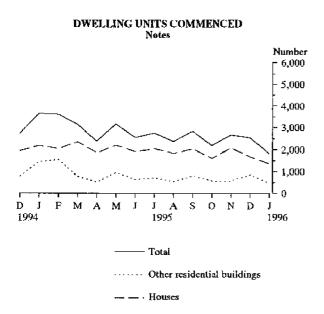


CATALOGUE NO. 8741.3 EMBARGOED UNTIL 11.30 AM 20 MAY 1996

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES QUEENSLAND, DECEMBER 1995 AND JANUARY 1996

MAIN FEATURES



Houses

 There were 1,678 new houses reported as commenced in December 1995. Of these 1,651 belonged to the private sector. For January 1996 the private sector accounted for 1,317 of the 1,352 new houses commenced.

New other residential buildings

 Of the 859 new dwellings in other residential buildings commenced during December 1995, 800 were contributed by the private sector. For January 1996 the private sector accounted for 400 of the 464 dwellings commenced.

Total dwellings

 During December 1995 the total of new dwelling units commenced was 2,537. Brisbane City accounted for 586 of these. For January 1996 Brisbane City contributed 435 to the total figure of 1,816.

NOTE: The December 1995 figures for Gold Coast in Table 4 include 282 new houses and 13 other residential dwelling units that were commenced prior to December 1995 but not reported to the ABS.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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 Burcau 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	Houses			lential buildings	Total			
^D eriod	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
			BRIS BANE	E STATISTICAL	DIVISION				
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
1994-95	11,791	223	12,014	5,098	725	5,823	16,889	948	17,837
1994 —									
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
June	677	38	715	98	50	148	775	88	863
July	997	7	1,004	403	4	407	1,400	11	1,411
August	747	3	750	189	6	195	936	9	945
September	884	7	891	381	8	389	1,265	15	1,280
October	701	22	723	352	14	366	1,053	36	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
				QUEENS LAND)				
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
1994-95	29,158	629	29,787	13,013	1,387	14,400	42,171	2,016	44,187
1994 —									
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
Fe bruary	2,031	22	2,053	1,472	82	1,554	3,503	104	3,607
March	2,237	120	2,357	624	163	7 87	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
June	1,830	93	1,923	526	108	634	2,356	201	2,557
July	2,038	15	2,053	663	44	707	2,701	59	2,760
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~~				46.6		4.5.4	1 717	99	1,810
January	1,317	35	1,352	400	64	464	1,717	99	1,611

⁽a) See paragraph 15 of the Explanatory Notes.

NOTE: The Brisbane Statistical Division figures published in this table in the November 1995 issue for the months prior to July 1995 were incorrect. In this issue the figures for that period have been corrected.

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

			Houses	1				
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	F,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
1994								
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	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	810,1	126	79	75	1,617	57 2	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

⁽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

	N	ov., 1995		L	Dec., 1995		Jan., 1996			
Statistical division and statistical district	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Totat	Houses	Other resi- dential build- ings	Total	
Statistical division					•					
Brisbane	700	176	876	643	311	954	490	222	712	
Moreton	582	157	739	523	470	993	395	154	549	
Wide Bay-Burnett	243	73	316	129	5	134	106	12	118	
Darling Downs	63	75	138	65	24	89	59	2	61	
South West	7	4	11	4	-	4	* -	-		
Fitzroy	99	10	109	77	g	86	59	8	67	
Central West	1	5	6				1		1	
Mackay	93	2	95	51	18	69	48	2	50	
Northern	86	9	95	66	6	72	64	26	90	
Far North	201	79	280	117	16	133	130	29	159	
North West	2		2	3		3		9	9	
Queensland	2,077	590	2,667	1,678	859	2,537	1,352	464	1,816	
Statistical district										
Gold Coast-Tweed (b)	211	56	267	313	409	722	160	91	251	
Sunshine Coast	213	101	314	103	45	148	122	63	185	
Bundaberg	47		47	28		28	14	_	14	
Gladstone	25	4	29	25	1	26	17		17	
Rockhampton	21	-	21	21	6	27	16		16	
Mackay	53	2	55	18	18	36	24	2	26	
Townsville	59	7	66	37		37	40	2 2	62	
Cairns	123	53	176	54	12	66	84	25	109	

