



Dwelling Unit Commencements

Australia

Key Points:

- **The number of dwelling commencements decreased by 17 per cent in 2008/09 to a level of 130,303.**
- **In the March 2010 quarter the number of dwelling commencements increased by 4.5 per cent from 40,419 to 42,234.**
- **The largest yearly number of commencements was 177,828 in 1993/94.**

Residential building

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

Commenced

A building is 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).

Conversions etc.

A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 4 to 6 and are included in the total number of dwelling units.

House

A house is 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.

Units

'Units' or 'other residential building' is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).



Dwelling Unit Commencements, Australia (number)

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Sep.1955	19,691	NA	19,691			
Dec.1955	18,923	NA	18,923			
Mar.1956	19,556	NA	19,556			
Jun.1956	20,771	NA	20,771	78,941	NA	NA
Sep.1956	19,974	NA	19,974			
Dec.1956	20,538	NA	20,538			
Mar.1957	20,209	NA	20,209			
Jun.1957	21,171	NA	21,171	81,892	NA	NA
Sep.1957	21,450	NA	21,450			
Dec.1957	20,019	NA	20,019			
Mar.1958	22,822	NA	22,822			
Jun.1958	21,678	NA	21,678	85,969	NA	NA
Sep.1958	22,989	NA	22,989			
Dec.1958	23,677	NA	23,677			
Mar.1959	24,202	NA	24,202			
Jun.1959	24,765	NA	24,765	95,633	NA	NA
Sep.1959	24,786	NA	24,786			
Dec.1959	24,398	NA	24,398			
Mar.1960	24,552	NA	24,552			
Jun.1960	23,139	NA	23,139	96,875	NA	NA
Sep.1960	23,826	NA	23,826			
Dec.1960	25,417	NA	25,417			
Mar.1961	24,937	NA	24,937			
Jun.1961	24,389	NA	24,389	98,569	NA	NA
Sep.1961	25,740	NA	25,740			
Dec.1961	26,399	NA	26,399			
Mar.1962	25,622	NA	25,622			
Jun.1962	27,413	NA	27,413	105,174	NA	NA
Sep.1962	28,549	NA	28,549			
Dec.1962	29,956	NA	29,956			
Mar.1963	31,117	NA	31,117			
Jun.1963	32,735	NA	32,735	122,357	NA	NA
Sep.1963	31,558	NA	31,558			
Dec.1963	29,351	NA	29,351			
Mar.1964	27,900	NA	27,900			
Jun.1964	24,664	NA	24,664	113,473	NA	NA
Sep.1964	20,647	NA	20,647			
Dec.1964	20,631	NA	20,631			
Mar.1965	21,402	NA	21,402			
Jun.1965	23,709	NA	23,709	86,389	NA	NA
Sep.1965	19,691	NA	19,691			
Dec.1965	18,923	NA	18,923			
Mar.1966	19,556	NA	19,556			
Jun.1966	20,771	NA	20,771	78,941	NA	NA
Sep.1966	19,974	NA	19,974			
Dec.1966	20,538	NA	20,538			
Mar.1967	20,209	NA	20,209			
Jun.1967	21,171	NA	21,171	81,892	NA	NA
Sep.1967	21,450	NA	21,450			
Dec.1967	20,019	NA	20,019			
Mar.1968	22,822	NA	22,822			
Jun.1968	21,678	NA	21,678	85,969	NA	NA
Sep.1968	22,989	NA	22,989			
Dec.1968	23,677	NA	23,677			
Mar.1969	24,202	NA	24,202			
Jun.1969	24,765	NA	24,765	95,633	NA	NA
Sep.1969	24,779	12,736	37,515			
Dec.1969	24,399	12,716	37,115			
Mar.1970	24,525	12,043	36,568			
Jun.1970	23,173	10,500	33,673	96,876	47,995	144,871
Sep.1970	23,819	10,029	33,848			
Dec.1970	25,419	9,879	35,298			

