

BUILDING ACTIVITY

**DWELLING UNIT
COMMENCEMENTS**

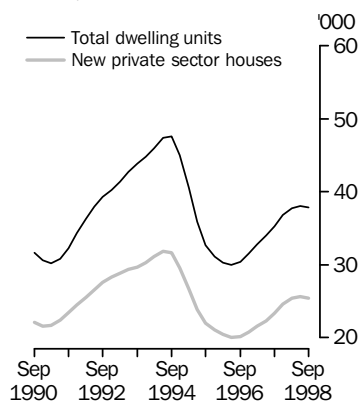
AUSTRALIA

PRELIMINARY

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Dwelling units commenced

Number, Trend



SEPTEMBER QTR KEY FIGURES

TREND ESTIMATES

Dwelling units commenced

New private sector houses

Total dwelling units

Sep qtr 98

**% change
Jun qtr 98 to
Sep qtr 98**

**% change
Sep qtr 97 to
Sep qtr 98**

25 429

−0.8

8.8

37 903

−0.4

7.3

SEASONALLY ADJUSTED

Dwelling units commenced

New private sector houses

Total dwelling units

Sep qtr 98

**% change
Jun qtr 98 to
Sep qtr 98**

**% change
Sep qtr 97 to
Sep qtr 98**

25 375

—

12.6

38 059

0.7

11.5

SEPTEMBER QTR KEY POINTS

TREND ESTIMATES

- After two years of growth, the trend for the number of new private sector houses commenced has levelled off. Following a slowing in the rate of growth over each of the March and June 1998 quarters, the trend fell marginally (by 0.8%) during the September quarter.
- The trend for the total number of dwelling units commenced has also levelled off. The rate of growth slowed in each of the March and June quarters, while the September quarter showed a marginal fall of 0.4%.

SEASONALLY ADJUSTED ESTIMATES

- The number of new private sector houses commenced during the September quarter was virtually unchanged at 25,375, following a fall of 1.7% in the June quarter. The total number of dwelling units commenced has risen marginally in each of the last two quarters to 38,059 for the September quarter, 11.5% higher than for the previous September quarter.

ORIGINAL ESTIMATES

- The total number of dwelling units commenced during the September quarter was 39,322, an increase of 2.1% on the previous quarter and 11.4% above that for a year earlier. New house commencements rose by 3.9% and new other dwelling units by 1.4%, while the number of 'conversions, etc.' fell by 36.3%.
- Total private sector commencements rose by 1.4% to 37,533, with new houses up 1.8%.
- Total public sector commencements rose by 17.3% to 1,789. The rise in public sector new house commencements accounted for over half the increase in total new house commencements.

- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

December 1998

19 March 1999

March 1999

22 June 1999

CHANGES IN THIS ISSUE

Two additional tables (numbered 2 and 4) showing percentage changes have been included in this issue. Tables previously labelled 2 through 5 have been renumbered.

SAMPLING ERRORS

The estimates in this publication are based on a sample survey of private sector house building activity and a complete enumeration of other building activity. Because data are not collected for all private sector house building jobs, the published estimates 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.

RELATIVE STANDARD ERRORS

Relative standard errors for the number of new private sector houses and total dwelling units commenced in the September quarter 1998 are given below. There is 67% confidence that the actual value would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

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	<i>New private sector houses</i>	<i>Total dwellings</i>
	%	%

.....

