

RISING SHARE FOR AUSTRALIA'S "HOUSING 100"

Australia's largest builders have grabbed a bigger share of the new home market thanks to the tripling of the First Home Owner Grant.

Despite a 6.5 per cent slide in new home starts by the largest builders, the rest of the market fell by a much harder 17 per cent, enabling the HOUSING 100 to boost their dwelling starts to 38 per cent of Australia-wide commencements in 2008-09, up from 34 per cent the previous year.

The Housing 100 builders started 49,360 dwellings in 2008/09, 3,455 fewer than the year before. In 2008/09 there were 39,947 detached houses and 9,413 flats, units and townhouses started.

Western Australia based **BGC (Australia)** was Australia's biggest builder for the sixth consecutive year. BGC had 3,844 starts which was an increase on the previous year (3,304). In 2008/09 the company built 3,580 detached houses, which also made it the largest detached house builder, and 264 units.

Meriton Apartments was the nation's largest multi-unit builder with 1,791 starts, a big jump on the 707 starts that placed the company fifth on the multi-unit list in 2007/08.

HIA's Chief Economist, Dr Harley Dale, said that the tripling of the First Home Owner Grant to \$21,000 favoured larger builders and prevented a more significant fall in overall starts.

"The boost to the grant helped the Housing 100 increase their share of detached house starts to a record 44 per cent, up from 39 per cent in 2007/08. We expect the share will reach a fresh high in 2009/10," Harley Dale said.

"The market share for the largest builders increased in 2008/09 in New South Wales, Victoria, Queensland, and Western Australia with the share in WA exceeding 70 per cent," said Harley Dale.

"We did, nevertheless, witness a drop in Housing 100 starts in 2008/09 and the emerging recovery in 2009/10 is being constrained by bottlenecks in the approvals process," Harley Dale said.

"Unless we can make considerable headway in reducing the myriad of supply side constraints to new home building, including cumbersome building approvals processes and a re-emerging skilled labour shortage, then our new home building levels will remain well short of the minimum 190,000 dwellings required per annum to meet underlying demand," added Harley Dale.

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For state based releases or for a copy of the full HIA Housing 100 Report (media only), please contact Kirsten Lewis on 0402 208 321. To order a copy of the full report please go to <http://economics.hia.com.au>

LARGEST 20 Home Builders

Rank		Company	Starts	
2008/09	2007/08		2008/09	2007/08
1	1	BGC (Australia)	3,844	3,304
2	2	Alcock/Brown-Neaves Group*	2,872	3,000
3	3	Meticon Homes	2,237	2,277
4	26	Meriton Apartments	1,791	707
5	9	Simonds Group	1,635	1,253
6	4	Henley Properties	1,596	1,856
7	7	JWH Group	1,390	1,416
8	14	Porter Davis Homes	1,342	1,105
9	5	Mirvac Group	1,283	1,767
10	11	Hickinbotham Group of Companies	1,265	1,202
11	-	Hickory Developments Pty Ltd	1,114	133
12	15	GJ Gardner Homes**	1,012	1,088
13	20	Devine Group	923	888
14	21	Dennis Family Homes	917	862
15	17	JG King	883	1,029
16	42	Multiplex Limited	873	317
17	25	Burbank Homes	869	715
18	13	Hotondo Homes**	864	1,116
19	19	Clarendon Residential Group	858	902
20	10	Coral Homes*	840	1,229

* Some dwellings built under franchise

** All dwellings built under franchise

Biggest Movers in 2008/09

Builders who increased their starts by 100 or more

Rank		Company	Increase in starts in 2008/09	
2008/09	2007/08		No.	%
4	26	Meriton Apartments	1,084	153%
11	-	Hickory Developments Pty Ltd	981	738%
16	42	Multiplex Limited	556	175%
1	1	BGC (Australia)	540	16%
5	9	Simonds Group	382	30%
8	14	Porter Davis Homes	237	21%
43	79	FKP Construction	222	200%
32	51	Carlisle Homes Pty Ltd	157	59%
17	25	Burbank Homes	154	22%
53	77	Redink Homes Pty Ltd	114	88%
46	-	Diploma Group Limited	112	59%
27	29	Orbit Homes Group	104	18%
42	-	Bloomer Constructions Pty Ltd	100	40%