



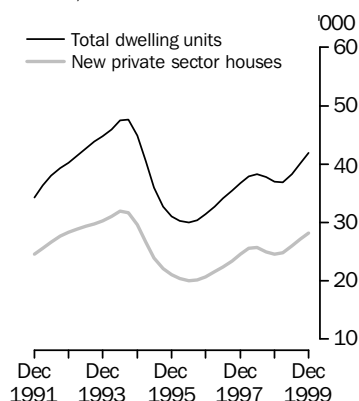
BUILDING ACTIVITY
DWELLING UNIT
COMMENCEMENTS

AUSTRALIA
 PRELIMINARY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 17 MAR 2000

DECEMBER QTR KEY FIGURES

Dwelling units commenced
 Number, Trend



TREND ESTIMATES	Dec qtr 99	% change	% change
		Sep qtr 99 to Dec qtr 99	Dec qtr 98 to Dec qtr 99
Dwelling units commenced			
New private sector houses	28 215	4.0	15.1
Total dwelling units	41 918	4.5	13.2
.....			
SEASONALLY ADJUSTED	Dec qtr 99	% change	% change
		Sep qtr 99 to Dec qtr 99	Dec qtr 98 to Dec qtr 99
Dwelling units commenced			
New private sector houses	28 111	3.9	16.9
Total dwelling units	41 247	-0.1	12.2

DECEMBER QTR KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units commenced continued to grow in the December quarter 1999, rising 4.5%. This was up 13.2% from the level of a year ago.
- The number of new private sector houses commenced rose by 4.0% in the December quarter 1999, following rises of over 4.0% in each of the June and September 1999 quarters.

SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms, there was little change in the total number of dwelling units commenced during the December quarter 1999, down marginally to 41,247. The number of private sector houses commenced continued to grow but this was offset by a fall in other dwellings.

ORIGINAL ESTIMATES

- Although the total number of dwelling units commenced during the December quarter 1999 fell by 1.8% to 41,753, this level was still the second highest since the December quarter 1994.
- The number of new house commencements rose by 3.7% to 29,536. New other residential building commencements fell by 11.7% to 11,712, but this was from a high of 13,257 recorded last quarter.

- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494, or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
March 2000	22 June 2000
June 2000	14 September 2000

SIGNIFICANT REVISIONS THIS ISSUE

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 10–12.

Revisions have also been made to the June and September 1999 quarters to reflect the resolution of reporting difficulties experienced by a number of councils in Queensland that had resulted in under-reporting of building approvals. For more information, see *Building Approvals, Australia* (Cat. no. 8731.0) November 1999.

SAMPLING ERRORS

The estimates in this publication are based on a sample survey of private sector house building activity and a complete enumeration of other building activity. Because data are not collected for all private sector house building jobs, the published estimates are subject to sampling variability. Relative standard errors give a measure of this variability and therefore indicate the degree of confidence that can be attached to the data.

RELATIVE STANDARD ERRORS

Relative standard errors for the number of new private sector houses and total dwelling units commenced in the December quarter 1999 are given below. There is 67% confidence that the actual value would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

	<i>New private sector houses</i>	<i>Total dwellings</i>
	%	%
New South Wales	3.7	2.2
Victoria	3.1	2.4
Queensland	3.2	2.2
South Australia	4.0	3.4
Western Australia	4.6	3.8
Tasmania	2.3	2.1
Northern Territory
Australian Capital Territory	1.3	0.7
Australia	1.7	1.2

