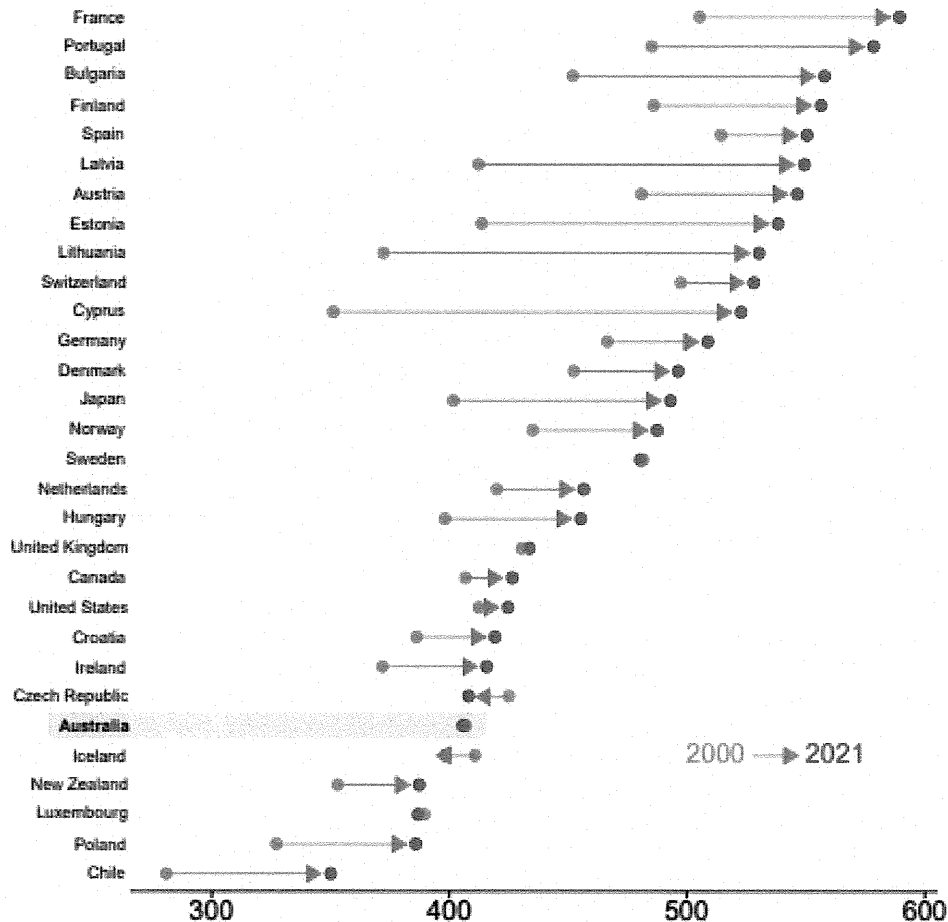


Charts, CEDA appearance at Inquiry into Victoria Planning Provisions amendments VC257, VC267 and VC274.

1. Australia's growth in Housing Stock in the past two decades has been among the lowest for developed countries.

Dwellings per 1,000 people, 2000 and 2021 or latest



Notes: Figures are for total occupied and unoccupied dwellings. Data for 2020 series refer to: 2021 for Australia; 2020 for Austria, Denmark, Estonia, Finland, France, Ireland, Lithuania, Luxembourg, Netherlands, Norway, Poland, Portugal, Romania, Sweden, UK, and US; and 2018 for all others. Data for 2000 series refer to: 1998 for Italy; 2001 for Australia, Austria, Bulgaria, Canada, Croatia, Czech Republic, Hungary, Luxembourg, New Zealand, Norway, Portugal, and Spain; 2002 for Chile and Latvia; 2005 for Malta.

Sources: OECD (2022), ABS (2022c).

## 2. Change in the distribution of population growth in Melbourne, 2003 – 2021. Census Data

### Greater Melbourne

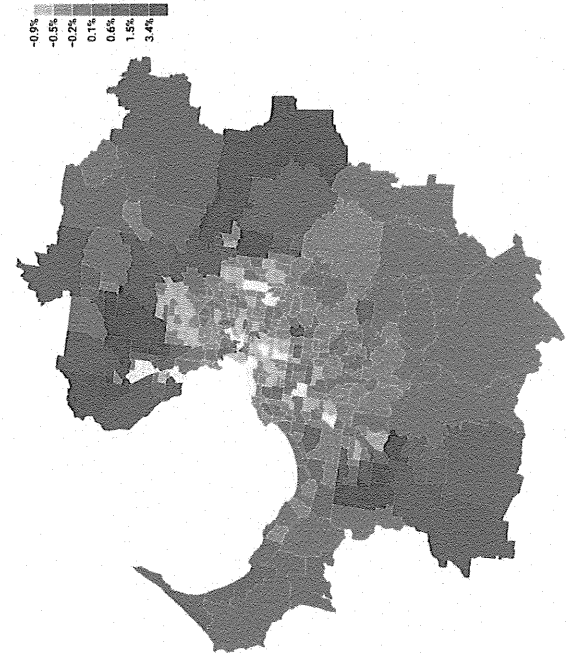
Share of overall population growth 2003 - 2007



