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QUEENSLAND

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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, JANUARY 1986

- 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, Australian Bureau of Statistics (ABS), G.P.O. Box 1160, Brisbane, Q. 4001.

Main Features

- During January 1986, 1,931 dwelling units (1,539 houses and 392 units in other residential buildings) were reported as commenced in Queensland. When compared with reported commencements for December 1985, these figures represent an increase of 10.9 per cent for houses, and an increase of 52.5 per cent for dwelling units in other residential buildings, giving an increase of 17.4 per cent for total dwelling units.
- The local authority area with the highest level of residential building activity was Albert Shire with 344 commencements, accounting for 17.8 per cent of the State total.
- For house commencements, the highest levels of activity, with percentages of the State total shown in brackets, were: Albert Shire, 253 (16.4 per cent); Brisbane City, 167 (10.9 per cent); and Logan City, 91 (5.9 per cent). The Gold Coast Statistical District reported 231 (15.0 per cent) house commencements while the Sunshine Coast Statistical District reported 87 (5.7 per cent).
- For dwelling units commenced in other residential buildings, the highest levels of activity were: Albert Shire, 91 (23.2 per cent); Townsville City, 76 (19.4 per cent); and Gold Coast City, 70 (17.9 per cent). The Gold Coast Statistical District reported 161 (41.1 per cent) dwelling units commenced in other residential buildings, while there were 7 (1.8 per cent) for the Sunshine Coast Statistical District.

Explanatory Notes

Introduction

This publication contains monthly details or 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 residential buildings 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 residential building commencements which are not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.

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

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 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 "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.
- 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

Explanatory Notes (continued)Definitions (continued)

(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.

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. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) 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. 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.

Statistical divisions. For statistical purposes local authority areas, as defined under the "Local Government Act 1936-1985", 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 subdivided 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)
- "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 above.

Symbols and Other Usages

- Nil or less than half the final digit shown.

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23 April 1986

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DEPUTY COMMONWEALTH STATISTICIAN

Table 1 - Number of Dwelling Units Commenced by Type of New Residential Building in Statistical Divisions,
Local Authority Areas, and Statistical Districts, Queensland

