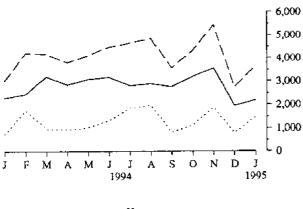


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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, JANUARY 1995

MAIN FEATURES

NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND



- Houses

..... Other residential buildings

__ - Total

Total dwellings

 During January 1995 a total of 3,659 dwelling unit commencements were reported.

Houses

 For the 3 months ended January 1995, 7,712 houses were commenced, down 12.9 per cent from the 3 months ended October 1994 and down 1.5 per cent compared with the 3 months ended January 1994.

New other residential buildings

• For the 3 months ended January 1995, 4,147 dwelling units in new other residential buildings were commenced, up 5.7 per cent over the 3 months ended October 1994 and up 5.8 per cent over the 3 months ended January 1994.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
January	· · · · · · · · · · · · · · · · · · ·		
1994	2.294	734	3,028
1995	2,192	1,467	3,659
Three months ended-			
January 1994	7,833	3,920	11,753
October 1994	8,859	3,925	12,784
January 1995	7,712	4,147	11,859

313 Adelaide St BRISBANE Q 4000 10 April 1995

R. A. Crockett DEPUTY COMMONWEALTH STATISTICIAN

INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.
- for information about other ABS statistics and services, telephone, fax or write to Information Inquiries, Australian Bureau Statistics (ABS), GPO Box 9817, Brisbane O 4001.

 $\textbf{TABLE 1} - \textbf{NUMBER OF DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF NEW RESIDENTIAL BUILDINGS, } \\ \textbf{QUEENSLAND (a)}$

	Houses			Other res	idential buildii	ngs	Total			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	
			BRISBA	NE STATISTIC	CAL DIVISION	N				
1991-92	11,304	401	11,705	3,464	715	4,179	14,768	1,116	15,884	
1992-93	12,600	274	12,874	5,327	513	5,840	17,927	787	18,714	
1993-94	13,452	292	13,744	5,737	543	6,280	19,189	835	20,024	
1993										
November	1,080	56	1,136	243	56	299	1,323	112	1,435	
December	1,090	14	1,104	1,269	13	1,282	2,359	27	2,386	
1994										
Јапиагу	808	14	822	174	10	184	982	24	1,006	
February	876	9	885	892	20	912	1,768	29	1,797	
March	1,355	14	1,369	249	16	265	1,604	30	1,634	
April	1,101	10	1,111	257		257	1,358	10	1,368	
May	1,174	27	1,201	209	29	238	1,383	56	1,439	
June	1,462	5	1,467	518		518	1,980	5	1,985	
		22	1,467	778	70	848	1,903	92	1,985	
July	1,125 930	27	957	293	30	323	1,223	57	1,280	
August				293	66	290	1,223	70	1,280	
September	1,030	4	1,034							
October	1,431	12	1,443	504	68	572	1,935	80	2,015	
November	1,507	16	1,523	553	61	614	2,060	77	2,137	
December	780	4	784	245	30	275	1,025	34	1,059	
1995	0.40	0.4	077	407	50	457	1.056	74	1 220	
January	849	24	873	406	50	456	1,255	74	1,329	
				QUEENSLA						
1991-92	27,739	943	28,682	8,613	1,253	9,866	36,352	2,196	38,548	
1992-93	31,653	703	32,338	11,499	1,062	12,561	43,134	1,765	44,899	
1993-94	33,917	580	34,497	14,466	1,049	15,515	48,383	1,629	50,012	
1993										
November	2,942	63	3,005	938	100	1,038	3,880	163	4,043	
December	2,506	28	2,534	2,129	19	2,148	4,635	47	4,682	
1994 —										
January	2,263	31	2,294	717	17	734	2,980	48	3,028	
February	2,410	50	2,460	1,718	34	1,752	4,128	84	4,212	
March	3,166	32	3,198	939	38	977	4,105	70	4,175	
April	2,801	55	2,856	914	34	948	3,715	89	3,804	
May	3.038	58	3,096	986	55	1,041	4,024	113	4,137	
June	3,161	9	3,170	1,306	15	1,321	4,467	24	4,491	
July	2,724	88	2,812	1,663	206	1,869	4,387	294	4,681	
August	2,852	43	2,895	1,884	79	1,963	4,736	122	4,858	
September	2,746	17	2,763	730	106	836	3,476	123	3,599	
October	3,175	26	3,201	995	131	1,126	4,170	157	4,327	
November	3,539	33	3,572	1,783	99	1,882	5,322	132	5,454	
December	1,934	14	1,948	738	60	798	2,672	74	2,746	
/995 <i>—</i>										
1995 — January	2,095	97	2,192	1,376	91	1,467	3,471	188	3,659	

