



AUSTRALIAN BUREAU OF STATISTICS

QUEENSLAND

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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, NOVEMBER 1984

PHONE INQUIRIES	For more information about these statistics please contact Ron Ketter on Brisbane (07) 222 6286. For other inquiries, including copies of publications, please contact Information Services on Brisbane (07) 222 6351.
MAIL INQUIRIES	Please write to Information Services, ABS, Statistics House, 345 Ann Street, Brisbane, Q. 4000.

Main Features

- During November 1984, 2,902 dwelling units (2,332 houses and 570 other dwelling units) were reported as commenced in Queensland. When compared with reported commencements for October 1984, these figures represent increases of 3.1 per cent for houses, 17.8 per cent for other dwelling units, and 5.7 per cent for total dwelling units.
- The local authority area with the highest level of dwelling activity was Brisbane City with 371 commencements, accounting for 12.8 per cent of the State total.
- For house commencements, the highest levels of activity, with percentages of the State total shown in bracket were: Albert Shire, 286 (12.3 per cent); Brisbane City, 238 (10.2 per cent); and Logan City, 199 (9.9 per cent). The Gold Coast Statistical District reported 223 house commencements (9.6 per cent), while the Sunshine Coast Statistical District reported 158 (6.8 per cent).
- For other dwelling unit commencements, the highest levels of activity were: Brisbane City, 133 (23.3 per cent); Toowoomba City, 48 (8.4 per cent); and Landsborough Shire, 41 (7.2 per cent). The Gold Coast Statistical District reported 52 (9.1 per cent) other dwelling unit commencements, while there were 60 (10.5 per cent) for the Sunshine Coast Statistical District.

Explanatory Notes

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each local authority area with comparative data for earlier months.

Scope and Coverage

The statistics were compiled from monthly reports, provided by local and other government authorities, of commencements of new houses and new other dwellings for which:

- building permits were issued by local authorities in areas subject to building control by those authorities; or
- contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local authorities.

Major dwelling commencements in areas not subject to the normal administrative approval processes (e.g. mining leases) are also included.

The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new "other buildings", i.e. buildings other than dwellings, is not included.

Comparability of Statistics

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 commencements statistics with the quarterly dwelling unit commencements statistics from the building activity survey.

Definitions

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.

A dwelling is defined as a building predominantly consisting of one or more dwelling units. Dwellings can be either "houses" or "other dwellings" as follows:

- 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 "other buildings" are defined as houses for the purpose of these statistics.
- An "other dwelling" 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. townhouses, duplexes, apartment buildings, etc.).

Commencements. For the purposes of this statistical series, a dwelling is regarded as being commenced on the date when:

- 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. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- the building work is determined as commenced by a building inspector or surveyor.

Ownership. 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. Dwellings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the dwellings on or before completion, are classified as public sector.

Explanatory Notes (continued)

Statistical divisions. For statistical purposes local authority areas, as defined under the "Local Government Act 1936-1984", and comprising cities shown (C), towns (T), and shires, are grouped into statistical divisions.

The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan, and Redcliffe, the Shire of Redland, and parts of the Shires of Albert, Beaudesert, Caboolture, Moreton, and Pine Rivers. The City of Brisbane and parts of some adjoining shires are sub-divided into suburbs; separate figures are not shown in this publication but are available on request.

Statistical districts. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the local authority boundaries. These districts are intended to contain the anticipated urban spread over the next 20 years, and are shown in Table 1.

Related Publications

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

- "Building Approvals, Preliminary Figures for Dwelling Units Approved" (8730.3)
- "Building Approvals" (8731.3)

Related Publications (continued)

- "Building Approvals: Small Area Statistics" (8733.3)
- "Building Activity" (8752.3)

All publications produced by the ABS are listed in the "Catalogue of Publications" (Catalogue No. 1101.0) which is available from any ABS Office.

Unpublished Statistics

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.

For further information on these unpublished statistics contact Ron Ketter by telephoning Brisbane (07) 222 6286, or write to Information Services at the address below.

Symbols and Other Usages

- Nil or less than half the final digit shown.

