



**BUILDING ACTIVITY**  
**DWELLING UNIT**  
**COMMENCEMENTS**

AUSTRALIA  
 PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 14 DEC 2001

**SEPTEMBER QTR KEY FIGURES**

TREND ESTIMATES	Sep qtr 01	% change Jun qtr 01 to Sep qtr 01	% change Sep qtr 00 to Sep qtr 01
Dwelling units commenced			
New private sector houses	25 065	18.3	15.7
Total dwelling units	37 004	15.4	12.6

SEASONALLY ADJUSTED	Sep qtr 01	% change Jun qtr 01 to Sep qtr 01	% change Sep qtr 00 to Sep qtr 01
Dwelling units commenced			
New private sector houses	27 393	39.9	47.3
Total dwelling units	40 053	33.7	38.5

**SEPTEMBER QTR KEY POINTS**

**TREND ESTIMATES**

- The trend estimate for the total number of dwelling units commenced rose 15.4% in the September quarter 2001, following an increase of 13.7% in the previous quarter.
- While new private sector houses rose 18.3% in the latest quarter, growth in the number of new other dwellings commenced was also significant.

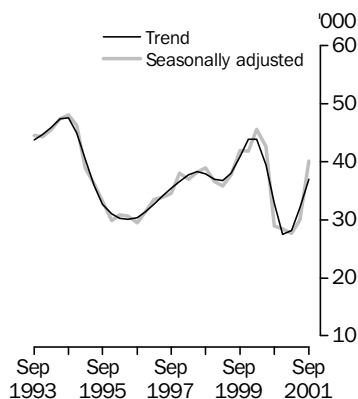
**SEASONALLY ADJUSTED ESTIMATES**

- In seasonally adjusted terms, the total number of dwelling units commenced jumped 33.7% in the September quarter to 40,053.
- A record 39.9% jump in commencements of new private sector houses to 27,393, was the main component of the rise in total dwelling commencements.

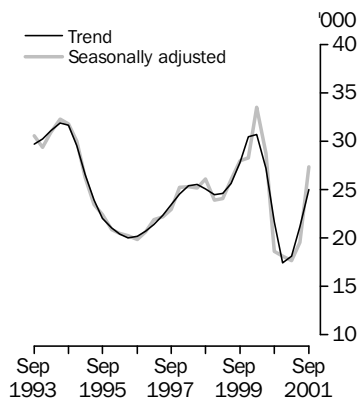
**ORIGINAL ESTIMATES**

- The total number of dwelling units commenced jumped by a record 35.5% in the September quarter to 40,773. The previous quarter recorded a 13.1% increase.
- Within the private sector, new houses rose 34.9% to 27,220 following a 22.1% increase in the June quarter. Private other dwellings jumped 40.2% to 12,376 following a 4.5% decline in the June quarter.
- The total number of public sector dwellings commenced rose 8.0% to 1,177.

**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>
December 2001	19 March 2002
March 2002	19 June 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 the number of building jobs. More comprehensive and updated results will be released in *Building Activity, Australia* (Cat. no. 8752.0) on 17 January 2002.

## CHANGES IN THIS ISSUE

Tables 1 and 2 and tables 3 and 4 in previous issues are now tables 1 and 2 respectively.

## SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the June quarter 2001 has been revised downwards by 609 (-2.0%) from the estimate published in *Building Activity, Australia, June quarter 2001* (Cat. no. 8752.0) released on 12 October 2001.

