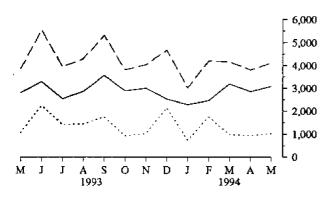


CATALOGUE NO. 8741.3 11.30 A.M. 7 SEPTEMBER 1994

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, APRIL AND MAY 1994

MAIN FEATURES

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



---- Houses

----- Other residential buildings

— — · Total

Total dwellings

 During April 1994 a total of 3,804 dwelling unit commencements were reported. A total of 4,137 dwelling unit commencements were reported in May 1994.

Houses

 For the 3 months ended May 1994, 9,150 houses were commenced, up 26 per cent on the 3 months ended February 1994 and up 1.0 percent compared with the 3 months ended May 1993.

New other residential buildings

 For the 3 months ended May 1994, 2,966 dwelling units in new other residential buildings were commenced, down 36 per cent from the 3 months ended February 1994 and down 26 per cent from the 3 months ended May 1993.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
Мау			
1993	2,807	1,075	3.882
1994	3,096	1,041	4,137
Three months ended-			
May 1993	9.065	4,028	13.093
February 1994	7,288	4,634	11,922
February 1994 May 1994	9,150	2,966	12,116

NOTES

The number of dwelling units commenced in Brisbane City for April and May 1994 is substantially lower than previous months. However, the relevant figures in this publication are as reported by the Brisbane City Council.

313 Adelaide St BRISBANE Q 4000 7 September 1994

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.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.

TABLE 1 — NUMBER OF DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF NEW RESIDENTIAL BUILDINGS, QUEENSLAND

		Houses		Other res	idential buildir	igs	Tota!			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Tota	
•			BRISBAN	E STATISTIC	AL DIVISION	(a)				
1990-91	7,883	446	8,329	2,384	734	3,118	10,267	1,180	11,447	
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 —										
March	76 1	19	780	736	17	753	1,497	36	1,533	
April	1,823	17	1,840	611	24	635	2,434	41	2,475	
May	1,106	33	1,139	324	69	393	1,430	102	1,532	
June	1,486	44	1,530	1,135	115	1,250	2,621	159	2,780	
July	922	8	930	396	180	576	1,318	188	1,500	
August	983	35	1,018	372	131	503	1,355	166	1,521	
September	1,584	6	1,590	988	37	1,025	2,572	43	2,615	
October	1,017	94	1,111	170	51	221	1,187	145	1,332	
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	
19 94 —										
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	
Аргіі	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	
				QUEENSLA	ND					
1990-91	22,052	965	23,017	6,244	1,735	7,979	28,296	2,700	30,996	
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 —										
March	2,790	94	2,884	1,527	33	1,560	4,317	127	4,444	
April	3,331	43	3,374	1,353	40	1,393	4,684	83	4,767	
May	2,699	108	2,807	898	177	1,075	3,597	285	3,882	
June	3,216	82	3,298	2,034	211	2,245	5,250	293	5,543	
July	2,524	19	2,543	1,173	251	1,424	3,697	270	3,967	
August	2,758	109	2,867	1,146	306	1,452	3,904	415	4,319	
September	3,561	16	3,577	1,664	8.5	1,749	5,225	101	5,326	
October	2,787	110	2,897	836	95	931	3,623	205	3,828	
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	
19 94 —										
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	4,173	
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	

⁽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		
1990-91	1,378	17,503	2,110	1,653	373	23,017	7,979	30,996		
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 —										
March	338	2,061	330	118	37	2,884	1,560	4,444		
April	227	2,737	253	116	41	3,374	1,393	4,767		
May	196	2,185	270	124	32	2,807	1,075	3,882		
June	168	2,689	283	103	55	3,298	2,245	5,543		
July	120	2,044	232	105	42	2,543	1,424	3,967		
August	115	2,334	246	116	56	2,867	1,452	4,319		
September	93	2,927	336	140	81	3,577	1,749	5,326		
October	100	2,336	301	102	58	2,897	931	3,828		
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	3,197	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		

