

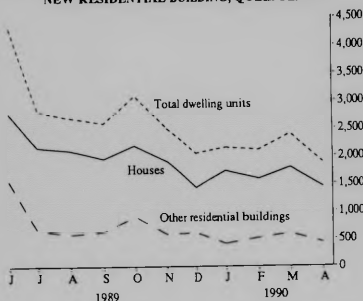
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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, APRIL 1990

PHONE INQUIRIES	For more information about these statistics please contact Mike Lawson on Brisbane (07) 222 6286. For other inquiries, including copies of publications, please contact Information Services on Brisbane (07) 222 6351.
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MAIN FEATURES

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



Total Dwellings

- During April 1990, construction of 1,876 dwelling units in new residential buildings commenced. This figure represents a decrease of 21 per cent when compared to the March 1990 figure and was the lowest monthly figure recorded since April 1988.

Houses

- New house commencements during April 1990 totalled 1,437, a decrease of 20 per cent from the March 1990 figure after an increase of 13 per cent

last month. The number of private sector houses commenced in April 1990 (1,358) represented 95 per cent of all house commencements.

- For the 3 months ended April 1990, house commencements totalled 4,805, which was 5 per cent less than for the 3 months ended January 1990.

New Other Residential Buildings

- Dwelling units commenced in new other residential buildings during April 1990 totalled 439, a decrease of 27 per cent from the March 1990 figure after an increase of 16 per cent last month.
- For the 3 months ended April 1990, dwelling unit commencements in new other residential buildings totalled 1,557, a decrease of 3 per cent from that recorded for the 3 months ended January 1990.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
April - 1989	1,912	922	2,834
1990	1,437	439	1,876
Three months ended -			
April 1989	6,296	2,414	8,710
January 1990	5,052	1,609	6,661
April 1990	4,805	1,557	6,362

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
1989 —									
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
October	504	59	563	131	179	310	725	238	963
November	644	37	681	159	9	168	803	46	849
December	451	101	552	279	16	295	730	117	847
1990 —									
January	516	94	610	111	44	155	627	138	765
February	546	63	609	198	38	236	744	101	845
March	576	85	661	107	76	183	683	161	844
April	404	57	521	138	127	265	602	184	786
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
1989 —									
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	2,497	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
October	1,945	233	2,178	659	245	904	2,604	478	3,082
November	1,848	53	1,901	571	13	584	2,419	66	2,485
December	1,262	165	1,427	534	77	611	1,796	242	2,038
1990 —									
January	1,508	216	1,724	320	94	414	1,828	310	2,138
February	1,461	121	1,582	467	50	517	1,928	171	2,099
March	1,654	132	1,786	377	224	601	2,031	356	2,387
April	1,358	79	1,437	310	129	439	1,668	208	1,876

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
1989 —								
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
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	31	1,786	601	2,387
April	104	1,114	109	88	22	1,437	439	1,876

(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	Feb., 1990			Mar., 1990			Apr., 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	609	236	845	661	183	844	521	265	786
Moreton	443	114	557	540	217	757	465	73	538
Wide Bay-Burnett	151	31	182	213	41	254	146	36	182
Darling Downs	83	17	100	89	18	107	79	16	95
South-West	4	—	4	2	5	7	1	2	3
Fitzroy	52	4	56	72	17	89	52	16	68
Central-West	1	—	1	1	—	1	—	—	—
Mackay	82	7	89	58	48	106	24	—	24
Northern	64	14	78	69	34	103	51	14	65
Far North	91	94	185	80	34	114	92	17	109
North-West	2	—	2	1	4	5	6	—	6
Total Queensland	1,582	517	2,099	1,786	601	2,387	1,437	439	1,876
Statistical district									
Gold Coast-Tweed (a)	149	89	238	159	142	301	182	29	211
Sunshine Coast	122	25	147	141	51	192	122	44	166
Bundaberg	29	15	44	35	15	50	32	10	42
Gladstone	17	—	17	20	2	22	16	—	16
Rockhampton	12	4	16	24	5	29	15	7	22
Mackay	50	7	57	29	34	63	12	—	12
Townsville	48	14	62	34	20	54	33	6	39
Cairns	30	72	102	32	14	46	35	4	39

