

## Forecasts - December 2011

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

Starts	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003 (a)	44.46	44.90	41.19	10.27	21.73	2.42	0.98	2.77	168.72
2004 (a)	45.14	42.45	41.34	10.53	22.76	2.99	1.24	2.27	168.71
2005 (a)	34.27	40.31	39.04	10.69	24.15	2.63	1.31	2.42	154.80
2006 (a)	31.75	39.32	38.68	11.09	26.48	2.76	1.19	2.43	153.69
2007 (a)	29.95	40.11	43.17	11.32	22.87	2.89	1.47	2.29	154.07
2008 (a)	28.56	41.43	38.78	12.77	20.73	2.91	1.03	2.41	148.63
2009 (a)	25.47	45.91	28.37	11.08	20.22	3.02	1.17	3.46	138.70
2010 (a)	32.79	59.69	30.75	11.94	24.48	3.10	1.29	4.80	168.83
2011	29.94	53.83	27.08	9.68	19.84	2.54	1.07	4.73	148.71
2012	32.22	45.94	27.98	10.26	20.12	2.27	1.33	3.30	143.41
2013	34.92	46.48	32.10	11.15	22.26	2.43	1.38	3.35	154.07

Source HIA Economics December 2011

% change:	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2004 (a)	2%	-5%	0%	3%	5%	23%	26%	-18%	0%
2005 (a)	-24%	-5%	-6%	2%	6%	-12%	5%	7%	-8%
2006 (a)	-7%	-2%	-1%	4%	10%	5%	-9%	1%	-1%
2007 (a)	-6%	2%	12%	2%	-14%	5%	24%	-6%	0%
2008 (a)	-5%	3%	-10%	13%	-9%	1%	-30%	5%	-4%
2009 (a)	-11%	11%	-27%	-13%	-2%	4%	13%	43%	-7%
2010 (a)	29%	30%	8%	8%	21%	3%	10%	39%	22%
2011	-9%	-10%	-12%	-19%	-19%	-18%	-17%	-1%	-12%
2012	8%	-15%	3%	6%	1%	-11%	24%	-30%	-4%
2013	8%	1%	15%	9%	11%	7%	4%	2%	7%