New South Wales	3.9	2.1
Victoria	3.7	2.7
Queensland	3.1	2.0
South Australia	3.7	3.6
Western Australia	4.0	3.3
Tasmania	2.4	2.3
Northern Territory
Australian Capital Territory	0.9	0.7
Australia	1.7	1.1

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W. McLennan
Australian Statistician

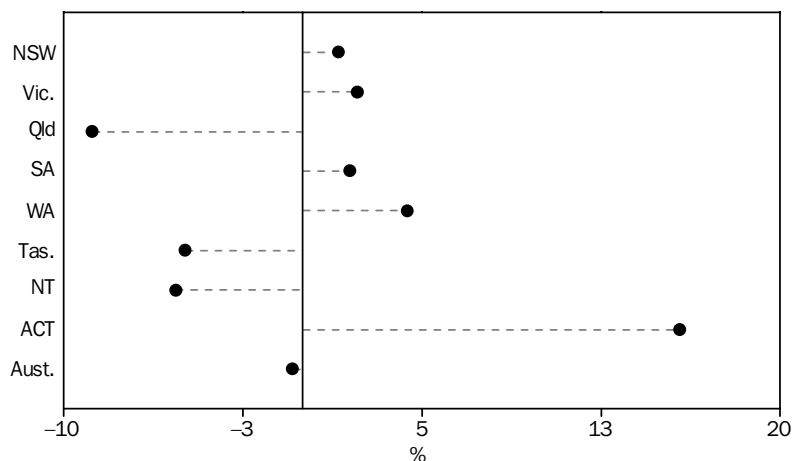
STATE ESTIMATES

TOTAL NUMBER OF DWELLING UNITS COMMENCED

Trend estimates

- The Australian Capital Territory (+15.8%), Western Australia (+4.4%), Victoria (+2.3%). South Australia (+2.0%) and New South Wales (+1.5%), all recorded increases in the trend estimate of the number of dwelling units commenced in the September quarter.
- Falls occurred in Queensland (−8.8%), the Northern Territory (−5.3%) and Tasmania (−4.9%).
- When compared with a year previously, Western Australia (23.3%) showed the largest increase followed by Victoria (15.7%), the Northern Territory (12.0%) and New South Wales (10.5%). Only Tasmania (−15.8%) and Queensland (−8.4%) reported a decrease in commencements.

Change from previous quarter



Seasonally adjusted estimates

- The Australian Capital Territory (+122.4%), South Australia (+22.4%) and New South Wales (+11.2%) showed the largest increases in the number of dwelling units commenced in the September quarter. Only Queensland (−17.6%) and Tasmania (−14.0%) recorded falls.

Original estimates

- Significant contributors to the rise in public sector house commencements in the September quarter were:
 - ♦ 166 transportables for the Olympic Games Media Village (New South Wales);
 - ♦ the flow-on effect of the significant number of Homeswest approvals in June 1998 (Western Australia) and
 - ♦ work for the Defence Housing Authority (Northern Territory).

TABLE 1. NUMBER OF DWELLING UNITS COMMENCED

<i>Period</i>	<i>New houses</i>		<i>Total dwelling units (includes conversions etc)</i>	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL				
1997 June qtr	22,688	23,156	33,213	34,324
Sept. qtr	23,334	23,840	34,074	35,313
Dec. qtr	26,245	26,688	37,745	38,685
1998 Mar. qtr	23,427	23,882	34,023	35,192
June qtr	25,791	26,307	37,005	38,530
Sept. qtr	26,252	27,325	37,533	39,322
SEASONALLY ADJUSTED				
1997 June qtr	22,325	22,741	32,656	33,686
Sept. qtr	22,537	23,012	33,270	34,142
Dec. qtr	25,234	25,730	36,777	38,187
1998 Mar. qtr	25,806	26,299	36,507	37,709
June qtr	25,373	25,831	36,377	37,806
Sept. qtr	25,375	26,390	36,688	38,059
TREND ESTIMATES				
1997 June qtr	22,363	22,793	32,949	34,044
Sept. qtr	23,382	23,845	34,275	35,329
Dec. qtr	24,619	25,077	35,655	36,832
1998 Mar. qtr	25,436	25,936	36,491	37,802
June qtr	25,626	26,254	36,675	38,046
Sept. qtr	25,429	26,256	36,525	37,903

