



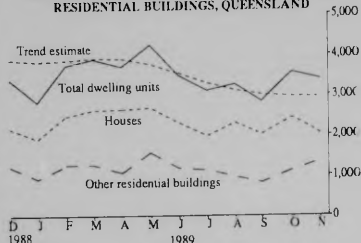
NOVEMBER 1989

**BUILDING APPROVALS
QUEENSLAND**

Catalogue No. 8731.3

BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1989

PHONE INQUIRIES	For more information about these statistics please contact Norm Burke on Brisbane (07) 222 6286.
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MAIL INQUIRIES	Please write to Information Services, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Q 4001.

MAIN FEATURES**NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, QUEENSLAND****Residential Building**

- On a seasonally adjusted basis, the total number of dwelling units in new residential buildings approved in November 1989 (3,181) was 1 per cent higher than the figure for October 1989. The corresponding number for the 3 months ended November 1989 was 5 per cent lower than the figure for the 3 months ended August 1989.
- Seasonally adjusted figures show that the number of private sector houses approved in November 1989 (1,705) was 13 per cent lower than the October 1989 figure.
- In original terms, the total number of dwelling units in new residential buildings approved during November 1989 (3,387) decreased by 5 per cent from the figure for October 1989 (3,556) but was 22 per cent below that for November 1988.
- Brisbane City accounted for 13 per cent of the total number of dwelling units approved during November 1989, followed by Albert Shire with 12 per cent and Gold Coast City with 9 per cent.

- In original terms, the number of private sector houses approved in November 1989 was 1,831, a decrease of 19 per cent from the figure for October 1989.
- The number of dwelling units approved (original terms) in new other residential buildings during November 1989 (1,360) was 20 per cent higher than the October 1989 figure.
- The trend estimate shows the total number of dwelling units approved has been declining steadily since March 1989.

Non-residential Building

- The value of non-residential building approved in the 3 months ended November 1989 increased by 47 per cent over the value for the 3 months ended August 1989.

Total Building

- The total value of all building work approved in the 3 months ended November 1989 increased by 17 per cent over the value for the 3 months ended August 1989.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings		Total building
	Original	Seasonally adjusted	
November-1988 1989	No.	No.	\$m
	4,338	4,016	474.9
November 1989	3,387	3,181	600.8
Three months ended-			
	13,657	12,682	1,357.3
	9,847	9,489	1,353.5
November 1989	9,779	9,049	1,579.4

NOTES

This publication contains monthly details of building approvals reported by approving authorities in each legal local government area.

Care should be taken with the interpretation of the significance of changes in the level of building approvals between individual months. Variations can be due not only to changes in economic conditions but also to fluctuations arising from the inclusion of large-scale projects and by the administrative arrangements of local government and semi-government authorities.

Explanatory Notes are located at the back of this publication.

