

BUILDING ACTIVITY
DWELLING UNIT
COMMENCEMENTS

AUSTRALIA
PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) WED 19 JUN 2002

MARCH QTR KEY FIGURES

TREND ESTIMATES	Mar qtr 02	% change Dec qtr 01 to Mar qtr 02	% change Mar qtr 01 to Mar qtr 02
Dwelling units commenced			
New private sector houses	30 424	7.5	69.6
Total dwelling units	43 646	6.1	56.0
.....			
SEASONALLY ADJUSTED	Mar qtr 02	% change Dec qtr 01 to Mar qtr 02	% change Mar qtr 01 to Mar qtr 02
Dwelling units commenced			
New private sector houses	28 337	-4.3	62.6
Total dwelling units	40 376	-7.2	45.6

MARCH QTR KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 6.1% in the March quarter 2002, following increases of 17.1% and 11.0% in the September and December 2001 quarters respectively.
- Commencements of new private sector houses rose 7.5% in the latest quarter. While this is the fourth consecutive quarterly rise, the rate of growth has eased significantly.

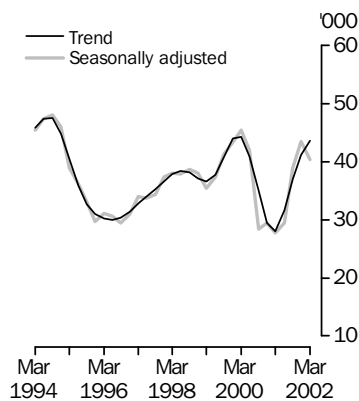
SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms the total number of dwelling units commenced fell 7.2% in the March quarter to 40,376. This follows three successive quarterly increases.
- New private sector house commencements fell 4.3% to 28,337. This is 62.6% higher than the low of a year earlier.

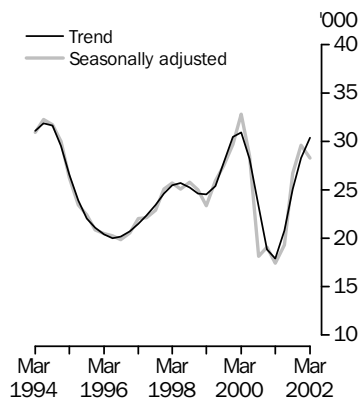
ORIGINAL ESTIMATES

- The total number of dwelling units commenced fell 9.3% in the March quarter to 38,652. Victoria was the only State or Territory to record an increase, with commencements rising 2.9% to 11,672.
- Within the private sector, new house commencements fell 8.5% to 26,835 and new other dwellings fell 16.1% to 10,021.
- Within the public sector, the total number of dwellings commenced fell by 3.1% to 901.

Dwelling units commenced
Total



New houses commenced
Private sector



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
June 2002	12 September 2002
September 2002	16 December 2002

ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (Cat. no. 8752.0) on 17 July 2002.

DATA NOTES

Commencing with the March quarter 2002 Building Activity Survey, private sector other residential building jobs are now sampled, rather than completely enumerated as was previously the case. See also Explanatory Notes 2 and 3 and 'Reliability of Estimates' below.

RELIABILITY OF ESTIMATES

The estimates in this publication are based on a sample survey of private sector residential building jobs and a complete enumeration of public sector residential building jobs. Because data are not collected for all private sector residential building jobs, 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 for the number of new private sector houses, total new other dwellings and total dwellings commenced in the March quarter 2002 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.

RELATIVE STANDARD ERRORS—March Quarter 2002

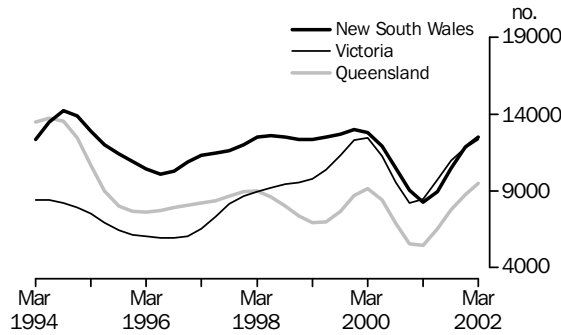
	<i>New private sector houses</i>	<i>Total new other dwellings</i>	<i>Total dwellings</i>
	%	%	%
New South Wales	3.7	1.2	2.1
Victoria	3.2	1.0	2.3
Queensland	3.0	0.6	2.2
South Australia	3.4	2.1	2.7
Western Australia	3.3	1.0	2.9
Tasmania	2.5	..	2.3
Northern Territory
Australian Capital Territory	0.8	..	0.5
Australia	1.5	0.6	1.1