TABLE 2. NUMBER OF DWELLING UNITS COMMENCED, PERCENTAGE CHANGE

<i>Period</i>	<i>New houses</i>		<i>Total dwelling units (includes conversions etc)</i>	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL (% change from previous quarter)				
1997 June qtr	12.9	13.1	9.6	8.6
Sept. qtr	2.8	3.0	2.6	2.9
Dec. qtr	12.5	11.9	10.8	9.5
1998 Mar. qtr	-10.7	-10.5	-9.9	-9.0
June qtr	10.1	10.2	8.8	9.5
Sept. qtr	1.8	3.9	1.4	2.1
SEASONALLY ADJUSTED (% change from previous quarter)				
1997 June qtr	0.7	0.8	0.3	-0.6
Sept. qtr	0.9	1.2	1.9	1.4
Dec. qtr	12.0	11.8	10.5	11.8
1998 Mar. qtr	2.3	2.2	-0.7	-1.3
June qtr	-1.7	-1.8	-0.4	0.3
Sept. qtr	—	2.2	0.9	0.7
TREND ESTIMATES (% change from previous quarter)				
1997 June qtr	3.7	3.7	4.3	3.7
Sept. qtr	4.6	4.6	4.0	3.8
Dec. qtr	5.3	5.2	4.0	4.3
1998 Mar. qtr	3.3	3.4	2.3	2.6
June qtr	0.7	1.2	0.5	0.6
Sept. qtr	-0.8	—	-0.4	-0.4

TABLE 3. TOTAL NUMBER OF DWELLING UNITS (a) COMMENCED BY STATE

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
SEASONALLY ADJUSTED									
1997 June qtr	10,764	7,379	8,342	1,725	3,901	436	n.a.	578	33,686
Sept. qtr	11,471	7,999	8,215	1,478	3,858	432	n.a.	305	34,142
Dec. qtr	12,074	8,957	9,126	1,808	4,299	413	n.a.	367	38,187
1998 Mar. qtr	13,098	8,562	9,209	1,786	4,350	383	n.a.	345	37,709
June qtr	11,893	9,390	8,910	1,584	4,765	395	n.a.	247	37,806
Sept. qtr	13,221	9,414	7,338	1,939	4,930	340	n.a.	550	38,059
TREND ESTIMATES									
1997 June qtr	11,480	7,392	8,409	1,555	3,913	441	458	479	34,044
Sept. qtr	11,613	8,134	8,557	1,653	3,983	424	493	418	35,329
Dec. qtr	12,017	8,588	8,963	1,706	4,175	412	552	328	36,832
1998 Mar. qtr	12,468	8,927	9,036	1,724	4,445	395	585	317	37,802
June qtr	12,654	9,193	8,601	1,763	4,704	375	583	367	38,046
Sept. qtr	12,837	9,407	7,841	1,798	4,911	357	552	425	37,903

(a) Includes conversions, etc.

TABLE 4. TOTAL NUMBER OF DWELLING UNITS (a) COMMENCED BY STATE, PERCENTAGE CHANGE

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
SEASONALLY ADJUSTED (% change from previous quarter)									
1997 June qtr	-14.0	7.4	-2.4	27.8	0.1	-3.2	n.a.	9.4	-0.6
Sept. qtr	6.6	8.4	-1.5	-14.4	-1.1	-0.9	n.a.	-47.2	1.4
Dec. qtr	5.3	12.0	11.1	22.4	11.4	-4.4	n.a.	20.2	11.8
1998 Mar. qtr	8.5	-4.4	0.9	-1.2	1.2	-7.3	n.a.	-5.9	-1.3
June qtr	-9.2	9.7	-3.2	-11.3	9.5	3.1	n.a.	-28.4	0.3
Sept. qtr	11.2	0.3	-17.6	22.4	3.5	-14.0	n.a.	122.4	0.7
TREND ESTIMATES (% change from previous quarter)									
1997 June qtr	0.3	12.9	1.3	5.9	2.6	-3.8	2.9	-2.4	3.7
Sept. qtr	1.2	10.0	1.8	6.3	1.8	-3.7	7.5	-12.6	3.8
Dec. qtr	3.5	5.6	4.7	3.2	4.8	-2.9	12.1	-21.6	4.3
1998 Mar. qtr	3.8	4.0	0.8	1.1	6.5	-4.2	5.9	-3.1	2.6
June qtr	1.5	3.0	-4.8	2.3	4.8	-5.0	-0.4	15.7	0.6
Sept. qtr	1.5	2.3	-8.8	2.0	4.4	-4.9	-5.3	15.8	-0.4

(a) Includes conversions, etc.