Statistical division, Local authority area, and statistical district	1985						1986		
	November			December			January		
	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total
Brisbane Division ..	752	195	947	525	75	600	604	84	688
Albert (part) ..	57	-	57	51	-	51	75	-	75
Beaudesert (part) ..	3	-	3	6	2	8	8	-	8
Brisbane (C) ..	215	80	295	159	59	218	167	16	183
Caboolture (part) ..	64	-	64	81	12	93	71	12	83
Ipswich (C) ..	19	-	19	17	-	17	11	-	11
Logan (C) ..	121	24	145	37	2	39	91	-	91
Moreton (part) ..	57	12	69	38	-	38	32	6	38
Pine Rivers (part) ..	81	62	143	57	-	57	68	-	68
Redcliffe (C) ..	15	5	20	10	-	10	5	9	14
Redland ..	120	12	132	69	-	69	76	41	117
Moreton Division ..	474	72	546	341	117	458	488	172	660
Albert (part) ..	178	18	196	89	42	131	178	91	269
Beaudesert (part) ..	37	-	37	28	-	28	28	-	28
Boonah ..	5	-	5	5	-	5	6	-	6
Caboolture (part) ..	35	-	35	40	-	40	41	-	41
Esk ..	6	-	6	9	-	9	4	-	4
Gatton ..	10	-	10	7	-	7	9	-	9
Gold Coast (C) ..	52	39	91	52	45	97	65	70	135
Kilcoy ..	4	-	4	2	-	2	-	-	-
Laidley ..	7	-	7	1	-	1	3	-	3
Landsborough ..	55	2	57	43	5	48	48	2	50
Maroochy ..	57	-	57	39	17	56	62	3	65
Moreton (part) ..	10	-	10	7	-	7	15	-	15
Noosa ..	18	13	31	17	8	25	28	6	34
Pine Rivers (part) ..	-	-	-	2	-	2	1	-	1
Wide Bay-Burnett Division ..	113	29	142	127	12	139	109	6	115
Biggenden ..	2	-	2	-	-	-	-	-	-
Bundaberg (C) ..	9	7	16	11	2	13	12	2	14
Eidsvold ..	-	-	-	-	-	-	-	-	-
Gayndah ..	3	-	3	-	-	-	-	-	-
Gooburrum ..	13	-	13	4	-	4	2	-	2
Gympie (C) ..	5	-	5	1	-	1	3	-	3
Hervey Bay (C) ..	12	12	24	26	-	26	29	-	29
Isis ..	1	6	7	1	-	1	2	-	2
Kilkivan ..	6	-	6	1	-	1	3	-	3
Kingaroy ..	11	-	11	7	-	7	6	-	6
Kolan ..	1	-	1	2	-	2	2	-	2
Maryborough (C) ..	7	-	7	5	6	11	1	-	1
Miriam Vale ..	5	-	5	1	-	1	6	4	10
Monto ..	2	-	2	-	-	-	-	-	-
Munduberra ..	1	-	1	-	-	-	-	-	-
Murgon ..	8	4	12	1	-	1	1	-	1
Nanango ..	5	-	5	11	-	11	11	-	11
Perry ..	-	-	-	-	-	-	-	-	-
Tiaro ..	4	-	4	3	-	3	2	-	2
Widgee ..	9	-	9	2	-	2	23	-	23
Wondai ..	3	-	3	1	-	1	3	-	3
Woocoo ..	2	-	2	5	-	5	2	-	2
Woongarra ..	4	-	4	45	2	47	1	-	1
Darling Downs Division ..	109	8	117	83	6	89	89	18	107
Allora ..	-	-	-	3	-	3	2	-	2
Cambooya ..	4	-	4	3	-	3	3	-	3
Chinchilla ..	5	-	5	2	-	2	4	-	4
Clifton ..	3	-	3	-	-	-	1	-	1
Crow's Nest ..	8	-	8	4	-	4	6	-	6
Dalby (T) ..	4	-	4	3	-	3	2	-	2
Glengallan ..	-	-	-	5	-	5	2	-	2
Goondwindi (T) ..	-	-	-	2	-	2	3	-	3
Inglewood ..	1	-	1	7	-	7	-	-	-
Jondaryan ..	8	-	8	3	-	3	10	-	10
Millmerran ..	5	-	5	1	-	1	2	-	2
Murrilla ..	3	-	3	-	-	-	-	-	-
Pittsworth ..	3	-	3	1	-	1	-	-	-
Rosalie ..	11	-	11	7	-	7	15	-	15
Rosenthal ..	1	-	1	1	-	1	-	-	-

Table 1 - Number of Dwelling Units Commenced by Type of New Residential Building in Statistical Divisions,
Local Authority Areas, and Statistical Districts, Queensland (continued)