Source: Australian Bureau of Statistics • Map data: ABS • Created with Datawrapper

### Greater Melbourne

Share of overall population growth 2018 - 2021



Source: Australian Bureau of Statistics • Map data: ABS • Created with Datawrapper

Committee for Economic Development of Australia, *Defining “well-located” homes: how the housing accord can deliver on it’s promise*. Brooks, J. 2024.

3. Dwelling units completed per construction worker 1960's to 2023, CEDA forthcoming research.

## Dwelling units completed per construction worker

Residential dwelling completions and Australian Labour force surveys

— Labour Force Australia 1966-1984 — Labour Force Australia 1978-1995 — Labour Account (Current series)

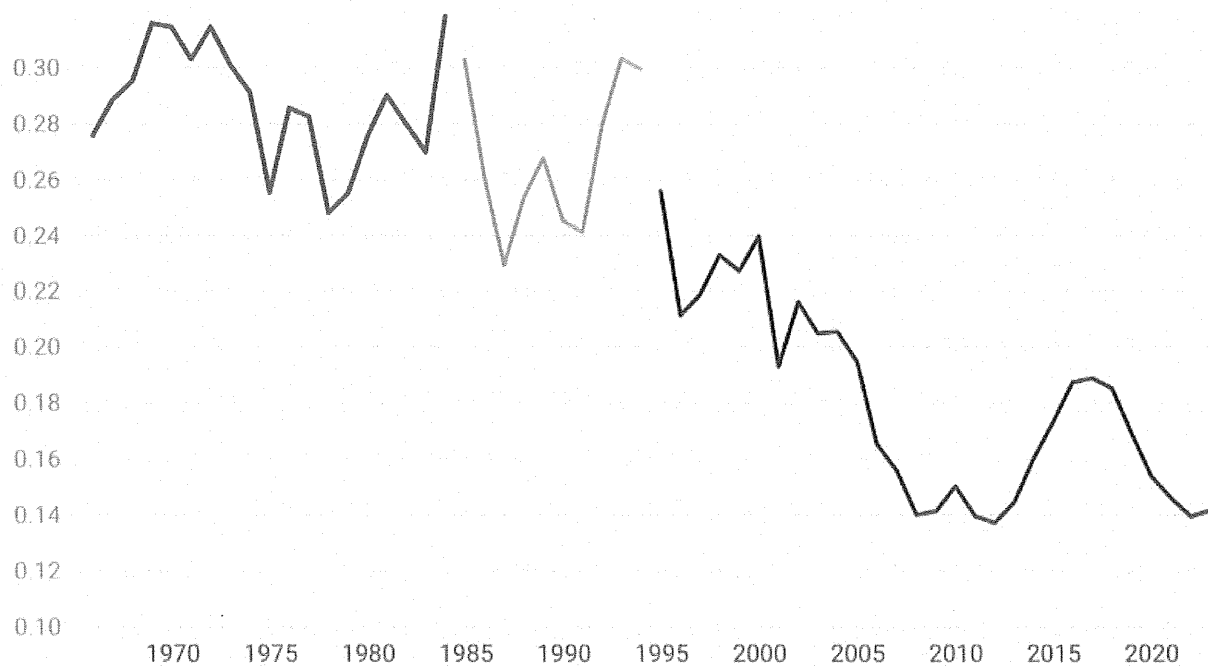
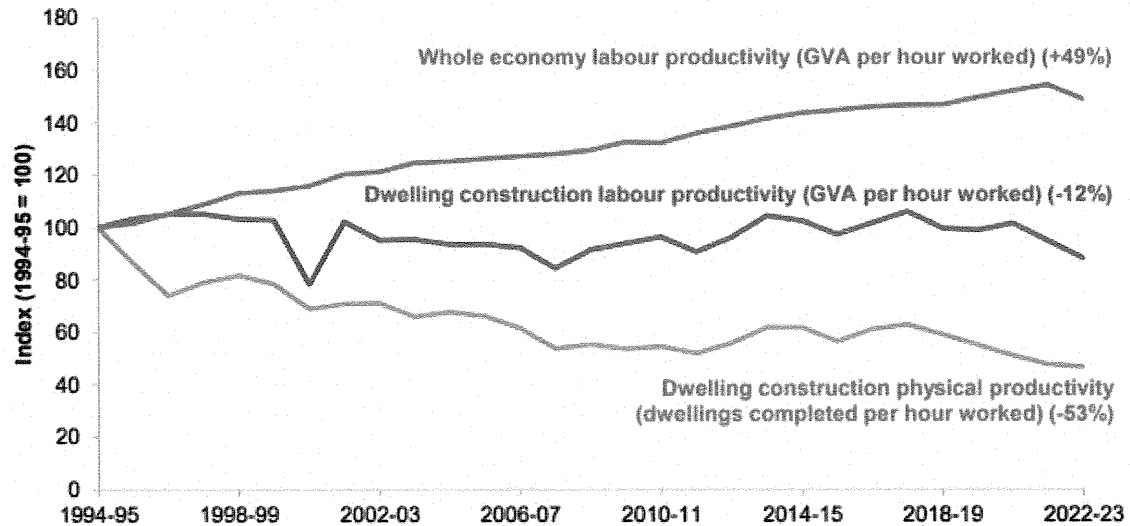