⁽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

	<i>N</i>	lov., 1995		L	Dec., 1995		Jan., 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	
-	1104000			1104000		20141		zrigo.	10141	
Brisbane and Moreton Statistical Divisions (b)										
Beaudesert (S)	39	_	39	28	8	36	39	_	39	
Boonah (S)	4	_	4	l		1	1		1	
Brisbane (C)	300	160	460	297	289	586	239	196	435	
Caboolture (S)	109	4	113	82	9	91	70	4	74	
Caloundra	_	8	8	71	14	85	39	12	51	
Esk (S)	22	**	22	8		8	11		11	
Gatton (S)	6		6	8	41.2	8	3	 a.	3	
Gold Coast (C) Ipswich (C)	261 51	56	317 51	387	413	800	178	91	269	
Kilcoy (S)	31	_	31	35	9	44	32	10	42	
Laidley (S)	13		13	10		10	8	_		
Logan (C)	31	2	33	43		43	12		12	
Maroochy (S)	229	6]	290	50	30	80	71	47	118	
Noosa (S)	59	32	91	40	9	49	62	4	66	
Pine Rivers (S)	89	_	89	54		54	67	10	77	
Redcliffe (C)	9	10	19	7		7	4	_	4	
Redland (S)	57		57	45		45	49	2	51	
Wide Bay-Burnett Statistical										
Division Binnedon (S)				,		-				
Biggenden (S) Bundaberg (C)	35		2.5	2		2			13	
Burnett (S)	20	_	35 20	21 16		21	13 2		13	
Cooloola (S)	31	8	20 39	16	_	16 16	21		2 21	
Eidsvold (S)		_		10	_	10	21		21	
Gayndah (S)		_	_	3		3				
Hervey Bay (C)	88	25	113	23	5	28	37	6	43	
Isis (S)	8		8	2		2	_		_	
Kilkivan (S)	3		3	_	_	_	1		1	
Kingaroy (S)	9		9	3	_	3	3	_	3	
Kolan (S)	5		5	10		10	7		7	
Maryborough (C)	15	30	45	4		4	4	6	10	
Miniam Vale (S)	10		10	5	_	5	4		4	
Monto (S)		_	_	_	_	_	_	_		
Mundubbera (S)	2		2				2	_	2	
Murgon (S)	10	10	20	2		2		_	_	
Nanango (S)	10	10		6	_	6	4		4	
Perry (S) Tiaro (S)	6	_	6	6		6	7	_	7	
Wondai (S)			_	9	_	9		_		
Woocoo (S)	1		1	í	_	í	i	_	1	
Darling Downs Statistical										
Division						_	_			
Cambooya (S)	4	4	8	2	_	2	3		3	
Chinchilla (S)	_	_					3		3	
Clifton (S)	_	_				- ;			_	
Crow's Nest (S)	11	_	11	6	_	6	_		_	
Dalby (T) Goondiwindi (T)	3	4	3	t		1	2		2	
Inglewood (S)			4	_			2	THE C	2	
Jondaryan (S)	2			5		5		_	1	
Millmerran (S)	3	_	3	2		2	l	_	í	
Murilla (S)	_					_	1		j	
Pittsworth (S)	1		1	1	_		1	_	1	
Rosalie (S)	4		4	7		7	1		i	
Stanthorpe (S)	3	5	8	2		2	4	2	6	
Tara (S)		_	_	_	_	_	_	_		
Taroom (S)	_							_		
Toowoomba (C)	26	62	88	31	24	55	35	_	35	
Waggamba (S)	_	_	_	_	_		_		_	
Wambo (S)	_	_	_					_		
Warwick (S)	6		6	8		8	5	_	5	

