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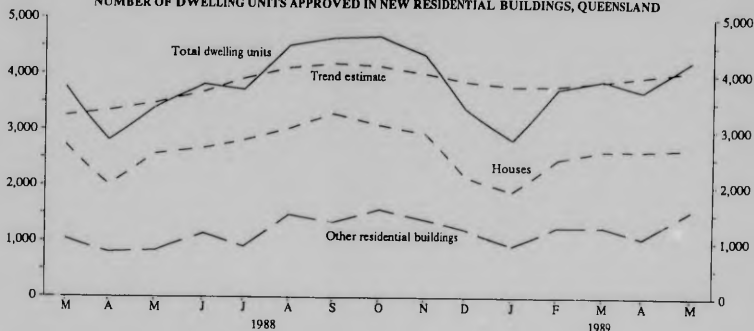
BUILDING APPROVALS, QUEENSLAND, MAY 1989**PHONE INQUIRIES**

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

- The number of dwelling units in new residential buildings approved during May 1989 was 4,239. This was 15 per cent above the figure for April 1989 and 25 per cent above that for May 1988.
- For the 3 months ended May 1989, the number of dwelling units in new residential buildings approved was 11,818, which was 19 per cent above the figure for the 3 months ended February 1989. It was also 19 per cent above the figure for the 3 months ended May 1988.
- On a seasonally adjusted basis, the number of dwelling units in new residential buildings approved for the 3 months ended May 1989 was 10 per cent above the figure for the 3 months ended February 1989.
- For the 3 months ended May 1989, the value of all building work approved was 82 per cent above that for the 3 months ended May 1988.
- There was a \$360m increase in non-residential building approvals in May 1989 compared with April 1989.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings		Total building
	Original	Seasonally adjusted	
May-1988	No.	No.	\$m
May 1988	3,394	3,453	318.6
1989	4,239	4,157	901.1
Three months ended-			
May 1988	9,964	10,013	%2.0
February 1989	9,938	10,952	1,110.7
May 1989	11,818	12,051	1,752.6

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 on pages 11 and 12.

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BRISBANE Q 4000
7 July 1989

IVAN KING
ACTING DEPUTY COMMONWEALTH
STATISTICIAN

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									
1985-86	8,256	465	8,721	1,639	388	2,027	9,895	853	10,748
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
1987-88									
July-May	8,586	424	9,010	1,549	473	2,022	10,135	897	11,032
1988-89									
July-May	11,108	484	11,592	3,280	947	4,227	14,388	1,431	15,819
1988-									
March	1,053	170	1,223	183	25	208	1,236	195	1,431
April	729	—	729	119	6	125	848	6	854
May	1,022	—	1,022	232	—	232	1,254	—	1,254
June	1,032	5	1,037	94	66	160	1,126	71	1,197
July	1,083	—	1,083	104	73	177	1,187	73	1,260
August	1,210	14	1,224	207	94	301	1,417	108	1,525
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	134	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
QUEENSLAND									
1985-86	20,316	980	21,296	4,531	869	5,400	24,847	1,849	26,696
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
1987-88									
July-May	22,192	750	22,942	7,506	1,017	8,523	29,698	1,767	31,465
1988-89									
July-May	28,395	1,230	29,625	12,361	1,644	14,005	40,756	2,874	43,630
1988-									
March	2,543	177	2,720	999	39	1,038	3,542	216	3,758
April	2,009	1	2,010	719	83	802	2,728	84	2,812
May	2,538	28	2,566	826	2	828	3,364	30	3,394
June	2,643	26	2,669	964	176	1,140	3,607	202	3,809
July	2,771	38	2,809	805	98	903	3,576	136	3,712
August	2,966	58	3,024	1,372	109	1,481	4,338	167	4,505
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	3,635	252	3,887
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

