

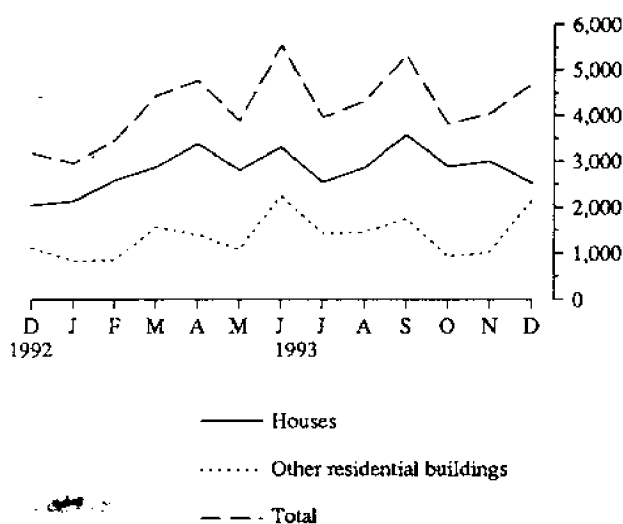
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## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, DECEMBER 1993

### MAIN FEATURES

#### Houses

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



- For the 3 months ended December 1993, 8,436 houses were commenced, down 6 per cent from the 3 months ended September 1993 and up 16 per cent compared with the 3 months ended December 1992.

#### New other residential buildings

- For the 3 months ended December 1993, 4,117 dwelling units in new other residential buildings were commenced, down 11 per cent from the 3 months ended September 1993 but up 78 per cent over the 3 months ended December 1992.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW  
RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
December 1992	2,056	1,121	3,177
1993	2,534	2,148	4,682
Three months ended—			
December 1992	7,289	2,313	9,602
September 1993	8,987	4,625	13,612
December 1993	8,436	4,117	12,553

#### Total dwellings

- During December 1993 a total of 4,682 dwelling unit commencements were reported.

### NOTES

December 1993 figures include 375 houses and 288 other residential buildings which were under-reported for previous months.

313 Adelaide St  
BRISBANE Q 4000  
23 March 1994

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042) or any ABS State Office.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

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
1992 —									
October	847	1	848	226	14	240	1,073	15	1,088
November	1,072	16	1,088	137	5	142	1,209	21	1,230
December	746	30	776	676	68	744	1,422	98	1,520
1993 —									
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
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
1992 —									
October	2,453	18	2,471	558	71	629	3,011	89	3,100
November	2,710	52	2,762	540	23	563	3,250	75	3,325
December	2,004	52	2,056	1,020	101	1,121	3,024	153	3,177
1993 —									
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

(a) See paragraph 15 of the Explanatory Notes.

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

Period	Houses						Other residential buildings	Total
	Double-brick (a)(b)	Brick veneer (a)	Timber	Fibre cement	Other	Total		
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 —								
October	88	1,965	247	124	47	2,471	629	3,100
November	86	2,239	276	121	40	2,762	563	3,325
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

