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

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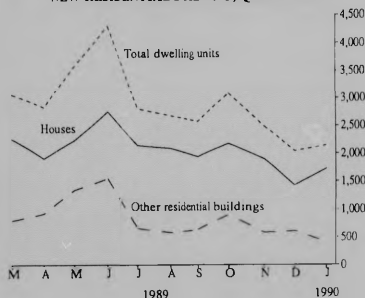
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MAIN FEATURES

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



houses commenced in January 1990 (1,508) represented 87 per cent of all house commencements.

- For the 3 months ended January 1990, house commencements totalled 5,052, which was 19 per cent less than for the 3 months ended October 1989.

New Other Residential Buildings

- Dwelling units commenced in new other residential buildings during January 1990 totalled 414, a decrease of 32 per cent from the December 1989 figure after an increase of 5 per cent last month.
- For the 3 months ended January 1990, dwelling unit commencements in new other residential buildings totalled 1,609, a decrease of 24 per cent from that recorded for the 3 months ended October 1989.

DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW RESIDENTIAL BUILDING, QUEENSLAND

Period	Houses	Other residential buildings	Total
January – 1989	2,044	1,149	3,193
1990	1,724	414	2,138
Three months ended –			
January 1989	6,569	3,232	9,801
October 1989	6,211	2,124	8,335
January 1990	5,052	1,609	6,661

Total Dwellings

- During January 1990, construction of 2,138 dwelling units in new residential buildings commenced. This figure represents an increase of 5 per cent when compared with the December 1989 figure.

Houses

- New house commencements during January 1990 totalled 1,724, an increase of 21 per cent from the December 1989 figure after a decrease of 25 per cent last month. The number of private sector

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
1988-									
November	1,096	45	1,141	229	151	380	1,325	196	1,521
December	610	33	643	263	—	263	873	33	906
1989-									
January	755	26	781	169	97	266	924	123	1,047
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	594	59	653	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
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
1988-									
November	2,666	138	2,804	1,058	204	1,262	3,724	342	4,066
December	1,651	70	1,721	702	119	821	2,353	189	2,542
1989-									
January	2,000	44	2,044	896	253	1,149	2,896	297	3,193
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

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
1988-								
November	172	2,235	205	160	32	2,804	1,262	4,066
December	158	1,299	148	97	19	1,721	821	2,542
1989-								
January	159	1,610	137	113	25	2,044	1,149	3,193
February	127	1,695	161	114	22	2,119	684	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

(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	Nov., 1989			Dec., 1989			Jan., 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	681	168	849	552	295	847	610	155	765
Moreton	592	316	908	401	188	589	473	110	583
Wide Bay-Burnett	196	15	211	148	19	167	167	31	198
Darling Downs	91	12	103	72	21	93	84	12	96
South-West	5	4	9	—	2	2	17	—	17
Fitzroy	118	12	130	44	4	48	85	16	101
Central-West	—	—	—	3	—	3	1	—	1
Mackay	35	4	39	39	4	43	32	25	57
Northern	90	33	123	73	37	110	89	16	105
Far North	86	20	106	95	38	133	165	49	214
North-West	7	—	7	—	3	3	1	—	1
Total Queensland	1,901	584	2,485	1,427	611	2,038	1,724	414	2,138
Statistical district									
Gold Coast-Tweed (a)	201	238	439	159	170	329	152	68	220
Sunshine Coast	132	70	202	74	16	90	112	18	130
Bundaberg	51	6	57	24	12	36	28	17	45
Gladstone	27	2	29	11	—	11	25	10	35
Rockhampton	13	—	13	14	2	16	36	4	40
Mackay	17	4	21	27	2	29	18	25	43
Townsville	53	25	78	56	29	85	56	16	72
Cairns	23	4	27	27	38	65	87	43	130