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 35 such dwelling units approved in May 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														
1985-86	402.6	15.8	418.4	59.5	12.2	71.7	462.1	28.0	490.1	33.9	515.1	718.8	412.9	504.0
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
1987-88														
July-May	513.3	14.7	528.0	68.5	14.9	83.4	581.8	29.7	611.5	33.8	810.9	958.7	1,426.5	1,604.0
1988-89														
July-May	782.7	22.4	805.1	259.0	30.9	289.8	1,041.7	53.2	1,094.9	53.9	573.7	704.8	1,668.4	1,853.6
1988-														
March	62.9	6.2	69.1	9.1	0.8	9.9	72.0	6.9	79.0	3.2	42.0	50.0	117.2	132.1
April	45.5	—	45.5	7.4	0.2	7.6	52.9	0.2	53.1	3.0	25.4	27.2	81.3	83.3
May	64.7	—	64.7	10.4	—	10.4	75.1	—	75.1	3.7	44.8	48.2	123.5	127.0
June	66.6	0.2	66.7	4.6	2.8	7.4	71.1	3.0	74.1	3.8	28.1	63.4	103.0	141.3
July	70.6	—	70.6	5.8	2.3	8.1	76.4	2.3	78.7	4.5	87.0	95.4	167.9	178.6
August	78.6	0.6	79.1	9.5	2.5	11.9	88.0	3.0	91.1	5.4	36.9	46.1	130.1	142.5
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
QUEENSLAND														
1985-86	1,003.0	40.5	1,043.4	175.8	30.0	205.8	1,178.7	70.5	1,249.2	66.3	921.3	1,317.1	2,166.2	2,632.6
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
1987-88														
July-May	1,341.4	28.3	1,369.8	402.3	34.4	436.6	1,743.7	62.7	1,806.4	81.6	1,674.3	1,975.9	3,499.4	3,864.0
1988-89														
July-May	2,000.8	63.7	2,064.5	953.5	60.0	1,013.4	2,954.3	123.7	3,077.9	115.4	1,718.2	2,072.6	4,787.0	5,265.9
1988-														
March	157.7	6.7	164.4	99.6	1.3	100.9	257.3	8.0	265.3	7.8	112.6	130.3	377.7	403.5
April	124.8	—	124.8	44.8	3.4	48.2	169.6	3.4	173.0	6.8	54.1	60.0	230.5	239.9
May	159.2	1.5	160.7	37.1	0.1	37.2	196.4	1.6	197.9	9.5	100.3	111.2	306.2	318.6
June	170.0	1.1	171.2	72.6	7.6	80.2	242.6	8.7	251.4	9.8	132.4	180.5	384.9	441.7
July	178.9	1.4	180.3	39.7	3.4	43.1	218.6	4.8	223.4	11.3	328.6	344.9	558.4	579.5
August	191.4	2.8	194.1	116.6	3.3	119.9	308.0	6.1	314.0	13.3	115.0	138.7	436.1	466.0
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	82.3	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	494.9	781.9	901.1

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-								
March r	2,392	2,285	2,445	2,318	3,240	3,154	3,317	3,246
April r	2,265	2,367	2,353	2,398	3,137	3,261	3,243	3,339
May r	2,434	2,465	2,454	2,509	3,376	3,379	3,453	3,474
June r	2,564	2,575	2,534	2,647	3,468	3,515	3,595	3,675
July r	2,643	2,668	2,774	2,787	3,508	3,658	3,665	3,917
August r	2,827	2,705	2,863	2,872	3,940	3,753	4,223	4,109
September r	2,714	2,678	3,159	2,876	3,839	3,775	4,481	4,190
October r	2,697	2,594	2,957	2,790	3,928	3,710	4,450	4,145
November r	2,545	2,504	2,577	2,661	3,561	3,603	4,014	4,011
December r	2,205	2,454	2,359	2,553	3,420	3,524	3,574	3,864
1989-								
January r	2,191	2,462	2,160	2,511	3,065	3,522	3,242	3,779
February r	2,810	2,516	2,803	2,538	3,923	3,607	4,136	3,791
March r	2,434	2,582	2,486	2,600	3,442	3,739	3,917	3,667
April r	3,056	2,638	3,040	2,665	4,314	3,879	3,977	3,959
May r	2,406	2,687	2,527	2,732	3,993	4,025	4,157	4,068

