



JUNE 1990

**BUILDING APPROVALS
QUEENSLAND**

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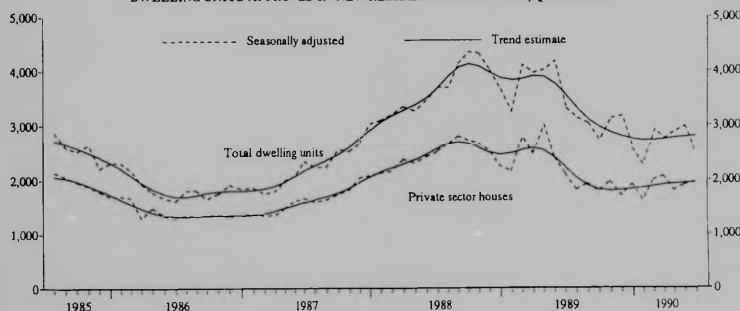
BUILDING APPROVALS, QUEENSLAND, JUNE 1990**PHONE INQUIRIES**

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

- In original terms, the total number of dwelling units approved during June 1990 (2,552) decreased by 14 per cent compared with the May 1990 figure. The number of private sector houses approved in June 1990 (1,943) decreased by 6 per cent over the same period.
- In seasonally adjusted terms, the total number of dwelling units approved in June 1990 (2,496) decreased by 17 per cent compared with the May 1990 figure. The number of private sector houses approved in June 1990 (1,959) increased by 3 per cent over the same period.
- The trend estimate for total dwelling units, which showed a decline from late 1988, now indicates, on the latest figures available, a small upward movement.

Non-residential Building

- The total value of non-residential building approved in the 3 months ended June 1990 decreased by 28 per cent when compared with the value for the 3 months ended March 1990.

Total Building

- The total value of all building work approved in the 3 months ended June 1990 decreased by 4 per cent from that for the 3 months ended March 1990.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
June-1989	3,486	3,310	3,544	470.5
1990	2,552	2,496	2,814	348.0
Three months ended-				
June 1989	11,417	11,517	11,200	1,824.6
March 1990	7,738	7,961	8,213	1,136.8
June 1990	7,965	8,392	8,388	1,094.3

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									
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
1989-90	8,201	699	8,900	3,108	1,065	4,173	11,309	1,764	13,073
1989—									
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	58	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
December	648	1	649	267	21	288	915	22	937
1990—									
January	534	48	582	277	29	306	811	77	888
February	613	51	664	120	81	201	733	132	865
March	736	1	737	362	11	373	1,098	12	1,110
April	611	15	626	234	31	265	845	46	891
May	797	56	853	228	136	364	1,025	192	1,217
June	837	50	887	142	30	172	979	80	1,059
QUEENSLAND									
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
1989-90	22,410	1,220	23,630	8,755	1,761	10,516	31,165	2,981	34,146
1989—									
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
December	1,733	4	1,737	527	39	566	2,260	43	2,303
1990—									
January	1,412	90	1,502	512	51	563	1,924	141	2,065
February	1,742	59	1,801	757	100	857	2,499	159	2,658
March	2,034	21	2,055	947	13	960	2,981	34	3,015
April	1,594	18	1,612	782	44	826	2,376	62	2,438
May	2,059	115	2,174	633	168	801	2,692	283	2,975
June	1,943	60	2,003	483	66	549	2,426	126	2,552

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 8 such dwelling units approved in June 1990.