Dennis Trewin
Australian Statistician

DWELLING UNIT COMMENCEMENTS (a) TREND ESTIMATES

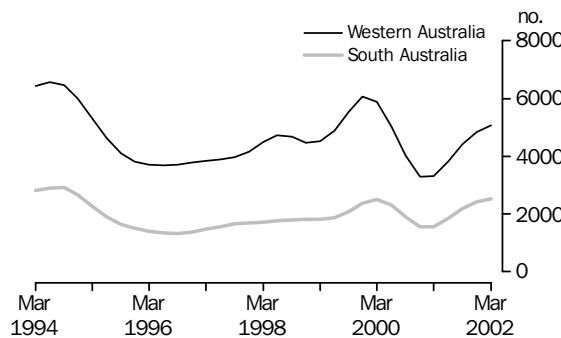
NEW SOUTH WALES
VICTORIA
QUEENSLAND

The trend estimates of commencements in New South Wales, Victoria and Queensland have all grown strongly over the last year, with Queensland showing the largest percentage growth. However, a decline in the growth rate for each State has been evident for the last two quarters.



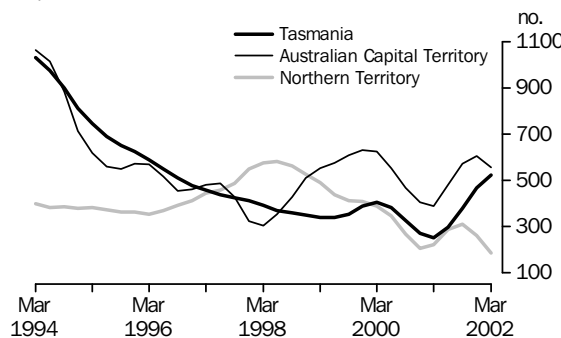
WESTERN AUSTRALIA
SOUTH AUSTRALIA

The trend estimates of commencements in South Australia and Western Australia have also both grown strongly over the last year, with South Australia showing the larger percentage growth. However, both States have shown a decline in the growth rate for the last two quarters.



TASMANIA
AUSTRALIAN CAPITAL TERRITORY
NORTHERN TERRITORY

Tasmania recorded the strongest percentage growth over the last year of any State/Territory. The Australian Capital Territory recorded a decline in its trend estimate for the March quarter 2002 after strong growth in the previous three quarters. The Northern Territory has declined for the last two quarters to be at its lowest level for 13 years.



(a) Includes conversions etc.