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19 March 1985

Table 1 - Dwelling Units Commenced by Type of Dwelling in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland, September to November 1984

Statistical division, local authority area, and statistical district	September			October			November		
	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units
Brisbane Division	728	252	980	973	231	1,204	981	185	1,166
Albert (part) ..	53	-	53	76	78	154	100	-	100
Beaudesert (part) ..	8	-	8	6	-	6	12	-	12
Brisbane (C) ..	209	111	320	286	71	357	238	133	371
Caboolture (part) ..	59	4	63	65	2	67	73	2	75
Ipswich (C) ..	22	-	22	44	-	44	32	-	32
Logan (C) ..	131	95	226	189	53	242	231	25	256
Moreton (part) ..	56	-	56	82	-	82	81	-	81
Pine Rivers (part) ..	74	-	74	96	18	114	90	6	96
Redcliffe (C) ..	17	12	29	18	3	21	16	7	23
Redland ..	99	30	129	111	6	117	108	12	120
Moreton Division	593	93	686	476	101	577	576	122	698
Albert (part) ..	210	13	223	182	18	200	186	17	203
Beaudesert (part) ..	49	-	49	30	-	30	38	-	38
Boonah ..	4	-	4	7	-	7	2	-	2
Caboolture (part) ..	26	7	33	33	2	35	37	6	43
Esk ..	4	-	4	14	-	14	12	2	14
Gatton ..	22	-	22	17	6	23	10	-	10
Gold Coast (C) ..	46	40	86	48	18	66	54	35	89
Kilcoy ..	3	-	3	2	-	2	-	-	-
Laidley ..	12	-	12	9	-	9	12	-	12
Landsborough ..	56	6	62	55	16	71	68	41	109
Maroochy ..	106	9	115	32	-	32	105	18	123
Moreton (part) ..	19	-	19	11	-	11	13	-	13
Noosa ..	33	18	51	34	9	43	34	3	37
Pine Rivers (part) ..	3	-	3	2	-	2	5	-	5
Wide Bay-Burnett Division	117	26	143	160	23	183	168	42	210
Biggenden ..	-	-	-	1	-	1	-	-	-
Bundaberg (C) ..	9	10	19	4	2	6	12	11	23
Eidsvold ..	-	-	-	-	-	-	-	-	-
Gayndah ..	-	-	-	1	-	1	-	-	-
Gooburrum ..	1	-	1	3	-	3	5	-	5
Gympie (C) ..	8	2	10	5	2	7	9	21	30
Hervy Bay (C) ..	32	10	42	45	-	45	29	-	29
Isis ..	8	-	8	3	-	3	6	-	6
Kilkivan ..	3	-	3	3	-	3	2	-	2
Kingaroy ..	8	4	12	16	-	16	13	-	13
Kolan ..	2	-	2	2	-	2	2	-	2
Maryborough (C) ..	7	-	7	4	-	4	17	-	17
Miriam Vale ..	3	-	3	1	-	1	-	-	-
Monto ..	1	-	1	1	-	1	4	-	4
Mundubbera ..	1	-	1	1	7	8	1	-	1
Murgon ..	-	-	-	1	-	1	2	2	4
Nanango ..	9	-	9	8	3	11	15	2	17
Perry ..	-	-	-	-	-	-	2	-	2
Tiaro ..	5	-	5	10	-	10	10	-	10
Widgee ..	14	-	14	35	9	44	12	-	12
Wondai ..	1	-	1	4	-	4	1	2	3
Woocoo ..	5	-	5	10	-	10	2	-	2
Woongarra ..	-	-	-	2	-	2	24	4	28
Darling Downs Division	99	39	138	119	24	143	127	48	175
Allora ..	-	-	-	-	-	-	2	-	2
Cambooya ..	2	-	2	5	-	5	2	-	2
Chinchilla ..	9	-	9	-	-	-	6	-	6
Clifton ..	1	-	1	-	-	-	3	-	3
Crow's Nest ..	3	-	3	9	-	9	12	-	12
Dalby (T) ..	3	-	3	10	-	10	6	-	6
Glengallan ..	4	-	4	1	-	1	2	-	2
Goondiwindi (T) ..	-	-	-	2	-	2	2	-	2
Inglewood ..	1	-	1	-	-	-	1	-	1
Jondaryan ..	16	-	16	10	2	12	10	-	10
Millmerran ..	1	-	1	3	-	3	3	-	3
Murilla ..	-	-	-	4	-	4	1	-	1
Pittsworth ..	4	-	4	6	-	6	-	-	-
Rosalie ..	3	-	3	13	2	15	11	-	11
Rosenthal ..	2	-	2	-	-	-	3	-	3

Table 1 - Dwelling Units Commenced by Type of Dwelling in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland, September to November 1984 (continued)

