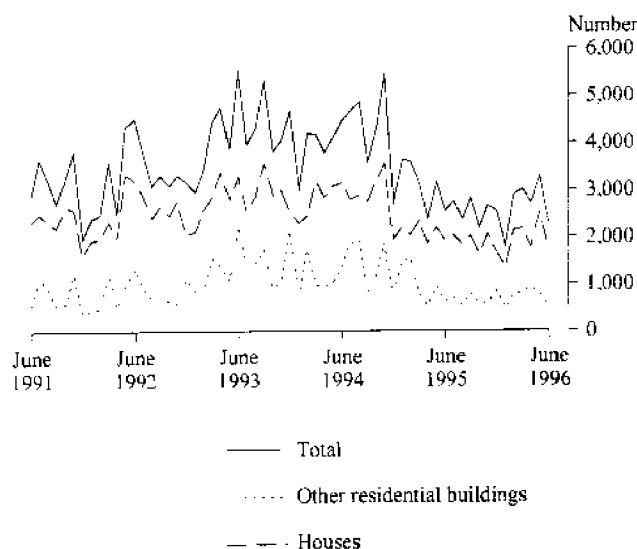


DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES QUEENSLAND, JUNE 1996

MAIN FEATURES

DWELLING UNITS COMMENCED



Houses

- There were 1,777 new houses reported as commenced in June, of which 1,761 were in the private sector. The number of private sector house commencements reported in the Brisbane Statistical Division was 787. For the period 1995–96, 23,050 houses were commenced in Queensland, a drop of 22.6% on 1994–95.

Other residential buildings

- A total of 541 dwelling units in other residential buildings was reported as commenced in June, with the private sector accounting for 515 dwellings. For the year ended June 1996, a total of 8,384 dwelling units in other residential buildings was commenced, a decrease of 41.8% on the previous year. Of the total, 7,733 were private sector commencements.

Total

- There was a total of 2,318 dwelling units reported as commenced in June. For the year ended June 1996, there was a total of 31,434 dwelling units reported as commenced which is a 28.9% decrease on 1994–95 and 37.1% lower than the 1993–94 figure of 50,012.
- The Brisbane Statistical Division reported 987 dwelling unit commencements in the month of June and 13,921 for 1995–96.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Brisbane (07) 3222 6351, (fax (07) 3229 6042) or write to Information Inquiries, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Qld 4001.

TABLE 1 – NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDINGS
QUEENSLAND (a)

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION									
1993-94	13,452	292	13,744	5,737	543	6,280	19,189	835	20,024
1994-95	11,791	223	12,014	5,098	725	5,823	16,889	948	17,837
1995-96	9,846	127	9,973	3,793	155	3,948	13,639	282	13,921
1995 --									
April	717	11	728	251	39	290	968	50	1,018
May	958	11	969	527	139	666	1,485	150	1,635
June	677	38	715	98	50	148	775	88	863
July	997	7	1,004	403	4	407	1,400	11	1,411
August	747	3	750	189	6	195	936	9	945
September	884	7	891	381	8	389	1,265	15	1,280
October	701	22	723	352	14	366	1,053	36	1,089
November	693	7	700	168	8	176	861	15	876
December	629	14	643	282	29	311	911	43	954
1996 --									
January	477	13	490	203	19	222	680	32	712
February	1,085	18	1,103	425	19	444	1,510	37	1,547
March	961	14	975	345	7	352	1,306	21	1,327
April	791	14	805	541	20	561	1,332	34	1,366
May	1,094	—	1,094	324	9	333	1,418	9	1,427
June	787	8	795	180	12	192	967	20	987
QUEENSLAND									
1993-94	33,917	580	34,497	14,466	1,049	15,515	48,383	1,629	50,012
1994-95	29,158	629	29,787	13,013	1,387	14,400	42,171	2,016	44,187
1995-96	22,706	344	23,050	7,733	651	8,384	30,439	995	31,434
1995									
April	1,818	49	1,867	414	112	526	2,232	161	2,393
May	2,177	27	2,204	808	150	958	2,985	177	3,162
June	1,830	93	1,923	526	108	634	2,356	201	2,557
July	2,038	15	2,053	663	44	707	2,701	59	2,760
August	1,824	18	1,842	475	61	536	2,299	79	2,378
September	2,012	20	2,032	795	8	803	2,807	28	2,835
October	1,590	27	1,617	513	59	572	2,103	86	2,189
November	2,040	37	2,077	538	52	590	2,578	89	2,667
December	1,651	27	1,678	800	59	859	2,451	86	2,537
1996--									
January	1,317	35	1,352	400	64	464	1,717	99	1,816
February	2,091	45	2,136	623	141	764	2,714	186	2,900
March	2,143	38	2,181	824	7	831	2,967	45	3,012
April	1,729	48	1,777	823	119	942	2,552	167	2,719
May	2,510	18	2,528	764	11	775	3,274	29	3,303
June	1,761	16	1,777	515	26	541	2,276	42	2,318