(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 buildings				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							
1985-86	966.3	1,005.1	189.2	1,194.3	63.7	853.1	1,219.3	2,043.6	2,477.3
1986-87	862.6	879.9	195.7	1,075.6	66.4	1,186.6	1,458.0	2,283.8	2,600.0
1987-88	1,286.8	1,312.3	427.7	1,740.0	78.2	1,489.4	1,776.6	3,245.3	3,594.8
1987- Dec. qtr	321.2	325.4	72.3	397.7	17.3	370.0	479.8	766.7	894.8
1988- Mar. qtr	320.4	329.0	152.2	481.2	18.3	435.9	510.6	918.7	1,010.1
June qtr	365.0	367.1	133.3	500.4	21.0	226.6	277.8	736.7	799.2
Sept. qtr	427.9	442.6	184.2	626.8	26.3	455.6	495.5	1,083.7	1,148.6
Dec. qtr	389.3	405.3	195.1	600.4	21.3	255.5	347.3	840.6	969.0
1989- Mar. qtr	338.7	345.4	162.3	507.7	18.0	204.7	245.0	713.4	770.7

(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	July-May						1980		
	1986-87	1987-88	1987-88	1988-89	March	April	May		
PRIVATE SECTOR									
New houses	929.1	1,511.5	1,341.4	2,000.8	189.6	193.1	195.6		
New other residential buildings	189.6	474.8	402.3	953.5	75.3	110.8	185.9		
Total new residential building	1,118.7	1,986.3	1,743.7	2,954.3	264.8	303.9	381.6		
Alterations and additions to residential buildings	70.5	91.3	81.4	114.5	10.3	10.9	12.5		
Hotels etc.	250.5	443.8	389.8	487.1	8.2	0.9	205.2		
Shops	294.5	550.5	520.0	445.8	9.8	48.1	95.5		
Factories	128.8	147.8	138.0	165.2	10.2	14.6	21.4		
Offices	350.7	332.9	320.6	196.5	24.2	15.5	36.7		
Other business premises	146.9	151.4	138.2	173.6	15.6	24.0	11.5		
Educational	30.8	59.7	56.8	61.2	1.4	0.3	3.5		
Religious	9.9	14.6	14.4	12.5	0.9	1.7	1.7		
Health	40.4	29.4	25.6	95.3	1.5	5.5	4.0		
Entertainment and recreational	38.6	40.2	37.2	53.6	9.0	1.5	5.9		
Miscellaneous	41.2	36.5	33.8	27.3	4.5	4.5	2.5		
Total non-residential building	1,332.1	1,806.8	1,674.3	1,718.2	85.3	116.6	387.8		
Total	2,521.3	3,884.3	3,499.4	4,787.0	360.5	431.4	781.9		
PUBLIC SECTOR									
New houses	18.8	29.5	28.3	63.7	6.4	1.3	10.7		
New other residential buildings	28.1	42.0	34.4	60.0	5.3	1.7	1.4		
Total new residential building	46.9	71.5	62.7	123.7	11.7	2.9	12.1		
Alterations and additions to residential buildings	0.9	0.2	0.2	0.9	—	0.7	—		
Hotels etc.	1.1	0.6	0.3	38.5	—	—	—		
Shops	7.2	2.1	1.9	64.9	0.3	—	64.0		
Factories	5.2	1.0	1.0	3.9	—	—	2.9		
Offices	110.2	41.3	33.0	17.7	1.0	3.3	1.7		
Other business premises	25.5	63.5	44.2	45.4	1.5	1.8	28.7		
Educational	78.3	81.7	76.3	86.3	7.3	6.1	5.3		
Religious	—	—	—	—	—	—	—		
Health	28.8	27.5	16.5	47.8	5.0	6.3	2.6		
Entertainment and recreational	8.2	9.0	8.4	7.6	0.3	0.1	1.5		
Miscellaneous	40.5	123.1	120.0	42.2	11.0	0.2	0.5		
Total non-residential building	303.2	349.7	301.6	354.4	26.2	17.9	107.1		
Total	351.1	421.4	364.5	479.0	38.0	21.5	119.2		
TOTAL									
New houses	947.9	1,540.9	1,369.8	2,064.5	196.0	194.4	206.4		
New other residential buildings	217.7	516.9	436.6	1,013.4	80.6	112.4	187.3		
Total new residential building	1,165.6	2,057.8	1,806.4	3,077.9	276.6	306.8	393.7		
Alterations and additions to residential buildings	71.5	91.4	81.6	115.4	10.3	11.7	12.5		
Hotels etc.	251.4	444.5	390.1	524.5	8.2	0.9	205.2		
Shops	301.7	552.6	521.8	510.7	10.0	48.1	159.5		
Factories	132.8	148.8	138.9	169.1	10.2	14.6	24.2		
Offices	460.9	374.1	353.6	214.3	25.2	18.8	38.4		
Other business premises	172.3	215.0	182.5	219.0	17.0	25.8	40.2		
Educational	109.1	141.3	133.1	147.6	8.7	6.5	8.7		
Religious	9.9	14.6	14.4	12.5	0.9	1.7	1.7		
Health	69.1	56.9	42.1	143.2	6.5	11.9	6.6		
Entertainment and recreational	46.5	49.3	45.5	61.1	9.2	1.5	7.4		
Miscellaneous	81.7	159.6	153.9	69.5	15.5	4.8	2.9		
Total non-residential building	1,635.4	2,156.5	1,975.9	2,072.6	111.6	134.5	494.9		
Total	2,872.4	4,305.7	3,864.0	5,265.9	398.5	453.0	901.1		

