

Dwelling Unit Commencements — December Quarter 2016

ABS Cat. No. 8752.0

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ACT
Government
Chief Minister, Treasury and
Economic Development

Dwelling Unit Commencements increased in the December Quarter 2016

ACT (seasonally adjusted)¹

The number of dwelling unit commencements² increased by 142.5 per cent in the December quarter 2016. Through the year³ to the December quarter 2016, the number of commencements increased by 109.1 per cent.

National (seasonally adjusted)

The number of dwelling unit commencements increased by 0.3 per cent in the December quarter 2016. Through the year to the December quarter 2016, the number of commencements increased by 0.8 per cent.

Dwelling Unit Commencements, Seasonally Adjusted, December Quarter 2016

	Number of commencements	Change (%)	
		Quarter	tty ³
ACT	2,122	142.5	109.1
Australia	57,043	0.3	0.8

Source: ABS Cat. No. 8752.0

Commentary

The increase in through the year growth in the December quarter 2016 (109.1 per cent) in seasonally adjusted terms was driven largely by an increase in commencements for new units and apartments.

Through the year to the December quarter 2016 the commencements of new units and apartments increased by 121.3 per cent to 1,746 commencements from 789 commencements recorded in the December quarter 2015. Commencements of new houses increased by 66.4 per cent through the year to the December quarter 2016 to 376 commencements from 226 commencements recorded in the December quarter 2015.

The ACT recorded the strongest growth in the number of dwelling commencements in the quarter and through the year to December quarter 2016 of any jurisdictions in Australia. The ACT's growth is also significantly above the national average.

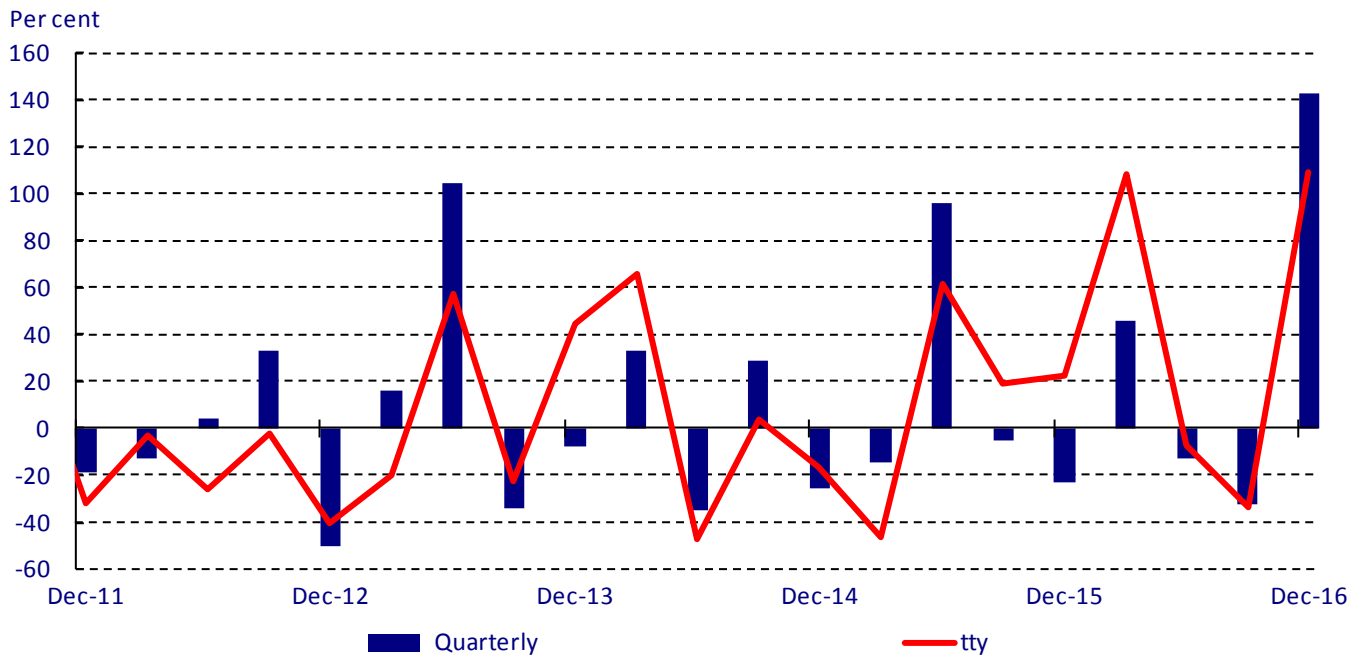
Despite the ACT recording a decrease in the number of building approvals in the December quarter 2016, the number of commencements has increased significantly (chart 2). This may, in part, be due to the catch up work on delays that were experienced in August and September due to wet weather conditions that slowed the building activity in the September quarter 2016.