(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	Oct., 1993			Nov., 1993			Dec., 1993			Dec. qtr., 1993		
	Other residential buildings		Total	Other residential buildings		Total	Other residential buildings		Total	Other residential buildings		Total
	Houses	ings		Houses	ings		Houses	ings		Houses	ings	
<b>Statistical division</b>												
Brisbane	1,111	221	1,332	1,136	299	1,435	1,104	1,282	2,386	3,351	1,802	5,153
Moreton	748	418	1,166	792	443	1,235	588	457	1,045	2,128	1,318	3,446
Wide Bay-Burnett	325	24	349	298	65	363	206	32	238	829	121	950
Darling Downs	123	8	131	153	11	164	105	28	133	381	47	428
South-West	9	2	11	10	—	10	4	—	4	23	2	25
Fitzroy	151	16	167	189	19	208	118	21	139	458	56	514
Central-West	4	2	6	5	—	5	1	—	1	10	2	12
Mackay	106	37	143	81	17	98	69	21	90	256	75	331
Northern	128	37	165	150	50	200	111	12	123	389	99	488
Far North	185	154	339	188	129	317	228	293	521	601	576	1,177
North-West	7	12	19	3	5	8	—	2	2	10	19	29
<b>Queensland</b>	<b>2,897</b>	<b>931</b>	<b>3,828</b>	<b>3,005</b>	<b>1,038</b>	<b>4,043</b>	<b>2,534</b>	<b>2,148</b>	<b>4,682</b>	<b>8,436</b>	<b>4,117</b>	<b>12,553</b>
<b>Statistical district</b>												
Gold Coast-Tweed (b)	299	247	546	400	272	672	273	302	575	972	821	1,793
Sunshine Coast	242	171	413	179	151	330	147	137	284	568	459	1,027
Bundaberg	61	8	69	51	8	59	36	5	41	148	21	169
Gladstone	33	4	37	31	12	43	29	—	29	93	16	109
Rockhampton	51	12	63	60	2	62	40	16	56	151	30	181
Mackay	52	33	85	40	13	53	37	9	46	129	55	184
Townsville	98	30	128	113	47	160	80	10	90	291	87	378
Cairns	107	148	255	106	101	207	149	218	367	362	467	829

(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	Oct., 1993			Nov., 1993			Dec., 1993			Dec. qtr., 1993		
	Houses	Other residential buildings	Total	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)	47	6	53	48	11	59	35	25	60	130	42	172
Waggamba (S)	—	—	—	—	—	—	—	—	—	—	—	—
Warbo (S)	3	—	3	1	—	1	—	—	—	4	—	4
Warwick (C)	10	—	10	4	—	4	13	3	16	27	3	30
<i>South-West Statistical Division</i>												
Balonne (S)	1	—	1	—	—	—	2	—	2	3	—	3
Bendmere (S)	—	—	—	—	—	—	—	—	—	—	—	—
Booringa (S)	5	—	5	1	—	1	—	—	—	6	—	6
Bulloo (S)	—	—	—	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	1	—	1	—	—	—	1	—	1
Murweh (S)	—	—	—	—	—	—	—	—	—	—	—	—
Paroo (S)	—	—	—	—	—	—	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—	—	—	—
Roma (T)	3	2	5	8	—	8	2	—	2	13	2	15
Warroo (S)	—	—	—	—	—	—	—	—	—	—	—	—
<i>Fitzroy Statistical Division</i>												
Banana (S)	6	—	6	10	—	10	2	—	2	18	—	18
Bauhinia (S)	—	—	—	—	—	—	2	—	2	2	—	2
Calliope (S)	8	—	8	20	6	26	11	—	11	39	6	45
Duarina (S)	—	—	—	—	—	—	1	—	1	1	—	1
Emerald (S)	23	—	23	42	5	47	23	5	28	88	10	98
Fitzroy (S)	19	—	19	19	—	19	13	—	13	51	—	51
Gladstone (C)	25	4	29	15	6	21	19	—	19	59	10	69
Jericho (S)	—	—	—	—	—	—	—	—	—	—	—	—
Livingstone (S)	35	—	35	40	—	40	17	—	17	92	—	92
Mount Morgan (S)	1	—	1	—	—	—	—	—	—	1	—	1
Peak Downs (S)	—	—	—	—	—	—	—	—	—	—	—	—
Rockhampton (C)	34	12	46	43	2	45	30	16	46	107	30	137
<i>Central-West Statistical Division</i>												
Aramac (S)	—	—	—	—	—	—	—	—	—	—	—	—
Barcaldine (S)	—	2	2	2	—	2	1	—	1	3	2	5
Barcoo (S)	—	—	—	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	—	—	—	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	1	—	1	1	—	1	—	—	—	2	—	2
Isisford (S)	—	—	—	—	—	—	—	—	—	—	—	—
Longreach (S)	3	—	3	2	—	2	—	—	—	5	—	5
Tambo (S)	—	—	—	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>												
Belyando (S)	1	—	1	—	—	—	—	—	—	1	—	1
Broadsound (S)	1	—	1	1	—	1	—	—	—	2	—	2
Mackay (C)	5	30	35	2	8	10	—	3	3	7	41	48
Mirani (S)	1	2	3	1	—	1	4	—	4	6	2	8
Nebo (S)	—	—	—	—	—	—	1	—	1	1	—	1
Pioneer (S)	63	5	68	55	5	60	45	6	51	163	16	179
Sarina (S)	15	—	15	11	—	11	7	—	7	33	—	33
Whitsunday (S)	20	—	20	11	4	15	12	12	24	43	16	59
<i>Northern Statistical Division</i>												
Bowen (S)	5	2	7	5	—	5	5	—	5	15	2	17
Burdekin (S)	5	3	8	4	3	7	4	2	6	13	8	21
Charters Towers (C)	—	—	—	2	—	2	4	—	4	6	—	6
Dalrymple (S)	4	—	4	2	—	2	—	—	—	6	—	6
Hinchinbrook (S)	3	—	3	5	—	5	7	—	7	15	—	15
Thuringowa (C)	77	2	79	94	—	94	63	—	63	234	2	236
Townsville (C)	34	30	64	38	47	85	28	10	38	100	87	187