## RELIABILITY OF ESTIMATES

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 for the number of new private sector houses and total dwelling units commenced in the September quarter 2001 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—September Quarter 2001

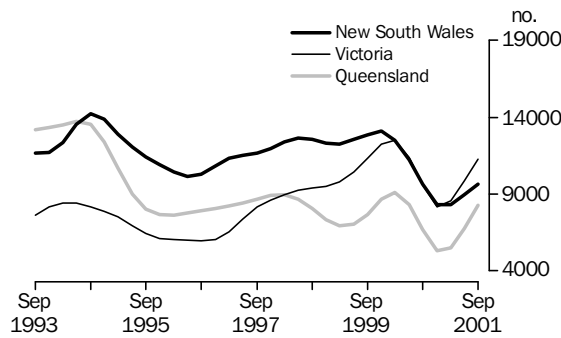
	<i>New private sector houses</i>	<i>Total dwellings</i>
	%	%
New South Wales	3.8	2.0
Victoria	2.4	1.6
Queensland	2.1	1.5
South Australia	3.0	2.3
Western Australia	2.9	2.3
Tasmania	2.4	2.4
Northern Territory	..	..
Australian Capital Territory	1.1	0.6
<b>Australia</b>	<b>1.3</b>	<b>0.9</b>

Dennis Trewin  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS (a) TREND ESTIMATES

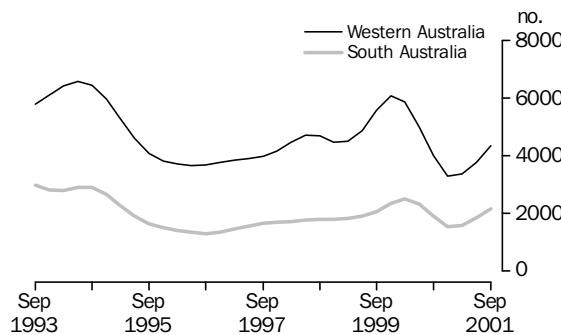
NEW SOUTH WALES  
VICTORIA  
QUEENSLAND

After a period of decline from mid 2000, commencements in New South Wales, Victoria and Queensland have all grown strongly over the past three quarters. From and including the March quarter 2001, Victoria has had the largest number of commencements of all States and Territories.



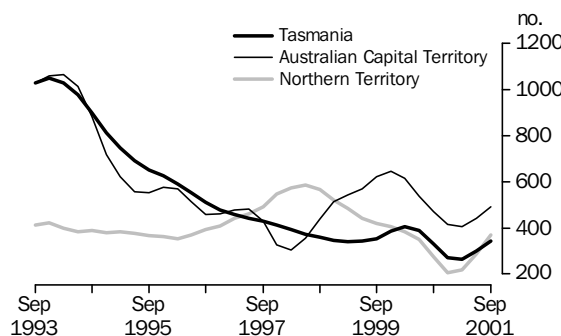
WESTERN AUSTRALIA  
SOUTH AUSTRALIA

After falling 45.7% from its peak in the December quarter 1999, the trend estimate for Western Australia has risen 31.7% over the last three quarters. South Australia has risen 39.5% over the last three quarters.



TASMANIA  
AUSTRALIAN CAPITAL TERRITORY  
NORTHERN TERRITORY

Tasmania, the Australian Capital Territory and the Northern Territory have all recorded strong growth over the last three quarters.



(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								
<b>1998-1999</b>	100 354	1.5	103 165	2.4	143 812	0.6	149 420	1.1
<b>1999-2000</b>	118 378	18.0	120 128	16.4	167 748	16.6	171 865	15.0
<b>2000-2001</b>	74 121	-37.4	75 323	-37.3	110 980	-33.8	114 949	-33.1
<b>2000</b>								
Jun qtr	29 666	-5.2	29 997	-5.3	42 048	-2.1	42 805	-2.5
Sep qtr	18 505	-37.6	18 912	-37.0	28 056	-33.3	29 423	-31.3
Dec qtr	18 903	2.2	19 188	1.5	28 145	0.3	28 822	-2.0
<b>2001</b>								
Mar qtr	16 533	-12.5	16 781	-12.5	25 774	-8.4	26 609	-7.7
Jun qtr	20 180	22.1	20 442	21.8	29 006	12.5	30 096	13.1
Sep qtr	27 220	34.9	27 537	34.7	39 597	36.5	40 773	35.5
SEASONALLY ADJUSTED								
<b>2000</b>								
Jun qtr	28 794	-14.3	29 151	-14.3	41 917	-6.0	42 577	-6.7
Sep qtr	18 602	-35.4	18 883	-35.2	27 756	-33.8	28 921	-32.1
Dec qtr	18 129	-2.5	18 487	-2.1	27 481	-1.0	28 351	-2.0
<b>2001</b>								
Mar qtr	17 721	-2.3	17 999	-2.6	26 737	-2.7	27 638	-2.5
Jun qtr	19 582	10.5	19 863	10.4	28 947	8.3	29 967	8.4
Sep qtr	27 393	39.9	27 519	38.5	39 147	35.2	40 053	33.7
TREND ESTIMATES								
<b>2000</b>								
Jun qtr	27 246	-11.4	27 622	-11.5	38 579	-10.1	39 497	-10.0
Sep qtr	21 658	-20.5	21 973	-20.5	31 941	-17.2	32 850	-16.8
Dec qtr	17 409	-19.6	17 725	-19.3	26 586	-16.8	27 537	-16.2
<b>2001</b>								
Mar qtr	18 149	4.3	18 444	4.1	27 257	2.5	28 208	2.4
Jun qtr	21 192	16.8	21 436	16.2	31 137	14.2	32 073	13.7
Sep qtr	25 065	18.3	25 095	17.1	36 043	15.8	37 004	15.4