#### Dwellings

*Quarterly, seasonally adjusted*

Mar-03	11.61	11.44	9.36	2.53	5.80	0.47	0.22	0.72	42.14
Jun-03	10.89	10.15	9.50	2.46	4.97	0.63	0.25	0.63	39.48
Sep-03	11.50	11.20	10.42	2.55	5.11	0.66	0.19	0.44	42.07
Dec-03	10.46	12.11	11.91	2.73	5.85	0.67	0.33	0.97	45.03
Mar-04	12.27	11.40	11.22	2.50	5.96	0.79	0.25	0.58	44.97
Jun-04	11.47	10.72	10.66	2.66	5.63	0.73	0.27	0.92	43.06
Sep-04	11.04	9.63	10.47	2.54	5.66	0.69	0.35	0.37	40.73
Dec-04	10.36	10.70	8.98	2.84	5.51	0.78	0.37	0.41	39.96
Mar-05	8.19	9.85	10.25	2.54	5.74	0.69	0.34	0.86	38.45
Jun-05	9.81	10.76	9.62	3.10	6.01	0.67	0.27	0.82	41.06
Sep-05	8.93	10.52	9.82	2.57	6.42	0.70	0.32	0.34	39.62
Dec-05	7.33	9.18	9.37	2.48	5.98	0.57	0.37	0.39	35.67
Mar-06	9.05	9.70	8.97	2.97	6.30	0.62	0.28	0.67	38.57
Jun-06	7.56	9.88	9.58	2.61	7.22	0.67	0.37	0.46	38.35
Sep-06	7.29	10.12	9.97	2.70	6.70	0.75	0.28	0.64	38.45
Dec-06	7.84	9.63	10.17	2.80	6.25	0.71	0.26	0.66	38.32
Mar-07	7.75	9.28	10.60	2.56	5.98	0.75	0.44	0.40	37.75
Jun-07	6.86	9.57	10.43	3.13	5.77	0.65	0.44	0.60	37.44
Sep-07	8.16	10.08	10.66	2.92	5.49	0.70	0.36	0.71	39.07
Dec-07	7.18	11.18	11.49	2.73	5.63	0.79	0.23	0.58	39.81
Mar-08	8.20	10.60	11.28	3.15	5.20	0.70	0.26	0.42	39.80
Jun-08	7.95	9.88	11.39	3.08	6.12	0.70	0.21	0.53	39.86
Sep-08	6.47	10.73	9.38	3.58	5.09	0.77	0.21	0.92	37.14
Dec-08	5.95	10.23	6.74	2.96	4.32	0.74	0.35	0.54	31.83
Mar-09	5.44	10.71	6.58	2.87	4.49	0.67	0.22	0.51	31.49
Jun-09	5.77	10.28	6.08	2.56	4.54	0.72	0.33	0.69	30.97
Sep-09	6.51	11.29	7.39	2.72	5.57	0.79	0.30	0.96	35.53
Dec-09	7.75	13.64	8.33	2.93	5.62	0.83	0.32	1.30	40.71
Mar-10	8.63	15.02	8.16	3.16	7.23	0.82	0.31	0.74	44.08
Jun-10	8.98	14.84	9.30	3.16	6.66	0.68	0.32	1.41	45.34
Sep-10	7.67	16.02	6.80	3.06	5.40	0.86	0.41	0.96	41.18
Dec-10	7.51	13.81	6.49	2.55	5.20	0.74	0.25	1.69	38.23
Mar-11	8.32	14.06	7.16	2.50	5.07	0.76	0.48	1.07	39.42
Jun-11	7.39	15.23	6.25	2.48	5.12	0.65	0.16	1.40	38.69
Sep-11	7.04	12.92	6.75	2.34	4.86	0.59	0.18	1.28	35.96
Dec-11	7.19	11.61	6.92	2.36	4.79	0.54	0.26	0.99	34.65
Mar-12	7.45	11.53	6.94	2.47	4.86	0.55	0.30	0.84	34.94
Jun-12	7.83	11.47	7.12	2.50	4.98	0.56	0.32	0.82	35.60
Sep-12	8.34	11.47	6.74	2.58	5.05	0.57	0.35	0.82	35.92
Dec-12	8.59	11.47	7.17	2.72	5.23	0.59	0.36	0.82	36.94
Mar-13	8.39	11.54	7.84	2.78	5.50	0.60	0.37	0.83	37.84
Jun-13	8.52	11.63	8.05	2.77	5.54	0.61	0.36	0.83	38.31
Sep-13	8.99	11.63	8.09	2.79	5.58	0.61	0.34	0.84	38.87
Dec-13	9.02	11.69	8.13	2.81	5.64	0.61	0.31	0.85	39.05

Updated: December 2011

**Financial Year**  
**DWELLING STARTS: by state and territory**

*thousand dwellings commenced*

<b>Starts</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>SA</b>	<b>WA</b>	<b>Tas</b>	<b>NT</b>	<b>ACT</b>	<b>Aust</b>
2003/04 (a)	45.70	45.42	44.22	10.44	22.56	2.85	1.04	2.90	175.13
2004/05 (a)	39.40	40.94	39.31	11.01	22.91	2.83	1.33	2.46	160.19
2005/06 (a)	32.88	39.27	37.73	10.64	25.92	2.56	1.35	1.87	152.21
2006/07 (a)	29.74	38.59	41.16	11.18	24.70	2.86	1.42	2.31	151.96
2007/08 (a)	31.49	41.74	44.81	11.87	22.44	2.89	1.05	2.24	158.54
2008/09 (a)	23.62	41.94	28.78	11.97	18.44	2.90	1.11	2.66	131.42
2009/10 (a)	31.87	54.79	33.17	11.98	25.08	3.12	1.25	4.40	165.66
2010/11	30.89	59.12	26.71	10.60	20.79	3.00	1.29	5.12	157.51
2011/12	29.51	47.53	27.73	9.67	19.49	2.24	1.06	3.93	141.16
2012/13	33.84	46.10	29.80	10.85	21.32	2.37	1.43	3.30	149.01
<b>% change:</b>									
2004/05 (a)	-14%	-10%	-11%	5%	2%	-1%	28%	-15%	-9%
2005/06 (a)	-17%	-4%	-4%	-3%	13%	-9%	2%	-24%	-5%
2006/07 (a)	-10%	-2%	9%	5%	-5%	12%	5%	24%	0%
2007/08 (a)	6%	8%	9%	6%	-9%	1%	-26%	-3%	4%
2008/09 (a)	-25%	0%	-36%	1%	-18%	0%	6%	18%	-17%
2009/10 (a)	35%	31%	15%	0%	36%	8%	12%	66%	26%
2010/11	-3%	8%	-19%	-12%	-17%	-4%	3%	16%	-5%
2011/12	-4%	-20%	4%	-9%	-6%	-25%	-18%	-23%	-10%
2012/13	15%	-3%	7%	12%	9%	6%	35%	-16%	6%

