

# CHANGES IN THE MIX OF DWELLING TYPES

## INTRODUCTION

The number of new dwellings built each year can vary depending on factors such as economic conditions, demand and the capacity of the construction industry to respond to that demand. Since 1984–85 the number of dwellings completed each year has fluctuated between 119,000 and 173,000. Despite changes in numbers, there is an underlying shift in the proportion of all new dwellings that are houses. This proportion is gradually declining in favour of semi-detached buildings, flats, units and apartments.

This article presents information on the number and type of dwelling units completed across Australia during the 16 years between 1984–85 and 2000–01. Data were obtained from the quarterly Building Activity Survey.

## HOUSES AND OTHER RESIDENTIAL DWELLINGS—AUSTRALIA

The table below shows that the number of houses completed in Australia varied between 1984–85 and 2000–01. The largest number of houses completed was in 1993–94 (122,307) and the least in 1996–97 (83,757).

Other residential dwellings was highest in 1994–95 (50,763) and lowest in 1987–88 (26,337). Generally, a greater number of other residential dwellings have been built over the last 9 years than in the preceding years.

Total dwelling units completed varied throughout the period, with the highest number in 1994–95 (173,197) and the lowest in 1987–88 (119,633).

### DWELLING UNITS COMPLETED—Australia

Period	Houses.....		Other residential buildings(a).....		Total dwelling units(b)
	no.	%(c)	no.	%(c)	no.
1984–85	111 837	78.0	31 239	21.8	143 433
1985–86	108 158	76.3	33 097	23.3	141 810
1986–87	91 686	75.8	28 944	23.9	120 963
1987–88	92 857	77.6	26 337	22.0	119 633
1988–89	115 627	76.1	35 879	23.6	151 906
1989–90	117 926	72.8	43 639	26.9	162 047
1990–91	97 842	72.1	37 665	27.7	135 792
1991–92	99 885	74.6	33 778	25.2	133 956
1992–93	115 317	73.2	42 107	26.7	157 608
1993–94	122 307	71.6	47 954	28.1	170 750
1994–95	122 050	70.5	50 763	29.3	173 197
1995–96	94 841	68.3	43 727	31.5	138 862
1996–97	83 757	68.7	37 865	31.1	121 855
1997–98	94 937	70.2	39 835	29.5	135 202
1998–99	99 463	68.2	45 680	31.3	145 757
1999–00	111 693	70.4	46 540	29.3	158 731
2000–01	92 359	67.5	44 153	32.3	136 830

(a) Includes semi-detached, row and terrace houses; flats, units and apartments (see Glossary for definitions).

(b) Includes dwellings attached to non-residential buildings.

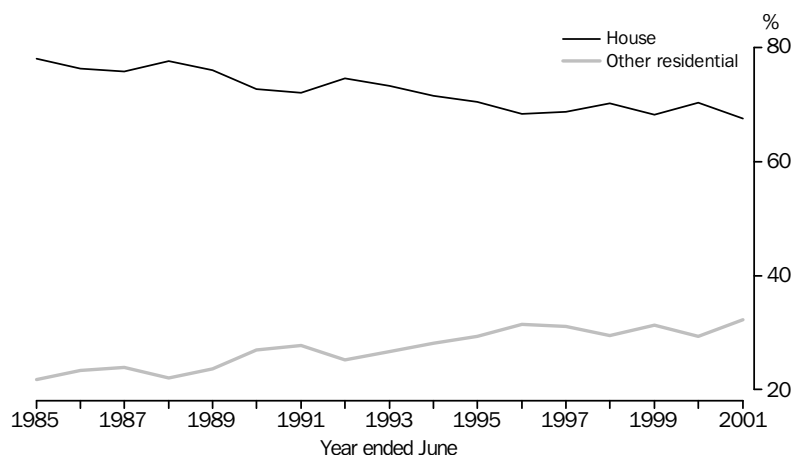
(c) Percentage of total dwellings units.

# CHANGES IN THE MIX OF DWELLING TYPES *continued*

## HOUSES AND OTHER RESIDENTIAL DWELLINGS—AUSTRALIA *continued*

The graph below displays the proportion of total dwelling units completed accounted for by houses and other residential buildings. For houses, this proportion fell gradually from 78% in 1984–85 to 67.5% in 2000–01. For other residential buildings, the proportion rose from 21.8% in 1984–85 to 32.3% in 2000–01, which illustrates a shift in Australia from houses to other residential dwellings.

