



Forecasts - November 2009

HOUSING STARTS: by state and territory

thousand dwellings commenced

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003 (a)	44.46	44.90	41.20	10.23	21.73	2.42	0.99	2.78	168.71
2004 (a)	45.14	42.59	41.34	10.51	22.76	2.99	1.24	2.28	168.84
2005 (a)	34.24	40.20	39.07	10.72	24.14	2.63	1.31	2.42	154.73
2006 (a)	31.80	39.36	38.73	11.19	26.45	2.76	1.19	2.42	153.88
2007 (a)	29.90	40.06	43.18	11.29	22.85	2.89	1.45	2.28	153.89
2008 (a)	28.49	41.41	38.69	12.73	20.73	2.92	1.05	2.40	148.41
2009	24.40	44.03	25.71	11.48	18.68	2.93	1.20	2.40	130.63
2010	32.09	47.55	31.11	12.17	21.57	3.12	1.39	2.58	151.59
2011	35.18	47.37	37.09	12.24	23.24	3.10	1.48	2.66	162.35

% change:

2003 (a)	-10	-8	3	-1	13	19	2	0	-3
2004 (a)	2	-5	0	3	5	23	26	-18	0
2005 (a)	-24	-6	-5	2	6	-12	5	6	-8
2006 (a)	-7	-2	-1	4	10	5	-9	0	-1
2007 (a)	-6	2	11	1	-14	5	22	-6	0
2008 (a)	-5	3	-10	13	-9	1	-28	5	-4
2009	-14	6	-34	-10	-10	1	15	0	-12
2010	32	8	21	6	15	6	16	8	16
2011	10	0	19	1	8	-1	6	3	7

Dwellings

Quarterly, seasonally adjusted

Mar '03 (a)	11.62	11.45	9.39	2.57	5.80	0.47	0.22	0.73	42.23
Jun (a)	10.90	10.15	9.49	2.45	4.95	0.63	0.25	0.62	39.43
Sep (a)	11.50	11.19	10.41	2.58	5.11	0.66	0.19	0.50	42.13
Dec (a)	10.45	12.12	11.91	2.63	5.87	0.67	0.33	0.94	44.92
Mar '04 (a)	12.31	11.33	11.27	2.56	5.98	0.78	0.25	0.57	45.05
Jun (a)	11.47	10.69	10.63	2.62	5.59	0.73	0.27	0.89	42.89
Sep (a)	11.02	9.90	10.46	2.61	5.64	0.69	0.35	0.44	41.10
Dec (a)	10.34	10.67	8.99	2.72	5.55	0.78	0.37	0.38	39.81
Mar '05 (a)	8.23	9.68	10.30	2.69	5.78	0.69	0.34	0.85	38.56
Jun (a)	9.81	10.72	9.57	2.99	5.94	0.67	0.27	0.78	40.73
Sep (a)	8.89	10.66	9.80	2.62	6.38	0.70	0.32	0.40	39.76
Dec (a)	7.32	9.15	9.41	2.42	6.05	0.57	0.38	0.38	35.68
Mar '06 (a)	9.14	9.73	9.02	3.18	6.40	0.62	0.28	0.67	39.03
Jun (a)	7.58	9.82	9.49	2.56	7.07	0.67	0.37	0.42	37.98
Sep (a)	7.22	10.19	9.93	2.72	6.62	0.76	0.28	0.67	38.38
Dec (a)	7.86	9.62	10.29	2.72	6.36	0.71	0.27	0.66	38.49
Mar '07 (a)	7.78	9.35	10.61	2.67	6.15	0.74	0.42	0.41	38.12
Jun (a)	6.92	9.48	10.32	3.06	5.61	0.65	0.43	0.59	37.06
Sep (a)	7.97	10.10	10.59	2.90	5.36	0.70	0.36	0.70	38.67
Dec (a)	7.23	11.13	11.67	2.67	5.74	0.79	0.24	0.58	40.04
Mar '08 (a)	8.24	10.72	11.37	3.35	5.45	0.69	0.24	0.45	40.51
Jun-08	8.06	9.77	11.21	2.98	5.93	0.71	0.21	0.53	39.39
Sep-08	6.27	10.69	9.31	3.47	4.84	0.77	0.21	0.88	36.43
Dec-08	5.98	10.18	6.86	2.90	4.44	0.74	0.39	0.54	32.24
Mar-09	5.46	10.67	6.58	2.94	4.64	0.66	0.21	0.56	31.57
Jun-09	5.57	10.27	5.90	2.66	4.35	0.72	0.34	0.66	30.41
Sep-09	6.47	11.51	6.30	2.88	4.80	0.79	0.32	0.58	33.65
Dec-09	6.90	11.58	6.93	3.00	4.90	0.77	0.33	0.59	35.00
Mar-10	7.68	11.81	7.20	3.05	5.10	0.77	0.33	0.62	36.55
Jun-10	7.89	11.73	7.47	3.00	5.31	0.76	0.33	0.63	37.11
Sep-10	8.08	11.97	8.06	3.08	5.50	0.80	0.36	0.66	38.51
Dec-10	8.45	12.04	8.39	3.05	5.66	0.80	0.37	0.67	39.42
Mar-11	8.61	11.92	8.64	3.01	5.86	0.78	0.36	0.64	39.82
Jun-11	9.19	11.92	9.07	3.05	5.99	0.76	0.36	0.68	41.00

