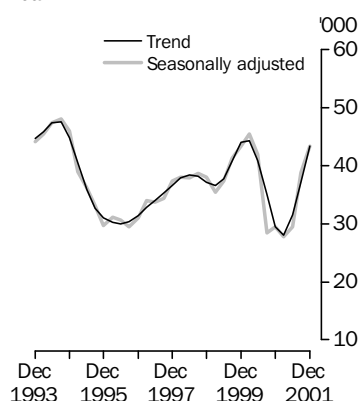


BUILDING ACTIVITY
DWELLING UNIT
COMMENCEMENTS

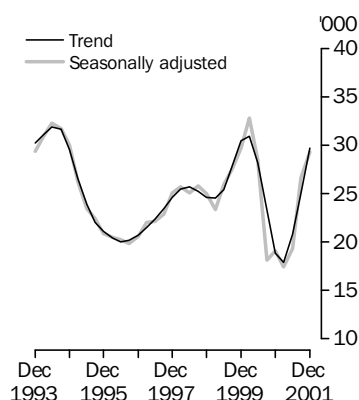
AUSTRALIA
PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) TUES 19 MAR 2002

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.

DECEMBER QTR KEY FIGURES

TREND ESTIMATES	Dec qtr 01	% change Sep qtr 01 to Dec qtr 01	% change Dec qtr 00 to Dec qtr 01
Dwelling units commenced			
New private sector houses	29 696	18.6	57.4
Total dwelling units	43 412	17.0	47.2
.....			
SEASONALLY ADJUSTED	Dec qtr 01	% change Sep qtr 01 to Dec qtr 01	% change Dec qtr 00 to Dec qtr 01
Dwelling units commenced			
New private sector houses	29 342	10.1	53.9
Total dwelling units	43 442	11.7	47.7

DECEMBER QTR KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units commenced rose 17.0% in the December quarter 2001, following increases in the previous two quarters.
- Commencements of new private sector houses rose 18.6% in the latest quarter, and was the major component of the growth in the total number of dwelling units commenced.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, the total number of dwelling units commenced rose 11.7% in the December quarter to 43,442, following a 32.2% jump the previous quarter. The latest increase was dominated by strong growth in New South Wales (up 36.5%), with some small offsetting decreases in Victoria and Queensland.
- New private sector house commencements rose 10.1% to 29,342 and were 53.9% above the number commenced a year earlier.

ORIGINAL ESTIMATES

- The total number of dwelling units commenced rose 5.3% in the December quarter to 42,556, reaching the high levels that prevailed during 1999–2000.
- Within the private sector, new house commencements rose 7.2% to 29,077 following a 34.4% jump in the September quarter. Private other dwellings rose 4.0% to 12,565.
- The number of public sector dwellings commenced fell by 23.8% to 914.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

March 2002

19 June 2002

June 2002

12 September 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 April 2002.

SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the September quarter 2001 has been revised downwards by 417 (–1.0%) from the estimate published in *Building Activity, Australia, September quarter 2001* (Cat. no. 8752.0) released on 17 January 2002.

The seasonally adjusted and trend series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 10–15.

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 residential building activity. Because data are not collected for all private sector house 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 and total dwelling units commenced in the December 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—December Quarter 2001

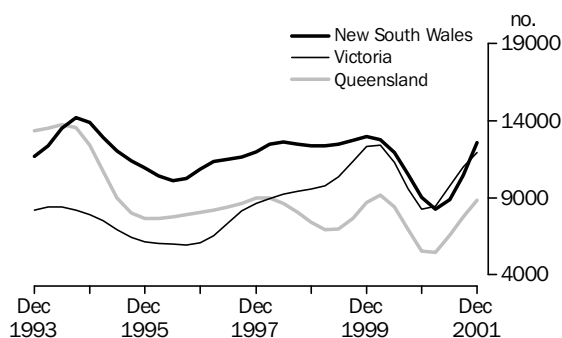
	New private sector houses	Total dwellings
	%	%
New South Wales	3.4	1.8
Victoria	2.7	2.0
Queensland	2.3	1.7
South Australia	2.7	2.4
Western Australia	3.3	2.7
Tasmania	2.8	2.4
Northern Territory
Australian Capital Territory	1.5	0.4
Australia	1.4	0.9