J. K. Cornish
DEPUTY COMMONWEALTH STATISTICIAN

313 Adelaide Street
BRISBANE Q 4000
17 January 1990

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

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	6,311	206	6,517	916	480	1,396	7,227	686	7,913
1987-88	9,618	429	10,047	1,643	539	2,182	11,261	968	12,229
1988-89	11,836	490	12,326	3,567	1,000	4,567	15,403	1,490	16,893
1988-89									
July-November	5,807	408	6,215	1,174	584	1,758	6,981	992	7,973
1989-90									
July-November	3,425	477	3,902	1,478	726	2,204	4,903	1,203	6,106
1988-									
September	1,146	112	1,258	262	136	398	1,408	248	1,656
October	1,211	161	1,372	237	181	418	1,448	342	1,790
November	1,157	121	1,278	364	100	464	1,521	221	1,742
December	825	15	840	251	50	301	1,076	65	1,141
1989-									
January	700	8	708	224	33	257	924	41	965
February	976	1	977	394	100	494	1,370	101	1,471
March	893	44	937	389	124	513	1,282	168	1,450
April	932	7	939	147	32	179	1,079	39	1,118
May	975	1	976	701	24	725	1,676	25	1,701
June	728	6	734	287	53	340	1,015	59	1,074
July	661	—	661	418	55	476	1,079	58	1,137
August	682	124	806	345	55	400	1,027	179	1,206
September	671	114	785	297	176	473	968	290	1,258
October	788	143	931	216	223	439	1,004	366	1,370
November	623	96	719	202	214	416	825	310	1,135
QUEENSLAND									
1986-87	16,945	503	17,448	4,157	893	5,050	21,102	1,396	22,498
1987-88	24,835	776	25,611	8,470	1,193	9,663	33,305	1,969	35,274
1988-89	30,582	1,349	31,931	13,472	1,713	15,185	44,054	3,062	47,116
1988-89									
July-November	14,328	829	15,157	5,731	986	6,717	20,059	1,815	21,874
1989-90									
July-November	9,893	833	10,746	4,114	1,280	5,394	14,007	2,133	16,140
1988-									
September	2,941	349	3,290	1,138	214	1,352	4,079	563	4,642
October	2,865	227	3,092	1,270	315	1,585	4,135	542	4,677
November	2,785	157	2,942	1,146	250	1,396	3,931	407	4,338
December	2,078	86	2,164	1,025	191	1,216	3,103	277	3,380
1989-									
January	1,873	29	1,902	823	100	923	2,696	129	2,825
February	2,442	30	2,472	1,133	128	1,261	3,575	158	3,733
March	2,528	96	2,624	1,107	156	1,263	3,615	252	3,867
April	2,613	18	2,631	1,011	50	1,061	3,624	68	3,692
May	2,533	142	2,675	1,531	33	1,564	4,064	175	4,239
June	2,187	119	2,306	1,111	69	1,180	3,298	188	3,486
July	1,870	107	1,977	1,035	94	1,129	2,905	201	3,106
August	2,092	206	2,298	849	108	957	2,941	314	3,255
September	1,833	184	2,017	615	204	819	2,448	388	2,836
October	2,267	160	2,427	841	288	1,129	3,108	448	3,556
November	1,831	196	2,027	774	586	1,360	2,605	782	3,387

