



DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, QUEENSLAND, NOVEMBER 1987

PHONE INQUIRIES For more information about these statistics please contact Mike Lawson 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 9817, Brisbane, Q. 4001.

Main Features

- During November 1987, 2,475 dwelling units (1,921 houses and 554 units in other residential buildings) were reported as commenced in Queensland. When compared with reported commencements for October 1987, these figures represent an increase of 7 per cent for houses, but a decrease of 25 per cent for dwelling units in other residential buildings, giving a decrease of 2 per cent for total dwelling units.
- The local government area with the highest level of residential building activity was Gold Coast City with 367 commencements, accounting for 15 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, 303 (16 per cent); and Brisbane City, 267 (14 per cent).
- For dwelling units commenced in other residential buildings, the highest level of activity was Gold Coast City, 254 (46 per cent).
- For the 3 months ended November 1987, house commencements totalled 5,567, which was 15 per cent more than those for the 3 months ended August 1987 and 35 per cent more than for the 3 months

ended November 1986. Dwelling unit commencements in other residential buildings for the three months ended November 1987 totalled 1,688, an increase of 11 per cent from the 3 months ended August 1987 and an increase over those in the corresponding period of 1986 of 93 per cent. Total dwelling unit commencements were 7,255 which was 14 per cent more than for the 3 months ended August 1987 and 45 per cent more than for the 3 months ended November 1986.

Dwelling Unit Commencements by Type of New Residential Building

Period	Houses	Other residential buildings	Total
November: 1986 ..	1,370	363	1,733
1987 ..	1,921	554	2,475
Three months ended			
November 1986 ..	4,112	875	4,987
August 1987 ..	4,829	1,519	6,348
November 1987 ..	5,567	1,688	7,255

Number of Dwelling Units Commenced by Type of New Residential Building, Queensland



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. 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.

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 3.

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 1936-1987, 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 legal 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 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 legal LGA boundaries.

Related Publications

15. 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) - Monthly (\$2.00)
- 'Building Approvals' (8731.3) - Monthly (\$3.00)
- 'Building Approvals: Small Area Statistics' (8733.3) - Latest issue: 1986-87
- 'Building Activity' (8752.3) - Quarterly

16. Current publications produced by the ABS are listed in the 'Catalogue of Publications' (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 may be made for providing unpublished statistics in these forms.

Unpublished Statistics (continued)

18. For further information on these unpublished statistics contact Mike Lawson 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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Table 1 - Number of Dwelling Units Commenced by Ownership and Type of New Residential Building, Brisbane Statistical Division and 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									
1984-85	9,682	318	10,000	2,248	338	2,586	11,930	656	12,586
1985-86	7,382	432	8,414	1,552	413	1,965	9,534	845	10,379
1986-87	5,372	203	5,575	603	317	920	5,975	520	6,495
1986: September	477	1	478	92	12	104	569	13	582
October ..	356	1	357	55	40	95	411	41	452
November ..	491	20	511	38	16	54	529	36	565
December	323	49	372	29	29	58	352	78	430
1987: January ..	353	23	376	32	4	36	385	27	412
February	407	70	477	28	42	70	435	112	547
March ..	448	12	460	23	36	59	471	48	519
April ..	516	19	535	48	2	50	564	21	585
May ..	570	5	575	52	62	114	622	67	689
June ..	564	3	567	96	74	170	660	77	737
July ..	645	-	645	52	14	66	697	14	711
August ..	516	48	564	38	108	146	554	156	710
September	602	59	661	95	7	102	697	66	763
October ..	578	22	600	51	137	188	629	159	788
November	706	42	748	99	24	123	805	66	871
Queensland									
1984-85	23,152	794	23,936	5,322	754	6,076	28,474	1,538	30,012
1985-86	19,833	1,013	20,846	4,605	907	5,512	24,438	1,920	26,358
1986-87	15,105	508	15,613	3,062	715	3,777	18,167	1,223	19,390
1986: September	1,373	44	1,417	169	80	249	1,542	124	1,666
October ..	1,308	17	1,325	213	50	263	1,521	67	1,588
November ..	1,318	52	1,370	276	87	363	1,594	139	1,733
December	983	71	1,054	142	97	239	1,125	168	1,293
1987: January ..	1,122	38	1,160	265	14	279	1,387	52	1,439
February	1,141	129	1,270	311	80	391	1,452	209	1,661
March ..	1,242	23	1,265	173	49	222	1,415	72	1,487
April ..	1,352	80	1,432	299	80	379	1,651	160	1,811
May ..	1,420	9	1,429	240	68	308	1,660	77	1,737
June ..	1,377	28	1,405	529	84	613	1,906	112	2,018
July ..	1,744	4	1,748	227	55	282	1,971	59	2,030
August ..	1,591	85	1,676	466	158	624	2,057	146	2,203
September	1,738	115	1,853	369	31	400	2,107	243	2,350
October ..	1,738	55	1,793	523	211	734	2,261	266	2,527
November	1,847	74	1,921	448	106	554	2,295	180	2,475