W. McLennan
Australian Statistician

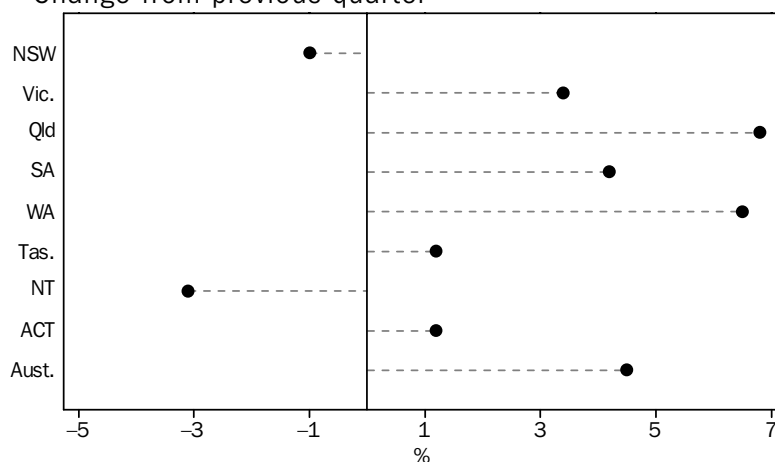
STATE ESTIMATES

TOTAL NUMBER OF DWELLING UNITS COMMENCED

Trend estimates

- The trend estimate of total number of dwelling units commenced rose in the December quarter 1999 in all States except New South Wales and the Northern Territory. Growth was strong in Queensland (up 6.8%) and Western Australia (up 6.5%). Victoria, Western Australia, South Australia and the Australian Capital Territory all recorded their highest level since at least the March quarter 1995.

Change from previous quarter



Seasonally adjusted estimates

- In seasonally adjusted terms, there was strong growth in the number of dwelling units commenced during the December quarter 1999 for the Australian Capital Territory (up 13.5%) and Queensland (up 11.4%). States reporting falls in this period all had strong growth in the previous quarter. These were New South Wales (down 9.0%), Western Australia (down 6.3%) and Victoria (down 2.7%).

Original estimates

- Increases in the total number of dwelling units commenced in the December quarter 1999 occurred in Tasmania (19.8%), Queensland (15.4%), the Australian Capital Territory (7.9%) and South Australia (6.1%). Falls occurred in the Northern Territory (13.2%), Western Australia (11.5%), New South Wales (9.1%) and Victoria (1.1%).
- New house commencements rose in all States and Territories except New South Wales, Western Australia and the Northern Territory. Other dwellings fell in all States by over 15.0% except Queensland and Tasmania which recorded increases.

TABLE 1. NUMBER OF DWELLING UNITS COMMENCED

<i>Period</i>	<i>New houses</i>		<i>Total dwelling units (includes conversions etc)</i>	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL				
1998 Sept. qtr	26,239	27,326	37,915	39,723
Dec. qtr	24,866	25,542	35,971	37,206
1999 Mar. qtr	22,404	22,870	33,240	34,415
June qtr	26,844	27,426	36,685	38,075
Sept. qtr	27,954	28,488	41,048	42,510
Dec. qtr	29,048	29,536	40,809	41,753
SEASONALLY ADJUSTED				
1998 Sept. qtr	25,393	26,491	37,111	38,596
Dec. qtr	24,048	24,668	35,152	36,748
1999 Mar. qtr	24,451	24,977	35,173	36,395
June qtr	26,403	26,948	36,332	37,606
Sept. qtr	27,066	27,636	40,171	41,302
Dec. qtr	28,111	28,536	39,890	41,247
TREND ESTIMATES				
1998 Sept. qtr	24,905	25,686	36,286	37,770
Dec. qtr	24,511	25,240	35,542	37,014
1999 Mar. qtr	24,843	25,447	35,551	36,890
June qtr	25,931	26,461	36,981	38,216
Sept. qtr	27,140	27,658	38,878	40,099
Dec. qtr	28,215	28,641	40,639	41,918