(a) See paragraph 15 of the Explanatory Notes.

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			
1993-94	1,962	27,391	2,959	1,455	729	34,497	15,515	50,012
1994-95	2,428	22,865	2,491	1,257	746	29,787	14,400	44,187
1995-96	4,470	14,326	1,782	1,014	1,458	23,050	8,384	31,434
1995 --								
April	182	1,408	159	76	42	1,867	526	2,393
May	243	1,573	183	123	82	2,204	958	3,162
June	237	1,375	132	91	88	1,923	634	2,557
July	238	1,466	166	99	84	2,053	707	2,760
August	331	1,174	164	74	99	1,842	536	2,378
September	465	1,196	151	95	125	2,032	803	2,835
October	319	1,018	126	79	75	1,617	572	2,189
November	528	1,109	210	108	122	2,077	590	2,667
December	414	971	116	76	101	1,678	859	2,537
1996 --								
January	372	749	115	56	60	1,352	464	1,816
February	545	1,216	149	117	109	2,136	764	2,900
March	454	1,340	160	101	126	2,181	831	3,012
April	364	1,091	150	68	104	1,777	942	2,719
May	473	1,721	163	76	95	2,528	775	3,303
June	225	1,275	112	65	100	1,777	541	2,318

(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 (a), QUEENSLAND

Statistical division and statistical district	Apr., 1996			May, 1996			June, 1996		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Statistical division									
Brisbane	805	561	1,366	1,094	333	1,427	795	192	987
Moreton	364	141	505	825	259	1,084	433	197	630
Wide Bay-Burnett	150	29	179	168	6	174	132	15	147
Darling Downs	70	11	81	58	6	64	74	82	156
South West	5	—	5	3	—	3	2	—	2
Fitzroy	59	22	81	90	7	97	84	4	88
Central West	4	—	4	1	—	1	3	—	3
Mackay	71	12	83	88	28	116	76	14	90
Northern	77	2	79	58	10	68	81	37	118
Far North	170	154	324	138	126	264	93	—	93
North West	2	10	12	5	—	5	4	—	4
Queensland	1,777	942	2,719	2,528	775	3,303	1,777	541	2,318
Statistical district									
Gold Coast-Tweed (b)	62	56	118	638	188	826	251	175	426
Sunshine Coast	174	75	249	109	71	180	98	22	120
Bundaberg	31	—	31	49	2	51	34	—	34
Gladstone	18	—	18	32	—	32	25	—	25
Rockhampton	10	8	18	21	2	23	21	—	21
Mackay	39	6	45	47	17	64	36	14	50
Townsville	49	—	49	38	10	48	56	32	88
Cairns	114	152	266	86	106	192	52	—	52

(a) See paragraph 15 of the Explanatory Notes. (b) 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 (a), QUEENSLAND

