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OCTOBER 1989

**BUILDING APPROVALS
QUEENSLAND**

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BUILDING APPROVALS, QUEENSLAND, OCTOBER 1989

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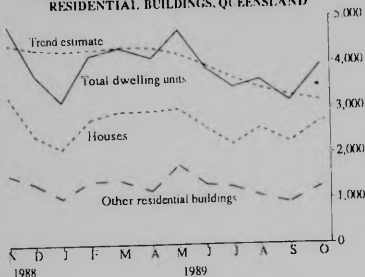
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MAIN FEATURES

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 October 1989 (3,139) was 15 per cent higher than the figure for September 1989. The corresponding number for the 3 months ended October 1989 was 16 per cent lower than the figure for the 3 months ended July 1989.
- Seasonally adjusted figures show that the number of private sector houses approved in October 1989 (1,966) was 10 per cent higher than the September 1989 figure.
- In original terms, the total number of dwelling units in new residential buildings approved during October 1989 (3,556) increased by 25 per cent over the figure for September 1989 (2,836) but was 24 per cent below that for October 1988.
- Brisbane City accounted for 15 per cent of the total number of dwelling units approved during October 1989, followed by Albert Shire with 11 per cent and Gold Coast City with 7 per cent.

- In original terms, the number of private sector houses approved in October 1989 was 2,267, an increase of 24 per cent over the figure for September 1989.

- The number of dwelling units approved (original terms) in new other residential buildings during October 1989 (1,129) was 38 per cent higher than the September 1989 figure.

Non-residential Building

- The value of non-residential building approved in the 3 months ended October 1989 decreased by 26 per cent from the value for the 3 months ended July 1989.

Total Building

- The total value of all building work approved in the 3 months ended October 1989 decreased by 20 per cent from the value for the 3 months ended July 1989.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings		Total building
	Original	Seasonally adjusted	
	No.	No.	\$m
October-1988	4,677	4,323	430.5
1989	3,556	3,139	627.1
Three months ended-			
October 1988	13,824	12,800	1,348.4
July 1989	10,831	10,632	1,798.6
October 1989	9,647	8,909	1,434.6

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.

J. K. Cornish
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
BRISBANE STATISTICAL DIVISION								
1986-87	6,311	306	6,517	916	480	1,396	7,227	686
1987-88	9,618	429	10,047	1,643	539	2,182	11,261	968
1988-89	11,836	490	12,326	3,567	1,000	4,567	15,403	1,490
1988-89								
July-October	4,650	287	4,937	810	484	1,294	5,460	771
1989-90								
July-October	2,802	381	3,183	1,276	512	1,788	4,078	893
1988-								
August	1,210	14	1,224	207	94	301	1,417	108
September	1,146	112	1,258	262	136	398	1,308	248
October	1,211	161	1,372	237	181	418	1,448	342
November	1,157	121	1,278	364	100	464	1,521	221
December	825	15	840	251	50	301	1,076	65
1989-								
January	700	8	708	224	33	257	924	41
February	976	1	977	394	100	494	1,370	101
March	893	44	937	389	124	513	1,282	168
April	932	7	939	147	32	179	1,079	39
May	975	1	976	701	24	725	1,676	25
June	728	6	734	287	53	340	1,015	59
July	661	—	661	418	58	476	1,079	58
August	682	124	806	345	55	400	1,027	179
September	671	114	785	297	176	473	968	290
October	788	143	931	216	223	439	1,004	366
QUEENSLAND								
1986-87	16,945	503	17,448	4,157	893	5,050	21,102	1,396
1987-88	24,835	776	25,611	8,470	1,193	9,663	33,305	1,969
1988-89	30,582	1,349	31,931	13,472	1,713	15,185	44,054	3,062
1988-89								
July-October	11,543	672	12,215	4,585	736	5,321	16,128	1,408
1989-90								
July-October	8,062	657	8,719	3,340	694	4,034	11,402	1,351
1988-								
August	2,966	58	3,024	1,372	109	1,481	4,338	167
September	2,941	349	3,290	1,138	214	1,352	4,079	563
October	2,865	227	3,092	1,270	315	1,585	4,135	542
November	2,785	157	2,942	1,146	250	1,396	3,931	407
December	2,078	86	2,164	1,025	191	1,216	3,103	277
1989-								
January	1,873	29	1,902	823	100	923	2,666	129
February	2,442	30	2,472	1,133	128	1,261	3,575	158
March	2,528	96	2,624	1,107	156	1,263	3,835	252
April	2,613	18	2,631	1,011	50	1,061	3,624	68
May	2,533	142	2,675	1,531	33	1,564	4,064	175
June	2,187	119	2,306	1,111	69	1,180	3,298	188
July	1,870	107	1,977	1,035	94	1,129	2,905	201
August	2,092	206	2,298	849	108	957	2,941	314
September	1,833	184	2,017	615	204	819	2,448	388
October	2,267	160	2,427	841	288	1,129	3,108	448