TABLE 2. NUMBER OF DWELLING UNITS COMMENCED, PERCENTAGE CHANGE

<i>Period</i>	<i>New houses</i>		<i>Total dwelling units (includes conversions etc)</i>	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL (% change from previous quarter)				
1998 Sept. qtr	1.6	3.7	2.3	2.9
Dec. qtr	-5.2	-6.5	-5.1	-6.3
1999 Mar. qtr	-9.9	-10.5	-7.6	-7.5
June qtr	19.8	19.9	10.4	10.6
Sept. qtr	4.1	3.9	11.9	11.6
Dec. qtr	3.9	3.7	-0.6	-1.8
SEASONALLY ADJUSTED (% change from previous quarter)				
1998 Sept. qtr	-0.1	2.3	1.3	1.4
Dec. qtr	-5.3	-6.9	-5.3	-4.8
1999 Mar. qtr	1.7	1.3	0.1	-1.0
June qtr	8.0	7.9	3.3	3.3
Sept. qtr	2.5	2.6	10.6	9.8
Dec. qtr	3.9	3.3	-0.7	-0.1
TREND ESTIMATES (% change from previous quarter)				
1998 Sept. qtr	-2.7	-2.2	-1.5	-1.2
Dec. qtr	-1.6	-1.7	-2.1	-2.0
1999 Mar. qtr	1.4	0.8	—	-0.3
June qtr	4.4	4.0	4.0	3.6
Sept. qtr	4.7	4.5	5.1	4.9
Dec. qtr	4.0	3.6	4.5	4.5

TABLE 3. TOTAL NUMBER OF DWELLING UNITS (a) COMMENCED BY STATE

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
SEASONALLY ADJUSTED									
1998 Sept. qtr	13,375	9,494	7,897	1,881	4,760	329	n.a.	515	38,596
Dec. qtr	11,459	9,379	7,443	1,800	4,515	357	n.a.	418	36,748
1999 Mar. qtr	12,504	9,737	6,790	1,780	4,388	350	n.a.	675	36,395
June qtr	12,417	10,439	7,119	1,963	4,752	339	n.a.	509	37,606
Sept. qtr	13,431	11,457	7,339	2,054	5,761	340	n.a.	555	41,302
Dec. qtr	12,217	11,149	8,175	2,104	5,400	355	n.a.	630	41,247
TREND ESTIMATES									
1998 Sept. qtr	12,574	9,374	8,001	1,786	4,672	357	566	421	37,770
Dec. qtr	12,284	9,492	7,350	1,806	4,509	348	519	518	37,014
1999 Mar. qtr	12,293	9,864	6,979	1,849	4,554	344	487	561	36,890
June qtr	12,607	10,492	7,094	1,930	4,913	345	446	566	38,216
Sept. qtr	12,825	11,061	7,470	2,036	5,333	344	414	577	40,099
Dec. qtr	12,702	11,437	7,977	2,121	5,680	348	401	584	41,918

(a) Includes conversions, etc.

TABLE 4. TOTAL NUMBER OF DWELLING UNITS(a) COMMENCED BY STATE, PERCENTAGE CHANGE

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
SEASONALLY ADJUSTED (% change from previous quarter)									
1998 Sept. qtr	6.8	1.4	-9.7	12.7	0.2	-17.6	n.a.	88.2	1.4
Dec. qtr	-14.3	-1.2	-5.8	-4.3	-5.1	8.4	n.a.	-18.9	-4.8
1999 Mar. qtr	9.1	3.8	-8.8	-1.1	-2.8	-1.8	n.a.	61.5	-1.0
June qtr	-0.7	7.2	4.8	10.3	8.3	-3.2	n.a.	-24.7	3.3
Sept. qtr	8.2	9.7	3.1	4.7	21.2	0.2	n.a.	9.2	9.8
Dec. qtr	-9.0	-2.7	11.4	2.4	-6.3	4.3	n.a.	13.5	-0.1
TREND ESTIMATES (% change from previous quarter)									
1998 Sept. qtr	-0.8	1.2	-7.7	0.2	-0.6	-4.3	-3.7	22.1	-1.2
Dec. qtr	-2.3	1.3	-8.1	1.1	-3.5	-2.7	-8.2	23.1	-2.0
1999 Mar. qtr	0.1	3.9	-5.0	2.4	1.0	-1.0	-6.3	8.3	-0.3
June qtr	2.6	6.4	1.6	4.4	7.9	0.2	-8.5	1.0	3.6
Sept. qtr	1.7	5.4	5.3	5.5	8.6	-0.2	-7.1	2.0	4.9
Dec. qtr	-1.0	3.4	6.8	4.2	6.5	1.2	-3.1	1.2	4.5

(a) Includes conversions, etc.