TABLE 2 — VALUE OF BUILDING APPROVED
(\$ millions)

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					
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	2,006.8
1989-90	709.4	37.3	746.7	200.9	39.7	240.6	910.3	77.1	987.3	74.5	716.9	875.4	1,701.7	1,937.3
BRISBANE STATISTICAL DIVISION														
1989—														
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	56.9	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
December	56.5	0.1	56.5	13.2	0.7	13.9	69.7	0.8	70.5	5.0	55.6	59.6	130.3	135.0
1990—														
January	45.8	2.5	48.3	16.2	1.8	18.0	62.0	4.3	66.2	4.8	127.6	130.1	194.4	201.2
February	53.6	3.7	57.3	7.5	3.1	10.6	61.1	6.8	67.9	6.3	48.9	95.7	116.2	169.9
March	63.4	0.1	63.5	24.6	0.6	25.2	88.0	0.7	88.7	6.9	31.6	37.3	126.5	132.8
April	53.4	0.9	54.3	13.4	1.2	14.6	66.8	2.1	68.9	5.1	29.3	31.6	101.2	105.6
May	72.1	3.1	75.2	14.3	4.3	18.6	86.4	7.4	93.9	7.1	32.7	37.7	126.2	138.7
June	73.1	2.4	75.6	9.0	1.3	10.3	82.2	3.7	85.9	7.1	39.4	72.9	128.7	165.8
QUEENSLAND														
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
1989-90	1,853.0	69.3	1,922.3	746.0	72.6	818.6	2,599.0	141.9	2,740.9	150.8	1,798.6	2,091.2	4,547.7	4,982.9
1989—														
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
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	114.6	343.1	531.6	600.8
December	143.7	0.3	144.1	30.6	1.5	32.2	174.4	1.9	176.3	9.3	94.1	103.7	277.8	289.3
1990—														
January	115.0	5.2	120.2	27.3	2.8	30.1	142.3	8.0	150.3	9.5	166.5	174.0	318.2	333.7
February	149.5	4.4	153.9	64.7	4.1	68.8	214.2	8.5	222.6	13.0	161.4	218.2	388.5	453.8
March	165.3	1.6	166.9	64.5	0.7	65.2	229.8	2.2	232.1	13.8	90.3	103.5	333.5	349.3
April	132.0	1.2	133.1	113.9	2.0	115.9	245.9	3.2	249.0	11.0	113.0	125.2	369.9	385.2
May	175.9	7.4	183.4	68.1	5.3	73.4	244.0	12.7	256.8	13.4	82.6	91.0	340.1	361.1
June	161.9	3.1	165.0	25.2	2.7	28.0	187.1	5.9	193.0	12.9	84.5	142.1	284.5	348.0

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
1989—								
April	3,018	2,543	3,058	2,627	4,279	3,793	4,023	3,893
May	2,403	2,417	2,570	2,531	4,030	3,653	4,184	3,763
June	2,102	2,229	2,271	2,368	3,118	3,374	3,310	3,544
July	1,815	2,039	1,958	2,193	2,905	3,044	3,138	3,309
August	1,930	1,897	2,074	2,050	2,613	2,748	3,041	3,110
September	1,785	1,818	1,933	1,962	2,364	2,545	2,729	2,972
October	1,966	1,794	2,079	1,923	2,649	2,445	3,139	2,874
November	1,705	1,808	1,842	1,917	2,540	2,444	3,181	2,804
December	1,918	1,826	1,996	1,914	2,541	2,500	2,572	2,756
1990—								
January	1,612	1,849	1,712	1,919	2,164	2,573	2,272	2,729
February	1,999	1,876	2,017	1,935	2,698	2,640	2,927	2,731
March	2,070	1,902	2,105	1,961	3,021	2,679	2,762	2,753
April	1,804	1,922	1,861	1,988	2,803	2,688	2,897	2,781
May	1,902	1,937	2,010	2,014	2,573	2,670	2,999	2,793
June	1,959	1,939	2,073	2,030	2,388	2,633	2,496	2,814

(a) See paragraphs 22 and 23 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	819.7	2,388.5	89.2	1,420.5	1,715.2	3,802.8	4,192.9
1988—									
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	209.2	250.3	719.0	777.3
June qtr	361.6	375.5	272.7	648.2	23.6	485.2	604.5	1,140.2	1,276.3
Sept. qtr	300.3	316.5	170.6	487.1	23.8	265.4	327.4	750.0	838.3
Dec. qtr	298.8	311.8	136.8	448.6	24.8	515.9	551.8	951.2	1,025.2
1990—									
Mar. qtr	264.7	271.5	112.6	384.1	22.3	290.8	344.6	686.7	751.0

(a) See paragraphs 14 to 16 of the Explanatory Notes.