1

DWELLING UNIT COMMENCEMENTS, Australia

Period	NEW HOUSES.....				TOTAL DWELLING UNITS(a).....			
	Private sector.....		Total.....		Private sector.....		Total.....	
	no.	% change from previous period	no.	% change from previous period	no.	% change from previous period	no.	% change from previous period
ORIGINAL								
1998-99	100 354	1.5	103 165	2.4	143 812	0.6	149 420	1.1
1999-00	118 378	18.0	120 128	16.4	167 748	16.6	171 865	15.0
2000-01	74 128	-37.4	75 330	-37.3	110 977	-33.8	114 945	-33.1
2000								
Dec qtr	18 903	2.2	19 188	1.5	28 145	0.3	28 822	-2.0
2001								
Mar qtr	16 533	-12.5	16 781	-12.5	25 774	-8.4	26 609	-7.7
Jun qtr	20 187	22.1	20 449	21.9	29 003	12.5	30 092	13.1
Sep qtr	27 192	34.7	27 501	34.5	39 302	35.5	40 492	34.6
Dec qtr	29 342	7.9	29 950	8.9	41 696	6.1	42 626	5.3
2002								
Mar qtr	26 835	-8.5	27 237	-9.1	37 750	-9.5	38 652	-9.3
SEASONALLY ADJUSTED								
2000								
Dec qtr	19 062	4.8	19 392	4.8	28 600	5.3	29 410	3.7
2001								
Mar qtr	17 429	-8.6	17 663	-8.9	26 852	-6.1	27 733	-5.7
Jun qtr	19 359	11.1	19 676	11.4	28 357	5.6	29 416	6.1
Sep qtr	26 714	38.0	26 910	36.8	37 968	33.9	38 957	32.4
Dec qtr	29 609	10.8	30 290	12.6	42 395	11.7	43 513	11.7
2002								
Mar qtr	28 337	-4.3	28 714	-5.2	39 410	-7.0	40 376	-7.2
TREND ESTIMATES								
2000								
Dec qtr	18 864	-19.0	19 181	-18.8	28 664	-16.3	29 490	-15.8
2001								
Mar qtr	17 943	-4.9	18 197	-5.1	27 077	-5.5	27 987	-5.1
Jun qtr	20 833	16.1	21 107	16.0	30 645	13.2	31 639	13.1
Sep qtr	25 071	20.3	25 443	20.5	36 021	17.5	37 065	17.1
Dec qtr	28 313	12.9	28 770	13.1	40 079	11.3	41 124	11.0
2002								
Mar qtr	30 424	7.5	30 794	7.0	42 630	6.4	43 646	6.1

(a) Includes conversions etc.

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL (Number)									
2000									
Dec qtr	9 490	7 839	5 382	1 512	3 557	346	199	497	28 822
2001									
Mar qtr	7 732	8 452	4 956	1 597	3 155	209	107	399	26 609
Jun qtr	8 147	9 369	6 502	1 628	3 380	307	384	376	30 092
Sep qtr	11 009	12 192	8 634	2 400	5 002	339	364	551	40 492
Dec qtr	13 236	11 345	8 595	2 613	5 189	534	239	875	42 626
2002									
Mar qtr	10 944	11 672	8 280	2 320	4 393	511	148	384	38 652
ORIGINAL (% change from previous quarter)									
2000									
Dec qtr	17.7	-12.5	-7.6	-16.8	-6.4	40.8	-41.1	32.9	-2.0
2001									
Mar qtr	-18.5	7.8	-7.9	5.6	-11.3	-39.6	-46.2	-19.6	-7.7
Jun qtr	5.4	10.8	31.2	1.9	7.1	46.8	258.8	-5.8	13.1
Sep qtr	35.1	30.1	32.8	47.4	48.0	10.3	-5.1	46.6	34.6
Dec qtr	20.2	-6.9	-0.5	8.9	3.7	57.6	-34.4	58.7	5.3
2002									
Mar qtr	-17.3	2.9	-3.7	-11.2	-15.3	-4.3	-38.1	-56.1	-9.3
SEASONALLY ADJUSTED (Number)									
Dec qtr	9 758	7 934	5 243	1 478	3 480	321	n.a.	459	29 410
2001									
Mar qtr	7 871	8 804	5 586	1 630	3 370	212	n.a.	382	27 733
Jun qtr	8 508	8 998	5 918	1 726	3 422	301	n.a.	427	29 416
Sep qtr	10 092	12 053	8 745	2 273	4 740	370	n.a.	556	38 957
Dec qtr	13 659	11 505	8 385	2 568	5 077	496	n.a.	807	43 513
2002									
Mar qtr	11 145	12 150	9 340	2 362	4 689	518	n.a.	366	40 376
SEASONALLY ADJUSTED (% change from previous quarter)									
2000									
Dec qtr	31.4	-10.4	-10.9	-14.4	-3.7	19.7	n.a.	21.0	3.7
2001									
Mar qtr	-19.3	11.0	6.6	10.3	-3.2	-33.9	n.a.	-16.8	-5.7
Jun qtr	8.1	2.2	5.9	5.9	1.6	42.1	n.a.	11.7	6.1
Sep qtr	18.6	34.0	47.8	31.7	38.5	22.7	n.a.	30.4	32.4
Dec qtr	35.3	-4.6	-4.1	13.0	7.1	34.0	n.a.	45.1	11.7
2002									
Mar qtr	-18.4	5.6	11.4	-8.0	-7.6	4.5	n.a.	-54.7	-7.2
TREND ESTIMATES (Number)									
2000									
Dec qtr	9 038	8 227	5 550	1 558	3 299	271	206	406	29 490
2001									
Mar qtr	8 242	8 455	5 459	1 550	3 324	253	224	389	27 987
Jun qtr	8 939	9 746	6 518	1 856	3 809	297	288	482	31 639
Sep qtr	10 478	10 980	7 774	2 186	4 407	379	311	575	37 065
Dec qtr	11 849	11 818	8 735	2 414	4 843	467	261	605	41 124
2002									
Mar qtr	12 522	12 345	9 469	2 537	5 073	525	186	556	43 646
TREND ESTIMATES (% change from previous quarter)									
2000									
Dec qtr	-13.8	-13.9	-19.6	-18.0	-17.8	-17.3	-22.7	-13.3	-15.8
2001									
Mar qtr	-8.8	2.8	-1.6	-0.5	0.8	-6.5	8.7	-4.3	-5.1
Jun qtr	8.5	15.3	19.4	19.8	14.6	17.2	28.5	24.1	13.1
Sep qtr	17.2	12.7	19.3	17.8	15.7	27.6	8.0	19.3	17.1
Dec qtr	13.1	7.6	12.4	10.4	9.9	23.1	-16.0	5.2	11.0
2002									
Mar qtr	5.7	4.5	8.4	5.1	4.8	12.4	-28.9	-8.1	6.1