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

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

	M	far., 1994		A	Apr., 1994		I		
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	1,369	265	1,634	1,111	257	1,368	1,201	238	1,439
Moreton	784	493	1,277	738	533	1,271	777	444	1,221
Wide Bay-Burnett	282	32	314	259	27	286	299	25	324
Darling Downs	131	4	135	142	25	167	123	35	158
South-West	8	_	8	4	_	4	8	_	8
Fitzroy	158	13	171	153	12	165	167	11	178
Central-West	2	_	2	_	-	_	4		4
Mackay	94	11	105	84	27	111	116	67	183
Northern	141	44	185	154	6	160	148	43	191
Far North	224	115	339	207	53	260	248	168	416
North-West	5	_	5	4	8	12	5	10	15
Queensland	3,198	977	4,175	2,856	948	3,804	3,096	1,041	4,137
Statistical district									
Gold Coast-Tweed (b)	378	418	796	374	366	740	375	363	738
Sunshine Coast	184	73	257	192	165	357	205	81	286
Bundaberg	74	20	94	50	9	59	64	19	83
Gladstone	67	5	72	40	2	42	35	6	41
Rockhampton	27	8	35	42	6	48	61	3	64
Mackay	61	5	66	47	21	68	51	45	96
Townsville	107	42	149	117	6	123	117	43	160
Caims	160	94	254	133	17	150	177	141	318

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

 ${\tt TABLE\,4-NUMBER\,OF\,DWELLING\,UNITS\,COMMENCED\,BY\,TYPE\,OF\,NEW\,RESIDENTIAL\,BUILDINGS\,IN\,LOCAL\,GOVERNMENT\,AREAS,\,QUEENSLAND}$

Local government area Brisbane and Moreton		Other resi-			Other			Other	
Brisbane and Moreton	Houses	dential build- ings	Total	Houses	resi- dential build- ings	Total	Houses	resi- dential build- ings	Total
Statistical Divisions (a)	056	0.0	440	400	164	564	241	168	509
Albert (S) Beaudesert (S)	356 70	93	44 9 70	400 58	164 —	564 58	341 80	2	82
Boonah (S)	2		2	4	_	4	9	_	9
Brisbane (C)	650	116	766	191	91	282	270	74	344
Caboolture (S)	166		166	257	26	283	239	86	325
Caloundra (C)	130	29	159	59	20	79	71	12	83
Esk (S)	6 11		6 13	17 6	_	17 6	7 13		7 13
Gatton (S) Gold Coast (C)	103	325	428	88	219	307	118	195	313
Ipswich (C)	22	4	26	24	11	35	24	12	36
Kilcoy (S)	3	_	3	5	2	7	1		1
Laidley (S)	30	_	30	25		25	26	_	26
Logan (C)	144	64	208	129	50	179	220	22	242
Maroochy (S)	96	33	129	125	137	262	127 73	58 2	185 75
Moreton (S)	57 56		57 67	129 74	2 8	131 82	94	11	105
Noosa (S) Pine Rivers (S)	119	32	151	114	_	114	136	36	172
Redcliffe (C)	19	7	26	16	_	16	13	4	17
Redland (S)	113	42	155	128	60	188	116	_	116
Wide Bay-Burnett Statistical									
Division									
Biggenden (S) Bundaberg (C)	1 18	16	1 34	14	3	17	20	17	37
Eidsvold (S)	_		_		_		i	<u></u>	1
Gayndah (S)		_		_	_		1	_	1
Gooburrum (S)	30		30	17	_	17	13	_	13
Gympie (C)	5	-	5	2	_	2	2		2
Hervey Bay (C)	74	4	78	76	12	88	87	_	87
Isis (S)	2	_	2	5	_	5 6	6 6	_	6 6
Kilkivan (S)	3 9	4	3 13	6 9	4	13	12	2	14
Kingaroy (S) Kolan (S)	7	_	7	3	_	3	2	_	2
Maryborough (C)	17	4	21	20		20	21	_	21
Miriam Vale (S)	6		6	5		5	6	_	6
Monto (S)	1	_	1	2		2	_	_	
Mundubbera (S)	1	_	1	2		2	1	_	1
Murgon (S)		_		2	_	2	6	_	6 10
Nanango (S)	10	_	10	12	_	12	10	_	
Perry (S) Tiaro (S)	- 9	_	9	14	_	14	9		11
Widgee (S)	26	<u>.</u>	26	20	2	22	42	2	44
Wondai (S)	2	_	2	6	_	6	4	_	4
Woocoo (S)	11		11	6		6	5	_	5
Woongarra (S)	50	4	54	38	6	44	45	2	47
Darling Downs Statistical									
Division Allora (S)	2		2	1	_	1	1	_	1
Cambooya (S)	7		7	11	_	11	11	_	11
Chinchilla (S)	3		3	2	2	4	4	2	6
Clifton (S)	4	_	4	4	_	4	_		_
Crow's Nest (S)	11	_	11	16	_	16	12		12
Dalby (T)	1		1	10		10	6	4	10
Glengallan (S)	2	_	2	1	_	1 3	4	_	4 3
Goondi windi (T)	4	_	4	3	_	3		_	_
Inglewood (S)	10	_	10	20	_	20	9	_	9
Jondaryan (S) Millmerran (S)	2	_	2	20 1	_	1		<u> </u>	_
Murilla (S)	_	_		-	_		1	_	1
Pittsworth (S)	3	_	3	4	_	4	2	_	2
Rosalie (S)	12	_	12	5	_	5	5	_	5
Rosenthal (S)	1	_	1	3	_	3	1		1
Stanthorpe (S) Tara (S)	7 2	4	11 2	6	_	6	5 1	_	5 1