Statistical division, Local authority area, and statistical district	September			October			November		
	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units
Darling Downs Division (continued)									
Stanthorpe ..	2	-	2	3	-	3	-	-	-
Tara ..	5	-	5	-	-	-	7	-	7
Taroom ..	1	-	1	-	-	-	-	-	-
Toowoomba (C) ..	31	31	62	46	20	66	51	48	99
Wagamba ..	-	-	-	-	-	-	-	-	-
Wambo ..	5	-	5	2	-	2	1	-	1
Warwick (C) ..	6	8	14	5	-	5	4	-	4
South-West Division ..	<u>9</u>	<u>12</u>	<u>21</u>	<u>12</u>	-	<u>12</u>	<u>21</u>	<u>3</u>	<u>24</u>
Balonne ..	1	-	1	3	-	3	4	-	4
Bendemere ..	-	-	-	-	-	-	3	-	3
Booringa ..	1	-	1	-	-	-	1	-	1
Bulloo ..	-	-	-	-	-	-	-	-	-
Bungil ..	-	-	-	1	-	1	2	-	2
Munweh ..	1	-	1	2	-	2	2	-	2
Paroo ..	-	-	-	-	-	-	-	-	-
Quilpie ..	-	-	-	-	-	-	-	-	-
Roma (T) ..	6	12	18	6	-	6	9	3	12
Warroo ..	-	-	-	-	-	-	-	-	-
Fitzroy Division ..	<u>92</u>	<u>6</u>	<u>98</u>	<u>160</u>	<u>28</u>	<u>188</u>	<u>103</u>	<u>23</u>	<u>126</u>
Banana ..	14	-	14	19	-	19	2	-	2
Baumlila ..	-	-	-	-	-	-	-	-	-
Calliope ..	9	-	9	9	-	9	7	-	7
Duarlinga ..	1	-	1	9	-	9	3	20	23
Emerald ..	13	-	13	6	2	8	10	3	13
Fitzroy ..	15	-	15	15	2	17	13	-	13
Gladstone (C) ..	9	-	9	14	-	14	18	-	18
Jericho ..	-	-	-	-	-	-	-	-	-
Livingstone ..	14	-	14	25	6	31	17	-	17
Mount Morgan ..	-	-	-	-	-	-	-	-	-
Peak Downs ..	-	-	-	-	-	-	-	-	-
Rockhampton (C) ..	17	6	23	63	18	81	33	-	33
Central-West Division ..	<u>4</u>	<u>6</u>	<u>10</u>	-	-	-	<u>3</u>	-	<u>3</u>
Aramac ..	-	-	-	-	-	-	-	-	-
Barcardine ..	-	-	-	-	-	-	1	-	1
Barcoo ..	-	-	-	-	-	-	-	-	-
Blackell ..	2	-	2	-	-	-	1	-	1
Boulia ..	-	-	-	-	-	-	-	-	-
Diamantina ..	-	-	-	-	-	-	-	-	-
Ilfracombe ..	-	-	-	-	-	-	-	-	-
Isisford ..	-	-	-	-	-	-	-	-	-
Longreach ..	2	6	8	-	-	-	-	-	-
Tambo ..	-	-	-	-	-	-	1	-	1
Winton ..	-	-	-	-	-	-	-	-	-
Mackay Division ..	<u>75</u>	<u>16</u>	<u>91</u>	<u>82</u>	<u>2</u>	<u>84</u>	<u>64</u>	<u>54</u>	<u>118</u>
Belyando ..	3	-	3	-	-	-	5	6	11
Broadsound ..	12	-	12	19	-	19	1	-	1
Mackay (C) ..	4	16	20	-	-	-	7	19	26
Mirani ..	3	-	3	6	-	6	5	-	5
Nebo ..	-	-	-	-	-	-	1	-	1
Pioneer ..	33	-	33	44	-	44	30	-	30
Proserpine ..	4	-	4	1	-	1	7	29	36
Sarina ..	16	-	16	12	2	14	8	-	8
Northern Division ..	<u>114</u>	<u>37</u>	<u>151</u>	<u>144</u>	<u>23</u>	<u>167</u>	<u>142</u>	<u>20</u>	<u>162</u>
Bowen ..	8	2	10	5	4	9	10	-	10
Burdekin ..	18	9	27	10	5	15	8	-	8
Charters Towers (C) ..	-	-	-	15	-	15	5	-	5
Dalrymple ..	-	-	-	6	-	6	2	-	2
Hinchinbrook ..	5	3	8	4	-	4	4	-	4
Thuringowa ..	69	5	74	90	8	98	88	2	90
Townsville (C) ..	1	17	18	14	6	20	25	18	43

Table 1 - Dwelling Units Commenced by Type of Dwelling in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland, September to November 1984 (continued)

