Office of Economic and Statistical Research
Queensland Treasury

Office of the Coordinator-General

Industrial land development activity profile

South East Queensland Industrial Land Monitoring Program

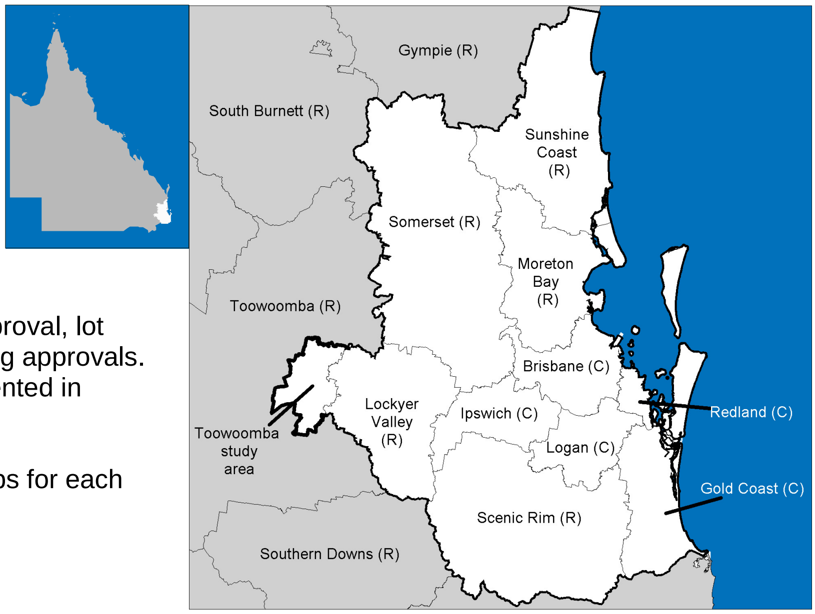
1 July 2010 to 31 December 2010

Overview

This industrial land development activity profile for the South East Queensland Industrial Land Monitoring Program (SEQ ILMP) provides a comprehensive summary of industrial land development and building activity indicators to 31 December 2010 (hereafter referred to as December 2010) for each local government area (LGA) in SEQ (shown at Map 1). The effective start date for the SEQ ILMP was 1 July 2009.

Development stages covered include land supply, lots approval, lot registrations, sales (vacant land and buildings) and building approvals. The typical industrial land development process is represented in Figure 1.

Industrial land supply zoning category and time frame maps for each LGA and for SEQ are available on the OESR website.



Map 1: South East Queensland

Key Findings of the SEQ ILMP

- The industrial land supply in SEQ as at December 2010 was 8,852 hectares, with a further potential land supply of 5,594 hectares in industry investigation areas (Table 2).
- Industrial land supply in SEQ increased by 242 hectares during the six months to December 2010 (Table 4).
- Toowoomba study area had the largest amount (1,673 hectares) of industrial land supply in SEQ as at December 2010 (Table 1).
- The industrial land supply within SEQ is primarily held in parcels greater than 10 hectares (Figure 2 and Table 3).
- The 5-15 year expected development time frame had the largest amount of industrial land supply (3,940 hectares) for SEQ as at December 2010 (Table 2).
- Estimated consumption of industrial land for SEQ was 41 hectares for the six months to December 2010 (Table 5).
- Average annual estimated industrial land consumption for SEQ was 120 hectares over the four years to December 2010 (Table 5).
- In the six months ending December 2010, councils in SEQ approved 162 industrial lots or a total area of 136.5 hectares (Tables 6 and 7).
- There were 116 industrial Material Change of Use (MCU) approvals in SEQ during the six months ending December 2010 (Table 11).
- There were 38 new industrial building approvals in SEQ during the six months to December 2010 (Table 12).
- The estimated value of construction work for new industrial building approvals in SEQ for the six months ending December 2010 was $157.3 million (Table 12).
- There were 70 vacant industrial land sales with a total sales value of $68.3 million in SEQ during the six months to December 2010 (Table 13 and Table 14).
- There were 733 industrial building and unit sales with a total sales value of $886.9 million in SEQ during the six month period ending December 2010 (Table 15 and Table 16).

