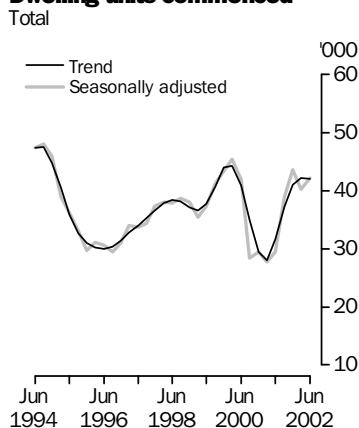


**BUILDING ACTIVITY**  
**DWELLING UNIT**  
**COMMENCEMENTS**

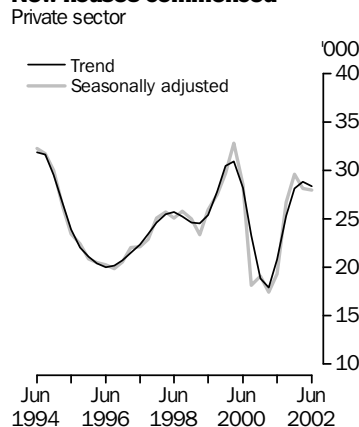
**AUSTRALIA**  
PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 12 SEP 2002

**Dwelling units commenced**



**New houses commenced**



- 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.

**JUNE QTR KEY FIGURES**

TREND ESTIMATES	Jun qtr 02	% change Mar qtr 02 to Jun qtr 02	% change Jun qtr 01 to Jun qtr 02
Dwelling units commenced			
New private sector houses	28 384	-1.6	36.2
Total dwelling units	42 045	-0.4	32.8
.....			
SEASONALLY ADJUSTED	Jun qtr 02	% change Mar qtr 02 to Jun qtr 02	% change Jun qtr 01 to Jun qtr 02
Dwelling units commenced			
New private sector houses	27 981	-0.5	44.5
Total dwelling units	42 179	4.7	43.4

**JUNE QTR KEY POINTS**

**TREND ESTIMATES**

- The trend estimate for the total number of dwelling units commenced fell marginally, by 0.4%, in the June quarter 2002, following four successive quarterly increases.
- Commencements of new private sector houses fell 1.6% in the latest quarter.

**SEASONALLY ADJUSTED ESTIMATES**

- In seasonally adjusted terms, the total number of dwelling units commenced rose 4.7% in the June quarter to 42,179. The increase follows a 7.6% decline in the March quarter.
- New private sector house commencements declined 0.5% to 27,981 following a 5.0% fall in the March quarter. However, the latest level is 44.5% above the number of a year earlier.

**ORIGINAL ESTIMATES**

- The total number of dwelling units commenced rose 12.0% in the June quarter to 43,186.
- Within the private sector, the total number of dwellings commenced was up 12.5% to 42,392. New house commencements rose 9.7% to 29,221, with Victoria, up 13.4% to 9,358 being the main contributor to the increase. New other dwellings jumped 21.6% to 12,300, with New South Wales, up 28.1% to 5,477 being the main contributor to the increase.
- Within the public sector, the total number of dwellings commenced fell by 11.6% to 794.

## NOTES

### FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2002	16 December 2002
December 2002	19 March 2003

### 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 11 October 2002.

### SIGNIFICANT REVISIONS THIS ISSUE

The total number of dwelling units commenced in Australia during the March quarter 2002 has been revised downwards by 122 (-0.3%) from the estimate published in *Building Activity, Australia, March quarter 2002* (cat. no. 8752.0) released on 17 July 2002. This was the result of an upward revision of 263 (+3.2%) in Queensland being more than offset by downward revisions in all other States, including 220 (-1.9%) in Victoria and 124 (-1.1%) in New South Wales.