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HOUSING STARTS: by state and territory

thousand dwellings commenced

Starts	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2003/04 (a)	45.72	45.33	44.22	10.39	22.55	2.85	1.04	2.89	174.99
2004/05 (a)	39.40	40.97	39.31	11.01	22.90	2.83	1.33	2.46	160.20
2005/06 (a)	32.92	39.35	37.72	10.78	25.90	2.56	1.35	1.87	152.45
2006/07 (a)	29.78	38.64	41.14	11.17	24.73	2.86	1.40	2.33	152.05
2007/08 (a)	31.50	41.71	44.83	11.89	22.48	2.90	1.05	2.26	158.61
2008/09 (a)	23.28	41.81	28.65	11.97	18.26	2.89	1.15	2.64	130.65
2009/10	28.94	46.63	27.89	11.93	20.11	3.08	1.31	2.42	142.31
2010/11	34.32	47.85	34.15	12.18	23.01	3.13	1.45	2.66	158.75
2011/12	36.04	46.89	40.03	12.30	23.47	3.06	1.51	2.66	165.96

% change:

2004/05 (a)	-14	-10	-11	6	2	-1	28	-15	-8
2005/06 (a)	-16	-4	-4	-2	13	-9	2	-24	-5
2006/07 (a)	-10	-2	9	4	-5	12	3	24	0
2007/08 (a)	6	8	9	6	-9	1	-25	-3	4
2008/09 (a)	-26	0	-36	1	-19	0	10	17	-18
2009/10	24	12	-3	0	10	7	14	-8	9
2010/11	19	3	22	2	14	1	11	10	12
2011/12	5	-2	17	1	2	-2	4	0	5