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 59 such dwelling units approved in October 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	15.0	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	819.0	1,022.1	1,529.5	1,245.1
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	1,804.1	2,066.8
1988-89														
July-October	300.3	12.5	312.9	40.8	15.1	55.9	341.2	27.6	368.8	19.2	223.8	249.2	583.9	637.2
1989-90														
July-October	235.7	18.7	254.4	92.2	17.2	109.4	327.9	35.9	363.8	25.4	306.6	359.1	659.9	748.3
1988-														
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	38.6	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
QUEENSLAND														
1986-87	929.1	18.8	947.9	189.6	28.1	217.7	1,187.7	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	5,786.4
1988-89														
July-October	760.7	29.8	790.5	294.7	23.8	318.5	1,055.3	53.6	1,108.9	43.3	644.3	775.6	1,782.7	1,927.9
1989-90														
July-October	658.0	33.6	691.6	301.9	25.4	327.3	959.9	59.0	1,018.9	52.2	691.5	790.6	1,703.6	1,861.7
1988-														
August	191.4	2.8	194.1	116.6	3.3	119.9	306.0	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	82.5	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	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

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-								
August	2,813	2,702	2,832	2,822	3,992	3,743	4,134	4,063
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	4,064
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	3,669	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	2,403	2,414	2,570	2,527	4,030	3,651	4,184	3,767
June	2,102	2,227	2,271	2,164	3,118	3,372	3,310	3,543
July	1,815	2,045	1,958	2,194	2,905	3,045	3,148	3,294
August	1,930	1,912	2,074	2,062	2,613	2,758	3,041	3,089
September	1,785	1,827	1,933	1,972	2,364	2,536	2,729	2,940
October	1,966	1,755	2,079	1,896	2,649	2,346	3,139	2,830