Source HIA Economics December 2011

## Forecasts - December 2011

### DWELLING STARTS: by type

*thousand dwellings commenced*

*thousand starts*

*(a) = actual*

<i>original</i>				<b>% change:</b>		
	Houses	Multi-units	Total	Houses	Multi-units	Total
<b>NSW</b>						
2003/04 (a)	22.86	22.66	45.52			
2004/05 (a)	20.09	19.54	39.63	-12	-14	-14
2005/06 (a)	16.08	16.80	32.88	-20	-14	-17
2006/07 (a)	15.72	14.12	29.84	-2	-16	-10
2007/08 (a)	15.63	15.82	31.45	-1	12	6
2008/09 (a)	13.04	10.65	23.69	-17	-33	-25
2009/10 (a)	16.65	15.30	31.95	28	44	35
2010/11	15.53	15.35	30.89	-7	0	-3
2011/12	15.96	13.56	29.51	3	-12	-4
2012/13	17.41	16.43	33.84	9	21	15
<b>VIC</b>						
2003/04 (a)	34.62	10.67	45.29			
2004/05 (a)	30.36	10.67	41.03	-12	0	-10
2005/06 (a)	29.61	9.60	39.21	-2	-10	-4
2006/07 (a)	29.52	9.13	38.65	0	-5	-2
2007/08 (a)	30.85	10.93	41.78	4	20	8
2008/09 (a)	30.55	11.35	41.90	-1	4	0
2009/10 (a)	37.72	16.75	54.48	23	48	31
2010/11	34.82	24.30	59.12	-8	45	8
2011/12	30.22	17.31	47.53	-13	-29	-20
2012/13	29.28	16.82	46.10	-3	-3	-3
<b>QLD</b>						
2003/04 (a)	29.84	14.28	44.11			
2004/05 (a)	25.25	13.88	39.13	-15	-3	-11
2005/06 (a)	24.75	13.10	37.85	-2	-6	-4
2006/07 (a)	28.24	12.90	41.14	14	-2	9
2007/08 (a)	30.02	14.78	44.80	6	15	9
2008/09 (a)	19.97	8.97	28.94	-33	-39	-36
2009/10 (a)	22.99	10.19	33.18	15	14	15
2010/11	17.24	9.47	26.71	-25	-7	-19
2011/12	17.37	10.37	27.73	1	10	4
2012/13	19.50	10.29	29.80	12	-1	7
<b>SA</b>						
2003/04 (a)	8.32	2.13	10.44			
2004/05 (a)	8.64	2.38	11.02	4	12	5
2005/06 (a)	8.14	2.51	10.64	-6	5	-3
2006/07 (a)	8.69	2.50	11.19	7	0	5
2007/08 (a)	9.49	2.34	11.83	9	-7	6
2008/09 (a)	9.20	2.77	11.97	-3	19	1
2009/10 (a)	9.46	2.55	12.01	3	-8	0
2010/11	7.98	2.62	10.60	-16	3	-12
2011/12	6.99	2.67	9.67	-12	2	-9
2012/13	8.29	2.56	10.85	18	-4	12
<b>WA</b>						
2003/04 (a)	18.58	3.97	22.55			
2004/05 (a)	18.23	4.72	22.95	-2	19	2
2005/06 (a)	21.73	4.24	25.98	19	-10	13
2006/07 (a)	19.90	4.92	24.82	-8	16	-5
2007/08 (a)	16.93	5.52	22.45	-15	12	-9
2008/09 (a)	14.77	3.72	18.50	-13	-33	-18
2009/10 (a)	19.87	5.26	25.13	35	41	36
2010/11	16.89	3.89	20.79	-15	-26	-17
2011/12	16.24	3.25	19.49	-4	-17	-6
2012/13	17.13	4.19	21.32	5	29	9