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 51 such dwelling units approved in November 1989.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1986-87	352.9	5.9	358.8	35.0	14.5	49.5	387.9	20.5	408.3	33.0	698.2	858.8	1,119.1	1,300.2
1987-88	579.9	14.9	594.8	73.1	17.7	90.8	652.9	32.6	685.6	37.6	839.0	1,022.1	1,529.5	1,745.3
1988-89	843.5	22.8	866.2	273.7	33.0	306.8	1,117.2	55.8	1,173.0	60.5	627.4	773.3	1,804.3	2,066.8
1988-89														
July-November	381.8	18.2	399.9	59.7	18.4	78.1	441.5	36.5	478.0	26.1	254.3	294.5	721.8	798.7
1989-90														
July-November	291.5	24.5	316.0	102.7	26.6	129.4	394.2	51.2	445.3	32.4	351.8	410.5	778.3	888.2
1988-														
September	74.2	4.8	79.0	13.4	4.1	17.4	87.6	8.8	96.4	5.2	61.3	68.5	154.0	170.1
October	77.0	7.2	84.2	12.2	6.2	18.4	89.2	13.5	102.6	4.1	38.6	39.2	131.9	146.0
November	81.4	5.6	87.1	18.9	3.3	22.2	100.3	8.9	109.2	7.0	30.6	45.3	137.8	161.5
December	60.2	0.7	60.9	13.4	1.8	15.2	73.6	2.5	76.1	4.3	35.2	42.7	113.1	123.0
1989-														
January	50.6	0.4	51.0	11.4	1.3	12.7	62.0	1.7	63.7	3.1	15.9	22.4	81.1	89.2
February	73.2	0.1	73.3	22.1	3.4	25.4	95.3	3.4	98.7	4.2	36.0	37.2	135.5	140.1
March	70.8	2.6	73.5	24.3	4.1	28.3	95.1	6.7	101.8	4.7	30.5	33.3	130.3	139.8
April	70.3	0.4	70.7	7.7	1.0	8.7	78.0	1.4	79.4	5.7	52.5	53.9	135.4	138.9
May	75.7	—	75.8	120.4	0.9	121.3	196.2	1.0	197.1	5.9	149.3	220.9	351.3	423.8
June	60.7	0.4	61.1	14.8	2.2	16.9	75.5	2.6	78.1	6.6	53.7	68.5	135.9	153.2
July	53.6	—	53.6	27.4	2.5	29.8	81.0	2.5	83.5	5.1	44.3	81.7	130.4	170.3
August	58.9	6.1	65.0	29.6	3.3	32.9	88.5	9.4	97.9	6.5	53.6	62.6	148.5	167.0
September	56.5	5.5	62.0	19.4	5.3	24.7	75.9	10.8	86.7	7.5	51.9	54.1	135.2	148.3
October	66.7	7.1	73.7	15.8	6.1	22.0	82.5	13.2	95.7	6.3	156.9	160.7	245.7	262.7
November	55.7	5.8	61.6	10.6	9.4	20.0	66.3	15.2	81.5	7.0	45.2	51.5	118.4	140.0
QUEENSLAND														
1986-87	929.1	18.8	947.9	189.6	28.1	217.7	1,118.7	46.9	1,165.6	71.5	1,332.1	1,635.4	2,521.3	2,872.4
1987-88	1,511.5	29.5	1,540.9	474.8	42.0	516.9	1,986.3	71.5	2,057.8	91.4	1,806.8	2,156.5	3,884.3	4,305.7
1988-89	2,173.6	73.3	2,247.0	1,027.8	63.0	1,090.8	3,201.4	136.3	3,337.7	127.9	1,878.0	2,270.8	5,206.4	5,736.4
1988-89														
July-November	953.7	37.2	990.9	382.2	33.1	415.4	1,336.0	70.3	1,406.3	55.1	823.3	941.3	2,214.3	2,402.8
1989-90														
July-November	809.7	46.1	855.8	351.7	53.4	405.0	1,161.3	99.5	1,260.8	68.0	1,006.1	1,133.7	2,235.1	2,462.5
1988-														
September	192.9	15.2	208.1	66.0	7.1	73.1	258.8	22.3	281.2	10.1	148.7	160.7	417.6	451.9
October	197.5	10.4	207.9	72.4	10.0	82.5	269.9	20.4	290.4	8.7	92.0	131.4	370.6	430.5
November	193.1	7.4	200.5	87.6	9.3	96.9	280.6	16.7	297.4	11.8	139.1	165.7	431.5	474.9
December	153.7	4.5	158.2	69.6	8.4	78.1	223.4	12.9	236.3	9.3	110.1	166.5	342.8	412.1
1989-														
January	137.0	1.7	138.8	56.0	4.9	60.9	193.1	6.6	199.7	7.2	91.8	114.7	292.1	321.6
February	178.0	1.9	179.9	73.6	5.1	78.7	251.6	7.0	258.6	9.2	103.2	109.1	364.0	377.0
March	189.6	6.4	196.0	75.3	5.3	80.6	264.8	11.7	276.6	10.3	85.3	111.6	360.5	398.5
April	193.1	1.3	194.4	110.8	1.7	112.4	303.9	2.9	306.8	11.7	116.6	134.5	431.4	453.0
May	195.6	10.7	206.4	185.9	1.4	187.3	381.6	12.1	393.7	12.5	387.8	404.9	781.9	901.1
June	172.8	9.6	182.5	74.3	3.0	77.3	247.2	12.6	259.8	12.5	159.8	198.2	419.5	470.5
July	151.3	5.5	156.8	94.2	4.0	98.2	245.6	9.5	255.1	11.2	106.7	160.7	363.5	427.0
August	172.4	10.8	183.2	73.3	5.7	79.0	245.7	16.5	262.2	13.9	157.0	179.9	416.7	456.0
September	150.7	9.3	160.0	56.9	6.7	63.6	207.6	16.0	223.7	12.4	105.9	115.4	326.0	351.5
October	183.5	8.0	191.6	77.5	9.0	86.4	261.0	17.0	278.0	14.6	321.8	334.6	597.4	627.1
November	151.7	12.5	164.2	49.7	28.0	77.7	201.4	40.5	241.9	15.8	314.6	343.1	531.6	600.8

TABLE 3. NUMBER OF DWELLING UNITS APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (a)
QUEENSLAND

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1988-								
September	2,732	2,675	3,007	2,819	3,798	3,766	4,343	4,126
October	2,677	2,593	2,858	2,745	3,913	3,701	4,323	4,084
November	2,528	2,503	2,610	2,640	3,595	3,592	4,016	3,971
December	2,251	2,462	2,440	2,568	3,434	3,532	3,664	3,868
1989-								
January	2,159	2,487	2,195	2,560	2,990	3,564	3,248	3,830
February	2,797	2,546	2,770	2,601	3,863	3,699	4,114	3,856
March	2,478	2,583	2,564	2,642	3,638	3,781	3,966	3,906
April	3,018	2,543	3,058	2,627	4,279	3,793	4,023	3,893
May r	2,403	2,417	2,570	2,531	4,030	3,653	4,194	3,763
June r	2,102	2,232	2,271	2,370	3,118	3,375	3,310	3,536
July r	1,815	2,046	1,958	2,196	2,905	3,045	3,138	3,289
August r	1,930	1,914	2,074	2,062	2,613	2,768	3,041	3,109
September r	1,785	1,829	1,933	1,972	2,364	2,574	2,729	3,004
October r	1,966	1,767	2,079	1,905	2,649	2,438	3,139	2,952
November	1,705	1,758	1,842	1,885	2,540	2,378	3,181	2,939