Chart: CEDA Analysis of ABS data • Source: Labour Force Australia 1966-1984, Labour Force Australia 1978-1995, Labour Account (Current series) • Created with Datawrapper

#### 4. Dwelling construction per hour worked 1994 - 2023.

**Figure B.8 – Dwelling construction labour productivity growth is slow<sup>a,b,c</sup>**

Index of proxies for labour and physical productivity, 1994-95 to 2022-23



a. GVA is sourced from the national accounts supply-use tables, while the output measure for dwellings completed is sourced from building activity survey data. b. The deflator is constructed using building activity survey data. c. The hours worked measure for both productivity measures is constructed by apportioning two-digit building construction<sub>(30)</sub> and construction services<sub>(32)</sub> hours worked from the labour account using shares of residential building construction<sub>(301)</sub> and non-residential building construction<sub>(302)</sub> from the labour force survey (building construction<sub>(30)</sub>) and shares of construction services purchases in the national accounts supply-use tables (construction services<sub>(32)</sub>).

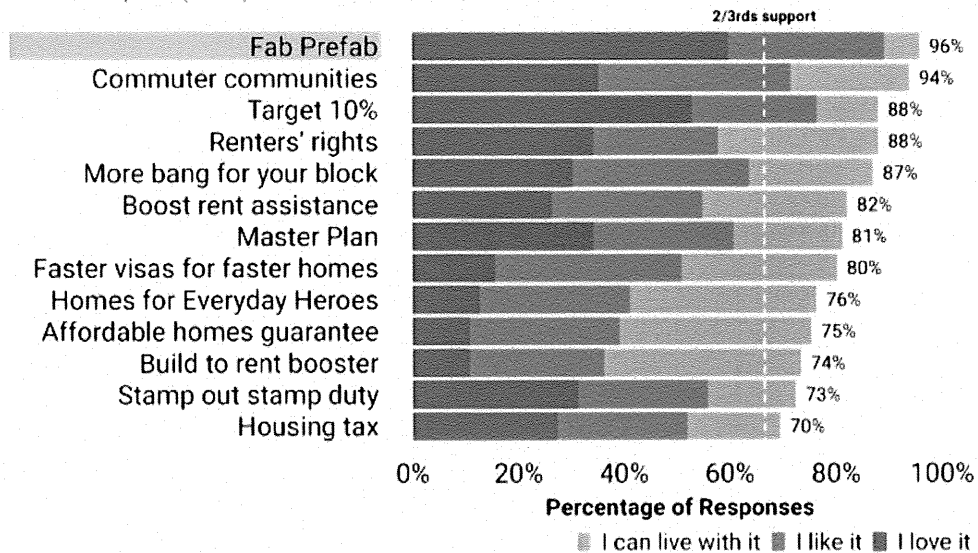
Source: PC estimates using ABS (2024c, 2024e, table 37) (nominal output); ABS (2024e, tables 3 and 21) (deflator); ABS (2024c, 2024i via data explorer, 2024j, EQ06) (hours worked).

Productivity Commission, Housing construction productivity: Can we fix it?, 2025.