(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	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94
PRIVATE SECTOR							
New houses	1,511.5	2,173.6	760.7	658.0	172.4	150.7	183.5
New other residential buildings	474.8	1,027.8	294.7	301.9	73.3	56.9	77.5
Total new residential building	1,986.3	3,201.4	1,055.3	959.9	245.7	207.6	261.0
Alterations and additions to residential buildings	91.3	127.0	43.1	52.2	13.9	12.4	14.6
Hotels etc.	443.8	502.1	150.3	98.1	8.2	14.9	61.4
Shops	550.5	485.4	202.0	156.9	44.1	42.6	46.1
Factories	147.8	186.6	59.2	64.6	20.0	12.3	21.7
Offices	332.9	245.1	57.5	213.6	40.3	8.0	154.9
Other business premises	151.4	191.2	74.5	67.3	22.5	16.2	14.2
Educational	59.7	70.7	28.6	18.5	4.5	2.4	6.7
Religious	14.6	13.2	5.3	5.0	1.2	1.5	1.1
Health	29.4	49.1	80.5	36.2	8.6	2.0	7.6
Entertainment and recreational	40.2	56.3	19.5	15.1	2.4	3.9	2.3
Miscellaneous	36.5	28.3	6.9	16.3	5.2	2.2	5.9
Total non-residential building	1,808.8	1,678.0	684.3	691.5	157.0	105.9	321.8
Total	3,795.1	4,879.4	1,739.6	1,651.4	402.7	313.5	582.8
PUBLIC SECTOR							
New houses	29.5	73.3	29.8	33.6	10.8	9.3	8.0
New other residential buildings	42.0	63.0	23.8	25.4	5.7	6.7	9.0
Total new residential building	71.5	136.3	53.6	59.0	16.5	16.0	17.0
Alterations and additions to residential buildings	0.2	0.9	0.2	—	—	—	—
Hotels etc.	0.6	38.5	38.5	0.1	—	0.1	—
Shops	2.1	65.2	0.6	0.5	—	0.5	—
Factories	1.0	3.9	0.6	2.0	0.3	0.3	—
Offices	41.3	25.7	6.0	8.4	0.5	2.0	3.8
Other business premises	63.5	48.6	4.6	16.9	10.1	—	0.8
Educational	81.7	101.9	30.6	28.5	10.0	4.4	4.7
Religious	—	—	—	—	—	—	—
Health	27.5	47.8	4.5	35.2	1.7	0.5	—
Entertainment and recreational	9.0	8.8	2.3	0.4	—	0.2	0.1
Miscellaneous	123.1	52.4	3.6	7.2	0.3	1.5	3.3
Total non-residential building	349.7	592.8	91.4	99.1	22.9	9.4	12.7
Total	421.4	729.1	145.0	158.1	39.4	25.4	29.7
TOTAL							
New houses	1,540.9	2,247.0	790.5	691.6	183.2	160.0	191.6
New other residential buildings	516.9	1,090.8	318.5	327.3	79.0	63.6	86.4
Total new residential building	2,057.8	3,337.7	1,109.0	1,018.9	262.2	223.7	278.0
Alterations and additions to residential buildings	91.4	127.9	43.3	52.2	13.9	12.4	14.6
Hotels etc.	444.5	539.5	188.8	98.2	8.2	15.0	61.4
Shops	552.6	550.6	202.6	157.4	44.1	43.1	46.1
Factories	148.8	190.5	59.8	66.5	20.3	12.6	21.7
Offices	374.1	270.8	63.5	222.0	40.8	10.0	158.7
Other business premises	215.0	239.8	79.1	84.3	32.6	16.2	15.0
Educational	141.3	172.6	59.1	46.9	14.5	6.7	11.4
Religious	14.6	13.2	5.3	5.0	1.2	1.5	1.1
Health	56.9	147.0	85.0	71.4	10.3	2.5	7.6
Entertainment and recreational	49.3	65.1	22.0	15.5	2.4	4.1	2.4
Miscellaneous	159.6	80.7	10.6	23.5	5.5	3.6	9.2
Total non-residential building	2,156.5	2,270.8	775.6	790.6	179.9	115.4	344.6
Total	4,214.3	5,608.5	1,884.6	1,809.5	442.1	339.1	622.6

