



AUSTRALIAN BUREAU OF STATISTICS

QUEENSLAND

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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, FEBRUARY 1985

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 February 1985, 2,274 dwelling units (1,917 houses and 357 other dwelling units) were reported as commenced in Queensland. When compared with reported commencements for January 1985, these figures represent an increase of 5.4 per cent for houses, a decrease of 0.6 per cent for other dwelling units, and an increase of 4.4 per cent for total dwelling units.
- The local authority area with the highest level of dwelling activity was Brisbane City with 275 commencements, accounting for 12.1 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, 217 (11.3 per cent); Albert Shire, 212 (11.1 per cent); and Logan City, 189 (9.9 per cent). The Gold Coast Statistical District reported 188 house commencements (9.8 per cent), while the Sunshine Coast Statistical District reported 100 (5.2 per cent).
- For other dwelling unit commencements, the highest levels of activity were: Gold Coast City, 86 (24.1 per cent); Brisbane City, 58 (16.2 per cent); and Logan City and Redcliffe City, 33 each (9.2 per cent). The Gold Coast Statistical District reported 91 (25.5 per cent) other dwelling unit commencements.

Explanatory Notes

Introduction

This publication contains monthly details of 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 dwellings 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 dwelling commencements in areas not subject to the normal administrative approval processes (e.g. mining leases) are also included.

The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new "other buildings", i.e. buildings other than dwellings, is 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 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 "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.

Explanatory Notes (continued)Definitions (continued)

- (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.).

Commencements. For the purposes of this statistical series, a dwelling 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. Dwellings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the dwellings 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 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.

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 below.

Symbols and Other Usages

- Nil or less than half the final digit shown.

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11 June 1985

Table 1 - Dwelling Units Commenced by Type of Dwelling in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland, December 1984 to February 1985