TABLE 5. TOTAL NUMBER OF DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1996-97	23,385	18,652	22,871	5,113	12,522	1,561	985	1,158	86,246
1997-98	26,764	26,004	23,754	5,823	14,790	1,388	1,219	1,023	100,764
1998-99	27,548	29,165	20,150	6,297	15,949	1,264	1,427	1,365	103,165
1998 Sept. qtr	7,471	7,362	5,368	1,610	4,418	298	374	424	27,326
Dec. qtr	6,239	7,399	5,159	1,699	3,987	332	450	276	25,542
1999 Mar. qtr	6,633	6,494	4,131	1,326	3,386	330	285	285	22,870
June qtr	7,205	7,910	5,492	1,661	4,157	304	318	379	27,426
Sept. qtr	7,362	8,176	5,439	1,792	4,879	301	279	261	28,488
Dec. qtr	7,299	8,779	5,950	2,012	4,530	344	256	366	29,536
NEW OTHER RESIDENTIAL BUILDINGS									
1996-97	18,681	6,047	9,004	651	2,241	291	701	729	38,345
1997-98	19,852	7,598	11,222	741	2,360	231	952	236	43,192
1998-99	20,821	8,307	8,962	1,062	2,407	107	532	615	42,813
1998 Sept. qtr	5,798	2,000	2,627	336	602	12	120	116	11,611
Dec. qtr	5,010	1,682	2,542	263	488	54	191	145	10,375
1999 Mar. qtr	5,464	2,159	1,820	302	586	18	124	240	10,713
June qtr	4,549	2,466	1,973	161	731	23	97	114	10,114
Sept. qtr	6,189	3,219	1,874	369	1,088	18	178	322	13,257
Dec. qtr	4,963	2,580	2,592	283	852	38	143	261	11,712
CONVERSIONS, ETC									
1996-97	1,667	1,132	535	26	86	30	40	65	3,580
1997-98	1,822	1,340	441	89	115	3	14	2	3,826
1998-99	1,359	1,566	213	57	92	6	15	133	3,442
1998 Sept. qtr	406	299	30	34	12	2	3	—	786
Dec. qtr	488	653	101	3	37	3	4	—	1,289
1999 Mar. qtr	229	355	64	16	28	—	6	133	832
June qtr	236	259	18	4	15	1	2	—	535
Sept. qtr	214	290	120	5	128	4	4	—	765
Dec. qtr	245	197	37	4	14	5	1	2	505
TOTAL									
1996-97	43,733	25,830	32,410	5,790	14,849	1,882	1,726	1,952	128,172
1997-98	48,438	34,941	35,417	6,653	17,265	1,622	2,185	1,261	147,781
1998-99	49,729	39,038	29,325	7,416	18,448	1,377	1,974	2,113	149,420
1998 Sept. qtr	13,675	9,662	8,025	1,980	5,032	312	497	540	39,723
Dec. qtr	11,737	9,734	7,802	1,965	4,512	389	645	421	37,206
1999 Mar. qtr	12,326	9,008	6,015	1,645	4,000	348	415	658	34,415
June qtr	11,990	10,634	7,483	1,826	4,903	328	417	493	38,075
Sept. qtr	13,765	11,685	7,433	2,166	6,095	323	461	583	42,510
Dec. qtr	12,507	11,556	8,579	2,299	5,396	387	400	629	41,753