Statistical division, Local authority area, and statistical district	1985						1986		
	November			December			January		
	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total
Darling Downs Division (continued)									
Stanthorpe ..	6	-	6	-	-	-	1	-	1
Tara ..	4	2	6	2	-	2	4	-	4
Taroom ..	-	-	-	-	-	-	-	-	-
Toowoomba (C) ..	39	6	45	33	2	35	28	18	46
Wagamba ..	-	-	-	3	-	3	1	-	1
Wambo ..	3	-	3	-	-	-	1	-	1
Warwick (C) ..	1	-	1	3	4	7	4	-	4
South-West Division	<u>6</u>	<u>3</u>	<u>9</u>	<u>10</u>	<u>4</u>	<u>14</u>	<u>10</u>	<u>12</u>	<u>22</u>
Balonne ..	1	-	1	5	2	7	1	6	7
Bendemere ..	-	-	-	-	-	-	-	-	-
Boorlinga ..	1	-	1	2	-	2	-	-	-
Bulloo ..	-	-	-	-	-	-	-	-	-
Bungil ..	2	-	2	1	-	1	2	-	2
Murweh ..	-	-	-	-	-	-	-	-	-
Paroo ..	-	-	-	1	-	1	1	-	1
Quilpie ..	-	-	-	-	-	-	-	-	-
Roma (T) ..	2	3	5	1	2	3	6	6	12
Warroo ..	-	-	-	-	-	-	-	-	-
Fitzroy Division	<u>79</u>	<u>20</u>	<u>99</u>	<u>97</u>	<u>11</u>	<u>108</u>	<u>41</u>	<u>2</u>	<u>43</u>
Banana ..	4	-	4	14	7	21	3	-	3
Bauhinia ..	-	-	-	-	-	-	-	-	-
Calliope ..	5	-	5	4	-	4	6	-	6
Duarlinga ..	5	-	5	-	-	-	2	-	2
Emerald ..	-	2	2	-	-	-	-	2	2
Fitzroy ..	9	-	9	20	-	20	9	-	9
Gladstone (C) ..	4	-	4	12	-	12	1	-	1
Jerricho ..	-	-	-	-	-	-	-	-	-
Livingstone ..	20	8	28	15	-	15	7	-	7
Mount Morgan ..	-	-	-	-	-	-	-	-	-
Peak Downs ..	-	2	2	1	-	1	2	-	2
Rockhampton (C) ..	32	8	40	31	4	35	11	-	11
Central-West Division	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>8</u>	<u>12</u>	<u>20</u>
Aramac ..	-	-	-	-	-	-	-	-	-
Barcaldine ..	1	2	3	1	-	1	2	-	2
Barcoo ..	-	-	-	-	-	-	-	-	-
Blackall ..	-	-	-	-	-	-	-	-	-
Boulia ..	-	-	-	-	-	-	-	-	-
Diamantina ..	-	-	-	-	-	-	1	-	1
Ilfracombe ..	-	-	-	-	-	-	-	-	-
Isisford ..	-	-	-	-	-	-	-	-	-
Longreach ..	-	-	-	-	-	-	5	12	17
Tambo ..	-	-	-	-	-	-	-	-	-
Winton ..	-	-	-	-	-	-	-	-	-
Mackay Division	<u>41</u>	<u>27</u>	<u>68</u>	<u>40</u>	<u>-</u>	<u>40</u>	<u>35</u>	<u>2</u>	<u>37</u>
Belyando ..	-	-	-	1	-	1	-	-	-
Broadsound ..	4	-	4	10	-	10	13	2	15
Mackay (C) ..	4	27	31	2	-	2	1	-	1
Miraní ..	-	-	-	3	-	3	-	-	-
Nebo ..	-	-	-	-	-	-	-	-	-
Pioneer ..	20	-	20	15	-	15	15	-	15
Proserpine ..	-	-	-	4	-	4	4	-	4
Sarina ..	13	-	13	5	-	5	2	-	2
Northern Division	<u>79</u>	<u>79</u>	<u>158</u>	<u>58</u>	<u>22</u>	<u>80</u>	<u>43</u>	<u>80</u>	<u>123</u>
Bowen ..	1	-	1	1	12	13	3	-	3
Burdekin ..	3	-	3	-	2	2	4	-	4
Charters Towers (C) ..	5	18	23	1	2	3	5	4	9
Dalrymple ..	-	-	-	1	-	1	2	-	2
Hinchinbrook ..	-	-	-	2	-	2	1	-	1
Thuringowa (C) (a) ..	51	4	55	33	4	37	22	-	22
Townsville (C) ..	19	57	76	20	2	22	6	76	82

Table 1 - Number of Dwelling Units Commenced by Type of New Residential Building in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland (continued)

