



# Dwelling Unit Commencements

## Dwelling Units Commencements - Australia

### *Key Points:*

- ↻ Total seasonally adjusted dwelling unit commencements Australia-wide decreased by 5.7 per cent during the June 2020 quarter to be 2.6 per cent lower than a year previously.
- ↻ New Houses decreased by 0.8 per cent in June 2020 quarter and New Units decreased 12.4 per cent in the quarter.

### ***Residential building***

A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

### ***Commenced***

A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).

### ***Conversions etc.***

A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 4 to 6 and are included in the total number of dwelling units.

### ***House***

A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

### ***Units***

'Units' or 'other residential building' is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).



# Dwelling Unit Commencements

## Dwelling Unit Commencements, Australia (number)

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Sep.1955	19,691	NA	19,691			
Dec.1955	18,923	NA	18,923			
Mar.1956	19,556	NA	19,556			
Jun.1956	20,771	NA	20,771	78,941	NA	NA
Sep.1956	19,974	NA	19,974			
Dec.1956	20,538	NA	20,538			
Mar.1957	20,209	NA	20,209			
Jun.1957	21,171	NA	21,171	81,892	NA	NA
Sep.1957	21,450	NA	21,450			
Dec.1957	20,019	NA	20,019			
Mar.1958	22,822	NA	22,822			
Jun.1958	21,678	NA	21,678	85,969	NA	NA
Sep.1958	22,989	NA	22,989			
Dec.1958	23,677	NA	23,677			
Mar.1959	24,202	NA	24,202			
Jun.1959	24,765	NA	24,765	95,633	NA	NA
Sep.1959	24,786	NA	24,786			
Dec.1959	24,398	NA	24,398			
Mar.1960	24,552	NA	24,552			
Jun.1960	23,139	NA	23,139	96,875	NA	NA
Sep.1960	23,826	NA	23,826			
Dec.1960	25,417	NA	25,417			
Mar.1961	24,937	NA	24,937			
Jun.1961	24,389	NA	24,389	98,569	NA	NA
Sep.1961	25,740	NA	25,740			
Dec.1961	26,399	NA	26,399			
Mar.1962	25,622	NA	25,622			
Jun.1962	27,413	NA	27,413	105,174	NA	NA
Sep.1962	28,549	NA	28,549			
Dec.1962	29,956	NA	29,956			
Mar.1963	31,117	NA	31,117			
Jun.1963	32,735	NA	32,735	122,357	NA	NA
Sep.1963	31,558	NA	31,558			
Dec.1963	29,351	NA	29,351			
Mar.1964	27,900	NA	27,900			
Jun.1964	24,664	NA	24,664	113,473	NA	NA
Sep.1964	20,647	NA	20,647			
Dec.1964	20,631	NA	20,631			
Mar.1965	21,402	NA	21,402			
Jun.1965	23,709	NA	23,709	86,389	NA	NA
Sep.1965	19,691	NA	19,691			
Dec.1965	18,923	NA	18,923			
Mar.1966	19,556	NA	19,556			
Jun.1966	20,771	NA	20,771	78,941	NA	NA