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 August	7	0.5	2	0.6	—	—	5	7.1	—	—	14	8.2
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
SHOPS												
1989 August	77	5.6	20	5.4	1	0.9	6	10.5	3	21.7	107	44.1
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	28.5	61	46.1
FACTORIES												
1989 August	29	2.7	22	5.9	7	4.0	2	2.5	1	5.2	61	20.3
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
OFFICES												
1989 August	25	1.7	6	2.2	3	1.9	2	5.0	1	30.0	37	40.8
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
OTHER BUSINESS PREMISES												
1989 August	45	3.9	17	4.9	11	7.3	4	11.4	1	5.1	78	32.6
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
EDUCATIONAL												
1989 August	13	1.7	21	7.3	7	4.5	1	1.0	—	—	42	14.5
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
RELIGIOUS												
1989 August	2	0.1	1	0.4	1	0.6	—	—	—	—	4	1.2
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
HEALTH												
1989 August	4	0.4	—	—	3	1.8	4	8.1	—	—	11	10.3
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
ENTERTAINMENT AND RECREATIONAL												
1989 August	9	0.4	5	1.4	1	0.5	—	—	—	—	15	2.4
September	11	0.7	4	1.1	—	—	2	2.2	—	—	17	4.1
October	14	1.1	5	1.3	—	—	—	—	—	—	19	2.4
MISCELLANEOUS												
1989 August	10	0.6	3	0.9	3	2.0	1	2.0	—	—	17	5.5
September	23	1.9	6	1.8	—	—	—	—	—	—	29	3.6
October	26	1.9	5	1.4	—	—	3	5.9	—	—	34	9.2
TOTAL NON-RESIDENTIAL BUILDING												
1989 August	221	17.8	97	29.0	37	23.6	25	47.5	6	62.0	386	179.9
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	124.5	347	334.6

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-October	755	9,580	878	751	248	12,215
1989-90 July-October	629	6,624	745	972	149	8,719
1988- 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
June	181	1,746	165	140	74	2,306
July	157	1,497	145	142	36	1,977
August	161	1,737	203	151	44	2,298
September	120	1,562	164	135	36	2,017
October	191	1,828	233	142	33	2,427

(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
OCTOBER 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 DIVISIONS								
Brisbane	931	73,749	439	21,978	1,370	95,727	6,294	160,694
Moreton	717	62,929	392	48,053	1,109	110,982	4,387	136,302
Wide Bay-Burnett	199	12,059	69	2,813	268	14,872	790	19,034
Darling Downs	98	6,682	15	620	113	7,302	428	4,481
South-West	11	795	—	—	11	795	59	1,604
Fitzroy	150	12,008	12	449	162	12,457	410	6,777
Central-West	—	—	—	—	—	—	17	17
Mackay	60	3,985	37	1,828	97	5,813	124	4,657
Northern	99	6,892	71	3,731	170	10,622	1,180	15,880
Far North	155	12,044	90	6,675	245	18,769	1,000	13,691
North-West	7	368	4	284	11	652	—	340
Queensland	2,427	191,562	1,129	86,430	3,556	277,992	14,589	334,550
STATISTICAL DISTRICTS								
Gold Coast-Tweed (a)	242	29,217	317	41,418	559	70,634	2,432	126,292
Sunshine Coast	194	14,743	66	6,270	260	21,013	704	3,429
Bundaberg	55	3,812	43	1,638	98	5,450	222	1,347
Gladstone	16	946	—	—	16	946	11	2,650
Rockhampton	18	1,505	2	53	20	1,558	279	2,183
Mackay	26	1,901	20	878	46	2,779	30	3,068
Townsville	52	3,899	47	2,890	99	6,789	527	1,637
Cairns	56	4,061	66	5,460	122	9,521	599	10,906

