



# Dwelling Unit Commencements - Australia

January 2012

## Key Points:

- **The number of quarterly dwelling commencements decreased by 7 per cent in the September 2011 quarter to a level of 35,388 from the previous quarter's 37,973.**
- **Compared with the same quarter in 2010, where dwelling commencements were at 40,060, the September 2011 quarter saw them fall by 11.7 per cent.**

## 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	24,782	12,736	37,518			
Dec.1969	24,398	12,716	37,114			
Mar.1970	24,558	12,043	36,601			
Jun.1970	23,138	10,500	33,638	96,876	47,995	144,871
Sep.1970	23,822	10,029	33,851			
Dec.1970	25,418	9,879	35,297			

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.1971	24,962	10,397	35,359			
Jun.1971	24,374	10,134	34,508	98,576	40,439	NA
Sep.1971	25,736	10,134	35,870			
Dec.1971	26,400	10,252	36,652			
Mar.1972	25,607	10,880	36,487			
Jun.1972	27,431	11,472	38,903	105,174	42,738	NA
Sep.1972	28,546	11,246	39,792			
Dec.1972	29,957	11,906	41,863			
Mar.1973	31,132	12,106	43,238			
Jun.1973	32,720	12,619	45,339	122,355	47,877	NA
Sep.1973	31,556	13,654	45,210			
Dec.1973	29,352	12,702	42,054			
Mar.1974	27,912	13,157	41,069			
Jun.1974	24,653	11,398	36,051	113,473	50,911	NA
Sep.1974	20,646	7,690	28,336			
Dec.1974	20,633	8,473	29,106			
Mar.1975	21,399	7,518	28,917			
Jun.1975	23,714	7,953	31,667	86,392	31,634	NA
Sep.1975	25,831	7,908	33,739			
Dec.1975	25,968	7,631	33,599			
Mar.1976	27,036	7,716	34,752			
Jun.1976	27,807	7,241	35,048	106,642	30,496	NA
Sep.1976	27,892	8,810	36,702			
Dec.1976	28,622	8,790	37,412			
Mar.1977	27,272	7,855	35,127			
Jun.1977	25,242	7,408	32,650	109,028	32,863	NA
Sep.1977	24,844	6,902	31,746			
Dec.1977	23,161	6,121	29,282			
Mar.1978	22,292	5,556	27,848			
Jun.1978	23,667	6,060	29,727	93,964	24,639	NA
Sep.1978	22,196	5,731	27,927			
Dec.1978	22,859	5,377	28,236			
Mar.1979	24,775	6,534	31,309			
Jun.1979	25,023	6,656	31,679	94,853	24,298	NA
Sep.1979	24,812	6,591	31,403			
Dec.1979	25,400	8,089	33,489			
Mar.1980	25,877	9,080	34,957			
Jun.1980	26,092	8,072	34,164	102,181	31,832	NA
Sep.1980	27,596	10,091	37,687			
Dec.1980	27,104	11,018	38,122			
Mar.1981	25,930	11,105	37,035			
Jun.1981	25,161	11,275	36,436	105,791	43,489	149,280
Sep.1981	25,276	12,269	37,545			
Dec.1981	23,371	11,993	35,364			
Mar.1982	20,858	10,164	31,022			
Jun.1982	20,029	8,106	28,135	89,534	42,532	132,066
Sep.1982	18,576	7,109	25,685			
Dec.1982	18,337	6,219	24,556			
Mar.1983	19,939	5,957	25,896			
Jun.1983	22,279	6,646	28,925	79,131	25,931	105,062
Sep.1983	23,861	6,604	30,465			
Dec.1983	26,720	6,901	33,621			
Mar.1984	28,519	7,125	35,644			
Jun.1984	29,273	8,554	37,827	108,373	29,184	137,557
Sep.1984	30,197	8,494	38,691			
Dec.1984	29,584	8,737	38,321			
Mar.1985	27,928	8,676	36,604			
Jun.1985	29,747	9,340	39,087	117,456	35,247	152,703
Sep.1985	29,196	8,602	37,798			
Dec.1985	27,066	8,066	35,132			