TABLE 5. TOTAL NUMBER OF DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1995-96	23,058	19,399	23,082	5,071	11,511	1,880	885	1,290	86,173
1996-97	23,385	18,652	22,870	5,112	12,522	1,560	985	1,157	86,246
1997-98	26,749	25,991	23,735	5,823	14,790	1,387	1,219	1,022	100,717
1997 June qtr	5,858	5,463	5,913	1,541	3,453	357	269	301	23,156
Sept. qtr	6,213	5,717	6,132	1,402	3,513	316	315	232	23,840
Dec. qtr	7,050	7,088	6,224	1,588	3,788	377	270	302	26,688
1998 Mar. qtr	6,599	6,034	5,457	1,436	3,465	353	290	249	23,882
June qtr	6,887	7,152	5,922	1,397	4,024	341	344	239	26,307
Sept. qtr	7,515	7,282	5,281	1,641	4,495	307	377	426	27,325
NEW OTHER RESIDENTIAL BUILDINGS									
1995-96	17,226	4,276	8,043	835	3,721	530	572	927	36,130
1996-97	18,681	6,047	9,004	651	2,241	291	701	729	38,345
1997-98	19,852	7,598	11,211	737	2,360	231	952	236	43,177
1997 June qtr	4,632	1,527	2,261	135	529	69	259	256	9,668
Sept. qtr	5,096	1,822	2,486	130	484	93	172	71	10,354
Dec. qtr	4,901	1,958	3,058	312	471	67	229	98	11,094
1998 Mar. qtr	4,985	1,924	2,575	145	561	29	309	40	10,568
June qtr	4,870	1,894	3,092	150	844	42	242	27	11,161
Sept. qtr	5,688	1,933	2,492	345	612	12	123	116	11,321
CONVERSIONS, ETC									
1995-96	1,002	913	217	55	104	8	12	70	2,381
1996-97	1,667	1,131	535	26	86	30	40	65	3,580
1997-98	1,821	1,340	441	89	115	3	14	2	3,826
1997 June qtr	506	493	396	15	22	1	4	63	1,500
Sept. qtr	442	524	123	9	17	—	4	—	1,119
Dec. qtr	539	174	141	6	41	—	2	—	903
1998 Mar. qtr	440	169	33	67	29	—	2	2	742
June qtr	400	473	144	7	28	3	6	—	1,062
Sept. qtr	316	280	29	34	12	2	3	—	676
TOTAL									
1995-96	41,286	24,588	31,342	5,960	15,336	2,418	1,469	2,287	124,684
1996-97	43,733	25,831	32,409	5,789	14,849	1,881	1,726	1,951	128,172
1997-98	48,423	34,929	35,388	6,649	17,265	1,622	2,185	1,260	147,720
1997 June qtr	10,996	7,484	8,570	1,691	4,004	427	532	620	34,324
Sept. qtr	11,751	8,063	8,741	1,541	4,014	409	491	303	35,313
Dec. qtr	12,490	9,220	9,424	1,906	4,300	444	501	400	38,685
1998 Mar. qtr	12,024	8,127	8,065	1,648	4,055	382	601	291	35,192
June qtr	12,158	9,519	9,158	1,554	4,896	387	592	266	38,530
Sept. qtr	13,519	9,496	7,802	2,020	5,119	321	503	542	39,322

