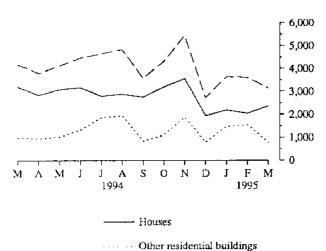


CATALOGUE NO. 8741.3 11.30 A.M. 14 JUNE 1995

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, FEBRUARY AND MARCH 1995

MAIN FEATURES

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



— . Total

Total dwellings

 During March 1995 a total of 3,144 dwelling unit commencements were reported.

Houses

 For the 3 months ended March 1995, 6,602 houses were commenced, down 24.3 per cent from the 3 months ended December 1994 and down 17.0 per cent compared with the 3 months ended March 1994.

New other residential buildings

 For the 3 months ended March 1995, 3,808 dwelling units in new other residential buildings were commenced. This represents virtually no increase over the 3 months ended December 1994 and a 10.0 per cent increase over the 3 months ended March 1994.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
March			
1994	3,198	977	4,175
1995	2,357	787	3,144
Three months ended—			
March 1994	7,952	3,463	11,415
December 1994	8,720	3,806	12,526
March 1995	6,602	3,808	10,410

313 Adelaide St BRISBANE Q 4000 14 June 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.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 Q 4001.

Houses				Other resi	idential building	gs	•	Total	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
r erana	.161.07			· · · · · · · · · · · · · · · · · · ·					
				E STATISTIC	715	4,179	14,768	1,116	15,884
1991-92	11,304	401	11,705 12,874	3,464 5,327	713 513	5,840	17,927	787	18,714
1992-93	12,600	274 292	12,874	5,737	543	6,280	19,189	835	20,024
1993-94	13,452	292	13,744	2,737	243	0,200	15,105	0.5	20,021
1994							20-		
January	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 5	1,439 1,985
June	1,462	5	1.467	518		518	1,980	92	1,985
July	1,125	22	1,147	778	70	848 323	1,903 1,223	57	1,280
August	930	27	957	293	30			70	1,280
September	1,030	4	1,034	224	66	290 572	1,254 1,935	80	2,015
October	1,431	12	1,443	504	68	614	2,060	77	2,137
November	1,507	16	1,523	553	61	275	1,025	34	1,059
December	780	4	784	245	30	213	1,023	רי.	1,059
1995									. 220
January	849	24	873	406	50	456	1,255	74	1,329
February	811	14	825	939	58	997	1,750	72	1,822
March	975	40	1,015	280	64	344	1,255	104	1,359
				QUEENSLA	ND				
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
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	4,49
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	4,85
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	r 1,933	14	r 1,947	738	60	798	r 2,671	74	r 2,745
1995								_	
January	2,095	97	2,192	1,376	91	1,467	3,471	188	3,659
February	2,031	22	2,053	1,472	82	1,554	3,503	104	3,60
March	2,237	120	2,357	624	163	787	2,861	283	3,14

⁽a) See paragraph 15 of the Explanatory Notes.

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

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
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	5 5	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	r 1,453	204	70	47	r 1,947	798	г 2,745
1995 -								
January	189	1,698	165	90	50	2,192	1,467	3,659
February	193	1,537	171	85	67	2,053	1,554	3,607
March	189	1,838	201	83	46	2,357	787	3,144

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

TABLE 3 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS (a), QUEENSLAND

	Ja	m., 1995	i	F	eh., 1993		š	tar., 1995		Mar. qtr., 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	Houses	Other resi- dential build- ings	Total	
Statistical division	•												
Brisbane	873	456	1.329	825	997	1,822	1,015	344	1,359	2,713	1,797	4,510	
Moreton	547	820	1.367	474	427	901	567	290	857	1,588	1,537	3,125	
Wide Bay-Burnett	204	4	208	206	4	210	189	9	198	599	17	616	
Darling Downs	97	23	120	102	25	127	98	26	124	297	74	371	
South-West	5		5	5		5	7	8	15	17	8	25	
Fitzrov	95	2	97	97		97	92	14	106	284	16	300	
Central-West				1		- 1	- 1		1	2		2	
Mackay	93	17	110	78	10	88	106	13	119	277	40	317	
Northern	118	85	203	73	37	110	141	41	182	332	163	495	
Far North	154	60	214	190	54	244	135	42	177	479	156	635	
North-West	6	_	6	2		2	6		6	14	•	14	
- Queensland	2,192	1,467	3,659	2,053	1,554	3,607	2,357	787	3,144	6,602	3,808	19,410	
Statistical district													
Gold Coast-Tweed (b)	188	671	859	179	193	372		179	415	603	1,043	1,646	
Sunshine Coast	185	123	308	125	218	343		103	244		444	895	
Bundaberg	45		45	46	4	50		4	29		8	124	
Gladstone	31		31	19		19		4	27	73	4	77	
Rockhampton	25		25	29		29			27	81		81	
Mackay	49	11	60	44	6	50		5	59		22	169	
Townsville	77	79	156	56	32	88		41	147		152	391	
Cairns	93	41	134	135	45	180	86	32	118	314	118	432	