Table 2 - Number of Dwelling Units Commenced by Type of New Residential Buildings, Queensland

Period	Houses						Other residential buildings	Total
	Double-brick (a)(b)	Brick-veneer (a)	Timber	Fibre-cement	Other	Total		
1984-85 ..	2,116	16,034	1,948	3,616	222	23,936	6,076	30,012
1985-86 ..	1,764	14,205	1,756	2,932	189	20,846	5,512	26,358
1986-87 ..	1,260	11,383	1,315	1,465	190	15,613	3,777	19,390
1986: September	148	959	120	173	17	1,417	249	1,666
October	144	944	99	121	17	1,325	263	1,588
November	87	1,004	120	139	20	1,370	363	1,733
December	89	776	89	84	16	1,054	239	1,293
1987: January	82	829	115	110	24	1,160	279	1,439
February	75	952	102	132	9	1,270	391	1,661
March ..	79	958	113	104	11	1,265	222	1,487
April ..	84	1,154	80	100	14	1,432	379	1,811
May ..	87	1,119	103	109	11	1,429	308	1,737
June ..	100	1,094	111	87	13	1,405	613	2,018
July ..	119	1,251	137	100	141	1,748	282	2,030
August ..	100	1,231	134	107	104	1,676	624	2,300
September	147	1,472	136	84	14	1,853	400	2,253
October	176	1,373	121	115	8	1,793	734	2,527
November	136	1,536	126	106	17	1,921	554	2,475

(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 Building in Statistical Divisions and Statistical Districts, Queensland

Statistical division and statistical district	September 1987			October 1987			November 1987		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane ..	661	102	763	600	188	788	748	123	871
Moreton ..	722	179	901	714	332	1,046	739	339	1,078
Wide Bay-Burnett ..	103	2	105	107	21	128	116	16	132
Darling Downs ..	70	7	77	64	20	84	47	-	47
South-West ..	4	2	6	5	-	5	11	-	11
Fitzroy ..	47	18	65	39	16	55	21	16	37
Central-West ..	1	-	1	-	-	-	1	-	1
Mackay ..	38	4	42	39	2	41	39	11	50
Northern ..	51	-	51	51	38	89	38	22	60
Far North ..	155	84	239	174	110	284	161	27	188
North-West ..	1	2	3	-	7	7	-	-	-
Total Queensland	1,853	400	2,253	1,793	734	2,527	1,921	554	2,475
Statistical district									
Gold Coast-Tweed (a) ..	398	92	490	360	296	656	373	274	647
Sunshine Coast ..	164	67	231	180	30	210	189	51	240
Bundaberg ..	22	2	24	9	4	13	14	8	22
Gladstone ..	5	-	5	7	-	7	2	-	2
Rockhampton ..	28	18	46	11	-	11	6	2	8
Mackay ..	14	-	14	14	2	16	16	11	27
Townsville ..	35	-	35	28	38	66	25	22	47
Cafrns ..	85	34	119	122	58	180	100	17	117

(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 Building in Local Government Areas,
Queensland