TABLE 6. TOTAL NUMBER OF PRIVATE SECTOR DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1995-96	22,674	18,926	22,661	4,837	11,229	1,859	773	1,251	84,207
1996-97	23,180	18,395	22,523	5,057	12,013	1,543	815	1,116	84,645
1997-98	26,570	25,688	23,392	5,628	14,170	1,379	949	1,020	98,797
1997 June qtr	5,763	5,422	5,791	1,522	3,315	356	224	294	22,688
Sept. qtr	6,178	5,699	6,041	1,354	3,256	315	259	232	23,334
Dec. qtr	7,032	7,009	6,133	1,531	3,665	374	200	300	26,245
1998 Mar. qtr	6,548	5,901	5,418	1,409	3,357	351	195	249	23,427
June qtr	6,812	7,079	5,800	1,334	3,892	339	295	239	25,791
Sept. qtr	7,296	7,097	5,181	1,595	4,127	306	224	425	26,252
NEW OTHER RESIDENTIAL BUILDINGS									
1995-96	15,775	3,218	7,292	800	2,920	378	455	839	31,677
1996-97	16,878	5,636	8,314	647	1,858	246	685	711	34,975
1997-98	18,681	7,060	10,646	716	1,855	220	877	228	40,283
1997 June qtr	4,388	1,496	2,089	133	430	64	254	250	9,104
Sept. qtr	4,689	1,719	2,413	126	411	93	134	63	9,648
Dec. qtr	4,752	1,833	2,945	304	396	65	209	98	10,602
1998 Mar. qtr	4,688	1,774	2,501	141	408	25	299	40	9,876
June qtr	4,552	1,734	2,787	145	640	37	235	27	10,157
Sept. qtr	5,351	1,845	2,291	338	553	12	109	116	10,615
CONVERSIONS, ETC									
1995-96	973	884	217	55	104	8	9	—	2,250
1996-97	1,638	1,118	535	23	80	12	28	5	3,439
1997-98	1,807	1,317	419	89	115	3	14	2	3,767
1997 June qtr	496	484	396	15	22	1	4	3	1,421
Sept. qtr	437	524	101	9	17	—	4	—	1,092
Dec. qtr	534	174	141	6	41	—	2	—	898
1998 Mar. qtr	439	148	33	67	29	—	2	2	720
June qtr	397	471	144	7	28	3	6	—	1,057
Sept. qtr	309	279	29	32	12	2	3	—	666
TOTAL									
1995-96	39,422	23,028	30,170	5,691	14,253	2,245	1,237	2,090	118,134
1996-97	41,696	25,150	31,372	5,727	13,951	1,801	1,528	1,832	123,060
1997-98	47,059	34,065	34,458	6,433	16,140	1,603	1,840	1,250	142,847
1997 June qtr	10,647	7,403	8,276	1,670	3,767	421	482	547	33,213
Sept. qtr	11,304	7,942	8,555	1,489	3,684	408	397	295	34,074
Dec. qtr	12,318	9,016	9,220	1,841	4,102	439	411	398	37,745
1998 Mar. qtr	11,675	7,823	7,952	1,617	3,794	376	496	291	34,023
June qtr	11,762	9,284	8,731	1,486	4,560	380	536	266	37,005
Sept. qtr	12,956	9,222	7,501	1,965	4,692	320	336	541	37,533