(a) See paragraphs 20 and 21 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a), QUEENSLAND
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1986-87	862.6	879.9	196.9	1,076.8	66.4	1,210.4	1,487.0	2,309.1	2,630.2
1987-88	1,286.8	1,312.3	432.3	1,744.6	78.2	1,525.9	1,820.1	3,287.0	3,642.9
1988-89	1,517.5	1,568.8	818.5	2,387.3	89.2	1,416.8	1,710.7	3,797.5	4,187.2
1988-									
June qtr	365.0	367.1	134.8	501.9	21.0	231.9	284.3	743.8	807.2
Sept. qtr	427.9	442.6	186.3	628.9	26.3	465.3	506.0	1,095.5	1,161.2
Dec. qtr	389.3	405.3	197.1	602.4	21.3	260.8	354.4	848.1	978.1
1989-									
Mar. qtr	338.7	345.4	163.6	509.0	18.0	208.7	249.7	718.4	776.7
June qtr	361.6	375.5	271.5	647.0	23.6	482.0	600.6	1,135.5	1,271.2
Sept. qtr	300.3	316.5	168.2	484.7	23.8	261.5	322.5	743.9	831.0

(a) See paragraphs 12 to 14 of the Explanatory Notes.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, QUEENSLAND
(\$ million)

Class of building	(\$ million)						
	1987-88	1988-89	July-November		1989		
			1988-89	1989-90	September	October	November
PRIVATE SECTOR							
New houses	1,511.5	2,173.6	953.7	809.7	150.7	183.5	151.7
New other residential buildings	474.8	1,027.8	382.2	351.7	56.9	77.5	49.7
Total new residential building	1,986.3	3,201.4	1,336.0	1,161.3	207.6	261.0	201.4
Alterations and additions to residential buildings	91.3	127.0	55.0	67.7	12.4	14.6	15.6
Hotels etc.	443.8	502.1	216.7	118.0	14.9	61.4	20.0
Shops	550.5	485.4	216.2	371.4	42.6	46.1	214.5
Factories	147.8	186.6	72.2	88.7	12.3	21.7	24.1
Offices	332.9	245.1	79.0	222.6	8.0	154.9	9.0
Other business premises	151.4	191.2	85.1	82.5	16.2	14.2	15.2
Educational	59.7	70.7	36.3	21.4	2.4	6.7	2.9
Religious	14.6	13.2	6.4	6.3	1.5	1.1	1.3
Health	29.4	99.1	81.6	52.8	2.0	7.6	16.6
Entertainment and recreational	40.2	56.3	20.6	21.1	3.9	2.3	6.0
Miscellaneous	36.5	28.3	9.2	21.1	2.2	5.9	4.9
Total non-residential building	1,806.8	1,878.0	823.3	1,006.1	105.9	321.8	314.6
Total	3,884.3	5,206.4	2,214.3	2,235.1	326.0	597.4	531.6
PUBLIC SECTOR							
New houses	29.5	73.3	37.2	46.1	9.3	8.0	12.8
New other residential buildings	42.0	61.0	33.1	53.4	6.7	9.0	28.0
Total new residential building	71.5	136.3	70.3	99.5	16.0	17.0	40.5
Alterations and additions to residential buildings	0.2	0.9	0.2	0.3	—	—	0.2
Hotels etc.	0.6	38.5	38.5	0.1	0.1	—	—
Shops	2.1	65.2	0.6	1.0	0.5	—	0.6
Factories	1.0	3.9	0.7	2.0	0.3	—	—
Offices	41.3	25.7	6.9	11.3	2.0	3.8	2.9
Other business premises	63.5	48.6	4.9	16.9	—	0.8	—
Educational	81.7	101.9	40.8	43.6	4.4	4.7	15.1
Religious	—	—	—	—	—	—	—
Health	27.5	47.8	18.2	35.2	0.5	—	—
Entertainment and recreational	9.0	8.8	3.3	0.5	0.2	0.1	—
Miscellaneous	123.1	52.4	4.1	17.0	1.5	3.3	9.8
Total non-residential building	349.7	392.8	118.0	127.6	9.4	12.7	28.5
Total	421.4	530.0	188.5	227.4	25.5	29.7	69.3
TOTAL							
New houses	1,540.9	2,247.0	990.9	855.8	160.0	191.6	164.2
New other residential buildings	516.9	1,090.8	415.4	405.0	63.6	86.4	77.7
Total new residential building	2,057.8	3,337.7	1,406.3	1,260.8	223.7	278.0	241.9
Alterations and additions to residential buildings	91.4	127.9	55.1	68.0	12.4	14.6	15.8
Hotels etc.	444.5	539.5	255.2	118.2	15.0	61.4	20.0
Shops	552.6	550.6	216.8	372.4	43.1	46.1	215.1
Factories	148.8	190.5	72.8	90.6	12.6	21.7	24.1
Offices	374.1	270.8	85.9	233.9	10.0	158.7	12.0
Other business premises	215.0	239.8	90.1	99.4	16.2	15.0	15.2
Educational	141.3	172.6	77.1	65.0	6.7	11.4	18.1
Religious	14.6	13.2	6.4	6.3	1.5	1.1	1.3
Health	56.9	147.0	99.8	88.0	2.5	7.6	16.6
Entertainment and recreational	49.3	65.1	23.9	21.6	4.1	2.4	6.1
Miscellaneous	159.6	80.7	13.3	38.1	3.6	9.2	14.7
Total non-residential building	2,156.5	2,270.8	941.3	1,133.7	115.4	334.6	343.1
Total	4,205.7	5,736.4	2,442.8	2,462.5	351.5	627.1	609.8

