



DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, AUGUST 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 August 1984, 3,059 dwelling units (2,333 houses and 726 other dwelling units) were reported as commenced in Queensland. When compared with reported commencements for July 1984, these figures represent increases of 28.4 per cent for houses, 84.7 per cent for other dwelling units, and 38.4 per cent for total dwelling units.
- The local authority area with the highest level of dwelling activity was Brisbane City with 440 commencements, accounting for 14.4 per cent of the State total.
- For house commencements, the highest levels of activity, with percentages of the State total shown in brackets, were: Brisbane City, 271 (11.6 per cent); Albert Shire, 240 (10.3 per cent); and Logan City, 193 (8.3 per cent). The Gold Coast Statistical District reported 197 house commencements (8.4 per cent), while the Sunshine Coast Statistical District reported 94 (4.0 per cent).
- For other dwelling unit commencements, the highest levels of activity were: Brisbane City, 169 (23.3 per cent); Logan City, 95 (13.1 per cent); and Cairns City 84 (11.6 per cent). The Gold Coast Statistical District reported 91 (12.5 per cent) other dwelling unit commencements, while there were 27 (3.7 per cent) for the Sunshine Coast Statistical District.

Explanatory Notes

Introduction

This publication contains details of the number of dwelling units commenced in local authority areas in August 1984 with comparative data for earlier months.

From the September quarter 1980 a new building activity survey, conducted on a sample basis, replaced the previous quarterly complete enumeration of private sector building jobs involving new house construction or alterations and additions valued at \$10,000 or more to houses.

The implication of this change is that the quarterly sample survey provides information on private sector house building activity, including alterations and additions to houses, only at the Australian and State/Territory levels of detail. Finer levels of geographic disaggregation are not available. This is because of the sampling variability associated with such data. To compensate partly for the loss of detail, this series for new dwellings commenced is produced to provide information on a small area basis.

Comparability and Reliability of Statistics

Because of the differences in data sources and collection methodologies and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling commencements statistics with the quarterly dwelling commencements statistics for previous periods provided by the discontinued building operations census, or those available from the replacement collection, the building activity survey.

Explanatory Notes (continued)

Scope and Coverage

The statistics in this publication were compiled from reports, provided principally by local and other government authorities, for commencements of house and other dwelling building jobs for which:

- (a) building permits issued by local authorities; or
- (b) contracts were let or day labour work approved by Commonwealth, State, semi-government, and local authorities.

The statistics of private sector dwelling commencements relate, in general, only to those areas of the State which are subject to building control by local authorities. In addition, major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. mining leases) is also included. Private sector dwellings commenced in some rural areas (previously reported by builders in the quarterly building operations census) are therefore excluded, but these are not significant in terms of total activity. The statistics of public sector building cover the whole of the State.

Definitions

Dwelling Unit. 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.

Dwelling. 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) 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.
- (b) 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.).

Temporary or makeshift dwellings are excluded from building statistics. Dwelling units that result from conversion of existing buildings into flats are not included in the number of new dwellings.

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

- (a) the dwelling job 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
- (b) the dwelling job is determined as commenced by a building inspector or surveyor.

Ownership. Dwelling commencements are classified as either private sector or public sector according to the ownership of the proposed dwelling at the date of approval.

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.

Explanatory Notes (continued)

Related Publications

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

- "Building Approvals, Preliminary Figures for Dwellings Approved" (8730.3)
- "Building Approvals" (8731.3)
- "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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4 January 1985

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

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

[illegible]

[illegible]

