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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, NOVEMBER 1990

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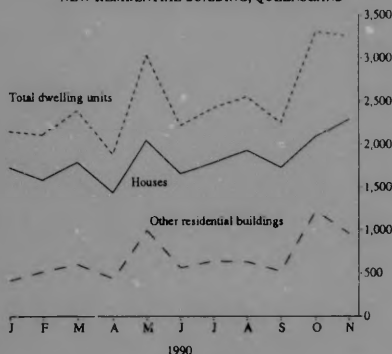
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MAIN FEATURES

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



Houses

- New house commencements during November 1990 totalled 2,289, an increase of 10 per cent over the October 1990 figure. The number of private sector houses commenced in November 1990 (2,191) represented an increase of 6 per cent when compared with the October 1990 figure.
- For the 3 months ended November 1990, house commencements totalled 6,097, which was an increase of 14 per cent compared with the total for the 3 months ended August 1990.

New other residential buildings

- Dwelling units commenced in new other residential buildings during November 1990 totalled 958, a decrease of 21 per cent from the October 1990 figure.
- For the 3 months ended November 1990, dwelling unit commencements in new other residential buildings totalled 2,700, an increase of 47 per cent over that recorded for the 3 months ended August 1990.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW
RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
November— 1989	1,901	584	2,485
1990	2,289	958	3,247
Three months ended—			
November 1989	6,020	2,123	8,143
August 1990	5,357	1,831	7,188
November 1990	6,097	2,700	8,797

Maroochy Shire Council's dwelling unit commencement report for the month of November 1990 showed details of 334 houses and 178 other residential building dwelling units which actually commenced in previous months. These under-reported figures have been included with November commencements in this publication.

Total dwellings

- During November 1990, construction of 3,247 dwelling units in new residential buildings commenced. This figure represents a decrease of 2 per cent when compared with the October 1990 figure of 3,302 which was an increase of 47 per cent from the September 1990 figure.

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
BRISBANE STATISTICAL DIVISION								
1987-88	8,281	386	8,667	1,057	628	1,685	9,338	1,014
1988-89	10,560	486	11,046	2,490	900	3,390	13,050	1,366
1989-90	7,219	562	7,781	2,351	815	3,166	9,570	1,377
1989 —								
September	609	14	623	142	39	181	751	53
October	594	59	653	131	179	310	725	238
November	644	37	681	159	9	168	803	46
December	451	101	552	279	16	295	730	117
1990 —								
January	516	94	610	111	44	155	627	138
February	546	63	609	198	38	236	744	101
March	576	85	661	107	76	183	683	161
April	464	57	521	138	127	265	602	184
May	765	8	773	328	124	452	1,093	132
June	605	17	622	301	82	383	906	99
July	620	—	620	233	11	244	853	11
August	627	23	650	90	102	192	717	125
September	593	30	623	99	12	111	692	42
October	655	3	658	414	38	452	1,069	41
November	624	66	690	174	85	259	798	151
QUEENSLAND								
1987-88	21,921	722	22,643	6,480	1,180	7,660	28,401	1,902
1988-89	27,600	1,069	28,669	11,111	1,714	12,825	38,711	2,783
1989-90	20,671	1,233	21,904	6,254	1,252	7,506	26,925	2,485
1989 —								
September	1,901	40	1,941	570	65	635	2,471	105
October	1,945	233	2,178	659	245	904	2,604	478
November	1,848	53	1,901	571	13	584	2,419	66
December	1,262	165	1,427	534	77	611	1,796	242
1990 —								
January	1,508	216	1,724	320	94	414	1,828	310
February	1,461	121	1,582	467	50	517	1,928	171
March	1,654	132	1,786	377	234	601	2,031	356
April	1,358	79	1,437	310	129	439	1,668	208
May	2,007	26	2,033	855	140	995	2,862	166
June	1,631	25	1,656	462	100	562	2,093	125
July	1,774	7	1,781	593	46	639	2,367	53
August	1,867	53	1,920	512	118	630	2,379	171
September	1,667	58	1,725	396	127	523	2,063	185
October	2,066	17	2,083	1,005	214	1,219	3,071	231
November	2,191	98	2,289	683	275	958	2,874	373

