



Forecasts - May 2009

HOUSING STARTS: by state and territory

thousand dwellings commenced

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2002 (a)	49.59	48.93	40.00	10.38	19.18	2.03	0.96	2.77	173.85
2003 (a)	44.46	44.90	41.20	10.23	21.73	2.42	0.99	2.78	168.97
2004 (a)	45.14	42.59	41.36	10.51	22.76	2.99	1.24	2.27	168.94
2005 (a)	34.25	40.20	39.08	10.71	24.15	2.63	1.31	2.42	154.78
2006 (a)	31.76	39.36	38.74	11.15	26.45	2.76	1.19	2.42	153.92
2007 (a)	29.88	40.07	43.17	11.30	22.84	2.89	1.45	2.28	154.01
2008 (a)	26.93	41.27	38.37	12.94	20.72	2.96	1.03	2.42	148.07
2009	24.32	42.64	28.93	11.90	19.27	2.86	1.28	2.36	133.56
2010	29.05	43.41	33.55	11.25	21.17	2.80	1.25	2.31	144.80

% change:

2003 (a)	-10	-8	3	-1	13	19	2	0	-3
2004 (a)	2	-5	0	3	5	23	28	-18	0
2005 (a)	-24	-6	-6	2	6	-12	5	6	-8
2006 (a)	-7	-2	-1	5	10	5	-9	0	0
2007 (a)	-6	2	12	1	-14	5	23	-6	0
2008 (a)	-10	3	-11	14	-9	2	-29	6	-4
2009	-10	3	-25	-8	-7	-3	24	-3	-10
2010	19	2	16	-5	10	-2	-2	-2	8

Dwellings

Quarterly, seasonally adjusted

Mar '03 (a)	11.61	11.44	9.37	2.56	5.80	0.47	0.22	0.73	42.73
Jun (a)	10.90	10.15	9.48	2.46	4.95	0.63	0.25	0.62	39.26
Sep (a)	11.51	11.20	10.45	2.58	5.11	0.66	0.19	0.50	41.77
Dec (a)	10.44	12.12	11.91	2.63	5.88	0.67	0.33	0.93	45.21
Mar '04 (a)	12.28	11.31	11.23	2.54	5.98	0.78	0.25	0.57	45.19
Jun (a)	11.48	10.69	10.62	2.63	5.59	0.73	0.27	0.89	42.67
Sep (a)	11.03	9.92	10.51	2.62	5.64	0.69	0.35	0.44	40.81
Dec (a)	10.35	10.67	8.99	2.72	5.55	0.78	0.37	0.38	40.27
Mar '05 (a)	8.20	9.66	10.22	2.65	5.77	0.69	0.34	0.85	38.40
Jun (a)	9.82	10.71	9.56	3.01	5.94	0.67	0.27	0.79	40.68
Sep (a)	8.93	10.69	9.90	2.63	6.38	0.71	0.33	0.40	39.68
Dec (a)	7.30	9.14	9.41	2.41	6.07	0.57	0.38	0.38	36.02
Mar '06 (a)	9.04	9.68	8.88	3.11	6.38	0.62	0.27	0.66	38.67
Jun (a)	7.59	9.82	9.49	2.59	7.07	0.68	0.37	0.43	37.95
Sep (a)	7.28	10.24	10.09	2.75	6.61	0.77	0.28	0.66	38.56
Dec (a)	7.85	9.62	10.28	2.71	6.38	0.71	0.27	0.66	38.75
Mar '07 (a)	7.71	9.28	10.38	2.62	6.12	0.73	0.42	0.40	37.55
Jun (a)	6.93	9.47	10.33	3.11	5.61	0.66	0.43	0.60	37.17
Sep (a)	8.04	10.17	10.83	2.94	5.36	0.71	0.37	0.69	39.00
Dec (a)	7.26	11.15	11.64	2.65	5.75	0.79	0.24	0.59	40.29
Mar '08 (a)	8.14	10.61	11.02	3.27	5.38	0.68	0.24	0.44	39.58
Jun (a)	8.08	9.75	11.27	3.02	5.95	0.72	0.20	0.55	39.75
Sep (a)	6.16	10.72	9.21	3.55	4.91	0.78	0.20	0.72	36.25
Dec (a)	5.98	10.19	6.87	3.09	4.48	0.78	0.39	0.71	32.49
Mar '09	5.40	10.50	6.30	2.90	4.35	0.64	0.31	0.60	31.00
Jun	5.80	10.65	6.80	2.92	4.55	0.67	0.32	0.61	32.31
Sep	6.27	10.71	7.50	3.08	5.25	0.79	0.32	0.58	34.50
Dec	6.85	10.78	8.33	3.00	5.12	0.77	0.33	0.57	35.75
Mar '10	7.20	10.82	8.30	2.77	5.23	0.71	0.30	0.57	35.89
Jun	7.25	10.82	8.40	2.72	5.14	0.69	0.30	0.57	35.89
Sep	7.30	10.85	8.41	2.85	5.35	0.70	0.32	0.58	36.36
Dec	7.30	10.92	8.44	2.92	5.45	0.70	0.33	0.59	36.65