Statistical division, Local authority area, and statistical district	1984			1985					
	December			January			February		
	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
Brisbane Division ..	717	464	1,181	765	121	886	781	138	919
Albert (part) ..	66	22	88	76	4	80	54	-	54
Beaudesert (part) ..	5	-	5	5	-	5	4	-	4
Brisbane (C) ..	229	182	411	167	89	256	217	58	275
Caboolture (part) ..	59	23	82	53	2	55	55	-	55
Ipswich (C) ..	16	-	16	19	-	19	25	-	25
Logan (C) ..	139	116	255	201	24	225	189	33	222
Moreton (part) ..	34	-	34	52	-	52	53	-	53
Pine Rivers (part) ..	62	68	130	82	-	82	62	14	76
Redcliffe (C) ..	16	5	21	17	-	17	30	33	63
Redland ..	91	48	139	93	2	95	92	-	92
Moreton Division ..	390	75	465	461	81	542	465	97	562
Albert (part) ..	124	40	164	146	28	174	158	5	163
Beaudesert (part) ..	29	4	33	33	2	35	44	-	44
Boonah ..	3	-	3	5	-	5	5	-	5
Caboolture (part) ..	41	-	41	38	9	47	23	-	23
Esk ..	8	-	8	4	-	4	15	-	15
Gatton ..	7	-	7	11	-	11	12	-	12
Gold Coast (C) ..	45	17	62	48	27	75	48	86	134
Kilcoy ..	1	-	1	3	-	3	-	-	-
Laidley ..	9	-	9	14	-	14	5	2	7
Landsborough ..	43	2	45	56	9	65	53	2	55
Maroochy ..	45	3	48	69	6	75	57	2	59
Moreton (part) ..	11	-	11	10	-	10	13	-	13
Noosa ..	19	9	28	22	-	22	26	-	26
Pine Rivers (part) ..	5	-	5	2	-	2	6	-	6
Wide Bay-Burnett Division ..	114	8	122	138	14	152	143	10	153
Biggenden ..	-	-	-	1	-	1	-	-	-
Bundaberg (C) ..	8	2	10	8	2	10	13	-	13
Eidsvold ..	-	-	-	-	-	-	-	-	-
Gayndah ..	1	-	1	3	-	3	-	-	-
Gooburrum ..	5	-	5	8	-	8	11	-	11
Gympie (C) ..	2	-	2	4	-	4	3	-	3
Hervey Bay (C) ..	19	-	19	19	-	19	31	-	31
Isis ..	2	-	2	2	-	2	3	-	3
Kilkivan ..	2	-	2	-	-	-	-	-	-
Kingaroy ..	7	-	7	15	2	17	9	10	19
Kolan ..	2	2	4	1	-	1	1	-	1
Maryborough (C) ..	5	-	5	8	-	8	7	-	7
Miriam Vale ..	1	-	1	3	8	11	-	-	-
Monto ..	2	-	2	2	-	2	-	-	-
Mundubbera ..	-	-	-	1	-	1	1	-	1
Murgon ..	-	-	-	1	-	1	1	-	1
Nanango ..	11	-	11	13	-	13	10	-	10
Perry ..	-	-	-	2	-	2	-	-	-
Tiaro ..	1	-	1	1	-	1	6	-	6
Widgee ..	22	4	26	31	2	33	13	-	13
Wondai ..	3	-	3	1	-	1	4	-	4
Woocoo ..	11	-	11	6	-	6	-	-	-
Woongarra ..	10	-	10	8	-	8	21	-	21
Darling Downs Division ..	102	21	123	95	34	129	104	28	132
Allora ..	10	-	10	1	-	1	1	-	1
Cambooya ..	1	-	1	1	-	1	3	-	3
Chinchilla ..	3	-	3	7	-	7	1	-	1
Clifton ..	-	-	-	1	-	1	3	-	3
Crow's Nest ..	2	-	2	3	-	3	2	-	2
Dalby (T) ..	3	5	8	4	3	7	2	-	2
Glengallan ..	3	-	3	4	-	4	-	-	-
Goondiwindi (T) ..	1	-	1	3	-	3	7	4	11
Inglewood ..	2	-	2	-	-	-	1	-	1
Jondaryan ..	13	-	13	3	-	3	6	-	6
Millmerran ..	3	-	3	1	-	1	2	-	2
Murilla ..	2	-	2	1	-	1	1	2	3
Pittsworth ..	4	-	4	5	-	5	1	-	1
Rosalie ..	11	-	11	10	-	10	13	-	13
Rosenthal ..	-	-	-	2	-	2	2	-	2

Table 1 - Dwelling Units Commenced by Type of Dwelling in Statistical Divisions, Local Authority Areas, and Statistical Districts, Queensland, December 1984 to February 1985 (continued)