Figure 1: Industrial land development stages

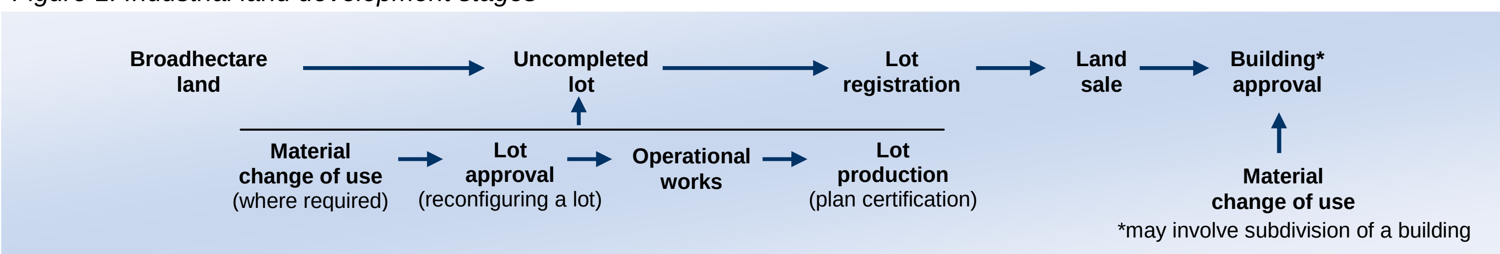


Table 1: Industrial land supply by LGA, SEQ

Local government area	Area (hectares)		December 2010
	June 2010	December 2010	Percentage of SEQ industrial land supply
Toowoomba study area	1,661	1,673	19%
Brisbane (C)	1,504	1,550	18%
Scenic Rim (R)	1,547	1,536	17%
Ipswich (C)	1,126	1,180	13%
Moreton Bay (R)	969	1,038	12%
Gold Coast (C)	696	759	9%
Sunshine Coast (R)	469	465	5%
Logan (C)	347	356	4%
Lockyer Valley (R)	162	167	2%
Somerset (R)	90	90	1%
Redland (C)	39	38	<1%

C = City R = Regional Council

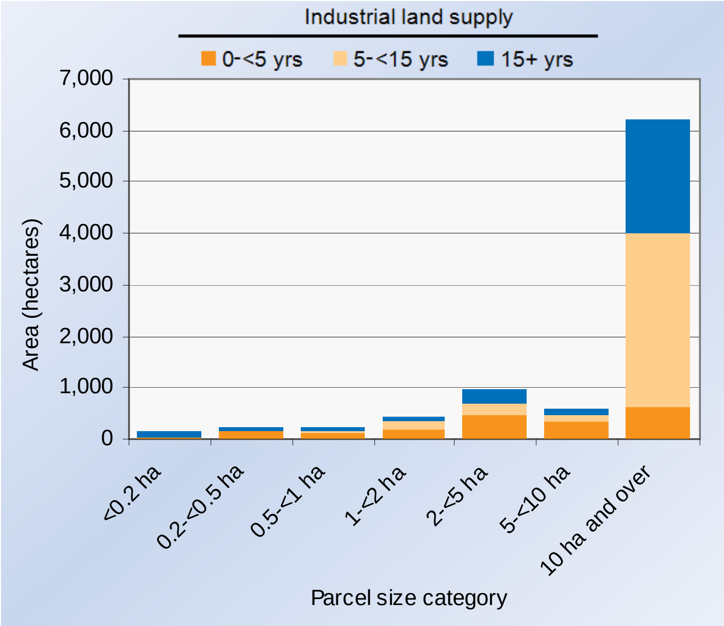
Industrial land supply

Industrial land supply refers to land parcels that are planned for industrial use or development. The ILMP takes into consideration a number of physical and administrative factors to identify industrial land supply. The industrial categorised land was determined from planning schemes, and the land use availability status of parcels was assessed using aerial imagery. Material change of use (MCU) approvals also added or removed parcels from the industrial land supply. Building approvals were used as a measure of land consumption.