TABLE 7. TOTAL NUMBER OF PUBLIC SECTOR DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1995-96	384	473	421	234	282	21	112	39	1,966
1996-97	205	257	347	55	509	17	170	41	1,601
1997-98	179	303	343	195	620	8	270	2	1,920
1997 June qtr	95	41	122	19	138	1	45	7	468
Sept. qtr	35	18	91	48	257	1	56	—	506
Dec. qtr	18	79	91	57	123	3	70	2	443
1998 Mar. qtr	51	133	39	27	108	2	95	—	455
June qtr	75	73	122	63	132	2	49	—	516
Sept. qtr	219	185	100	46	368	1	153	1	1,073
NEW OTHER RESIDENTIAL BUILDINGS									
1995-96	1,451	1,058	751	35	801	152	117	88	4,453
1996-97	1,803	411	690	4	383	45	16	18	3,370
1997-98	1,171	538	565	21	505	11	75	8	2,894
1997 June qtr	244	31	172	2	99	5	5	6	564
Sept. qtr	407	103	73	4	73	—	38	8	706
Dec. qtr	149	125	113	8	75	2	20	—	492
1998 Mar. qtr	297	150	74	4	153	4	10	—	692
June qtr	318	160	305	5	204	5	7	—	1,004
Sept. qtr	337	88	201	7	59	—	14	—	706
CONVERSIONS, ETC									
1995-96	29	29	—	—	—	—	3	70	131
1996-97	29	13	—	3	6	18	12	60	141
1997-98	14	23	22	—	—	—	—	—	59
1997 June qtr	10	9	—	—	—	—	—	60	79
Sept. qtr	5	—	22	—	—	—	—	—	27
Dec. qtr	5	—	—	—	—	—	—	—	5
1998 Mar. qtr	1	21	—	—	—	—	—	—	22
June qtr	3	2	—	—	—	—	—	—	5
Sept. qtr	7	1	—	2	—	—	—	—	10
TOTAL									
1995-96	1,864	1,560	1,172	269	1,083	173	232	197	6,550
1996-97	2,037	681	1,037	62	898	80	198	119	5,112
1997-98	1,364	864	930	216	1,125	19	345	10	4,873
1997 June qtr	349	81	294	21	237	6	50	73	1,111
Sept. qtr	447	121	186	52	330	1	94	8	1,239
Dec. qtr	172	204	204	65	198	5	90	2	940
1998 Mar. qtr	349	304	113	31	261	6	105	—	1,169
June qtr	396	235	427	68	336	7	56	—	1,525
Sept. qtr	563	274	301	55	427	1	167	1	1,789

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains preliminary estimates from the quarterly Building Activity Survey of the number of dwelling units commenced. More comprehensive updated results for the last two quarters will be available shortly in *Building Activity, Australia* (Cat. no. 8752.0).

2 The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey comprises a sample survey of private sector house building activity and a complete enumeration of other building activity. Estimates in respect of commencements of private sector houses are therefore subject to sampling variability. The relative standard errors for these estimates are shown on page 2. Also, 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 are therefore subject to revision.

3 The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house commencements based on survey results are available only at the State, Territory and Australia levels. Further geographic disaggregations are not available. However, data for regions below State and Territory level are available from the building approvals series and from the monthly series of dwelling unit commencements compiled for South Australia and Western Australia by the Australian Bureau of Statistics (ABS). Unlike data in this publication compiled from the Building Activity Survey, the series for smaller geographic areas are based on information reported by local and other government authorities.

DEFINITIONS

4 A *building* is defined as 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.

5 A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long-term* 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.

6 A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

- A *house* is defined as 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.
- An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

These statistics present the number of dwelling units in other residential buildings (and not the number of buildings).

EXPLANATORY NOTES *continued*

DEFINITIONS *continued*

7 *Conversions, etc.* Dwelling units can also be created as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings. Such dwelling units are referred to in this publication under the heading of Conversions, etc.

8 *Commenced.* A building is regarded as 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).

9 *Ownership.* The ownership of a building is classified as either public sector or private 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.

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 and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters. Details regarding the methods used in seasonally adjusting the series are available on request.

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. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total dwelling units should not be used to represent seasonally adjusted public sector dwelling units.

12 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

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.

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

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 and as a result of the re-estimation of the seasonal factors. For further information, see *Information Paper: A Guide to Interpreting Time Series — Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345.

ACKNOWLEDGEMENT

16 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

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17 Users may also wish to refer to the following publications:
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19 The ABS can also make available certain building approvals and activity data which are not published. A charge may be made for providing unpublished information.

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SYMBOLS AND OTHER USAGES

ABS Australian Bureau of Statistics
n.a. not available
— nil or rounded to zero
.. not applicable

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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