(a) Includes conversions, etc.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
1998-99	27 548	29 165	20 150	6 297	15 949	1 264	1 427	1 365	103 165
1999-00	30 753	34 716	24 218	7 856	18 650	1 538	936	1 460	120 128
2000-01	17 751	24 166	14 505	5 390	10 895	1 035	577	1 011	75 330
2000									
Dec qtr	4 669	5 903	3 588	1 350	2 944	306	121	307	19 188
2001									
Mar qtr	4 078	5 511	3 172	1 179	2 314	201	96	230	16 781
Jun qtr	4 600	6 614	4 357	1 443	2 722	292	182	239	20 449
Sep qtr	5 827	8 436	6 473	1 857	4 112	324	186	287	27 501
Dec qtr	7 174	8 819	6 400	2 273	4 363	470	160	291	29 950
2002									
Mar qtr	6 084	8 395	6 039	1 935	3 911	490	128	255	27 237
NEW OTHER RESIDENTIAL BUILDINGS									
1998-99	20 821	8 307	8 962	1 062	2 407	107	532	615	42 813
1999-00	19 430	11 725	10 130	1 398	3 916	185	594	948	48 326
2000-01	14 829	9 584	7 814	1 120	2 592	60	446	634	37 079
2000									
Dec qtr	4 611	1 746	1 674	160	594	36	78	190	9 090
2001									
Mar qtr	3 344	2 856	1 742	402	622	6	10	169	9 152
Jun qtr	3 441	2 551	2 021	180	562	12	201	137	9 106
Sep qtr	4 916	3 414	2 097	535	877	10	178	263	12 289
Dec qtr	5 864	2 378	2 163	310	821	63	77	584	12 261
2002									
Mar qtr	4 554	2 825	2 137	373	474	17	17	123	10 520
CONVERSIONS, ETC.									
1998-99	1 359	1 566	213	57	92	6	15	133	3 442
1999-00	723	1 896	229	156	266	44	27	71	3 411
2000-01	849	871	347	46	404	14	4	1	2 536
2000									
Dec qtr	210	190	120	2	18	4	—	—	544
2001									
Mar qtr	310	85	42	17	219	2	1	—	676
Jun qtr	105	204	124	5	95	3	1	—	537
Sep qtr	267	343	65	8	13	5	—	1	701
Dec qtr	198	147	33	30	5	1	1	—	415
2002									
Mar qtr	306	452	104	12	8	4	3	6	895
TOTAL									
1998-99	49 729	39 038	29 325	7 416	18 448	1 377	1 974	2 113	149 420
1999-00	50 906	48 337	34 577	9 410	22 832	1 767	1 557	2 479	171 865
2000-01	33 429	34 620	22 666	6 556	13 891	1 109	1 027	1 646	114 945
2000									
Dec qtr	9 490	7 839	5 382	1 512	3 557	346	199	497	28 822
2001									
Mar qtr	7 732	8 452	4 956	1 597	3 155	209	107	399	26 609
Jun qtr	8 147	9 369	6 502	1 628	3 380	307	384	376	30 092
Sep qtr	11 009	12 192	8 634	2 400	5 002	339	364	551	40 492
Dec qtr	13 236	11 345	8 595	2 613	5 189	534	239	875	42 626
2002									
Mar qtr	10 944	11 672	8 280	2 320	4 393	511	148	384	38 652

