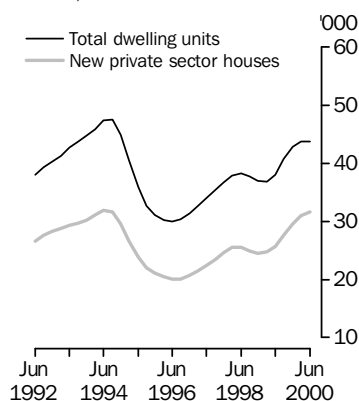


BUILDING ACTIVITY
DWELLING UNIT
COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 SEPT 2000

Dwelling units commenced
Number, Trend



JUNE QTR KEY FIGURES

TREND ESTIMATES	Jun qtr 00	% change Mar qtr 00 to Jun qtr 00	% change Jun qtr 99 to Jun qtr 00
Dwelling units commenced			
New private sector houses	31 637	2.1	23.5
Total dwelling units	43 721	-0.2	15.0
.....			
SEASONALLY ADJUSTED	Jun qtr 00	% change Mar qtr 00 to Jun qtr 00	% change Jun qtr 99 to Jun qtr 00
Dwelling units commenced			
New private sector houses	29 150	-14.5	10.4
Total dwelling units	41 627	-10.1	10.7

JUNE QTR KEY POINTS

TREND ESTIMATES

- The trend series for the total number of dwelling units commenced has flattened, following a year of strong growth prior to the introduction of the Goods and Services Tax (GST). With the severe downturn of dwelling approvals over recent months, the trend for commencements is expected to fall further over the coming quarters.
- The number of new private sector houses commenced rose by 2.1%. However, the rate of growth has eased significantly.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced during the June quarter fell by 4,702 (10.1%) to 41,627, which is still 10.7% above the figure for a year earlier.
- For new private sector houses, commencements fell by 14.5% from last quarter's record high of 34,100. This was the biggest quarterly fall, in both absolute and percentage terms, since the September quarter 1989. However, the 29,150 commencements in the June quarter were still the second highest since the December quarter 1994.

ORIGINAL ESTIMATES

- The total number of dwelling units commenced fell by 1,747 (4.0%) to 42,112. New private sector house commencements were down by 5.4% to 29,953 and new other dwellings were down by 3.6% to 10,952.

- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316, or The National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2000	15 December 2000
December 2000	19 March 2001

SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced during the March quarter 2000 has been revised upwards by 1,304 (+3.1%) for Australia, including 483 (+6.3%) in Queensland, 464 (+3.9%) in Victoria, 209 (+1.6%) in New South Wales and 122 (+2.0%) in Western Australia.

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 June quarter 2000 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.

	<i>New private sector houses</i>	<i>Total dwellings</i>
	%	%
New South Wales	3.5	3.2
Victoria	3.6	2.7
Queensland	3.1	2.1
South Australia	3.8	3.0
Western Australia	4.8	3.6
Tasmania	2.1	1.7
Northern Territory
Australian Capital Territory	2.3	1.9
Australia	1.7	1.2

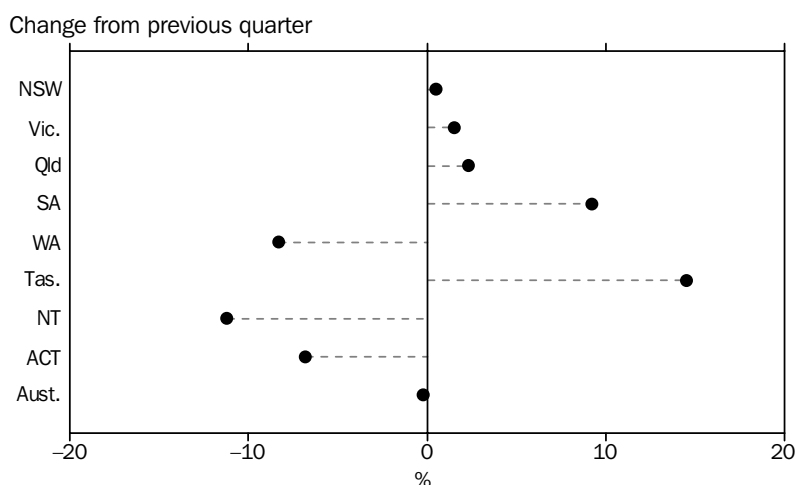
Dennis Trewin
Australian Statistician

STATE ESTIMATES

TOTAL NUMBER OF DWELLING UNITS COMMENCED

Trend estimates

- Five States showed increases in the trend estimate of the total number of dwelling units commenced during the June quarter 2000, with growth in the latest quarter being strongest in Tasmania (+14.5%) followed by South Australia (+9.2%) and Queensland (+2.3%). The Northern Territory showed the largest fall (-11.2%) followed by Western Australia (-8.3%).