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

	Nov., 1995 Dec., 1995					Jan., 1996			
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Totai
Docut government urea	Tiouses	ıngs	Total	Holes	ings	Total	nouses	mgs	Total
South West Statistical Division									
Balonne (S)	2	_	2	2		2	_	_	_
Bendemere (S)					_		_	_	_
Booringa (S)	1		Ī			-	_	_	_
Bulloo (S)		_			_	_	_	_	_
Bungil (S)						_	_	_	
Murweh (S) Paroo (S)	3 1	4	3 5			_	_		
Quilpie (S)		_							_
Roma (T)	_	_	_	2	_	2	_		_
Warroo (S)				_	_		-	F4.787	
tzrov Statistical Division									
Banana (S)	_	2	2	2		2	1	_	1
Bauhinia (S)				1		1	-	-	
Calliope (S)	13		13	16	1	17	7		7
Duaringa (S)	_	_					2	_	2
Emerald (S)	8	_	8	6	_	6	5	_	5
Fitzroy (S) Gladstone (C)	3 17	4	3 21	3 11	_	3 11	5 10	_	5 10
Jericho (S)		4	4	11	_	11	10	_	10
Livingstone (S)	36		36	19	2	21	15		23
Mount Morgan (S)	_	_		_				_	
Peak Downs (S)	3	-,	3			_	_	_	_
Rockhampton (C)	19	_	19	19	6	25	14	_	14
entral West Statistical									
Division									
Aramac (S) Barcaldine (S)				_			_		
Barcoo (S)	_			_					
Blackall (S)		_	1		_	_	_		_
Boulia (S)									_
Diamantina (S)		_					_	-	
Ilfracombe (S)					-		_	_	_
Isisford (S)		_	_		_		_		-
Longreach (S)		5	5				_		_
Tambo (S)			-		_		_		
Winton (S)	_	-			-	_	1	_	1
ackay Statistical Division									
Belyando (S)		_	_	l 2	_	l 1	_		_
Broadsound (S)	63	2	 65	3 27	18	3 45	30		32
Mackay (C) Mirani (S)	4		4	3	10	3	4	_	4
Nebo (S)				_					
Sarina (S)	11		11	6		6	4	_	4
Whitsunday (S)	15	_	15	11		11	10	_	10
orthern Statistical Division									
Bowen (S)	2	_	2	1	_	1	3	_	3
Burdekin (S)	7	2	9	15	6	21	7	4	11
Charters Towers (C)	4	_	4	2		2	2	_	2
Dalrymple (S)	_	_		1		1	1	_	1
Hinchinbrook (S)	7	_	7	6		6	7		_7
Thuringowa (C) Townsville (C)	41 25	7	41 32	27 14		27 14	23 21	22	23 43
r North Statistical Division		*		-		•		_	
Atherton (S)	8	4	12	10	_	10	6		6
Aurukun (S)					_				
Cairns (C)	128	53	181	57	12	69	87	25	112
Cardwell (S)	9 7		9	6	_	6	11	2	13
	7	_	7		·		l	_	i
Cook (S) Croydon (S)		J-1997						_	

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

	N	ac, 1995		,	Dec., 1995			Jan., 1996	
Local government area	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential huild- ings	Total	Houses	Other resi- dential build- ings	Total
Far North Statistical									
Division continued									
Eacham (S)	3		.3	3		3	2		2
Etheridge (S)									
Herberton (S)	2		2	4		4	5		5
Johnstone (S)	31	14	45	17		17	6	-	6
Mareeba (S)	3		3	9		9	8		8
Torres (S)		2	2	5	2	7			
North West Statistical Division									
Burke (S)									
Carpentaria (S)									
Cloneurry (S)				3		3			
Flinders (S)	1		1						
McKinlay (S)									
Mornington (S)									
Mount Isa (C)	Į.		l					ý	9
Richmond (S)									
Unincorporated islands						•			
Queensiand	2,077	590	2,667	1,678	859	2,537	1,352	464	1,816

⁽a) See paragraph 15 of the Explanatory Notes. (b) See paragraph 14 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 'gramy 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 zero n.a. not available

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