Local government area	Apr., 1996			May, 1996			June, 1996		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Brisbane and Moreton</i>									
<i>Statistical Divisions (b)</i>									
Beaudesert (S)	35	—	35	39	—	39	49	—	49
Buonah (S)	2	—	2	2	—	2	4	—	4
Brisbane (C)	395	550	945	623	273	896	310	153	463
Caboolture (S)	108	11	119	43	9	52	85	4	89
Caloundra	70	40	110	33	16	49	—	—	—
Esk (S)	9	—	9	3	—	3	11	—	11
Gatton (S)	5	10	15	2	—	2	1	—	1
Gold Coast (C)	72	56	128	751	196	947	284	175	459
Ipswich (C)	38	—	38	49	—	49	42	2	44
Kilcoy (S)	1	—	1	2	—	2	1	—	1
Laidley (S)	14	—	14	7	—	7	6	—	6
Logan (C)	79	—	79	53	—	53	79	—	79
Maroochy (S)	128	16	144	49	49	98	90	20	110
Noosa (S)	47	19	66	63	6	69	37	2	39
Pine Rivers (S)	79	—	79	98	—	98	121	—	121
Redcliffe (C)	10	—	10	9	13	22	8	13	21
Redland (S)	77	—	77	93	30	123	100	20	120
<i>Wide Bay-Burnett Statistical Division</i>									
Biggenden (S)	—	—	—	—	—	—	—	—	—
Bundaberg (C)	19	—	19	32	2	34	17	—	17
Burnett (S)	25	—	25	23	—	23	21	—	21
Cooloola (S)	27	4	31	26	—	26	19	15	34
Eidsvold (S)	—	—	—	—	—	—	—	—	—
Gayndah (S)	4	—	4	—	—	—	1	—	1
Hervey Bay (C)	32	—	32	46	2	48	36	—	36
Isis (S)	6	2	8	1	—	1	5	—	5
Kilkivan (S)	2	—	2	1	—	1	2	—	2
Kingaroy (S)	1	—	1	6	—	6	4	—	4
Kolan (S)	4	—	4	6	—	6	1	—	1
Maryborough (C)	14	21	35	4	2	6	3	—	3
Miriam Vale (S)	6	2	8	8	—	8	4	—	4
Monto (S)	—	—	—	—	—	—	2	—	2
Mundubbera (S)	1	—	1	1	—	1	—	—	—
Murgon (S)	—	—	—	—	—	—	1	—	1
Nanango (S)	4	—	4	4	—	4	8	—	8
Perry (S)	—	—	—	—	—	—	—	—	—
Tiaro (S)	1	—	1	5	—	5	3	—	3
Wondai (S)	1	—	1	—	—	—	2	—	2
Woocoo (S)	3	—	3	5	—	5	3	—	3
<i>Darling Downs Statistical Division</i>									
Cambooya (S)	5	—	5	—	—	—	3	—	3
Chinchilla (S)	1	—	1	1	—	1	1	—	1
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	5	—	5	5	—	5	9	—	9
Dalby (T)	2	9	11	2	—	2	2	—	2
Goondiwindi (T)	—	—	—	1	2	3	2	—	2
Inglewood (S)	—	—	—	—	—	—	—	—	—
Jondaryan (S)	9	—	9	6	—	6	4	—	4
Millmerran (S)	2	—	2	—	—	—	1	—	1
Murilla (S)	—	—	—	2	—	2	1	—	1
Pittsworth (S)	—	—	—	1	—	1	4	—	4
Rosalie (S)	4	—	4	3	—	3	4	—	4
Stanthorpe (S)	4	—	4	—	—	—	7	—	7
Tara (S)	—	—	—	—	—	—	—	—	—
Taroom (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	32	2	34	31	4	35	32	82	114
Waggamba (S)	1	—	1	—	—	—	—	—	—
Wambo (S)	1	—	1	—	—	—	—	—	—
Warwick (S)	4	—	4	6	—	6	4	—	4