(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

Local government area	Nov., 1989			Dec., 1989			Jan., 1990		
	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total	Houses	Other resi- dential build- ings	Total
Brisbane and Moreton									
<i>Statistical Divisions</i>									
Albert (S)	218	77	295	178	40	218	179	40	219
Beaudevert (S)	94	2	96	49	—	49	60	2	62
Boonah (S)	2	—	2	1	—	1	4	—	4
Brisbane (C)	219	98	317	139	134	273	144	115	259
Caboolture (S)	99	15	114	89	22	111	96	12	108
Caboolture (C)	86	—	86	56	4	60	81	14	95
Eck (S)	10	—	10	14	—	14	13	—	13
Gatton (S)	6	—	6	—	—	—	1	2	3
Gold Coast (C)	41	163	204	42	130	172	26	34	60
Ipswich (C)	18	—	18	13	—	13	17	2	19
Kilcoy (S)	4	—	4	8	—	8	2	—	2
Laidley (S)	20	—	20	9	—	9	5	—	5
Logan (C)	108	2	110	122	28	150	111	4	115
Maroochy (S)	74	21	95	40	—	40	56	8	64
Moreton (S)	47	4	51	26	—	26	103	8	111
Noosa (S)	44	55	99	16	14	30	32	—	32
Pine Rivers (S)	82	—	82	56	—	56	60	2	62
Redcliffe (C)	20	10	30	13	9	22	39	—	39
Redland (S)	81	37	118	82	102	184	54	22	76
Wide Bay-Burnett Statistical Division									
Biggenden (S)	1	—	1	3	—	3	—	—	—
Bundaberg (C)	17	—	17	7	4	11	7	15	22
Eidsvold (S)	—	—	—	—	—	—	—	—	—
Gayndah (S)	2	—	2	1	—	1	2	—	2
Grooburum (S)	7	—	7	10	—	10	1	—	1
Gympie (C)	4	7	11	5	—	5	5	—	5
Hervey Bay (C)	55	2	57	55	2	57	49	8	57
Isis (S)	11	—	11	—	—	—	8	—	8
Kilkivan (S)	4	—	4	—	—	—	1	—	1
Kingaroy (S)	3	—	3	1	—	1	2	—	2
Kolan (S)	1	—	1	3	—	3	1	—	1
Maryborough (C)	11	—	11	6	—	6	8	4	12
Miriam Vale (S)	4	—	4	8	—	8	5	—	5
Monto (S)	—	—	—	1	—	1	—	—	—
Mundubbera (S)	4	—	4	—	—	—	—	—	—
Murgon (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	6	—	6	3	—	3	11	—	11
Perry (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	3	—	3	4	—	4	2	—	2
Widgee (S)	20	—	20	16	5	21	27	2	29
Wondai (S)	2	—	2	2	—	2	—	—	—
Woocoo (S)	4	—	4	4	—	4	1	—	1
Wuungarra (S)	37	6	43	19	8	27	37	2	39
Darling Downs									
<i>Statistical Division</i>									
Allora (S)	—	—	—	—	—	—	—	—	—
Cambooya (S)	4	—	4	4	—	4	—	—	—
Chinchilla (S)	—	—	—	1	—	1	1	—	1
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	12	—	12	10	2	12	14	—	14
Dalby (T)	—	—	—	4	3	7	—	—	—
Olergallan (S)	—	—	—	1	—	1	—	—	—
Goondiwindi (T)	2	—	2	—	2	2	4	—	4
Inglewood (S)	—	—	—	—	—	—	—	—	—
Jondaryan (S)	3	—	3	7	—	7	12	—	12
Millmerran (S)	1	—	1	—	—	—	1	—	1
Murilla (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	1	—	1	—	—	—	1	—	1
Rosalie (S)	7	—	7	4	—	4	6	2	8
Rosenthal (S)	2	—	2	3	—	3	4	—	4
Stanthorpe (S)	—	—	—	2	—	2	5	—	5
Tara (S)	5	—	5	—	—	—	2	—	2