Statistical division, Local authority area, and statistical district	1984			1985					
	December			January			February		
	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
Darling Downs Division (continued)									
Stanthorpe ..	8	2	10	8	-	8	3	-	3
Tara ..	3	-	3	2	-	2	2	-	2
Taroom ..	-	-	-	-	-	-	1	-	1
Toowoomba (C) ..	27	14	41	33	31	64	47	10	57
Wagamba ..	-	-	-	-	-	-	-	-	-
Wambo ..	-	-	-	1	-	1	2	2	4
Warwick (C) ..	6	-	6	5	-	5	4	10	14
South-West Division ..	<u>2</u>	-	<u>2</u>	<u>6</u>	<u>5</u>	<u>11</u>	<u>6</u>	<u>6</u>	<u>12</u>
Balonne ..	-	-	-	1	-	1	2	2	4
Bendemere ..	-	-	-	1	-	1	-	-	-
Boorunga ..	-	-	-	-	-	-	-	-	-
Bulloo ..	-	-	-	-	-	-	-	-	-
Bungil ..	-	-	-	-	-	-	-	-	-
Murweh ..	2	-	2	2	3	5	1	4	5
Paroo ..	-	-	-	-	-	-	-	-	-
Quilpie ..	-	-	-	-	-	-	-	-	-
Roma (T) ..	-	-	-	2	2	4	3	-	3
Warroo ..	-	-	-	-	-	-	-	-	-
Fitzroy Division ..	<u>67</u>	<u>26</u>	<u>93</u>	<u>52</u>	<u>8</u>	<u>60</u>	<u>103</u>	<u>13</u>	<u>116</u>
Banana ..	3	-	3	-	2	2	7	5	12
Bauhinia ..	-	-	-	-	-	-	-	-	-
Calliope ..	10	-	10	7	-	7	9	-	9
Duaringa ..	5	2	7	-	-	-	6	2	8
Emerald ..	-	-	-	-	-	-	-	-	-
Fitzroy ..	11	-	11	12	-	12	11	-	11
Gladstone (C) ..	6	-	6	11	-	11	7	-	7
Jericho ..	-	-	-	-	-	-	-	-	-
Livingstone ..	19	-	19	9	4	13	17	-	17
Mount Morgan ..	-	-	-	-	-	-	-	-	-
Peak Downs ..	-	-	-	-	-	-	-	-	-
Rockhampton (C) ..	11	24	35	12	2	14	45	6	51
Central-West Division	<u>2</u>	<u>2</u>	<u>4</u>	<u>2</u>	-	<u>2</u>	<u>2</u>	<u>2</u>	<u>4</u>
Aramac ..	-	-	-	-	-	-	-	-	-
Barcardine ..	-	2	2	1	-	1	-	-	-
Barcoo ..	3	-	3	-	-	-	2	-	2
Blackall ..	2	-	2	1	-	1	-	2	2
Boulia ..	-	-	-	-	-	-	-	-	-
Diamantina ..	-	-	-	-	-	-	-	-	-
Ilfracombe ..	-	-	-	-	-	-	-	-	-
Isisford ..	-	-	-	-	-	-	-	-	-
Longreach ..	-	-	-	-	-	-	-	-	-
Tambo ..	-	-	-	-	-	-	-	-	-
Winton ..	-	-	-	-	-	-	-	-	-
Mackay Division ..	<u>59</u>	<u>2</u>	<u>61</u>	<u>43</u>	<u>15</u>	<u>58</u>	<u>115</u>	<u>10</u>	<u>125</u>
Belyando ..	11	-	11	3	-	3	9	-	9
Broadsound ..	3	-	3	-	-	-	50	2	52
Mackay (C) ..	2	-	2	3	15	18	1	-	1
Mirani ..	2	-	2	1	-	1	-	-	-
Nebo ..	-	-	-	-	-	-	11	-	11
Pioneer ..	31	2	33	26	-	26	32	-	32
Proserpine ..	6	-	6	4	-	4	5	8	13
Sarina ..	4	-	4	6	-	6	6	-	6
Northern Division ..	<u>79</u>	<u>22</u>	<u>101</u>	<u>123</u>	<u>14</u>	<u>137</u>	<u>89</u>	<u>23</u>	<u>112</u>
Bowen ..	3	2	5	12	-	12	3	-	3
Burdekin ..	5	-	5	2	3	5	12	-	12
Charters Towers (C) ..	7	-	7	3	-	3	4	-	4
Dalrymple ..	4	-	4	1	-	1	2	-	2
Hinchinbrook ..	4	-	4	5	-	5	1	4	5
Thuringowa ..	29	-	29	72	2	74	53	4	57
Townsville (C) ..	27	20	47	28	9	37	14	15	29