TABLE 4 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN LOCAL GOVERNMENT AREAS, QUEENSLAND — continued $\frac{1}{2}$

	M	ar., 1994		Арт., 1994			Мау, 1994		
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Tota
Darling Downs Statistical Division——continued									
Taroom (S)			-	_	_		_	_	
Toowoomba (C)	45	_	45	44	23	67	48	27	7.
Waggamba (S)	1	_	1	1	_	1	2	_	:
Wambo (S)	1		1	1	_	1		2	1
Warwick (C)	13	_	13	9		9	8	2	1
South-West Statistical Division				2		2	2		
Balonne (S)	t	-	1	2	_	_	<u>2</u>		_
Bendemere (S)		_		1	_	1	1		
Beerings (S) Bulloo (S)	_	_	_		_				_
Bungil (S)	_	_		_		_			_
Murweh (S)	2		2	_	_	_	1	_	
Paroo (S)	_	_	_		_	_	1	_	
Quilpie (S)		_	_			_	1	_	
Roma (T)	3	_	3	1	_	t	2	-	
Warroo (S)	_	_	_	_		_	_	_	
Fitzroy Statistical Division		_	_	3	4	7	7	_	
Banana (S) Bauhinia (S)	_		_	4		4	i	_	
Calliope (S)	16	_	16	21	_	21	13		1
Duaringa (S)	_	_	_	_	_		_	_	-
Emerald (S)	15	-	15	18	_	18	20	_	2
Fitzroy (S)	17	_	17	21	_	21	19	_	1
Gladstone (C)	51	5	56	21	2	23	24	6	3
Jericho (S)	-	_	42	1 29	_	1 29	33	2	3
Livingstone (S)	42 	_	42	4	_	4			_
Mount Morgan (S) Peak Downs (S)		_	_			_	4	_	
Rockhampton (C)	17	8	25	31	6	37	46	3	4
Central-West Statistical									
Division									
Aramac (S)	_	_	_		_	_	_	_	-
Barcaldine (S)	2	_	2		_	_	2	_	
Barcoo (S)				-	_		_	_	
Blackall (S) Boulia (S)	_		_	_	_	_		_	
Diamantina (S)		_	_	_		_	_		
Ilfracombe (S)	_	_	_	_	_	_	_	_	
Isisford (S)	_	_	_	_			_	_	
Longreach (S)	_	_	_	-		_	2	_	
Tambo (S)		-	_		_	_	_	_	
Winton (S)	_		_	_		_	_	_	•
Mackay Statistical Division							2		
Belyando (S)	_	_		_			2 1	_	
Broadsound (S)	1 4	3	1	4	19	23	8	27	;
Mackay (C) Mirani (S)	4	. <u></u>	4	4		4	4	<u>-</u>	•
Nebo (S)	_		_			_	3	_	
Pioneer (S)	6 7	2	69	49	2	51	71	18	
Sarina (S)	8	2 6	14	8	_	8	14	_	
Whitsunday (S)	10	_	10	19	6	25	13	22	
Northern Statistical Division						_	_		
Bowen (S)	3	_	3	4	_	4	3	_	
Burdekin (S)	5	_	5	8		8 2	5	-	
Charters Towers (C)	5	_	5	2	_	4	3 3	_	
Dalrymple (S)	3		3	4	_	2	2	_	
Hinchinbrook (S) Thuringowa (C)	4 80	2	6 80	2 90	_	90	87	_	
	XII	_	7.0	917	_	7∨	97		