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

Period	\$10,000 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 March	8	0.6	3	0.8	1	0.7	2	6.1	—	—	14	8.2
April	1	—	3	0.8	—	—	—	—	—	—	4	0.9
May	2	0.2	2	0.5	1	0.7	2	7.0	6	196.8	13	205.2
SHOPS												
1989 March	33	2.4	12	3.4	5	3.1	1	1.1	—	—	51	10.0
April	36	2.5	10	2.4	4	2.6	3	7.5	3	33.0	56	48.1
May	49	3.5	13	3.8	11	6.7	4	5.5	2	140.0	79	159.5
FACTORIES												
1989 March	20	1.9	5	1.4	3	1.9	2	4.9	—	—	30	10.2
April	33	3.6	15	5.1	5	3.3	1	2.5	—	—	54	14.6
May	37	3.7	17	4.5	7	4.6	4	11.4	—	—	65	24.2
OFFICES												
1989 March	32	1.8	12	3.9	2	1.3	4	10.2	1	7.0	51	25.2
April	23	1.8	7	1.9	3	2.2	3	4.5	1	8.5	37	18.8
May	29	1.9	8	2.7	4	2.6	3	6.2	1	25.0	45	38.4
OTHER BUSINESS PREMISES												
1989 March	42	3.7	16	4.9	6	4.8	2	3.7	—	—	66	17.0
April	48	3.5	17	5.2	9	6.3	6	10.8	—	—	80	25.8
May	47	3.4	9	2.5	7	4.6	4	4.2	1	25.5	68	40.2
EDUCATIONAL												
1989 March	12	1.4	4	1.3	2	1.1	1	4.8	—	—	19	8.7
April	12	1.4	2	0.7	—	—	1	4.4	—	—	15	6.5
May	7	0.9	5	1.8	3	1.9	2	4.1	—	—	17	8.7
RELIGIOUS												
1989 March	7	0.6	1	0.2	—	—	—	—	—	—	8	0.9
April	2	0.2	—	—	—	—	1	1.5	—	—	3	1.7
May	2	0.1	5	1.6	—	—	—	—	—	—	7	1.7
HEALTH												
1989 March	5	0.4	2	0.6	1	0.5	2	5.0	—	—	10	6.5
April	4	0.4	3	1.2	—	—	2	4.8	1	5.5	10	11.9
May	8	0.7	4	1.3	3	2.1	2	2.6	—	—	17	6.6
ENTERTAINMENT AND RECREATIONAL												
1989 March	10	1.0	3	1.0	—	—	—	—	1	7.2	14	9.2
April	9	0.8	3	0.7	—	—	—	—	—	—	12	1.5
May	14	1.1	3	0.7	1	0.5	3	5.0	—	—	21	7.4
MISCELLANEOUS												
1989 March	14	1.2	3	0.9	2	1.5	3	5.5	1	6.5	23	15.5
April	14	0.9	3	0.9	—	—	1	3.0	—	—	18	4.8
May	17	1.2	4	1.2	1	0.5	—	—	—	—	22	2.9
TOTAL NON-RESIDENTIAL BUILDING												
1989 March	183	16.0	61	18.5	22	15.0	17	41.3	3	20.7	286	111.6
April	182	15.2	63	18.9	21	14.4	18	39.0	5	47.0	289	134.5
May	212	16.9	70	20.6	38	24.1	24	46.1	10	387.3	354	494.9