### 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 June quarter 2002 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

#### RELATIVE STANDARD ERRORS—June Quarter 2002

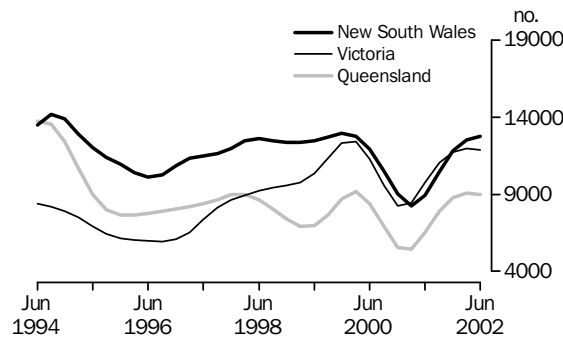
	<i>New private sector houses</i>	<i>Total new other dwellings</i>	<i>Total dwellings</i>
	%	%	%
New South Wales	3.6	1.2	1.9
Victoria	3.3	2.4	2.6
Queensland	3.2	0.9	2.1
South Australia	3.1	2.3	2.5
Western Australia	3.2	1.4	2.7
Tasmania	2.7	..	2.3
Northern Territory	..	..	..
Australian Capital Territory	1.6	..	1.0
<b>Australia</b>	<b>1.6</b>	<b>0.8</b>	<b>1.1</b>

Dennis Trewin  
Australian Statistician

# DWELLING UNIT COMMENCEMENTS(a) TREND ESTIMATES

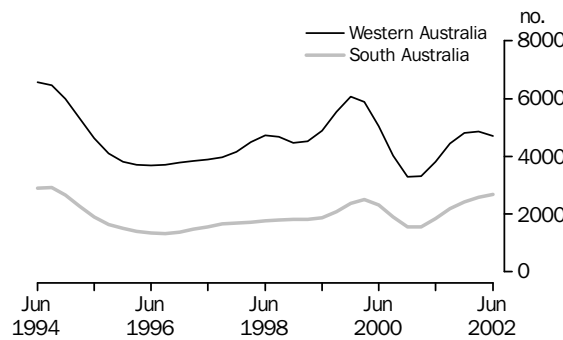
NEW SOUTH WALES  
VICTORIA  
QUEENSLAND

The trend estimates of commencements in New South Wales, Victoria and Queensland have all shown strong growth from and including the June quarter 2001, although the rate of growth has eased significantly. The trend in both Victoria and Queensland actually fell in the June quarter 2002.



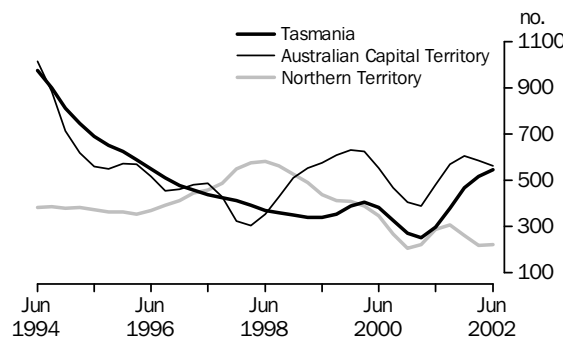
WESTERN AUSTRALIA  
SOUTH AUSTRALIA

The trend estimate of commencements in South Australia has grown strongly over the last five quarters, although the rate of growth has slowed. The trend in Western Australia fell in the June quarter 2002 after five quarters of growth.



TASMANIA  
AUSTRALIAN CAPITAL TERRITORY  
NORTHERN TERRITORY

The trend estimate of commencements in Tasmania has grown strongly over the last five quarters. The trend in the Northern Territory rose in the June quarter following two quarters of decline. The trend in the Australian Capital Territory has fallen in the last two quarters, after three quarters of growth.



