

Dwelling Unit Commencements increased in the June Quarter 2018

ACT (seasonally adjusted)¹

The number of dwelling unit commencements² increased significantly by 188.1 per cent in the June quarter 2018.

Through the year³ to the June quarter 2018, the number of dwelling unit commencements increased by 66.4 per cent.

National (seasonally adjusted)

The number of dwelling unit commencements decreased by 5.9 per cent in the June quarter 2018.

Through the year to the June quarter 2018, the number of dwelling unit commencements increased by 4.5 per cent.

Dwelling Unit Commencements, Seasonally Adjusted, June quarter 2018

	Number of commencements	Change (%)	
		Quarter	tty ³
ACT	1,737	188.1	66.4
Australia	57,273	-5.9	4.5

Source: ABS Cat. No. 8752.0

Commentary

In the June quarter 2018, the ACT's result (up 188.1 per cent) was the strongest of any State or Territory. The quarterly increase was driven by a significant increase in the number of new other residential dwellings (units, apartments, flats and townhouses) commencements as well as an increase in the number of commencements for new houses.

In original terms, the number of new other residential dwelling commencements increased by 399.3 per cent, to 1,388. This is higher than its five year average of 832 commencements. The number of commencements for new houses increased by 37.3 per cent to 368, higher than its five year average of 324 commencements.

Through the year to the June quarter 2018, the number of dwelling unit commencements increased by 66.4 per cent, the strongest of any State or Territory. This increase is a result of increases in the number of commencements for both new other residential dwellings (up 66.6 per cent) and new houses (up 65.0 per cent).

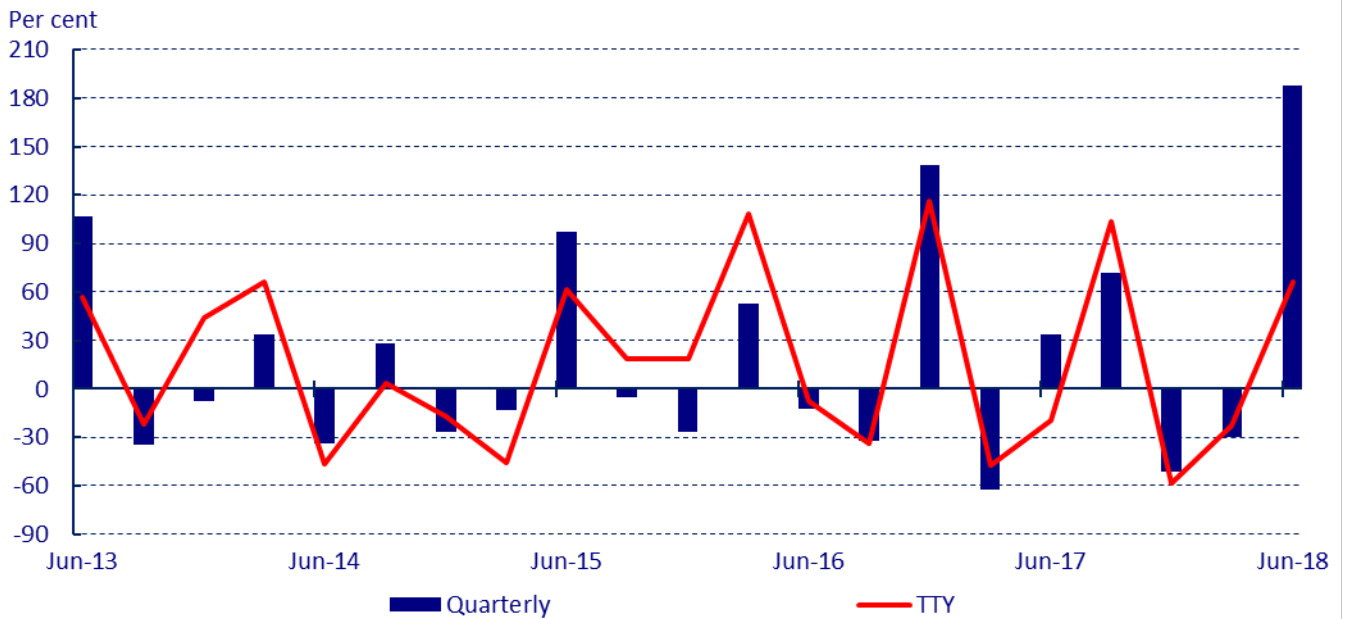
ACT's dwelling unit commencements are subject to volatility due to the ACT being a small jurisdiction and the lumpy nature of apartment projects.