Statistical division, Local authority area, and statistical district	September			October			November		
	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units	Houses	Other dwell- ing units	Total dwell- ing units
Far North Division ..	<u>137</u>	<u>54</u>	<u>191</u>	<u>129</u>	<u>48</u>	<u>177</u>	<u>144</u>	<u>73</u>	<u>217</u>
Atherton ..	9	4	13	2	-	2	8	2	10
Aurukun ..	-	-	-	-	-	-	-	-	-
Cairns (C) ..	24	17	41	21	16	37	28	33	61
Cardwell ..	5	2	7	6	-	6	6	-	6
Cook (excluding Weipa)	1	-	1	3	-	3	2	2	4
Croydon ..	-	-	-	-	2	2	-	-	-
Douglas ..	5	2	7	7	-	7	5	10	15
Eacham ..	18	-	18	3	-	3	12	-	12
Etheridge ..	-	-	-	-	-	-	-	-	-
Herberton ..	2	-	2	4	-	4	-	-	-
Johnstone ..	8	-	8	3	4	7	4	-	4
Mareeba ..	13	-	13	15	-	15	14	-	14
Mulgrave ..	52	29	81	64	14	78	64	26	90
Torres ..	-	-	-	1	12	13	1	-	1
Weipa (T) ..	-	-	-	-	-	-	-	-	-
North-West Division ..	<u>2</u>	-	<u>2</u>	<u>6</u>	<u>4</u>	<u>10</u>	<u>3</u>	-	<u>3</u>
Burke ..	-	-	-	-	-	-	-	-	-
Carpentaria ..	-	-	-	-	-	-	3	-	3
Cloncurry ..	-	-	-	-	-	-	-	-	-
Flinders ..	-	-	-	2	-	2	-	-	-
McKinlay ..	-	-	-	-	-	-	-	-	-
Mornington ..	-	-	-	-	-	-	-	-	-
Mount Isa (C) ..	2	-	2	4	4	8	-	-	-
Richmond ..	-	-	-	-	-	-	-	-	-
Unincorporated islands	-	-	-	-	-	-	-	-	-
Total Queensland	1,970	541	2,511	2,261	484	2,745	2,332	570	2,902
Statistical districts									
Gold Coast (a) ..	242	53	295	223	36	259	223	52	275
Sunshine Coast ..	144	33	177	89	57	146	158	60	218
Bundaberg ..	9	10	19	5	2	7	35	15	50
Rockhampton ..	26	6	32	72	20	92	42	-	42
Mackay ..	18	16	34	29	-	29	25	19	44
Townsville ..	66	23	89	76	14	90	85	20	105
Cairns ..	73	46	119	79	30	109	90	59	149

(a) Excluding that part of the Gold Coast Statistical District in New South Wales.

**Table 2 - Houses Commenced by Material of Outer Walls and Ownership in
Statistical Divisions, Queensland, November 1984**

Statistical division	Double-brick (a)(b)	Brick-veneer (a)	Fibre-cement	Timber	Other and not stated	Total
Private Sector						
Brisbane	21	706	110	63	9	909
Moreton	27	433	32	60	11	563
Wide Bay-Burnett ..	13	107	28	15	4	167
Darling Downs ..	9	78	19	15	1	122
South-West	5	8	2	4	2	21
Fitzroy	6	48	22	18	-	94
Central-West	-	-	1	1	1	3
Mackay	6	31	23	2	1	63
Northern	26	71	25	8	3	133
Far North	68	54	13	8	1	144
North-West	-	-	1	2	-	3
Total	181	1,536	276	196	33	2,222
Public Sector						
Brisbane	-	63	9	-	-	72
Moreton	-	6	7	-	-	13
Wide Bay-Burnett ..	-	-	1	-	-	1
Darling Downs ..	-	4	1	-	-	5
South-West	-	-	-	-	-	-
Fitzroy	-	1	8	-	-	9
Central-West	-	-	-	-	-	-
Mackay	-	-	1	-	-	1
Northern	1	3	5	-	-	9
Far North	-	-	-	-	-	-
North-West	-	-	-	-	-	-
Total	1	77	32	-	-	110
Total						
Brisbane	21	769	119	63	9	981
Moreton	27	439	39	60	11	576
Wide Bay-Burnett ..	13	107	29	15	4	168
Darling Downs ..	9	82	20	15	1	127
South-West	5	8	2	4	2	21
Fitzroy	6	49	30	18	-	103
Central-West	-	-	1	1	1	3
Mackay	6	31	24	2	1	64
Northern	27	74	30	8	3	142
Far North	68	54	13	8	1	144
North-West	-	-	1	2	-	3
Total	182	1,613	308	196	33	2,332

(a) Including bricks or blocks of clay, concrete, or calcium silicate.

(b) Including concrete poured on site, prefabricated steel-reinforced concrete, and stone.

**SOUTH-EASTERN
QUEENSLAND
LOCAL AUTHORITIES**