# Dwelling Unit Commencements

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Sep.1966	19,974	NA	19,974			
Dec.1966	20,538	NA	20,538			
Mar.1967	20,209	NA	20,209			
Jun.1967	21,171	NA	21,171	81,892	NA	NA
Sep.1967	21,450	NA	21,450			
Dec.1967	20,019	NA	20,019			
Mar.1968	22,822	NA	22,822			
Jun.1968	21,678	NA	21,678	85,969	NA	NA
Sep.1968	22,989	NA	22,989			
Dec.1968	23,677	NA	23,677			
Mar.1969	24,202	NA	24,202			
Jun.1969	24,765	NA	24,765	95,633	NA	NA
Sep.1969	24,780	12,734	37,514			
Dec.1969	24,390	12,739	37,129			
Mar.1970	24,681	12,043	36,724			
Jun.1970	23,004	10,504	33,508	96,855	48,020	144,875
Sep.1970	23,819	10,036	33,855			
Dec.1970	25,408	9,900	35,308			
Mar.1971	24,914	10,404	35,318			
Jun.1971	24,392	10,145	34,537	98,533	40,485	NA
Sep.1971	25,729	10,150	35,879			
Dec.1971	26,386	10,273	36,659			
Mar.1972	25,498	10,893	36,391			
Jun.1972	27,512	11,493	39,005	105,125	42,809	NA
Sep.1972	28,530	11,271	39,801			
Dec.1972	29,936	11,927	41,863			
Mar.1973	31,088	12,125	43,213			
Jun.1973	32,745	12,645	45,390	122,299	47,968	NA
Sep.1973	31,526	13,683	45,209			
Dec.1973	29,332	12,721	42,053			
Mar.1974	27,862	13,175	41,037			
Jun.1974	24,683	11,422	36,105	113,403	51,001	NA
Sep.1974	20,617	7,705	28,322			
Dec.1974	20,620	8,482	29,102			
Mar.1975	21,508	7,526	29,034			
Jun.1975	23,592	7,966	31,558	86,337	31,679	NA
Sep.1975	25,783	7,920	33,703			
Dec.1975	25,956	7,640	33,596			
Mar.1976	26,977	7,724	34,701			
Jun.1976	27,835	7,252	35,087	106,551	30,536	NA
Sep.1976	27,842	8,821	36,663			
Dec.1976	28,609	8,800	37,409			
Mar.1977	27,209	7,863	35,072			
Jun.1977	25,283	7,416	32,699	108,943	32,900	NA
Sep.1977	24,801	6,908	31,709			



# Dwelling Unit Commencements

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Dec.1977	23,151	6,127	29,278			
Mar.1978	22,356	5,561	27,917			
Jun.1978	23,589	6,064	29,653	93,897	24,660	NA
Sep.1978	22,164	5,734	27,898			
Dec.1978	22,850	5,383	28,233			
Mar.1979	24,758	6,540	31,298			
Jun.1979	25,025	6,660	31,685	94,797	24,317	NA
Sep.1979	24,785	6,593	31,378			
Dec.1979	25,390	8,095	33,485			
Mar.1980	25,842	9,087	34,929			
Jun.1980	26,104	8,073	34,177	102,121	31,848	NA
Sep.1980	27,574	10,090	37,664			
Dec.1980	27,095	11,021	38,116			
Mar.1981	25,931	11,108	37,039			
Jun.1981	25,142	11,272	36,414	105,742	43,491	149,233
Sep.1981	25,261	12,262	37,523			
Dec.1981	23,364	11,986	35,350			
Mar.1982	20,871	10,158	31,029			
Jun.1982	20,004	8,099	28,103	89,500	42,505	132,005
Sep.1982	18,568	7,102	25,670			
Dec.1982	18,333	6,212	24,545			
Mar.1983	19,887	5,951	25,838			
Jun.1983	22,333	6,638	28,971	79,121	25,903	105,024
Sep.1983	23,858	6,596	30,454			
Dec.1983	26,713	6,891	33,604			
Mar.1984	28,569	7,115	35,684			
Jun.1984	29,213	8,541	37,754	108,353	29,143	137,496
Sep.1984	30,199	8,482	38,681			
Dec.1984	29,572	8,722	38,294			
Mar.1985	27,970	8,661	36,631			
Jun.1985	29,680	9,325	39,005	117,421	35,190	153,768
Sep.1985	29,202	8,589	37,791			
Dec.1985	27,058	8,053	35,111			
Mar.1986	25,370	7,574	32,944			
Jun.1986	23,075	6,726	29,801	104,705	30,942	136,938
Sep.1986	22,704	7,005	29,709			
Dec.1986	22,458	6,829	29,287			
Mar.1987	22,655	6,558	29,213			
Jun.1987	21,885	5,948	27,833	89,702	26,340	117,327
Sep.1987	22,801	6,956	29,757			
Dec.1987	25,216	6,845	32,061			
Mar.1988	27,644	8,447	36,091			
Jun.1988	29,075	9,172	38,247	104,736	31,420	137,712
Sep.1988	33,161	10,296	43,457			
Dec.1988	33,335	11,141	44,476			



