

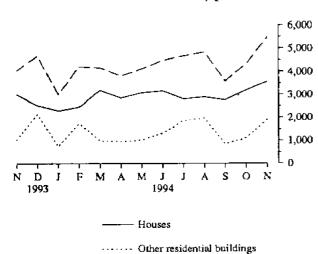


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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, OUEENSLAND, OCTOBER AND NOVEMBER 1994

MAIN FEATURES

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



-- - Total

Total dwellings

 During November 1994 a total of 5,466 dwelling unit commencements were reported.

Houses

For the 3 months ended November 1994, 9,536 houses were commenced, up 7.4 per cent over the 3 months ended August 1994 and up 0.6 per cent compared with the 3 months ended November 1993.

New other residential buildings

 For the 3 months ended November 1994, 3,856 dwelling units in new other residential buildings were commenced, down 25.2 per cent from the 3 months ended August 1994 but up 3.7 per cent over the 3 months ended November 1993.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
November			
1993	3,005	1,038	4,043
1994	3,572	1,894	5,466
Three months ended-			
November 1993	9,479	3,718	13,197
August 1994	8.877	5,153	14,030
November 1994	9,536	3,856	13,392

313 Adelaide St BRISBANE Q 4000 10 March 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.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.

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

		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	Ŋ	•			
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 —										
September	1,584	6	1,590	988	37	1,025	2,572	43	2,613	
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	
1994 —										
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	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	
				QUEENSLA	AND					
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 —										
September	3,561	16	3,577	1,664	85	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	
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	937	38	975	4,103	70	4,173	
April	2,800	55	2,855	939	34	977	4,105	89	4,173	
May	2,801	58	2,856	986	55	1,041	3,715	113	3,804	
June	3,161	9	3,170	1,306	15	1,321	4,467	24	4,493	
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	1.795	99	1,894	5,334	132	5,466	

⁽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 —										
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	4,213		
March	182	2,544	267	129	75	3,197	975	4,173		
April	223	2,228	217	132	55	3,198	977	4,173		
May	293	2,229	225	146	63	2,856	1,041	3,80		
June	236	2,489	260	127	58	3,170	1,321	4,49		
July	186	2,233	216	107	70	2,812	1,869	4,68		
August	167	2,272	236	132	88	2,895	1,963	4,85		
September	146	2,153	270	126	68	2,763	836	3,59		
October	221	2,548	258	124	50	3,201	1,126	4,32		
November	302	2,777	296	150	47	3,572	1,894	5,46		

⁽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

	S	ept., 1994		e	Oct., 1994		Nov., 1994		
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	1,034	290	1,324	1,443	572	2,015	1,523	614	2,137
Moreton	685	283	968	744	372	1,116	982	951	1,933
Wide Bay-Burnett	257	36	293	273	50	323	329	77	406
Darling Ďowns	151	19	170	110	10	120	125	23	148
South-West	5	_	5	5		5	7	_	7
Fitzroy	191	30	221	157	9	166	101	10	111
Central-West	_	_		_	_		3		3
Mackav	95	24	119	98	20	118	117	5	122
Northern	144	22	166	138	32	170	138	53	191
Far North	200	132	332	230	61	291	245	157	402
North-West	1	-	1	3	_	3	2	4	6
Queensland	2,763	836	3,599	3,201	1,126	4,327	3,572	1,894	5,466
Statistical district									
Gold Coast-Tweed (b)	284	122	406	304	226	530	286	659	945
Sunshine Coast	205	155	360	204	144	348	356	278	634
Bundaberg	46	10	56	41	27	68	84	15	99
Gladstone	42	2	44	39	5	44	28	8	36
Rockhampton	40	5	45	37		37	31	_	31
Mackay	41	16	57	48	18	66	56	5	61
Townsville	97	22	119	99	21	120	100	48	148
Caims	123	105	228	139	59	198	153	111	264