Table 1 shows the industrial land supply for each LGA in descending order by area in hectares for December 2010. Toowoomba study area had the largest amount of industrial land supply (1,673 hectares) in SEQ as at December 2010.

Table 2 shows the industrial land supply in hectares for each LGA by indicative development time frame. As at December 2010, there were 8,852 hectares of industrial land supply in SEQ, with a further 5,594 hectares of potential land supply in 'industry investigation areas'.

Figure 2: Industrial land supply by parcel size category and indicative time frame, SEQ, as at December 2010



Potential land supply within the 'industry investigation areas' are not considered part of the existing industrial land supply and are therefore reported separately in Table 2.

The majority of industrial land supply is contained within the expected land development time frame of 5-15 years (3,940 hectares). In order of industrial land supply, Toowoomba study area, Brisbane (C), Scenic Rim (R), Ipswich (C) and Moreton Bay (R) contributed 79 per cent of the total industrial land supply for SEQ (Table 2).

Seventy per cent of the total land supply was located within parcels larger than 10 hectares (Figure 2). While there were 1,814 smaller industrial lots less than 2,000m^2 in size, collectively they contributed to less than two per cent of the total supply.

Table 2: Industrial land supply for planned and future industry development by LGA, SEQ, as at December 2010

Local government area	Industrial land supply (hectares) by expected development time frame[1]			Available supply [2]	Industry investigation areas
	0-<5 years	5-<15 years	15 years and over		
Brisbane (C)	373	354	823	1,550	45
Gold Coast (C)	250	339	170	759	441
Ipswich (C)	259	738	183	1,180	3,427
Lockyer Valley (R)	17	32	118	167	636
Logan (C)	120	217	19	356	0
Moreton Bay (R)	143	750	145	1,038	455
Redland (C)	16	9	13	38	0
Scenic Rim (R)	32	292	1,212	1,536	372
Somerset (R)	17	46	27	90	0
Sunshine Coast (R)	176	225	64	465	169
Toowoomba study area	564	938	171	1,673	50
South East Queensland	**1,967**	**3,940**	**2,945**	**8,852**	**5,594**

[1] *The indicative time frame criteria for the industrial land supply are described on page 11.*

[2] *The total industrial land supply excludes industry investigation areas and these areas are reported separately.*

C = City R = Regional Council

Table 3: Industrial land supply by land parcel size, SEQ, as at December 2010

Land parcel size category	Land parcels (number)	Total area of parcels (hectares)	Total supply (hectares)
<0.2 ha	1,814	149	140
0.2-<0.5 ha	787	248	233
0.5-<1 ha	344	243	220
1-<2 ha	370	518	445
2-<5 ha	376	1,150	978
5-<10 ha	107	771	603
10 ha and over	244	11,979	6,233
Total	**4,042**	**15,057**	**8,852**

The land stock can be further classified into categories of industrial use which are based on the Queensland Planning Provisions (QPP) (Table 4). The zone with the largest amount of industrial land supply is the 'medium impact industry' category with 2,719 hectares or 31 per cent of total industrial land supply (Table 4). There is a limited amount of 'noxious and hazardous industry' categorised land in SEQ (39 hectares in December 2010).

The industrial land supply marginally increased by 242 hectares over the six months to December 2010. The bulk of the increase can be attributed to an increase in the amount of non-industry zoned land or industry investigation areas that are subject to a material change of use (MCU) approval.

Building approvals over $0.5 million in construction value are used as a measure of industrial land consumption. Average annual estimated industrial land consumption using building approvals over the four years to December 2010 for SEQ was 120 hectares per annum (Table 5). Estimated industrial land consumption in SEQ for 2010 was 71 hectares.

The information below provides a summary of industrial land supply and industrial land consumption for each LGA in SEQ.