TABLE 6. TOTAL NUMBER OF PRIVATE SECTOR DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1996-97	23,180	18,395	22,524	5,058	12,013	1,544	815	1,117	84,645
1997-98	26,585	25,701	23,411	5,628	14,170	1,380	949	1,021	98,844
1998-99	27,155	28,512	19,714	6,092	15,384	1,263	933	1,301	100,354
1998 Sept. qtr	7,252	7,164	5,269	1,563	4,049	297	221	423	26,239
Dec. qtr	6,181	7,214	5,019	1,644	3,946	332	256	273	24,866
1999 Mar. qtr	6,572	6,302	4,065	1,293	3,350	330	221	271	22,404
June qtr	7,150	7,832	5,361	1,591	4,038	304	235	333	26,844
Sept. qtr	7,324	8,061	5,340	1,752	4,746	289	197	246	27,954
Dec. qtr	7,247	8,657	5,803	1,964	4,469	343	205	360	29,048
NEW OTHER RESIDENTIAL BUILDINGS									
1996-97	16,878	5,636	8,314	647	1,858	246	685	711	34,975
1997-98	18,681	7,060	10,657	720	1,855	220	877	228	40,298
1998-99	19,673	7,878	8,292	1,039	1,982	107	485	611	40,067
1998 Sept. qtr	5,461	1,905	2,425	332	543	12	106	116	10,900
Dec. qtr	4,785	1,592	2,442	244	398	54	187	145	9,847
1999 Mar. qtr	5,106	2,038	1,770	302	426	18	109	236	10,005
June qtr	4,321	2,343	1,655	161	615	23	83	114	9,315
Sept. qtr	5,883	3,155	1,589	359	869	18	178	302	12,353
Dec. qtr	4,875	2,496	2,560	280	671	38	103	237	11,260
CONVERSIONS, ETC									
1996-97	1,638	1,119	535	23	80	12	28	5	3,439
1997-98	1,808	1,317	419	89	115	3	14	2	3,767
1998-99	1,336	1,542	211	55	92	6	15	133	3,391
1998 Sept. qtr	399	298	30	32	12	2	3	—	776
Dec. qtr	479	632	100	3	37	3	4	—	1,258
1999 Mar. qtr	228	355	64	16	28	—	6	133	831
June qtr	230	257	17	4	15	1	2	—	526
Sept. qtr	201	288	120	5	119	4	4	—	741
Dec. qtr	245	197	37	4	10	5	1	2	501
TOTAL									
1996-97	41,696	25,149	31,373	5,728	13,951	1,802	1,528	1,833	123,060
1997-98	47,074	34,077	34,487	6,437	16,140	1,603	1,840	1,251	142,908
1998-99	48,165	37,932	28,217	7,186	17,458	1,376	1,433	2,045	143,812
1998 Sept. qtr	13,112	9,368	7,724	1,927	4,604	311	330	539	37,915
Dec. qtr	11,445	9,438	7,561	1,891	4,381	389	447	418	35,971
1999 Mar. qtr	11,906	8,695	5,899	1,612	3,804	348	336	640	33,240
June qtr	11,701	10,431	7,033	1,756	4,668	328	320	447	36,685
Sept. qtr	13,408	11,504	7,049	2,116	5,734	311	379	548	41,048
Dec. qtr	12,367	11,350	8,400	2,248	5,150	386	309	599	40,809

TABLE 7. TOTAL NUMBER OF PUBLIC SECTOR DWELLING UNITS COMMENCED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NEW HOUSES									
1996-97	205	257	347	55	509	17	170	41	1,601
1997-98	179	303	343	195	620	8	270	2	1,920
1998-99	393	653	436	205	565	1	494	64	2,811
1998 Sept. qtr	219	198	99	47	369	1	153	1	1,087
Dec. qtr	58	185	140	55	41	—	194	3	676
1999 Mar. qtr	61	192	66	33	36	—	64	14	466
June qtr	55	78	131	70	119	—	83	46	582
Sept. qtr	38	115	99	40	133	12	82	15	534
Dec. qtr	52	122	147	48	61	1	51	6	488
NEW OTHER RESIDENTIAL BUILDINGS									
1996-97	1,803	411	690	4	383	45	16	18	3,370
1997-98	1,171	538	565	21	505	11	75	8	2,894
1998-99	1,148	429	670	23	425	—	47	4	2,746
1998 Sept. qtr	337	95	202	4	59	—	14	—	711
Dec. qtr	225	90	100	19	90	—	4	—	528
1999 Mar. qtr	358	121	50	—	160	—	15	4	708
June qtr	228	123	318	—	116	—	14	—	799
Sept. qtr	306	64	285	10	219	—	—	20	904
Dec. qtr	88	84	32	3	181	—	40	24	452
CONVERSIONS, ETC									
1996-97	29	13	—	3	6	18	12	60	141
1997-98	14	23	22	—	—	—	—	—	59
1998-99	23	24	2	2	—	—	—	—	51
1998 Sept. qtr	7	1	—	2	—	—	—	—	10
Dec. qtr	9	21	1	—	—	—	—	—	31
1999 Mar. qtr	1	—	—	—	—	—	—	—	1
June qtr	6	2	1	—	—	—	—	—	9
Sept. qtr	13	2	—	—	9	—	—	—	24
Dec. qtr	—	—	—	—	4	—	—	—	4
TOTAL									
1996-97	2,037	681	1,037	62	898	80	198	119	5,112
1997-98	1,364	864	930	216	1,125	19	345	10	4,873
1998-99	1,564	1,106	1,108	230	990	1	541	68	5,608
1998 Sept. qtr	563	294	301	53	428	1	167	1	1,808
Dec. qtr	292	296	241	74	131	—	198	3	1,235
1999 Mar. qtr	420	313	116	33	196	—	79	18	1,175
June qtr	289	203	450	70	235	—	97	46	1,390
Sept. qtr	357	181	384	50	361	12	82	35	1,462
Dec. qtr	140	206	179	51	246	1	91	30	944

