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

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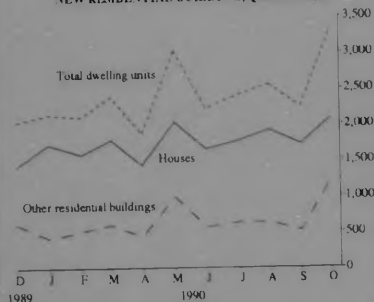
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MAIN FEATURES

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



Total Dwellings

- During October 1990, construction of 3,302 dwelling units in new residential buildings commenced. This figure represents an increase of 47 per cent when compared with the September 1990 figure of 2,243 which was a decrease of 12 per cent from the August 1990 figure.

Houses

- New house commencements during October 1990 totalled 2,083, an increase of 21 per cent over the September 1990 figure. The number of private sector

houses commenced in October 1990 (2,066) represented an increase of 24 per cent when compared with the September 1990 figure.

- For the 3 months ended October 1990, house commencements totalled 5,728, which was an increase of 5 per cent compared with the total for the 3 months ended July 1990.

New Other Residential Buildings

- Dwelling units commenced in new other residential buildings during October 1990 totalled 1,219, an increase of 133 per cent over the September 1990 figure.
- For the 3 months ended October 1990, dwelling unit commencements in new other residential buildings totalled 2,372, an increase of 8 per cent over that recorded for the 3 months ended July 1990.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW
RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
October - 1989	2,178	904	3,082
1990	2,083	1,219	3,302
Three months ended -			
October 1989	6,211	2,124	8,335
July 1990	5,470	2,196	7,666
October 1990	5,728	2,372	8,100

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									
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
1989-90	7,219	562	7,781	2,351	815	3,166	9,570	1,377	10,947
1989 —									
August	669	1	670	229	42	271	898	43	941
September	609	14	623	142	39	181	751	53	804
October	594	59	653	131	179	310	725	238	963
November	644	17	661	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	464	57	521	138	127	265	602	184	786
May	765	8	773	328	124	452	1,093	132	1,225
June	605	17	622	301	82	383	906	99	1,005
July	620	—	620	233	11	244	853	11	864
August	627	23	650	90	102	192	717	125	842
September	593	30	623	99	12	111	692	42	734
October	655	3	658	414	38	452	1,069	41	1,110
QUEENSLAND									
1987-88	21,321	722	22,043	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
1989-90	20,671	1,233	21,904	6,254	1,252	7,506	26,925	2,485	29,410
1989 —									
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	213	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	1,666	208	1,876
May	2,007	26	2,033	855	140	995	2,862	166	3,028
June	1,631	25	1,656	462	100	562	2,093	125	2,218
July	1,774	7	1,781	593	46	639	2,367	53	2,420
August	1,867	53	1,920	512	118	630	2,379	171	2,550
September	1,667	58	1,725	396	127	523	2,063	185	2,248
October	2,066	17	2,083	1,005	214	1,219	3,071	231	3,302

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	1,686	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 —								
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	1,327	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	158	154	17	1,725	523	2,248
October	135	1,563	227	132	26	2,083	1,219	3,302

(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	Aug. 1990			Sept. 1990			Oct. 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	650	192	842	623	111	734	658	452	1,110
Moreton	608	326	934	489	208	697	643	462	1,105
Wide Bay-Burnett	174	36	210	167	42	209	246	40	286
Darling Downs	113	—	113	97	47	144	115	66	181
South-West	6	2	8	7	—	7	1	14	15
Fitzroy	95	15	110	104	27	131	112	34	146
Central-West	1	—	1	1	—	1	1	—	1
Mackay	76	23	99	68	23	91	66	21	87
Northern	74	9	83	77	27	104	86	37	123
Far North	117	27	144	92	38	130	155	91	246
North-West	6	—	6	—	—	—	—	2	2
Queensland	1,920	630	2,550	1,725	523	2,248	2,083	1,219	3,302
Statistical district:									
Gold Coast-Tweed (a)	196	210	406	161	169	330	215	385	600
Sunshine Coast	144	112	256	109	31	140	163	67	230
Bundaberg	39	21	60	19	8	27	41	14	55
Gladstone	19	5	24	17	10	27	21	4	25
Rockhampton	24	2	26	23	4	27	25	11	36
Mackay	36	19	55	19	13	32	29	21	50
Townsville	40	7	47	45	17	62	48	32	80
Cairns	4	—	4	28	34	62	92	81	173