4

DWELLING UNIT COMMENCEMENTS, Private Sector: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
1998-99	27 155	28 512	19 714	6 092	15 384	1 263	933	1 301	100 354
1999-00	30 565	34 269	23 823	7 729	18 310	1 519	732	1 430	118 378
2000-01	17 618	23 921	14 260	5 303	10 590	1 028	434	973	74 128
2000									
Dec qtr	4 653	5 843	3 530	1 345	2 832	306	93	301	18 903
2001									
Mar qtr	4 044	5 435	3 112	1 157	2 298	201	60	226	16 533
Jun qtr	4 558	6 562	4 287	1 422	2 686	292	158	221	20 187
Sep qtr	5 811	8 340	6 420	1 835	4 005	320	178	282	27 192
Dec qtr	7 109	8 636	6 302	2 217	4 240	468	107	262	29 342
2002									
Mar qtr	6 074	8 308	5 988	1 836	3 818	465	108	239	26 835
NEW OTHER RESIDENTIAL BUILDINGS									
1998-99	19 673	7 878	8 292	1 039	1 982	107	485	611	40 067
1999-00	18 646	11 502	9 645	1 381	3 264	181	523	898	46 040
2000-01	13 791	9 435	7 289	1 097	1 968	55	307	562	34 504
2000									
Dec qtr	4 432	1 699	1 624	152	527	33	43	190	8 701
2001									
Mar qtr	3 060	2 832	1 641	389	576	6	2	169	8 676
Jun qtr	3 174	2 529	1 852	178	376	12	133	74	8 329
Sep qtr	4 786	3 310	1 930	522	527	8	83	263	11 428
Dec qtr	5 732	2 337	2 135	296	739	63	75	564	11 941
2002									
Mar qtr	4 323	2 715	2 117	366	368	8	8	117	10 021
CONVERSIONS, ETC.									
1998-99	1 336	1 542	211	55	92	6	15	133	3 391
1999-00	702	1 874	228	156	230	43	27	71	3 330
2000-01	841	868	345	42	234	11	3	1	2 345
2000									
Dec qtr	208	190	120	1	18	4	—	—	541
2001									
Mar qtr	310	83	40	17	114	—	1	—	565
Jun qtr	104	204	124	5	47	3	—	—	487
Sep qtr	267	343	47	8	12	5	—	1	682
Dec qtr	197	147	33	30	4	1	1	—	413
2002									
Mar qtr	305	452	104	12	8	4	3	6	894
TOTAL									
1998-99	48 165	37 932	28 217	7 186	17 458	1 376	1 433	2 045	143 812
1999-00	49 913	47 645	33 696	9 266	21 804	1 743	1 282	2 399	167 748
2000-01	32 251	34 224	21 895	6 442	12 792	1 094	744	1 536	110 977
2000									
Dec qtr	9 293	7 732	5 274	1 498	3 378	343	136	491	28 145
2001									
Mar qtr	7 414	8 350	4 793	1 562	2 988	207	63	395	25 774
Jun qtr	7 837	9 295	6 264	1 605	3 110	307	291	295	29 003
Sep qtr	10 864	11 993	8 396	2 365	4 544	333	261	546	39 302
Dec qtr	13 038	11 121	8 470	2 543	4 983	532	184	826	41 696
2002									
Mar qtr	10 702	11 475	8 209	2 214	4 193	477	119	362	37 750

