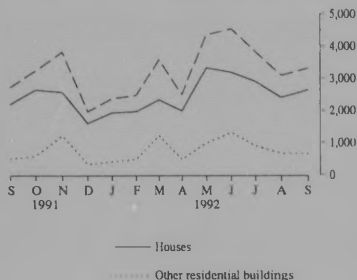


## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, SEPTEMBER 1992

### MAIN FEATURES

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



- For the 3 months ended September 1992, reported house commencements totalled 7,967, a decrease of 7 per cent compared with the total for the 3 months ended June 1992 but an increase of 14 per cent compared with the total for the 3 months ended September 1991.

#### New other residential buildings

- Dwelling units reported commenced in new other residential buildings during September 1992 totalled 671, a decrease of 2 per cent from the August 1992 figure.
- For the 3 months ended September 1992, reported dwelling unit commencements in new other residential buildings totalled 2,277, a decrease of 21 per cent compared with the total for the 3 months ended June 1992 and a decrease of 12 per cent compared with the total for the 3 months ended September 1991.

#### Total dwellings

- During September 1992, construction of 3,319 dwelling units in new residential buildings was reported as having commenced. This figure represents an increase of 7 per cent when compared with the August 1992 figure of 3,097.

#### Houses

- New house commencements during September 1992 totalled 2,648, an increase of 10 per cent when compared with the August 1992 figure. The number of private sector houses commenced in September 1992 (2,617) represented an increase of 10 per cent when compared with the August 1992 figure.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW  
RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
September 1991	2,201	539	2,740
September 1992	2,648	671	3,319
<i>Three months ended—</i>			
September 1991	7,019	2,593	9,612
June 1992	8,527	2,870	11,397
September 1992	7,967	2,277	10,244

#### INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Clare Newman on Brisbane (07) 222 6286 or any ABS State office.
- for information about other ABS statistics and services please contact Information Services on Brisbane (07) 222 6351 or any ABS State office.

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 (a)									
1989-90	7,219	562	7,781	2,351	815	3,166	9,570	1,377	10,947
1990-91	7,883	446	8,329	2,384	734	3,118	10,267	1,180	11,447
1991-92	11,304	401	11,705	3,464	715	4,179	14,768	1,116	15,884
1991—									
July	950	54	1,004	523	22	545	1,473	76	1,549
August	852	63	915	313	35	348	1,165	98	1,263
September	876	40	916	253	24	277	1,129	64	1,193
October	1,066	36	1,102	130	70	200	1,196	106	1,302
November	1,090	19	1,109	601	19	620	1,691	38	1,729
December	661	18	679	91	6	97	752	24	776
1992—									
January	756	13	769	47	65	112	803	78	881
February	749	63	812	264	59	323	1,013	122	1,135
March	810	2	812	516	41	557	1,326	43	1,369
April	806	17	823	125	112	237	931	129	1,060
May	1,338	16	1,354	183	46	229	1,521	62	1,583
June	1,350	60	1,410	418	216	634	1,768	276	2,044
July	1,021	26	1,047	208	108	316	1,229	134	1,363
August	974	9	983	286	13	299	1,260	22	1,282
September	883	14	897	169	18	187	1,052	32	1,084
QUEENSLAND									
1989-90	20,671	1,233	21,904	6,254	1,252	7,506	26,925	2,485	29,410
1990-91	22,052	965	23,017	6,244	1,735	7,979	28,296	2,700	30,996
1991-92	27,739	943	28,682	8,613	1,253	9,866	36,352	2,196	38,548
1991—									
July	2,414	81	2,495	1,128	36	1,164	3,542	117	3,659
August	2,219	104	2,323	791	99	890	3,010	203	3,213
September	2,150	51	2,201	484	55	539	2,634	106	2,740
October	2,571	80	2,651	493	111	604	3,064	191	3,255
November	2,505	82	2,587	1,218	21	1,239	3,723	103	3,826
December	1,555	68	1,623	352	10	362	1,907	78	1,985
1992—									
January	1,901	47	1,948	377	67	444	2,278	114	2,392
February	1,820	161	1,981	443	65	508	2,263	226	2,489
March	2,289	57	2,346	1,205	41	1,246	3,494	98	3,592
April	1,964	38	2,002	379	132	511	2,343	170	2,513
May	3,290	44	3,334	800	220	1,020	4,090	264	4,354
June	3,061	130	3,191	943	396	1,339	4,004	526	4,530
July	2,838	68	2,906	671	251	922	3,509	319	3,828
August	2,387	26	2,413	637	47	684	3,024	73	3,097
September	2,617	31	2,648	635	36	671	3,252	67	3,319

(a) See paragraph 15 of the Explanatory Notes.