(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>1999-00</b>	118 378	18.0	120 128	16.4	167 748	16.6	171 865	15.0
<b>2000-01</b>	74 128	-37.4	75 330	-37.3	110 977	-33.8	114 945	-33.1
<b>2001-02</b>	112 400	51.6	114 107	51.5	161 144	45.2	164 954	43.5
<b>2001</b>								
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	29 353	7.9	29 962	8.9	41 776	6.3	42 705	5.5
<b>2002</b>								
Mar qtr	26 634	-9.3	27 032	-9.8	37 674	-9.8	38 571	-9.7
Jun qtr	29 221	9.7	29 612	9.5	42 392	12.5	43 186	12.0
SEASONALLY ADJUSTED								
<b>2001</b>								
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	29 620	10.9	30 302	12.6	42 476	11.9	43 594	11.9
<b>2002</b>								
Mar qtr	28 125	-5.0	28 498	-6.0	39 331	-7.4	40 291	-7.6
Jun qtr	27 981	-0.5	28 451	-0.2	41 415	5.3	42 179	4.7
TREND ESTIMATES								
<b>2001</b>								
Mar qtr	17 942	-4.9	18 196	-5.1	27 072	-5.6	27 982	-5.1
Jun qtr	20 846	16.2	21 121	16.1	30 654	13.2	31 649	13.1
Sep qtr	25 320	21.5	25 683	21.6	36 244	18.2	37 308	17.9
Dec qtr	28 146	11.2	28 604	11.4	39 988	10.3	41 025	10.0
<b>2002</b>								
Mar qtr	28 846	2.5	29 332	2.5	41 272	3.2	42 220	2.9
Jun qtr	28 384	-1.6	28 864	-1.6	41 214	-0.1	42 045	-0.4

(a) Includes conversions etc.

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL (Number)									
<b>2001</b>									
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	13 335	11 332	8 588	2 613	5 190	534	239	875	42 705
<b>2002</b>									
Mar qtr	10 845	11 490	8 495	2 330	4 370	515	148	378	38 571
Jun qtr	12 608	12 435	9 453	2 639	4 645	544	285	578	43 186
ORIGINAL (% change from previous quarter)									
<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	5.4	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	21.1	-7.1	-0.5	8.9	3.8	57.6	-34.3	58.6	5.5
<b>2002</b>									
Mar qtr	-18.7	1.4	-1.1	-10.8	-15.8	-3.6	-38.2	-56.8	-9.7
Jun qtr	16.3	8.2	11.3	13.3	6.3	5.6	92.6	52.9	12.0
SEASONALLY ADJUSTED (Number)									
<b>2001</b>									
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	13 762	11 491	8 378	2 567	5 078	496	n.a.	807	43 594
<b>2002</b>									
Mar qtr	11 044	11 960	9 583	2 372	4 664	522	n.a.	360	40 291
Jun qtr	13 172	11 934	8 585	2 799	4 714	533	n.a.	661	42 179
SEASONALLY ADJUSTED (% change from previous quarter)									
<b>2001</b>									
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	36.4	-4.7	-4.2	12.9	7.1	34.0	n.a.	45.0	11.9
<b>2002</b>									
Mar qtr	-19.8	4.1	14.4	-7.6	-8.1	5.4	n.a.	-55.4	-7.6
Jun qtr	19.3	-0.2	-10.4	18.0	1.1	2.1	n.a.	83.6	4.7
TREND ESTIMATES (Number)									
<b>2001</b>									
Mar qtr	8 236	8 456	5 459	1 550	3 324	253	224	389	27 982
Jun qtr	8 951	9 757	6 503	1 856	3 810	297	288	482	31 649
Sep qtr	10 469	11 044	7 886	2 183	4 443	380	309	569	37 308
Dec qtr	11 858	11 736	8 759	2 418	4 821	467	262	605	41 025
<b>2002</b>									
Mar qtr	12 506	11 964	9 067	2 575	4 864	519	220	586	42 220
Jun qtr	12 783	11 893	8 970	2 680	4 714	547	224	563	42 045
TREND ESTIMATES (% change from previous quarter)									
<b>2001</b>									
Mar qtr	-8.9	2.8	-1.6	-0.5	0.8	-6.5	8.7	-4.3	-5.1
Jun qtr	8.7	15.4	19.1	19.7	14.6	17.1	28.5	24.1	13.1
Sep qtr	17.0	13.2	21.3	17.6	16.6	27.9	7.4	18.0	17.9
Dec qtr	13.3	6.3	11.1	10.8	8.5	22.9	-15.1	6.3	10.0
<b>2002</b>									
Mar qtr	5.5	1.9	3.5	6.5	0.9	11.2	-16.3	-3.2	2.9
Jun qtr	2.2	-0.6	-1.1	4.1	-3.1	5.4	2.0	-3.9	-0.4

