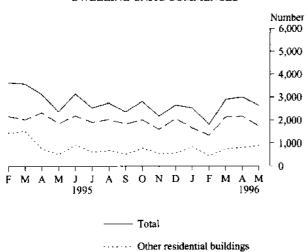


CATALOGUE NO. 8741.3 EMBARGOED UNTIL 11.30 AM 21 AUGUST 1996

# DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES QUEENSLAND, APRIL 1996

### **MAIN FEATURES**

#### DWELLING UNITS COMMENCED



— · Houses

#### Houses

 There were 1,777 new houses reported as commenced in April of which 1,729 were private sector houses. Brisbane Statistical Division reported 791 commencements for the private sector in April 1996.

# Other residential buildings

 A total of 942 new other residential buildings was reported as commenced with the private sector contributing 823.

#### Total

• There was a total of 2,719 dwelling units reported as commenced. Brisbane City Council recorded the most with 945.

## **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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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 NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDINGS QUEENSLAND (a)

	H	louses		Other resid	lential building	Total			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
<del></del>	<u> </u>		BRISBANI	STATISTICAL	DIVISION				
1992: 93	12.600	274	12,874	5,327	<b>5</b> 13	5,840	17,927	787	18,714
1993 94	13,452	292	13,744	5,737	543	6,280	19,189	835	20,024
1994–95	11,791	223	12,014	5,098	725	5,823	16,889	948	17,837
1995 —									
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
	958	i <b>i</b>	969	527	139	666	1,485	150	1,635
May	677	38	715	98	50	148	775	88	863
June		20		403	4	407	1,400	11	1,411
July	997	7	1,004		6	195	936	· 19	945
August	747	3	750	189		389	1,265	15	1,28
September	884	7	891	381	. 8			36	
0October	701	22	723	352	14	366	1,053		1,089
November	693	7	700	168	8	176	861	15	876
December	629	14	643	282	29	311	911	43	954
1996 —									
January	477	13	490	203	19	222	680	32	712
February	1,085	18	1,103	425	19	444	1,510	37	1,547
March	961	14	975	345	7	352	1,306	21	1,327
April	791	14	805	541	20	561	1,332	34	1,366
			·	QUEENSLAND					
	31,653	703	32,338	11,499	1,062	12,561	43,134	1,765	44,899
1992-93	33,917	580	34,4 <del>9</del> 7	14,466	1,049	15,515	48,383	1,629	50,012
1993-94			29,787	13,013	1,387	14,400	42,171	2,016	44,187
1994–95	29,158	629	29,767	13,013	۱۵۷	14,400	72,171	2,010	1,,107
1995—	2.031	22	2.062	1,472	82	1,554	3,503	104	3,607
February	2,031	22	2,053	624	163	787	2,861	283	3,144
March	2,237	120	2,357			526	2,232	161	2,393
April	1,818	49	1,867	414	112	958	2,232	177	3,162
May	2,177	27	2,204	808	150			201	2,557
June	1,830	93	1,923	526	108	634	2,356		2,760
July	2,038	15	2,053	663	44	707	2,701	59 70	
August	1,824	18	1,842	475	61	536	2,299	79	2,378
September	2,012	20	2,032	795	8	803	2,807	28	2,835
October	1,590	27	1,617	513	59	572	2,103	86	2,189
November	2,040	37	2,077	538	52	590	2,578	89	2,667
December	1,651	27	1,678	800	59	859	2,451	86	2,537
1996									
January	1,317	35	1,352	400	64	464	1,717	99	1,816
February	2,091	45	2,136	623	141	764	2,714	186	2,900
March	2,143	38	2,181	824	7	831	2,967	45	3,012
	1.729		1,777	823	119	942	2,552	167	2,719

<sup>(</sup>a) See paragraph 15 of the Explanatory Notes.