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
1985-86	1,743	14,500	1,796	3,009	348	21,296
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
1987-88						
July-May	1,715	17,913	1,679	1,367	268	22,942
1988-89						
July-May	2,005	23,210	2,157	1,768	482	29,625
1988-						
March	190	2,161	190	155	24	2,720
April	159	1,537	147	138	29	2,010
May	131	1,989	214	175	57	2,566
June	192	2,080	180	169	48	2,669
July	161	2,208	205	160	75	2,809
August	181	2,307	239	223	73	3,024
September	224	2,535	218	239	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

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

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

Statistical division and statistical district	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)			
STATISTICAL DIVISION									
Brisbane	976	75,798	725	121,344	1,701	197,142	5,853	220,854	423,849
Morerton	829	70,652	528	50,490	1,357	121,142	3,323	202,044	326,510
Wide Bay-Burnett	214	13,042	44	1,847	258	14,890	304	3,703	18,896
Darling Downs	120	8,073	4	125	124	8,198	396	4,203	12,798
South-West	4	109	—	—	4	109	14	592	715
Fitzroy	71	4,730	10	500	81	5,230	347	2,944	8,521
Central-West	—	—	—	—	—	—	—	826	826
Mackay	75	5,290	105	4,932	180	10,222	197	6,496	16,916
Northern	86	6,322	68	3,163	154	9,485	1,126	8,206	18,817
Far North	300	22,338	80	4,904	380	27,242	952	44,194	72,387
North-West	—	—	—	—	—	—	14	865	879
Queensland	2,675	206,354	1,564	187,306	4,239	393,660	12,527	494,926	901,113
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	275	30,346	392	42,260	667	72,606	1,762	185,626	259,991
Sunshine Coast	237	17,697	110	6,800	347	24,497	638	9,923	35,058
Bundaberg	67	4,402	23	878	90	5,280	90	911	6,281
Gladstone	19	1,194	10	500	29	1,694	20	58	1,772
Rockhampton	33	2,321	—	—	33	2,321	131	2,270	4,723
Mackay	31	2,023	5	210	36	2,233	25	5,270	7,528
Townsville	52	4,309	51	2,553	103	6,862	439	6,723	14,024
Cairns	207	15,628	28	1,075	235	16,703	340	42,530	59,573