¹ Seasonally adjusted data takes into account calendar effects so that the effects of other influences on the series may be clearly recognised.

² Dwelling unit commencements include new houses, other new residential units (e.g. units, apartments and townhouses) and conversions (e.g. from a shop to a residential apartment). ACT dwelling unit commencements could be volatile during a quarter due to the impact of large unit developments.

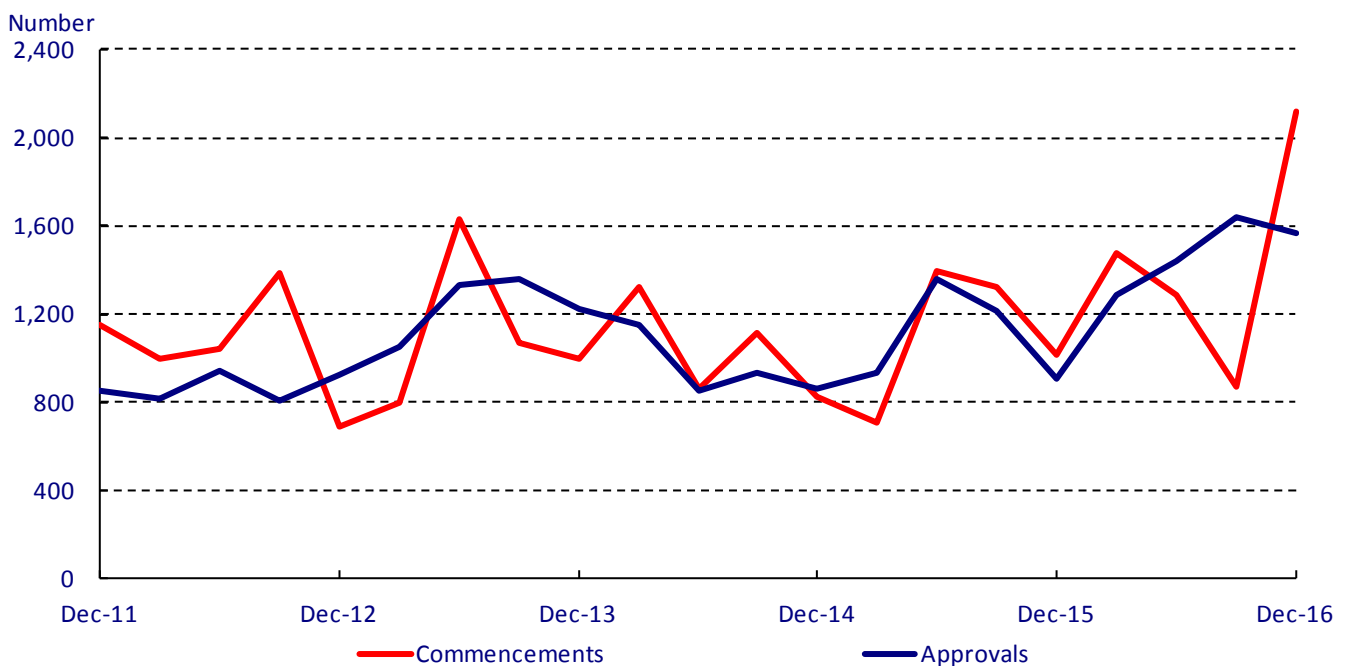
³ Through the year (tty) is the change from the same period in the previous year.