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

<i>Local government area</i>	<i>Oct., 1993</i>			<i>Nov., 1993</i>			<i>Dec., 1993</i>			<i>Dec. qtr., 1993</i>		
	<i>Houses</i>	<i>Other resi- dential build- ings</i>	<i>Total</i>	<i>Houses</i>	<i>Other resi- dential build- ings</i>	<i>Total</i>	<i>Houses</i>	<i>Other resi- dential build- ings</i>	<i>Total</i>	<i>Houses</i>	<i>Other resi- dential build- ings</i>	<i>Total</i>
<i>Far North Statistical Division</i>												
Atherton (S)	12	—	12	11	8	19	16	6	22	39	14	53
Aurukun (S)	—	—	—	—	—	—	—	—	—	—	—	—
Cairns (C)	18	116	134	24	55	79	24	105	129	66	276	342
Cardwell (S)	4	—	4	11	5	16	9	—	9	24	5	29
Cook (S)	2	2	4	—	—	—	2	2	4	4	4	8
Croydon (S)	—	—	—	—	—	—	—	—	—	—	—	—
Douglas (S)	14	—	14	16	13	29	17	63	80	47	76	123
Eacham (S)	6	—	6	5	2	7	7	—	7	18	2	20
Etheridge (S)	—	—	—	—	—	—	—	—	—	—	—	—
Herberton (S)	5	—	5	6	—	6	4	—	4	15	—	15
Johnstone (S)	14	—	14	23	—	23	14	—	14	51	—	51
Mareeba (S)	14	2	16	10	—	10	8	4	12	32	6	38
Mulgrave (S)	95	32	127	82	46	128	127	113	240	304	191	495
Torres (S)	1	2	3	—	—	—	—	—	—	1	2	3
<i>North-West Statistical Division</i>												
Burke (S)	—	—	—	—	—	—	—	—	—	—	—	—
Carpentaria (S)	1	—	1	—	—	—	—	—	—	1	—	1
Cloncurry (S)	3	—	3	—	—	—	—	—	—	3	—	3
Flinders (S)	—	—	—	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—	—	—	—
Mornington (S)	—	—	—	—	—	—	—	—	—	—	—	—
Mount Isa (C)	3	12	15	3	5	8	—	2	2	6	19	25
Richmond (S)	—	—	—	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—	—	—	—
<b>Queensland</b>	<b>2,897</b>	<b>931</b>	<b>3,828</b>	<b>3,005</b>	<b>1,038</b>	<b>4,043</b>	<b>2,534</b>	<b>2,148</b>	<b>4,682</b>	<b>8,436</b>	<b>4,117</b>	<b>12,553</b>

(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)