Seasonally adjusted estimates

- In seasonally adjusted terms, only Tasmania (+12.4%) recorded an increase in the total number of dwelling units commenced in the June quarter. All other States and Territories recorded falls, led by Western Australia (-35.7%), the Australian Capital Territory (-18.2%) and Victoria (-10.5%).

Original estimates

- Falls in the total number of dwelling units commenced in the June quarter occurred in six States and Territories with the largest fall being in Western Australia (-27.1%) followed by the Australian Capital Territory (-19.5%), the Northern Territory (-19.4%) and New South Wales (-3.6%). Queensland rose by 9.4% and Tasmania by 9.0%.
- Percentage movements between 1998-99 and 1999-00 in the number of dwelling units commenced by type of dwelling unit by State were:

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New houses	12.0	19.2	18.8	25.5	17.1	20.7	-34.5	7.4	16.4
Other dwellings	-7.0	35.2	5.6	48.8	57.5	124.8	9.9	28.9	10.4
Total dwellings	3.5	23.3	14.7	29.0	22.6	29.2	-22.2	15.0	14.5

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				
1999 Mar. qtr	22,404	22,870	33,240	34,415
Jun qtr	26,844	27,426	36,685	38,075
Sep. qtr	27,938	28,472	41,197	42,659
Dec. qtr	29,480	29,983	41,547	42,509
2000 Mar. qtr	31,271	31,653	42,923	43,859
Jun qtr	29,639	29,953	41,383	42,112
SEASONALLY ADJUSTED				
1999 Mar. qtr	24,451	24,977	35,173	36,395
Jun qtr	26,403	26,948	36,332	37,606
Sep. qtr	27,051	27,621	40,318	41,447
Dec. qtr	28,529	28,968	40,611	41,994
2000 Mar. qtr	34,100	34,544	45,369	46,329
Jun qtr	29,150	29,431	41,018	41,627
TREND ESTIMATES				
1999 Mar. qtr	24,818	25,421	35,517	36,854
Jun qtr	25,614	26,132	36,768	38,015
Sep. qtr	27,609	28,137	39,490	40,735
Dec. qtr	29,617	30,101	41,731	42,912
2000 Mar. qtr	30,975	31,378	42,844	43,826
Jun qtr	31,637	31,896	43,004	43,721

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)				
1999 Mar. qtr	-9.9	-10.5	-7.6	-7.5
June qtr	19.8	19.9	10.4	10.6
Sept. qtr	4.1	3.8	12.3	12.0
Dec. qtr	5.5	5.3	0.8	-0.4
2000 Mar. qtr	6.1	5.6	3.3	3.2
June qtr	-5.2	-5.4	-3.6	-4.0
SEASONALLY ADJUSTED (% change from previous quarter)				
1999 Mar. qtr	1.7	1.3	0.1	-1.0
June qtr	8.0	7.9	3.3	3.3
Sept. qtr	2.5	2.5	11.0	10.2
Dec. qtr	5.5	4.9	0.7	1.3
2000 Mar. qtr	19.5	19.3	11.7	10.3
June qtr	-14.5	-14.8	-9.6	-10.1
TREND ESTIMATES (% change from previous quarter)				
1999 Mar. qtr	1.2	0.7	—	-0.4
June qtr	3.2	2.8	3.5	3.2
Sept. qtr	7.8	7.7	7.4	7.2
Dec. qtr	7.3	7.0	5.7	5.3
2000 Mar. qtr	4.6	4.2	2.7	2.1
June qtr	2.1	1.7	0.4	-0.2