(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, OCTOBER 1989

Local government area	Dwelling units in new residential buildings						Alterations and additions to		Total (\$'000)
	Houses		Other residential buildings		Total		residential buildings (\$'000)	Non-residential building (\$'000)	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS									
Albert (S)	281	25,412	121	22,783	402	48,195	1,065	3,567	52,827
Beaudesert (S)	75	4,975	2	55	77	5,030	459	655	6,144
Boonah (S)	3	145	—	—	3	145	28	—	173
Brisbane (C)	228	25,265	293	15,869	521	41,135	4,408	131,163	176,705
Caboolture (S)	147	9,244	34	1,369	181	10,613	374	2,291	13,278
Caloundra (C)	95	6,674	—	—	95	6,674	345	3,142	10,162
Esk (S)	12	593	—	—	12	593	11	—	604
Gatton (S)	12	826	—	—	12	826	31	150	1,007
Gold Coast (C)	61	9,959	202	18,903	265	28,862	1,571	123,170	153,603
Ipswich (C)	25	1,268	10	420	35	1,688	128	1,046	2,862
Kilcoy (S)	5	256	—	—	5	256	—	130	386
Laidley (S)	15	908	—	—	15	908	—	—	908
Logan (C)	175	10,899	28	1,267	203	12,165	426	3,025	15,616
Maroochy (S)	138	10,541	35	1,770	173	12,311	426	3,486	16,223
Moreton (S)	82	5,512	10	448	92	5,960	213	450	6,623
Noosa (S)	43	3,234	34	4,630	77	7,864	96	115	8,075
Pine Rivers (S)	98	9,107	—	—	98	9,107	273	3,895	13,274
Redcliffe (C)	32	2,504	6	200	38	2,704	191	17,990	20,885
Redland (S)	119	9,356	56	2,317	175	11,673	538	2,720	14,930
Brisbane and Moreton (SDs)	1,648	136,679	831	70,031	2,479	206,709	10,581	196,995	514,286
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	12	896	12	463	24	1,359	174	1,347	2,880
Gayndah (S)	2	128	—	—	2	128	12	—	140
Goombrum (S)	11	743	—	—	11	743	25	30	798
Gympie (C)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	57	3,497	13	448	70	3,945	141	700	4,786
Isis (S)	4	112	—	—	4	112	40	—	152
Kungah (S)	8	373	—	—	8	373	55	399	826
Kolan (S)	6	356	—	—	6	356	48	—	403
Maryborough (C)	9	531	6	427	15	958	—	—	958
Minam Vale (S)	—	—	—	—	—	—	—	—	—
Mundubbera (S)	4	390	—	—	4	390	118	—	508
Nanango (S)	8	295	—	—	8	295	—	434	730
Tiaro (S)	9	565	—	—	9	565	10	—	575
Widgee (S)	11	617	7	301	18	918	84	—	1,002
Woomarra (S)	41	2,727	31	1,175	72	3,902	83	236	4,221
Other areas	17	830	—	—	17	830	—	226	1,056
Wide Bay-Burnett (SD)	199	12,059	69	2,813	268	14,872	790	3,372	19,034