⁽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

	Se	pt., 1994		C	ct., 1994		Nov., 1994		
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)	307	112	419	308	88 2	396 88	231 71	283 2	514 73
Beaudesert (S) Boonah (S)	79 2	_	79 2	86 5		5	3	_	3
Brisbane (C)	347	129	476	666	498	1,164	526	450	976
Cabcolture (S)	146	11	157	204	8	212	276	10	286
Caloundra	19	56	75	58	49	107	357	154	511
Esk (S)	9	_	9	14	_	14	13	_	13
Gatton (S)	9		9	7	-	7	. 6	384	6 489
Gold Coast (C)	54 32	36 6	90 38	79 17	144 9	223 26	105 27	2	29
Ipswich (C) Kilcoy (S)	2	_	2	2	_	2	5	_	5
Laidley (S)	29	_	29	31	_	31	53		53
Logan (C)	149	98	247	120	10	130	143	144	287
Maroochy (S)	166	64	230	163	53	216	153	77	230
Moreton (S)	79	2	81	58	2	60	52	-	52
Noosa (S)	100	39 7	139	75 110	42	117 110	30 113	59 —	89 113
Pine Rivers (S) Redcliffe (C)	103 15	10	110 25	20	7	27	113	_	113
Redland (S)	72	3	75	164	32	196	330	_	330
Wide Bay-Burnett Statistical									
Division									
Biggenden (S)	_	_	_		_	_		_	_
Bundaberg (C)	22	4	26	20	18	38	56	6	62
Burnett (S)	48	6	54	47	9	56	69	15	84
Cooloola (S)	39	_	39	43		43	42	18	60
Eidsvold (S)		_	<u></u>	_	_		3	_	3
Gayndah (S) Hervey Bay (C)	68	21	89	65	17	82	70	36	106
Isis (S)	ğ	-	9	16		16	8	_	8
Kilkivan (S)	2	_	2	8	2	10	5	_	5
Kingaroy (Ś)	7	-	7	8	_	8	3	_	3
Kolan (S)	9	_	9	4	_	4	. 5	_	
Maryborough (C)	17	5	22	16	_	16	11	_	11
Miriam Vale (S)	11	_	11	7 1	_	7 1	11	_	11
Monto (S) Mundubbera (S)	_	_		4	_	4		_	<u> </u>
Murgon (S)			_				15	2	17
Nanango (S)	14	_	14	13	•	13	17	_	17
Perry (S)		_	_	_	_	_	_		_
Tiaro (S)	8	_	8	11	_	11	10	_	10
Wondai (S) Woocoo (S)		. =		8 2	4	12 2	4	_	4
Darling Downs Statistical Division									
Cambooya (S)	13	_	13	6	_	6	8	_	8
Chinchilla (S)	3		3	5		5	2	_	2
Clifton (S)	2	_	2	2 5	_	2	2		2
Crow's Nest (S)	9		9	5		5	19	_	19
Dalby (T)	13	_	13	8		8 4	5 2	_	2
Goondiwindi (T)	5		5	4	_			_	_
Inglewood (S) Jondaryan (S)	13	_	13	7	_	7	5		- 5
Millmerran (S)	2		2	i	_	i	1	_	1
Murilla (S)	ī	_	1	_	_	_		_	_
Pittsworth (S)	3	_	3	2	_	2	5	_	5
Rosalie (S)	6	_	6	8	_	8	6	_	9
Stanthorpe (S)	2	_	2	8	_	8	6		(
Tara (S)	_	_	_	1	_	1	1	_	
Taroom (S)	63	- 16	79	44	10	54	48	13	6
Toowoomba (C)	63 1	10	1	2	10	2	40	- 13	· ·
Waggamba (S) Wambo (S)	3	_	3	_	_		4	_	7
TT BLIDDO (G)	3	3	15	7	_	7	11	10	21