Dennis Trewin
Australian Statistician

DWELLING UNIT COMMENCEMENTS(a) TREND ESTIMATES

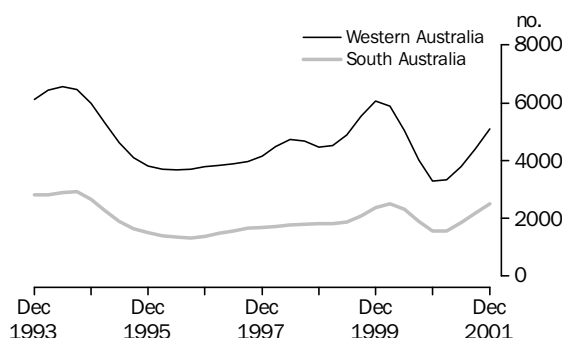
NEW SOUTH WALES
VICTORIA
QUEENSLAND

The trend estimates of commencements in New South Wales, Victoria and Queensland have all grown strongly over the last three quarters, although the rate of growth has eased in Victoria and Queensland.



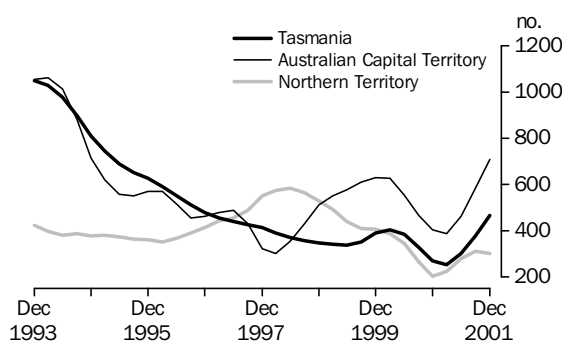
WESTERN AUSTRALIA
SOUTH AUSTRALIA

The trend estimates of commencements in South Australia and Western Australia have both grown strongly over the last three quarters, although the rate of growth has slowed marginally.



TASMANIA
AUSTRALIAN CAPITAL TERRITORY
NORTHERN TERRITORY

Tasmania and the Australian Capital Territory have both recorded strong growth over the last three quarters to be at the highest levels for five and seven years respectively. Northern Territory commencements fell in the latest quarter after solid growth in the previous three quarters.



(a) Includes conversions etc.

NEW HOUSES.....					TOTAL DWELLING UNITS(a).....				
Period	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									
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	
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	27 129	34.4	27 448	34.2	39 214	35.2	40 413	34.3	
Dec qtr	29 077	7.2	29 661	8.1	41 642	6.2	42 556	5.3	
SEASONALLY ADJUSTED									
2000									
Sep qtr	18 185	-36.3	18 508	-36.1	27 166	-34.0	28 372	-32.3	
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	26 653	37.7	26 858	36.5	37 883	33.6	38 881	32.2	
Dec qtr	29 342	10.1	29 998	11.7	42 340	11.8	43 442	11.7	
TREND ESTIMATES									
2000									
Sep qtr	23 279	-17.5	23 622	-17.4	34 230	-14.5	35 004	-14.4	
Dec qtr	18 868	-19.0	19 184	-18.8	28 669	-16.2	29 494	-15.7	
2001									
Mar qtr	17 955	-4.8	18 211	-5.1	27 075	-5.6	27 986	-5.1	
Jun qtr	20 803	15.9	21 080	15.8	30 562	12.9	31 547	12.7	
Sep qtr	25 032	20.3	25 399	20.5	36 068	18.0	37 115	17.6	
Dec qtr	29 696	18.6	30 012	18.2	42 318	17.3	43 412	17.0	

(a) Includes conversions etc.