Updated November 2009



Forecasts - November 2009

Housing Starts, by type

	<i>thousand starts</i>			<i>(a) = actual</i>		
				% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
NSW						
2003/04 (a)	22.88	23.01	45.77	-6	-3	-4
2004/05 (a)	19.92	19.50	39.43	-13	-15	-14
2005/06 (a)	15.66	17.31	32.97	-21	-11	-16
2006/07 (a)	15.63	14.18	29.81	0	-18	-10
2007/08 (a)	16.44	15.08	31.52	5	6	6
2008/09	12.98	10.38	23.28	-21	-31	-26
2009/10	16.53	12.40	28.94	27	19	24
2010/11	19.22	15.10	34.32	16	22	19
2011/12	20.18	15.86	36.04	5	5	5
Vic						
2003/04 (a)	34.62	10.71	45.33	6	-19	-1
2004/05 (a)	30.36	10.60	40.96	-12	-1	-10
2005/06 (a)	29.61	9.68	39.29	-2	-9	-4
2006/07 (a)	29.49	9.12	38.61	0	-6	-2
2007/08 (a)	30.82	10.87	41.68	5	19	8
2008/09	30.50	11.32	41.81	-1	4	0
2009/10	35.27	11.36	46.63	16	0	12
2010/11	36.36	11.48	47.85	3	1	3
2011/12	35.64	11.25	46.89	-2	-2	-2
Qld						
2003/04 (a)	29.83	14.41	44.23	13	9	12
2004/05 (a)	25.25	14.11	39.36	-15	-2	-11
2005/06 (a)	24.71	13.03	37.74	-2	-8	-4
2006/07 (a)	28.21	12.96	41.17	14	-1	9
2007/08 (a)	29.95	14.81	44.76	6	14	9
2008/09	19.96	8.86	28.65	-33	-40	-36
2009/10	20.64	7.25	27.89	3	-18	-3
2010/11	24.93	9.22	34.15	21	27	22
2011/12	29.22	10.81	40.03	17	17	17
SA						
2003/04 (a)	8.22	2.17	10.39	-1	9	1
2004/05 (a)	8.57	2.43	11.00	4	12	6
2005/06 (a)	8.09	2.69	10.78	-6	11	-2
2006/07 (a)	8.68	2.47	11.15	7	-8	3
2007/08 (a)	9.56	2.32	11.88	10	-6	6
2008/09	9.18	2.83	11.97	-4	22	1
2009/10	9.54	2.39	11.93	4	-16	0
2010/11	9.62	2.56	12.18	1	7	2
2011/12	9.72	2.58	12.30	1	1	1
WA						
2003/04 (a)	18.58	4.00	22.57	10	14	11
2004/05 (a)	18.23	4.70	22.92	-2	18	2
2005/06 (a)	21.53	4.41	25.94	18	-6	13
2006/07 (a)	19.81	4.93	24.74	-8	12	-5
2007/08 (a)	16.89	5.55	22.44	-15	13	-9
2008/09	14.69	3.68	18.26	-13	-34	-19
2009/10	16.22	3.89	20.11	10	6	10
2010/11	18.64	4.37	23.01	15	12	14
2011/12	19.01	4.46	23.47	2	2	2

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Housing Starts, by type

<i>thousand starts</i>		<i>(a) = actual</i>		% change:		
<i>number of starts</i>				Houses	Multi-units	Total
Tas	Houses	Multi-units	Total			
2003/04 (a)	2,507	337	2,844	34	64	37
2004/05 (a)	2,437	387	2,824	-3	15	-1
2005/06 (a)	2,245	321	2,566	-8	-17	-9
2006/07 (a)	2,445	416	2,861	9	30	11
2007/08 (a)	2,454	454	2,902	0	9	1
2008/09	2,384	504	2,893	-3	11	0
2009/10	2,601	481	3,082	9	-5	7
2010/11	2,654	473	3,127	2	-2	1
2011/12	2,601	464	3,065	-2	-2	-2
NT	Houses	Multi-units	Total	Houses	Multi-units	Total
2003/04 (a)	515	516	1,031	-2	10	4
2004/05 (a)	633	705	1,338	23	37	30
2005/06 (a)	677	682	1,359	7	-3	2
2006/07 (a)	760	650	1,410	12	-5	4
2007/08 (a)	589	461	1,050	-22	-29	-26
2008/09	691	466	1,150	17	1	10
2009/10	743	566	1,309	7	21	14
2010/11	806	645	1,451	8	14	11
2011/12	838	671	1,509	4	4	4
ACT	Houses	Multi-units	Total	Houses	Multi-units	Total
2003/04 (a)	1,458	1,427	2,885	-18	6	-8
2004/05 (a)	954	1,501	2,455	-35	5	-15
2005/06 (a)	1,033	835	1,868	8	-44	-24
2006/07 (a)	1,262	1,050	2,312	22	26	24
2007/08 (a)	1,278	985	2,263	1	-6	-2
2008/09	1,338	1,297	2,636	5	32	16
2009/10	1,436	983	2,419	7	-24	-8
2010/11	1,580	1,076	2,656	10	9	10
2011/12	1,580	1,076	2,656	0	0	0
<i>thousand starts</i>						
Aust	Houses	Multi-units	Total	Houses	Multi-units	Total
2003/04 (a)	118.48	56.58	175.05	5	-2	3
2004/05 (a)	106.35	53.93	160.28	-10	-5	-8
2005/06 (a)	103.55	48.96	152.50	-3	-9	-5
2006/07 (a)	106.28	45.78	152.06	3	-6	0
2007/08 (a)	107.18	51.45	158.63	1	12	4
2008/09	91.54	39.10	130.64	-15	-24	-18
2009/10	102.99	39.32	142.31	13	1	9
2010/11	113.82	44.93	158.75	11	14	12
2011/12	118.79	47.17	165.96	4	5	5