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			
1987-88	1,645	17,708	1,573	1,330	387	22,643	7,660	30,303
1988-89	1,904	22,647	2,002	1,666	430	28,669	12,825	41,494
1989-90	1,484	16,857	1,728	1,459	376	21,904	7,506	29,410
1989 —								
September	148	1,487	155	125	26	1,941	635	2,576
October	130	1,667	194	137	50	2,178	904	3,082
November	124	1,454	166	134	23	1,901	584	2,485
December	95	1,090	98	101	43	1,427	611	2,038
1990 —								
January	113	1,341	132	112	26	1,724	414	2,138
February	98	1,215	124	117	28	1,582	517	2,099
March	112	1,390	141	122	21	1,786	601	2,387
April	104	1,114	109	88	22	1,437	439	1,876
May	134	1,557	180	133	29	2,033	995	3,028
June	127	1,256	129	102	42	1,656	562	2,218
July	143	1,332	159	121	26	1,781	639	2,420
August	114	1,408	181	194	23	1,920	630	2,550
September	108	1,288	153	154	17	1,725	523	2,248
October	135	1,563	227	132	26	2,083	1,219	3,302
November	123	1,690	282	151	43	2,289	958	3,247

(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	Sept. 1990			Oct. 1990			Nov. 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	623	111	734	658	452	1,110	690	259	949
Moreton	489	208	697	643	462	1,105	945	432	1,377
Wide Bay-Burnett	167	42	209	246	40	286	181	52	233
Darling Downs	97	47	144	115	66	181	115	34	149
South-West	7	—	7	1	14	15	3	—	3
Fitzroy	104	27	131	112	54	146	90	38	128
Central-West	1	—	1	1	—	1	—	—	—
Mackay	68	23	91	66	21	87	76	—	76
Northern	77	27	104	86	37	123	76	67	143
Far North	92	38	130	155	91	246	112	68	180
North-West	—	—	—	—	2	2	1	8	9
Queensland	1,725	523	2,248	2,083	1,219	3,302	2,289	958	3,247
Statistical district									
Gold Coast-Tweed (a)	161	169	330	215	385	600	205	112	317
Sunshine Coast	190	31	140	163	67	230	418	251	669
Bundaberg	19	8	27	41	14	55	28	12	40
Gladstone	17	10	27	21	4	25	24	20	44
Rockhampton	23	4	27	25	11	36	23	6	29
Mackay	19	13	32	29	21	50	37	—	37
Townsville	45	17	62	48	32	80	36	61	97
Cairns	28	34	62	92	81	173	42	28	70