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			
1989-90	1,484	16,857	1,728	1,459	376	21,904	7,506	29,410
1990-91	1,378	17,503	2,110	1,653	373	23,017	7,979	30,996
1991-92	1,531	22,448	2,412	1,798	493	28,682	9,866	38,548
1991—								
July	127	1,966	191	172	39	2,495	1,164	3,659
August	116	1,741	203	188	75	2,323	890	3,213
September	116	1,738	172	148	27	2,201	539	2,740
October	112	2,102	227	182	28	2,651	604	3,255
November	111	2,051	229	155	41	2,587	1,239	3,826
December	71	1,271	135	121	25	1,623	362	1,985
1992—								
January	98	1,501	161	161	27	1,948	444	2,392
February	109	1,581	158	92	41	1,981	508	2,489
March	177	1,804	185	142	38	2,346	1,246	3,592
April	105	1,561	156	124	56	2,002	511	2,513
May	253	2,563	287	175	56	3,334	1,020	4,354
June	136	2,569	308	138	40	3,191	1,339	4,530
July	168	2,285	251	161	41	2,906	922	3,828
August	92	1,864	250	167	40	2,413	684	3,097
September	149	2,034	267	142	56	2,648	671	3,319

(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 (a), QUEENSLAND

Statistical division and statistical district	July, 1992		Aug., 1992		Sept., 1992		Sep. qtr., 1992					
	Houses	Other residential buildings	Total Houses	Other residential buildings	Total Houses	Other residential buildings	Total Houses	Other residential buildings				
<i>Statistical division</i>												
Brisbane	1,047	316	1,363	983	299	1,282	897	187	1,084	2,927	802	3,729
Moreton	728	228	956	626	128	754	665	197	862	2,019	553	2,572
Wide Bay-Burnett	323	80	403	246	43	289	299	71	370	868	194	1,062
Darling Downs	166	30	196	120	32	152	148	34	182	434	96	530
South-West	2	5	7	4	—	4	12	—	12	18	5	23
Fitzroy	150	49	199	108	49	157	180	10	190	438	108	546
Central-West	3	4	7	2	—	2	2	—	2	7	4	11
Mackay	93	31	124	109	25	134	86	18	104	288	74	362
Northern	135	90	225	101	26	127	176	75	251	412	191	603
Far North	256	77	333	108	82	190	178	79	257	542	238	780
North-West	3	12	15	6	—	6	5	—	5	14	12	26
<b>Queensland</b>	<b>2,906</b>	<b>922</b>	<b>3,828</b>	<b>2,413</b>	<b>684</b>	<b>3,097</b>	<b>2,648</b>	<b>671</b>	<b>3,319</b>	<b>7,967</b>	<b>2,277</b>	<b>10,244</b>
<i>Statistical district</i>												
Gold Coast-Tweed (b)	289	78	367	237	38	275	260	70	330	786	186	972
Sunshine Coast	176	145	321	195	82	277	186	111	297	557	338	895
Bundaberg	71	17	88	39	23	62	61	17	78	171	57	228
Gladstone	47	19	66	32	11	43	35	2	37	114	32	146
Rockhampton	54	28	82	28	28	56	40	8	48	122	64	186
Mackay	31	20	51	28	25	53	37	18	55	96	63	159
Townsville	86	90	176	80	20	100	114	59	173	280	169	449
Cairns	170	53	223	56	73	129	92	79	171	318	205	523

(a) See paragraph 15 of the Explanatory Notes. (b) 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 —continued