# Dwelling Unit Commencements

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Mar.1989	33,499	10,527	44,471			
Jun.1989	32,381	10,683	43,591	132,376	42,647	176,920
Sep.1989	27,053	10,064	37,198			
Dec.1989	23,792	10,227	34,529			
Mar.1990	25,529	8,169	34,102			
Jun.1990	24,360	8,486	33,195	100,734	36,946	139,024
Sep.1990	22,644	7,874	30,850			
Dec.1990	22,394	8,305	30,995			
Mar.1991	22,915	7,269	30,453			
Jun.1991	22,527	7,381	30,198	90,480	30,829	122,496
Sep.1991	24,714	7,707	32,729			
Dec.1991	25,838	8,112	34,184			
Mar.1992	25,926	9,914	36,248			
Jun.1992	27,679	10,637	38,581	104,157	36,370	141,742
Sep.1992	28,128	10,572	39,038			
Dec.1992	29,196	10,424	39,982			
Mar.1993	29,826	11,412	41,571			
Jun.1993	30,054	11,979	42,459	117,204	44,387	163,050
Sep.1993	31,436	12,474	44,505			
Dec.1993	30,314	12,813	43,931			
Mar.1994	31,811	12,803	45,784			
Jun.1994	33,015	13,090	47,407	126,576	51,180	181,627
Sep.1994	32,485	14,836	48,058			
Dec.1994	30,617	13,973	45,834			
Mar.1995	26,870	11,416	39,128			
Jun.1995	24,192	11,443	36,297	114,164	51,668	169,317
Sep.1995	22,937	9,411	32,921			
Dec.1995	21,515	7,958	29,898			
Mar.1996	20,994	9,613	31,088			
Jun.1996	20,609	9,179	30,659	86,055	36,161	124,566
Sep.1996	20,032	8,800	29,161			
Dec.1996	21,156	9,290	31,352			
Mar.1997	22,436	10,554	33,935			
Jun.1997	22,681	9,806	33,756	86,305	38,450	128,204
Sep.1997	23,042	9,935	34,226			
Dec.1997	25,921	11,225	37,992			
Mar.1998	26,114	10,715	37,700			
Jun.1998	25,781	11,482	38,165	100,858	43,357	148,083
Sep.1998	26,339	11,068	38,224			
Dec.1998	24,902	10,443	36,683			
Mar.1999	24,985	10,968	36,868			
Jun.1999	26,859	10,476	37,799	103,085	42,955	149,574
Sep.1999	27,368	12,690	40,817			
Dec.1999	29,322	11,834	41,775			
Mar.2000	34,596	11,765	47,308			