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains preliminary estimates from the quarterly Building Activity Survey of the number of dwelling units commenced. More comprehensive updated results for the last two quarters will be available shortly in *Building Activity, Australia* (Cat. no. 8752.0).

2 The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey comprises a sample survey of private sector house building activity and a complete enumeration of other building activity. Estimates in respect of commencements of private sector houses are therefore subject to sampling variability. The relative standard errors for these estimates are shown on page 2. Also, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, to have commenced. Estimates in this issue are therefore subject to revision.

3 The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house commencements based on survey results are available only at the State, Territory and Australia levels. Further geographic disaggregations are not available. However, data for regions below State and Territory level are available from the building approvals series compiled by the Australian Bureau of Statistics (ABS) and based on information reported by local government and other reporting authorities.

DEFINITIONS

4 A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

5 A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long-term* residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.

6 A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

- A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached granny flats and detached dwelling units such as caretakers' residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

These statistics present the number of dwelling units in other residential buildings (and not the number of buildings).

EXPLANATORY NOTES *continued*

DEFINITIONS *continued*

7 *Conversions, etc.* Dwelling units can also be created as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings. Such dwelling units are referred to in this publication under the heading of Conversions, etc.

8 *Commenced.* A building is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).

9 *Ownership.* The ownership of a building is classified as either public sector or private sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

SEASONAL ADJUSTMENT

10 Seasonally adjusted building statistics are shown in tables 1–4. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters. Details regarding the methods used in seasonally adjusting the series are available on request.

11 Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total dwelling units should not be used to represent seasonally adjusted public sector dwelling units.

12 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

TREND ESTIMATES

13 Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

14 The trend estimates are derived by applying a 7-term Henderson moving average to the seasonally adjusted series. The 7-term Henderson average (like all Henderson averages) is symmetric but, as the end of a time series is approached, asymmetric forms of the average are applied. Unlike weights of the standard 7-term Henderson moving average, the weights employed here have been tailored to suit the particular characteristics of individual series.

EXPLANATORY NOTES *continued*

TREND ESTIMATES *continued*

15 While the smoothing technique described in paragraphs 13 and 14 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data and as a result of the re-estimation of the seasonal factors. For further information, see *Information Paper: A Guide to Interpreting Time Series — Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345.

ACKNOWLEDGEMENT

16 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

RELATED PUBLICATIONS

17 Users may also wish to refer to the following publications:
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19 The ABS can also make available certain building approvals and activity data which are not published. A charge may be made for providing unpublished information.

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20 A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD-ROM. For more details about our electronic data services, contact the ABS office in your State or Territory.

SYMBOLS AND OTHER USAGES

ABS Australian Bureau of Statistics
n.a. not available
— nil or rounded to zero
.. not applicable

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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