

Dwelling Unit Commencements — June Quarter 2017

ABS Cat. No. 8752.0



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Dwelling Unit Commencements increased in the June quarter 2017

ACT (seasonally adjusted)¹

The number of dwelling unit commencements² increased by 28.7 per cent in the June quarter 2017. Through the year³ to the June quarter 2017, the number of commencements decreased by 22.4 per cent.

National (seasonally adjusted)

The number of dwelling unit commencements increased by 1.2 per cent in the June quarter 2017. Through the year to the June quarter 2017, the number of commencements decreased by 8.0 per cent.

Dwelling Unit Commencements, Seasonally Adjusted, June quarter 2017

	Number of commencements	Change (%)	
		Quarter	tty ³
ACT	1,008	28.7	-22.4
Australia	52,895	1.2	-8.0

Source: ABS Cat. No. 8752.0

Commentary

The quarterly increase of 28.7 per cent in seasonally adjusted terms was driven by units and apartments. The number of units and apartments commenced increased by 51.5 per cent, to 821. This is higher than the five year average of 773 commencements per quarter.

The number of houses commenced declined by 22.4 per cent to 187 in the June quarter 2017, down from 241 in the March quarter 2017. This is below the five year average of 359 commencements per quarter.

Through the year to June quarter 2017, the decline of 22.4 per cent in seasonally adjusted terms was due to declines in houses, down 37.9 per cent, as well as in units and apartments, down 17.7 per cent.

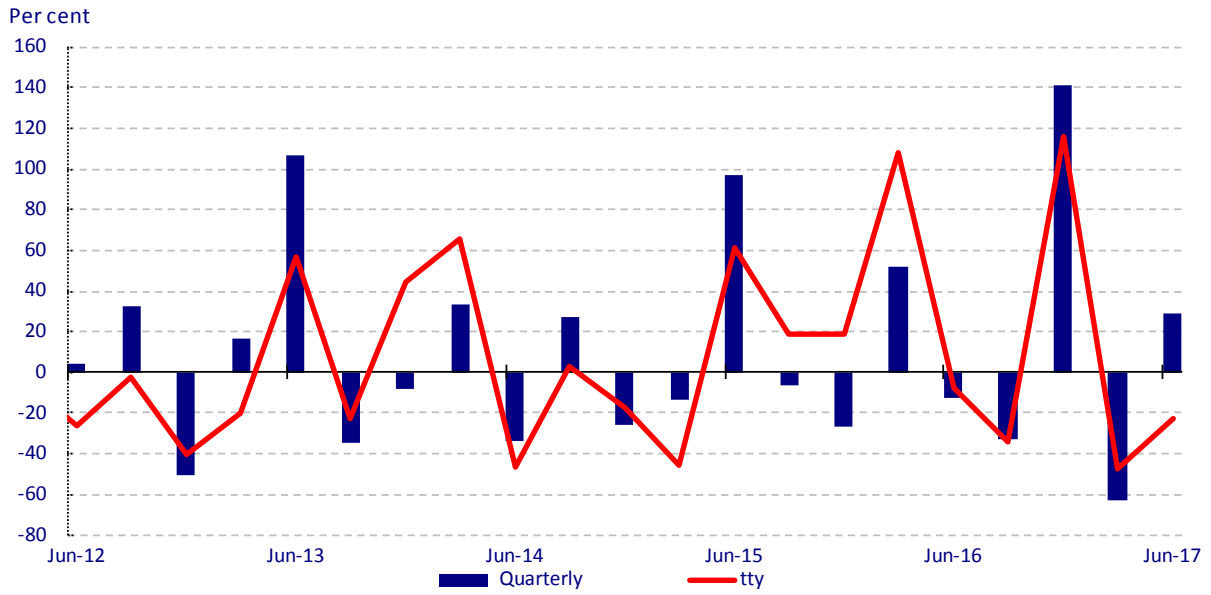
ACT dwelling unit commencement data is subject to volatility due to the ACT being a small jurisdiction and the lumpy nature of apartment construction.