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

 	Se	pt., 1994		c	ct., 1994		Nov., 1994			
ocal government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	
Dear government area								_		
South-West Statistical Division							_		_	
Balonne (S)	2	_	2	_	_	_	5	_	5	
Bendemere (S)	_		_	_		_			1	
Booringa (S)	-	_		_	_	-	1	_	1	
Bulloo (S)	_	_			_	2	_	_	_	
Bungil (S)	3	_	3	2	_	_			_	
Murweh (S)	_		_	_	_		_	_	_	
Paroo (S)	_		_		_	_	_	_	_	
Quilpie (S)		_	_	3	_	3	1	_	1	
Roma (T) Warroo (S)	_	_	-	_	_		_	_	_	
itzroy Statistical Division					_	_				
Banana (S)	7		7	3	2	5	4	_	4	
Bauhinia (S)	_	_		1	_	1	2	_	2	
Calliope (S)	20	_	20	18	_	18	14	_	14	
Duaringa (S)	-					40	7		9	
Emerald (S)	57	9	66	42	_	42 10	13		13	
Fitzroy (S)	16	_	16	10	_	26	18		26	
Gladstone (C)	25	2	27	21	5		10	_		
Jericho (S)	-		-	32		34	23		23	
Livingstone (S)	35	14	49		2	-	43			
Mount Morgan (S)	_	_	_	_		_	_	_	_	
Peak Downs (S) Rockhampton (C)	31	5	36	30	_	30	20	_	20	
Central-West Statistical										
Division					_	_	_	_	_	
Aramac (S)	_	_	_						_	
Barcaldine (S)	_		_	_		_	_	_	_	
Barcoo (S)	****	_		_	_			_		
Blackall (S)	_	_	_	_	_	_	_		_	
Boulia (S)	_				_	_	_	_	_	
Diamantina (S)		_	_	_	_	_	_	_	_	
Ilfracombe (S)			_	_	_	_	_	_	_	
Isisford (S)	_				_	_	1	_	1	
Longreach (S)			_	_	_	_	_	_	_	
Tambo (S) Winton (S)	_	_	_	_	_	_	2		2	
Mackay Statistical Division										
Belyando (S)		_	_	_	_	_	7	_	7	
Broadsound (S)		-	70	63	18	81	73	-	78	
Mackay (C)	62	16	78 3	63	10	01	5	<u></u>	5	
Mirani (S)	3			_	_	_	_	_	_	
Nebo (S)	7	_	7	18	2	20	16		16	
Sarina (S) Whitsunday (S)	23	8	31	17	_	17	16	_	16	
lorthern Statistical Division			a.	_		` 11	,		_	
Bowen (S)	6	_	6	2	9	11	4		. 4	
Burdekin (S)	14	_	14	12	2	14	13	3	18 1	
Charters Towers (C)	2	_	2	8	_	8	1	_	1	
Dalrymple (S)	1		1	2	_	2	3 5	_	3	
Hinchinbrook (S)	7	_	7	8		8 58		_	74	
Thuringowa (C) Townsville (C)	62 52	22	62 74	56 50	2 19	58 69	38	48	86	
Far North Statistical Division										
Atherton (S)	11	2	13	20	_	20	11	2	13	
Aurokun (S)	_	_	_		_	-	_			
Caims (C)	11	46	57	9	37	46	6		4]	
Cardwell (S)	13	2	15	11	-	11	12	6	18	
Cook (S)	1	_	1	2	_	2	1	_	1	
Croydon (S)	_	5	_	_	_	_			45	
	14		19	9	_	9	19			

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

	S	ept., 1994		Oct., 1994			Nov., 1994		
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)	3		3	5	_	5	3		3
Etheridge (S)		_	_	_		_		_	_
Herberton (S)	10		10	11	_	11	1	2	3
Johnstone (S)	15	2	17	13		13	26	4	30
Marceba (S)	9	16	25	12	2	14	14	6	20
Mulgrave (S)	113	59	172	138	22	160	152	76	228
Torres (S)	_	_		_			_	_	_
North-West Statistical Division									
Burke (S)	_						_	_	-
Carpentaria (S)	_			_	_	_		_	_
Cloncurry (S)	-	_		1	_	1			
Flinders (S)	_			_	_	_		****	_
McKinlay (S)	_	_		_		_	_	_	_
Mornington (S)	_		_	_		_	_	_	-
Mount Isa (C)	1	_	1	2	_	2	2	4	6
Richmond (S)		_	_	_	_	-			
Unincorporated islands	_				_	_	_	_	_
Queensland	2,763	836	3,599	3,201	1,126	4,327	3,572	1,894	5,466

⁽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 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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