

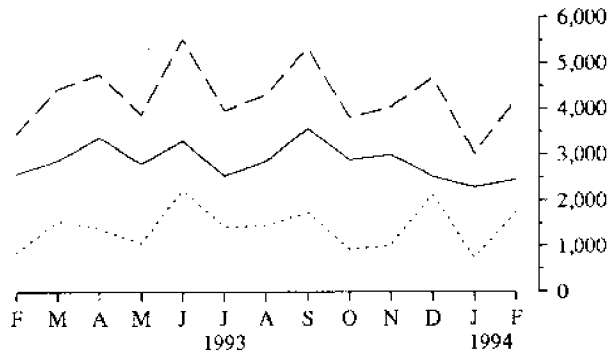
CATALOGUE NO. 8741.3
11.30 A.M. 9 JUNE 1994

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
QUEENSLAND, FEBRUARY 1994**

MAIN FEATURES

Houses

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



— Houses
..... Other residential buildings
- - - Total

Total dwellings

- During February 1994, 4,212 dwelling unit commencements were reported.

- For the 3 months ended February 1994, 7,288 houses were commenced, down 23 per cent from the 3 months ended November 1993 but up 8 per cent compared with the 3 months ended February 1993.

New other residential buildings

- For the 3 months ended February 1994, 4,634 dwelling units in new other residential buildings were commenced, up 25 per cent from the 3 months ended November 1993 and up 64 per cent over the 3 months ended February 1993.

**DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW
RESIDENTIAL BUILDING, QUEENSLAND**

Period	Houses	Other residential buildings	Total
February 1993	2,591	860	3,451
February 1994	2,460	1,752	4,212
<i>Three months ended—</i>			
February 1993	6,775	2,819	9,594
November 1993	9,479	3,718	13,197
February 1994	7,288	4,634	11,922

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State Office.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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL 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
<i>1992 —</i>									
December	746	30	776	676	68	744	1,422	98	1,520
<i>1993 —</i>									
January	928	6	934	490	16	506	1,418	22	1,440
February	953	59	1,012	329	46	375	1,282	105	1,387
March	761	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	1,506
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
<i>1994 —</i>									
January	808	14	822	174	10	184	982	24	1,006
February	876	9	885	892	20	912	1,768	29	1,797
QUEENSLAND									
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
<i>1992 —</i>									
December	2,004	52	2,056	1,020	101	1,121	3,024	153	3,177
<i>1993 —</i>									
January	2,114	14	2,128	822	16	838	2,936	30	2,966
February	2,476	115	2,591	804	56	860	3,280	171	3,451
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	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
<i>1994 —</i>									
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

(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			
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
1992 —								
December	96	1,617	211	99	33	2,056	1,121	3,177
1993 —								
January	100	1,714	217	77	20	2,128	838	2,966
February	138	2,102	230	100	21	2,591	860	3,451
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

(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	Dec., 1993			Jan., 1994			Feb., 1994		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	1,104	1,282	2,386	822	184	1,006	885	912	1,797
Moreton	588	457	1,045	617	389	1,006	674	561	1,235
Wide Bay-Burnett	206	32	238	247	2	249	286	29	315
Darling Downs	105	28	133	104	24	128	116	10	126
South-West	4	—	4	3	—	3	6	—	6
Fitzroy	118	21	139	117	18	135	146	18	164
Central-West	1	—	1	2	—	2	3	—	3
Mackay	69	21	90	76	7	83	76	15	91
Northern	111	12	123	139	9	148	147	67	214
Far North	228	293	521	166	98	264	116	140	256
North-West	—	2	2	1	3	4	5	—	5
Queensland	2,534	2,148	4,682	2,294	734	3,028	2,460	1,752	4,212
Statistical district									
Gold Coast-Tweed (b)	273	302	575	306	183	489	360	342	702
Sunshine Coast	147	137	284	142	206	348	143	213	356
Bundaberg	36	5	41	41	—	41	48	—	48
Gladstone	29	—	29	38	2	40	27	—	27
Rockhampton	40	16	56	30	12	42	56	10	66
Mackay	37	9	46	45	7	52	50	10	60
Townsville	80	10	90	100	9	109	110	51	161
Cairns	149	218	367	101	49	150	69	105	174

