

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
QUEENSLAND, NOVEMBER 1989**

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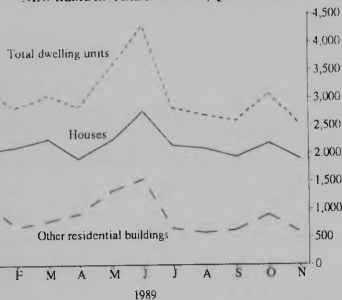
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MAIN FEATURES

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



Total Dwellings

- During November 1989, construction of 2,485 dwelling units in new residential buildings commenced. This figure represents a decrease of 19 per cent when compared with the October 1989 figure and is the lowest monthly figure recorded since April 1988.

Houses

- New house commencements during November 1989 totalled 1,901, a decrease of 13 per cent from the October 1989 figure after an increase of 12 per cent last month. The number of private sector houses

commenced in November 1989 (1,848) represented 97 per cent of all house commencements.

- For the 3 months ended November 1989, house commencements totalled 6,020, which was 14 per cent less than that for the 3 months ended August 1989.

New Other Residential Buildings

- Dwelling units commenced in new other residential buildings during November 1989 totalled 584, a decrease of 35 per cent from the October 1989 figure after an increase of 42 per cent last month.
- For the 3 months ended November 1989, dwelling unit commencements in new other residential buildings totalled 2,123, a decrease of 24 per cent on that recorded for the 3 months ended August 1989.

**DWELLING UNIT COMMENCEMENTS BY TYPE OF NEW
RESIDENTIAL BUILDING, QUEENSLAND**

<i>Period</i>	<i>Houses</i>	<i>Other residential buildings</i>	<i>Total</i>
November – 1988	2,804	1,262	4,066
November 1989	1,901	584	2,485
Three months ended –			
November 1988	8,721	3,564	12,285
August 1989	6,992	2,793	9,785
November 1989	6,020	2,123	8,143

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-									
September	1,186	29	1,215	128	100	228	1,314	129	1,443
October	1,120	25	1,145	229	158	387	1,349	181	1,532
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
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-									
September	2,885	126	3,011	803	210	1,013	3,688	336	4,024
October	2,819	87	2,906	1,119	170	1,289	3,938	257	4,195
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

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-								
September	167	2,337	201	210	96	3,011	1,013	4,024
October	191	2,308	199	177	31	2,906	1,289	4,195
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	694	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	125	26	1,941	635	2,576
September	148	1,487	155	153	30	2,092	585	2,677
October	130	1,667	194	137	50	2,178	904	3,082
November	124	1,454	166	134	23	1,901	584	2,485

(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	Sept. 1989			Oct. 1989			Nov. 1989		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	623	181	804	653	310	963	681	168	849
Moreton	665	311	976	677	310	987	592	316	908
Wide Bay-Burnett	201	23	224	260	96	356	196	15	211
Darling Downs	82	12	94	88	14	102	91	12	103
South-West	5	3	8	7	4	11	5	4	9
Fitzroy	65	2	67	112	12	124	118	12	130
Central-West	1	—	1	4	—	4	—	—	—
Mackay	70	38	108	88	34	122	35	4	39
Northern	73	20	93	75	47	122	90	33	123
Far North	155	45	200	210	77	287	86	20	106
North-West	1	—	1	4	—	4	7	—	7
Total Queensland	1,941	635	2,576	2,178	904	3,082	1,901	584	2,485
Statistical district									
Gold Coast-Tweed (a)	242	213	455	246	247	493	201	238	439
Sunshine Coast	145	82	227	176	22	198	132	70	202
Bundaberg	34	10	34	43	29	72	51	6	57
Gladstone	23	2	25	13	—	13	27	2	29
Rockhampton	19	—	19	20	4	24	13	—	13
Mackay	32	12	44	37	17	54	17	4	21
Townsville	49	13	62	34	37	71	53	25	78
Cairns	89	22	111	109	48	157	23	4	27