⁽a) See paragraph 15 of the Explanatory Notes.

TABLE 2 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS, QUEENSLAND

		Houses								
Period	Double- brick (a)(b)	Brick veneer (a)	Timber	Fibre cement	Other	Total	Other residential buildings	Total		
1991-92	1,531	22,448	2,412	1,798	493	28,682	9,866	38,548		
1992-93	1,846	25,492	3.085	1,452	463	32,338	12,561	44,899		
1993-94	1,962	27,391	2,959	1,455	729	34,497	15,515	50,012		
1993 —										
November	118	2,426	292	111	58	3,005	1,038	4,043		
December	176	1,971	218	111	58	2,534	2,148	4,682		
1994 —										
January	158	1,779	180	109	68	2,294	734	3,028		
February	148	1,943	185	127	57	2,460	1,752	4,212		
March	182	2,544	267	129	75	3,198	977	4,175		
April	223	2,229	217	132	55	2,856	948	3,804		
May	293	2,369	225	146	63	3,096	1,041	4,137		
June	236	2,489	260	127	58	3,170	1,321	4,491		
July	186	2,233	216	107	70	2,812	1,869	4,681		
August	167	2,272	236	132	88	2,895	1,963	4,858		
September	146	2,153	270	126	68	2,763	836	3,599		
October	221	2,548	258	124	50	3,201	1,126	4,327		
November	302	2,777	296	150	47	3,572	1,882	5,454		
December	173	1,454	204	70	47	1,948	798	2,746		
1995										
January	189	1,698	165	90	50	2,192	1,467	3,659		

⁽a) Including bricks or blocks of clay, concrete or calcium silicate. (b) Including concrete poured on site, prefabricated steel-reinforced concrete and stone.

 $\begin{array}{c} \textbf{TABLE 3} - \textbf{NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS (a), QUEENSLAND \\ \end{array}$

	N	ov., 1994		I	Dec., 1994		Jan., 1995			
Statistical division and statistical district	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	
Statistical division										
Brisbane	1,523	614	2,137	784	275	1.059	873	456	1,329	
Moreton	982	951	1,933	475	271	746	547	820	1,367	
Wide Bay-Burnett	329	77	406	193	10	203	204	4	208	
Darling Downs	125	23	148	85		90	97	23	120	
South-West	7	_	7	5		5	5	_	5	
Fitzroy	101	10	111	90	7	97	95	2	97	
Central-West	3	_	3	_	<u></u>	_	-	_		
Mackay	117	5	122	81	46	127	93	17	110	
Northern	138	53	191	88	87	175	118	85	203	
Far Nonh	245	145	390	144	97	241	154	60	214	
North-West	2	4	6	3	-	3	6	_	6	
Queensland	3,572	1,882	5,454	1,948	798	2,746	2,192	1,467	3,659	
Statistical district										
Gold Coast-Tweed (b)	286	659	945	172	118	290	188	671	859	
Sunshine Coast	356	278	634	145	141	286	185	123	308	
Bundaberg	84	15	99	40	8	48	45		45	
Gladstone	28	8	36	19	_	19	31		31	
Rockhampton	31		31	19	5	24	25		25	
Mackay	56	5	61	40	14	54	49	11	60	
Townsville	100	48	148	62	83	145	77	79	156	
Caims	153	99	252	85	79	164	93	41	134	