Updated: December 2011

## Housing Starts, by type

thousand starts

(a) = actual

% change:

original

<b>TAS</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2003/04 (a)	2.51	0.34	2.84			
2004/05 (a)	2.44	0.39	2.83	-3	17	-1
2005/06 (a)	2.25	0.31	2.56	-8	-20	-9
2006/07 (a)	2.45	0.42	2.87	9	34	12
2007/08 (a)	2.46	0.44	2.90	1	6	1
2008/09 (a)	2.40	0.50	2.90	-2	13	0
2009/10 (a)	2.49	0.63	3.12	4	26	8
2010/11	2.17	0.84	3.00	-13	33	-4
2011/12	1.78	0.46	2.24	-18	-44	-25
2012/13	1.81	0.56	2.37	2	20	6
<b>NT</b>						
Houses	Multi-units	Total	Houses	Multi-units	Total	Total
2003/04 (a)	0.52	0.53	1.05			
2004/05 (a)	0.63	0.72	1.35	23	35	28
2005/06 (a)	0.68	0.69	1.37	7	-4	2
2006/07 (a)	0.76	0.60	1.36	12	-12	5
2007/08 (a)	0.61	0.47	1.08	-20	-22	-26
2008/09 (a)	0.68	0.46	1.13	11	-3	6
2009/10 (a)	0.75	0.50	1.25	11	9	12
2010/11	0.56	0.73	1.29	-25	47	3
2011/12	0.56	0.49	1.06	0	-32	-18
2012/13	0.72	0.71	1.43	28	44	35
<b>ACT</b>						
Houses	Multi-units	Total	Houses	Multi-units	Total	Total
2003/04 (a)	1.46	1.44	2.90			
2004/05 (a)	0.95	1.50	2.46	-35	5	-15
2005/06 (a)	1.03	0.80	1.84	8	-47	-24
2006/07 (a)	1.26	1.05	2.31	22	31	24
2007/08 (a)	1.28	0.97	2.25	2	-8	-3
2008/09 (a)	1.34	1.32	2.66	5	36	18
2009/10 (a)	2.21	2.22	4.43	65	69	66
2010/11	1.97	3.15	5.12	-11	42	16
2011/12	1.42	2.51	3.93	-28	-20	-23
2012/13	1.40	1.90	3.30	-2	-24	-16
<b>Australia</b>						
Houses	Multi-units	Total	Houses	Multi-units	Total	Total
2003/04 (a)	118.68	56.01	174.70			
2004/05 (a)	106.60	53.79	160.39	-10	-4	-9
2005/06 (a)	104.26	48.06	152.32	-2	-11	-5
2006/07 (a)	106.54	45.64	152.18	2	-5	0
2007/08 (a)	107.27	51.26	158.53	1	12	4
2008/09 (a)	91.95	39.73	131.68	-14	-23	-17
2009/10 (a)	112.14	53.41	165.55	22	34	26
2010/11	96.93	60.59	157.51	-14	13	-5
2011/12	90.49	50.67	141.16	-7	-16	-10
2012/13	95.53	53.47	149.01	6	6	6

Updated: December 2011

## Forecasts - December 2011

### NEW HOUSING FORECAST: by state and territory

*Value of work done, \$ million, Chain Volume Measure*

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003/04 (a)	11,704	9,858	9,785	1,973	4,820	547	302	658	39,647
2004/05 (a)	10,836	9,752	10,297	2,125	5,064	590	379	611	39,653
2005/06 (a)	9,104	9,238	9,980	2,116	5,683	587	412	612	37,732
2006/07 (a)	8,376	9,019	10,456	2,137	6,206	598	412	695	37,899
2007/08 (a)	7,965	9,171	10,546	2,340	6,382	621	431	610	38,067
2008/09 (a)	7,567	10,490	9,433	2,410	6,409	618	386	690	38,003
2009/10 (a)	7,844	11,931	8,764	2,374	6,253	644	417	969	39,197
2010/11	8,560	13,074	7,401	2,417	6,282	654	365	1,198	39,951
2011/12	8,371	11,592	7,440	2,240	5,889	517	400	987	37,435
2012/13	9,424	10,891	8,207	2,555	6,585	544	510	875	39,593

Source HIA Economics December 2011

#### % change

2004/05 (a)	-7%	-1%	5%	8%	5%	8%	25%	-7%	0%
2005/06 (a)	-16%	-5%	-3%	0%	12%	0%	9%	0%	-5%
2006/07 (a)	-8%	-2%	5%	1%	9%	2%	0%	14%	0%
2007/08 (a)	-5%	2%	1%	10%	3%	4%	5%	-12%	0%
2008/09 (a)	-5%	14%	-11%	3%	0%	-1%	-11%	13%	0%
2009/10 (a)	4%	14%	-7%	-1%	-2%	4%	8%	40%	3%
2010/11	9%	10%	-16%	2%	0%	1%	-13%	24%	2%
2011/12	-2%	-11%	1%	-7%	-6%	-21%	10%	-18%	-6%
2012/13	13%	-6%	10%	14%	12%	5%	27%	-11%	6%