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
1998-99	393	653	436	205	565	1	494	64	2 811
1999-00	188	447	395	127	340	19	204	30	1 750
2000-01	133	245	245	87	305	7	143	38	1 202
2000									
Dec qtr	16	60	58	5	112	—	28	6	285
2001									
Mar qtr	34	76	60	22	16	—	36	4	248
Jun qtr	42	52	70	21	36	—	24	18	262
Sep qtr	16	95	53	22	106	4	8	5	309
Dec qtr	65	183	97	56	123	2	53	29	608
2002									
Mar qtr	10	87	51	99	93	25	20	16	402
NEW OTHER RESIDENTIAL BUILDINGS									
1998-99	1 148	429	670	23	425	—	47	4	2 746
1999-00	784	223	485	17	652	4	71	50	2 286
2000-01	1 038	149	525	23	624	5	139	72	2 575
2000									
Dec qtr	179	47	50	8	67	3	35	—	389
2001									
Mar qtr	284	24	101	13	46	—	8	—	476
Jun qtr	267	22	169	2	186	—	68	63	777
Sep qtr	130	104	167	13	350	2	95	—	861
Dec qtr	132	41	28	14	82	—	2	20	319
2002									
Mar qtr	231	110	20	7	107	9	9	6	499
CONVERSIONS, ETC.									
1998-99	23	24	2	2	—	—	—	—	51
1999-00	21	22	1	—	36	1	—	—	81
2000-01	8	3	2	4	170	3	1	—	191
2000									
Dec qtr	2	—	—	1	—	—	—	—	3
2001									
Mar qtr	—	2	2	—	105	2	—	—	111
Jun qtr	1	—	—	—	48	—	1	—	50
Sep qtr	—	—	18	—	1	—	—	—	19
Dec qtr	1	—	—	—	1	—	—	—	2
2002									
Mar qtr	1	—	—	—	—	—	—	—	1
TOTAL									
1998-99	1 564	1 106	1 108	230	990	1	541	68	5 608
1999-00	993	692	881	144	1 028	24	275	80	4 117
2000-01	1 179	397	772	114	1 099	15	283	110	3 968
2000									
Dec qtr	197	107	108	14	179	3	63	6	677
2001									
Mar qtr	318	102	163	35	167	2	44	4	835
Jun qtr	310	74	239	23	270	—	93	81	1 089
Sep qtr	146	200	238	35	457	6	103	5	1 190
Dec qtr	198	224	125	70	206	2	55	49	930
2002									
Mar qtr	242	197	71	106	200	34	29	22	901

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. From the March quarter 2002, the quarterly survey consists of a sample survey of private sector residential building jobs valued at \$10,000 or more and a complete enumeration of all such public sector residential building jobs. Estimates in respect of commencements of private sector dwellings and total dwellings 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 the number of private sector dwelling commencements are generally available only at State, Territory and Australia levels. Although subject to higher relative standard errors, a range of sub-State estimates of dwelling commencements may be available. Reliable small area data are available for the Northern Territory, which has been completely enumerated since the June quarter 1991. Detailed data on Building Approvals, based on information reported by local government and other reporting authorities, are available for regions below State and Territory level from the Building Approval series compiled by the ABS.

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 and 2. 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.

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. Thus, for example, 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: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

RELATED PRODUCTS

17 Users may also wish to refer to the following publications which are available from ABS Bookshops:

Building Activity, Australia (Cat. no. 8752.0)—issued quarterly

Building Approvals, Australia (Cat. no. 8731.0)—issued monthly

Construction Work Done, Australia, Preliminary (Cat. no. 8755.0)

—issued quarterly

House Price Indexes: Eight Capital Cities (Cat. no. 6416.0)—issued quarterly

Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0)

—issued monthly

Producer Price Indexes, Australia (Cat. no. 6427.0)—issued quarterly

Private Sector Construction Industry, Australia, 1996–97 (Cat. no. 8772.0)

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

ABS DATA AVAILABLE ON REQUEST

19 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

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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