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED,
BY CLASS OF BUILDING AND VALUE SIZE GROUPS, QUEENSLAND

Period	\$30,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS ETC.												
1989 September	4	0.4	2	0.5	1	0.7	—	—	1	13.3	8	15.0
October	4	0.3	4	1.2	3	2.0	1	1.8	2	56.0	14	61.4
November	7	0.5	4	1.0	1	0.6	2	3.1	2	14.6	16	20.0
SHOPS												
1989 September	41	3.1	10	3.3	4	3.0	3	3.7	2	30.0	60	43.1
October	42	3.5	8	2.0	4	2.9	5	9.3	2	38.5	61	46.1
November	60	4.4	8	2.0	3	1.7	2	4.0	3	203.0	76	215.1
FACTORIES												
1989 September	25	2.4	15	4.5	3	1.7	1	4.0	—	—	44	12.6
October	27	2.6	18	6.2	10	5.4	3	7.5	—	—	58	21.7
November	35	3.2	16	5.0	4	2.8	2	7.0	1	6.0	58	24.1
OFFICES												
1989 September	31	2.5	10	3.3	3	1.8	2	2.5	—	—	46	10.0
October	32	2.8	14	4.7	2	1.0	5	10.1	3	140.0	56	158.7
November	34	2.5	12	2.9	5	3.1	1	3.5	—	—	52	12.0
OTHER BUSINESS PREMISES												
1989 September	31	2.0	11	3.5	13	8.5	2	2.1	—	—	57	16.2
October	44	3.5	13	3.8	4	2.3	2	5.4	—	—	63	15.0
November	41	2.8	8	2.3	5	3.3	5	6.7	—	—	59	15.2
EDUCATIONAL												
1989 September	9	1.1	18	5.1	1	0.5	—	—	—	—	28	6.7
October	12	1.3	13	3.7	2	1.5	3	4.8	—	—	30	11.4
November	21	2.6	19	5.5	4	2.9	1	1.6	1	5.4	46	18.1
RELIGIOUS												
1989 September	2	0.2	2	0.7	1	0.6	—	—	—	—	5	1.5
October	2	0.1	2	0.5	1	0.5	—	—	—	—	5	1.1
November	4	0.5	—	—	1	0.8	—	—	—	—	5	1.3
HEALTH												
1989 September	4	0.4	—	—	2	1.1	1	1.0	—	—	7	2.5
October	—	—	2	0.4	1	0.9	4	6.2	—	—	7	7.6
November	1	0.1	3	1.1	1	0.6	1	4.8	1	10.0	7	16.6
ENTERTAINMENT AND RECREATIONAL												
1989 September	11	0.7	4	1.1	—	—	2	2.2	—	—	17	4.1
October	14	1.1	5	1.3	—	—	—	—	—	—	19	2.4
November	6	0.5	3	0.8	—	—	2	4.8	—	—	11	6.1
MISCELLANEOUS												
1989 September	23	1.9	6	1.8	—	—	—	—	—	—	29	3.6
October	26	1.9	5	1.4	—	—	3	5.9	—	—	34	9.2
November	26	2.5	8	2.6	2	1.4	3	8.1	—	—	39	14.7
TOTAL NON-RESIDENTIAL BUILDING												
1989 September	181	14.8	78	23.9	28	17.9	11	15.5	3	43.3	301	115.4
October	203	17.2	84	25.3	27	16.5	26	51.1	7	234.5	347	334.6
November	235	19.7	81	23.3	26	17.4	19	43.7	8	239.1	369	343.1