Local government area	July, 1992		Aug., 1992		Sept., 1992		Sep. qtr. 1992				
	Houses	Other residential build-ings	Total Houses	Other resi-dential build-ings	Total Houses	Other resi-dential build-ings	Total Houses	Other resi-dential build-ings	Total		
<i>Darling Downs Statistical Division — continued</i>											
Taroom (S)	—	—	—	—	—	—	—	—	—		
Toowoomba (C)	37	24	61	40	27	67	45	11	56		
Waggonamba (S)	—	—	—	—	—	—	—	—	—		
Wambo (S)	—	—	—	—	—	—	—	—	—		
Warwick (C)	8	6	14	11	—	11	2	2	4		
<i>South-West Statistical Division</i>											
Balonne (S)	—	—	—	1	—	1	—	1	2	—	
Bendemeere (S)	—	—	—	—	—	—	—	—	—	—	
Booringa (S)	—	—	—	—	—	1	—	1	1	—	
Bulloo (S)	—	—	—	—	—	—	—	—	—	—	
Bungil (S)	—	—	—	—	—	1	—	1	1	—	
Murweh (S)	—	—	—	—	—	—	—	—	—	—	
Paroo (S)	—	—	—	—	—	1	—	1	1	—	
Quilpie (S)	—	—	—	—	—	—	—	—	—	—	
Roma (T)	2	5	7	3	—	3	8	—	8	13	
Warroo (S)	—	—	—	—	—	—	—	—	—	—	
<i>Fitzroy Statistical Division</i>											
Banana (S)	1	—	1	1	—	1	8	—	8	10	
Baughina (S)	—	—	—	—	—	—	—	—	—	—	
Calliope (S)	13	2	15	13	4	17	15	—	15	41	
Duaringa (S)	—	—	—	—	—	—	—	—	—	6	
Emerald (S)	5	—	5	7	6	13	39	—	39	51	
Fitzroy (S)	15	—	15	15	—	15	25	—	25	55	
Gladstone (C)	36	17	53	21	7	28	23	2	25	80	
Jericho (S)	—	—	—	—	—	1	—	1	1	—	
Livingstone (S)	39	2	41	32	4	36	48	—	48	119	
Mount Morgan (S)	—	—	—	—	—	—	—	—	—	6	
Peak Downs (S)	—	—	—	—	—	—	—	—	—	—	
Rockhampton (C)	41	28	69	19	28	47	21	8	29	81	
<i>Central-West Statistical Division</i>											
Aramac (S)	—	—	—	—	—	—	—	—	—	—	
Barcardine (S)	—	—	—	1	—	1	1	—	1	2	
Barcoo (S)	—	—	—	—	—	—	—	—	—	—	
Blackall (S)	1	—	1	—	—	—	—	—	1	—	
Boulia (S)	—	—	—	—	—	—	—	—	—	—	
Diamantina (S)	—	—	—	—	—	—	—	—	—	—	
Ilfracombe (S)	—	—	—	—	—	—	—	—	—	—	
Isisford (S)	—	—	—	—	—	—	—	—	—	—	
Longreach (S)	2	4	6	1	—	1	1	—	1	4	
Tambo (S)	—	—	—	—	—	—	—	—	—	4	
Winton (S)	—	—	—	—	—	—	—	—	—	—	
<i>Mackay Statistical Division</i>											
Belyando (S)	6	9	15	57	—	57	8	—	8	71	
Broadsound (S)	1	—	1	—	—	—	4	—	4	5	
Mackay (C)	5	11	16	5	17	22	2	18	20	12	
Mirani (S)	7	—	7	—	—	—	2	—	2	9	
Nebo (S)	—	2	2	—	—	—	—	—	—	2	
Pioneer (S)	56	9	65	31	8	39	48	—	48	135	
Sarna (S)	11	—	11	7	—	7	6	—	6	24	
Whitsunday (S)	7	—	7	9	—	9	16	—	16	32	
<i>Northern Statistical Division</i>											
Bowen (S)	4	—	4	2	2	4	12	10	22	18	
Burdekin (S)	5	—	5	4	4	8	13	—	13	22	
Charters Towers (C)	7	—	7	2	—	2	4	6	10	13	
Dalrymple (S)	2	—	2	—	—	—	—	—	—	6	
Hinchinbrook (S)	2	—	2	—	—	—	—	—	—	2	
Horningsora (S)	5	—	5	3	—	3	5	—	5	13	
Thuringoora (C)	77	16	93	56	—	56	121	—	121	254	
Townsville (C)	35	74	109	34	20	54	21	59	80	90	
										153	243

