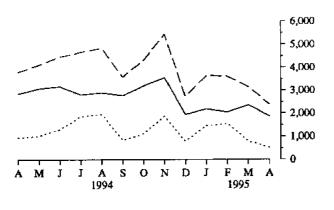


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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, APRIL 1995

MAIN FEATURES

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



- Houses

····· Other residential buildings

— — - Total

Total dwellings

 During April 1995 a total of 2,393 dwelling unit commencements were reported.

Houses

For the 3 months ended April 1995, 6,277 houses were commenced, down 18.6 per cent from the 3 months ended January 1995 and down 26.3 per cent compared with the 3 months ended April 1994.

New other residential buildings

 For the 3 months ended April 1995, 2,867 dwelling units in new other residential buildings were commenced, down 30.9 per cent from the 3 months ended January 1995 and down 22.0 per cent from the 3 months ended April 1994.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total	
April				
1994	2,856	948	3,804	
1995	1,867	526	2,393	
Three months ended—				
April 1994	8,514	3,677	12,191	
January 1995	7,711	4,147	11,858	
April 1995	6,277	2,867	9,144	

313 Adelaide St BRISBANE Q 4000 7 July 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.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 res	idential buildin	ngs	Total			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	
			BRISBAN	NE STATISTIC	AL DIVISION	1				
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	
1994 —									_	
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	
July	1,125	22	1,147	778	70	848	1,903	92	1,995	
August	930	27	957	293	30	323	1,223	57	1,280	
September	1,030	4	1,034	224	66	290	1,254	70	1,324	
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 —										
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	
April	717	11	728	251	39	290	968	50	1,018	
				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										
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	1,933	14	1,947	738	60	798	2,671	74	2,745	
1 99 5 —										
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	3,607	
March	2,237	120	2,357	624	163	787	2,861	283	3,144	
April	1,818	49	1,867	414	112	526	2,232	161	2,393	

⁽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 veneer (a)(b) (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 —										
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	1,453	204	70	47	1,947	798	2,745		
1995 —								3.000		
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		
April	182	1,408	159	76	42	1,867	526	2,393		

⁽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 (2), QUEENSLAND

	Fe	еь., 1995		A	far., 1995		Apr., 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								200	1.010	
Brisbane	825	997	1,822	1,015	344	1,359	728	290	1,018	
Moreton	474	427	901	567	290	857	394	73	467	
Wide Bay-Burnett	206	4	210	189	9	198	216	52	268	
Darling Ďowns	102	25	127	98	26	124	65	6	71	
South-West	5		5	7	8	15	5		5	
Fitzroy	97		97	92	14	106	87	43	130	
Central-West	1		I	1	_	1	l		112	
Mackay	78	10	88	106	13	119	85	28	113	
Northern	73	37	110	141	41	182	92	10	102	
Far North	190	54	244	135	42	177	194	14	208	
North-West	2		2	6		6		10	10	
Queensland	2,053	1,554	3,607	2,357	787	3,144	1,867	526	2,393	
Statistical district					. = -		161	46	207	
Gold Coast-Tweed (b)	179	193	372	236	179	415	161	46	138	
Sunshine Coast	125	218	343	141	103	244	114	24		
Bundaberg	46	4	50	25	4	29	67	6	73	
Gladstone	19	-	19	23	4	27	19	16	35 35	
Rockhampton	29	_	29	27	_	27	16	19	33 44	
Mackay	44	6	50	54	5	59	30	14		
Townsville	56	32	88	106	41	147	63	8	7!	
Cairns	135	45	180	86	32	118	119	8	127	