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.1971	24,976	10,397	35,373			
Jun.1971	24,366	10,134	34,500	98,580	40,439	NA
Sep.1971	25,733	10,134	35,867			
Dec.1971	26,401	10,252	36,653			
Mar.1972	25,638	10,880	36,518			
Jun.1972	27,405	11,472	38,877	105,177	42,738	NA
Sep.1972	28,544	11,246	39,790			
Dec.1972	29,959	11,906	41,865			
Mar.1973	31,141	12,106	43,247			
Jun.1973	32,710	12,619	45,329	122,354	47,877	NA
Sep.1973	31,553	13,654	45,207			
Dec.1973	29,353	12,702	42,055			
Mar.1974	27,923	13,157	41,080			
Jun.1974	24,644	11,398	36,042	113,473	50,911	NA
Sep.1974	20,644	7,690	28,334			
Dec.1974	20,634	8,473	29,107			
Mar.1975	21,369	7,518	28,887			
Jun.1975	23,750	7,953	31,703	86,397	31,634	NA
Sep.1975	25,831	7,908	33,739			
Dec.1975	25,968	7,631	33,599			
Mar.1976	27,050	7,716	34,766			
Jun.1976	27,796	7,241	35,037	106,645	30,496	NA
Sep.1976	27,895	8,810	36,705			
Dec.1976	28,622	8,790	37,412			
Mar.1977	27,287	7,855	35,142			
Jun.1977	25,229	7,408	32,637	109,033	32,863	NA
Sep.1977	24,846	6,902	31,748			
Dec.1977	23,161	6,121	29,282			
Mar.1978	22,273	5,556	27,829			
Jun.1978	23,687	6,060	29,747	93,967	24,639	NA
Sep.1978	22,198	5,731	27,929			
Dec.1978	22,859	5,377	28,236			
Mar.1979	24,777	6,534	31,311			
Jun.1979	25,021	6,656	31,677	94,855	24,298	NA
Sep.1979	24,814	6,591	31,405			
Dec.1979	25,399	8,089	33,488			
Mar.1980	25,883	9,080	34,963			
Jun.1980	26,087	8,072	34,159	102,183	31,832	NA
Sep.1980	27,597	10,091	37,688			
Dec.1980	27,102	11,018	38,120			
Mar.1981	25,925	11,105	37,030			
Jun.1981	25,166	11,275	36,441	105,790	43,489	149,279
Sep.1981	25,277	12,269	37,546			
Dec.1981	23,369	11,993	35,362			
Mar.1982	20,847	10,164	31,011			
Jun.1982	20,040	8,106	28,146	89,533	42,532	132,065
Sep.1982	18,574	7,109	25,683			
Dec.1982	18,336	6,219	24,555			
Mar.1983	19,943	5,957	25,900			
Jun.1983	22,279	6,646	28,925	79,132	25,931	105,063
Sep.1983	23,855	6,604	30,459			
Dec.1983	26,719	6,901	33,620			
Mar.1984	28,492	7,125	35,617			
Jun.1984	29,303	8,554	37,857	108,369	29,184	137,553
Sep.1984	30,190	8,494	38,684			
Dec.1984	29,583	8,737	38,320			
Mar.1985	27,907	8,676	36,583			
Jun.1985	29,781	9,340	39,121	117,461	35,247	152,708
Sep.1985	29,190	8,602	37,792			
Dec.1985	27,066	8,066	35,132			