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

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

	Ju	ın., 1995		F	eb., 1995		M	ar., 1995		Mar. qtr., 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	Houses	Other resi- dential build- ings	Total	
Brisbane and Moreton					·								
Statistical Divisions (b)													
Albert (S)	171	415	586	176	67	243	249	22	271	596	504	1,100	
Beaudesert (S)	52		52	42		42	48	•	48	142		142 14	
Boonah (S)	2		2	6	707	6	6	206	6 697	14 1,117	1,324	2,441	
Brisbane (C)	373	236	609	368	782	1,150 124	376 162	30 6 2	682 164	402	37	439	
Caboolture (S)	131	20 21	151 104	109 60	15 32	92	53	22	75	196	75	271	
Caloundra	83 6	21	104	7		7	8		8	21		21	
Esk (S)	2	2	4	10		10	8	_	8	20	2	22	
Gatton (S) Gold Coast (C)	64	256	320	56	128	184	53	157	210		541	714	
Ipswich (C)	10	6	16	20	30	50	27	6	33	57	42	99	
Kilcoy (S)			_	4	_	4	2		2	6		6	
LaidJey (S)	31		31	16	_	16	23		23	70	_	70	
Logan (C)	76	53	129	71	49	120	109	2	111	256	104	360	
Maroochy (S)	116	92	208	86	148	234	97	50	147		290	589	
Moreton (S)	54	22	76	52		52	85		85		22	213	
Noosa (S)	67	34	101	54	54	108	65	39	104		127	313	
Pine Rivers (S)	9 1	5	96	78	***	78		2	101		7	275	
Redcliffe (C)	7	49	56	11	34	45		20	28		103	129	
Redland (S)	84	65	149	73	85	158	104	6	110	261	156	417	
Wide Bay-Burnett Statistical													
Division													
Biggenden (S)													
Bundaberg (C)	29		29	25	4	29	12	4	16	66	8	74	
Burnett (S)	34		34	31	_	31			23	88		88	
Cooleola (S)	18	2	20	31		31	31		31	80	2	82	
Eidsvold (S)	- ·			ŧ		1		_		I		l	
Gayndah (S)		_		I		1		_		-		1	
Hervey Bay (C)	53		53	50	_	50	61		61			164	
Isis (S)	8		8	11	_	11	. 5	-	5			24	
Kilkivan (S)	3	_	3	5	_	5		_	1			9	
Kingaroy (Ś)	6	_	6			6		3	9				
Kolan (S)	4		4			7							
Maryborough (C)	8		8			10		_	13			31	
Miriam Vale (S)	9		9	8	_	8	8	2	10				
Monto (S)		-				_	-						
Mundubbera (S)				1				-]				
Murgon (S)	2		4			_	2 1	-]			28	
Nanango (S)	10		10	7			7 11		1 i				
Perry (S)				_		_	-				<u> </u>		
Tiaro (S)	9		9				3 5			. 22 1 9		_	
Wondai (S) Woocoo (S)	8		8			_	- 1 2 3	_		3 8		_	
W00000 (3)			-										
Darling Downs Statistical													
Division	2		4	. 4			4 5			5 15	i _	- 15	
Cambooya (S)	6 3		6				2 4			4 9		_	
Chinchilla (S)			3			_							
Clifton (S)	13		13				8 19		1			- 40	
Crow's Nest (S)	6		٠.				4 2			2 12			
Dalby (T)	4		4				3 1			5 8			
Goondiwindi (1)			-	-		_			_				
Inglewood (S)	6		6			_	 6 7	_		7 19			
Jondaryan (S)	1						ĺ				3		
Millmerran (S) Murilla (S)	J		4			_	· _		_	<u> </u>			
		_					3 _		_		3 —	- ;	
Pittsworth (S)		_					4 4			4 14			
Rosalie (S)	6		6		•		6 2			2 1			
Stanthorpe (S)	Ö	· _					. 2				ž –		
Tara (S) Taroom (S)						_		·					
	37					7				6 120		5 19	
Toowoomba (C)	27		_		, 23 }		3 .				5 .		
Waggamba (S)	2			=	, 1		4 1				5 _		
Wambo (S) Warwick (S)	7				+ —- }		9 6			6 2		2 2	