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									
1999 Mar. qtr	12,504	9,737	6,790	1,780	4,388	350	n.a.	675	36,395
Jun qtr	12,417	10,439	7,119	1,963	4,752	339	n.a.	509	37,606
Sep. qtr	13,450	11,568	7,354	2,053	5,761	340	n.a.	555	41,447
Dec. qtr	12,023	11,308	8,609	2,129	5,596	381	n.a.	710	41,994
2000 Mar. qtr	13,064	13,398	9,237	2,754	6,936	501	n.a.	640	46,329
Jun qtr	12,944	11,989	8,517	2,720	4,461	563	n.a.	524	41,627
TREND ESTIMATES									
1999 Mar. qtr	12,305	9,861	6,955	1,848	4,542	342	487	556	36,854
Jun qtr	12,572	10,435	7,028	1,894	4,848	337	443	569	38,015
Sep. qtr	12,796	11,264	7,658	2,050	5,554	348	420	609	40,735
Dec. qtr	12,740	11,964	8,385	2,290	5,971	404	407	631	42,912
2000 Mar. qtr	12,780	12,411	8,829	2,554	5,872	481	371	629	43,826
Jun qtr	12,847	12,595	9,029	2,789	5,382	551	330	586	43,721

(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)									
1999 Mar. qtr	9.1	3.8	-8.8	-1.1	-2.8	-1.8	-21.3	61.5	-1.0
June qtr	-0.7	7.2	4.8	10.3	8.3	-3.2	-13.8	-24.7	3.3
Sept. qtr	8.3	10.8	3.3	4.6	21.2	0.4	16.5	9.1	10.2
Dec. qtr	-10.6	-2.2	17.1	3.7	-2.9	11.8	-21.3	28.0	1.3
2000 Mar. qtr	8.7	18.5	7.3	29.3	23.9	31.5	13.2	-9.9	10.3
June qtr	-0.9	-10.5	-7.8	-1.2	-35.7	12.4	-30.6	-18.2	-10.1
TREND ESTIMATES (% change from previous quarter)									
1999 Mar. qtr	0.2	4.0	-5.4	2.3	0.7	-1.5	-6.3	7.4	-0.4
June qtr	2.2	5.8	1.1	2.5	6.7	-1.5	-9.0	2.5	3.2
Sept. qtr	1.8	7.9	9.0	8.2	14.6	3.1	-5.2	6.9	7.2
Dec. qtr	-0.4	6.2	9.5	11.7	7.5	16.1	-3.1	3.6	5.3
2000 Mar. qtr	0.3	3.7	5.3	11.5	-1.7	19.0	-8.8	-0.3	2.1
June qtr	0.5	1.5	2.3	9.2	-8.3	14.5	-11.2	-6.8	-0.2