TABLE 7. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS, QUEENSLAND

Period	Double brick (a)(b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1986-87	1,326	12,766	1,456	1,489	410	17,448
1987-88	1,907	19,993	1,859	1,536	316	25,611
1988-89	2,186	24,956	2,322	1,908	556	31,931
1988-89						
July-November	1,019	11,790	1,107	959	280	15,157
1989-90						
July-November	763	8,143	907	749	184	10,746
1988-						
September	224	2,535	218	219	74	3,290
October	189	2,530	216	131	26	3,092
November	264	2,210	229	206	32	2,942
December	113	1,733	173	119	26	2,164
1989-						
January	135	1,482	136	109	40	1,902
February	188	1,962	167	125	29	2,472
March	217	2,027	203	132	45	2,624
April	165	2,140	157	140	29	2,631
May	168	2,076	214	184	33	2,675
June	181	1,746	165	142	74	2,366
July	157	1,497	145	142	36	1,977
August	161	1,737	203	153	44	2,298
September	120	1,562	164	135	36	2,017
October	191	1,828	231	142	33	2,427
November	134	1,519	162	177	35	2,027

(a) Including bricks or blocks of clay, concrete or calcium silicate. (b) Including concrete poured on site, precast/tilted steel-reinforced concrete and stone.

TABLE 8. TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, NOVEMBER 1989

Statistical division and statistical district	Dwelling units in new residential buildings					Alterations and additions to residential buildings				Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total		Value (\$'000)	Value (\$'000)			
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)					
STATISTICAL DIVISIONS											
Brisbane	719	61,579	416	19,953	1,135	81,532	6,984	51,456	139,973		
Moreton	613	53,258	642	41,840	1,255	95,098	5,280	231,466	331,844		
Wide Bay-Burnett	226	14,612	51	2,847	277	17,459	594	12,998	31,052		
Darling Downs	81	5,252	31	1,540	112	6,792	544	3,361	10,697		
South-West	3	485	6	288	9	773	54	115	942		
Fitzroy	74	5,382	17	960	91	6,342	400	4,011	10,754		
Central-West	3	234	—	—	3	234	—	—	234		
Mackay	99	6,908	7	335	106	7,243	239	24,649	32,131		
Northern	76	5,496	93	5,217	169	10,713	555	6,592	17,860		
Far North	128	10,731	97	4,763	225	15,494	838	8,236	24,567		
North-West	5	249	—	—	5	249	329	214	792		
Queensland	2,027	164,185	1,360	77,744	3,387	241,929	15,817	343,098	600,844		
STATISTICAL DISTRICTS											
Gold Coast-Tweed (a)	206	24,016	435	25,184	641	49,200	3,036	222,957	275,193		
Sunshine Coast	155	12,214	181	15,507	336	27,721	844	5,581	34,146		
Bundaberg	30	2,688	31	1,991	61	4,679	110	649	5,438		
Gladstone	18	1,098	7	484	25	1,582	108	1,835	3,515		
Rockhampton	15	1,273	2	80	17	1,353	122	1,568	3,043		
Mackay	75	5,020	7	335	82	5,355	74	875	6,304		
Townsville	39	2,942	91	5,005	130	7,948	275	3,074	11,296		
Cairns	53	4,839	93	4,612	146	9,451	522	2,813	12,786		

(a) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 9. TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1989