	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.1986	25,200	7,587	32,787			
Jun.1986	23,200	6,737	29,937	104,662	30,992	135,654
Sep.1986	22,698	7,014	29,712			
Dec.1986	22,463	6,839	29,302			
Mar.1987	22,625	6,569	29,194			
Jun.1987	21,915	5,959	27,874	89,701	26,381	116,082
Sep.1987	22,797	6,967	29,764			
Dec.1987	25,218	6,856	32,074			
Mar.1988	27,682	8,462	36,144			
Jun.1988	29,039	9,190	38,229	104,736	31,475	136,211
Sep.1988	33,159	10,316	43,475			
Dec.1988	33,334	11,160	44,494			
Mar.1989	33,446	10,549	43,995			
Jun.1989	32,434	10,706	43,140	132,373	42,731	175,104
Sep.1989	27,050	10,083	37,133			
Dec.1989	23,789	10,243	34,032			
Mar.1990	25,536	8,185	33,721			
Jun.1990	24,354	8,506	32,860	100,729	37,017	137,746
Sep.1990	22,638	7,888	30,526			
Dec.1990	22,395	8,318	30,713			
Mar.1991	22,897	7,284	30,181			
Jun.1991	22,546	7,398	29,944	90,476	30,888	121,364
Sep.1991	24,702	7,721	32,423			
Dec.1991	25,845	8,124	33,969			
Mar.1992	25,922	9,935	35,857			
Jun.1992	27,679	10,659	38,338	104,148	36,439	140,587
Sep.1992	28,113	10,587	38,700			
Dec.1992	29,202	10,436	39,638			
Mar.1993	29,808	11,438	41,246			
Jun.1993	30,072	12,000	42,072	117,195	44,461	161,656
Sep.1993	31,418	12,489	43,907			
Dec.1993	30,309	12,822	43,131			
Mar.1994	31,846	12,835	44,681			
Jun.1994	32,997	13,110	46,107	126,570	51,256	177,826
Sep.1994	32,504	14,847	47,351			
Dec.1994	30,553	13,972	44,525			
Mar.1995	26,893	11,445	38,338			
Jun.1995	24,216	11,462	35,678	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	20,626	9,196	29,822	86,082	36,194	122,276
Sep.1996	20,128	8,794	28,922			
Dec.1996	20,844	9,274	30,118			
Mar.1997	22,674	10,568	33,242			
Jun.1997	22,734	9,862	32,596	86,380	38,498	124,878
Sep.1997	23,190	9,877	33,067			
Dec.1997	25,294	11,237	36,531			
Mar.1998	26,654	10,700	37,354			
Jun.1998	25,823	11,594	37,417	100,961	43,408	144,369
Sep.1998	26,520	10,930	37,450			
Dec.1998	25,251	10,551	35,802			
Mar.1999	24,439	10,865	35,304			
Jun.1999	26,913	10,631	37,544	103,123	42,977	146,100
Sep.1999	27,527	12,440	39,967			
Dec.1999	29,498	12,139	41,637			
Mar.2000	34,109	11,506	45,615			
Jun.2000	29,551	12,290	41,841	120,685	48,375	169,060
Sep.2000	18,143	8,874	27,017			
Dec.2000	18,740	9,260	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	20,141	9,510	29,651	75,214	36,915	112,129
Sep.2001	26,086	11,230	37,316			
Dec.2001	29,101	11,228	40,329			
Mar.2002	29,412	11,862	41,274			
Jun.2002	29,387	13,685	43,072	113,986	48,005	161,991
Sep.2002	30,242	14,255	44,497			
Dec.2002	27,691	14,481	42,172			
Mar.2003	28,702	13,447	42,149			
Jun.2003	25,955	12,536	38,491	112,590	54,719	167,309
Sep.2003	29,133	12,122	41,255			
Dec.2003	30,616	13,825	44,441			
Mar.2004	30,339	14,235	44,574			
Jun.2004	28,733	13,478	42,211	118,821	53,660	172,481
Sep.2004	27,041	13,018	40,059			
Dec.2004	26,906	12,948	39,854			
Mar.2005	25,374	12,486	37,860			
Jun.2005	27,129	13,175	40,304	106,450	51,627	158,077
Sep.2005	26,830	12,108	38,938			
Dec.2005	25,471	10,358	35,829			
Mar.2006	25,777	12,270	38,047			
Jun.2006	26,139	11,610	37,749	104,217	46,346	150,563
Sep.2006	27,378	10,644	38,022			
Dec.2006	26,719	11,758	38,477			
Mar.2007	26,517	10,616	37,133			
Jun.2007	25,873	11,077	36,950	106,487	44,095	150,582
Sep.2007	26,356	12,154	38,510			
Dec.2007	27,326	12,461	39,787			
Mar.2008	26,223	12,635	38,858			
Jun.2008	27,277	12,353	39,630	107,182	49,603	156,785
Sep.2008	24,343	12,272	36,615			
Dec.2008	22,497	9,464	31,961			
Mar.2009	21,789	9,249	31,038			
Jun.2009	23,142	7,527	30,669	91,771	38,512	130,283
Sep.2009	25,668	9,113	34,781			
Dec.2009	29,705	11,197	40,902			
Mar.2010	29,163	15,802	44,965			
Jun.2010	27,706	17,879	45,585	112,242	53,991	166,233
Sep.2010	26,041	14,019	40,060			
Dec.2010	24,035	14,229	38,264			
Mar.2011	23,651	16,012	39,663			
Jun.2011	23,252	14,721	37,973	96,979	58,981	155,960
Sep.2011	22,628	12,760	35,388			

Dwelling Commencements - Australia

Year Ending June