(a) Includes conversions etc.

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL (Number)									
<b>2000</b>									
Jun qtr	11 877	12 447	9 872	2 374	4 830	526	322	557	42 805
Sep qtr	8 061	8 960	5 826	1 819	3 800	246	338	374	29 423
Dec qtr	9 490	7 839	5 382	1 512	3 557	346	199	497	28 822
<b>2001</b>									
Mar qtr	7 732	8 452	4 956	1 597	3 155	209	107	399	26 609
Jun qtr	8 155	9 369	6 514	1 629	3 362	307	384	375	30 096
Sep qtr	11 105	12 164	8 865	2 378	5 023	338	365	534	40 773
ORIGINAL (% change from previous quarter)									
<b>2000</b>									
Jun qtr	-8.2	0.6	20.1	-6.7	-23.5	4.8	-13.4	-11.5	-2.5
Sep qtr	-32.1	-28.0	-41.0	-23.4	-21.3	-53.2	4.8	-33.0	-31.3
Dec qtr	17.7	-12.5	-7.6	-16.8	-6.4	40.8	-41.1	32.9	-2.0
<b>2001</b>									
Mar qtr	-18.5	7.8	-7.9	5.6	-11.3	-39.6	-46.2	-19.6	-7.7
Jun qtr	5.5	10.8	31.4	2.0	6.5	46.8	258.9	-6.1	13.1
Sep qtr	36.2	29.8	36.1	46.0	49.4	10.1	-4.9	42.4	35.5
SEASONALLY ADJUSTED (Number)									
<b>2000</b>									
Jun qtr	12 396	12 152	9 341	2 521	4 730	531	n.a.	570	42 577
Sep qtr	7 722	8 893	5 974	1 772	3 705	275	n.a.	405	28 921
Dec qtr	9 614	7 689	5 046	1 398	3 465	314	n.a.	482	28 351
<b>2001</b>									
Mar qtr	7 631	8 923	5 495	1 674	3 401	207	n.a.	370	27 638
Jun qtr	8 528	9 142	6 160	1 734	3 293	310	n.a.	389	29 967
Sep qtr	10 619	12 078	9 110	2 313	4 900	379	n.a.	578	40 053
SEASONALLY ADJUSTED (% change from previous quarter)									
<b>2000</b>									
Jun qtr	-3.1	-7.0	2.4	-5.7	-30.5	6.7	n.a.	-3.8	-6.7
Sep qtr	-37.7	-26.8	-36.0	-29.7	-21.7	-48.3	n.a.	-29.0	-32.1
Dec qtr	24.5	-13.5	-15.5	-21.1	-6.5	14.2	n.a.	19.1	-2.0
<b>2001</b>									
Mar qtr	-20.6	16.0	8.9	19.7	-1.9	-33.9	n.a.	-23.3	-2.5
Jun qtr	11.8	2.5	12.1	3.6	-3.2	49.3	n.a.	5.0	8.4
Sep qtr	24.5	32.1	47.9	33.4	48.8	22.3	n.a.	48.6	33.7
TREND ESTIMATES (Number)									
<b>2000</b>									
Jun qtr	11 210	11 378	8 313	2 331	5 014	388	348	538	39 497
Sep qtr	9 619	9 577	6 688	1 909	4 021	331	273	470	32 850
Dec qtr	8 329	8 179	5 290	1 546	3 301	270	206	414	27 537
<b>2001</b>									
Mar qtr	8 320	8 558	5 494	1 596	3 388	264	219	406	28 208
Jun qtr	8 965	9 828	6 735	1 857	3 770	301	288	442	32 073
Sep qtr	9 657	11 256	8 279	2 157	4 348	344	368	490	37 004
TREND ESTIMATES (% change from previous quarter)									
<b>2000</b>									
Jun qtr	-10.4	-8.8	-8.5	-7.0	-14.8	-4.1	-9.1	-12.9	-10.0
Sep qtr	-14.2	-15.8	-19.5	-18.1	-19.8	-14.7	-21.4	-12.7	-16.8
Dec qtr	-13.4	-14.6	-20.9	-19.0	-17.9	-18.5	-24.6	-11.8	-16.2
<b>2001</b>									
Mar qtr	-0.1	4.6	3.9	3.2	2.7	-2.1	6.1	-2.0	2.4
Jun qtr	7.8	14.8	22.6	16.4	11.3	14.1	31.7	9.0	13.7
Sep qtr	7.7	14.5	22.9	16.2	15.3	14.2	27.8	10.9	15.4