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

Class of building	Twelve months ended June			1990			
	1987-88	1988-89	1989-90	March	April	May	June
PRIVATE SECTOR							
New houses	1,511.5	2,173.6	1,853.0	165.3	132.0	175.9	161.9
New other residential buildings	474.8	1,027.8	746.0	64.5	113.9	68.1	25.2
Total new residential building	1,986.3	3,201.4	2,599.0	229.8	245.9	244.0	187.1
Alterations and additions to residential buildings	91.3	127.0	150.1	13.4	11.0	13.4	12.8
Hotels etc.	443.8	502.1	190.6	5.7	22.0	10.2	1.6
Shops	550.5	485.4	530.0	29.4	19.2	9.0	17.2
Factories	147.8	186.6	174.3	9.7	9.8	12.0	10.4
Offices	332.9	245.1	505.2	12.4	37.6	9.1	31.4
Other business premises	151.4	191.2	170.9	17.7	6.6	21.0	8.0
Educational	59.7	70.7	43.4	4.2	3.0	3.1	7.6
Religious	14.6	13.2	11.3	1.2	0.1	1.5	0.4
Health	29.4	96.1	83.2	4.8	4.7	10.3	1.1
Entertainment and recreational	40.2	56.3	46.0	2.7	2.5	3.4	5.1
Miscellaneous	36.5	28.3	43.6	2.5	7.4	3.1	1.9
Total non-residential building	1,806.8	1,878.0	1,798.6	90.3	113.0	82.6	84.5
Total	3,884.3	5,296.4	4,547.7	333.5	369.9	340.1	284.5
PUBLIC SECTOR							
New houses	29.5	73.3	69.3	1.6	1.2	7.4	3.1
New other residential buildings	42.0	63.0	72.6	0.7	2.0	5.3	2.7
Total new residential building	71.5	136.3	141.9	2.2	3.2	12.7	5.9
Alterations and additions to residential buildings	0.2	0.9	0.7	0.4	—	—	—
Hotels etc.	0.6	38.5	0.1	—	—	—	—
Shops	2.1	65.2	2.0	—	—	0.2	0.2
Factories	1.0	3.9	3.9	0.2	0.5	—	0.1
Offices	41.3	25.7	49.2	3.4	2.7	1.2	19.9
Other business premises	63.5	48.6	31.4	0.1	1.1	0.1	9.5
Educational	81.7	101.9	83.5	7.7	7.7	6.5	10.6
Religious	—	—	—	—	—	—	—
Health	27.5	47.8	37.3	0.3	0.1	—	—
Entertainment and recreational	9.0	8.8	2.7	0.4	—	0.3	0.7
Miscellaneous	123.1	52.4	82.6	1.1	0.1	—	16.6
Total non-residential building	349.7	392.8	292.7	13.2	12.1	8.3	57.6
Total	421.4	539.0	435.2	15.8	15.3	21.1	63.5
TOTAL							
New houses	1,540.9	2,247.0	1,922.3	166.9	133.1	183.4	165.0
New other residential buildings	516.9	1,090.8	818.6	65.2	115.9	73.4	28.0
Total new residential building	2,057.8	3,337.7	2,740.9	232.1	249.0	256.8	193.0
Alterations and additions to residential buildings	91.4	127.9	150.8	13.8	11.0	13.4	12.9
Hotels etc.	444.5	539.5	190.7	5.7	22.0	10.2	1.6
Shops	552.6	550.6	532.1	29.4	19.2	9.2	17.4
Factories	148.8	190.5	178.2	9.9	10.3	12.0	10.5
Offices	374.1	270.8	554.4	15.8	40.3	10.3	51.3
Other business premises	215.0	239.8	202.3	17.8	7.7	21.1	17.5
Educational	141.3	172.6	126.9	11.9	10.8	9.7	18.2
Religious	14.6	13.2	11.3	1.2	0.1	1.5	0.4
Health	56.9	147.0	120.5	5.0	4.8	10.3	1.1
Entertainment and recreational	49.3	65.1	48.7	3.0	2.5	3.7	5.8
Miscellaneous	159.6	80.7	126.2	3.6	7.5	3.1	18.5
Total non-residential building	2,156.5	2,270.8	2,091.2	103.5	125.2	91.0	142.1
Total	4,305.7	5,736.4	4,982.9	349.3	385.2	361.1	348.8

