



Dwelling Unit Commencements decreased in the December Quarter 2018

ACT (seasonally adjusted)¹

In the December quarter 2018, the number of dwelling unit commencements² in the ACT decreased by 53.1 per cent.

Through the year³ to the December quarter 2018, the number of dwelling unit commencements increased by 49.5 per cent.

National (seasonally adjusted)

In the December quarter 2018, the number of dwelling unit commencements nationally decreased by 16.3 per cent.

Through the year to the December quarter 2018, the number of dwelling unit commencements decreased by 16.0 per cent.

Dwelling Unit Commencements, Seasonally Adjusted, December quarter 2018

| | Number of commencements | Change (%) | |
|-----------|-------------------------|------------|------------------|
| | | Quarter | tty ³ |
| ACT | 1,290 | -53.1 | 49.5 |
| Australia | 46,706 | -16.3 | -16.0 |

Source: ABS Cat. No. 8752.0

Commentary

In the **December quarter 2018**, the ACT's result (down 53.1 per cent) was driven by a strong decrease in the number of new other residential dwellings (units, apartments, flats and townhouses) commencements, partially offset by an increase in the number of commencements for new houses.

In original terms, the number of new other residential dwelling commencements decreased by 61.6 per cent, to 911 in the December quarter 2018. This is lower than its five year average of 933 commencements. The number of commencements for new houses increased by 3.3 per cent to 407, higher than its five year average of 327 commencements.

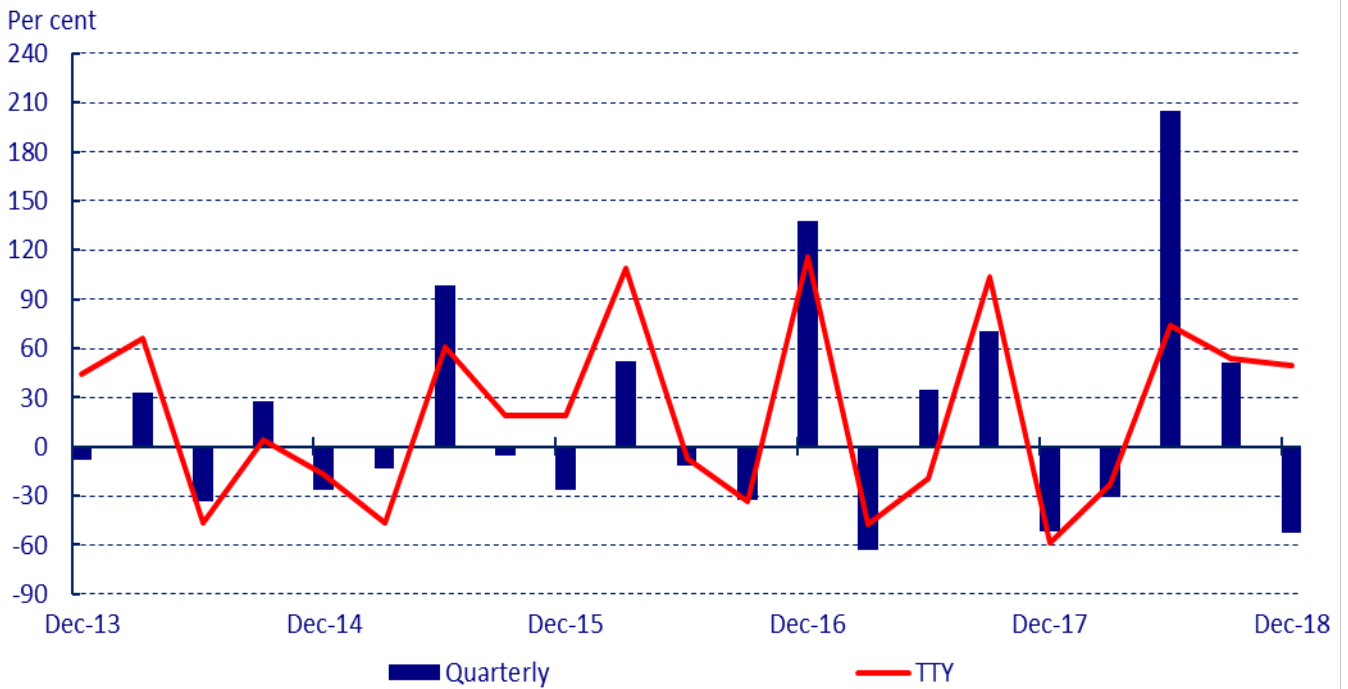
Through the year to the December quarter 2018, the number of dwelling unit commencements increased by 49.5 per cent, the strongest of any State or Territory. The ACT was the only jurisdiction to record positive through the year growth in the December quarter 2018. This increase is a result of strong increases in the number of commencements for both new other residential dwellings (up 57.1 per cent) and new houses (up 35.7 per cent) in original terms.