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

	Nov. 1989			Dec. 1989			Jan. 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>									
Statistical Division continued									
Taroom (S)	—	—	—	—	—	—	2	—	2
Toowoomba (C)	49	12	61	29	14	43	30	10	40
Waggamba (S)	—	—	—	2	—	2	—	—	—
Wambo (S)	5	—	5	1	—	1	1	—	1
Warwick (C)	—	—	—	4	—	4	1	—	1
<i>South West Statistical Division</i>									
Balonne (S)	1	—	1	—	—	—	2	—	2
Bendemeere (S)	—	—	—	—	—	—	—	—	—
Booringa (S)	2	—	2	—	—	—	1	—	1
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	—	—	—	10	—	10
Murweh (S)	—	—	—	—	—	—	—	—	—
Pambo (S)	—	—	—	—	—	—	—	—	—
Quilpie (S)	—	—	—	—	—	—	—	—	—
Roma (T)	2	4	6	—	2	2	4	—	4
Warroo (S)	—	—	—	—	—	—	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	2	8	10	1	—	1	1	—	1
Baulhinia (S)	—	—	—	1	—	1	2	—	2
Calliope (S)	8	2	10	10	—	10	7	—	7
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	—	—	—	2	—	2	2	—	2
Fitzroy (S)	2	—	2	4	—	4	7	—	7
Gladstone (C)	20	—	20	3	—	3	18	10	28
Jencho (S)	—	—	—	—	—	—	—	—	—
Livingstone (S)	24	—	24	12	—	12	13	—	13
Mount Morgan (S)	—	—	—	—	—	—	3	—	3
Peak Downs (S)	49	2	51	—	2	2	—	2	2
Rockhampton (C)	13	—	13	11	2	13	32	4	36
<i>Central West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Barcaldine (S)	—	—	—	—	—	—	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—
Diamantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Ivisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	3	—	3	1	—	1
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	1	—	1	—	—	—	1	—	1
Broadbent (S)	—	—	—	—	—	—	1	—	1
Mackay (C)	3	4	7	2	—	2	4	25	29
Mirani (S)	—	—	—	3	—	3	—	—	—
Nebo (S)	—	—	—	1	—	1	—	—	—
Pioneer (S)	21	—	21	29	2	31	20	—	20
Sarina (S)	—	—	—	2	—	2	2	—	2
Whitsunday (S)	10	—	10	2	2	4	4	—	4

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

Local government area	Nov., 1989			Dec., 1989			Jan., 1990		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Northern Statistical Division</i>									
Bowen (S)	6	—	6	—	—	—	6	—	6
Burdekin (S)	4	—	4	3	8	11	4	—	4
Charters Towers (C)	5	8	13	1	—	1	3	—	3
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	5	—	5	5	—	5	5	—	5
Thuringowa (C)	38	2	40	52	—	52	50	—	50
Townsville (C)	32	23	55	12	29	41	21	16	37
<i>Far North Statistical Division</i>									
Atherton (S)	4	4	8	10	—	10	2	2	4
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	1	4	5	3	38	41	61	41	102
Cardwell (S)	9	2	11	6	—	6	10	—	10
Cook (S)	1	—	1	3	—	3	2	—	2
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	2	—	2	5	—	5	9	—	9
Eacham (S)	6	2	8	5	—	5	5	—	5
Etheridge (S)	2	—	2	1	—	1	—	—	—
Herberton (S)	2	—	2	9	—	9	5	—	5
Johnstone (S)	13	4	17	7	—	7	9	2	11
Mareeba (S)	13	—	13	9	—	9	24	2	26
Mulgrave (S)	32	2	34	31	—	31	33	2	35
Torres (S)	1	2	3	6	—	6	5	—	5
Weipa (T)	—	—	—	—	—	—	—	—	—
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	3	—	3	—	—	—	—	—	—
Cloncurry (S)	3	—	3	—	3	3	—	—	—
Flinders (S)	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Morrimington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	1	—	1	—	—	—	1	—	1
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Total Queensland	1,901	584	2,485	1,427	611	2,038	1,724	414	2,138

(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 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 Albion, 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 Norm Burke 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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26 April 1990

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