Growth in the Number of Dwelling Unit Commencements, ACT, Seasonally Adjusted



Source: ABS Cat. No. 8752.0

Dwelling Unit Commencements (Seasonally Adjusted) and Building Approvals (Trend), ACT, Quarterly Data



Sources: ABS Cat. No. 8752.0 and ABS Cat. No. 8731.0

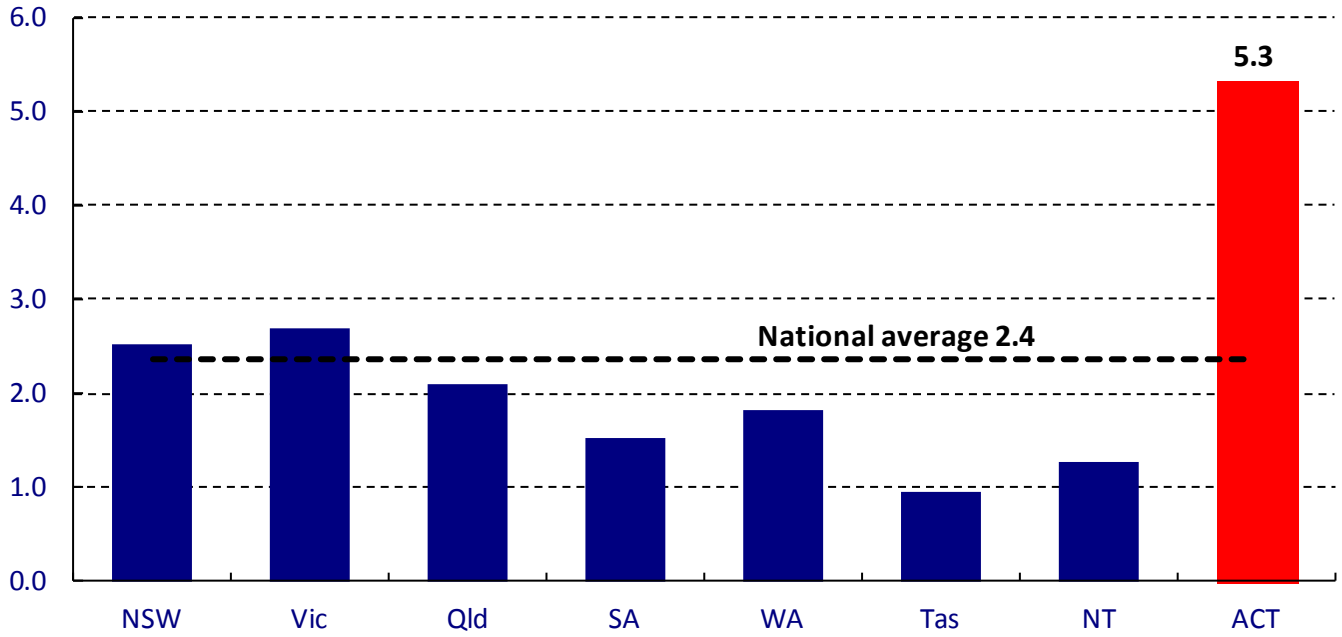
Dwelling Unit Commencements per 1,000 Persons⁴

Through the year to the December quarter 2016, the number of commencements per 1,000 persons increased by 106.4 per cent to 5.3 commitments. This was significantly higher than the national average of 2.4 commitments.

The ACT recorded the highest number of commencements per 1,000 persons of all jurisdictions in the December quarter 2016.

⁴ Dwelling unit commencements per 1,000 persons is calculated by dividing the December quarter 2016 estimate of dwelling unit commencements (ABS Cat No. 8752.0) by the September quarter 2016 estimate of the ACT's resident population (ABS Cat No. 3101.0).

Dwelling Unit Commencements per 1,000 persons, Seasonally Adjusted, Quarterly Data



Sources: ACT Treasury calculation based on ABS Cat. No. 3101.0 and 8752.0