

BUILDING APPROVAL INFORMATION

Building certification lodgements in the Townsville local government area

PUBLISHING OF THE DATASET

The Building Approvals dataset produced by Townsville City Council contains information about most of the building work that has been approved in the Townsville local government area. This information is used by industry and government as a key economic indicator.

WHO CREATES THE RECORDS?

Building approval data is not created or approved by Council. Council is responsible under the *Building Act 1975* to act as a repository for building approval records.

When planned work requires a building permit, the developer engages a private building certifier, who then assesses the work as required. These private building certifiers are required under the Building Act to provide copies of certain records to the local government, such as decision notices and final certificates.

CAUTIONS IN USING THE DATA

Government records

Information for state and federal government work is not required to be given to Council. This work is referred to as accepted development. Therefore, the dataset only includes a small proportion of these works. This should be taken into consideration when analysing the information (e.g. the estimated value of works may not include developments such as new schools, hospital upgrades or defence works).

Estimated value of works

The estimated value of works needs to be used with some caution. As this is provided at the planning stage of works, this may not accurately reflect the final value of works. Estimated values on the dataset exclude GST.

Completeness of data

The number of works for the most recent months needs to be used with some caution. While private building certifiers are required to provide the information to Council within five days of the record being created, this does not always occur.

BUILDING CLASSES

Each building is classified according to its use. These classes are defined in the *Building Code of Australia*. Below is a summary of the classes for casual reference. The Queensland Building and Construction Commission website has the full definitions as contained in the *Building Code of Australia*.

- 1a Single dwelling, including detached house, town house or villa unit.
- 1b Boarding house/guest house for no more than 12 people
- 2 Building with 2 or more sole-occupancy units
- 3 Residential building (other than Class 1 or 2 building) for long term or transient living, e.g. boarding house, residential part of hotel, motel or school
- 4 Dwelling in a building that is class 5, 6, 7, 8 or 9 if it is the only dwelling.
- 5 Office building used for professional or commercial purposes, excluding Class 6, 7, 8 or 9 buildings
- 6 Shop or other building selling goods or services direct to the public, e.g. cafe, showroom
- 7a Building which is a carpark
- 7b Building for storage or display of wholesale goods or produce
- 8 Laboratory or building for production of goods
- 9a Health care building
- 9b Assembly building, including trade workshop or laboratory, in a primary or secondary school
- 9c Aged care building
- 10a Private garage, carport or shed
- 10b Structures such as fences, masts, retaining walls, swimming pools

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DATASET DEFINITIONS

Below are descriptions of the terms used in the dataset. The dataset is downloadable from data.gov.au.

Date of decision notice

The date the building certifier made a notice that the works met the building codes.

Decision

Current status of the works as recorded with Council.

Class

The building classification as per the list on page one.

Sub-category (Council category descriptors)

<i>Additions</i>	Extensions to the building
<i>AddUnit</i>	Additional units being added, e.g. demountable
<i>Alteration</i>	No change in roof cover or floor space
<i>Chgcls</i>	A change of building class
<i>DemoRemove</i>	Demolition of a building, or removal of a structure
<i>DualOcc</i>	Dual occupancy (two dwelling units on the one lot)
<i>DwellComb</i>	A dwelling combined with another building, such as shed, carport or swimming pool
<i>FenceOv2m</i>	Fence constructed over 2 metres in height
<i>New</i>	New structure
<i>RelocDwell</i>	Move dwelling to another location
<i>Sign</i>	Advertising device
<i>Subdwell</i>	Subordinate dwelling, e.g. relative's apartment
<i>Swimpool</i>	A swimming pool or spa
<i>TempStruc</i>	Temporary structure
<i>TenancyFit</i>	Commercial or industrial fit out
<i>UnitDev</i>	Multi-residential development works

Estimated value

The monetary value of the proposed building work.

Category

Townsville City Council has published on its website for a number of years a summary of building approval data using the following categories.

<i>Single detached dwelling</i>	Construction of individual houses
<i>Residential – other</i>	Sheds, garages, alterations and extensions to residential properties
<i>Dual occupancy – new</i>	A second dwelling is being added to a single lot
<i>Multiple dwelling – new</i>	Multiple dwellings include any dwelling containing multiple residences, from duplexes to multi-story apartments
<i>Commercial – new</i>	New commercial or industrial buildings
<i>Commercial – other</i>	Work being undertaken on commercial or industrial buildings, including fit-outs, alterations and extensions
<i>Pools/spas</i>	Construction of pools or spas
<i>Demolition/removal</i>	Demolition or removal of any building
<i>Miscellaneous other</i>	Special structures, temporary structures, change in building classification

Floor area

The floor area of the building works in square metres.

No of units

Number of individual units created or demolished by the building works.

Locality

The suburb where the building work is taking place.

Electoral division

The local government electoral division in which the works are occurring.