(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

	Sept. 1990			Oct. 1990			Nov. 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Local government area</i>									
<i>Brisbane and Moreton Statistical Divisions</i>									
Albert (S)	163	13	176	244	119	363	195	10	205
Beaudesert (S)	78	5	83	58	2	60	51	—	51
Buonah (S)	4	—	4	5	—	5	6	—	6
Brisbane (C)	203	76	279	210	277	487	165	82	247
Caboolture (S)	99	16	115	114	10	124	119	89	208
Caloundra (C)	95	23	118	77	2	79	78	8	86
Esk (S)	12	—	12	13	—	13	6	—	6
Gatton (S)	17	—	17	15	—	15	17	—	17
Gold Coast (C)	37	159	196	38	324	362	50	102	152
Ipswich (C)	25	2	27	20	7	27	66	8	74
Kilcoy (S)	7	—	7	6	—	6	2	—	2
Ladley (S)	12	—	12	8	—	8	1	—	1
Logan (C)	90	—	90	94	76	170	61	—	61
Maroochy (S)	27	6	33	111	59	170	457	204	661
Moreton (S)	45	6	51	67	—	67	97	16	113
Noosa (S)	24	2	26	42	10	52	37	43	80
Pine Rivers (S)	95	8	103	77	2	79	99	76	175
Redcliffe (C)	18	1	19	11	6	17	38	11	49
Redland (S)	61	—	61	91	20	111	90	30	120
<i>Wide Bay-Burnett Statistical Division</i>									
Biggenden (S)	1	—	1	—	—	—	1	—	1
Bundaberg (C)	4	8	12	6	14	20	1	9	10
Endsvoid (S)	—	—	—	1	—	1	1	—	1
Gayndah (S)	—	—	—	—	—	—	—	—	—
Gosford (S)	8	—	8	11	—	11	18	—	18
Gympie (C)	2	3	5	6	2	8	4	4	8
Hervey Bay (C)	63	18	81	95	8	103	39	6	45
Ips (S)	4	—	4	6	—	6	12	—	12
Kilkivan (S)	—	—	—	4	—	4	1	—	1
Kingaroy (S)	4	—	4	10	4	14	10	—	10
Kolan (S)	4	—	4	5	—	5	10	—	10
Maryborough (C)	11	9	20	7	2	9	7	—	7
Minam Vale (S)	9	4	13	3	—	3	7	—	7
Monto (S)	—	—	—	—	—	—	1	—	1
Mundubbera (S)	1	—	1	—	—	—	—	—	—
Murgon (S)	1	—	1	—	8	8	—	—	—
Nanango (S)	10	—	10	12	—	12	11	—	11
Perry (S)	—	—	—	—	—	—	1	—	1
Tiaro (S)	4	—	4	2	—	2	2	—	2
Widgee (S)	21	—	21	27	—	27	27	30	57
Wondai (S)	7	—	7	3	—	3	—	—	—
Woolou (S)	1	—	1	8	—	8	3	—	3
Woolgarra (S)	16	—	16	39	2	41	28	3	31
<i>Darling Downs Statistical Division</i>									
Allora (S)	—	—	—	1	—	1	5	—	5
Cambooya (S)	2	—	2	6	—	6	4	—	4
Churchill (S)	2	2	4	1	—	1	2	—	2
Clifton (S)	5	—	5	6	2	8	5	—	5
Crow's Nest (S)	8	—	8	8	—	8	7	—	7
Dalby (T)	3	—	3	1	—	1	4	4	8
Glengallan (S)	2	—	2	—	—	—	4	—	4
Groundswind (T)	2	—	2	8	3	11	2	12	14
Inglewood (S)	2	—	2	1	—	1	1	—	1
Jondaryan (S)	8	—	8	14	—	14	9	—	9
Millmerran (S)	1	—	1	2	—	2	1	—	1
Murilla (S)	—	—	—	1	—	1	—	—	—
Pittsworth (S)	2	—	2	1	—	1	1	—	1
Roxalie (S)	9	—	9	9	—	9	10	—	10
Rosenthal (S)	2	—	2	1	—	1	3	—	3
Stanthorpe (S)	8	—	8	6	6	12	6	—	6
Tara (S)	3	—	3	—	—	—	4	—	4