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.1986	25,146	7,587	32,733			
Jun.1986	23,245	6,737	29,982	104,647	30,992	135,639
Sep.1986	22,692	7,014	29,706			
Dec.1986	22,464	6,839	29,303			
Mar.1987	22,613	6,569	29,182			
Jun.1987	21,925	5,959	27,884	89,694	26,381	116,075
Sep.1987	22,794	6,967	29,761			
Dec.1987	25,219	6,856	32,075			
Mar.1988	27,692	8,462	36,154			
Jun.1988	29,029	9,190	38,219	104,734	31,475	136,209
Sep.1988	33,158	10,316	43,474			
Dec.1988	33,336	11,160	44,496			
Mar.1989	33,432	10,549	43,981			
Jun.1989	32,448	10,706	43,154	132,374	42,731	175,105
Sep.1989	27,050	10,083	37,133			
Dec.1989	23,792	10,243	34,035			
Mar.1990	25,537	8,185	33,722			
Jun.1990	24,352	8,506	32,858	100,731	37,017	137,748
Sep.1990	22,637	7,888	30,525			
Dec.1990	22,397	8,318	30,715			
Mar.1991	22,891	7,284	30,175			
Jun.1991	22,551	7,398	29,949	90,476	30,888	121,364
Sep.1991	24,701	7,721	32,422			
Dec.1991	25,848	8,124	33,972			
Mar.1992	25,921	9,935	35,856			
Jun.1992	27,678	10,659	38,337	104,148	36,439	140,587
Sep.1992	28,112	10,587	38,699			
Dec.1992	29,204	10,436	39,640			
Mar.1993	29,805	11,438	41,243			
Jun.1993	30,073	12,000	42,073	117,194	44,461	161,655
Sep.1993	31,417	12,489	43,906			
Dec.1993	30,312	12,822	43,134			
Mar.1994	31,855	12,835	44,690			
Jun.1994	32,988	13,110	46,098	126,572	51,256	177,828
Sep.1994	32,504	14,847	47,351			
Dec.1994	30,554	13,972	44,526			
Mar.1995	26,891	11,445	38,336			
Jun.1995	24,217	11,462	35,679	114,166	51,726	165,892
Sep.1995	22,992	9,411	32,403			
Dec.1995	21,365	7,948	29,313			
Mar.1996	21,099	9,639	30,738			
Jun.1996	20,625	9,196	29,821	86,081	36,194	122,275
Sep.1996	20,128	8,794	28,922			
Dec.1996	20,844	9,274	30,118			
Mar.1997	22,668	10,568	33,236			
Jun.1997	22,740	9,862	32,602	86,380	38,498	124,878
Sep.1997	23,190	9,877	33,067			
Dec.1997	25,294	11,237	36,531			
Mar.1998	26,653	10,700	37,353			
Jun.1998	25,823	11,594	37,417	100,960	43,408	144,368
Sep.1998	26,521	10,930	37,451			
Dec.1998	25,251	10,551	35,802			
Mar.1999	24,444	10,865	35,309			
Jun.1999	26,908	10,631	37,539	103,124	42,977	146,101
Sep.1999	27,527	12,440	39,967			
Dec.1999	29,498	12,139	41,637			
Mar.2000	34,108	11,506	45,614			
Jun.2000	29,552	12,290	41,842	120,685	48,375	169,060
Sep.2000	18,143	8,874	27,017			
Dec.2000	18,739	9,261	28,000			

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.2001	18,190	9,271	27,461			
Jun.2001	20,142	9,514	29,656	75,214	36,920	112,134
Sep.2001	26,086	11,226	37,312			
Dec.2001	29,100	11,223	40,323			
Mar.2002	29,411	11,863	41,274			
Jun.2002	29,390	13,702	43,092	113,987	48,014	162,001
Sep.2002	30,243	14,254	44,497			
Dec.2002	27,688	14,453	42,141			
Mar.2003	28,706	13,460	42,166			
Jun.2003	25,955	12,552	38,507	112,592	54,719	167,311
Sep.2003	29,133	12,141	41,274			
Dec.2003	30,609	13,750	44,359			
Mar.2004	30,348	14,280	44,628			
Jun.2004	28,737	13,508	42,245	118,827	53,679	172,506
Sep.2004	27,039	13,054	40,093			
Dec.2004	26,894	12,841	39,735			
Mar.2005	25,379	12,547	37,926			
Jun.2005	27,149	13,225	40,374	106,461	51,667	158,128
Sep.2005	26,820	12,155	38,975			
Dec.2005	25,448	10,208	35,656			
Mar.2006	25,796	12,373	38,169			
Jun.2006	26,175	11,694	37,869	104,239	46,430	150,669
Sep.2006	27356	10,674	38,030			
Dec.2006	26666	11,529	38,195			
Mar.2007	26552	10,687	37,239			
Jun.2007	25950	11,247	37,197	106,524	44,137	150,661
Sep.2007	26316	12,152	38,468			
Dec.2007	27230	12,142	39,372			
Mar.2008	26264	12,800	39,064			
Jun.2008	27412	12,675	40,087	107,222	49,769	156,991
Sep.2008	24291	12,160	36,451			
Dec.2008	22377	9,196	31,573			
Mar.2009	21849	9,318	31,167			
Jun.2009	23310	7,802	31,112	91,827	38,476	130,303
Sep.2009	25575	8,996	34,571			
Dec.2009	29371	11,048	40,419			
Mar.2010	28742	13492	42,234			

Source: ABS Dwelling Commencements, Cat No: 8750.0

For the most current figures or any other data on Australia's Housing and Renovation Industries, please contact HIA Economics Group at economics@hia.com.au

Dwelling Commencements - Australia

Year Ending June