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.												
1990 — April	4	0.5	2	0.7	2	1.6	1	1.2	1	18.0	10	22.0
May	9	0.8	4	1.1	—	—	1	1.3	1	7.0	15	10.2
June	2	0.1	3	0.8	1	0.7	—	—	—	—	6	1.6
SHOPS												
1990 — April	61	4.0	7	2.3	10	6.8	4	6.1	—	—	82	19.2
May	46	3.5	9	2.3	3	2.0	1	1.5	—	—	59	9.2
June	43	3.0	13	3.5	4	2.7	6	8.2	—	—	66	17.4
FACTORIES												
1990 — April	21	1.8	19	6.1	2	1.4	1	1.0	—	—	43	10.3
May	35	3.1	10	3.2	2	1.0	3	4.7	—	—	50	12.0
June	34	3.4	11	3.0	6	4.1	—	—	—	—	51	10.5
OFFICES												
1990 — April	20	1.3	6	1.5	6	4.0	1	1.4	2	32.0	35	40.3
May	29	2.4	6	1.5	3	1.5	3	5.0	—	—	41	10.3
June	30	2.5	7	1.8	6	4.6	4	8.8	3	33.5	50	51.3
OTHER BUSINESS PREMISES												
1990 — April	24	1.7	8	2.1	4	2.8	1	1.1	—	—	37	7.7
May	33	2.0	10	2.7	8	5.3	3	6.0	1	5.0	55	21.1
June	36	3.0	11	3.5	9	5.8	4	5.2	—	—	60	17.5
EDUCATIONAL												
1990 — April	8	0.9	2	0.5	2	1.0	3	8.4	—	—	15	10.8
May	8	1.1	9	2.4	3	1.8	2	4.4	—	—	22	9.7
June	9	1.0	6	1.8	3	2.4	5	13.1	—	—	23	18.2
RELIGIOUS												
1990 — April	2	0.1	—	—	—	—	—	—	—	—	2	0.1
May	4	0.5	1	0.3	1	0.7	—	—	—	—	6	1.5
June	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
HEALTH												
1990 — April	5	0.5	2	0.5	1	0.8	1	3.0	—	—	9	4.8
May	5	0.4	1	0.3	2	1.2	4	8.4	—	—	12	10.3
June	4	0.3	2	0.7	—	—	—	—	—	—	6	1.1
ENTERTAINMENT AND RECREATIONAL												
1990 — April	7	0.4	5	1.5	1	0.6	—	—	—	—	13	2.5
May	14	1.1	7	1.8	1	0.7	—	—	—	—	22	3.7
June	7	0.5	1	0.2	3	2.1	1	3.0	—	—	12	5.8
MISCELLANEOUS												
1990 — April	13	1.1	1	0.4	1	0.5	—	—	1	5.5	16	7.5
May	13	1.0	4	1.4	1	0.6	—	—	—	—	18	3.1
June	16	1.1	7	2.1	3	1.8	6	8.3	1	5.3	33	18.5
TOTAL NON-RESIDENTIAL BUILDING												
1990 — April	165	12.3	52	15.6	29	19.6	12	22.2	4	55.5	262	125.2
May	196	15.8	61	17.0	24	14.9	17	31.3	2	12.0	300	91.0
June	182	14.9	62	17.7	35	24.1	26	46.6	4	38.8	309	142.1