(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									
1997-1998	26,764	26,004	23,754	5,823	14,790	1,387	1,219	1,022	100,764
1998-1999	27,548	29,165	20,150	6,296	15,948	1,264	1,427	1,364	103,164
1999-2000	30,854	34,778	23,937	7,899	18,671	1,526	934	1,465	120,061
1999 Mar. qtr	6,633	6,494	4,131	1,326	3,386	330	285	285	22,870
Jun qtr	7,205	7,910	5,492	1,661	4,157	304	318	379	27,426
Sep. qtr	7,368	8,155	5,439	1,792	4,879	301	279	261	28,472
Dec. qtr	7,142	8,817	6,315	2,007	4,698	359	249	396	29,983
2000 Mar. qtr	8,379	8,975	5,908	2,064	5,303	427	217	380	31,653
Jun qtr	7,965	8,831	6,275	2,036	3,791	439	189	428	29,953
NEW OTHER RESIDENTIAL BUILDINGS									
1997-1998	19,852	7,598	11,222	741	2,360	231	952	236	43,192
1998-1999	20,821	8,307	8,962	1,062	2,407	107	532	615	42,813
1999-2000	19,910	11,521	9,470	1,475	3,676	180	575	893	47,700
1999 Mar. qtr	5,464	2,159	1,820	302	586	18	124	240	10,713
Jun qtr	4,549	2,466	1,973	161	731	23	97	114	10,114
Sep. qtr	6,203	3,354	1,890	369	1,088	18	178	322	13,422
Dec. qtr	4,902	2,680	2,679	315	875	52	152	311	11,966
2000 Mar. qtr	4,424	2,877	2,261	475	934	70	138	181	11,360
Jun qtr	4,381	2,610	2,640	316	779	40	107	79	10,952
CONVERSIONS, ETC									
1997-1998	1,821	1,340	441	89	115	3	14	2	3,826
1998-1999	1,359	1,566	213	57	92	6	15	133	3,442
1999-2000	708	1,826	221	190	261	74	26	71	3,377
1999 Mar. qtr	229	355	64	16	28	—	6	133	832
Jun qtr	236	259	18	4	15	1	2	—	535
Sep. qtr	214	290	120	5	128	4	4	—	765
Dec. qtr	264	224	40	5	19	5	1	2	560
2000 Mar. qtr	117	539	20	5	78	1	17	69	846
Jun qtr	113	773	41	175	36	64	4	—	1,206
TOTAL									
1997-1998	48,437	34,942	35,418	6,653	17,265	1,622	2,185	1,260	147,781
1998-1999	49,728	39,038	29,325	7,416	18,447	1,377	1,974	2,112	149,419
1999-2000	51,472	48,125	33,628	9,564	22,608	1,779	1,535	2,429	171,139
1999 Mar. qtr	12,326	9,008	6,015	1,645	4,000	348	415	658	34,415
Jun qtr	11,990	10,634	7,483	1,826	4,903	328	417	493	38,075
Sep. qtr	13,785	11,799	7,449	2,166	6,095	323	461	583	42,659
Dec. qtr	12,308	11,721	9,034	2,327	5,592	415	402	709	42,509
2000 Mar. qtr	12,920	12,391	8,189	2,544	6,315	498	372	630	43,859
Jun qtr	12,459	12,214	8,956	2,527	4,606	543	300	507	42,112

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									
1997-1998	26,585	25,701	23,411	5,628	14,170	1,379	949	1,020	98,844
1998-1999	27,155	28,512	19,714	6,091	15,383	1,263	933	1,300	100,353
1999-2000	30,671	34,334	23,548	7,772	18,333	1,508	730	1,435	118,328
1999 Mar. qtr	6,572	6,302	4,065	1,293	3,350	330	221	271	22,404
Jun qtr	7,150	7,832	5,361	1,591	4,038	304	235	333	26,844
Sep. qtr	7,330	8,040	5,340	1,752	4,746	289	197	246	27,938
Dec. qtr	7,091	8,694	6,167	1,947	4,638	358	195	390	29,480
2000 Mar. qtr	8,330	8,850	5,828	2,054	5,231	426	180	372	31,271
Jun qtr	7,920	8,750	6,213	2,019	3,718	435	158	427	29,639
NEW OTHER RESIDENTIAL BUILDINGS									
1997-1998	18,681	7,060	10,657	720	1,855	220	877	228	40,298
1998-1999	19,673	7,878	8,292	1,039	1,982	107	485	611	40,067
1999-2000	19,134	11,298	8,987	1,458	3,024	177	504	843	45,425
1999 Mar. qtr	5,106	2,038	1,770	302	426	18	109	236	10,005
Jun qtr	4,321	2,343	1,655	161	615	23	83	114	9,315
Sep. qtr	5,897	3,290	1,605	359	869	18	178	302	12,518
Dec. qtr	4,814	2,596	2,646	312	693	52	112	287	11,512
2000 Mar. qtr	4,186	2,820	2,173	475	810	70	128	175	10,837
Jun qtr	4,237	2,592	2,563	312	652	37	86	79	10,558
CONVERSIONS, ETC									
1997-1998	1,807	1,317	419	89	115	3	14	2	3,767
1998-1999	1,336	1,542	211	55	92	6	15	133	3,391
1999-2000	687	1,804	220	190	225	73	26	71	3,296
1999 Mar. qtr	228	355	64	16	28	—	6	133	831
Jun qtr	230	257	17	4	15	1	2	—	526
Sep. qtr	201	288	120	5	119	4	4	—	741
Dec. qtr	264	223	40	5	15	5	1	2	555
2000 Mar. qtr	110	532	20	5	61	1	17	69	815
Jun qtr	112	761	40	175	30	63	4	—	1,185
TOTAL									
1997-1998	47,073	34,078	34,488	6,437	16,140	1,603	1,840	1,250	142,908
1998-1999	48,164	37,932	28,217	7,186	17,457	1,376	1,433	2,044	143,811
1999-2000	50,492	47,436	32,755	9,420	21,582	1,757	1,260	2,349	167,050
1999 Mar. qtr	11,906	8,695	5,899	1,612	3,804	348	336	640	33,240
Jun qtr	11,701	10,431	7,033	1,756	4,668	328	320	447	36,685
Sep. qtr	13,428	11,618	7,065	2,116	5,734	311	379	548	41,197
Dec. qtr	12,169	11,513	8,853	2,264	5,346	414	308	679	41,547
2000 Mar. qtr	12,626	12,202	8,021	2,534	6,102	497	325	616	42,923
Jun qtr	12,269	12,103	8,816	2,506	4,400	535	248	506	41,383