(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>1999-00</b>	30 753	34 716	24 218	7 856	18 650	1 538	936	1 460	120 128
<b>2000-01</b>	17 751	24 166	14 505	5 390	10 895	1 035	577	1 011	75 330
<b>2001-02</b>	25 602	34 988	25 268	8 284	16 359	1 772	649	1 188	114 107
<b>2001</b>									
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	7 201	8 811	6 391	2 273	4 365	470	161	291	29 962
<b>2002</b>									
Mar qtr	6 012	8 332	6 011	1 945	3 861	494	130	248	27 032
Jun qtr	6 562	9 409	6 393	2 209	4 021	484	172	362	29 612
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1999-00</b>	19 430	11 725	10 130	1 398	3 916	185	594	948	48 326
<b>2000-01</b>	14 829	9 584	7 814	1 120	2 592	60	446	634	37 079
<b>2001-02</b>	20 955	11 239	9 586	1 637	2 785	150	383	1 185	47 919
<b>2001</b>									
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	5 927	2 374	2 165	310	820	63	77	584	12 320
<b>2002</b>									
Mar qtr	4 508	2 700	2 377	375	499	17	15	123	10 614
Jun qtr	5 604	2 751	2 948	417	589	60	113	215	12 696
CONVERSIONS, ETC.									
<b>1999-00</b>	723	1 896	229	156	266	44	27	71	3 411
<b>2000-01</b>	849	871	347	46	404	14	4	1	2 536
<b>2001-02</b>	1 242	1 223	317	61	62	10	4	9	2 928
<b>2001</b>									
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	208	147	33	30	5	1	1	—	424
<b>2002</b>									
Mar qtr	325	458	108	10	10	4	3	7	925
Jun qtr	443	275	112	13	34	—	—	1	878
TOTAL									
<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>	33 429	34 620	22 666	6 556	13 891	1 109	1 027	1 646	114 945
<b>2001-02</b>	47 797	47 449	35 171	9 981	19 207	1 932	1 037	2 382	164 954
<b>2001</b>									
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	13 335	11 332	8 588	2 613	5 190	534	239	875	42 705
<b>2002</b>									
Mar qtr	10 845	11 490	8 495	2 330	4 370	515	148	378	38 571
Jun qtr	12 608	12 435	9 453	2 639	4 645	544	285	578	43 186

## 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									
<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>	17 618	23 921	14 260	5 303	10 590	1 028	434	973	74 128
<b>2001-02</b>	25 500	34 576	25 011	8 033	15 911	1 714	518	1 138	112 400
<b>2001</b>									
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	7 136	8 628	6 293	2 217	4 242	468	108	262	29 353
<b>2002</b>									
Mar qtr	6 002	8 249	5 960	1 849	3 769	463	110	232	26 634
Jun qtr	6 551	9 358	6 338	2 132	3 895	463	122	362	29 221
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1999-00</b>	18 646	11 502	9 645	1 381	3 264	181	523	898	46 040
<b>2000-01</b>	13 791	9 435	7 289	1 097	1 968	55	307	562	34 504
<b>2001-02</b>	20 335	10 837	9 310	1 599	2 192	139	277	1 155	45 844
<b>2001</b>									
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	5 795	2 332	2 137	296	738	63	75	564	12 000
<b>2002</b>									
Mar qtr	4 277	2 588	2 357	368	395	8	6	117	10 116
Jun qtr	5 477	2 607	2 887	413	532	60	113	211	12 300
CONVERSIONS, ETC.									
<b>1999-00</b>	702	1 874	228	156	230	43	27	71	3 330
<b>2000-01</b>	841	868	345	42	234	11	3	1	2 345
<b>2001-02</b>	1 240	1 222	298	61	55	10	4	9	2 899
<b>2001</b>									
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	207	147	33	30	4	1	1	—	422
<b>2002</b>									
Mar qtr	324	458	108	10	10	4	3	7	924
Jun qtr	443	274	111	13	29	—	—	1	871
TOTAL									
<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>	32 251	34 224	21 895	6 442	12 792	1 094	744	1 536	110 977
<b>2001-02</b>	47 075	46 635	34 618	9 692	18 159	1 863	800	2 302	161 144
<b>2001</b>									
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	13 137	11 108	8 463	2 543	4 984	532	184	826	41 776
<b>2002</b>									
Mar qtr	10 603	11 296	8 424	2 227	4 174	475	119	356	37 674
Jun qtr	12 471	12 239	9 335	2 558	4 457	523	235	574	42 392