⁽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

	F	eb., 1995		A	far., 1995		Apr., 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)	176	67	243	249	22	271	135	26	161
Beaudesert (S)	42	_	42	48		48	52	_	52
Boonah (S)	6	793	6	6	206	6	4	171	452 452
Brisbane (C)	368 109	782 15	1,150 124	376 162	306 2	682 164	281 99	20	452
Caboolture (S) Caloundra	60	32	92	53	22	75	40	20	42
Esk (S)	7	- JZ	7	8		8	6	_	6
Gatton (S)	10	_	10	8	.,	8	5	_	4
Gold Coast (C)	56	128	184	53	157	210	70	24	92
Ipswich (C)	20	30	50	27	6	33	10	_	10
Kilcoy (S)	4	_	4	2		2	5		5
Laidley (S)	16		16	23		23	12		12
Logan (C)	71	49	120	109	2	111	72	55	127
Maroochy (S)	86	148	234	97	50	147	73	23	96
Moreton (S)	52	_	52	85		85	56		56
Noosa (S)	54	54	108	65	39	104	46	2	48
Pine Rivers (S)	78		78	99	2	101	72	25	97
Redcliffe (C)	11	34	45	8	20	28	12	4	16
Redland (S)	73	85	158	104	6	110	72	11	83
Wide Bay-Burnett Statistical									
Division									
Biggenden (S)	_	_	_	_	_	_	_		
Bundaberg (C)	25	4	29	12	4	16	46	4	50
Burnett (S)	31	_	31	23		23	44	2	46
Cooloola (S)	3}	_	31	31	_	31	22		22
Eidsvold (S)]	_	1	_	_	_		_	_
Gayndah (S)	1	_	1	_			2		2
Hervey Bay (C)	50	_	50	61	_	61	47	36	83
Isis (S)	11		11	5	_	5	7		7
Kilkivan (S)	5	_	5	1	_	1	3		3
Kingaroy (S)	6	_	6	6	3	9	Į.	_	1
Kolan (S)	7	_	7	7		. 7	6	_	
Maryborough (C)	10		10	13	_	13	8	8	16
Miriam Vale (S)	8	_	8	8	2	10	4	2	6
Monto (S)		_	_	_			3		3
Mundubbera (S)	1 2		1 2	1 1	-	1 1			3
Murgon (S) Nanango (S)	7		7	11	_	11	10	_	10
Perry (S)	,	_	,	11	_		10		10
Tiaro (S)		_			_	5	6		-
Wondai (S)		_	_	1		1	3		3
Woocoo (S)		_	2	3	_	3	ĺ	_	1
Darling Downs Statistical Division									
Cambooya (\$)	4		4	5		5	6		ć
Chinchilla (S)	2	_	2	4	-	4	1		1
Clifton (S)						_	1		
Crow's Nest (S)	8		8	19		19	9		
Dalby (T)	4		4	2		2	ź		;
Goondiwindi (T)	<u>;</u>		3	ī	4	5	4	_	ì
Inglewood (S)	_		_		<u>.</u>	-			_
Jondaryan (S)	6	_	6	7		7	3		
Millmerran (S)	j	_	I	ì		í		_	_
Murilla (S)					_	_	_	_	-
Pittsworth (S)	3		3					_	
Rosalie (S)	4		4	4		4	5		
Stanthorpe (S)	6		6	2		2	4	_	
Tara (S)	_	_	_	2	_	2		_	-
Taroom (S)	-	_		_		_	_	_	_
Toowoomba (C)	45	25	70	44	22	66	22	6	2
Waggamba (S)	3		3	_	_	_	_	_	_
Wambo (S)	4		4	1		1	1	_	
Warwick (S)	9		9	6		6	5		