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

	j	lan., 1995		J	Feb., 1995		M	far., 1995		Mar. qtr., 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	Houses	Other resi- dential build- ings	Total
South-West Statistical Division							5	4	9	5	4	9
Balonne (S) Bendemere (S)								4			_	_
Booringa (S)		-			_							
Bulloo (S)				_	_	_	_	_		_		
Bungil (S)	2		2	1	_	1	_	_		3		3
Murweh (S)	Ī]	1		1	_	_		2		2
Paroo (S)			_	_	_			_	_	_	_	_
Quilpie (5)			_			_		-	_	_	_	_
Roma (T)	2		2	3		3	2	4	6	. 7	4	11
Warroo (S)					_	_	_			_	_	_
itzroy Statistical Division												
Banana (S)	2	. –	2	3		3	1	_	I	6		6
Bauhinia (S)	2		2					_		2	_	2
Calliope (S)	12		12	6	_	6	15		15	33		33
Duaringa (S)			_			_			_			
Emerald (S)	3	_	3	11		11	16	2	18		2	32
Fitzroy (S)	10	_	10	10		10		_	7		4	27 49
Gladstone (C)	22		22	14		14		4	13			49
Jericho (S)			36	32		32	22	 8	30	78	10	88
Livingstone (S)	24	2	26	32								
Mount Morgan (S) Peak Downs (S)		<u> </u>		· _		. –					_	
Rockhampton (C)	20		20	21	-	21	22		22		_	63
entral-West Statistical Division Aramac (S)	_	<u>-</u>		_				_	_	_	_	
Barcaldine (S)		_				_	. [_	1	i	_	1
Barcoo (S)				_			_		_	_		
Blackall (S)		-				_	_	_		_		
Boulia (S)				_			_	_		<u> </u>	_	_
Diamantina (S)	_	_			_	_	. —			. —	_	_
Ilfracombe (S)		_		· —	-		_	_		. <u> </u>		
Isisford (S)				. —	_	_			_		_	_
Longreach (S)				1	_	1			_	.]	_	
Tambo (S)			_	_	- —		. —	_			_	_
Winton (S)				_			_	_			_	-
Mackay Statistical Division												
Belyando (S)							. —	_			_	_
Broadsound (S)								_				
Mackay (C)	64		75			59			73			20
Mirani (S)	2		2			3			4			
Nebo (S)					_		_		1 12			
Sarina (S) Whitsunday (S)	8 19		10 23			10 16			29			
Vorthern Statistical Division	7		7	,			4		,	1 11		1
Bowen (S)	7 8		8		 •	(5 19		
Burdekin (S) Charters Towers (C)	4		ć		2	2			-			
N. P.	4]						_			
Dalrymple (S). Hinchinbrook (S)	7		13		2 5		7			$7 - 1\hat{\epsilon}$		
Thuringowa (C)	57		51			31			7:			
Townsville (C)	34		113			5'			89			
Far North Statistical Division												
Atherton (S)	7	2	Ģ) 4	1		4 10	4	14	4 21	1 6	2
Aurukun (S)								_				
Cairns (C)	7		34		5 32				3			
Cardwell (S)	3				8		8 7	_	•	7 1		
Cook (S)	1			l :	ł		1	_		:	2 —	
Croydon (S)											_	
Douglas (S)	13	7 17	3,	1 1	19	20	0 9	1		9 31	7 2 6	6

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

	Je	Jan., 1995			= Feb., 1995			far., 1995		Mar. qtr., 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	Houses	Other resi- dential build- ings	Total
Far North Statistical		-										
Division continued												
Eacham (S)	2		2	6		6	1	4	5	9	4	13
Etheridge (S)												
Herberton (S)	4		4	4		4	4		4		-	12
Johnstone (S)	15		15	10		10	9		g	34		34
Mareeba (S)	10		10	9		9	7		7	26		26
Mulgrave (S)	88	14	102	131	13	144	77	6	83	296	33	329
Torres (S)	1		1	-				2	2	1	2	3
North-West Statistical Division												
Burke (S)										-		
Carpentaria (S)		-					2		2			2
Cloncurry (S)	2		2	2		2				4		4
Flinders (S)		•			• • • •		2		2	2		2
McKinlay (S)								-				
Mornington (S)												
Mount Isa (C)	4		4				2		2	6	-	6
Richmond (S)								-				
Unincorporated islands					-		•					
Oueensland	2,192	1,467	3,659	2,053	1,554	3,607	2,357	787	3,144	6,602	3,808	10,410

⁽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, semigovernment 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 long-term 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 Redeliffe, 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 Release Advice (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the Catalogue and the Release 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

- r figure or series revised since previous issue.
- nil or rounded to zero (including null cells)

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