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

Local government area	July, 1992		Aug., 1992		Sept., 1992		Sep. qtr., 1992					
	Other residential build-ings		Other residential build-ings		Other residential build-ings		Other residential build-ings					
	Houses	Total Houses	Houses	Total Houses	Houses	Total Houses	Houses	Total Houses	Houses	Total Houses		
<i>Far North Statistical Division</i>												
Atherton (S)	9	8	17	12	2	14	3	—	3	24	10	34
Aurukun (S)	—	—	—	—	—	—	—	—	—	—	—	—
Cairns (C)	29	38	67	20	69	89	21	62	83	70	169	239
Cardwell (S)	7	4	11	7	—	7	3	—	3	17	4	21
Cook (S)	1	—	1	—	—	—	2	—	2	3	—	3
Croyden (S)	—	—	—	—	—	—	—	—	—	—	—	—
Douglas (S)	14	4	18	9	7	16	14	—	14	37	11	48
Eacham (S)	8	—	8	6	—	6	1	—	1	15	—	15
Enderidge (S)	—	—	—	—	—	—	—	—	—	—	—	—
Herberton (S)	2	—	2	5	—	5	7	—	7	14	—	14
Johnstone (S)	28	6	34	1	—	1	31	—	31	60	6	66
Mareeba (S)	14	2	16	11	—	11	20	—	20	45	2	47
Mulgrave (S)	142	15	157	36	4	40	76	17	93	254	36	290
Torres (S)	2	—	2	1	—	1	—	—	—	3	—	3
<i>North West Statistical Division</i>												
Burke (S)	—	—	—	—	—	—	—	—	—	—	—	—
Carpentaria (S)	—	—	—	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	4	4	—	—	—	—	—	—	—	4	4
Flinders (S)	—	—	—	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—	—	—	—
Momington (S)	—	—	—	—	—	—	—	—	—	—	—	—
Mount Isa (C)	3	8	11	6	—	6	5	—	5	14	8	22
Richmond (S)	—	—	—	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—	—	—	—
<b>Queensland</b>	<b>2,906</b>	<b>922</b>	<b>3,828</b>	<b>2,413</b>	<b>684</b>	<b>3,097</b>	<b>2,648</b>	<b>671</b>	<b>3,319</b>	<b>7,967</b>	<b>2,277</b>	<b>10,244</b>

(a) See paragraph 11 of the Explanatory Notes. (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 2.1.

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*, 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 Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

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*

15. From July 1991 dwelling unit commencement statistics reflect the changes made to the ASGC spatial units as a result of the *Review of ABS Statistical Geography* report.

- (a) The Brisbane Statistical Division has been redrawn to encompass the anticipated urban development for a period of at least 20 years. The readjustment has meant expansion into some of the area previously part of the adjacent Moreton Statistical Division, namely Albert (S), Beaudesert (S), Caboolture (S), Moreton (S) and Pine Rivers (S).
- (b) The boundaries of Cairns, Bundaberg and Gold Coast-Tweed Statistical Districts have been amended by the transfer of part of Mulgrave (S) - Pt B to Mulgrave (S) - Pt A, part of Woongarra (S) - Pt B to Woongarra (S) - Pt A and part of Albert (S) - Pt C to Albert (S) - Pt B Bal, respectively.
- (c) More statistical local areas have been created, consistent with local suburb boundaries, in Brisbane (C), Albert (S), Beaudesert (S), Moreton (S), Logan (C), Pine Rivers (S), Redland (S), Gold Coast (C) and Townsville (C). For further details inquiries should be made to the contact shown at the front of this publication.

## Related publications

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

*Building Approvals* (8731.3) - Monthly (\$10.70)  
*Building Approvals: Small Area Statistics*  
 (8733.3) - Latest issue: 1991-92 (\$10.50)  
*Dwelling Unit Commencements: Small Area Statistics* (8743.3) - Latest issue: 1991-92  
 (\$10.50)  
*Building Activity* (8752.3) - Quarterly (\$10.50)

17. 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

18. 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)

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