(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, MAY 1969

Local government area	Dwelling units in new residential buildings						Alterations and additions to		Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total		residential buildings (\$'000)			
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)				
BRISBANE AND MORETON STATISTICAL DIVISIONS										
Albert (S)	319	29,536	254	28,300	573	57,836	958		12,173	70,967
Beaudesert (S)	77	5,891	5	300	82	6,191	80		70	6,341
Boonah (S)	4	179	—	—	4	179	48		50	277
Brisbane (C)	221	21,251	633	116,901	854	138,152	3,948		207,798	349,898
Caboolture (S)	171	11,573	18	919	189	12,492	161		1,417	14,070
Caloundra (C)	142	9,646	25	1,850	167	11,496	323		3,691	15,509
Esk (S)	5	250	—	—	5	250	49		—	298
Gatton (S)	3	233	9	465	12	697	—		245	942
Gold Coast (C)	64	9,062	138	13,960	202	23,022	1,102		176,362	200,466
Ipswich (C)	18	1,195	9	440	27	1,635	174		1,114	2,922
Kilcoy (S)	—	—	—	—	—	—	—		—	—
Laidley (S)	13	718	—	—	13	718	30		50	798
Logan (C)	151	10,874	47	2,110	198	12,984	405		7,303	20,692
Maroochy (S)	146	10,520	24	990	170	11,510	331		8,442	20,282
Moreton (S)	54	3,504	—	—	54	3,504	160		50	3,714
Noosa (S)	62	4,537	61	3,960	123	8,497	300		940	9,737
Pine Rivers (S)	102	8,033	—	—	102	8,033	333		548	8,914
Redcliffe (C)	36	2,597	4	150	40	2,747	183		414	3,344
Redland (S)	217	16,852	26	1,490	243	18,342	592		2,232	21,167
Brisbane and Moreton (SDs)	1,805	146,450	1,253	171,834	3,058	318,284	9,177		422,898	750,359
WIDE BAY-BURNETT STATISTICAL DIVISION										
Bundaberg (C)	19	1,164	14	520	33	1,684	70		869	2,623
Gayndah (S)	—	—	—	—	—	—	—		250	250
Gooburrum (S)	9	528	—	—	9	528	—		—	528
Gympie (C)	1	50	2	55	3	105	10		—	115
Hervey Bay (C)	60	4,026	11	645	71	4,671	57		1,134	5,862
Isis (S)	10	397	—	—	10	397	11		—	408
Kingaroy (S)	5	328	—	—	5	328	43		45	416
Kolan (S)	2	129	—	—	2	129	—		—	129
Maryborough (C)	8	406	—	—	8	406	25		1,107	1,538
Miriam Vale (S)	—	—	—	—	—	—	—		—	—
Mundubbera (S)	1	85	—	—	1	85	—		50	135
Nanango (S)	4	201	—	—	4	201	10		105	316
Tiaro (S)	5	198	—	—	5	198	10		—	208
Widgee (S)	23	1,175	6	200	29	1,375	11		30	1,416
Woongarra (S)	60	3,988	9	358	69	4,346	45		42	4,433
Other areas	7	368	2	69	9	437	13		70	519
Wide Bay-Burnett (SD)	214	13,042	44	1,847	258	14,890	304		3,703	18,896

TABLE 9. TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 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)	—	—	—	—	—	—	—	170	170
Broadsound (S)	—	—	—	—	—	—	87	—	87
Mackay (C)	7	503	5	210	12	713	25	565	1,303
Pioneer (S)	37	2,395	—	—	37	2,395	30	4,705	7,120
Proserpine (S)	22	1,831	100	4,722	122	6,553	48	1,056	7,657
Sarina (S)	8	489	—	—	8	489	—	—	489
Other areas	1	73	—	—	1	73	17	—	90
Mackay (SD)	75	5,290	105	4,932	180	10,222	197	6,496	16,916
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	262	11	400	16	662	—	91	753
Burdekin (S)	10	505	—	—	10	505	598	150	1,253
Charters Towers (C)	2	100	2	80	4	180	15	909	1,104
Dalrymple (S)	—	—	—	—	—	—	—	333	333
Hinchinbrook (S)	4	348	4	130	8	478	64	—	542
Thuringowa (C)	33	2,198	2	60	35	2,258	50	293	2,601
Townsville (C)	32	2,909	49	2,493	81	5,402	399	6,430	12,231
Northern (SD)	86	6,322	68	3,163	154	9,485	1,126	8,206	18,817
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	7	484	7	314	14	798	35	—	833
Cairns (C)	127	9,891	10	349	137	10,240	106	41,400	51,746
Cardwell (S)	—	—	—	—	—	—	—	—	—
Cook (S)	2	137	—	—	2	137	—	37	174
Douglas (S)	10	800	17	1,488	27	2,288	374	345	3,007
Eacham (S)	5	363	4	286	9	649	—	37	686
Johnstone (S)	1	90	22	1,535	23	1,625	71	50	1,746
Mareeba (S)	28	2,104	—	—	28	2,104	117	866	3,087
Mulgrave (S)	100	7,338	18	726	118	8,064	249	1,351	9,664
Torres (S)	4	332	2	206	6	537	—	—	537
Other areas	16	799	—	—	16	799	—	107	906
Far North (SD)	300	22,338	80	4,904	380	27,242	952	44,194	72,387
NORTH-WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	—	246	246
Mount Isa (C)	—	—	—	—	—	—	14	574	588
Other areas	—	—	—	—	—	—	—	45	45
North-West (SD)	—	—	—	—	—	—	14	865	879
QUEENSLAND									
Queensland	2,675	206,354	1,564	187,306	4,239	393,660	12,527	494,926	901,113