5. Housing reforms by popularity amongst polled Australians- Amplify housing summit.

**Support for the final shortlisted housing reforms in the post-deliberation survey**

% of responses (n = 102) who answered either I love it, I like it or I can live with it



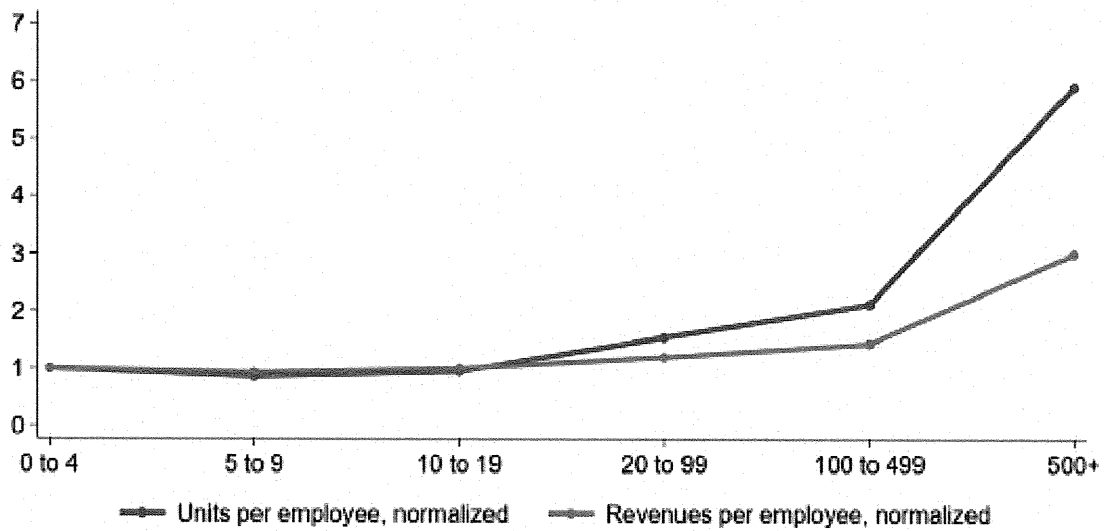
Q Overall, what is your level of support for this reform proposal?

Amplify housing summit, 2025.

6. Houses built per employee, by business size, United States

Firms over 500 people build the most homes per employee.

Figure 11: Output and Revenues per Employees

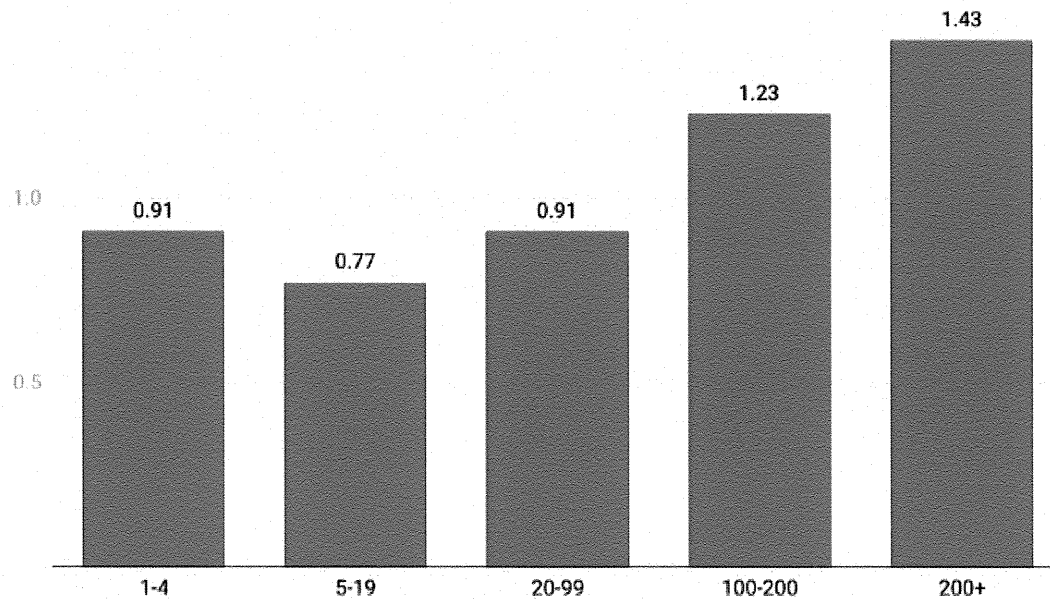


Why has construction productivity stagnated? The role of land-use regulation, D'Amico. L, et al, 2023 – working paper.

7. Australian construction firms' revenue per employee is higher in larger firms. Suggesting output is higher per employee. CEDA Forth coming research.

## Employees generate more revenue in larger firms

Share of industry revenue generated over share of industry employment by firm size.



Sample of construction industry businesses, linked PAYG and Business activity data

Chart: CEDA Analysis • Source: ABS data commissioned by CEDA • Created with Datawrapper