DWELLING TYPE AS A PROPORTION OF TOTAL DWELLING UNITS—Australia



## OTHER RESIDENTIAL DWELLINGS—NUMBER OF STOREYS

There has been a clear trend towards an increase in the number of storeys for other residential buildings. The table below shows that the category 'semi-detached, row or terrace houses and townhouses' of two or more storeys has trended upwards between 1993–94 and 2000–01, while those with one storey decreased fairly steadily. Over the same period flats, units or apartments in buildings of one or two storeys has trended downwards, while those with four or more storeys increased dramatically.

DWELLING UNITS COMPLETED, By dwelling type, By number of storeys

Period	SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE.....			FLAT, UNIT OR APARTMENT IN A BUILDING OF.....			
	1 Storey	2 or more storeys	Total	1 or 2 storeys	3 storeys	4 or more storeys	Total(a)
1993–94	19 485	7 522	27 007	11 179	4 358	2 769	20 947
1994–95	19 522	10 174	29 696	8 187	4 954	5 916	21 067
1995–96	14 954	8 757	23 711	6 033	3 927	8 371	20 016
1996–97	12 293	7 359	19 652	4 913	4 449	8 314	18 213
1997–98	10 944	9 393	20 337	4 954	5 074	9 140	19 498
1998–99	10 414	10 706	21 120	4 902	5 958	13 565	24 560
1999–00	10 107	11 811	21 918	4 366	4 787	15 111	24 622
2000–01	8 596	10 347	18 943	4 655	5 063	15 305	25 210

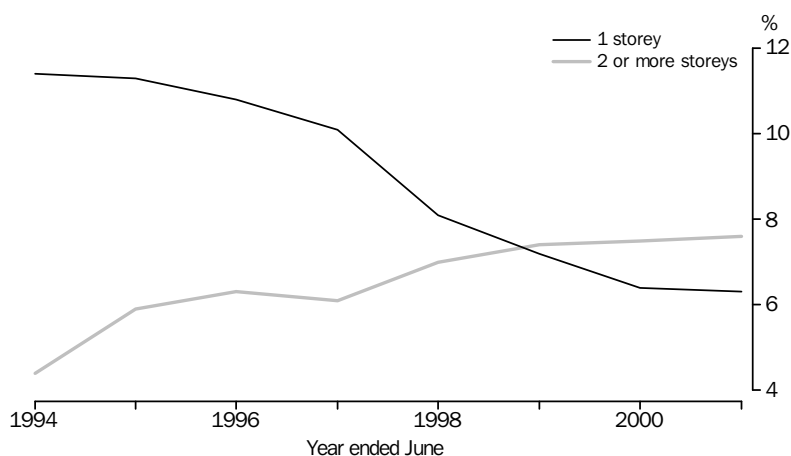
(a) Total includes flats, units and apartments attached to a house, and other residential buildings with number of storeys unknown.

# CHANGES IN THE MIX OF DWELLING TYPES *continued*

## OTHER RESIDENTIAL DWELLINGS—NUMBER OF STOREYS *continued*

The graph below displays semi-detached etc. buildings as a proportion of total dwelling units completed. The proportion of one storey semi-detached etc. buildings have decreased over time, falling from 11.4% in 1993–94 to 6.3% in 2000–01. Comparatively, dwelling units completed as semi-detached etc. buildings of two or more storeys increased from 4.4% to 7.6% between 1993–94 and 2000–01.

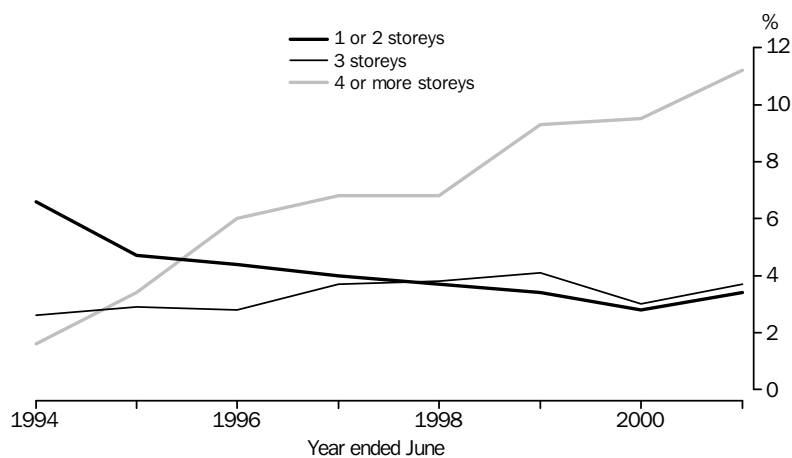
SEMI-DETACHED DWELLINGS(a) AS A PERCENTAGE OF TOTAL DWELLING UNITS—Australia



(a) Includes semi-detached, row or terrace houses and townhouses.