Brisbane City

In Brisbane City, there were an estimated 1,550 hectares of industrial land supply (the second highest amount in SEQ) as at December 2010 (Table 2), accounting for approximately 18 per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 45 hectares has been identified within 'industry investigation areas'. Just over half of the industrial land supply is expected to be developed in the expected development time frame of 15 years and greater (Table 2). Average annual consumption of industrial land using building approvals over the four years to December 2010 for Brisbane City was 65 hectares per annum, equating to approximately 54 per cent of the total average annual land consumption in SEQ (Table 5). Estimated consumption of industrial land in Brisbane City during 2010 was 44 hectares.

Gold Coast City

As at December 2010 there were an estimated 759 hectares of industrial land supply in Gold Coast City, accounting for approximately nine per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 441 hectares was identified within 'industry investigation areas'. The largest amount of industrial land supply (339 hectares) for Gold Coast City is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Gold Coast City was 15 hectares per annum. Estimated consumption of industrial land in Gold Coast City during 2010 was nine hectares.

Table 4: Industrial land supply by Queensland Planning Provision category, SEQ

Queensland Planning Provision category	Area (hectares) December 2009	June 2010	December 2010
Low impact industry	1,599	1,576	1,557
Medium impact industry	2,754	2,700	2,719
High impact industry	717	794	808
Noxious & hazardous industry	37	37	39
Waterfront marine industry	170	170	170
High technology industry	203	200	208
Industry equivalent	2,097	2,097	2,059
Non-industry zones [1]	915	1,036	1,292
Total industrial land supply	**8,492**	**8,610**	**8,852**
Industry investigation areas [2]	6,098	5,511	5,594

[1] Non-industry zones refer to non-industrial zoned land with MCU development permit or preliminary approval for predominantly industrial uses.

[2] Industry investigation areas are currently zoned investigation, within regional development areas or enterprise opportunity areas. These areas are identified as investigation as further planning and feasibility studies are required to determine their appropriate end use and availability. They are considered potential land supply, rather than existing industrial land supply.

Table 5: Estimated industrial land consumption by LGA, SEQ

Local government area	Area (hectares) Average annual consumption [1] 2006-2010	Jan-Jun 2010	Jul-Dec 2010	2010
Brisbane (C)	65	16	28	44
Gold Coast (C)	15	6	3	9
Ipswich (C)	14	4	2	6
Lockyer Valley (R)	0	0	0	0
Logan (C)	9	0	<1	<1
Moreton Bay (R)	8	1	4	5
Redland (C)	1	0	0	0
Scenic Rim (R)	0	0	0	0
Somerset (R)	<1	0	0	0
Sunshine Coast (R)	5	2	4	6
Toowoomba study area	2	1	0	1
South East Queensland	**120**	**30**	**41**	**71**

[1] The average annual estimated industrial land consumption is based on industrial building approvals over $0.5 million in construction value from January 2006 to December 2010.
C = City R = Regional Council

Ipswich City
In Ipswich City there were an estimated 1,180 hectares of industrial land supply as at December 2010, accounting for approximately 13 per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 3,427 hectares has been identified within ‘industry investigation areas’. The largest amount of industrial land supply (738 hectares) for Ipswich City is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Ipswich City was 14 hectares per annum. Estimated consumption of industrial land in Ipswich City during 2010 was six hectares.

Lockyer Valley Regional Council
There were an estimated 167 hectares of industrial land supply in Lockyer Valley as at December 2010, accounting for approximately two per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 636 hectares has been identified as ‘industry investigation areas’. The largest amount of industrial land supply (118 hectares) for Lockyer Valley is held in the expected development time frame of 15 years and greater. There were no building approvals with a value of at least $0.5 million recorded over the four years to December 2010.

Logan City
There were an estimated 356 hectares of industrial land supply in Logan City as at December 2010, accounting for approximately four per cent of the total industrial land supply for SEQ. The largest amount of industrial land supply (217 hectares) for Logan City is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Logan City was nine hectares per annum. Estimated consumption of industrial land in Logan City during 2010 was less than one hectare.

Moreton Bay Regional Council
There were an estimated 1,038 hectares of industrial land supply in Moreton Bay as at December 2010, accounting for approximately 12 per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 455 hectares has been identified as ‘industry investigation areas’. The largest amount of industrial land supply (750 hectares) for Moreton Bay is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Moreton Bay was eight hectares per annum. Estimated consumption of industrial land in Moreton Bay during 2010 was five hectares.