(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	Sept., 1989			Oct., 1989			Nov., 1989		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Brisbane and Moreton Statistical Divisions									
Albert (S)	246	96	342	265	178	443	218	77	295
Beaudesert (S)	84	—	84	70	6	76	94	2	96
Boonah (S)	10	—	10	3	—	3	2	—	2
Brisbane (C)	168	75	243	132	126	258	219	98	317
Caboolture (S)	100	24	124	98	20	118	99	15	114
Caloundra (C)	90	10	100	108	10	118	86	—	86
Esk (S)	11	—	11	11	—	11	10	—	10
Gatton (S)	13	—	13	11	2	13	6	—	6
Gold Coast (C)	50	121	171	42	111	153	41	163	204
Ipswich (C)	28	—	28	26	2	28	18	—	18
Kilcoy (C)	4	—	4	4	—	4	4	—	20
Laidley (S)	7	—	7	2	—	2	20	—	110
Logan (C)	93	20	113	129	79	208	108	2	95
Maroochy (S)	87	31	118	108	4	112	74	21	95
Moreton (S)	63	—	63	67	12	79	47	4	51
Nonsa (S)	40	41	81	38	11	49	44	55	99
Pine Rivers (S)	90	49	139	94	28	122	82	—	82
Redcliffe (C)	16	12	28	21	3	24	20	10	30
Redland (S)	88	13	101	101	28	129	81	37	118
Wide Bay-Burnett Statistical Division									
Biggenden (S)	—	—	—	1	—	1	1	—	1
Bundaberg (C)	5	5	10	10	12	22	17	—	17
Eidsvold (S)	—	—	—	—	—	—	2	—	2
Gayndah (S)	1	—	1	—	—	13	7	—	7
Goobarrum (S)	7	—	7	13	—	10	4	7	11
Gympie (C)	—	—	—	6	4	10	55	2	57
Hervey Bay (C)	79	13	92	114	59	173	9	11	11
Isis (S)	5	—	5	9	—	1	4	—	4
Kilkivan (S)	1	—	1	1	—	8	3	—	3
Kingaroy (S)	7	—	7	8	—	6	1	—	1
Kolan (S)	—	—	—	6	—	8	11	—	11
Maryborough (C)	8	—	8	8	—	2	4	—	4
Muriam Vale (S)	6	—	6	2	—	1	—	—	—
Monto (S)	—	—	—	1	—	1	4	—	4
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Murgon (S)	—	—	—	—	—	—	6	—	6
Nanango (S)	6	—	6	8	—	8	5	—	5
Perry (S)	—	—	—	5	—	6	3	—	3
Tiaro (S)	6	—	6	6	—	21	20	—	20
Widgee (S)	33	—	33	17	4	1	2	—	2
Wondai (S)	2	—	2	1	—	7	4	—	4
Wooool (S)	7	—	7	7	—	1	—	—	—
Woongarra (S)	28	5	33	37	17	54	37	6	43
Darling Downs Statistical Division									
Allora (S)	—	—	—	1	—	1	—	—	—
Cambooya (S)	—	—	—	1	—	1	4	—	4
Churchilla (S)	1	—	1	2	2	4	—	—	—
Clifton (S)	—	—	—	1	—	1	—	—	—
Crow's Nest (S)	9	—	9	7	—	7	12	—	12
Dalby (T)	3	—	3	—	—	3	—	—	—
Glengallan (S)	1	—	1	3	—	—	—	—	—
Goondiwindi (T)	4	—	4	2	—	2	2	—	2
Inglewood (S)	3	—	3	5	—	5	3	—	3
Jondaryan (S)	—	—	—	1	—	—	1	—	1
Millmerran (S)	1	—	1	—	—	1	—	—	—
Murilla (S)	—	2	2	1	—	1	—	—	—
Pittsworth (S)	3	—	3	6	—	6	1	—	1
Rosalie (S)	3	—	3	7	—	7	7	—	7
Rosenthal (S)	3	—	3	—	—	—	2	—	2
Stanthorpe (S)	2	—	2	5	—	5	—	—	—
Tara (S)	—	—	—	3	—	3	5	—	5

