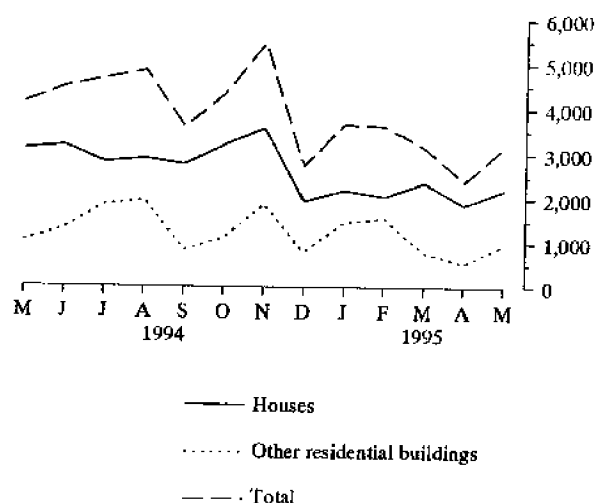


DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES QUEENSLAND, MAY 1995

MAIN FEATURES

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



Houses

- There were 2,204 new houses reported as commenced during May 1995. For the eleven months ended May 1995, 27,863 houses were commenced in Queensland, a drop of 11.1 per cent on the eleven months ended May 1994. Of the commencements, 27,327 were private sector houses.

New other residential buildings

- During May 1995 there were 958 new other residential buildings reported as commenced. For the eleven months ended May 1995, 13,766 other residential buildings were commenced in Queensland, a drop of 3.0 per cent on the eleven months ended May 1994. Of these commencements, 12,487 were private sector other residential buildings.

Total dwellings

- During May 1995 a total of 3,162 dwelling unit commencements were reported. Brisbane City reported 972 dwelling unit commencements in May 1995.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Brisbane (07) 222 6351, (fax (07) 229 6042) or write to Information Inquiries, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Qld 4001.

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION									
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 —									
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
May	958	11	969	527	139	666	1,485	150	1,635
QUEENSLAND									
1991-92	27,739	943	28,682	8,613	1,253	9,866	36,352	2,196	38,548
1992-93	31,653	703	32,356	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 —									
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
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	3,607
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
May	2,177	27	2,204	808	150	958	2,985	177	3,162

(a) See paragraph 15 of the Explanatory Notes.

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

Period	Houses					Total	Other residential buildings	Total
	Double-brick (a)(b)	Brick veneer (a)	Timber	Fibre cement	Other			
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 —								
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 —								
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
May	243	1,573	183	123	82	2,204	958	3,162

(a) Including bricks or 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

Statistical division and statistical district	Mar., 1995			Apr., 1995			May, 1995		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	1,015	344	1,359	728	290	1,018	969	666	1,635
Moreton	567	290	857	394	73	467	472	165	637
Wide Bay-Burnett	189	9	198	216	52	268	254	8	262
Darling Downs	98	26	124	65	6	71	78	15	93
South-West	7	8	15	5	—	5	4	—	4
Fitzroy	92	14	106	87	43	130	93	4	97
Central-West	1	—	1	1	—	1	2	—	2
Mackay	106	13	119	85	28	113	85	33	118
Northern	141	41	182	92	10	102	89	18	107
Far North	135	42	177	194	14	208	156	49	205
North-West	6	—	6	—	10	10	2	—	2
Queensland	2,357	787	3,144	1,867	526	2,393	2,204	958	3,162
Statistical district									
Gold Coast-Tweed (b)	236	179	415	161	46	207	178	82	260
Sunshine Coast	141	103	244	114	24	138	135	77	212
Bundaberg	25	4	29	67	6	73	68	2	70
Gladstone	23	4	27	19	16	35	39	2	41
Rockhampton	27	—	27	16	19	35	22	—	22
Mackay	54	5	59	30	14	44	42	11	53
Townsville	106	41	147	63	8	71	56	2	58
Cairns	86	32	118	119	8	127	89	41	130