(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 price estimates in this publication are derived from the same price data underlying the deflators compiled for the

EXPLANATORY NOTES - continued

Estimates at Constant Prices - continued

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 6.

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 1936-1988*, 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, Beaudesert, 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: 1987-88 (\$5.00)

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

Dwelling Unit Commencements: Small Area Statistics (8743.3) - Latest issue: 1987-88 (\$5.00)

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

23. Current publications produced by the ABS are listed in the *Catalogue of Publication 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.

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). Prices shown are for the latest issue and include postage and handling charges. Unpublished information on many statistical series is also available. Inquiries should be directed to the Information Service by telephoning Brisbane (07) 222 6351.

GENERAL

- 1101.3 List of Publications (free) a
- 1102.3 Queensland Localities Index (\$6.00) irr #
- 1108.3 Directory of Small Area Statistics (free) irr
- 1301.3 Queensland Year Book (\$79.95) a
- 1302.3 Queensland Pocket Year Book (\$6.50) a
- 1304.3 Monthly Summary of Statistics (\$7.50) m
- 1305.3 Queensland in Relation to Australia (\$2.00) a
- 1306.3 Local Government Areas Statistical Summary (\$10.00) a #
- 1307.3 Economic Indicators (\$4.50) m
- 1312.3 Queensland at a Glance (free) a
- 1313.3 Brisbane City Statistical Summary (\$5.00) a

CENSUS OF POPULATION AND HOUSING

- 2456.0 Census 86 - Age and Sex of Persons in Statistical Local Areas and Statistical Divisions (\$3.40) irr #
- 2464.0 Census 86 - Persons and Dwellings in Legal Local Government Areas, Statistical Local Areas and Urban Centres/Rural Localities (\$14.00) irr #
- 2481.0 Census 86 - Summary Characteristics of Persons and Dwellings (\$16.00) irr
- 2502.3 Census 86 - Families and Households (\$12.50) irr #
- 2503.3 Census 86 - Brisbane ... a social atlas (\$25.00) irr
- 2510.3 Census 86 - Aboriginal and Torres Strait Islanders (\$8.50) irr #

INTERCENSAL ESTIMATES OF POPULATION, POPULATION PROJECTIONS, VITAL STATISTICS

- 3201.3 Estimated Resident Population and Area, Preliminary (\$4.50) a #
- 3202.3 Estimated Resident Population and Area (\$3.00) a #
- 3204.3 Estimated Resident Population: Components of Change (\$3.00) irr #
- 3210.3 Age and Sex Distribution of Estimated Resident Population (\$10.00) irr #
- 3212.3 Estimated Resident Population (\$5.00) irr #
- 3216.3 Migration Patterns in Queensland (\$15.00) irr #
- 3217.3 Age and Sex Distribution of Estimated Resident Population - Data on Floppy Disk (\$60.00) a #
- 3302.3 Causes of Death (\$10.50) a
- 3304.3 Marriages (\$5.00) a
- 3305.3 Divorces (\$3.00) a
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- 3307.3 Deaths (\$5.00) a
- 3308.3 Demographic Summary (\$5.00) a
- 3309.3 Demography: Small Area Summary (\$5.00) a #
- 3310.3 Fertility Trends in Queensland (\$1.80) irr