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

Local government area	Apr., 1996			May, 1996			June, 1996		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>South West Statistical Division</i>									
Balonne (S)				3		3	1		1
Bendmere (S)									
Booringa (S)									
Bulloo (S)									
Bungil (S)	1		1						
Murweh (S)	2		2						
Paroo (S)	1		1						
Quilpie (S)									
Roma (T)	1		1						
Warroo (S)									
<i>Fitzroy Statistical Division</i>									
Banana (S)	1		1	3		3	1		1
Bauhinia (S)									
Calliope (S)	7		7	12		12	9		9
Duaringa (S)	1		1						
Emerald (S)	7	12	19	10	2	12	15		15
Fitzroy (S)	1		1	5		5	4		4
Gladstone (C)	11		11	20		20	17		17
Jericho (S)									
Livingstone (S)	20	2	22	22	3	25	19	4	23
Mount Morgan (S)									
Peak Downs (S)	1		1						
Rockhampton (C)	10	8	18	18	2	20	19		19
<i>Central West Statistical Division</i>									
Aramac (S)									
Barcaldine (S)	1		1						
Barcoo (S)									
Blackall (S)									
Boulia (S)	1		1						
Diamantina (S)									
Ilfracombe (S)									
Isisford (S)									
Longreach (S)	2		2	1		1	3		3
Tambo (S)									
Winton (S)									
<i>Mackay Statistical Division</i>									
Belyando (S)		2	2	2		2	1		1
Broadsound (S)	2		2	1		1	5		5
Mackay (C)	42	6	48	57	17	74	43	14	57
Mirani (S)	5		5	4		4	3		3
Nebo (S)				2		2			
Sarina (S)	7		7	5		5	8		8
Whitsunday (S)	15	4	19	17	11	28	16		16
<i>Northern Statistical Division</i>									
Bowen (S)	5		5	2		2	4		4
Burdekin (S)	6		6	12		12	8	5	13
Charters Towers (C)	1	2	3				2		2
Dalrymple (S)	3		3	2		2	1		1
Hinchinbrook (S)	8		8	4		4	5		5
Thuringowa (C)	32		32	28		28	23	28	51
Townsville (C)	22		22	10	10	20	38	4	42
<i>Far North Statistical Division</i>									
Atherton (S)	3		3	8	2	10	6		6
Aurukun (S)									
Cairns (C)	120	152	272	86	106	192	53		53
Cardwell (S)	8		8	1		1	6		6
Cook (S)	5		5	1		1			
Croydon (S)									
Douglas (S)	9		9	4	16	20	6		6

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

Local government area	Apr., 1996			May, 1996			June, 1996		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
<i>Far North Statistical Division continued</i>									
Eacham (S)	3	—	3	14	—	14	2	—	2
Etheridge (S)	—	—	—	—	—	—	—	—	—
Herberton (S)	6	—	6	4	—	4	5	—	5
Johnstone (S)	9	—	9	12	—	12	9	—	9
Mareeba (S)	6	—	6	8	—	8	6	—	6
Torres (S)	1	2	3	—	2	2	—	—	—
<i>North West Statistical Division</i>									
Burke (S)	—	—	—	—	—	—	—	—	—
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	2	—	2	2	—	2
Flinders (S)	—	—	—	1	—	1	—	—	—
McKinlay (S)	—	8	8	—	—	—	1	—	1
Mornington (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	2	2	4	2	—	2	1	—	1
Richmond (S)	—	—	—	—	—	—	—	—	—
Unincorporated islands	—	—	—	—	—	—	—	—	—
Queensland	1,777	942	2,719	2,528	775	3,303	1,777	541	2,318

(a) See paragraph 15 of the Explanatory Notes. (b) See paragraph 11 of the Explanatory Notes. (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 and other government authorities, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by local government or other government authorities in areas subject to building control by those authorities; and
- (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.

3. Major dwelling unit commencements in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.

4. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is 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 e.g. 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. includes townhouses, duplexes, apartment buildings etc.).

8. *Commencements*. For the purposes of this statistical series, a dwelling unit is regarded as being commenced on the date when:

- (a) the residential building 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 residential building is determined as commenced by a building inspector or surveyor.

9. *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 (ASGC)

10. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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*, 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 whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

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 LGA boundaries.

15. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLA's of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished data

16. The ABS can also make available certain dwelling unit commencement data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Related publications

17. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Building Approvals, Queensland (8731.3) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Queensland (8752.3) – issued quarterly

18. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and other usages

— nil or rounded to zero
 n.a. not available

BRIAN DOYLE
 Acting Regional Director