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

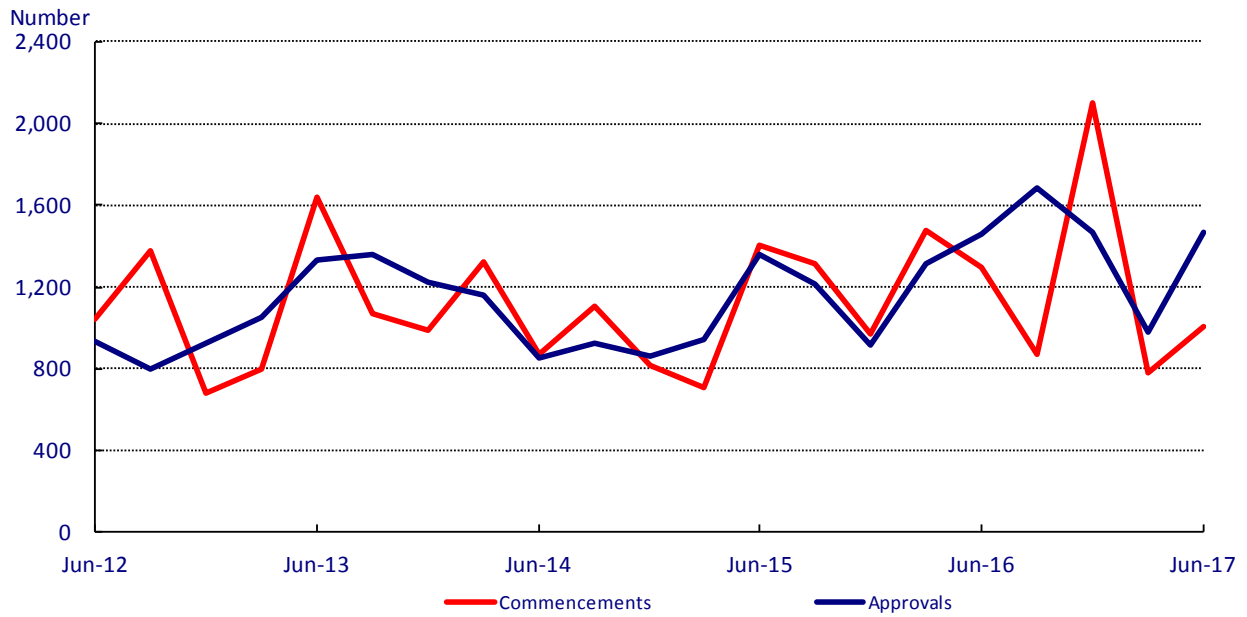
² Dwelling unit commencements include new houses, other new residential units (e.g. units, apartments and townhouses) and conversions (e.g. from a shop to a residential apartment). ACT dwelling unit commencements could be volatile during a quarter due to the impact of large unit developments.

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



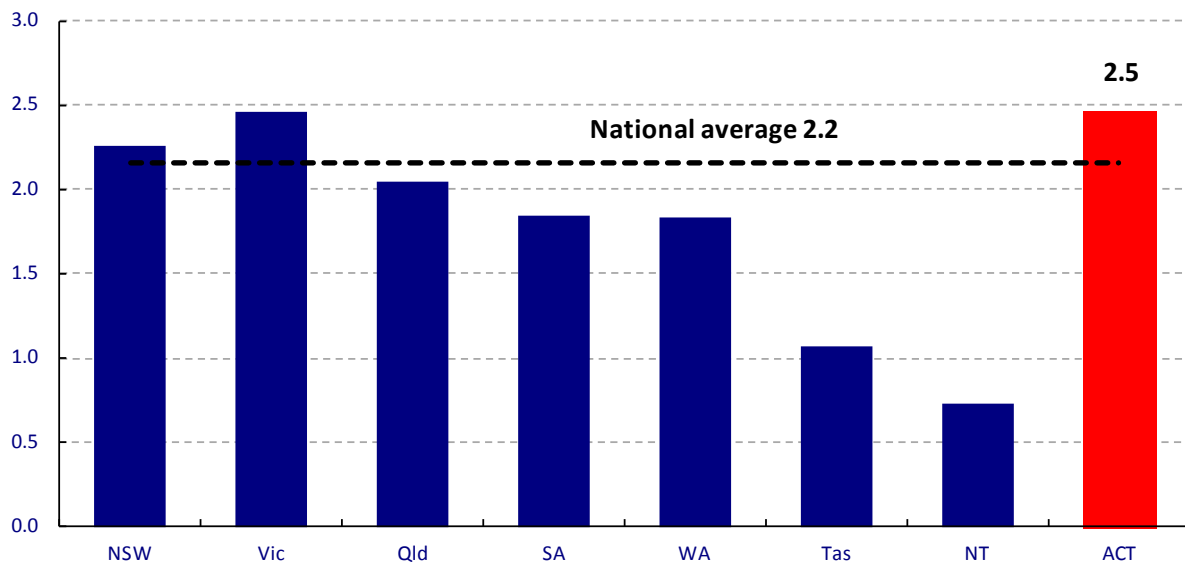
Dwelling Unit Commencements (Seasonally Adjusted) and Building Approvals (Trend), ACT



Dwelling Unit Commencements per 1,000 Persons⁴

In June quarter 2017, the ACT recorded 2.5 dwelling unit commencements per 1,000 persons, the highest of the jurisdictions. The national average of 2.2 dwelling unit commencements per 1,000 persons.

Dwelling Unit Commencements per 1,000 Persons



Seasonally adjusted, quarter data

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

⁴ Dwelling unit commencements per 1,000 persons is calculated by dividing the June quarter 2017 estimate of dwelling unit commencements (ABS Cat No. 8752.0) by the resident population as at 31 March 2017 (ABS Cat No. 3101.0).