun Qtr	7 133	14 514	6 106	2 386	4 795	661	114	1 436	37 146
Sep Qtr	6 630	13 109	7 151	2 252	4 634	545	184	1 282	35 787

— nil or rounded to zero (including null cells)

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
2008-09	162	200	261	206	347	53	112	98	1 439
2009-10	230	486	608	1 007	855	39	132	29	3 385
2010-11	152	273	297	670	448	39	54	20	1 954
2010									
Jun Qtr	35	119	128	546	118	4	3	17	971
Sep Qtr	27	91	60	429	111	3	2	13	735
Dec Qtr	63	77	81	79	90	10	21	—	420
2011									
Mar Qtr	17	80	61	72	110	16	22	7	386
Jun Qtr	44	26	95	91	137	10	9	—	413
Sep Qtr	54	59	57	78	98	9	4	—	358
NEW OTHER RESIDENTIAL BUILDING									
2008-09	713	271	497	261	450	26	2	—	2 221
2009-10	5 136	1 123	2 618	240	1 620	71	113	298	11 219
2010-11	1 229	1 830	1 126	268	882	158	138	20	5 652
2010									
Jun Qtr	1 697	487	1 373	68	475	—	46	204	4 350
Sep Qtr	641	939	590	132	322	32	75	12	2 743
Dec Qtr	298	138	234	59	403	60	9	—	1 201
2011									
Mar Qtr	85	530	227	2	81	56	24	8	1 014
Jun Qtr	204	224	74	75	76	10	30	—	694
Sep Qtr	88	500	98	25	101	2	12	17	845
CONVERSIONS, ETC.									
2008-09	85	5	1	3	2	2	—	—	98
2009-10	4	9	—	—	2	—	—	1	16
2010-11	15	6	2	—	1	31	6	—	61
2010									
Jun Qtr	—	8	—	—	—	—	—	—	8
Sep Qtr	—	—	2	—	1	—	4	—	7
Dec Qtr	15	1	—	—	—	—	2	—	18
2011									
Mar Qtr	—	4	—	—	—	31	—	—	35
Jun Qtr	—	1	—	—	—	—	—	—	1
Sep Qtr	4	6	—	—	—	—	—	—	10
TOTAL									
2008-09	960	476	759	470	799	81	114	98	3 758
2009-10	5 370	1 617	3 227	1 247	2 477	110	245	328	14 620
2010-11	1 396	2 109	1 425	938	1 332	228	198	40	7 666
2010									
Jun Qtr	1 732	614	1 500	614	593	4	49	221	5 328
Sep Qtr	668	1 029	652	561	434	35	81	25	3 485
Dec Qtr	376	215	315	138	492	70	32	—	1 639
2011									
Mar Qtr	103	614	289	74	192	103	46	15	1 435
Jun Qtr	249	251	169	166	214	20	39	—	1 107
Sep Qtr	146	565	155	103	199	11	16	17	1 213

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

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

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

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

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

CLASSIFICATION

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

6 Building jobs (and their related dwellings) are classified both by the TYPE OF BUILDING (i.e. 'house', 'other residential building') and by the TYPE OF WORK INVOLVED (i.e. 'new' and 'conversions, etc.'). These classifications are used in conjunction with each other and their categories are defined in the Glossary.

RELIABILITY OF THE ESTIMATES

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

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

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 2011

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.3	4.0	4.0	5.1	4.7	5.0	2.6	6.6	2.1
New other residential dwellings	4.1	4.1	3.5	7.3	8.0	13.1	—	1.0	2.0
Total dwellings	3.4	2.9	2.7	4.0	4.1	4.6	1.3	2.0	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, caution should be used when using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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

17 While the smoothing technique described in paragraphs 15 and 16 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003 (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <time.series.analysis@abs.gov.au>.

ACKNOWLEDGMENT

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

RELATED PRODUCTS

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

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

ABS DATA AVAILABLE ON REQUEST

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

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

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

COMMENCEMENTS

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Number of dwelling unit commencements, by Sector, Australia	1	1	September 1955
Number of dwelling unit commencements, change from previous period	2	n.a.	..
Number of dwelling unit commencements, States and Territories	3	2	September 1980
Number of dwelling unit commencements, States and Territories, change from previous period	4	n.a.	..
Number of dwelling unit commencements, States and Territories, Original	5	3	September 1955
Number of dwelling unit commencements, States and Territories, Private Sector, Original	6	4	September 1955
Number of dwelling unit commencements, States and Territories, Public Sector, Original	7	5	September 1969

GLOSSARY

Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
Commenced	A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).
Conversions, etc.	A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 5 to 7 and are included in the total number of dwelling units.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
House	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
New	Building activity which will result in the creation of a building which previously did not exist.
Number of dwelling unit commencements	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
Residential building	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .

FOR MORE INFORMATION . . .

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

INFORMATION AND REFERRAL SERVICE

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

PHONE 1300 135 070

EMAIL client.services@abs.gov.au

FAX 1300 135 211

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

FREE ACCESS TO STATISTICS

All statistics on the ABS website can be downloaded free of charge.

WEB ADDRESS www.abs.gov.au

ISSN 0818-3511