Statistical division, Local authority area, and statistical district	1985						1986		
	November			December			January		
	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total	Houses	Other resi- dential buildings	Total
Far North Division ..	130	41	171	98	8	106	106	4	110
Atherton ..	7	-	7	11	-	11	3	-	3
Aurukun ..	-	-	-	-	-	-	-	-	-
Cairns (C) ..	21	12	33	17	4	21	18	-	18
Cardwell ..	2	2	4	4	-	4	2	-	2
Cook (excluding Weipa) ..	-	-	-	-	-	-	-	-	-
Croydon ..	-	-	-	-	-	-	4	-	4
Douglas ..	8	19	27	6	-	6	1	-	1
Eacham ..	-	-	-	1	-	1	13	-	13
Etheridge ..	1	-	1	-	-	-	-	-	-
Herberton ..	5	-	5	5	-	5	-	-	-
Johnstone ..	3	-	3	7	-	7	6	-	6
Mareeba ..	8	4	12	5	-	5	9	-	9
Mulgrave ..	75	4	79	41	4	45	49	4	53
Torres ..	-	-	-	1	-	1	1	-	1
Weipa (T) ..	-	-	-	-	-	-	-	-	-
North-West Division ..	1	4	5	8	2	10	6	-	6
Burke ..	-	-	-	-	2	2	-	-	-
Carpentaria ..	-	-	-	-	-	-	1	-	1
Cloncurry ..	-	4	4	-	-	-	-	-	-
Flinders ..	-	-	-	-	-	-	2	-	2
McKinlay ..	-	-	-	3	-	3	2	-	2
Mornington ..	-	-	-	-	-	-	-	-	-
Mount Isa (C) ..	-	-	-	2	-	2	1	-	1
Richmond ..	1	-	1	3	-	3	-	-	-
Unincorporated islands ..	-	-	-	-	-	-	-	-	-
Total Queensland	1,785	480	2,265	1,388	257	1,645	1,539	392	1,931
Statistical districts									
Gold Coast (b) ..	208	57	265	128	87	215	231	161	392
Sunshine Coast ..	89	15	104	64	22	86	87	7	94
Bundaberg ..	15	7	22	52	4	56	13	2	15
Rockhampton ..	36	8	44	43	4	47	14	-	14
Mackay ..	21	27	48	10	-	10	12	-	12
Townsville ..	50	59	109	38	6	44	18	76	94
Cairns ..	93	16	109	56	8	64	63	4	67

(a) The Shire of Thuringowa was proclaimed to be a City from 1 January 1986.

(b) 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, January 1986**

Statistical division	Double-brick (a)(b)	Brick-veneer (a)	Fibre-cement	Timber	Other and not stated	Total
Private Sector						
Brisbane	13	452	98	36	-	599
Moreton	24	384	26	41	5	480
Wide Bay-Burnett ..	12	59	14	9	5	99
Darling Downs ..	1	57	14	11	-	83
South-West	-	1	6	2	1	10
Fitzroy	6	19	14	1	-	40
Central-West	-	1	-	-	-	1
Mackay	1	17	13	4	-	35
Northern	24	14	2	3	-	43
Far North	15	68	4	6	-	93
North-West	1	-	4	1	-	6
Total	97	1,072	195	114	11	1,489
Public Sector						
Brisbane	-	5	-	-	-	5
Moreton	-	8	-	-	-	8
Wide Bay-Burnett ..	-	-	9	1	-	10
Darling Downs ..	-	6	-	-	-	6
South-West	-	-	-	-	-	-
Fitzroy	-	-	1	-	-	1
Central-West	-	-	7	-	-	7
Mackay	-	-	-	-	-	-
Northern	-	-	-	-	-	-
Far North	-	12	1	-	-	13
North-West	-	-	-	-	-	-
Total	-	31	18	1	-	50
Total						
Brisbane	13	457	98	36	-	604
Moreton	24	392	26	41	5	488
Wide Bay-Burnett ..	12	59	23	10	5	109
Darling Downs ..	1	63	14	11	-	89
South-West	-	1	6	2	1	10
Fitzroy	6	19	15	1	-	41
Central-West	-	1	7	-	-	8
Mackay	1	17	13	4	-	35
Northern	24	14	2	3	-	43
Far North	15	80	5	6	-	106
North-West	1	-	4	1	-	6
Total	97	1,103	213	115	11	1,539

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

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

QUEENSLAND

LOCAL AUTHORITIES

STATISTICAL DIVISIONS	MACKAY	—
CITIES	Cairns	○
TOWNS	Roma	○
SHIRES	TAMBO	—