⁽a) See paragraph 15 of the Explanatory Notes. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

 ${\bf TABLE~4-NUMBER~OF~DWELLING~UNITS~COMMENCED~BY~TYPE~OF~NEW~RESIDENTIAL~BUILDINGS~IN~LOCAL~GOVERNMENT~AREAS~(a),~QUEENSLAND}$

	N	ov., 1994		D	ec., 1994		Jan., 1995		
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total
Brisbane and Moreton									
Statistical Divisions (b)									
Albert (S)	231	283	514	150	44	194	171	415	586
Beaudesert (S)	7t 3	2	73	58	2	60	52	_	52
Boonah (S) Brisbane (C)	526	450	3 976	3 328	198	3 526	2 373	236	2 609
Caboolture (S)	276	10	286	100	8	108	131	20	151
Caloundra	357	154	511	66	53	119	83	21	104
Esk (S)	13	_	13	13		13	6	_	6
Gatton (S)	6		6	7	_	7	2	2	4
Gold Coast (C)	105	384	489	66	88	154	64	256	320
Ipswich (C)	27	2	29	13	13	26	10	6	16
Kilcoy (S)	5	_	5	10	_			_	
Laidley (S) Logan (C)	53 143	144	53 287	19 7 8	14	19 92	31 76	53	31 129
Maroochy (S)	153	77	230	84	51	135	116	92	208
Moreton (S)	52		52	48	-	48	54	22	76
Noosa (S)	30	59	89	61	47	108	67	34	101
Pine Rivers (S)	113	_	113	69	16	85	91	5	96
Redcliffe (C)	11		11	12	12	24	7	49	56
Redland (S)	330		330	84	_	84	84	65	149
Wide Bay-Burnett Statistical Division									
Biggenden (S)									
Bundaberg (C)	56	6	62	22		30	29	_	29
Burnett (S)	69	15	84	27		27	34		34
Cooloola (S)	42	18	60	43		43	18	2	20
Eidsvold (S)	_	_							_
Gayndah (S)	3	_	3	-		_	-	-	_
Hervey Bay (C)	70	36	106	53		53	53		53
Isis (S)	8	_	8	5	_	5	8	_	8
Kilkivan (S) Kingaroy (S)	5 3	_	5 3	1 2	_	1 2	3 6	_	3 6
Kolan (S)	5		5	4	_	4	4	_	4
Maryborough (C)	11	_	11	15	_	15	8	_	8
Miriam Vale (S)	11		11	8	2	10	9	_	9
Monto (S)	_	_	_	_	_	_	_	_	_
Mundubbera (S)						_	-	_	<u></u>
Murgon (S)	15	2	17	1	_	1	2	2	4
Nanango (S)	17		17	5		5	10		10
Perry (S) Tiaro (S)	10	_	10	5	_	5	9	_	9
Wondai (S)		_		_	_	_	8	_	8
Woocoo (S)	4	_	4	2	_	2	3	_	3
Darling Downs Statistical									
Division (S)	_					_	,		
Cambooya (S)	8	_	8	6	_	6	6	_	6
Chinchilla (S) Clifton (S)	2 2		2 2	4 1	2	6 1	3	_	3
Crow's Nest (S)	19	_	19	ι 5	_	5	13	_	13
Dalby (T)	5	_	5	$\vec{3}$		3	6	_	6
Goondi windi (T)	2	_	2	3	_	3	4	_	4
Inglewood (S)	_		_				_	_	_
Jondaryan (S)	5	_	5	8	_	8	6	_	6
Millmerran (S)	1	_	1	1	_	1	1	3	4
Murilla (S)	_	_	_	_	_	_	_	_	-
Pittsworth (S)	5	_	5	3		3	_		_
Rosalie (S) Stanthorpe (S)	6 6		6 6	2 2	_	2 2	6 6	_	6 6
Tara (S)	1		1	1		1	_		_
Taroom (S)	<u>, </u>			_	_		_	_	_
Toowoomba (C)	48	13	61	36	3	39	37	18	55
Waggamba (S)	_	_	_		_	_	2	-	2
Wambo (S)	4	_	4	3	_	3	_	_	_
Warwick (S)	11	10	21	7		7	7	2	9