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

	Feb., 1995			A	dar., 1995		Apr., 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	
					,					
South-West Statistical Division					4	9				
Balonne (S) Bendemere (S)	_	-		5	4					
Booringa (S)	_			_	_		1		1	
Bulloo (S)				_		_		_	_	
Bungil (S)	1		l		_	_	1	_	1	
Murweh (S)	ì	_	1			_	_		-	
Paroo (S)			_	_	_		-	_	_	
Quilpie (S)		_		_	_	_	_		_	
Roma (T)	3	_	3	2	4	6	3	_	3	
Warroo (S)	_	_	_	_	<u> </u>	_	_	_		
Fitzroy Statistical Division							_		_	
Banana (S)	3		3	1	_	l	8	-	8	
Bauhinia (S)			_		_				_	
Calliope (S)	6		6	15	_	15	6	3	9	
Duaringa (S)					_	10	15		15	
Emerald (S)	11	_	11 10	16	2	18 7	7	_	7	
Fitzroy (S)	10 14	_	10	7 9	4	13	14	13	27	
Gladstone (C)	14	_	14	9		1.7	J7			
Jericho (S) Livingstone (S)	32		32	22	8	30	25	8	33	
Mount Morgan (S)	.,2	_			_	_		_	_	
Peak Downs (S)		_		_		_	_			
Rockhampton (C)	21		21	22	_	22	12	19	31	
Central-West Statistical Division Aramac (S)	_	_	_		_	_	_		_	
Barcaldine (S)				1	_	1	i		1	
Barcoo (S)		_					-	_	_	
Blackall (S)	_	_	_	_		_	_		_	
Boulia (S)	_	_	_						_	
Diamantina (S)	_	_			-		_	_	_	
Ilfracombe (S)	_	_		_						
Isisford (S)	_	_	_	_			_		_	
Longreach (S)	1	_	į	_	_	_	_		_	
Tambo (S) Winton (S)	_	_	_	_	_	_		_	_	
Mackay Statistical Division							_			
Belyando (S) Broadsound (S)							8		8	
Mackay (C)	53	6	59	68	5	73	47	14	61	
Mirani (S)	3	_	3	4	_	4	2	14	16	
Nebo (S)	_			ı	_	1	_			
Sarina (S)	10	_	10	12		12	12	_	12	
Whitsunday (S)	12	4	16	21	8	29	16	_	16	
Northern Statistical Division										
Bowen (S)	_	_	_	4	_	4	4	_	•	
Burdekin (S)	6	_	6	5	_	5	8	2	10	
Charters Towers (C)	2	# - mm	2	2	_	2	3	_		
Dalrymple (S)	_	_	_			_	_			
Hinchinbrook (S)	2	5	7	7	_	7	6		 	
Thuringowa (C) Townsville (C)	38 25	32	38 57	73 50	2 39	75 89	40 31	8	4i 3'	
	23		**	22		2,	2.2	•	-	
Far North Statistical Division Atherton (S)	4	_	4	10	4	14	8			
Aurukun (S)				••		_				
Cairns (C)	6	32	38	11	26	37	8			
Cardwell (S)	8	_	8	7		7	10	_	1	
Cook (S)	ĺ	_	1			_	_		_	
Croydon (S)			_	_	_		_	_	-	
Douglas (S)	11	9	20	9		9	11		1	

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

	F	eb., 1995		Mar., 1995			Apr., 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
Far North Statistical	·	•							
Division — continued									
Eacham (S)	6		6	ı	4	5	1		1
Etheridge (S)					_	_		2	2
Herberton (S)	4		4	4	_	4	8	_	8
Johnstone (S)	10	_	10	9	_	9	15	2	17
Mareeba (S)	9		9	7		7	12	_	12
Mulgrave (S)	131	13	144	77	6	83	120	8	128
Torres (S)	_			_	2	2	ì	2	3
North-West Statistical Division									
Burke (S)		_	<u> </u>						_
Carpentaria (S)			_	2		2	_		
Cloncury (S)	2		2	_		_	_		
Flinders (S)			_	2		2	_	_	_
McKinlay (S)	_		_	_	_				_
Mornington (S)		_	_		_	_			
Mount Isa (C)				2		2	_	10	10
Richmond (S)	_		_		_		_		_
Unincorporated islands	_	_	_		_	_	_	_	_
Queensland	2,053	1,554	3,607	2,357	787	3,144	1,867	526	2,393

⁽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 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 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

— nil or rounded to zero (including null cells)

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