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

			Houses	ı				
Period	Double- brick (a)(b)	Brick veneer (a)	Timber	Fibre cement	Other	Total	Other residential buildings	Total
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
1994-95	2,428	22,865	2,491	1,257	746	29,787	14,400	44,187
1995 —								
February	193	1,537	171	85	67	2,053	1,554	3,607
March	189	1,838	201	83	46	2,357	7 <b>87</b>	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
June	237	1,375	132	91	88	1,923	634	2,557
July	238	1,466	166	99	84	2,053	707	2,760
August	331	1,174	164	74	99	1,842	536	2,378
September	465	1,196	151	95	125	2,032	803	2,835
October	319	1,018	126	79	75	1,617	572	2,189
November	528	1,109	210	108	122	2,077	590	2,667
December	414	971	116	76	101	1,678	859	2,537
1996								
January	372	749	115	56	60	1,352	464	1,816
February	545	1,216	149	117	109	2,136	764	2,900
March	454	1,340	160	101	126	2,181	831	3,012
April	364	1,091	150	68	104	1,777	942	2,719

<sup>(</sup>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

	F	eb., 1996		λ	far., 1996		,		
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	1,103	444	1,547	975	352	1,327	805	561	1,366
Moreton	414	181	595	634	400	1,034	364	141	505
Wide Bay-Burnett	193	10	203	157	12	169	150	29	179
Darting Downs	97	24	121	69	_	69	70	11	81
South West	_	8	8	6	_	6	5		5
Fitzrov	77	7	84	93	16	109	59	22	81
Central West		4	4	_		_	4		4
Mackay	52	22	74	65	9	74	71	12	83
Northern	88	39	127	91	20	111	77	2	79
Far North	109	25	134	89	22	111	170	154	324
North West	3	_	3	2		2	2	10	12
Queensland	2,136	764	2,900	2,181	831	3,012	1,777	942	2,719
Statistical district									
Gold Coast-Tweed (b)	120	30	150	389	278	667	62	56	118
Sunshine Coast	148	151	299	140	122	262	174	75	249
Bundaberg	63		63	23		23	31		31
Gladstone	20		20	28	4	32	18	_	18
Rockhampton	12	4	16	10	6	16	10	8	18
Mackay	32	_	32	32	7	39	39	6	45
Townsville	57	32	89	63	14	77	49	-	49
Cairns	59	25	84	53	16	69	114	152	266

<sup>(</sup>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., 1996		М	ar., 1996		A	Apr., 1996				
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	<del></del>						···					
Statistical Divisions (b)												
Beaudesert (S)	52	_	52	41		41	35	_	35			
Boonah (S)	4		4	2		2	2		2			
Brisbane (C)	403	242	645	470	296	766	395	550	945			
Caboolture (S)	112		112	83		83	108 70	11 40	119 110			
Caloundra	92	71	163	39	23	62 9	9		9			
Esk (S)	5 8		5 8	9 2		2	5	10	15			
Gatton (S)	132	30	162	450	295	745	72	56	128			
Gold Coast (C)	37	<u> </u>	37	41		41	38	_	38			
lpswich (C)	<u> </u>				_		1	_	1			
Kilcoy (S) Laidley (S)	19		19	11	_	11	14		14			
	154	29	183	159	19	178	79	_	79			
Logan (C) Maroochy (S)	88	63	151	101	66	167	128	16	144			
Noosa (S)	41	17	58	60	33	93	47	19	66			
Pine Rivers (S)	89		89	71	6	77	79	_	79			
Redcliffe (C)	11	8	19	9	12	21	10		10			
Redland (S)	270	165	435	61	2	63	77	_	77			
Wide Bay-Burnett Statistical												
Division	1		1		_	_			_			
Biggenden (S)	35	<u> </u>	35	11	_	11	19	_	19			
Bundaberg (C) Burnett (S)	49		49	27	_	27	25		25			
Cooloola (S)	23		23	18	_	18	27	4	31			
Eidsvold (S)		_		_	_			_	_			
Gayndah (S)	_	_			_	_	4		4			
Hervey Bay (C)	34	10	44	35	8	43	32		32			
Isis (S)	8		8	5		5	6	2	8			
Kilkivan (S)	2	_	2	2	_	2	2	_	2			
Kingaroy (S)	2		2	5		5	l	_	1			
Kolan (S)	7	_	7	12		12	4	<del>-</del>	4			
Maryborough (C)	10	_	10	11	4	15	14	21	35			
Miriam Vale (S)	5	_	5	8	_	8	6	2	8			
Monto (S)	3	_	3	_		_	_		_			
Mundubbera (S)	_	_	,	1	_	1	1	_	1			
Murgon (S)	_	_	-	_	_	_			4			
Nanango (S)	6	_	6	7	_	7	4		4			
Perry (S)	_	_		_	_	_						
Tiaro (S)	6	•	6	9	_	9	1		1 1			
Wondai (S) Woocoo (S)		_		3 3	_	3 3	1 3		3			
Darling Downs Statistical												
Division												
Cambooya (S)	2		2	3	_	3	5	<del></del>	5			
Chinchilla (S)	1	-	1	1	_	1	1	_	ι			
Clifton (S)	<u> </u>	_	_	1	_	l	_		_			
Crow's Nest (S)	19		19	7	-	7	5	_	5			
Dalby (T)	4		4	4	_	4	2	9	11			
Goondiwindi (T)	<del></del> -	_	_	4	_	4	_	_				
Inglewood (S)	_	_	_	-			_	_	_			
Jondaryan (S)	13	6	19	3		3	9	_	9			
Millmerran (S)	1		1	_	_	_	2	_	2			
Murilla (S)	_	_	_	2	_	2	_					
Pittsworth (S)	1		1	)	_	1	_		_			
Rosalie (S)	6	_	6	4		4	4	_	4			
Stanthorpe (S)	2	7	9	4	_	4	4		4			
Tara (S)	_		_	_			_		_			
Taroom (S)	_	_		2		2		_	34			
Toowoomba (C)	34	11	45	24	_	24	32	2				
Waggamba (S)	_	_	_	1	-	1	)		1			
Wambo (S)	3	_	.3		_	_	1		1 4			
Warwick (S)	11		] ]	8		8	4	_	4			