(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									
<b>1998-99</b>	27 548	29 165	20 150	6 297	15 949	1 264	1 427	1 365	103 165
<b>1999-00</b>	30 753	34 716	24 218	7 856	18 650	1 538	936	1 460	120 128
<b>2000-01</b>	17 754	24 163	14 516	5 391	10 877	1 034	577	1 010	75 323
<b>2000</b>									
Jun qtr	7 880	8 769	6 523	1 994	3 770	447	191	423	29 997
Sep qtr	4 404	6 138	3 389	1 419	2 915	235	179	235	18 912
Dec qtr	4 669	5 903	3 588	1 350	2 944	306	121	307	19 188
<b>2001</b>									
Mar qtr	4 078	5 511	3 172	1 179	2 314	201	96	230	16 781
Jun qtr	4 603	6 611	4 368	1 443	2 704	292	182	238	20 442
Sep qtr	5 834	8 369	6 558	1 830	4 153	324	186	284	27 537
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1998-99</b>	20 821	8 307	8 962	1 062	2 407	107	532	615	42 813
<b>1999-00</b>	19 430	11 725	10 130	1 398	3 916	185	594	948	48 326
<b>2000-01</b>	14 838	9 588	7 815	1 120	2 592	60	446	634	37 093
<b>2000</b>									
Jun qtr	3 869	2 835	3 300	292	1 019	45	126	134	11 620
Sep qtr	3 433	2 430	2 376	378	813	6	157	138	9 731
Dec qtr	4 611	1 746	1 674	160	594	36	78	190	9 090
<b>2001</b>									
Mar qtr	3 344	2 856	1 742	402	622	6	10	169	9 152
Jun qtr	3 450	2 555	2 022	180	563	12	201	137	9 120
Sep qtr	5 019	3 487	2 242	540	857	9	179	250	12 584
CONVERSIONS, ETC.									
<b>1998-99</b>	1 359	1 566	213	57	92	6	15	133	3 442
<b>1999-00</b>	723	1 896	229	156	266	44	27	71	3 411
<b>2000-01</b>	846	871	347	46	404	14	4	1	2 533
<b>2000</b>									
Jun qtr	128	843	49	88	41	34	5	—	1 188
Sep qtr	224	392	61	22	72	5	2	1	779
Dec qtr	210	190	120	2	18	4	—	—	544
<b>2001</b>									
Mar qtr	310	85	42	17	219	2	1	—	676
Jun qtr	102	204	124	5	95	3	1	—	534
Sep qtr	252	309	65	8	13	5	—	1	652
TOTAL									
<b>1998-99</b>	49 729	39 038	29 325	7 416	18 448	1 377	1 974	2 113	149 420
<b>1999-00</b>	50 906	48 337	34 577	9 410	22 832	1 767	1 557	2 479	171 865
<b>2000-01</b>	33 438	34 621	22 678	6 557	13 874	1 109	1 027	1 645	114 949
<b>2000</b>									
Jun qtr	11 877	12 447	9 872	2 374	4 830	526	322	557	42 805
Sep qtr	8 061	8 960	5 826	1 819	3 800	246	338	374	29 423
Dec qtr	9 490	7 839	5 382	1 512	3 557	346	199	497	28 822
<b>2001</b>									
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Jun qtr	8 155	9 369	6 514	1 629	3 362	307	384	375	30 096
Sep qtr	11 105	12 164	8 865	2 378	5 023	338	365	534	40 773