(a) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

	Aug. 1990			Sept. 1990			Oct. 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)	218	6	224	163	13	176	244	119	363
Beaudesert (S)	76	—	76	78	5	83	58	2	60
Boonah (S)	5	—	5	4	—	4	5	—	5
Brisbane (C)	146	102	248	203	76	279	210	277	487
Caboolture (S)	103	39	142	99	16	115	114	10	124
Caloundra (C)	73	79	152	95	23	118	77	2	79
Eak (S)	10	—	10	12	—	12	13	—	13
Gatton (S)	9	—	9	17	—	17	15	—	15
Gold Coast (C)	39	204	243	37	159	196	38	324	362
Ipswich (C)	28	12	40	25	2	27	20	7	27
Kilcoy (S)	13	—	13	7	—	7	6	—	6
Ladley (S)	18	—	18	12	—	12	8	—	8
Logan (C)	97	—	97	90	—	90	94	76	170
Maroochy (S)	104	6	110	27	6	33	111	59	170
Moreton (S)	77	—	77	45	6	51	67	—	67
Norwa (S)	45	29	74	24	2	26	42	10	52
Pine Rivers (S)	113	9	122	95	8	103	77	2	79
Redcliffe (C)	18	28	46	18	3	21	11	6	17
Redland (S)	83	4	87	61	—	61	91	20	111
<i>Wide Bay-Burnett Statistical Division</i>									
Biggenden (S)	—	—	—	1	—	1	—	—	—
Bundaberg (C)	7	19	26	4	8	12	6	14	20
Eidsvold (S)	—	—	—	—	—	—	—	—	—
Gayndah (S)	1	2	3	—	—	—	1	—	1
Gooburrum (S)	13	—	13	8	—	8	11	—	11
Gympie (C)	3	2	5	2	3	5	6	2	8
Hervy Bay (C)	20	5	25	63	18	81	95	8	103
Isis (S)	5	—	5	4	—	4	6	—	6
Kilkivan (S)	2	—	2	—	—	—	4	10	14
Kingsway (S)	7	—	7	4	—	4	5	—	5
Kolan (S)	1	—	1	4	—	4	7	2	9
Maryborough (C)	15	4	19	11	9	20	7	—	7
Miriam Vale (S)	5	—	5	9	4	13	3	—	3
Monto (S)	—	—	—	—	—	—	—	—	—
Mundubbera (S)	—	—	—	1	—	1	—	8	9
Murgon (S)	—	—	—	10	—	10	12	—	12
Nanango (S)	8	—	8	—	—	—	2	—	2
Perry (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	11	—	11	4	—	4	27	—	27
Widgee (S)	28	2	30	21	—	21	3	4	7
Wondai (S)	—	—	—	3	—	3	1	—	1
Wooloo (S)	5	—	5	1	—	1	8	—	8
Woongarra (S)	43	2	45	16	—	16	39	2	41
<i>Darling Downs Statistical Division</i>									
Allora (S)	—	—	—	—	—	—	1	—	1
Cambooya (S)	4	—	4	2	—	2	6	—	6
Chinchilla (S)	6	—	6	2	2	4	1	—	1
Clifton (S)	1	—	1	5	—	5	6	2	8
Crow's Nest (S)	2	—	2	8	—	8	8	—	8
Dalby (T)	5	—	5	2	—	2	1	—	1
Glengallan (S)	1	—	1	2	—	2	8	3	11
Goondiwindi (T)	—	—	—	2	—	2	1	—	1
Inglewood (S)	9	—	9	8	—	8	14	—	14
Jondaryan (S)	1	—	1	1	—	1	1	—	1
Millmerran (S)	—	—	—	—	—	—	1	—	1
Murrilla (S)	—	—	—	—	—	—	9	—	9
Pittsworth (S)	4	—	4	2	—	2	1	—	1
Rosalie (S)	11	—	11	2	—	2	6	—	6
Rosenthal (S)	—	—	—	8	—	8	—	—	—
Stanthorpe (S)	5	—	5	3	—	3	—	—	—
Tara (S)	1	—	1	—	—	—	—	—	—