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL (Number)									
2000									
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
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	10 918	12 192	8 641	2 400	5 009	339	364	551	40 413
Dec qtr	13 242	11 317	8 591	2 596	5 159	538	237	875	42 556
ORIGINAL (% change from previous quarter)									
2000									
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
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	34.0	30.1	32.9	47.4	48.2	10.4	-5.2	46.5	34.3
Dec qtr	21.3	-7.2	-0.6	8.2	3.0	58.7	-34.9	58.8	5.3
SEASONALLY ADJUSTED (Number)									
2000									
Sep qtr	7 423	8 857	5 886	1 726	3 613	268	n.a.	379	28 372
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	10 009	12 053	8 752	2 273	4 747	370	n.a.	556	38 881
Dec qtr	13 666	11 476	8 381	2 551	5 048	499	n.a.	807	43 442
SEASONALLY ADJUSTED (% change from previous quarter)									
2000									
Sep qtr	-40.1	-26.0	-34.8	-31.4	-25.8	-48.1	n.a.	-39.1	-32.3
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	17.6	33.9	47.9	31.7	38.7	22.8	n.a.	30.4	32.2
Dec qtr	36.5	-4.8	-4.2	12.2	6.3	35.0	n.a.	45.2	11.7
TREND ESTIMATES (Number)									
2000									
Sep qtr	10 490	9 554	6 903	1 900	4 015	328	267	468	35 004
Dec qtr	9 042	8 227	5 549	1 558	3 298	271	206	406	29 494
2001									
Mar qtr	8 237	8 456	5 459	1 551	3 326	253	224	389	27 986
Jun qtr	8 870	9 748	6 558	1 846	3 790	301	280	462	31 547
Sep qtr	10 479	10 983	7 778	2 188	4 414	379	314	584	37 115
Dec qtr	12 597	11 931	8 839	2 509	5 088	466	304	708	43 412
TREND ESTIMATES (% change from previous quarter)									
2000									
Sep qtr	-11.9	-15.4	-18.0	-17.8	-20.3	-14.8	-23.0	-15.5	-14.4
Dec qtr	-13.8	-13.9	-19.6	-18.0	-17.8	-17.3	-22.7	-13.3	-15.7
2001									
Mar qtr	-8.9	2.8	-1.6	-0.4	0.8	-6.5	8.8	-4.3	-5.1
Jun qtr	7.7	15.3	20.1	19.0	13.9	18.9	25.0	19.0	12.7
Sep qtr	18.1	12.7	18.6	18.5	16.5	25.8	12.1	26.2	17.6
Dec qtr	20.2	8.6	13.6	14.6	15.3	23.1	-3.1	21.3	17.0

(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									
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
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	5 764	8 432	6 481	1 855	4 118	324	186	287	27 448
Dec qtr	7 048	8 674	6 375	2 264	4 375	474	160	291	29 661
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									
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
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	4 886	3 418	2 095	536	877	10	178	263	12 264
Dec qtr	5 986	2 505	2 186	301	778	63	77	584	12 480
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									
Sep qtr	224	392	61	22	72	5	2	1	779
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	342	65	8	13	5	—	1	701
Dec qtr	207	138	30	30	7	1	—	—	414
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									
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
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	10 918	12 192	8 641	2 400	5 009	339	364	551	40 413
Dec qtr	13 242	11 317	8 591	2 596	5 159	538	237	875	42 556

	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									
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
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	5 749	8 335	6 418	1 833	4 013	320	178	282	27 129
Dec qtr	7 021	8 492	6 265	2 208	4 249	472	108	262	29 077
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									
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
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	4 756	3 313	1 928	523	527	8	83	263	11 403
Dec qtr	5 846	2 464	2 158	287	696	63	75	564	12 153
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									
Sep qtr	219	391	61	19	55	4	2	1	752
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	342	47	8	12	5	—	1	682
Dec qtr	206	138	30	30	6	1	—	—	412
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									
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
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	10 772	11 991	8 393	2 365	4 553	333	261	546	39 214
Dec qtr	13 072	11 094	8 454	2 526	4 951	536	183	826	41 642

	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									
Sep qtr	41	57	57	39	141	7	55	10	407
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	96	63	22	105	4	8	5	319
Dec qtr	27	182	109	56	126	2	52	29	584
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									
Sep qtr	308	56	205	—	325	2	28	9	933
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	141	41	28	14	82	—	2	20	327
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									
Sep qtr	5	1	—	3	17	1	—	—	27
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	2	—	—	—	1	—	—	—	3
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									
Sep qtr	354	114	262	42	483	10	83	19	1 367
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	201	248	35	456	6	103	5	1 199
Dec qtr	170	223	137	70	209	2	54	49	914

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 residential 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*

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. 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: 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)
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- 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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