(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

	Feb., 1990			Mar., 1990			Apr., 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)	149	39	188	164	26	190	186	12	198
Beaudesert (S)	39	—	39	82	8	90	46	—	46
Boonah (S)	3	—	3	6	7	13	4	—	4
Brisbane (C)	166	105	271	194	120	314	150	142	292
Caboolture (S)	80	6	86	85	12	97	69	6	75
Caloundra (C)	78	9	87	90	29	119	56	6	62
Eak (S)	9	—	9	10	—	10	9	—	9
Gatton (S)	10	—	10	6	3	9	8	—	8
Gold Coast (C)	49	75	124	38	123	161	41	19	60
Ipswich (C)	34	—	34	36	2	38	16	2	18
Kilcoy (S)	2	—	2	1	—	1	2	—	2
Laidley (S)	2	—	2	24	2	26	7	—	7
Logan (C)	125	82	207	123	23	146	107	81	188
Maroochy (S)	55	5	60	83	2	85	77	34	111
Moreton (S)	45	—	45	52	2	54	32	4	36
Noosa (S)	38	11	49	33	20	53	29	4	33
Pine Rivers (S)	74	—	74	69	—	69	55	16	71
Redcliffe (C)	28	18	46	21	14	35	19	—	19
Redland (S)	65	—	65	84	7	91	73	12	85
<i>Wide Bay-Burnett Statistical Division</i>									
Biggenden (S)	—	—	—	1	—	1	—	—	—
Bundaberg (C)	2	8	10	8	13	21	1	—	1
Eidsvold (S)	—	—	—	—	—	—	—	—	—
Gayndah (S)	—	—	—	—	—	—	1	—	1
Gooburrum (S)	21	2	23	17	2	19	1	—	1
Gympie (C)	1	—	1	4	16	20	1	—	1
Hervey Bay (C)	46	2	48	93	4	97	44	5	49
Isis (S)	5	—	5	5	—	5	4	—	4
Kilkivan (S)	2	—	2	2	—	2	3	—	3
Kingaroy (S)	7	—	7	4	2	6	6	15	21
Kolan (S)	1	—	1	2	—	2	3	—	3
Maryborough (C)	10	6	16	5	—	5	6	—	6
Miriam Vale (S)	4	—	4	3	—	3	2	—	2
Monto (S)	—	—	—	—	—	—	—	—	—
Mundubbera (S)	—	—	—	2	—	2	1	—	1
Murgon (S)	—	—	—	—	—	—	1	—	1
Nanango (S)	8	—	8	10	—	10	13	—	13
Perry (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	3	—	3	5	—	5	2	—	2
Widgee (S)	11	6	17	20	2	22	16	2	18
Wondai (S)	—	—	—	—	—	—	2	—	2
Wooool (S)	1	—	1	5	—	5	3	—	3
Woonarra (S)	29	7	36	27	2	29	36	10	46
<i>Darling Downs Statistical Division</i>									
Allora (S)	1	—	1	—	—	—	—	—	—
Cambooya (S)	3	—	3	1	—	1	2	—	2
Chinchilla (S)	1	—	1	2	—	2	4	—	4
Clifton (S)	—	—	—	—	—	—	1	—	1
Crow's Nest (S)	2	—	2	1	—	1	3	—	3
Dalby (T)	—	—	—	5	—	5	1	—	1
Glengallan (S)	1	—	1	—	—	—	4	—	4
Goondiwindi (T)	6	—	6	3	—	3	2	—	2
Inglewood (S)	6	—	6	—	—	—	—	—	—
Jondaryan (S)	7	—	7	1	—	1	5	3	8
Millmerran (S)	—	—	—	2	—	2	—	—	—
Murilla (S)	1	—	1	1	—	1	1	—	1
Pittsworth (S)	3	—	3	3	—	3	2	—	2
Rosalie (S)	7	2	9	5	—	5	7	—	7
Rosenthal (S)	2	—	2	6	—	6	3	—	3
Stanthorpe (S)	3	—	3	9	—	9	3	—	3
Tara (S)	3	—	3	—	—	—	3	—	3