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

	Sept. 1990			Oct. 1990			Nov. 1990		
	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total
<i>Local government area</i>									
<i>Darling Downs</i>									
<i>Statistical Division — continued</i>									
Taroom (S)	—	—	—	4	—	4	—	—	—
Toowoomba (C)	31	36	67	36	55	91	18	16	54
Waggonia (S)	—	—	—	—	—	—	2	—	2
Warrego (S)	—	—	—	6	—	—	7	—	—
Warwick (C)	7	9	16	3	—	3	—	2	9
<i>South-West Statistical</i>									
<i>Division</i>									
Balonne (S)	3	—	3	1	—	1	2	—	2
Bendemeer (S)	—	—	—	—	—	—	—	—	—
Boorooma (S)	—	—	—	—	—	—	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	—	8	8	—	—	—
Murweh (S)	—	—	—	—	—	—	—	—	—
Paroo (S)	1	—	1	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	—	1	—	6	6	—	—	—
Warroo (S)	2	—	2	—	—	—	1	—	1
<i>Fitzroy Statistical</i>									
<i>Division</i>									
Banana (S)	3	—	3	—	—	—	2	—	2
Bathurst (S)	—	—	—	—	—	—	—	—	—
Calliope (S)	8	—	8	6	4	10	17	—	17
Duaringa (S)	7	—	7	16	—	16	4	—	4
Emerald (S)	27	—	27	32	19	51	13	12	25
Fitzroy (S)	8	—	8	3	—	3	10	4	14
Gladstone (C)	10	10	20	16	—	16	8	20	28
Jericho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	22	13	35	17	—	17	22	—	22
Mount Morgan (S)	2	—	2	—	—	—	—	—	—
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	17	4	21	22	11	33	14	2	16
<i>Central-West Statistical</i>									
<i>Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Baraldine (S)	—	—	—	—	—	—	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	1	—	1	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Isisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	1	—	1	—	—	—	—	—	—
Lambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical</i>									
<i>Division</i>									
Belyando (S)	1	—	1	3	—	3	1	—	1
Broadsound (S)	6	2	8	1	—	1	1	—	1
Mackay (C)	5	11	16	1	21	22	3	—	3
Mirani (S)	5	—	5	3	—	3	2	—	2
Nebo (S)	17	—	17	—	—	—	12	—	12
Pioneer (S)	22	2	24	43	—	43	48	—	48
Sarina (S)	6	2	8	5	—	5	2	—	2
Whitsunday (S)	6	6	12	10	—	10	7	—	7

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

	Sept., 1990			Oct., 1990			Nov., 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Local government areas</i>									
<i>Northern Statistical Division</i>									
Bowen (S)	5	—	5	3	—	3	—	—	—
Burdekin (S)	4	—	4	2	8	10	2	—	2
Charters Towers (C)	1	10	11	2	—	2	6	6	12
Dalrymple (S)	1	—	1	2	—	2	—	—	—
Hinchinbrook (S)	2	—	2	6	—	6	4	—	4
Thuringowa (C)	46	—	46	60	—	60	49	—	49
Townsville (C)	18	17	35	11	32	43	15	61	76
<i>Far North Statistical Division</i>									
Atherton (S)	7	—	7	6	8	14	11	10	21
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	10	26	36	11	71	82	18	28	46
Cardwell (S)	6	—	6	4	—	4	7	2	9
Cook (S)	1	—	1	1	—	1	—	—	—
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	5	—	5	8	—	8	9	—	9
Eacham (S)	6	—	6	6	—	6	2	—	2
Etheridge (S)	—	—	—	—	—	—	—	—	—
Herberton (S)	1	—	1	2	—	2	8	—	8
Johnstone (S)	18	2	20	9	—	11	9	26	35
Mareeba (S)	8	—	8	10	—	10	16	2	18
Mulgrave (S)	29	8	37	98	10	108	32	—	32
Torres (S)	1	2	3	—	—	—	—	—	—
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	—	—	—	—	2	2	—	—	—
Cloncurry (S)	—	—	—	—	—	—	1	—	1
Flinders (S)	—	—	—	—	—	—	—	—	—
McKintay (S)	—	—	—	—	—	—	—	—	—
Morinton (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	—	—	—	—	—	—	8	8
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Queensland	1,725	523	2,248	2,083	1,219	3,302	2,289	958	3,247

(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 9.

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 1936-1990*, 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 Shire of Redland and parts of the Shires of Albert, Beaudesert, 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 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 (\$10.00)

Building Approvals: Small Area Statistics
(8733.3) - Latest issue: 1989-90 (\$8.00)

Dwelling Unit Commencements: Small Area Statistics (8743.3) - Latest issue: 1989-90 (\$8.00)

Building Activity (8752.3) - Quarterly (\$10.00)

16. 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

17. As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquires 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 Street
BRISBANE Q 4000
20 February 1991

J. K. Cornish
DEPUTY COMMONWEALTH STATISTICIAN