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

	A	far., 1994			Apr., 1994		i	May, 1994	-
Local government area	Houses	Other resi- dential build- ings	Totat	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total
Far North Statistical Division									
Atherton (S)	1		1	16		16	72		aa.
Aurukun (S)		_		10		10	23		23
Caims (C)	7	61	68	18	13	31	24	 75	
Cardwell (S)	12	- O1	12	3	13	31		75 15	99
Cook (S)	-			i			6 1	13	21
Croydon (S)			_	1	_	1	1	_	1
Douglas (S)	15	15	30	10	32	42			
Eacham (S)	1		1	8	32	42 8	11 9	2	13
Etheridge (S)	_		-	0	_	0	,	4	13
Herberton (S)	7		7	7	_	7	_		
Johnstone (S)	13	4	17	13	2	15	4	_	4
Mareeba (S)	14	_	14	15	2	15	8	2 4	9
Mulgrave (S)	154	33	187	115	4	119	154	66	12
Torres (S)		2	2	113	2	3	134		220 1
North-West Statistical Division									
Burke (S)	_		_				_		
Carpentaria (S)		_			_	_	2	10	12
Cloncurry (S)	3	_	3	2	8	10	ĩ		1
Flinders (S)	_		_	ĭ	_	1	i	_	1
McKinlay (S)	_		_					_	•
Mornington (S)		_	_		_		_	_	_
Mount Isa (C)	1	_	1	1	_	1	1		1
Richmond (S)	ī		î	<u>.</u>		_		_	
Unincorporated islands	_	_	-	_	-	_	_	_	_
Queensland	3,198	977	4,175	2,856	948	3,804	3,096	1,041	4,137

⁽a) See paragraph 11 of the Explenatory 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 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 2.3.
- 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 1991 dwelling unit commencement statistics reflect the changes made to the ASGC spatial units as a result of the Review of ABS Statistical Geography report.
 - (a) The Brisbane Statistical Division has been redrawn to encompass the anticipated urban development for a period of at least 20 years. The readjustment has meant expansion into some of the area previously part of the adjacent Moreton Statistical Division, namely Albert (S), Beaudesert (S), Caboolture (S), Moreton (S) and Pine Rivers (S).
 - (b) The boundaries of Cairns, Bundaberg and Gold Coast-Tweed Statistical Districts have been amended by the transfer of part of Mulgrave (S) – Pt B to Mulgrave (S) – Pt A, part of Woongarra (S) – Pt B to Woongarra (S) – Pt A and part of Albert (S) – Pt C to Albert (S) – Pt B Bal, respectively.
 - (c) More statistical local areas have been created, consistent with local suburb boundaries, in Brisbane (C), Albert (S), Beaudesert (S), Moreton (S), Logan (C), Pine Rivers (S), Redland (S), Gold Coast (C) and Townsville (C). 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 (\$11.00)
Building Approvals and Dwelling Unit
Commencements: Small Area Statistics (8735.3) New issue: 1992-93 (\$15.00)
Building Activity (8752.3) - Quarterly (\$11.00)

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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