TABLE 4 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND—continued

	Nov., 1994 			D	ec., 1994		Jan., 1995			
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	
bootal government breiz	7102323	27283	70121	1100052		10101	nouses	ings	10101	
South-West Statistical Division										
Balonne (S)	5	_	5	1		1				
Bendemere (S)	<u></u>	_	_							
Booringa (S)	1	_	1	2		2	_		-	
Bulloo (S)			<u> </u>		_	_	_			
Bungil (S)	_	_	_	I	_	1	2		2	
Murweh (S)		_	_	-	_		ĩ		1	
Paroo (S)						_	<u>.</u>	_		
Quilpie (S)					_	_				
Roma (T)	1		1	1		1	2	_	2	
Warroo (S)	<u>.</u>	-	<u>-</u>	<u>.</u>				_	_	
Fitzroy Statistical Division										
Banana (S)	4		4	2	_	2	2		2	
Bauhinia (S)	2	_	ż	$\frac{1}{2}$		2	2	_	2	
Calliope (S)	14	_	14	9	_	9	12		12	
Duaringa (S)				_	_			_		
Emerald (S)	7	2	9	18		18	3	_	3	
Fitzroy (S)	13		13	4		4	10	_	10	
Gladstone (C)	18	8	26	10	_	10	22		22	
Jericho (S)		_			_					
Livingstone (S)	23	_	23	28	2	30	24	2	26	
Mount Morgan (S)	_		_	_	_	-			-	
Peak Downs (S)			_				_			
Rockhampton (C)	20	_	20	17	5	22	20	_	20	
Central-West Statistical Division										
Aramac (S)		_	_	_	_		_	_	_	
Barcaldine (S)	_				_	_	_			
Barcoo (S)	_			_	_	_	_		_	
Blackall (S)	_	_	_	_	_	_	_	_	_	
Boulia (S)			_			_	_	_		
Diamantina (S)			_			_		_	_	
Ilfracombe (S)	-		_			_				
Isisford (S)		-	-		_	_	_	_	_	
Longreach (S)	1	_	1	_	_			_		
Tambo (S)	_	_			_					
Winton (S)	2	_	2		-	_	_	_	_	
Mackay Statistical Division										
Belyando (S)		_	_			_	_		_	
Broadsound (S)	7	_	7	2		2		-		
Mackay (C)	73	5	78	52	14	66	64	11	75	
Mirani (S)	5		5	2	_	2	2	_	2	
Nebo (S)			_	_	_	_	_		_	
Sarina (S)	16		16	8		8	8	2	10	
Whitsunday (\$)	16	-	16	17	32	49	19	4	23	
lorthern Statistical Division										
Bowen (S)	4		4	2	_	2	7	_	7	
Burdekin (S)	13	5	18	6	2	8	8	_	8	
Charters Towers (C)	1	_	1	5	_	5	4	_	4	
Dalrymple (S)	3		3	1		1	1	_	1	
Hinchinbrook (S)	5	_	5	5	2	7	7	6	13	
Thuringowa (C)	74	_	74	44	10	54	57	_	57	
Townsville (C)	38	48	86	25	73	98	34	79	113	
ar North Statistical Division										
Atherton (S)	11	2	13	7		7	7	2	9	
Aurukun (S)	_	_	_	_	_	_	_		_	
Caims (C)	6	23	29	10	59	69	7	27	34	
Cardwell (S)	12	6	18	3	2	5	2		2	
Cook (S)	1		1	3	_	3	ī	_	1	
Croydon (S)		_		_						
Citytion (3)										