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<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>2001-02</b>	102	411	257	251	448	58	131	50	1 708
<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	95	53	22	106	4	8	5	309
Dec qtr	65	183	98	56	123	2	53	29	608
<b>2002</b>									
Mar qtr	10	82	51	96	92	31	20	16	399
Jun qtr	11	51	55	77	126	21	50	—	391
NEW OTHER RESIDENTIAL BUILDINGS									
<b>1999-00</b>	784	223	485	17	652	4	71	50	2 286
<b>2000-01</b>	1 038	149	525	23	624	5	139	72	2 575
<b>2001-02</b>	619	401	277	38	593	11	106	30	2 075
<b>2001</b>									
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
<b>2002</b>									
Mar qtr	231	112	20	7	104	9	9	6	498
Jun qtr	126	143	62	4	57	—	—	4	396
CONVERSIONS, ETC.									
<b>1999-00</b>	21	22	1	—	36	1	—	—	81
<b>2000-01</b>	8	3	2	4	170	3	1	—	191
<b>2001-02</b>	2	1	19	—	7	—	—	—	29
<b>2001</b>									
Mar qtr	—	2	2	—	105	2	—	—	111
Jun qtr	1	—	—	—	48	—	1	—	50
Sep qtr	—	—	18	—	1	—	—	—	19
Dec qtr	1	—	—	—	1	—	—	—	2
<b>2002</b>									
Mar qtr	1	—	—	—	—	—	—	—	1
Jun qtr	—	1	1	—	5	—	—	—	7
TOTAL									
<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	3 968
<b>2001-02</b>	723	813	553	289	1 048	69	237	80	3 811
<b>2001</b>									
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	126	70	206	2	55	49	930
<b>2002</b>									
Mar qtr	242	194	71	103	196	40	29	22	898
Jun qtr	137	195	118	81	188	21	50	4	794



# 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 Approvals 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) Quarterly  
*Building Approvals, Australia* (cat. no. 8731.0) Monthly  
*Construction Work Done, Australia, Preliminary* (cat. no. 8755.0) Quarterly  
*House Price Indexes: Eight Capital Cities* (cat. no. 6416.0) Quarterly  
*Housing Finance for Owner Occupation, Australia* (cat. no. 5609.0) Monthly  
*Producer Price Indexes, Australia* (cat. no. 6427.0) Quarterly  
*Private Sector Construction Industry, Australia, 1996–97* (cat. no. 8772.0).

**18** Current publications and other products released by the ABS are listed in the *Catalogue of Publications and Products* (cat. no. 1101.0). The Catalogue is available from any ABS office or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

### 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](http://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).
- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

### INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user-pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE** **1300 135 070**
- EMAIL** **[client.services@abs.gov.au](mailto:client.services@abs.gov.au)**
- FAX** 1300 135 211
- POST** Client Services, ABS, GPO Box 796, Sydney 1041

## WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE** 1300 366 323
- EMAIL** [subscriptions@abs.gov.au](mailto:subscriptions@abs.gov.au)
- FAX** 03 9615 7848
- POST** Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



287500006028  
ISSN 0818-3511

RRP \$18.00