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

Statistical division, local authority area, and statistical district	June			July			August		
	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
<u>Far North Division</u>									
(continued)									
Cairns (C)	41	13	54	55	6	61	35	84	119
Cardwell	9	-	9	4	-	4	6	-	6
Cook (excluding Weipa)	-	-	-	-	-	-	-	-	-
Croydon	1	-	1	-	-	-	-	-	-
Douglas	6	13	19	4	11	15	5	17	22
Eacham	6	-	6	6	-	6	7	-	7
Etheridge	-	-	-	-	-	-	-	-	-
Herberton	2	-	2	3	-	3	-	-	-
Johnstone	4	-	4	9	2	11	7	-	7
Mareeba	17	-	17	17	2	19	10	2	12
Mulgrave	69	6	75	57	-	57	63	37	100
Torres	-	-	-	2	-	2	1	-	1
Weipa (T)	-	-	-	-	-	-	-	-	-
<u>North-West Division</u>	22	7	29	8	4	12	11	2	13
Burke	-	-	-	-	-	-	-	-	-
Carpentaria	-	-	-	-	-	-	-	-	-
Cloncurry	-	-	-	1	-	1	3	2	5
Flinders	1	-	1	1	-	1	1	-	1
McKinlay	-	-	-	-	-	-	-	-	-
Mornington	-	-	-	-	-	-	-	-	-
Mount Isa (C)	21	7	28	6	4	10	6	-	6
Richmond	-	-	-	-	-	-	1	-	1
Unincorporated islands	-	-	-	-	-	-	-	-	-
<u>Total Queensland</u> ..	2,238	337	2,575	1,817	393	2,210	2,333	726	3,059
<u>Statistical districts</u>									
Gold Coast (a) ..	225	46	271	246	35	281	197	91	288
Sunshine Coast ..	104	15	119	90	25	115	94	27	121
Bundaberg	29	-	29	19	2	21	25	-	25
Rockhampton	40	16	56	30	14	44	49	14	63
Mackay	38	2	40	20	43	63	26	9	35
Townsville	103	4	107	57	17	74	76	24	100
Cairns	104	19	123	109	6	115	95	121	216

(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,
Statistical Divisions, Queensland, August 1984

Statistical division			Double-brick (a)(b)	Brick-veneer (a)	Fibre-cement	Timber	Other and not stated	Total
Private Sector								
Brisbane	..	..	38	770	112	68	-	988
Moreton	..	..	33	362	67	55	5	522
Wide Bay-Burnett	..	..	20	111	22	16	2	171
Darling Downs	..	..	6	110	12	13	1	142
South-West	..	..	-	6	11	2	-	19
Fitzroy	..	..	8	65	55	10	1	139
Central-West	..	..	-	-	1	-	-	1
Mackay	..	..	6	29	20	1	1	57
Northern	..	..	24	63	34	2	3	126
Far North	..	..	73	48	11	7	1	140
North-West	..	..	5	1	4	1	-	11
<u>Total</u>	..	..	213	1,565	349	175	14	2,316
Public Sector								
Brisbane	..	..	-	6	-	-	-	6
Moreton	..	..	-	-	-	-	-	-
Wide Bay-Burnett	..	..	-	-	-	-	-	-
Darling Downs	..	..	-	-	4	-	-	4
South-West	..	..	-	-	1	-	-	1
Fitzroy	..	..	-	-	-	-	-	-
Central-West	..	..	-	-	1	-	-	1
Mackay	..	..	-	-	-	-	-	-
Northern	..	..	-	3	-	-	-	3
Far North	..	..	-	-	2	-	-	2
North-West	..	..	-	-	-	-	-	-
<u>Total</u>	..	..	-	9	8	-	-	17
Total								
Brisbane	..	..	38	776	112	68	-	994
Moreton	..	..	33	362	67	55	5	522
Wide Bay-Burnett	..	..	20	111	22	16	2	171
Darling Downs	..	..	6	110	16	13	1	146
South-West	..	..	-	6	12	2	-	20
Fitzroy	..	..	8	65	55	10	1	139
Central-West	..	..	-	-	2	-	-	2
Mackay	..	..	6	29	20	1	1	57
Northern	..	..	24	66	34	2	3	129
Far North	..	..	73	48	13	7	1	142
North-West	..	..	5	1	4	1	-	11
<u>Total</u>	..	..	213	1,574	357	175	14	2,333

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

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