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
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
1989-90	1,658	17,786	2,045	1,642	499	23,630
1989—						
April	165	2,140	157	140	29	2,631
May	168	2,076	214	184	33	2,675
June	181	1,746	165	140	74	2,306
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	233	142	33	2,427
November	134	1,519	162	177	35	2,027
December	141	1,275	153	133	35	1,737
1990—						
January	90	1,162	122	105	23	1,502
February	105	1,374	168	124	30	1,801
March	173	1,528	175	147	32	2,055
April	122	1,203	154	110	23	1,612
May	124	1,634	197	149	70	2,174
June	140	1,467	169	125	102	2,003

(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, JUNE 1990

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions		Non- residential building	Total
	Houses		Other residential buildings		Total		residential buildings			
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)		(\$'000)		
STATISTICAL DIVISION										
Brisbane	887	75,564	172	10,348	1,059	85,912	7,060	72,864	165,836	
Moreton	507	46,808	209	9,679	716	56,488	2,651	35,810	94,949	
Wide Bay-Burnett	199	12,949	25	938	224	13,887	568	7,171	21,626	
Darling Downs	98	6,235	46	2,642	144	8,878	357	7,481	16,716	
South-West	4	255	—	—	4	255	—	203	458	
Fitzroy	77	5,718	11	583	88	6,301	528	1,839	8,668	
Central-West	1	30	—	—	1	30	—	—	30	
Mackay	64	4,692	20	685	84	5,377	90	766	6,233	
Northern	74	5,079	31	1,519	105	6,598	462	9,246	16,306	
Far North	90	7,591	35	1,560	125	9,151	1,087	6,673	16,910	
North-West	2	122	—	—	2	122	70	88	280	
Queensland	2,003	165,843	549	27,954	2,552	192,997	12,873	142,142	348,013	
STATISTICAL DISTRICT										
Gold Coast-Tweed (a)	159	18,906	146	6,693	305	25,599	1,376	27,152	54,126	
Sunshine Coast	118	12,162	61	2,880	199	15,042	400	5,499	20,941	
Bundaberg	29	2,132	4	146	33	2,278	75	1,620	3,973	
Gladstone	18	1,340	—	—	18	1,340	136	354	1,830	
Rockhampton	24	1,808	5	279	29	2,087	214	739	3,039	
Mackay	24	2,059	20	685	44	2,744	25	700	3,469	
Townsville	33	2,504	23	1,225	56	3,729	182	7,839	11,750	
Caiga	31	3,150	17	540	48	3,690	345	2,994	7,029	