HOUSING STARTS: by state and territory

thousand dwellings commenced

Starts	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust
2002/03 (a)	47.75	45.79	39.05	10.25	20.04	1.78	1.00	3.11	169.71
2003/04 (a)	45.71	45.32	44.20	10.39	22.55	2.85	1.04	2.89	174.84
2004/05 (a)	39.40	40.96	39.28	11.00	22.90	2.82	1.33	2.46	160.17
2005/06 (a)	32.86	39.32	37.67	10.74	25.90	2.56	1.35	1.88	152.32
2006/07 (a)	29.77	38.62	41.08	11.18	24.72	2.86	1.39	2.33	152.03
2007/08 (a)	31.52	41.68	44.76	11.88	22.44	2.90	1.05	2.26	158.63
2008/09	23.34	42.06	29.18	12.46	18.29	2.87	1.22	2.64	132.05
2009/10	27.57	43.13	32.53	11.56	20.74	2.95	1.25	2.29	142.03
2010/11	29.20	43.54	33.70	11.54	21.60	2.80	1.30	2.35	146.03

% change:

2003/04 (a)	-4	-1	12	1	11	37	4	-8	3
2004/05 (a)	-14	-10	-11	6	2	-1	30	-15	-8
2005/06 (a)	-16	-4	-4	-2	13	-9	2	-24	-5
2006/07 (a)	-10	-2	9	3	-5	11	4	24	0
2007/08 (a)	6	8	9	6	-9	1	-24	-3	4
2008/09	-26	1	-35	5	-18	-1	16	17	-17
2009/10	18	3	11	-7	13	3	3	-13	8
2010/11	6	1	4	0	4	-5	4	2	3