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, flats and townhouses) and conversions (e.g. from a shop to a residential apartment). ACT's dwelling unit commencements are subject to volatility due to the ACT being a small jurisdiction and the lumpy nature of apartment projects

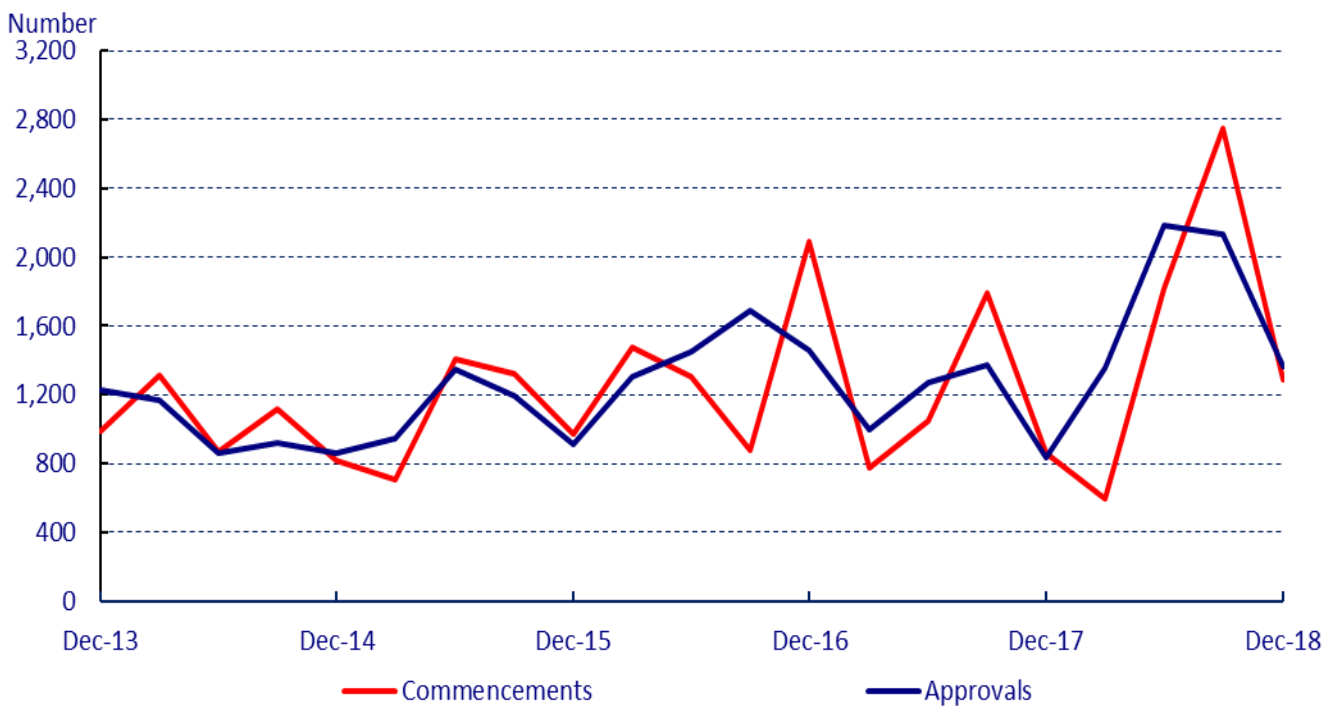
³ Through the year (tty) is the change from the same period in the previous year.