(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

Local government area	Mar., 1995			Apr., 1995			May, 1995		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Brisbane and Moreton</i>									
<i>Statistical Divisions (b)</i>									
Albert (S)	249	22	271	135	26	161	187	18	205
Beaudesert (S)	48	—	48	52	—	52	65	—	65
Boonah (S)	6	—	6	4	—	4	10	—	10
Brisbane (C)	376	306	682	281	171	452	358	614	972
Caboolture (S)	162	2	164	99	20	119	120	16	136
Caloundra	53	22	75	40	2	42	6	26	32
Esk (S)	8	—	8	6	—	6	11	—	11
Gatton (S)	8	—	8	5	—	5	8	—	8
Gold Coast (C)	53	157	210	70	24	94	49	64	113
Ipswich (C)	27	6	33	10	—	10	13	4	17
Kilcoy (S)	2	—	2	5	—	5	3	—	3
Laidley (S)	23	—	23	12	—	12	31	—	31
Logan (C)	109	2	111	72	55	127	107	—	107
Maroochy (S)	97	50	147	73	23	96	121	42	163
Moreton (S)	85	—	85	56	—	56	51	2	53
Noosa (S)	65	39	104	46	2	48	56	15	71
Pine Rivers (S)	99	2	101	72	25	97	107	—	107
Redcliffe (C)	8	20	28	12	4	16	13	8	21
Redland (S)	104	6	110	72	11	83	125	22	147
<i>Wide Bay-Burnett Statistical Division</i>									
Biggenden (S)	—	—	—	—	—	—	—	—	—
Bundaberg (C)	12	4	16	46	4	50	43	2	45
Burnett (S)	23	—	23	44	2	46	45	—	45
Cooloola (S)	31	—	31	22	—	22	42	—	42
Eidsvold (S)	—	—	—	—	—	—	—	—	—
Gaydah (S)	—	—	—	2	—	2	—	—	—
Hervey Bay (C)	61	—	61	47	36	83	60	4	64
Isis (S)	5	—	5	7	—	7	9	—	9
Kilkivan (S)	1	—	1	3	—	3	2	—	2
Kingaroy (S)	6	3	9	1	—	1	3	—	3
Kolan (S)	7	—	7	6	—	6	7	—	7
Maryborough (C)	13	—	13	8	8	16	18	2	20
Miriam Vale (S)	8	2	10	4	2	6	7	—	7
Monto (S)	—	—	—	3	—	3	—	—	—
Mundubbera (S)	1	—	1	—	—	—	—	—	—
Murgon (S)	1	—	1	3	—	3	—	—	—
Nanango (S)	11	—	11	10	—	10	8	—	8
Perry (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	5	—	5	6	—	6	8	—	8
Wondai (S)	1	—	1	3	—	3	1	—	1
Woocoo (S)	3	—	3	1	—	1	1	—	1
<i>Darling Downs Statistical Division</i>									
Cambooya (S)	5	—	5	6	—	6	7	—	7
Chinchilla (S)	4	—	4	1	—	1	—	—	—
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	19	—	19	9	—	9	7	—	7
Dalby (T)	2	—	2	5	—	5	1	—	1
Goondiwindi (T)	1	4	5	4	—	4	2	—	2
Inglewood (S)	—	—	—	—	—	—	—	—	—
Jondaryan (S)	7	—	7	3	—	3	4	—	4
Milimerran (S)	1	—	1	—	—	—	1	—	1
Murilla (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	—	—	—	—	—	—	1	—	1
Rosalie (S)	4	—	4	5	—	5	4	—	4
Stanthorpe (S)	2	—	2	4	—	4	10	—	10
Tara (S)	2	—	2	—	—	—	1	—	1
Taroom (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	44	22	66	22	6	28	28	15	43
Waggamba (S)	—	—	—	—	—	—	1	—	1
Wambo (S)	1	—	1	1	—	1	2	—	2
Warwick (S)	6	—	6	5	—	5	9	—	9

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

Local government area	Mar., 1995			Apr., 1995			May, 1995		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>South-West Statistical Division</i>									
Balonne (S)	5	4	9	—	—	—	2	—	2
Bendmere (S)	—	—	—	—	—	—	—	—	—
Booringa (S)	—	—	—	1	—	1	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	1	—	1	1	—	1
Murweh (S)	—	—	—	—	—	—	1	—	1
Paroo (S)	—	—	—	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—
Roma (T)	2	4	6	3	—	3	—	—	—
Warroo (S)	—	—	—	—	—	—	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	1	—	1	8	—	8	2	—	2
Bathinia (S)	—	—	—	—	—	—	—	—	—
Calliope (S)	15	—	15	6	3	9	19	2	21
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	16	2	18	15	—	15	2	2	4
Fitzroy (S)	7	—	7	7	—	7	9	—	9
Gladstone (C)	9	4	13	14	13	27	20	—	20
Jericho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	22	8	30	25	8	33	27	—	27
Mount Morgan (S)	—	—	—	—	—	—	—	—	—
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	22	—	22	12	19	31	14	—	14
<i>Central-West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Barcaldine (S)	1	—	1	1	—	1	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	1	—	1
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Isisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	—	—	—	1	—	1
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	—	—	—	8	—	8	3	—	3
Mackay (C)	68	5	73	47	14	61	52	15	67
Mirani (S)	4	—	4	2	14	16	8	—	8
Nebo (S)	1	—	1	—	—	—	—	—	—
Sarina (S)	12	—	12	12	—	12	8	14	22
Whitsunday (S)	21	8	29	16	—	16	14	4	18
<i>Northern Statistical Division</i>									
Bowen (S)	4	—	4	4	—	4	1	—	1
Burdekin (S)	5	—	5	8	2	10	10	12	22
Charters Towers (C)	2	—	2	3	—	3	3	—	3
Dalrymple (S)	—	—	—	—	—	—	4	—	4
Hinchinbrook (S)	7	—	7	6	—	6	9	4	13
Thuringowa (C)	73	2	75	40	—	40	33	—	33
Townsville (C)	50	39	89	31	8	39	29	2	31
<i>Far North Statistical Division</i>									
Atherton (S)	10	4	14	8	—	8	12	2	14
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	11	26	37	8	—	8	5	15	20
Cardwell (S)	7	—	7	10	—	10	8	4	12
Cook (S)	—	—	—	—	—	—	—	—	—
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	9	—	9	11	—	11	17	—	17

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

Local government area	Mar., 1995			Apr., 1995			May, 1995		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Far North Statistical Division — continued</i>									
Eacham (S)	1	4	5	1	—	1	3	—	3
Etheridge (S)	—	—	—	—	2	2	—	—	—
Herberton (S)	4	—	4	8	—	8	2	—	2
Johnstone (S)	9	—	9	15	2	17	10	2	12
Mareeba (S)	7	—	7	12	—	12	11	—	11
Mulgrave (S)	77	6	83	120	8	128	87	26	113
Torres (S)	—	2	2	1	2	3	1	—	1
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	2	—	2	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	1	—	1
Flinders (S)	2	—	2	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Mornington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	2	—	2	—	10	10	1	—	1
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Queensland	2,357	787	3,144	1,867	526	2,393	2,204	958	3,162

(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 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 or 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.

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.

15. From July 1994 the statistics reflect the changes made to the ASGC spatial units.

- (a) Cooloolool (S) has been formed by the amalgamation of Gympic (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 Gooburnum (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)

R.A. CROCKETT
 Deputy Commonwealth Statistician