Updated May 2009



Forecasts - May 2009

Housing Starts, by type

	<i>thousand starts</i>			<i>(a) = actual</i>			
				% change:			
	Houses	Multi-units	Total	Houses	Multi-units	Total	Houses / total
NSW							
2002/03 (a)	24.28	23.63	47.91				0.51
2003/04 (a)	22.88	23.01	45.77	-6	-3	-4	0.50
2004/05 (a)	19.92	19.50	39.43	-13	-15	-14	0.51
2005/06 (a)	15.66	17.31	32.97	-21	-11	-16	0.47
2006/07 (a)	15.63	14.18	29.81	0	-18	-10	0.52
2007/08 (a)	16.44	15.08	31.52	5	6	6	0.52
2008/09	13.13	10.21	23.34	-20	-32	-26	0.56
2009/10	14.56	13.01	27.57	11	27	18	0.53
2010/11	15.32	13.88	29.20	5	7	6	0.52
Vic							
2002/03 (a)	32.61	13.19	45.80				0.71
2003/04 (a)	34.62	10.71	45.33	6	-19	-1	0.76
2004/05 (a)	30.36	10.60	40.96	-12	-1	-10	0.74
2005/06 (a)	29.61	9.68	39.29	-2	-9	-4	0.75
2006/07 (a)	29.49	9.12	38.61	0	-6	-2	0.76
2007/08 (a)	30.82	10.87	41.68	5	19	8	0.74
2008/09	30.91	11.15	42.06	0	3	1	0.73
2009/10	32.63	10.50	43.13	6	-6	3	0.76
2010/11	33.09	10.45	43.54	1	-1	1	0.76
Qld							
2002/03 (a)	26.38	13.23	39.61				0.67
2003/04 (a)	29.83	14.41	44.23	13	9	12	0.67
2004/05 (a)	25.25	14.11	39.36	-15	-2	-11	0.64
2005/06 (a)	24.71	13.03	37.74	-2	-8	-4	0.65
2006/07 (a)	28.21	12.96	41.17	14	-1	9	0.69
2007/08 (a)	29.95	14.81	44.76	6	14	9	0.67
2008/09	21.30	7.88	29.18	-29	-47	-35	0.73
2009/10	22.55	9.98	32.53	6	27	11	0.69
2010/11	23.43	10.27	33.70	4	3	4	0.70
SA							
2002/03 (a)	8.26	1.98	10.24				0.81
2003/04 (a)	8.22	2.17	10.39	-1	9	1	0.79
2004/05 (a)	8.57	2.43	11.00	4	12	6	0.78
2005/06 (a)	8.09	2.69	10.78	-6	11	-2	0.75
2006/07 (a)	8.68	2.47	11.15	7	-8	3	0.78
2007/08 (a)	9.56	2.32	11.88	10	-6	6	0.80
2008/09	9.65	2.81	12.46	1	21	5	0.77
2009/10	9.11	2.45	11.56	-6	-13	-7	0.79
2010/11	9.05	2.49	11.54	-1	2	0	0.78
WA							
2002/03 (a)	16.82	3.49	20.31				0.83
2003/04 (a)	18.58	4.00	22.57	10	14	11	0.82
2004/05 (a)	18.23	4.70	22.92	-2	18	2	0.80
2005/06 (a)	21.53	4.41	25.94	18	-6	13	0.83
2006/07 (a)	19.81	4.93	24.74	-8	12	-5	0.80
2007/08 (a)	16.89	5.55	22.44	-15	13	-9	0.75
2008/09	14.39	3.89	18.29	-15	-30	-18	0.79
2009/10	16.73	4.02	20.74	16	3	13	0.81
2010/11	17.50	4.10	21.60	5	2	4	0.81

Updated May 2009



Housing Starts, by type

	<i>thousand starts</i>			<i>(a) = actual</i>			<i>Houses / total</i>
	<i>number of starts</i>			<i>% change:</i>			
	Houses	Multi-units	Total	Houses	Multi-units	Total	
Tas							
2002/03 (a)	1,866	205	2,071				0.90
2003/04 (a)	2,507	337	2,844	34	64	37	0.88
2004/05 (a)	2,437	387	2,824	-3	15	-1	0.86
2005/06 (a)	2,245	321	2,566	-8	-17	-9	0.87
2006/07 (a)	2,445	416	2,861	9	30	11	0.85
2007/08 (a)	2,454	454	2,902	0	9	1	0.85
2008/09	2,367	498	2,865	-4	10	-1	0.83
2009/10	2,490	460	2,950	5	-8	3	0.84
2010/11	2,376	424	2,800	-5	-8	-5	0.85
NT							
2002/03 (a)	525	467	992				0.53
2003/04 (a)	515	516	1,031	-2	10	4	0.50
2004/05 (a)	633	705	1,338	23	37	30	0.47
2005/06 (a)	677	682	1,359	7	-3	2	0.50
2006/07 (a)	760	650	1,410	12	-5	4	0.54
2007/08 (a)	589	461	1,050	-22	-29	-26	0.56
2008/09	665	550	1,215	13	19	16	0.55
2009/10	711	542	1,253	7	-1	3	0.57
2010/11	722	578	1,300	2	7	4	0.56
ACT							
2002/03 (a)	1,777	1,348	3,125				0.57
2003/04 (a)	1,458	1,427	2,885	-18	6	-8	0.51
2004/05 (a)	954	1,501	2,455	-35	5	-15	0.39
2005/06 (a)	1,033	835	1,868	8	-44	-24	0.55
2006/07 (a)	1,262	1,050	2,312	22	26	24	0.55
2007/08 (a)	1,278	985	2,263	1	-6	-2	0.56
2008/09	1,333	1,307	2,640	4	33	17	0.50
2009/10	1,359	931	2,290	2	-29	-13	0.59
2010/11	1,398	952	2,350	3	2	3	0.59
<i>thousand starts</i>							
Aust							
2002/03 (a)	112.52	57.55	170.07				0.66
2003/04 (a)	118.48	56.58	175.05	5	-2	3	0.68
2004/05 (a)	106.35	53.93	160.28	-10	-5	-8	0.66
2005/06 (a)	103.55	48.96	152.50	-3	-9	-5	0.68
2006/07 (a)	106.28	45.78	152.06	3	-6	0	0.70
2007/08 (a)	107.18	51.45	158.63	1	12	4	0.68
2008/09	93.95	38.10	132.05	-12	-26	-17	0.71
2009/10	99.30	42.73	142.03	6	12	8	0.70
2010/11	102.08	43.95	146.03	3	3	3	0.70