<i>Period</i>	<i>NSW</i> no.	<i>Vic.</i> no.	<i>Qld</i> no.	<i>SA</i> no.	<i>WA</i> no.	<i>Tas.</i> no.	<i>NT</i> no.	<i>ACT</i> no.	<i>Aust.</i> no.
NEW HOUSES									
<b>1998-99</b>	27 155	28 512	19 714	6 092	15 384	1 263	933	1 301	100 354
<b>1999-00</b>	30 565	34 269	23 823	7 729	18 310	1 519	732	1 430	118 378
<b>2000-01</b>	17 621	23 918	14 271	5 304	10 572	1 027	434	972	74 121
<b>2000</b>									
Jun qtr	7 830	8 685	6 455	1 977	3 695	442	160	422	29 666
Sep qtr	4 363	6 081	3 332	1 380	2 774	228	124	225	18 505
Dec qtr	4 653	5 843	3 530	1 345	2 832	306	93	301	18 903
<b>2001</b>									
Mar qtr	4 044	5 435	3 112	1 157	2 298	201	60	226	16 533
Jun qtr	4 561	6 559	4 298	1 422	2 668	292	158	220	20 180
Sep qtr	5 818	8 271	6 498	1 808	4 048	320	178	279	27 220
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1998-99</b>	19 673	7 878	8 292	1 039	1 982	107	485	611	40 067
<b>1999-00</b>	18 646	11 502	9 645	1 381	3 264	181	523	898	46 040
<b>2000-01</b>	13 800	9 439	7 289	1 097	1 968	55	307	562	34 517
<b>2000</b>									
Jun qtr	3 717	2 817	3 221	288	892	41	105	134	11 215
Sep qtr	3 125	2 374	2 171	378	488	4	129	129	8 798
Dec qtr	4 432	1 699	1 624	152	527	33	43	190	8 701
<b>2001</b>									
Mar qtr	3 060	2 832	1 641	389	576	6	2	169	8 676
Jun qtr	3 183	2 533	1 852	178	377	12	133	74	8 342
Sep qtr	4 889	3 384	2 093	527	510	7	84	250	11 743
CONVERSIONS, ETC.									
<b>1998-99</b>	1 336	1 542	211	55	92	6	15	133	3 391
<b>1999-00</b>	702	1 874	228	156	230	43	27	71	3 330
<b>2000-01</b>	838	868	345	42	234	11	3	1	2 342
<b>2000</b>									
Jun qtr	127	831	48	88	35	33	5	—	1 167
Sep qtr	219	391	61	19	55	4	2	1	752
Dec qtr	208	190	120	1	18	4	—	—	541
<b>2001</b>									
Mar qtr	310	83	40	17	114	—	1	—	565
Jun qtr	101	204	124	5	47	3	—	—	484
Sep qtr	252	309	47	8	12	5	—	1	633
TOTAL									
<b>1998-99</b>	48 165	37 932	28 217	7 186	17 458	1 376	1 433	2 045	143 812
<b>1999-00</b>	49 913	47 645	33 696	9 266	21 804	1 743	1 282	2 399	167 748
<b>2000-01</b>	32 259	34 225	21 905	6 443	12 775	1 094	744	1 535	110 980
<b>2000</b>									
Jun qtr	11 674	12 333	9 724	2 353	4 622	516	270	556	42 048
Sep qtr	7 707	8 846	5 564	1 777	3 317	236	255	355	28 056
Dec qtr	9 293	7 732	5 274	1 498	3 378	343	136	491	28 145
<b>2001</b>									
Mar qtr	7 414	8 350	4 793	1 562	2 988	207	63	395	25 774
Jun qtr	7 845	9 296	6 274	1 606	3 092	307	291	294	29 006
Sep qtr	10 958	11 965	8 638	2 343	4 569	332	262	529	39 597