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

	<i>F</i>	eb., 1996		M	(ar., 1996		Apr., 1996		
ocal government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Tota
ocai government ureu	11040.00								_
South West Statistical Division									
Balonne (S)		4	4	i		I	_		_
Bendemere (S)	_	_		_		_	_		_
Booringa (S)	_			_	_	_	_		-
Bulloo (S)	_	- <del></del>	_	_	_		.— I		
Bungil (S)	_		_	4	_	4	2		
Murweh (S) Paroo (S)	_	_	_	_		_	ī	_	
Quilpie (S)	_	4	4	_	_				_
Roma (T)	_			]	_	ı	1	_	
Warroo (S)	_			_	_	_	-		
itzroy Statistical Division						_			
Banana (S)	2	_	2	3	2	5	1	_	
Bauhinia (S)	l	_	1	1	_	1	_	_	-
Calliope (S)	13	_	13	17	2	19	7 1	_	
Duaringa (S)		_	_	7		9	7	12	
Emerald (S)	8 7		8 7	ź		7	ί		
Fitzroy (S)	8		8	ΕÍ	2	13	11		
Gladstone (C) Jericho (S)	l I	_	ĺ	ì	_	1			
Livingstone (S)	27	3	30	37	2	39	20	2	
Mount Morgan (S)			_	_			_	-	
Peak Downs (S)	_		_	I		1	1		
Rockhampton (C)	10	4	14	8	6	14	10	8	
entral West Statistical									
Division									
Aramac (S)		_		_			1		
Barcaldine (S)		_			_			<del></del>	_
Barcoo (S)	_	_		_	_		_		
Blackall (S) Boulia (S)			_	_	_		1		
Diamantina (S)		_			_		_		
Itfracombe (S)		_	_				_		
Isisford (S)			_	_	_				
Longreach (S)	_	2	2	_		_	2		
Tambo (S)	.,	_	_	_	-		_		
Winton (S)	_	2	2	_	-	_	_	_	
lackay Statistical Division		_	_	1		ı		2	
Belyando (S)	3	2	5	1		Ì	2	_	
Broadsound (S)	38		38	38	7	45	42	6	
Mackay (C) Mirani (S)	1		1	2	_	2	5		
Nebo (S)		_	_	_	_	_			
Sarina (S)	5	_	5	13	2	15	7		
Whitsunday (S)	5	20	25	10		10	15	4	
orthern Statistical Division					_		_		
Bowen (S)	3	_	3	1	2	3	5	_	
Burdekin (S)	9	7	16	10	4	14	6		
Charters Towers (C)	3		3	3		3	l 3	2	
Dalrymple (S)	4		4	5		5 7	8	_	
Hinchinbrook (S)	5		5	7 <b>4</b> 3	_	43	32	_	
Thuringowa (C) Townsville (C)	27 37	2 30	29 67	22	14	36	22	_	
ar North Statistical Division									
Atherton (S)	7	_	7	4		4	3		
Aurukun (S)		_	_	_			—		
Cairas (C)	60	25	85	54	16	70	120	152	2
Cardwell (S)	3		3	8		8	8	_	
Cook (S)	10	_	10	_	_		5		
Croydon (S)	_	_		_	_	_	_	_	
Douglas (S)	5		5	5	_	5	9		