TABLE 4 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND—continued

	Λ	ov., 1994		E	ec., 1994		Jan., 1995		
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Tota!
Far North Statistical									
Division — continued									
Eacham (S)	3		3	7	_	7	2	_	2
Etheridge (S)			-	_	. —	_	_	_	
Herberton (S)	1	2	3	3	-	3	4	_	4
Johnstone (S)	26	4	30	17	2	19	15		15
Mareeba (S)	14	6	20	4	4	8	10		10
Mulgrave (S)	152	76	228	80	22	102	88	14	102
Torres (S)	_	_	_	1	8	9	1	_	1
North-West Statistical Division									
Burke (S)	_	_	_	_	_	_	_	_	_
Carpentaria (S)	_	_	_	1	_	1	_	_	_
Cloneurry (S)	_		_	2	_	2	2		2
Flinders (S)	_	_	_	_	_	_	_	_	
McKinlay (S)	_	_	_	_	_	_	_	_	_
Mornington (S)	_	-	_		_	_	_	_	_
Mount Îsa (C)	2	4	6		_	_	4	_	4
Richmond (S)		_			_		_	_	_
Unincorporated islands	-		-		_	_	_	_	_
Queensland	3,572	1,882	5,454	1,948	798	2,746	2,192	1,467	3,659

⁽a) See paragraph 15 of the Explanatory Notes. (b) See paragraph 11 of the Explanatory Notes. (C) City. (T) Town. (S) Shire.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each legal local government area.

Scope and coverage

- 2. The statistics were compiled from monthly reports, provided by local government and other government authorities, of commencements of new houses and new other residential buildings for which:
 - (a) building permits were issued by local government authorities in areas subject to building control by those authorities or
 - (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local authorities.
- 3. Major residential building commencements which are not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.
- 4. Dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings are not included.

Comparability of statistics

5. Because of the difference in data sources, collection methodologies and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencement statistics with the quarterly dwelling unit commencement statistics from the building activity survey.

Definitions

- 6. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals or temporary accommodation such as motels, hostels and holiday apartments, are not defined as dwelling units.
- 7. A residential building is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either 'houses' or 'other residential buildings' as follows:
 - (a) A 'house' is defined as 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.
 - (b) An 'other residential building' is defined as a building which is predominantly used for longterm residential purposes and which contains

(or has attached to it) more than one dwelling unit (e.g. town houses, duplexes, apartment buildings, etc.). The statistics shown for 'other residential buildings' represent the number of dwelling units in other residential buildings, not the number of buildings.

- 8. Commencements. For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:
 - (a) the building work is first inspected by a local authority or other government authority building inspector or surveyor, whether the work is passed or not or
 - (b) the building work is determined as commenced by a building inspector or surveyor.

In general, the first inspection is undertaken at the foundations or footings stage of construction.

9. The ownership of a building is classified as either 'public sector' or 'private sector' according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

Australian Standard Geographical Classification

- 10. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.4.
- 11. The legal local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some legal local government areas cross the contiguous boundary of these two statistical divisions.
- 12. Legal local government areas (LGAs), as defined under the Local Government Act 1936, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).
- 13. Statistical divisions, which are groupings of the whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.
- 14. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

EXPLANATORY NOTES — continued

- 15. From July 1994 the statistics reflect the changes made to the ASGC spatial units.
 - (a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
 - (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
 - (c) (i) Burnett (S) has been formed by the amalgamation of Gooburrum (S) and Woongarra (S).
 - (ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).
 - (d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).
 - (e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.
 - (f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.
 - (g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville
 (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple
 (S) to Thuringowa (C); part of Thuringowa (C) to

- Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).
- (h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. For further details, inquiries should be made to the contact shown at the front of this publication.

Related publications

16. Users may also wish to refer to the following publications which are available on request:

Building Approvals (8731.3) – Monthly (\$12.00) Building Activity (8752.3) – Quarterly (\$12.00)

17. Current publications produced by the ABS are listed in the Catalogue of Publications and Products (1101.0). The ABS also issues the Publications Advice (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the Catalogue and the Publications Advice are available from any ABS office.

Unpublished statistics

18. As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquiries should be made to the contact shown at the front of this publication.

Symbols and other usages

-- nil or rounded to zero (including null cells)

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