

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, SEPTEMBER 1989

PHONE INQUIRIES

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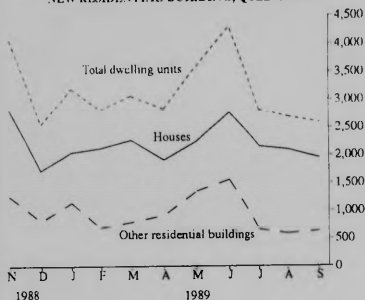
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MAIL INQUIRIES

Please write to Information Services, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Q 4001.

MAIN FEATURES

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



Total Dwellings

- During September 1989, construction of 2,576 dwelling units in new residential buildings commenced. This figure represents a decrease of 4 per cent when compared with the August 1989 figure.
- Albert Shire accounted for 13 per cent of all new dwelling commencements during September 1989, followed by Brisbane City with 9 per cent and Gold Coast City with 7 per cent of the State total.

Houses

- New house commencements during September 1989 totalled 1,941, a decrease of 7 per cent from the August 1989 figure. The number of private sector houses commenced in September 1989 (1,901) represented 98 per cent of all house commencements.

- For house commencements in September 1989, the highest levels of activity were Albert Shire with 246 (13 per cent of the State total) followed by Brisbane City with 168 (9 per cent).
- For the 3 months ended September 1989, house commencements totalled 6,180, which was 10 per cent less than that for the 3 months ended June 1989.

New Other Residential Buildings

- Dwelling units commenced in new other residential buildings during September 1989 totalled 635, an increase of 9 per cent over the August 1989 figure.
- For dwelling units commenced in new other residential buildings in September 1989, the highest levels of activity were Gold Coast City with 121 (19 per cent of the State total), Albert Shire reporting 96 (15 per cent) and Brisbane City 75 (12 per cent).
- For the 3 months ended September 1989, dwelling unit commencements in new other residential buildings totalled 1,879, a decrease of 51 per cent on that recorded for the 3 months ended June 1989.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Particulars	Three months ended		Percentage change
	June 1989	September 1989	
Houses	6,905	6,180	-10
Other residential buildings	3,818	1,879	-51
Total	10,723	8,059	-25

NOTES

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.

Explanatory Notes are located at the back of this publication.

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12 December 1989

D. M. Jacobs
ACTING DEPUTY COMMONWEALTH
STATISTICIAN

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									
1986-87	5 372	203	5 575	603	317	920	5 975	520	6 495
1987-88	8 281	386	8 667	1 057	628	1 685	9 338	1 014	10 352
1988-89	10 560	486	11 046	2 490	900	3 390	13 050	1 386	14 436
1988-									
July	900	23	923	90	28	118	990	51	1 041
August	1 052	10	1 062	85	84	169	1 137	94	1 231
September	1 186	29	1 215	128	100	228	1 314	129	1 443
October	1 120	25	1 145	229	158	387	1 349	183	1 532
November	1 096	45	1 141	229	151	380	1 325	196	1 521
December	610	33	643	263	—	263	873	33	906
1989-									
January	755	26	781	169	97	266	924	123	1 047
February	709	45	754	94	24	118	803	69	872
March	794	76	870	133	14	147	927	90	1 017
April	504	116	620	190	114	304	694	230	924
May	773	38	811	564	64	628	1 337	102	1 439
June	1 061	20	1 081	316	66	382	1 377	86	1 463
July	780	26	806	228	39	267	1 008	65	1 073
August	669	1	670	229	42	271	898	43	941
September	609	14	623	142	39	181	751	53	804
QUEENSLAND									
1986-87	15 105	508	15 613	3 062	715	3 777	18 167	1 223	19 390
1987-88	21 921	722	22 643	6 480	1 180	7 660	28 401	1 902	30 303
1988-89	27 600	1 069	28 669	11 111	1 714	12 825	38 711	2 783	41 494
1988-									
July	2 265	42	2 307	755	42	797	3 020	84	3 104
August	2 560	27	2 587	1 024	160	1 184	3 584	187	3 771
September	2 885	126	3 011	803	210	1 013	3 688	336	4 024
October	2 819	87	2 906	1 119	170	1 289	3 938	257	4 195
November	2 666	138	2 804	1 058	204	1 262	3 724	342	4 066
December	1 651	70	1 721	702	119	821	2 353	189	2 542
1989-									
January	2 000	44	2 044	896	253	1 149	2 896	297	3 193
February	2 056	63	2 119	578	116	694	2 634	179	2 813
March	2 104	161	2 265	722	76	798	2 826	237	3 063
April	1 721	191	1 912	776	146	922	2 697	337	2 834
May	2 185	55	2 240	1 227	120	1 347	3 412	175	3 587
June	2 688	65	2 753	1 451	98	1 549	4 139	163	4 302
July	2 083	64	2 147	610	49	659	2 693	113	2 806
August	2 013	79	2 092	519	66	585	2 532	145	2 677
September	1 901	40	1 941	570	65	635	2 471	105	2 576