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS									
Albert (S)	223	20,795	175	10,360	398	31,155	794	163,958	195,907
Beaudesert (S)	70	4,738	4	200	74	4,938	214	—	5,152
Boonah (S)	1	60	—	—	1	60	54	482	596
Brisbane (C)	206	25,166	242	11,558	448	36,723	5,438	32,528	74,689
Caboolture (S)	99	6,653	20	839	119	7,492	345	6,200	14,037
Caloundra (C)	90	6,493	46	5,065	136	11,558	272	1,956	13,786
Esk (S)	16	897	—	—	16	897	186	210	1,292
Gatton (S)	8	411	—	—	8	411	34	30	475
Gold Coast (C)	49	7,809	267	15,124	316	22,933	2,441	59,905	85,278
Ipswich (C)	26	1,499	18	1,075	44	2,574	41	310	2,924
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	11	530	—	—	11	530	24	—	554
Logan (C)	139	9,442	72	3,675	211	13,117	369	2,117	15,604
Maroochy (S)	84	5,894	62	3,384	146	9,278	695	4,196	14,168
Moreton (S)	50	3,397	2	90	52	3,487	221	1,178	4,886
Noosa (S)	56	4,872	85	7,653	141	12,525	340	188	13,053
Pine Rivers (S)	59	4,734	22	757	81	5,491	344	1,959	7,794
Redcliffe (C)	9	853	27	986	36	1,839	135	340	2,314
Redland (S)	136	10,595	16	1,028	152	11,623	318	7,365	19,306
Brisbane and Moreton (SDs)	1,332	114,837	1,058	61,793	2,390	176,631	12,264	282,922	471,817
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	7	530	29	1,951	36	2,481	25	520	3,027
Gayndah (S)	1	30	—	—	1	30	—	—	30
Gooburrum (S)	9	671	2	94	11	765	10	—	775
Gympie (C)	9	557	10	430	19	988	153	6,122	7,263
Hervy Bay (C)	85	5,514	4	160	89	5,674	90	230	5,993
Isis (S)	10	500	—	—	10	500	42	50	592
Kingaroy (S)	3	175	—	—	3	175	24	100	299
Kolan (S)	—	—	—	—	—	—	—	—	—
Maryborough (C)	7	382	—	—	7	382	—	3,693	4,075
Miriam Vale (S)	22	1,521	—	—	22	1,521	33	238	1,792
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	8	314	—	—	8	314	—	—	314
Tiaro (S)	6	229	—	—	6	229	12	—	241
Widgee (S)	20	1,204	4	172	24	1,376	65	1,622	3,063
Woongarra (S)	27	2,403	2	40	29	2,443	95	394	2,932
Other areas	12	582	—	—	12	582	45	30	657
Wide Bay-Burnett (SD)	226	14,612	51	2,847	277	17,459	594	12,998	31,052

TABLE 9. TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1989—continued

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	6	349	—	—	6	349	—	—	349
Chunchilla (S)	2	60	—	—	2	60	25	—	85
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	4	330	2	133	6	463	38	40	540
Dalby (T)	—	—	—	—	—	—	—	—	—
Glengallan (S)	1	46	—	—	1	46	20	—	66
Goondwindi (T)	2	138	2	100	4	238	—	—	238
Jondaryan (S)	5	363	—	—	5	363	—	739	1,102
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	10	495	—	—	10	495	—	—	495
Rosenthal (S)	—	—	—	—	—	—	—	—	—
Stanthorpe (S)	5	214	—	—	5	214	—	140	354
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	43	3,080	27	1,307	70	4,387	461	2,150	6,999
Wambo (S)	—	—	—	—	—	—	—	292	292
Warwick (C)	3	177	—	—	3	177	—	—	177
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	81	5,252	31	1,540	112	6,792	544	3,361	10,697
SOUTH-WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	3	485	6	288	9	773	54	75	902
Other areas	—	—	—	—	—	—	—	40	40
South-West (SD)	3	485	6	288	9	773	54	115	942
FITZROY STATISTICAL DIVISION									
Banana (S)	2	98	8	396	10	494	52	—	546
Calliope (S)	6	335	2	160	8	495	—	2,040	2,534
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	2	116	—	—	2	116	20	—	136
Fitzroy (S)	1	39	—	—	1	39	—	—	39
Gladstone (C)	13	794	5	324	18	1,118	108	85	1,311
Livingstone (S)	22	1,600	—	—	22	1,600	40	319	1,959
Peak Downs (S)	13	1,128	—	—	13	1,128	58	—	1,186
Rockhampton (C)	15	1,273	2	80	17	1,353	122	1,568	3,043
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	74	5,382	17	960	91	6,342	400	4,011	10,754
CENTRAL-WEST STATISTICAL DIVISION									
Longreach (S)	2	185	—	—	2	185	—	—	185
Other areas	1	49	—	—	1	49	—	—	49
Central-West (SD)	3	234	—	—	3	234	—	—	234