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Forecasts - May 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
2002/03	10,953	9,245	8,006	1,618	4,427	385	235	645	35,916
2003/04	10,593	9,144	8,866	1,744	4,374	508	234	577	36,377
2004/05	9,592	9,007	9,190	1,889	4,584	489	267	553	35,812
2005/06	8,067	8,481	8,926	1,881	5,080	494	324	559	33,873
2006/07	7,363	8,221	9,438	1,892	5,505	494	349	619	33,881
2007/08	7,055	8,339	9,518	2,134	5,710	548	355	533	34,194
2008/09	6,787	9,236	8,429	2,051	5,337	520	328	560	33,248
2009/10	7,465	9,471	9,019	1,903	5,924	535	338	550	35,206
2010/11	7,907	9,561	9,343	1,900	6,168	508	351	525	36,263
% change									
2003/04	-3	-1	11	8	-1	32	0	-11	1
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	6	1	4	0	4	-5	4	-5	3

(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
2002/03 (a)	9,488	6,014	6,478	1,618	3,634	536	218	365	28,350
2003/04 (a)	10,104	6,688	6,334	1,978	3,291	703	202	390	29,815
2004/05 (a)	9,161	5,995	7,026	1,971	3,426	704	315	363	28,991
2005/06 (a)	9,161	5,995	7,026	1,971	3,426	704	315	363	28,991
2006/07 (a)	8,635	6,378	7,853	2,188	3,775	735	261	342	30,193
2007/08 (a)	8,612	6,932	7,542	1,876	4,560	797	203	383	30,886
2008/09	8,222	6,760	8,010	2,012	4,430	752	248	326	30,822
2009/10	8,386	6,828	8,250	2,052	4,607	767	258	326	31,475
2010/11	8,638	7,101	8,580	2,093	4,791	782	271	333	32,590
% change									
2003/04	6	11	-2	22	-9	31	-7	7	5
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	-5	-2	6	7	-3	-6	22	-15	0
2009/10	2	1	3	2	4	2	4	0	2
2010/11	3	4	4	2	4	2	5	2	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
2002/03 (a)	20,441	15,259	14,484	3,236	8,061	921	453	1,010	64,266
2003/04 (a)	20,697	15,832	15,200	3,722	7,665	1,211	436	967	66,192
2004/05 (a)	18,753	15,002	16,216	3,860	8,010	1,193	582	916	64,803
2005/06 (a)	17,228	14,476	15,952	3,852	8,506	1,198	639	922	62,864
2006/07 (a)	15,998	14,599	17,291	4,080	9,280	1,229	610	961	64,074
2007/08	15,667	15,271	17,060	4,010	10,270	1,345	558	916	65,080
2008/09	15,009	15,996	16,439	4,063	9,767	1,272	576	886	64,070
2009/10	15,852	16,299	17,269	3,955	10,531	1,302	596	876	66,681
2010/11	16,545	16,662	17,924	3,993	10,960	1,290	622	858	68,853
% change									
2003/04	1	4	5	15	-5	31	-4	-4	3
2004/05	-9	-5	7	4	5	-1	33	-5	-2
2005/06	-8	-4	-2	0	6	0	10	1	-3
2006/07	-7	1	8	6	9	3	-5	4	2
2007/08	-2	5	-1	-2	11	9	-9	-5	2
2008/09	-4	5	-4	1	-5	-5	3	-3	-2
2009/10	6	2	5	-3	8	2	4	-1	4
2010/11	4	2	4	1	4	-1	4	-2	3

(a) = actual

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