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	December			January			February		
	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
Far North Division ..	52	27	89	127	65	192	106	28	134
Atherton ..	9	-	9	5	-	5	5	2	7
Aurukun ..	-	-	-	-	-	-	1	-	1
Cairns (C) ..	9	18	27	14	42	56	11	18	29
Cardwell ..	5	-	5	7	2	9	1	-	1
Cook (excluding Weipa) ..	-	-	-	-	-	-	-	-	-
Croydon ..	-	-	-	-	-	-	-	-	-
Douglas ..	5	5	10	2	10	12	3	2	5
Eacham ..	1	-	1	10	-	10	8	-	8
Etheridge ..	-	-	-	-	-	-	-	-	-
Herberton ..	1	-	1	4	-	4	2	-	2
Johnstone ..	1	-	1	10	-	10	5	-	5
Mareeba ..	5	-	5	6	-	6	12	-	12
Mulgrave ..	26	-	26	69	11	80	54	6	60
Torres ..	-	4	4	-	-	-	4	-	4
Weipa (T) ..	-	-	-	-	-	-	-	-	-
North-West Division ..	8	-	8	7	2	9	3	2	5
Burke ..	-	-	-	-	-	-	-	2	2
Carpentaria ..	-	-	-	4	2	6	-	-	-
Cloncurry ..	3	-	3	1	-	1	-	-	-
Flinders ..	1	-	1	-	-	-	-	-	-
McKinlay ..	-	-	-	-	-	-	-	-	-
Mornington ..	-	-	-	-	-	-	-	-	-
Mount Isa (C) ..	3	-	3	2	-	2	3	-	3
Richmond ..	1	-	1	-	-	-	-	-	-
Unincorporated islands ..	-	-	-	-	-	-	-	-	-
Total Queensland	1,602	647	2,249	1,819	359	2,178	1,917	357	2,274
Statistical districts									
Gold Coast (a) ..	154	57	211	179	55	234	188	91	279
Sunshine Coast ..	72	14	86	102	15	117	100	4	104
Bundaberg ..	19	2	21	16	2	18	33	-	33
Rockhampton ..	18	24	42	20	2	22	53	6	59
Mackay ..	29	2	31	21	15	36	23	-	23
Townsville ..	47	20	67	78	9	87	57	19	76
Cairns ..	33	18	51	77	53	130	61	24	85

(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 in
Statistical Divisions, Queensland, February 1985

Statistical division		Double-brick (a)(b)	Brick-veneer (a)	Fibre-cement	Timber	Other and not stated	Total
Private Sector							
Brisbane ..	..	24	581	109	52	1	767
Moreton ..	..	25	327	33	57	9	451
Wide Bay-Burnett ..	..	12	74	16	6	3	111
Darling Downs ..	..	2	79	13	7	-	101
South-West ..	..	-	2	2	-	-	4
Fitzroy ..	..	1	43	37	10	3	94
Central-West ..	..	-	-	2	-	-	2
Mackay ..	..	8	10	81	3	3	105
Northern ..	..	13	37	21	4	1	76
Far North ..	..	53	26	9	9	-	97
North-West ..	..	1	-	2	-	-	3
Total ..	..	139	1,179	325	148	20	1,811
Public Sector							
Brisbane ..	..	-	12	1	1	-	14
Moreton ..	..	-	7	7	-	-	14
Wide Bay-Burnett ..	..	-	24	8	-	-	32
Darling Downs ..	..	-	-	3	-	-	3
South-West ..	..	-	-	2	-	-	2
Fitzroy ..	..	-	3	5	-	1	9
Central-West ..	..	-	-	-	-	-	-
Mackay ..	..	-	4	6	-	-	10
Northern ..	..	3	-	10	-	-	13
Far North ..	..	2	2	5	-	-	9
North-West ..	..	-	-	-	-	-	-
Total ..	..	5	52	47	1	1	106
Total							
Brisbane ..	..	24	593	110	53	1	781
Moreton ..	..	25	334	40	57	9	465
Wide Bay-Burnett ..	..	12	98	24	6	3	143
Darling Downs ..	..	2	79	16	7	-	104
South-West ..	..	-	2	4	-	-	6
Fitzroy ..	..	1	46	42	10	4	103
Central-West ..	..	-	-	2	-	-	2
Mackay ..	..	8	14	87	3	3	115
Northern ..	..	16	37	31	4	1	89
Far North ..	..	55	28	14	9	-	106
North-West ..	..	1	-	2	-	-	3
Total ..	..	144	1,231	372	149	21	1,917

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

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