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			
1986-87	1,260	11,383	1,315	1,465	190	15,613	3,777	19,390
1987-88	1,645	17,708	1,537	1,330	387	22,643	7,660	30,303
1988-89	1,904	22,647	2,002	1,686	430	28,669	12,825	41,494
1988-								
July	144	1,840	160	126	37	2,307	797	3,104
August	154	2,041	175	168	49	2,587	1,184	3,771
September	167	2,337	201	210	96	3,011	1,013	4,024
October	191	2,308	199	177	31	2,906	1,289	4,195
November	172	2,235	205	160	32	2,804	1,262	4,066
December	158	1,299	148	97	19	1,721	821	2,542
1989-								
January	159	1,610	137	113	25	2,044	1,149	3,193
February	127	1,695	161	114	22	2,119	694	2,813
March	136	1,833	154	115	27	2,265	798	3,063
April	159	1,502	122	103	26	1,912	922	2,834
May	143	1,791	142	135	29	2,240	1,347	3,587
June	194	2,156	198	168	37	2,753	1,549	4,302
July	129	1,669	178	135	36	2,147	659	2,806
August	170	1,617	122	153	30	2,092	585	2,677
September	148	1,487	155	125	26	1,941	635	2,576

(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, QUEENSLAND

Statistical division and statistical district	July, 1989		Aug., 1989		Sept. 1989		Sep. qtr. 1989		Total
	Houses	Other residential buildings	Total Houses	Other residential buildings	Total Houses	Other residential buildings	Total Houses	Other residential buildings	
Statistical division									
Brisbane	806	267	1,073	670	271	941	623	181	2,818
Moreton	710	201	911	673	93	766	665	311	2,048
Wide Bay-Burnett	165	44	209	197	41	238	201	23	605
Darling Downs	90	16	106	107	12	119	82	12	279
South-West	1	—	1	4	—	4	5	3	10
Fitzroy	98	38	136	94	8	102	65	2	257
Central-West	5	—	5	2	—	2	1	—	8
Mackay	50	15	65	73	—	73	70	38	193
Northern	87	7	94	92	113	205	73	20	252
Far North	134	71	205	179	43	222	155	45	468
North-West	1	—	1	1	4	5	1	—	4
Total Queensland	2,147	659	2,806	2,092	585	2,677	1,941	635	4,618
Statistical district									
Gold Coast-Tweed (a)	251	72	323	242	28	270	242	213	455
Sunshine Coast	165	129	294	153	42	195	145	82	227
Bundaberg	42	34	76	35	30	65	34	10	101
Gladstone	20	12	32	15	—	15	23	2	58
Rockhampton	19	—	19	26	5	31	19	—	64
Mackay	8	12	20	29	—	29	32	12	69
Townsville	49	7	56	44	111	155	49	13	142
Cairns	48	56	104	80	28	108	89	22	217