TABLE 4 — NUMBER OF DWELLING UNITS COMMENCED BY TYPE OF NEW RESIDENTIAL BUILDINGS IN LOCAL GOVERNMENT AREAS (2), QUEENSLAND —continued

	F	Seb., 1996		A	Aar., 1996		Apr., 1996			
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)	2	-	2	2		2	3		3	
Etheridge (S)	_		_	_	_		_		_	
Herberton (S)	4	-	4	3		3	6		6	
Johnstone (S)	11	_	11	9	6	15	9	_	9	
Mareeba (S)	7	_	7	3	_	3	6		6	
Torres (S)	_	• •		1		1	l	2	3	
North West Statistical Division										
Burke (S)	_		_				_	_	_	
Carpentaria (S)	l	•	1	_	_	<u> </u>		_	_	
Cloncurry (S)	l		l	1		1		_	_	
Flinders (S)	_		_		-	_	_	_	_	
McKinlay (S)			_	_		_		8	8	
Mornington (S)			_	_	_	_	_	_		
Mount Isa (C)	I	_	I	_			2	2	4	
Richmond (S)	_	_		j	_	1	_	_		
Unincorporated islands	_	_	_	_	_		_	_		
Queensland	2,136	764	2,900	2,181	831	3,012	1,777	942	2,719	

<sup>(</sup>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 and other government authorities, of commencements of new houses and new other residential buildings for which:
  - (a) building permits were issued by local government or other government authorities in areas subject to building control by those authorities; and
  - (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.
- 3. Major dwelling unit commencements in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.
- 4. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is 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 e.g. 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. includes townhouses, duplexes, apartment buildings etc.).
- 8. Commencements. For the purposes of this statistical series, a dwelling unit is regarded as being commenced on the date when:

- (a) the residential building 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 residential building is determined as commenced by a building inspector or surveyor.
- 9. 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 (ASGC)

- 10. Area statistics are now being classified to the Australian Standard Geographical Classification, Edition 2.5 (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.
- 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 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 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:
  - (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
  - (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
  - (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) Pt B Bal has been renamed Gold Coast (C) Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S)— Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) Pt B has been renamed Cairns (C) Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) - Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank - Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD Nth has been renamed Ipswich (C) Bal in BSD Nth. The new SLA also includes part of the old SLA of Moreton (S) Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD Sth has been renamed Ipswich (C) Bal in BSD Sth.
- (1) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) Pt A not transferred to either the SLA's of Esk (S) or Ipswich
   (C) Bal in BSD Nth now make up the new SLA of Ipswich (S) Pt B. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

#### Unpublished data

16. The ABS can also make available certain dwelling unit commencement data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

#### Related publications

17. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) — issued monthly Building Approvals, Queensland (8731.3) — issued monthly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly Building Activity, Queensland (8752.3) – issued quarterly

18. Current publications produced by the ABS are listed in the Catalogue of Publications and Products, Australia (1101.0). The ABS also issues, on Tuesdays and Fridays, a Release Advice (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

#### Symbols and other usages

nil or rounded to zeron.a. not available

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Produced by the Australian Government Publishing Service
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Recommended retail price: \$13.00



2874130004966 ISSN 0814-8023