The following graph shows that flats, units and apartments in buildings of four or more storeys as a proportion of total dwelling units completed increased from 1.6% in 1993–94 to 11.2% in 2000–01. During this period, those of three storeys increased their proportion slightly from 2.6% to 3.7%. Conversely, the proportion of flats units and apartments of one or two storeys decreased from 6.6% to 3.4%.

FLATS, UNITS AND APARTMENTS AS A PERCENTAGE OF TOTAL DWELLING UNITS—Australia

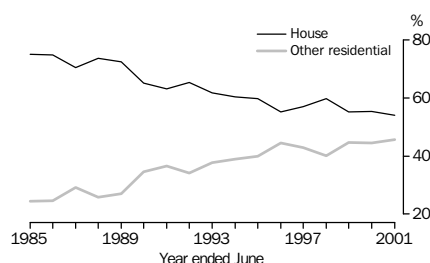


## CHANGES IN THE MIX OF DWELLING TYPES *continued*

### HOUSES AND OTHER RESIDENTIAL DWELLINGS—States

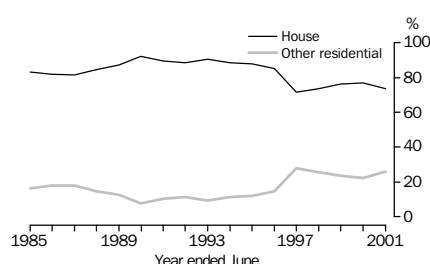
Different patterns across States are evident in the proportions of houses and other residential dwellings completed over time. Of all the States, New South Wales has the lowest proportion of houses to total dwellings being completed.

#### NEW SOUTH WALES



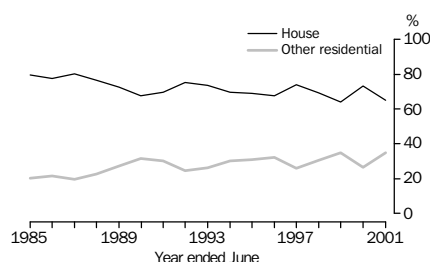
Between 1984–85 and 2000–01 the proportion of houses to total dwellings decreased and the proportion of other residential dwellings to total dwellings increased. In 2000–01, 54.1% of total dwelling units were houses.

#### VICTORIA



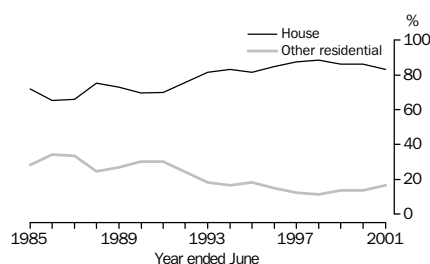
In 1996–97 the proportion of houses to total dwelling units decreased significantly and conversely, the proportion of other residential dwellings to total dwellings increased. The ratios have remained relatively stable since 1996–97.

#### QUEENSLAND



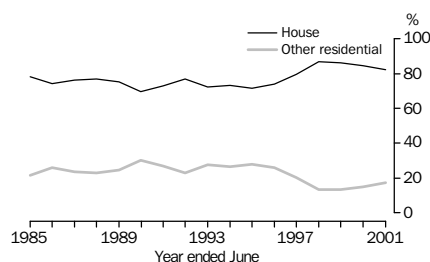
Between 1984–85 and 2000–01 there has been a slight decrease in the proportion of houses to total dwellings and an increase in the proportion of other residential dwellings to total dwellings.

#### SOUTH AUSTRALIA



In contrast to the eastern States, the proportion of houses to total dwellings has increased and the proportion of other residential dwellings to total dwellings has decreased over the last 16 years.

#### WESTERN AUSTRALIA



Between 1994–95 and 1997–98, the proportion of houses to total dwellings increased and the proportion of other residential dwellings to total dwellings decreased. This movement has been slightly reversed in the last three years.

Similar graphs for Northern Territory, Australian Capital Territory and Tasmania are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Australia Now' tab on the home page then select 'Construction'.

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