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

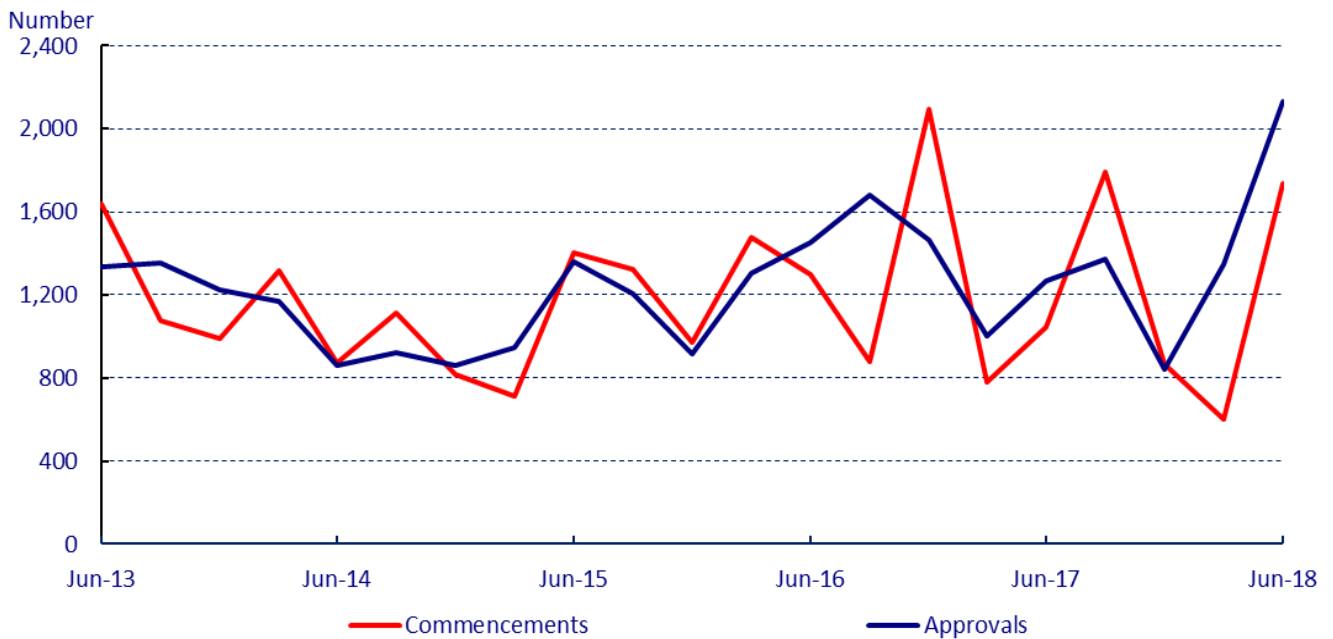
2. Dwelling unit commencements include new houses, other new residential units (e.g. units, apartments, flats and townhouses) and conversions (e.g. from a shop to a residential apartment). ACT dwelling unit commencements could be volatile during a quarter due to the impact of large unit developments.

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

Growth in ACT Dwelling Unit Commencements, Seasonally Adjusted



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



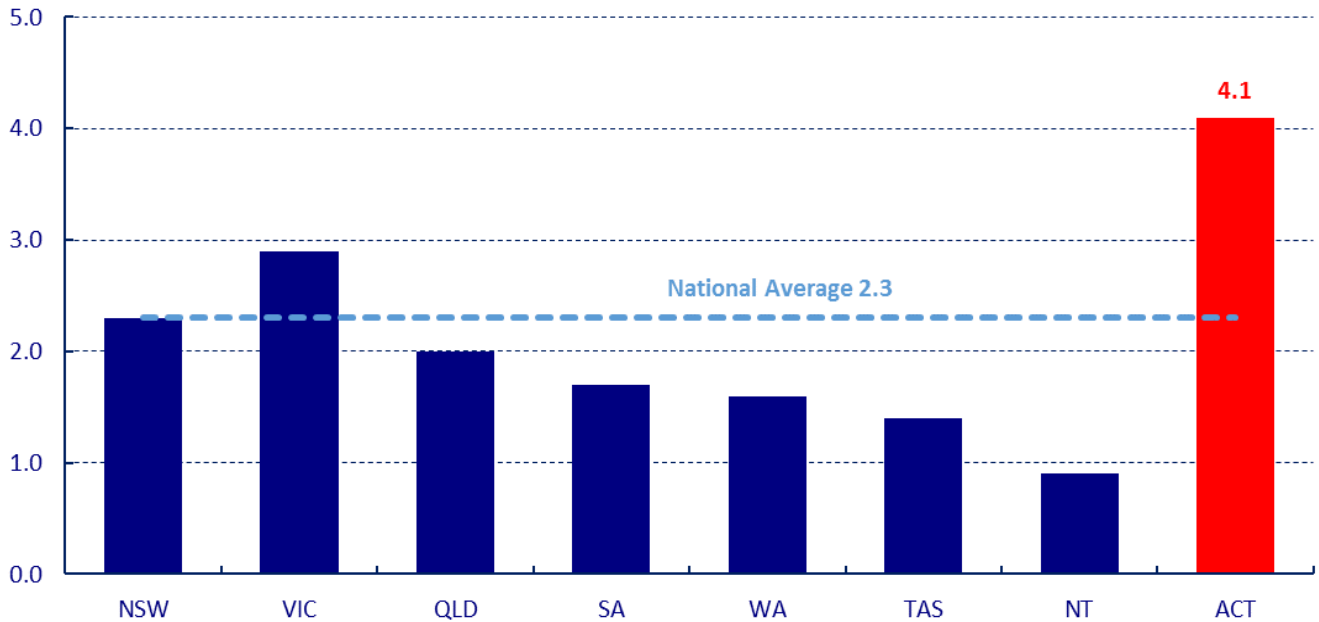
⁴ Building approvals data are converted from a monthly series to a quarterly series, ending on June quarter 2018, the most recent whole quarter.

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

Dwelling Unit Commencements per 1,000 Persons⁴

In the June quarter 2018, the ACT recorded 4.1 dwelling unit commencements per 1,000 persons, well above the national average of 2.3 dwelling commencements per 1,000 persons.

Dwelling Unit Commencements per 1,000 Persons, Seasonally Adjusted



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 estimate of dwelling unit commencements (ABS Cat No. 8752.0) by the most recent estimated resident population (ABS Cat No. 3101.0).