(a) = actual

### HOUSING RENOVATIONS FORECAST: by state and territory

*Value of investment, \$ million, Chain Volume Measure*

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003/04 (a)	9,741	6,424	6,358	1,934	3,078	684	204	376	28,799
2004/05 (a)	9,592	6,191	6,702	1,958	3,249	666	294	335	28,987
2005/06 (a)	8,962	5,842	7,159	1,956	3,255	695	322	354	28,545
2006/07 (a)	8,284	6,095	7,845	2,130	3,515	711	261	328	29,169
2007/08 (a)	8,262	6,639	7,565	1,829	4,244	769	202	367	29,877
2008/09 (a)	7,957	6,583	7,152	2,011	3,945	790	209	301	28,948
2009/10 (a)	8,263	6,338	7,363	2,026	4,536	751	254	392	29,923
2010/11	8,265	6,381	6,836	1,914	4,727	738	254	435	29,550
2011/12	8,004	6,495	7,349	1,956	4,557	799	243	431	29,835
2012/13	8,238	6,423	7,333	1,979	4,655	781	252	423	30,084

Source HIA Economics December 2011

#### % change

2004/05 (a)	-2%	-4%	5%	1%	6%	-3%	44%	-11%	1%
2005/06 (a)	-7%	-6%	7%	0%	0%	4%	10%	6%	-2%
2006/07 (a)	-8%	4%	10%	9%	8%	2%	-19%	-7%	2%
2007/08 (a)	0%	9%	-4%	-14%	21%	8%	-23%	12%	2%
2008/09 (a)	-4%	-1%	-5%	10%	-7%	3%	3%	-18%	-3%
2009/10 (a)	4%	-4%	3%	1%	15%	-5%	22%	30%	3%
2010/11	0%	1%	-7%	-6%	4%	-2%	0%	11%	-1%
2011/12	-3%	2%	8%	2%	-4%	8%	-4%	-1%	1%
2012/13	3%	-1%	0%	1%	2%	-2%	4%	-2%	1%

(a) = actual

### TOTAL INVESTMENT IN HOUSING FORECAST: by state and territory

*Value of work done, \$ million, Chain Volume Measure*

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003/04 (a)	21,445	16,282	16,143	3,907	7,898	1,231	506	1,034	68,446
2004/05 (a)	20,428	15,943	16,999	4,083	8,313	1,256	673	946	68,640
2005/06 (a)	18,066	15,080	17,139	4,072	8,938	1,282	734	966	66,277
2006/07 (a)	16,660	15,114	18,301	4,267	9,721	1,309	673	1,023	67,068
2007/08 (a)	16,227	15,810	18,111	4,169	10,626	1,390	633	977	67,944
2008/09 (a)	15,524	17,073	16,585	4,421	10,354	1,408	595	991	66,951
2009/10 (a)	16,107	18,269	16,127	4,400	10,789	1,395	671	1,361	69,120
2010/11	16,825	19,455	14,237	4,331	11,009	1,392	619	1,633	69,501
2011/12	16,375	18,087	14,790	4,195	10,446	1,316	644	1,417	67,270
2012/13	17,662	17,314	15,540	4,535	11,240	1,326	763	1,298	69,677

Source HIA Economics December 2011

#### % change

2004/05 (a)	-4.7%	-2.1%	5.3%	4.5%	5.2%	2.0%	33.0%	-8.5%	0.3%
2005/06 (a)	-11.6%	-5.4%	0.8%	-0.3%	7.5%	2.1%	9.1%	2.1%	-3.4%
2006/07 (a)	-7.8%	0.2%	6.8%	4.8%	8.8%	2.1%	-8.3%	5.9%	1.2%
2007/08 (a)	-2.6%	4.6%	-1.0%	-2.3%	9.3%	6.2%	-5.9%	-4.5%	1.3%
2008/09 (a)	-4.3%	8.0%	-8.4%	6.0%	-2.6%	1.3%	-6.1%	1.5%	-1.5%
2009/10 (a)	3.8%	7.0%	-2.8%	-0.5%	4.2%	-0.9%	12.9%	37.4%	3.2%
2010/11	4.5%	6.5%	-11.7%	-1.6%	2.0%	-0.3%	-7.8%	19.9%	0.6%
2011/12	-2.7%	-7.0%	3.9%	-3.1%	-5.1%	-5.4%	4.0%	-13.2%	-3.2%
2012/13	7.9%	-4.3%	5.1%	8.1%	7.6%	0.8%	18.4%	-8.4%	3.6%

(a) = actual