Redland City
For Redland City there were an estimated 38 hectares of industrial land supply as at December 2010, the smallest amount of industrial land supply in SEQ. The largest amount of industrial land supply (16 hectares) for Redland City is held in the expected development time frame of 0-5 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Redland City was one hectare per annum. Estimated consumption of industrial land in Redland City during 2010 was one hectare.

Scenic Rim Regional Council
Scenic Rim had the third highest amount (1,536 hectares) of industrial land supply in SEQ as at December 2010, accounting for approximately 17 per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 372 hectares has been identified as ‘industry investigation areas’. The largest amount of industrial land supply (1,212 hectares) for Scenic Rim is held in the expected development time frame of 15 years and greater. There were no building approvals with a value of at least $0.5 million recorded over the four years to December 2010.

Somerset Regional Council
There were an estimated 90 hectares of industrial land supply in Somerset as at December 2010, accounting for approximately one per cent of the total industrial land supply for SEQ. The largest amount of industrial land supply (46 hectares) for Somerset is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals for the four years to December 2010 for Somerset was less than one hectare per annum. There were no building approvals with a value of at least $0.5 million recorded in 2010.

Sunshine Coast Regional Council
There were an estimated 465 hectares of industrial land supply in Sunshine Coast as at December 2010, accounting for approximately five per cent of the total industrial land supply for SEQ. In addition to industrial land supply, a potential industrial land supply of 169 hectares has been identified as ‘industry investigation areas’. The largest amount of industrial land supply (225 hectares) for Sunshine Coast is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for Sunshine Coast was five hectares per annum. Estimated consumption of industrial land in Sunshine Coast during 2010 was six hectares.

Toowoomba study area
The Toowoomba study area is based on the Toowoomba Statistical District plus one census collection district comprising Charlton Wellcamp, consistent with the boundary of the *South East Queensland Regional Plan 2009–2031*. As at December 2010, there were an estimated 1,673 hectares of industrial land supply in Toowoomba study area, accounting for approximately 19 per cent of the industrial land supply, which was the largest amount in SEQ. In addition to industrial land supply, a potential industrial land supply of 50 hectares has been identified as ‘industry investigation areas’. The greatest amount of industrial land supply (938 hectares) for the Toowoomba study area is held in the expected development time frame of 5-15 years. Average annual consumption of industrial land using building approvals over the four years to December 2010 for the Toowoomba study area was two hectares per annum. Estimated consumption of industrial land in the Toowoomba study area during 2010 was one hectare.

Development of industrial land

Land proposed for industrial development in Queensland is assessed under the *Sustainable Planning Act 2009* (SPA) and proceeds through a number of approval stages before it can be used for industrial purposes. The sequence of stages in the development pipeline (shown in Figure 1) can vary depending on the initial status of the land parcel to be developed. Generally, industrial development occurs on appropriately zoned land; however, it is possible for an MCU approval to be granted to allow an industrial use on land zoned for other purposes.

Development approvals and applications data are monitored and reported on a half-yearly basis. Local governments supply data (reconfiguring a lot (RaL), operational works and plan certifications) that relate to an industrial use. Uncompleted lots are lots with RaL approval that have not yet proceeded to survey plan certification. To identify uncompleted lots, an accounting method to calculate changes in industrial land stocks over time was used, adding approvals and subtracting lots certified or lapsed.

Industrial lot approvals

Before new industrial lots can be created by subdivision of land, an applicant must first obtain RaL development permit approval from the relevant council. At December 2010, there were 1,217 lots (1,335.9 hectares) approved by councils that had not yet proceeded to lot certification. In the six months ending December 2010, councils in SEQ approved 162 industrial lots with a total area of 136.5 hectares (Tables 6 and 8). For the six months ending December 2010, 59 lots were approved within Sunshine Coast (R), followed by 30 in Moreton Bay (R) and 29 in Brisbane (C) (Table 6).