TABLE 9. TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1989—continued

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	30	650	680
Broadsound (S)	—	—	—	—	—	—	—	134	134
Mackay (C)	39	2,525	7	335	46	2,860	22	760	3,642
Pioneer (S)	46	3,112	—	—	46	3,112	107	427	3,646
Sarina (S)	3	143	—	—	3	143	10	30	183
Whitsunday (S)	9	903	—	—	9	903	70	22,211	23,184
Other areas	2	225	—	—	2	225	—	437	662
Mackay (SD)	99	6,908	7	335	106	7,243	239	24,649	32,131
NORTHERN STATISTICAL DIVISION									
Bowen (S)	6	324	—	—	6	324	26	110	460
Burdekin (S)	6	421	—	—	6	421	206	3,368	3,995
Charters Towers (C)	7	561	—	—	7	561	11	40	612
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	4	190	—	—	4	190	37	—	227
Thuringowa (C)	33	2,477	6	355	39	2,831	58	—	2,889
Townsville (C)	20	1,523	87	4,863	107	6,386	217	3,074	9,676
Northern (SD)	76	5,496	93	5,217	169	10,713	555	6,592	17,860
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	1	85	2	70	3	155	—	—	155
Cairns (C)	26	2,233	84	4,162	110	6,394	367	1,861	8,622
Cardwell (S)	13	1,083	—	—	13	1,083	43	—	1,126
Cook (S)	4	102	—	—	4	352	—	265	617
Douglas (S)	8	579	—	—	8	579	17	370	965
Eacham (S)	6	449	2	81	8	530	40	119	689
Johnstone (S)	12	751	—	—	12	751	55	3,788	4,594
Mareeba (S)	21	1,628	—	—	21	1,628	55	—	1,683
Mulgrave (S)	35	3,511	9	450	44	3,961	261	993	5,214
Torres (S)	—	—	—	—	—	—	—	344	344
Other areas	2	62	—	—	2	62	—	496	558
Far North (SD)	128	10,731	97	4,763	225	15,494	838	8,236	24,567
NORTH-WEST STATISTICAL DIVISION									
Carpentaria (S)	3	147	—	—	3	147	55	50	252
Cloncurry (S)	—	—	—	—	—	—	—	45	45
Mount Isa (C)	2	102	—	—	2	102	259	119	480
Other areas	—	—	—	—	—	—	15	—	15
North-West (SD)	5	249	—	—	5	249	329	214	792
QUEENSLAND									
Queensland	2,027	164,185	1,360	77,744	3,387	241,929	15,817	343,098	600,844

(C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Scope and Coverage

The statistics relate to building activity, which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.

2. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

3. Statistics of building work approved are compiled from: (a) permits issued by local government authorities in areas subject to building control by those authorities and (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities. Major building activity which is not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

4. From July 1988, the statistics cover:

- (a) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value);
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more and
- (c) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

5. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of the design of a building, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities, 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. The value of units of this type is included in the appropriate category of 'non-residential building' approved.

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.).

8. 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 in tables but is shown as a footnote to Table 1.

9. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses' these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the completed value of the building.

10. 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 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.

11. *Functional classification of buildings.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'offices' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

Estimates at Constant Prices

12. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented in original terms for Queensland in Table 4. (Note that monthly value data at constant prices are not available.)

13. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current

EXPLANATORY NOTES – continued

price estimates in this publication are derived from the same price data underlying the deflators compiled for dwellings and non-dwelling construction components of the national accounts aggregate 'gross fixed capital expenditure'.

14. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (Catalogue No. 5216.0).

Australian Standard Geographical Classification

15. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 8.

16. 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.

17. *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).

18. *Statistical divisions*, which are groupings of 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, Baudestert, Caboolture, Moreton and Pine Rivers.

19. *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.

Seasonal Adjustment

20. Seasonally adjusted building approvals statistics are shown in Table 3. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. The seasonally adjusted series can, however, be smoothed to reduce the

impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

21. For more information on seasonal adjustment of this series, users should refer to the ABS publications *Building Approvals* (Catalogue No. 8731.0) and *Seasonally Adjusted Indicators* (Catalogue No. 1308.0).

Related Publications

22. Users may also wish to refer to the following publications which are available on request:

Building Approvals: Small Area Statistics (8733.3) – Latest issue: 1988-89 (\$7.50)

Dwelling Unit Commencements Reported by Approving Authorities (8741.3) – Monthly (\$4.50)

Dwelling Unit Commencements: Small Area Statistics (8743.3) – Latest issue: 1988-89 (\$7.50)

Building Activity (8752.3) – Quarterly (\$7.50)

23. 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

24. The ABS can also make available certain building approvals 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.

25. 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

r Figure or series revised since previous issue.
— Nil or less than half the final digit shown.

26. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Building Approvals, Queensland, November 1989

Catalogue No. 8731.2

Recommended retail price: \$8.50



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ISSN 1031-198x