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

	Aug. 1990			Sept. 1990			Oct. 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Local government area</i>									
<i>Darling Downs</i>									
<i>Statistical Division — continued</i>									
Taroom (S)	—	—	—	—	—	—	4	—	4
Toowoomba (C)	42	—	42	31	36	67	36	55	91
Wagamba (S)	—	—	—	—	—	—	6	—	6
Warbo (S)	3	—	3	—	—	—	—	—	—
Warwick (C)	9	—	9	7	9	16	3	—	3
<i>South-West Statistical Division</i>									
Balonne (S)	3	2	5	3	—	3	1	—	1
Bendemeer (S)	—	—	—	—	—	—	—	—	—
Booringa (S)	—	—	—	—	—	—	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	2	—	2	—	—	—	—	—	—
Murweh (S)	—	—	—	—	—	—	—	8	8
Paroo (S)	—	—	—	1	—	1	—	—	—
Quilpie (S)	1	—	1	1	—	1	—	6	6
Roma (T)	—	—	—	—	—	—	—	—	—
Waroo (S)	—	—	—	2	—	2	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	2	—	2	3	—	3	—	—	—
Bathurst (S)	1	—	1	—	—	—	—	—	—
Calliope (S)	9	—	9	8	—	8	6	4	10
Duaringa (S)	—	—	—	7	—	7	16	—	16
Emerald (S)	16	6	22	27	—	27	32	19	51
Fitzroy (S)	16	—	16	8	—	8	3	—	3
Gladstone (C)	11	5	16	10	10	20	16	—	16
Jericho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	23	—	23	22	13	35	17	—	17
Mount Morgan (S)	—	—	—	2	—	2	—	—	—
Peak Downs (S)	—	2	2	—	—	—	—	—	—
Rockhampton (C)	17	2	19	17	4	21	22	11	33
<i>Central-West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Baraldine (S)	1	—	1	—	—	—	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	1	—	1
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Isisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	1	—	1	—	—	—
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	3	—	3	1	—	1	3	—	3
Broadsound (S)	1	—	1	6	2	8	1	—	1
Mackay (C)	13	19	32	5	11	16	1	21	22
Mirani (S)	—	—	—	5	—	5	3	—	3
Nabro (S)	—	2	2	17	—	17	—	—	—
Pioneer (S)	32	—	32	22	2	24	43	—	43
Sarina (S)	17	—	17	6	2	8	5	—	5
Whitsunday (S)	10	2	12	6	6	12	10	—	10

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

	Aug. 1990			Sept. 1990			Oct. 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Local government area</i>									
<i>Northern Statistical Division</i>									
Bowen (S)	4	—	4	5	—	5	3	—	3
Burdekin (S)	6	—	6	4	—	4	2	5	7
Charters Towers (C)	2	2	4	1	10	11	2	—	2
Dalrymple (S)	—	—	—	1	—	1	2	—	2
Hinchinbrook (S)	4	—	4	2	—	2	6	—	6
Thuringowa (C)	45	2	47	46	—	46	60	—	60
Townsville (C)	13	5	18	18	17	35	11	32	43
<i>Far North Statistical Division</i>									
Atherton (S)	7	4	11	7	—	7	6	8	14
Aurukun (S)	—	—	—	—	10	36	11	71	82
Cairns (C)	—	—	2	6	—	6	4	—	4
Cardwell (S)	2	—	2	1	—	1	1	—	1
Cook (S)	26	16	42	—	—	—	—	—	—
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	10	1	13	5	—	5	8	—	8
Eacham (S)	5	—	5	6	—	6	6	—	6
Eacham (S)	1	—	1	—	—	—	—	—	—
Ethendige (S)	7	—	7	1	—	1	2	—	2
Herberton (S)	13	4	17	18	2	20	9	2	11
Johnstone (S)	17	—	17	8	—	8	10	—	10
Mareeba (S)	6	—	6	29	8	37	98	10	108
Mulgrave (S)	—	—	—	—	—	—	—	—	—
Torres (S)	23	—	23	1	2	3	—	—	—
<i>North West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	2	2
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	—	2	—	—	—	—	—	—
Flinders (S)	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Morlington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	4	—	4	—	—	—	—	—	—
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Queensland	1,920	630	2,550	1,725	521	2,248	2,083	1,219	3,302

(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

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 (\$10.00)
- Building Approvals: Small Area Statistics* (8733.3) - Latest issue: 1989-90 (\$4.00)
- Dwelling Unit Commencements: Small Area Statistics* (8743.3) - Latest issue: 1989-90 (\$8.00)
- 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). 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.

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BRISBANE Q 4000
9 January 1991

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 magnetic tape, floppy disk, 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

J. K. Cornish
DEPUTY COMMONWEALTH STATISTICIAN