Table 6: Approved industrial lots by LGA, SEQ, six months ending December 2010

Local government area	Opening stock [1] at 30 June 2010 RaL approvals (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock at Dec 2010 RaL approvals (a + b - c - d)
Brisbane (C)	162	29	15	4	7	180
Gold Coast (C)	76	7	2	0	0	83
Ipswich (C)	186	6	30	0	0	192
Lockyer Valley (R)	1	0	0	0	0	1
Logan (C)	189	3	56	1	11	180
Moreton Bay (R)	89	30	17	7	0	112
Redland (C)	4	4	1	0	0	8
Scenic Rim (R)	2	1	0	0	0	3
Somerset (R)	0	0	0	0	0	0
Sunshine Coast (R)	149	59	97	11	0	197
Toowoomba study area	239	23	67	0	1	261
South East Queensland	**1,097**	**162**	**285**	**23**	**19**	**1,217**

[1] Opening stock indicates the number of lots with current RaL development approval that have not yet proceeded to certification as measured at the beginning of the reporting period.

C = City R = Regional Council

The ‘low impact industry’ category had the largest amount of land containing uncompleted lots (610.7 hectares), followed by the ‘medium impact industry’ category with 576.7 hectares (Table 8).

Operational works approvals

For most industrial land reconfigurations, detailed engineering drawings and specifications must be submitted for operational works approval of civil engineering and landscaping works before lot construction can commence. In the six months ending December 2010, SEQ councils approved operational works for the development of 285 lots. This represents 26 per cent of the total stock of uncompleted lots (Table 6). Sunshine Coast (R), Toowoomba study area, Logan (C) and Ipswich (C) recorded the highest number of operational works approvals, or 88 per cent of the total number of approvals (Table 6).

Plan certifications

Once council is satisfied with all aspects of the reconfiguration, the survey plan is certified by council before proceeding to plan registration by the Department of Environment and Resource Management (DERM). There were 23 industrial lots certified in SEQ in the six months ending December 2010, representing a total area of seven hectares (Table 7 and Table 8).

Table 7: Approved industrial lots by Queensland Planning Provision category, SEQ, six months ending December 2010

Queensland Planning Provision category	Opening stock [1] as at Jun 2010 RaL approvals (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock as at Dec 2010 RaL approvals (a + b - c - d)
Low impact industry	448	121	70	4	7	558
Medium impact industry	444	31	124	8	12	455
High impact industry	10	1	0	0	0	11
Noxious & hazardous industry	0	0	0	0	0	0
Waterfront marine industry	0	0	0	0	0	0
High technology industry	0	0	0	0	0	0
Industry equivalent	101	0	44	11	0	90
Non-industry zones	94	9	47	0	0	103
South East Queensland	**1,097**	**162**	**285**	**23**	**19**	**1,217**

[1] Opening stock indicates the number of lots with current RaL development approval that have not yet proceeded to certification as measured at the beginning of the reporting period.

Table 8: Area of approved industrial lots by Queensland Planning Provision category, SEQ, six months ending December 2010

Queensland Planning Provision category	Opening stock [1] as at Jun 2010 area of RaL approvals (ha) (a)	Total area of new lots approved (ha) (b)	Operational works approvals (ha)	Total area of lots certified (ha) (c)	Total area of lots lapsed (ha) (d)	Closing stock as at Dec 2010 area of RaL approvals (ha) (a + b - c - d)
Low impact industry	544.4	71.4	53.1	2.5	2.6	610.7
Medium impact industry	528.3	53.8	105.9	2.4	3.0	576.7
High impact industry	23.5	0.2	0.0	0.0	0.0	23.7
Noxious & hazardous industry	0.0	0.0	0.0	0.0	0.0	0.0
Waterfront marine industry	0.0	0.0	0.0	0.0	0.0	0.0
High technology industry	0.0	0.0	0.0	0.0	0.0	0.0
Industry equivalent	42.1	0.0	12.1	2.1	0.0	40.0
Non-industry zones	73.7	11.1	41.9	0.0	0.0	84.8
South East Queensland	**1,212.0**	**136.5**	**213.0**	**7.0**	**5.6**	**1,335.9**

[1] Opening stock indicates the number of lots with current RaL development approval that have not yet proceeded to certification as measured at the beginning of the reporting period.