(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, JUNE 1990

Local government area	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)	Value (\$'000)		
	Number	Value (\$'000)	Number	Value (\$'000)	Number					
BRISBANE AND MORETON STATISTICAL DIVISIONS										
Albert (S)	168	16,627	21	1,692	189	18,319	728	7,286	26,333	
Beaulesert (S)	69	4,962	—	—	69	4,962	228	345	5,535	
Boonah (S)	7	381	—	—	7	381	10	340	731	
Brisbane (C)	238	27,817	46	4,500	284	32,317	4,767	54,856	91,939	
Caboolture (S)	133	8,153	6	280	139	8,433	154	3,784	12,372	
Caloundra (C)	76	6,410	—	—	76	6,410	185	3,027	9,621	
Eak (S)	11	557	—	—	11	557	23	47	627	
Gatton (S)	7	584	—	—	7	584	63	900	1,548	
Gold Coast (C)	40	5,932	125	5,001	165	10,933	790	19,961	31,684	
Ipswich (C)	27	1,650	12	480	39	2,130	323	313	2,766	
Kilcoy (S)	—	—	—	—	—	—	—	—	—	
Laidley (S)	4	148	—	—	4	148	15	50	213	
Logan (C)	94	6,360	35	1,800	129	8,160	347	11,214	19,721	
Maroochy (S)	90	7,604	57	2,532	147	10,136	462	3,159	13,757	
Moreton (S)	46	3,242	7	331	53	3,573	111	920	4,604	
Noosa (S)	31	3,182	4	348	35	3,530	253	140	3,923	
Pine Rivers (S)	198	15,600	18	653	216	16,252	570	780	17,602	
Redcliffe (C)	24	1,680	26	1,087	50	2,767	78	1,450	4,295	
Redland (S)	131	11,484	24	1,325	155	12,809	604	102	13,514	
Brisbane and Moreton (SDs)	1,394	122,372	381	20,028	1,775	142,400	9,712	108,674	260,785	
WIDE BAY-BURNETT STATISTICAL DIVISION										
Bundaberg (C)	3	272	2	76	5	348	—	1,280	1,628	
Gayndah (S)	—	—	—	—	—	—	—	—	—	
Gooburrum (S)	8	638	—	—	8	638	15	—	653	
Gympie (C)	4	195	—	—	4	195	—	—	195	
Hervey Bay (C)	64	4,365	6	300	70	4,665	66	4,376	9,107	
Isis (S)	8	403	—	—	8	403	—	—	403	
Kingaroy (S)	12	806	—	—	12	806	24	—	830	
Kolan (S)	—	—	—	—	—	—	—	—	—	
Maryborough (C)	11	609	9	277	20	886	17	980	1,884	
Miriam Vale (S)	2	150	—	—	2	150	30	—	180	
Mundubbera (S)	—	—	—	—	—	—	—	155	155	
Nanango (S)	6	264	—	—	6	264	10	—	274	
Tiaro (S)	9	418	—	—	9	418	40	—	458	
Widgee (S)	29	1,854	6	215	35	2,069	239	—	2,308	
Woongarra (S)	30	2,278	2	70	32	2,348	94	380	2,822	
Other areas	13	696	—	—	13	696	32	—	728	
Wide Bay-Burnett (SD)	199	12,949	25	938	224	13,887	568	7,171	21,626	

TABLE 9 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JUNE 1990 —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			
DARLING DOWNS STATISTICAL DIVISION								
Cambooya (S)	5	190	—	—	5	190	—	190
Chinchilla (S)	—	—	—	—	—	—	32	362
Clifton (S)	1	33	—	—	1	33	—	33
Crow's Nest (S)	9	738	—	—	9	738	51	450
Dalby (T)	3	271	2	99	5	370	41	411
Glengallan (S)	2	68	—	—	2	68	—	185
Goondiwindi (T)	8	514	—	—	8	514	—	39
Jondaryan (S)	8	713	—	—	8	713	—	1,563
Millmerran (S)	1	24	—	—	1	24	11	35
Pittsworth (S)	—	—	—	—	—	—	—	—
Rosalie (S)	7	314	—	—	7	314	46	360
Rosenthal (S)	2	66	—	—	2	66	120	186
Stanthorpe (S)	5	324	10	540	15	864	56	920
Tara (S)	2	54	—	—	2	54	—	54
Toowoomba (C)	40	2,652	34	2,003	74	4,655	—	4,300
Wambo (S)	2	121	—	—	2	121	—	121
Warwick (C)	1	42	—	—	1	42	—	564
Other areas	2	110	—	—	2	110	—	50
Darling Downs (SD)	98	6,235	46	2,642	144	8,878	357	7,481
SOUTH-WEST STATISTICAL DIVISION								
Balonne (S)	1	60	—	—	1	60	—	60
Roma (T)	3	195	—	—	3	195	—	123
Other areas	—	—	—	—	—	—	—	80
South-West (SD)	4	255	—	—	4	255	—	203
FITZROY STATISTICAL DIVISION								
Banana (S)	1	78	—	—	1	78	20	30
Calliope (S)	4	298	—	—	4	298	95	277
Duaringa (S)	1	85	—	—	1	85	—	85
Emerald (S)	2	170	4	152	6	322	—	295
Fitzroy (S)	8	375	—	—	8	375	—	30
Gladstone (C)	14	1,042	—	—	14	1,042	61	297
Livingstone (S)	21	1,628	—	—	21	1,628	127	—
Peak Downs (S)	6	480	2	152	8	632	11	30
Rockhampton (C)	20	1,562	5	279	25	1,841	214	739
Other areas	—	—	—	—	—	—	—	142
Fitzroy (SD)	77	5,718	11	583	88	6,301	528	1,839
CENTRAL-WEST STATISTICAL DIVISION								
Longreach (S)	1	30	—	—	1	30	—	30
Other areas	—	—	—	—	—	—	—	—
Central-West (SD)	1	30	—	—	1	30	—	30