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

Local government area	Feb., 1990			Mar., 1990			Apr., 1990		
	Houses	Other residential build-ings	Total	Houses	Other residential build-ings	Total	Houses	Other residential build-ings	Total
<i>Darling Downs</i>									
<i>Statistical Division —continued</i>									
Taroom (S)	2	—	2	—	—	—	—	—	—
Toowoomba (C)	33	15	48	40	18	58	31	13	44
Waggamba (S)	—	—	—	—	—	—	—	—	—
Wambo (S)	—	—	—	2	—	2	—	—	—
Warwick (C)	2	—	2	8	—	8	7	—	7
<i>South-West Statistical Division</i>									
Balonne (S)	1	—	1	—	—	—	—	—	—
Bendemere (S)	—	—	—	—	—	—	—	—	—
Booringa (S)	—	—	—	—	—	—	—	2	2
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	2	—	2	—	—	—	—	—	—
Murweh (S)	1	—	1	—	—	—	1	—	1
Paroo (S)	—	—	—	2	—	2	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—
Roma (T)	—	—	—	—	5	5	—	—	—
Warroo (S)	—	—	—	—	—	—	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	1	—	1	1	—	1	3	—	3
Bauhinia (S)	—	—	—	—	—	—	1	—	1
Calliope (S)	4	—	4	16	—	16	5	—	5
Duarunga (S)	1	—	1	6	—	6	—	—	—
Emerald (S)	2	—	2	—	—	—	1	—	1
Fitzroy (S)	3	2	5	18	—	18	8	—	8
Gladstone (C)	13	—	13	6	2	8	11	—	11
Jericho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	17	—	17	14	10	24	15	9	24
Mount Morgan (S)	—	—	—	—	—	—	—	—	—
Peak Downs (S)	—	—	—	1	—	1	—	—	—
Rockhampton (C)	11	2	13	10	5	15	8	7	15
<i>Central-West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Barcalaine (S)	1	—	1	—	—	—	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Isisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	1	—	1	—	—	—
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	—	—	—	8	2	10	2	—	2
Brookound (S)	10	—	10	—	—	—	—	—	—
Mackay (C)	38	7	45	3	34	37	—	—	—
Mirani (S)	—	—	—	2	—	2	1	—	1
Nebo (S)	—	—	—	—	—	—	—	—	—
Pioneer (S)	30	—	30	40	—	40	18	—	18
Sarina (S)	11	—	11	—	—	—	—	—	—
Whitsunday (S)	3	—	3	5	12	17	3	—	3

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

Local government area	Feb., 1990			Mar., 1990			Apr., 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Northern Statistical Division</i>									
Bowen (S)	3	—	3	4	10	14	1	—	1
Burdekin (S)	3	—	3	10	—	10	2	—	2
Charters Towers (C)	—	—	—	4	2	6	6	8	14
Dalrymple (S)	1	—	1	4	—	4	—	—	—
Hinchinbrook (S)	—	—	—	4	—	4	1	—	1
Thuringowa (C)	39	4	43	33	4	37	28	—	28
Townsville (C)	19	10	28	10	18	28	13	6	19
<i>Far North Statistical Division</i>									
Atherton (S)	5	6	11	7	16	23	11	2	13
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	6	72	78	3	14	17	2	2	4
Cardwell (S)	8	2	10	1	—	1	4	—	4
Cook (S)	—	—	—	—	—	—	—	5	5
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	4	—	4	12	—	12	6	—	6
Eacham (S)	6	—	6	—	—	—	9	—	9
Etheridge (S)	—	—	—	—	—	—	1	—	1
Herberton (S)	7	2	9	6	2	8	8	—	8
Johstone (S)	8	2	10	10	2	12	6	6	12
Mareeba (S)	11	10	21	11	—	11	5	—	5
Mulgrave (S)	31	—	31	30	—	30	40	2	42
Torres (S)	5	—	5	—	—	—	—	—	—
Weipa (T)	—	—	—	—	—	—	—	—	—
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	1	—	1	1	—	1	3	—	3
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Flinders (S)	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Morlington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	1	—	1	—	4	4	3	—	3
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Total Queensland	1,582	517	2,099	1,786	601	2,387	1,437	439	1,876

(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 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 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 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

EXPLANATORY NOTES - continued

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.

Related Publications

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

Building Approvals (8731.3) - Monthly (\$8.50)

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 (\$8.00)

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 will 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.

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2 August 1990

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