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									
1997-1998	179	303	343	195	620	8	270	2	1,920
1998-1999	393	653	436	205	565	1	494	64	2,811
1999-2000	183	444	389	127	338	18	204	30	1,733
1999 Mar. qtr	61	192	66	33	36	—	64	14	466
Jun qtr	55	78	131	70	119	—	83	46	582
Sep. qtr	38	115	99	40	133	12	82	15	534
Dec. qtr	51	123	148	60	60	1	54	6	503
2000 Mar. qtr	49	125	80	10	72	1	37	8	382
Jun qtr	45	81	62	17	73	4	31	1	314
NEW OTHER RESIDENTIAL BUILDINGS									
1997-1998	1,171	538	565	21	505	11	75	8	2,894
1998-1999	1,148	429	670	23	425	—	47	4	2,746
1999-2000	776	223	483	17	652	3	71	50	2,275
1999 Mar. qtr	358	121	50	—	160	—	15	4	708
Jun qtr	228	123	318	—	116	—	14	—	799
Sep. qtr	306	64	285	10	219	—	—	20	904
Dec. qtr	88	84	33	3	182	—	40	24	454
2000 Mar. qtr	238	57	88	—	124	—	10	6	523
Jun qtr	144	18	77	4	127	3	21	—	394
CONVERSIONS, ETC									
1997-1998	14	23	22	—	—	—	—	—	59
1998-1999	23	24	2	2	—	—	—	—	51
1999-2000	21	22	1	—	36	1	—	—	81
1999 Mar. qtr	1	—	—	—	—	—	—	—	1
Jun qtr	6	2	1	—	—	—	—	—	9
Sep. qtr	13	2	—	—	9	—	—	—	24
Dec. qtr	—	1	—	—	4	—	—	—	5
2000 Mar. qtr	7	7	—	—	17	—	—	—	31
Jun qtr	1	12	1	—	6	1	—	—	21
TOTAL									
1997-1998	1,364	864	930	216	1,125	19	345	10	4,873
1998-1999	1,564	1,106	1,108	230	990	1	541	68	5,608
1999-2000	980	689	873	144	1,026	22	275	80	4,089
1999 Mar. qtr	420	313	116	33	196	—	79	18	1,175
Jun qtr	289	203	450	70	235	—	97	46	1,390
Sep. qtr	357	181	384	50	361	12	82	35	1,462
Dec. qtr	139	208	181	63	246	1	94	30	962
2000 Mar. qtr	294	189	168	10	213	1	47	14	936
Jun qtr	190	111	140	21	206	8	52	1	729

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 compiled by the Australian Bureau of Statistics (ABS) and based on information reported by local government and other reporting 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 6076.

ACKNOWLEDGMENT

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*.

UNPUBLISHED DATA

19 The ABS can also make available certain building approvals and activity data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer print-out, floppy disk and email. A charge may be made for providing unpublished information in these forms.

RELATED PUBLICATIONS

17 Users may also wish to refer to the following publications:
Building Activity, Australia (Cat. no. 8752.0)—issued quarterly
Building Approvals, Australia (Cat. no. 8731.0)—issued monthly
House Price Indexes: Eight Capital Cities (Cat. no. 6416.0)—issued quarterly
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(Cat. no. 6407.0)—issued quarterly
Price Index of Materials Used in House Building (Cat. no. 6408.0)
—issued quarterly
Private Sector Construction Industry, Australia, 1996–97 (Cat. no. 8772.0)

18 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office in your State or Territory.

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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