EDUCATION, HEALTH AND WELFARE, LAW AND ORDER

- 4101.3 Summary of Social Statistics (\$7.50) a
- 4202.3 Pre-schools and Child Care Centres (\$7.00) a #
- 4203.3 Schools, Preliminary (\$2.80) a
- 4204.3 Schools (\$5.00) a #
- 4301.3 Health and Welfare Establishments, Preliminary (\$3.00) a
- 4302.3 Health and Welfare Establishments (\$8.00) a
- 4303.3 Hospital Morbidity (\$7.50) irr
- 4304.3 Hospital Morbidity Rates (\$5.00) irr
- 4402.3 Child Care Arrangements (free) irr
- 4403.3 Disability and Ageing (\$7.50) irr #
- 4404.3 Housing (\$7.50) irr #
- 4501.3 Law and Order, Summary (\$3.00) a
- 4502.3 Law and Order (\$14.00) a
- 4503.3 Smoking Behaviour (free) irr
- 4505.3 Usage of Legal Services (free) irr
- 4506.3 Community Crime Prevention Attitudes (\$5.00) irr

PUBLIC FINANCE

- 5502.3 Local Government (\$10.00) a #
- 5503.3 Government Finance (\$7.50) a

LABOUR AND PRICES

- 6201.3 The Labour Force (\$12.00) q
- 6301.3 Employment Injuries (\$7.50) a
- 6401.3 Indexes of Retail Prices of Food in Queensland Towns (\$2.00) a
- 6533.3 Household Expenditure Survey (\$1.80) irr
- 6545.3 Income Distribution Survey (\$7.50) irr

AGRICULTURE AND FISHING

- 7112.3 Selected Agricultural Commodities, Preliminary (\$5.00) a
- 7203.3 Cattle Breeds (\$10.00) irr #
- 7204.3 Livestock Products - Meat (\$3.00) m
- 7221.3 Livestock and Livestock Products (\$8.00) a #
- 7321.3 Crops and Pastures (\$10.50) a #
- 7322.3 Fruit (\$5.00) a #
- 7411.3 Agricultural Land Use and Selected Inputs (\$8.00) a #
- 7501.3 Value of Agricultural Commodities Produced (\$5.00) a #

MANUFACTURING AND MINING

- 8203.3 Manufacturing Establishments Details of Operations (\$1.80) a
- 8204.3 Employment Size Statistics (free) a
- 8205.3 Small Area Statistics (\$11.50) a #
- 8206.3 Sawmill Statistics (\$3.00) q
- 8301.3 Manuf. Commodities: Principal Articles Produced (free) irr
- 8401.3 Census of Mining Establishments: Details of Operations by Industry Subdivision (\$3.00) a
- 8402.3 Mineral Production (\$3.00) a
- 8403.3 Sand, Gravel and Quarry Production (\$4.50) hy

INTERSTATE AND FOREIGN TRADE

- 8502.3 Interstate and Foreign Trade (\$5.00) a

TOURISM AND RETAIL TRADE

- 8622.3 Retail Industry Details of Operations (\$10.50) irr
- 8623.3 Small Area Statistics (\$10.50) irr #
- 8626.3 Establishment Size Statistics (\$10.50) irr
- 8635.3 Tourist Accommodation (\$12.00) q
- 8640.3 Retail Industry: Details of Operations - Data on Floppy Disk (\$60.00) irr
- 8641.3 Retail Industry: Small Area Statistics - Data on Floppy Disk (\$60.00) irr #
- 8642.3 Retail Industry: Establishment Size Statistics - Data on Floppy Disk (\$60.00) irr

BUILDING AND CONSTRUCTION

- 8731.3 Building Approvals (\$8.00) m #
- 8733.3 Building Approvals: Small Area Statistics (\$5.00) a #
- 8741.3 Dwelling Unit Commencements Reported by Approving Authorities (\$4.50) m #
- 8743.3 Dwelling Unit Commencements: Small Area Statistics (\$5.00) a #
- 8752.3 Building Activity (\$7.50) q

TRANSPORT

- 9101.3 Transport (\$5.00) a
- 9303.3 Motor Vehicle Registrations (\$5.00) m
- 9403.3 Road Traffic Accidents (\$7.50) q #
- 9406.3 Road Traffic Accidents (\$7.50) a #

a - annual, hy - half-yearly, q - quarterly, m - monthly, irr - irregular.

Information shown for each local government area # New title to be issued during 1989.