(a) 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

Local government area	July, 1989		Aug., 1989		Sept., 1989		Sept. qtr., 1989			
	Other resi- dential build- ings	Total Houses	Other resi- dential build- ings	Total Houses	Other resi- dential build- ings	Total Houses	Other resi- dential build- ings	Total Houses	Other resi- dential build- ings	Total
Brishane and Moreton Statistical Divisions										
Albert (S)	286	4	290	256	2	258	246	96	342	788
Beauesert (S)	74	—	74	63	—	63	84	—	84	221
Boonah (S)	1	—	1	5	—	5	10	—	10	16
Brisbane (C)	246	207	453	168	107	275	168	75	243	582
Caboolture (S)	129	8	137	96	66	162	100	24	124	325
Caloundra (C)	104	72	176	102	—	102	90	10	100	296
Esk (S)	7	—	7	8	—	8	11	—	11	26
Gatton (S)	6	—	6	12	9	21	13	—	13	31
Gold Coast (C)	55	68	123	43	26	69	50	121	171	148
Ipswich (C)	17	2	19	26	—	26	28	—	28	71
Kilcoy (S)	3	—	3	3	—	3	4	—	4	10
Laidley (S)	11	—	11	16	—	16	7	—	7	34
Logan (C)	119	2	121	117	52	169	93	20	113	329
Maroochy (S)	109	18	127	98	15	113	87	31	118	294
Moreton (S)	62	—	62	74	—	74	63	—	63	199
Noosa (S)	50	39	89	46	27	73	40	41	81	136
Pine Rivers (S)	74	2	76	89	2	91	90	49	139	253
Redcliffe (C)	19	3	22	18	4	22	16	12	28	53
Redland (S)	144	43	187	103	54	157	88	13	101	335
Wide Bay-Burnett Statistical Division										
Biggenden (S)	—	—	—	—	—	—	—	—	—	—
Bundaberg (C)	5	2	7	9	24	33	5	5	10	19
Eidsvold (S)	—	—	—	—	—	—	1	—	1	—
Gayndah (S)	—	—	—	—	—	—	7	—	7	28
Gooburrum (S)	13	—	13	8	—	8	7	—	7	3
Gympie (C)	1	—	1	2	—	2	2	—	2	—
Hervey Bay (C)	40	—	40	58	7	65	79	13	92	177
Isis (S)	3	—	3	13	—	13	5	—	5	21
Kilkivan (S)	1	4	5	1	—	1	1	—	1	3
Kingaroy (S)	2	—	2	5	—	5	7	—	7	14
Kolan (S)	—	—	—	3	—	3	—	—	—	3
Maryborough (C)	8	—	8	6	—	6	8	—	8	22
Miriam Vale (S)	6	—	6	7	—	7	6	—	6	19
Monto (S)	—	—	—	—	—	—	—	—	—	—
Mundubbera (S)	1	—	1	—	—	—	—	—	—	1
Murgon (S)	—	—	—	—	—	—	—	—	—	—
Nanango (S)	8	4	12	11	—	11	6	—	6	25
Perry (S)	—	—	—	—	—	—	—	—	—	—
Tiaro (S)	3	—	3	6	—	6	6	—	6	15
Widgee (S)	26	2	28	23	4	27	33	—	33	82
Wondai (S)	1	—	1	1	—	1	2	—	2	4
Woocoo (S)	4	—	4	9	—	9	7	—	7	20
Woongarra (S)	43	32	75	35	6	41	28	5	33	106
Darling Downs Statistical Division										
Allora (S)	1	—	1	3	—	3	—	—	—	4
Cambooya (S)	3	—	3	2	—	2	—	—	—	5
Chinchilla (S)	4	—	4	2	—	2	1	—	1	7
Clifton (S)	2	—	2	4	—	4	—	—	—	6
Crow's Nest (S)	8	—	8	9	—	9	9	—	9	26
Dalby (T)	3	—	3	3	—	3	3	—	3	9
Glengallan (S)	—	—	—	3	—	3	1	—	1	4
Goondiwindi (T)	2	—	2	4	2	6	—	—	—	7
Ingleswood (S)	—	2	2	1	—	1	4	—	4	7
Jondaryan (S)	12	—	12	9	—	9	3	—	3	24
Millmerran (S)	1	—	1	—	—	—	1	—	1	2
Murilla (S)	—	—	—	2	—	2	2	—	2	4
Pittsworth (S)	2	—	2	1	—	1	3	—	3	6
Rosalie (S)	6	—	6	4	—	4	3	—	3	13
Rosenthal (S)	1	—	1	4	2	6	3	—	3	8
Stanthorpe (S)	3	—	3	3	—	3	2	—	2	8
Tara (S)	—	—	—	4	—	4	—	—	—	4