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Forecasts - November 2009

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)	10,593	9,143	8,866	1,744	4,374	508	234	578	36,377
2004/05 (a)	9,592	9,006	9,191	1,888	4,585	490	267	552	35,811
2005/06 (a)	8,066	8,482	8,926	1,881	5,079	495	323	559	33,873
2006/07 (a)	7,362	8,222	9,437	1,892	5,505	495	349	619	33,881
2007/08 (a)	7,054	8,339	9,518	2,135	5,710	548	355	532	34,193
2008/09 (a)	6,626	9,592	8,778	2,122	5,399	563	311	640	34,033
2009/10	7,289	9,836	9,392	1,969	5,993	580	321	629	36,008
2010/11	8,397	10,724	10,106	2,023	6,335	625	350	666	39,225
2011/12	9,205	10,682	12,049	2,035	6,462	620	372	685	42,109
% change									
2004/05	-9	-1	4	8	5	-4	14	-4	-2
2005/06	-16	-6	-3	0	11	-1	21	1	-5
2006/07	-9	-3	6	1	8	0	8	11	0
2007/08	-4	1	1	13	4	11	2	-14	1
2008/09	-4	11	-11	-4	-7	-5	-8	5	-3
2009/10	10	3	7	-7	11	3	3	-2	6
2010/11	15	9	8	3	6	8	9	6	9
2011/12	10	0	19	1	2	-1	6	3	7

(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)	10,105	6,689	6,334	1,978	3,291	704	203	390	29,834
2004/05 (a)	9,920	6,427	6,656	1,997	3,462	683	290	345	29,850
2005/06 (a)	9,160	5,995	7,026	1,971	3,426	704	315	362	28,989
2006/07 (a)	8,635	6,379	7,852	2,188	3,774	735	261	341	30,166
2007/08 (a)	8,625	6,941	7,552	1,878	4,565	798	204	384	30,946
2008/09 (a)	8,239	6,881	7,120	2,069	4,205	811	210	314	29,849
2009/10	8,404	6,950	7,334	2,110	4,373	827	218	314	30,481
2010/11	8,656	7,228	7,627	2,153	4,548	844	229	320	31,561
2011/12	8,916	7,445	8,008	2,196	4,776	852	241	330	32,763
% change									
2004/05	-9	-10	11	0	4	0	56	-7	-3
2005/06	0	0	0	0	0	0	0	0	0
2006/07	-6	6	12	11	10	4	-17	-6	4
2007/08	0	9	-4	-14	21	8	-22	12	2
2008/09	-4	-1	-6	10	-8	2	3	-18	-4
2009/10	2	1	3	2	4	2	4	0	2
2010/11	3	4	4	2	4	2	5	2	4
2011/12	3	3	5	2	5	1	5	3	4

(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)	20,698	15,832	15,200	3,722	7,665	1,212	437	968	66,211
2004/05 (a)	19,512	15,433	15,847	3,885	8,047	1,173	557	897	65,661
2005/06 (a)	17,226	14,477	15,952	3,852	8,505	1,199	638	921	62,862
2006/07 (a)	15,997	14,601	17,289	4,080	9,279	1,230	610	960	64,047
2007/08 (a)	15,679	15,280	17,070	4,013	10,275	1,346	559	916	65,139
2008/09 (a)	14,865	16,473	15,898	4,191	9,604	1,374	521	954	63,882
2009/10	15,692	16,786	16,726	4,079	10,366	1,407	539	943	66,489
2010/11	17,053	17,952	17,733	4,176	10,883	1,468	579	986	70,786
2011/12	18,121	18,126	20,057	4,230	11,238	1,472	613	1,015	74,872
% change									
2004/05	-6	-3	4	4	5	-3	27	-7	-1
2005/06	-12	-6	1	-1	6	2	15	3	-4
2006/07	-7	1	8	6	9	3	-4	4	2
2007/08	-2	5	-1	-2	11	9	-8	-5	2
2008/09	-5	8	-7	4	-7	2	-7	4	-2
2009/10	6	2	5	-3	8	2	3	-1	4
2010/11	9	7	6	2	5	4	7	5	6
2011/12	6	1	13	1	3	0	6	3	6

(a) = actual

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