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>1998-99</b>	393	653	436	205	565	1	494	64	2 811
<b>1999-00</b>	188	447	395	127	340	19	204	30	1 750
<b>2000-01</b>	133	245	245	87	305	7	143	38	1 202
<b>2000</b>									
Jun qtr	50	84	68	17	75	5	31	1	331
Sep qtr	41	57	57	39	141	7	55	10	407
Dec qtr	16	60	58	5	112	—	28	6	285
<b>2001</b>									
Mar qtr	34	76	60	22	16	—	36	4	248
Jun qtr	42	52	70	21	36	—	24	18	262
Sep qtr	16	97	59	22	105	4	8	5	317
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1998-99</b>	1 148	429	670	23	425	—	47	4	2 746
<b>1999-00</b>	784	223	485	17	652	4	71	50	2 286
<b>2000-01</b>	1 038	149	526	23	624	5	139	72	2 576
<b>2000</b>									
Jun qtr	152	18	79	4	127	4	21	—	405
Sep qtr	308	56	205	—	325	2	28	9	933
Dec qtr	179	47	50	8	67	3	35	—	389
<b>2001</b>									
Mar qtr	284	24	101	13	46	—	8	—	476
Jun qtr	267	22	170	2	186	—	68	63	778
Sep qtr	131	103	150	13	347	2	95	—	841
CONVERSIONS, ETC.									
<b>1998-99</b>	23	24	2	2	—	—	—	—	51
<b>1999-00</b>	21	22	1	—	36	1	—	—	81
<b>2000-01</b>	8	3	2	4	170	3	1	—	191
<b>2000</b>									
Jun qtr	1	12	1	—	6	1	—	—	21
Sep qtr	5	1	—	3	17	1	—	—	27
Dec qtr	2	—	—	1	—	—	—	—	3
<b>2001</b>									
Mar qtr	—	2	2	—	105	2	—	—	111
Jun qtr	1	—	—	—	48	—	1	—	50
Sep qtr	—	—	18	—	1	—	—	—	19
TOTAL									
<b>1998-99</b>	1 564	1 106	1 108	230	990	1	541	68	5 608
<b>1999-00</b>	993	692	881	144	1 028	24	275	80	4 117
<b>2000-01</b>	1 179	397	772	114	1 099	15	283	110	3 969
<b>2000</b>									
Jun qtr	203	114	148	21	208	10	52	1	757
Sep qtr	354	114	262	42	483	10	83	19	1 367
Dec qtr	197	107	108	14	179	3	63	6	677
<b>2001</b>									
Mar qtr	318	102	163	35	167	2	44	4	835
Jun qtr	310	74	239	23	270	—	93	81	1 090
Sep qtr	147	200	227	35	454	6	103	5	1 177



# EXPLANATORY NOTES

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## 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 generally available only at the State, Territory and Australia levels. Although subject to higher relative standard errors than for State level estimates, details of the number of new houses and total number of new dwellings can be made available for Capital City Statistical Divisions and Rest of State. 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 approvals series.

## 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*

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### 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. 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*

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### 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.

FOR MORE INFORMATION...

- INTERNET*            **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY*             A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE*       For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
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