Local government area	September 1987			October 1987			November 1987		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Brisbane and Moreton									
<u>Statistical Divisions</u>									
Albert (S) ..	326	52	378	281	86	367	303	43	346
Beaudesert (S) ..	41	-	41	51	-	51	38	-	38
Boonah (S) ..	8	-	8	4	-	4	2	-	2
Brisbane (C) ..	211	48	259	264	39	303	267	42	309
Caboolture (S) ..	75	-	75	86	4	90	114	14	128
Esk (S) ..	3	-	3	3	-	3	9	-	9
Gatton (S) ..	2	-	2	3	2	5	5	-	5
Gold Coast (C) ..	124	60	184	120	254	374	113	254	367
Ipswich (C) ..	11	-	11	7	-	7	20	18	38
Kilcoy (S) ..	2	-	2	1	-	1	1	-	1
Laidley (S) ..	2	-	2	3	-	3	-	-	-
Landsborough (S) ..	82	26	108	116	2	118	112	23	135
Logan (C) ..	82	7	89	26	52	78	134	24	158
Maroochy (S) ..	94	17	111	72	18	90	79	6	85
Moreton (S) ..	45	-	45	26	-	26	35	-	35
Noosa (S) ..	39	24	63	42	10	52	45	22	67
Pine Rivers (S) ..	54	36	90	56	-	56	56	-	56
Redcliffe (C) ..	30	9	39	6	-	6	17	-	17
Redland (S) ..	152	2	154	147	49	196	137	16	153
Wide Bay-Burnett									
<u>Statistical Division</u>									
Biggenden (S) ..	1	-	1	-	-	-	-	-	-
Bundaberg (C) ..	8	2	10	4	4	8	6	8	14
Eidsvold (S) ..	-	-	-	-	-	-	-	-	-
Gayndah (S) ..	-	-	-	-	-	-	-	-	-
Gooburrum (S) ..	4	-	4	7	-	7	2	-	2
Gympie (C) ..	2	-	2	4	-	4	-	-	-
Hervey Bay (C) ..	30	-	30	48	13	61	54	2	56
Isis (S) ..	2	-	2	3	-	3	5	-	5
Kilkivan (S) ..	4	-	4	3	-	3	2	-	2
Kingaroy (S) ..	4	-	4	3	-	3	4	-	4
Kolan (S) ..	1	-	1	-	-	-	1	-	1
Maryborough (C) ..	4	-	4	3	-	3	5	-	5
Miriam Vale (S) ..	6	-	6	3	-	3	-	-	-
Monto (S) ..	-	-	-	-	-	-	-	-	-
Mundubbera (S) ..	-	-	-	-	-	-	-	-	-
Murgon (S) ..	-	-	-	1	-	1	1	-	1
Nanango (S) ..	2	-	2	2	-	2	2	-	2
Perry (S) ..	1	-	1	-	-	-	-	-	-
Tiaro (S) ..	2	-	2	1	-	1	6	2	8
Widgee (S) ..	12	-	12	18	-	18	13	-	13
Wondai (S) ..	2	-	2	3	-	3	1	-	1
Woochoo (S) ..	1	-	1	-	-	-	6	-	6
Woongarra (S) ..	17	-	17	4	4	8	8	4	12
Darling Downs									
<u>Statistical Division</u>									
Allora (S) ..	-	-	-	2	-	2	-	-	-
Cambooya (S) ..	2	-	2	3	-	3	-	-	-
Chinchilla (S) ..	3	-	3	3	-	3	-	-	-
Clifton (S) ..	-	-	-	-	-	-	-	-	-
Crow's Nest (S) ..	6	-	6	-	-	-	4	-	4
Dalby (T) ..	-	-	-	-	-	-	1	-	1
Glengallan (S) ..	1	-	1	-	-	-	-	-	-
Goondiwindi (T) ..	3	-	3	3	-	3	2	-	2
Inglewood (S) ..	-	-	-	1	-	1	1	-	1
Jondaryan (S) ..	4	-	4	3	-	3	2	-	2
Millmerran (S) ..	-	-	-	1	-	1	-	-	-
Murilla (S) ..	3	-	3	1	-	1	-	-	-
Pittsworth (S) ..	2	-	2	1	-	1	-	-	-
Rosalie (S) ..	6	-	6	2	-	2	-	-	-
Rosenthal (S) ..	-	-	-	1	-	1	-	-	-
Stanthorpe (S) ..	5	5	10	1	-	1	1	-	1
Tara (S) ..	4	-	4	2	-	2	1	-	1
Taroom (S) ..	-	-	-	-	-	-	2	-	2
Toowoomba (C) ..	26	2	28	35	20	55	28	-	28
Wagamba (S) ..	-	-	-	2	-	2	1	-	1

Table 4 - Number of Dwelling Units Commenced by Type of New Residential Building in Local Government Areas, Queensland (continued)