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

Local government area	July, 1989		Aug. 1989		Sept. 1989		Sep. qtr. 1989	
	Houses	Other res- dential build- ings	Total Houses	Other res- dential build- ings	Total Houses	Other res- dential build- ings	Total Houses	Other res- dential build- ings
<i>Darling Downs</i>								
<i>Statistical Division - continued</i>								
Taroom (S)	—	—	—	—	—	—	—	—
Toowoomba (C)	41	14	55	45	6	51	43	10
Wagamba (S)	—	—	—	—	—	—	—	—
Wambo (S)	1	—	1	—	—	—	1	—
Warwick (C)	—	—	—	6	—	6	6	12
<i>South-West Statistical</i>								
<i>Division</i>								
Balonne (S)	—	—	—	3	—	3	2	—
Bendeme (S)	—	—	—	—	—	—	—	5
Booranga (S)	1	—	1	—	—	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	1
Bungil (S)	—	—	—	—	—	—	—	—
Murweh (S)	—	—	—	—	—	—	—	—
Paroo (S)	—	—	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	2	—	2	—
Roma (T)	—	—	—	—	1	—	1	—
Warroo (S)	—	—	—	1	—	3	3	1
<i>Fitzroy Statistical</i>								
<i>Division</i>								
Banana (S)	—	—	—	4	—	4	—	4
Bauhina (S)	—	—	—	—	3	—	—	3
Calliope (S)	13	12	25	8	—	8	9	2
Duaringa (S)	3	—	3	—	—	—	11	30
Emerald (S)	—	—	—	7	—	7	—	3
Fitzroy (S)	4	—	4	5	—	5	3	12
Gladstone (C)	7	—	7	8	—	8	15	30
Jericho (S)	—	—	—	—	—	—	—	—
Livingstone (S)	18	22	40	29	—	29	21	21
Mount Morgan (S)	—	—	—	—	—	—	—	68
Peak Downs (S)	34	4	38	11	—	11	—	45
Rockhampton (C)	19	—	19	22	5	27	17	58
<i>Central-West Statistical</i>								
<i>Division</i>								
Aramac (S)	—	—	—	—	—	—	1	—
Baraldine (S)	—	—	—	—	—	—	—	1
Barcoo (S)	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	1	—	—	—	1
Boulia (S)	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—
Ilfracombe (S)	5	—	5	1	—	1	—	6
Irisford (S)	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	—	—	—	—	—
Tambo (S)	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—
<i>Mackay Statistical</i>								
<i>Division</i>								
Belyando (S)	1	—	1	—	—	—	—	—
Broadsound (S)	12	—	12	7	—	7	—	19
Mackay (C)	—	12	12	2	—	2	11	23
Mirani (S)	—	—	—	—	—	—	2	4
Nebo (S)	—	—	—	—	—	—	—	—
Pioneer (S)	9	—	9	41	—	41	35	85
Sarna (S)	7	—	7	3	—	3	3	13
Whitsunday (S)	21	3	24	20	—	20	19	24

Local government area

(C) City. (T) Town. (S) Shire.

EXPLANATORY NOTES

Scope and Coverage

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.

2. Major residential building commencements which are not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.

3. 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

4. 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.

5. Some commencements of other residential buildings shown for June 1988 properly belong in earlier months. It has not been practicable to allocate these to the earlier months. (See the August 1988 issue of this publication for a more detailed explanation.)

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 8.

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 1936-1989*, 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 legal 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 Shire of Redland and parts of the Shires of Albert, Baudesert, Caboolture, Moreton and Pine Rivers.

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 legal LGA boundaries.

EXPLANATORY NOTES - continued

Related Publications

15. Users may also wish to refer to the following publications which are available on request:

Building Approvals (8731.3) - Monthly (\$8.00)

Building Approvals: Small Area Statistics
(8733.3) - Latest issue: 1988-89 (\$7.50)

Dwelling Unit Commencements: Small Area Statistics (8743.3) - Latest issue: 1988-89
(\$7.50)

Building Activity (8752.3) - Quarterly (\$7.50)

16. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Catalogue No. 1101.0) and those produced by the Queensland Office are listed in *List of Publications* (Catalogue No. 1101.3). A *Publications Advice* (Catalogue No. 1105.0) is issued on Tuesdays and Fridays which lists publications to be released in the next few days. These publications are available from any ABS Office.

Unpublished Statistics

17. The ABS can also make available certain dwelling unit commencement statistics which are not published. Where it is not practicable to provide the required statistics by telephone, they may be available in other forms, such as microfiche, photocopy, computer printout or clerically extracted tabulation. A charge may be made for providing unpublished statistics in these forms.

18. For further information on these unpublished statistics contact Mike Lawson by telephoning Brisbane (07) 222 6286 or write to Information Services, Australian Bureau of Statistics, GPO Box 9817, Brisbane Q 4001.

Symbols and Other Usages

— Nil.