Growth in ACT Dwelling Unit Commencements, Seasonally Adjusted



Source: ABS Cat. No. 8752.0.

ACT Dwelling Unit Commencements (Seasonally Adjusted) and ACT Building Approvals (Trend)⁴



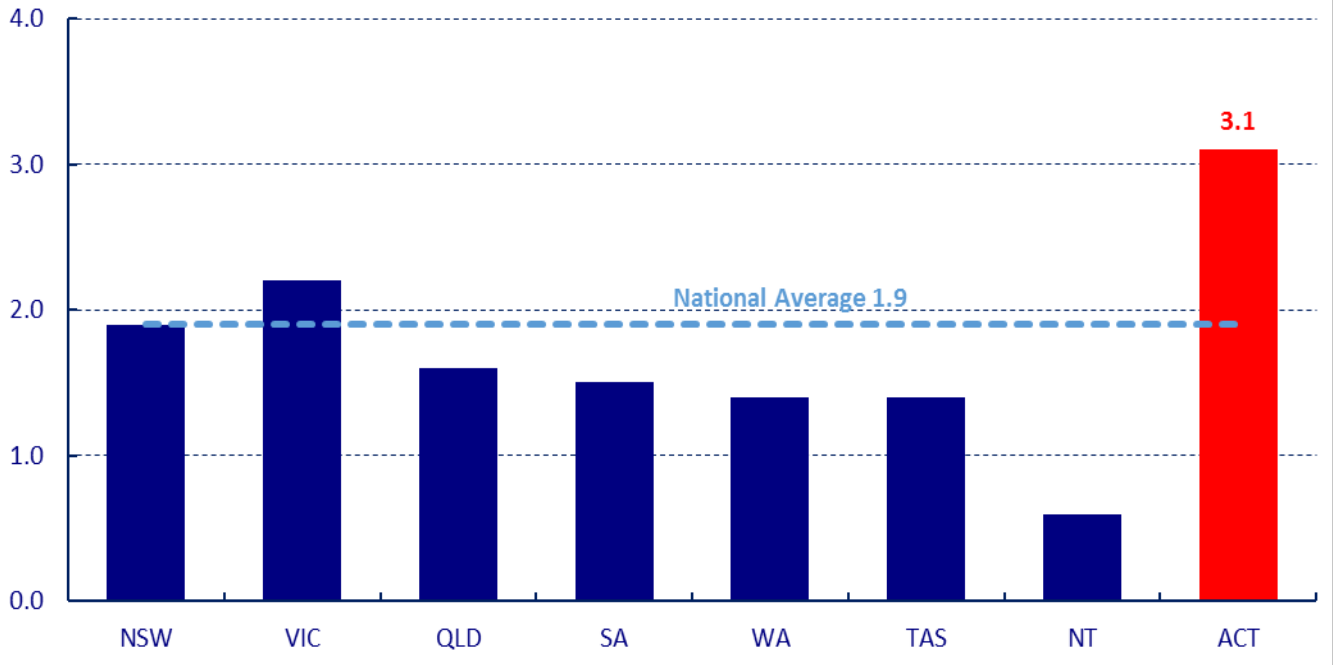
Sources: ABS Cat. No. 8752.0 and ABS Cat. No. 8731.0.

⁴ Building approvals data are converted from a monthly series to a quarterly series, ending on December quarter 2018, the most recent whole quarter.

Dwelling Unit Commencements per 1,000 Persons⁵

In the December quarter 2018, the ACT recorded 3.1 dwelling unit commencements per 1,000 persons, well above the national average of 1.9 dwelling commencements per 1,000 persons.

Dwelling Unit Commencements per 1,000 Persons, Seasonally Adjusted, December Quarter 2018



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

⁵ Dwelling unit commencements per 1,000 persons is calculated by dividing the estimate of dwelling unit commencements (ABS Cat No. 8752.0) by the latest estimated resident population (ABS Cat No. 3101.0).