TABLE 9 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JUNE 1990 — 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)	4	292	—	—	4	292	—	66	358
Broadsound (S)	2	85	—	—	2	85	—	—	85
Mackay (C)	7	563	20	685	27	1,248	25	700	1,973
Pioneer (S)	29	2,204	—	—	29	2,204	—	—	2,204
Sarina (S)	8	414	—	—	8	414	65	—	479
Whitsunday (S)	11	853	—	—	11	853	—	—	853
Other areas	3	281	—	—	3	281	—	—	281
Mackay (SD)	64	4,692	20	685	84	5,377	90	766	6,233
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	135	—	—	2	135	—	334	469
Burdekin (S)	8	755	—	—	8	755	180	172	1,107
Charters Towers (C)	4	281	8	294	12	575	60	110	745
Dalrymple (S)	13	543	—	—	13	543	13	692	1,248
Hinchinbrook (S)	2	260	—	—	2	260	27	—	287
Thuringowa (C)	30	1,913	—	—	30	1,913	—	155	2,068
Townsville (C)	15	1,191	23	1,225	38	2,416	182	7,784	10,382
Northern (SD)	74	5,079	31	1,519	105	6,598	462	9,246	16,306
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	13	957	4	200	17	1,157	136	415	1,707
Cairns (C)	4	488	15	450	19	938	147	1,796	2,881
Cardwell (S)	4	191	12	740	16	931	60	549	1,540
Cook (S)	—	—	—	—	—	—	—	—	—
Douglas (S)	1	40	—	—	1	40	43	60	143
Eacham (S)	7	483	—	—	7	483	15	860	1,358
Johnstone (S)	—	—	—	—	—	—	—	—	—
Mareeba (S)	12	1,177	—	—	12	1,177	30	1,726	2,933
Mulgrave (S)	41	3,920	2	90	43	4,010	323	1,233	5,565
Torres (S)	—	—	2	80	2	80	—	—	80
Other areas	8	335	—	—	8	335	334	34	703
Far North (SD)	90	7,591	35	1,560	125	9,151	1,087	6,673	16,910
NORTH-WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	52	—	—	1	52	—	—	52
Mount Isa (C)	1	70	—	—	1	70	70	88	228
Other areas	—	—	—	—	—	—	—	—	—
North-West (SD)	2	122	—	—	2	122	70	88	280
QUEENSLAND									
Queenland	2,003	165,043	549	27,954	2,552	192,997	12,873	142,142	348,013

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

EXPLANATORY NOTES

Introduction

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

2. 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.

Scope and Coverage

3. 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.

4. 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.

5. 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.

6. 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

7. 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.

8. 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.

9. 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.).

10. 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.

11. *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.

12. 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.

13. *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'.

EXPLANATORY NOTES - continued

Estimates at Constant Prices

14. 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.)

15. 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 dwellings and non-dwelling construction components of the national accounts aggregate 'gross fixed capital expenditure'.

16. 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 Section 4 of *Australian National Accounts: Concepts, Sources and Methods* (Catalogue No. 5216.0).

Australian Standard Geographical Classification

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

18. 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.

19. *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).

20. *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. 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.

21. *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.

Seasonal Adjustment

22. 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.

23. 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

24. Users June 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 (\$5.00)

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

Building Activity (8752.3) - Quarterly (\$8.00)

25. 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

26. 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 June be available in other forms, such as microfiche, photocopy, computer printout or clerically extracted tabulation. A charge June be made for providing unpublished statistics in these forms.

27. For further information on these unpublished statistics contact Mike Lawson 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.

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

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