(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, QUEENSLAND —continued

Local government area	Dec., 1993			Jan., 1994			Feb., 1994		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Darling Downs Statistical Division — continued</i>									
Taroom (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	35	25	60	36	24	60	34	6	40
Waggamba (S)	—	—	—	—	—	—	—	—	—
Wambo (S)	—	—	—	—	—	—	1	—	1
Warwick (C)	13	3	16	6	—	6	8	2	10
<i>South-West Statistical Division</i>									
Balonne (S)	2	—	2	—	—	—	2	—	2
Bendmere (S)	—	—	—	—	—	—	—	—	—
Booringa (S)	—	—	—	—	—	—	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	—	—	—	—	—	—
Murweh (S)	—	—	—	—	—	—	—	—	—
Paroo (S)	—	—	—	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—
Roma (T)	2	—	2	3	—	3	4	—	4
Warroo (S)	—	—	—	—	—	—	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	2	—	2	4	—	4	5	—	5
Bauhinia (S)	2	—	2	—	—	—	—	—	—
Calliope (S)	11	—	11	23	2	25	14	—	14
Duarina (S)	1	—	1	—	—	—	—	—	—
Emerald (S)	23	5	28	11	—	11	17	—	17
Fitzroy (S)	13	—	13	5	—	5	13	—	13
Gladstone (C)	19	—	19	16	—	16	13	—	13
Jericho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	17	—	17	31	4	35	36	8	44
Mount Morgan (S)	—	—	—	—	—	—	—	—	—
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	30	16	46	27	12	39	48	10	58
<i>Central-West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Barcaldine (S)	1	—	1	—	—	—	2	—	2
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Isisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	2	—	2	1	—	1
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	—	—	—	—	—	—	1	—	1
Broadsound (S)	—	—	—	—	—	—	1	—	1
Mackay (C)	—	3	3	2	2	4	2	10	12
Mirani (S)	4	—	4	7	—	7	3	—	3
Nebo (S)	1	—	1	—	—	—	—	—	—
Pioneer (S)	45	6	51	53	5	58	54	—	54
Sarina (S)	7	—	7	3	—	3	7	5	12
Whitsunday (S)	12	12	24	11	—	11	8	—	8
<i>Northern Statistical Division</i>									
Bowen (S)	5	—	5	5	—	5	5	10	15
Burdekin (S)	4	2	6	9	—	9	7	6	13
Charters Towers (C)	4	—	4	4	—	4	8	—	8
Dalrymple (S)	—	—	—	1	—	1	3	—	3
Hinchinbrook (S)	7	—	7	2	—	2	5	—	5
Thuringowa (C)	63	—	63	76	—	76	81	2	83
Townsville (C)	28	10	38	42	9	51	38	49	87

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

Local government area	Dec., 1993			Jan., 1994			Feb., 1994		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Far North Statistical Division</i>									
Atherton (S)	16	6	22	1	—	1	6	2	8
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	24	105	129	6	30	36	11	52	63
Cardwell (S)	9	—	9	17	5	22	6	2	8
Cook (S)	2	2	4	1	4	5	2	—	2
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	17	63	80	10	26	36	9	29	38
Eacham (S)	7	—	7	4	—	4	4	—	4
Etheridge (S)	—	—	—	—	—	—	—	—	—
Herberton (S)	4	—	4	9	—	9	3	—	3
Johnstone (S)	14	—	14	12	14	26	8	—	8
Mareeba (S)	8	4	12	10	—	10	8	—	8
Mulgrave (S)	127	113	240	96	19	115	59	55	114
Torres (S)	—	—	—	—	—	—	—	—	—
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	—	—	—	—	—	—	2	—	2
Cloncurry (S)	—	—	—	1	—	1	1	—	1
Flinders (S)	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Mornington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	2	2	—	3	3	2	—	2
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Queensland	2,534	2,148	4,682	2,294	734	3,028	2,460	1,752	4,212

(a) 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 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)

313 Adelaide St
 BRISBANE Q 4000
 9 June 1994

R. A. Crockett
 DEPUTY COMMONWEALTH STATISTICIAN

