

Master Builders Australia 'on notice' material

During our appearance at the Senate Committee, we indicated that we would provide some data related to delays in building times.

These figures are summarised in the tables and charts below.

All of the data are taken from the ABS's Building Activity, June 2023 edition which was released on 18th October 2023.

The data show that

- For a new detached house, the average time from approval to completion during 2022-23 was 11.7 months.
- This is considerably longer than what it took in 2018-19 (8.8 months) just before the pandemic.
- The average apartment building time was 28.8 months in 2022-23, a little shorter than in 2021-22 (30.1 months).
- However, apartment build times are still considerably longer than before the pandemic.
- For example, it took 24.5 months to complete an apartment in 2018-19.

Australia: average time taken to build new homes - 2008-09 to 2022-23 (number of months)

	Average time from approval to commencement (months)			Average time from commencement to completion (months)			Average time from approval to completion (months)		
	New Houses	New Townhouses	New apartments	New Houses	New Townhouses	New apartments	New Houses	New Townhouses	New apartments
2008-09	2.22	2.64	2.79	7.44	9.72	17.25	9.66	12.36	20.04
2009-10	2.19	2.79	2.64	6.75	9.36	17.46	8.94	12.15	20.10
2010-11	2.28	2.64	2.79	6.81	8.73	15.72	9.09	11.37	18.51
2011-12	2.16	2.73	3.00	7.05	9.72	17.61	9.21	12.45	20.61
2012-13	2.13	2.34	2.76	6.60	9.24	17.91	8.73	11.58	20.67
2013-14	2.04	2.25	2.82	6.48	9.15	18.21	8.52	11.40	21.03
2014-15	1.98	2.19	2.94	6.66	8.67	17.70	8.64	10.86	20.64
2015-16	2.07	2.22	3.48	6.60	9.00	17.52	8.67	11.22	21.00
2016-17	2.10	2.46	4.14	6.51	8.88	18.69	8.61	11.34	22.83
2017-18	2.04	2.49	4.68	6.69	9.27	19.44	8.73	11.76	24.12
2018-19	2.13	2.70	4.56	6.66	10.11	19.95	8.79	12.81	24.51
2019-20	2.04	2.64	4.95	6.66	10.50	22.92	8.70	13.14	27.87
2020-21	2.04	2.40	5.46	6.69	10.32	25.14	8.73	12.72	30.60
2021-22	2.55	2.55	4.05	7.74	10.95	26.01	10.29	13.50	30.06
2022-23	2.31	2.43	3.90	9.39	12.42	24.87	11.70	14.85	28.77

Source: Master Builders Australia analysis of ABS Building Activity (8752.0)