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

Local government area	Sept. 1989			Oct. 1989			Nov. 1989		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Darling Downs</i>									
<i>Statistical Division - continued</i>									
Taroom (S)	—	—	—	—	—	—	—	—	—
Troovombas (C)	43	10	53	38	12	50	49	12	61
Waggamba (S)	—	—	—	2	—	2	—	—	—
Wambo (S)	—	—	—	2	—	2	5	—	5
Warwick (C)	6	—	6	2	—	2	—	—	—
<i>South-West Statistical Division</i>									
Balonne (S)	2	—	2	3	—	3	1	—	1
Bendemeer (S)	—	—	—	—	—	—	2	—	2
Bioringa (S)	—	—	—	—	—	—	—	—	—
Bulloo (S)	—	—	—	—	—	—	—	—	—
Bungil (S)	—	—	—	—	—	—	—	—	—
Murweh (S)	—	—	—	1	2	3	—	—	—
Paroo (S)	—	—	—	—	—	—	—	—	—
Quilpie (S)	2	—	2	—	—	—	—	—	—
Roma (T)	1	—	1	2	2	4	2	4	6
Warroo (S)	—	3	3	1	—	1	—	—	—
<i>Fitzroy Statistical Division</i>									
Banana (S)	—	—	—	—	—	—	2	8	10
Bauhinta (S)	—	—	—	—	—	—	—	—	—
Calliope (S)	9	2	11	11	—	11	8	2	10
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	—	—	—	—	—	—	—	—	—
Fitzroy (S)	3	—	3	7	2	9	2	—	2
Gladstone (C)	15	—	15	5	—	5	20	—	20
Jericho (S)	—	—	—	1	6	7	—	—	—
Livingsstone (S)	21	—	21	22	—	22	24	—	24
Mount Morgan (S)	—	—	—	—	—	—	—	—	—
Peak Downs (S)	—	—	—	48	2	50	49	2	51
Rockhampton (C)	17	—	17	18	2	20	13	—	13
<i>Central-West Statistical Division</i>									
Aramac (S)	—	—	—	—	—	—	—	—	—
Baraldine (S)	1	—	1	1	—	1	—	—	—
Barcoo (S)	—	—	—	—	—	—	—	—	—
Blackall (S)	—	—	—	—	—	—	—	—	—
Boulia (S)	—	—	—	—	—	—	—	—	—
Damantina (S)	—	—	—	—	—	—	—	—	—
Ilfracombe (S)	—	—	—	—	—	—	—	—	—
Kisford (S)	—	—	—	—	—	—	—	—	—
Longreach (S)	—	—	—	3	—	3	—	—	—
Tambo (S)	—	—	—	—	—	—	—	—	—
Winton (S)	—	—	—	—	—	—	—	—	—
<i>Mackay Statistical Division</i>									
Belyando (S)	—	—	—	6	—	6	1	—	1
Broadsound (S)	—	—	—	1	—	1	—	—	—
Mackay (C)	11	12	23	7	11	18	3	4	7
Mirani (S)	2	2	4	1	—	1	—	—	—
Nebo (S)	—	—	—	—	—	—	—	—	—
Pioneer (S)	35	—	35	38	6	44	21	—	21
Sarina (S)	3	—	3	15	—	15	—	—	—
Whitsunday (S)	19	24	43	20	17	37	10	—	10

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

Local government area	Sept., 1989			Oct., 1989			Nov., 1989		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Northern Statistical Division</i>									
Bowen (S)	2	2	4	6	—	6	6	—	6
Burdekin (S)	6	—	6	7	8	15	4	—	4
Charters Towers (C)	5	—	5	4	2	6	5	8	13
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	1	5	6	8	—	8	5	—	5
Thuringowa (C)	33	—	33	46	4	50	38	2	40
Townsville (C)	26	13	39	4	33	37	32	23	55
<i>Far North Statistical Division</i>									
Aberdeen (S)	6	17	23	8	—	8	4	4	8
Aurukun (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	3	14	17	79	34	113	1	4	5
Cardwell (S)	5	—	5	6	17	23	9	2	11
Cook (S)	—	—	—	4	—	4	1	—	1
Croydon (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	8	2	10	11	—	11	2	—	2
Eacham (S)	10	—	10	11	—	11	6	2	8
Etheridge (S)	—	—	—	—	—	—	2	—	2
Herberton (S)	5	—	5	8	—	8	2	—	2
Johnstone (S)	12	—	12	12	2	14	13	4	17
Mareeba (S)	11	4	15	19	8	27	13	—	13
Mulgrave (S)	92	8	100	36	14	50	32	2	34
Torres (S)	2	—	2	16	2	18	1	2	3
Weipa (T)	1	—	1	—	—	—	—	—	—
<i>North-West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	—	—	—	—	—	—	3	—	3
Cloncurry (S)	—	—	—	3	—	3	3	—	3
Flinders (S)	—	—	—	—	—	—	—	—	—
McKinlay (S)	—	—	—	—	—	—	—	—	—
Morrington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	1	—	1	1	—	1	1	—	1
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Total Queensland	1,941	635	2,576	2,178	904	3,082	1,901	584	2,485

(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 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

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 legal 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 (\$8.00)

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 (\$7.50)

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

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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.

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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