# Dwelling Unit Commencements

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Jun.2000	29,440	12,094	42,602	120,726	48,383	172,502
Sep.2000	18,077	9,081	27,885			
Dec.2000	18,679	8,910	28,230			
Mar.2001	18,260	9,662	28,620			
Jun.2001	19,986	9,359	29,842	75,002	37,012	114,577
Sep.2001	26,149	11,571	38,338			
Dec.2001	29,419	11,645	41,561			
Mar.2002	29,690	11,357	42,028			
Jun.2002	29,355	13,541	43,723	114,613	48,114	165,650
Sep.2002	30,548	14,643	46,044			
Dec.2002	27,983	14,843	43,557			
Mar.2003	28,919	13,272	42,747			
Jun.2003	26,356	12,706	39,826	113,806	55,464	172,174
Sep.2003	29,445	12,386	42,339			
Dec.2003	30,773	13,928	45,536			
Mar.2004	30,352	13,993	44,884			
Jun.2004	28,696	13,464	42,634	119,266	53,771	175,393
Sep.2004	27,045	13,190	40,949			
Dec.2004	26,924	12,903	40,325			
Mar.2005	25,357	12,548	38,333			
Jun.2005	27,043	13,034	40,561	106,369	51,675	160,168
Sep.2005	26,849	12,167	39,631			
Dec.2005	25,524	10,282	36,096			
Mar.2006	25,900	12,288	38,659			
Jun.2006	26,268	11,745	38,374	104,541	46,482	152,760
Sep.2006	27,383	10,720	38,486			
Dec.2006	26,801	11,637	38,803			
Mar.2007	26,714	10,796	37,824			
Jun.2007	26,020	11,189	37,646	106,918	44,342	152,759
Sep.2007	26,492	12,174	38,967			
Dec.2007	27,345	12,489	40,288			
Mar.2008	26,511	12,938	39,890			
Jun.2008	27,675	12,500	40,581	108,023	50,101	159,726
Sep.2008	24,483	12,279	37,036			
Dec.2008	22,556	9,006	31,787			
Mar.2009	22,248	9,396	31,974			
Jun.2009	23,751	7,684	31,703	93,038	38,365	132,500
Sep.2009	26,186	9,228	35,643			
Dec.2009	30,153	11,362	41,763			
Mar.2010	30,263	16,832	47,244			
Jun.2010	29,263	18,083	47,532	115,865	55,505	172,182
Sep.2010	27,116	14,383	41,755			
Dec.2010	24,695	14,485	39,494			
Mar.2011	24,678	17,181	42,125			
Jun.2011	23,975	14,756	39,083	100,464	60,805	162,457



# Dwelling Unit Commencements

	Quarterly			Year Ending June		
	New Houses	New Units	Total New Dwellings	Houses	Units	Total
Sep-2011	23,198	14,343	37,541			
Dec-2011	22,987	13,162	36,149			
Mar-2012	21,698	11,875	33,573			
Jun-2012	21,849	14,686	36,535	89,732	54,066	143,798
Sep-2012	23,321	16,694	40,015			
Dec-2012	24,432	17,290	41,722			
Mar-2013	23,195	16,199	39,394			
Jun-2013	24,691	17,645	42,336	95,639	67,828	163,467
Sep-2013	25,143	16,806	41,949			
Dec-2013	25,581	20,219	45,800			
Mar-2014	28,421	20,062	48,483			
Jun-2014	28,821	18,534	47,355	107,966	75,621	183,587
Sep-2014	28,946	25,544	54,490			
Dec-2014	29,891	21,781	51,672			
Mar-2015	29,738	24,999	54,737			
Jun-2015	28,526	28,053	56,579	117,101	100,377	217,478
Sep-2015	29,278	27,377	56,655			
Dec-2015	28,385	28,672	57,057			
Mar-2016	28,414	32,383	60,797			
Jun-2016	30,157	26,361	56,518	116,234	114,793	231,027
Sep-2016	29,945	26,674	56,619			
Dec-2016	29,262	28,770	58,032			
Mar-2017	26,746	23,972	50,718			
Jun-2017	29,139	25,021	54,160	115,092	104,437	219,529
Sep-2017	29,215	26,170	55,385			
Dec-2017	30,420	24,339	54,759			
Mar-2018	31,177	29,299	60,476			
Jun-2018	30,779	27,603	58,382	121,591	107,411	229,002
Sep-2018	29,716	26,424	56,140			
Dec-2018	27,875	20,871	48,746			
Mar-2019	28,315	16,135	44,450			
Jun-2019	26,050	19,644	45,694	111,956	83,074	195,030
Sep-2019	25,247	15,535	40,782			
Dec-2019	25,222	17,367	42,589			
Mar-2020	25,895	18,890	44,785			
Jun-2020	25,691	16,549	42,240	102,055	68,341	170,396

Source: ABS Dwelling Commencements, Cat No: 8752.0

For the most current figures or any other data on Australia's Housing and Renovation Industries, please contact HIA Economics at [economics@hia.com.au](mailto:economics@hia.com.au)



# Dwelling Unit Commencements

Dwelling Commencements - Australia  
Year Ending June