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

Local government area	Dwelling units in new residential buildings				Alterations and additions to residential buildings			
	Houses		Other residential buildings		Total		Non-residential buildings	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
DARLING DOWNS STATISTICAL DIVISION								
Cambooya (S)	2	84	—	—	2	84	17	101
Churchilla (S)	—	—	—	—	—	—	—	—
Clifton (S)	—	—	—	—	—	—	—	—
Crow's Nest (S)	12	897	—	—	12	897	33	1,386
Dalby (T)	2	136	—	—	2	136	46	182
Glengallan (S)	2	129	—	—	2	129	—	189
Groundswind (T)	1	74	—	—	1	74	26	542
Jondaryan (S)	10	878	—	—	10	878	56	1,934
Millmerran (S)	—	—	—	—	—	—	—	—
Pittsworth (S)	5	273	—	—	5	273	—	273
Rosale (S)	8	507	—	—	8	507	120	627
Rosenthal (S)	2	130	—	—	2	130	—	130
Stanthorpe (S)	3	203	—	—	3	203	28	321
Tara (S)	4	95	—	—	4	95	—	95
Toowoomba (C)	37	2,571	15	620	52	3,191	199	5,247
Wambo (S)	6	376	—	—	6	376	—	376
Warwick (C)	—	—	—	—	—	—	—	—
Other areas	4	328	—	—	4	328	25	808
Darling Downs (SD)	98	6,682	15	620	113	7,302	428	12,211
SOUTH-WEST STATISTICAL DIVISION								
Balonne (S)	3	160	—	—	3	160	12	212
Roma (T)	4	360	—	—	4	360	20	380
Other areas	4	275	—	—	4	275	27	422
South-West (SD)	11	795	—	—	11	795	59	1,014
FITZROY STATISTICAL DIVISION								
Banana (S)	—	—	—	—	—	—	—	—
Calliope (S)	8	427	—	—	8	427	—	1,306
Duaringa (S)	—	—	—	—	—	—	—	—
Emerald (S)	—	—	—	—	—	—	15	15
Fitzroy (S)	5	314	2	53	7	367	20	387
Gladstone (C)	10	639	—	—	10	639	11	3,299
Livingstone (S)	24	1,772	—	—	24	1,772	65	2,166
Peak Downs (S)	85	7,353	4	246	89	7,599	—	8,228
Ruckhampton (C)	17	1,443	—	—	17	1,443	279	3,906
Other areas	1	60	6	150	7	210	20	337
Fitzroy (SD)	150	12,008	12	449	162	12,457	410	19,644
MACKAY STATISTICAL DIVISION								
Belyando (S)	3	187	—	—	3	187	—	593
Broadsound (S)	1	15	—	—	1	15	11	191
Mackay (C)	6	442	8	400	14	842	20	1,004
Pioneer (S)	27	1,800	12	478	39	2,278	40	2,956
Sarna (S)	6	386	—	—	6	386	—	386
Whitsunday (S)	15	1,050	17	950	32	2,000	53	3,041
Other areas	2	105	—	—	2	105	—	105
Mackay (SD)	60	3,985	37	1,828	97	5,813	124	10,594

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

Local government area	Dwelling units in new residential buildings					Alterations and additions to residential buildings (\$'000)	Non-residential buildings (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total			
	Number	Value (\$'000)	Number	Value (\$'000)				
NORTHERN STATISTICAL DIVISION								
Bowen (S)	7	459	—	—	7	459	—	749
Burdekin (S)	5	382	16	591	21	973	387	1,717
Charters Towers (C)	5	289	8	250	13	539	35	2,062
Dalrymple (S)	—	—	—	—	—	—	—	—
Hinchinbrook (S)	6	312	—	—	6	312	18	330
Thuringowa (C)	53	3,303	4	165	57	3,468	255	4,348
Townsville (C)	23	2,147	43	2,725	66	4,872	485	6,674
Northern (SD)	99	6,892	71	3,731	170	10,622	1,180	15,880
FAR NORTH STATISTICAL DIVISION								
Atherton (S)	7	732	4	145	11	877	27	1,239
Cairns (C)	3	690	45	1,870	48	2,560	66	13,372
Cardwell (S)	11	1,052	8	510	19	1,562	—	230
Cook (S)	1	66	4	300	5	366	—	1,143
Douglas (S)	7	385	—	—	7	385	—	597
Eacham (S)	9	685	—	—	9	685	97	1,124
Johnstone (S)	17	1,147	6	160	23	1,307	72	1,948
Mareeba (S)	15	1,066	—	—	15	1,066	167	1,307
Mulgrave (S)	70	5,528	21	3,590	91	9,118	533	9,936
Torres (S)	—	—	2	100	2	100	—	220
Other areas	15	743	—	—	15	743	39	782
Far North (SD)	155	12,094	90	6,675	245	18,769	1,000	33,459
NORTH-WEST STATISTICAL DIVISION								
Carpentaria (S)	—	—	—	—	—	—	—	60
Cloncurry (S)	6	297	—	—	6	297	—	60
Mount Isa (C)	1	71	4	284	5	355	—	220
Other areas	—	—	—	—	—	—	—	—
North-West (SD)	7	368	4	284	11	652	—	340
QUEENSLAND								
Queensland	2,427	191,562	1,129	3,556	3,556	277,992	14,589	334,550
								627,131

(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, 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: 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 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.

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



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