Local government area	September 1987			October 1987			November 1987		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Darling Downs Statistical Division (continued)									
Wambo (S) ..	3	-	3	2	-	2	1	-	1
Warwick (C) ..	2	-	2	1	-	1	3	-	3
South-West Statistical Division									
Balonne (S) ..	2	-	2	2	-	2	1	-	1
Bendomere (S) ..	-	-	-	-	-	-	-	-	-
Boorunga (S) ..	-	-	-	-	-	-	1	-	1
Bulloo (S) ..	-	-	-	-	-	-	-	-	-
Bungil (S) ..	-	-	-	2	-	2	3	-	3
Murweh (S) ..	-	-	-	-	-	-	-	-	-
Paroo (S) ..	-	-	-	-	-	-	2	-	2
Quilpie (S) ..	-	2	2	-	-	-	-	-	-
Roma (T) ..	2	-	2	1	-	1	4	-	4
Warroo (S) ..	-	-	-	-	-	-	-	-	-
Fitzroy Statistical Division									
Banana (S) ..	2	-	2	1	-	1	2	-	2
Bauhinia (S) ..	-	-	-	1	-	1	-	-	-
Calliope (S) ..	3	-	3	6	-	6	2	-	2
Duaringa (S) ..	-	-	-	2	-	2	-	-	-
Emerald (S) ..	-	-	-	6	14	20	-	-	-
Fitzroy (S) ..	1	-	1	-	-	-	-	-	-
Gladstone (C) ..	2	-	2	3	-	3	-	-	-
Jericho (S) ..	-	-	-	-	-	-	-	-	-
Livingstone (S) ..	12	-	12	11	-	11	11	14	25
Mount Morgan (S) ..	-	-	-	-	-	-	-	-	-
Peak Downs (S) ..	-	-	-	-	-	-	-	-	-
Rockhampton (C) ..	27	18	45	11	-	11	6	2	8
Central-West Statistical Division									
Aramac (S) ..	-	-	-	-	-	-	-	-	-
Barcaldine (S) ..	-	-	-	-	-	-	1	-	1
Barcoo (S) ..	-	-	-	-	-	-	-	-	-
Blackall (S) ..	1	-	1	-	-	-	-	-	-
Boulia (S) ..	-	-	-	-	-	-	-	-	-
Diamantina (S) ..	-	-	-	-	-	-	-	-	-
Ilfracombe (S) ..	-	-	-	-	-	-	-	-	-
Isisford (S) ..	-	-	-	-	-	-	-	-	-
Longreach (S) ..	-	-	-	-	-	-	-	-	-
Tambo (S) ..	-	-	-	-	-	-	-	-	-
Winton (S) ..	-	-	-	-	-	-	-	-	-
Mackay Statistical Division									
Belyando (S) ..	3	4	7	-	-	-	-	-	-
Broadsound (S) ..	1	-	1	1	-	1	1	-	1
Mackay (C) ..	3	-	3	-	2	2	-	11	11
Mirani (S) ..	1	-	1	1	-	1	2	-	2
Nebo (S) ..	1	-	1	-	-	-	-	-	-
Pioneer (S) ..	16	-	16	15	-	15	22	-	22
Prosperpine (S) ..	11	-	11	17	-	17	14	-	14
Sarina (S) ..	2	-	2	5	-	5	-	-	-
Northern Statistical Division									
Bowen (S) ..	2	-	2	1	-	1	1	-	1
Burdekin (S) ..	4	-	4	-	-	-	1	-	1
Charters Towers (C) ..	2	-	2	5	-	5	3	-	3
Dalrymple (S) ..	1	-	1	3	-	3	2	-	2
Hinchinbrook (S) ..	1	-	1	8	-	8	2	-	2
Thuringowa (C) ..	25	-	25	28	-	28	23	-	23
Townsville (C) ..	16	-	16	6	38	44	6	22	28

QUEENSLAND STATISTICAL PUBLICATIONS

Publications issued by the Queensland Office of the Australian Bureau of Statistics may be obtained from G.P.O. Box 9817, Brisbane, 4001 (Telephone (07) 222 6352).

The publications are free, except where otherwise indicated. Prices are for the latest issue and include postage and handling charges.

GENERAL

- 1101.3 List of Publications a
- 1102.3 Queensland Localities Index (\$6.00) irr ϕ
- 1301.3 Queensland Year Book (\$20.75) a
- 1302.3 Queensland Pocket Year Book (\$4.20) a
- 1304.3 Monthly Summary of Statistics (\$5.00) m
- 1305.3 Queensland in Relation to Australia a
- 1306.3 Local Government Areas Statistical Summary (\$2.90) a ϕ
- 1307.3 Economic Indicators (\$3.00) m
- 1312.3 Queensland at a Glance a
- 1313.3 Brisbane City Statistical Summary a

CENSUS OF POPULATION AND HOUSING

- 2201.3 Census 86 - Aboriginal and Torres Strait Islanders (\$5.00) irr ϕ
- 2202.3 Census 86 - Persons and Dwellings in Statistical Local Areas (Usual Residents Counts), Townsville Statistical District (\$7.50) irr ϕ
- 2203.3 Census 86 - Persons and Dwellings in Statistical Local Areas (Usual Residents Counts), Gold Coast Statistical District (\$10.00) irr ϕ
- 2456.0 Census 86 - Age and Sex of Persons in Statistical Local Areas and Statistical Divisions (\$3.40) irr ϕ
- 2464.0 Census 86 - Persons and Dwellings in Legal Local Government Areas, Statistical Local Areas, and Urban Centres/Rural Localities (\$10.00) irr ϕ

INTERCENSAL ESTIMATES OF POPULATION, POPULATION PROJECTIONS, VITAL STATISTICS

- 3201.3 Estimated Resident Population and Area, Preliminary a ϕ
- 3202.3 Estimated Resident Population and Area for Local Authority Areas a ϕ
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a - annual, hy - half-yearly, q - quarterly, m - monthly, irr - irregular.

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