Lots lapsed

Lapsed lots are approved lots that did not proceed through to certification by the relevant approval body within the prescribed period. This includes lots whose approvals have officially lapsed pursuant to the SPA or that have become obsolete due to the presence of a new or amended approval over the parcel. In the six months ending December 2010, 19 industrial lots previously approved for development had lapsed in SEQ.

Closing stock

The closing stock of approved industrial lots is calculated by adjusting the opening stock with lots approved, certified and lapsed during the reporting period. As at December 2010, the closing stock of uncompleted lots in SEQ was 1,217 lots with a total area of 1,335.9 hectares (Table 7 and Table 8). This represents an 11 per cent increase in the number of uncompleted lots within SEQ over the six months to December 2010. It is possible that some RaL approvals may not proceed and a number of lots will subsequently lapse or be amended.

Lot registrations

A lot does not legally exist until the title has been registered by DERM. This registration is the final stage in the development of new lots.

There were 476 new industrial lots registered in SEQ during the six months ending December 2010. This was an increase of 48 per cent over the 321 lot registrations during the previous six months (Table 9).

Table 9: Industrial lot registrations by land parcel size and type, SEQ, January 2008 to December 2010

Period	Standard format lot registrations by size							Building format lot [1] registrations	Total registrations
	<0.2 ha	0.2-<0.5 ha	0.5-<1 ha	1-<2 ha	2-<5 ha	5-<10 ha	10 ha and over		
Jan to Jun 2008	32	97	31	20	18	8	20	600	826
Jul to Dec 2008	50	78	33	27	23	12	13	507	743
Jan to Jun 2009	45	131	54	21	20	8	20	343	642
Jul to Dec 2009	17	8	15	11	11	2	22	359	445
Jan to Jun 2010	64	45	31	22	22	9	25	103	321
Jul to Dec 2010	49	39	24	15	28	4	19	298	476

[1] *Building format lots are created within a community title scheme (CTS). A CTS must contain two or more lots and common property. If common property exists in a CTS, the common property lot is excluded from the number of lots registered.*

New industrial lots registered during the six months ending December 2010 totalled 2,057 hectares (Table 10). For the same period, Brisbane (C) had the highest amount of industrial lot registrations by area at 1,554 hectares; however, one reconfigured lot at the Brisbane Airport accounted for 1,247 hectares. After Brisbane (C), Ipswich (C) had 176 hectares of new industrial lots, followed by the Toowoomba study area with 96 hectares.

Brisbane (C) registered 97 building format lots, the highest number of lots for that category during the six months ending December 2010. However, based on area and for the same period, Gold Coast (C) had 34 hectares of building format lots registered, more than any other SEQ LGA. Building format lots accounted for 63 per cent of the total number of lots registered for the year ending December 2010 but only three per cent of the total area of industrial lot registrations.

Table 10: Industrial lot registrations by LGA, SEQ, six months ending December 2010

Local government area	Standard format lots		Building format lots [1]		Total registrations	
	Lots registered	Total area (ha)	Lots registered	Total area (ha)	Lots registered	Total area (ha)
Brisbane (C)	102	1,542	97	11	199	1,554
Gold Coast (C)	1	14	131	34	132	48
Ipswich (C)	10	175	14	1	24	176
Lockyer Valley (R)	2	12	0	0	2	12
Logan (C)	19	25	11	1	30	26
Moreton Bay (R)	22	78	23	3	45	82
Redland (C)	0	0	0	0	0	0
Scenic Rim (R)	0	0	0	0	0	0
Somerset (R)	1	58	0	0	1	58
Sunshine Coast (R)	7	4	22	1	29	6
Toowoomba study area	14	96	0	0	14	96
South East Queensland	**178**	**2,006**	**298**	**52**	**476**	**2,057**

[1] *Building format lots are created within a community title scheme (CTS). A CTS must contain two or more lots and common property. If common property exists in a CTS, the common property lot is excluded from the number of lots registered, but it's area is included in the total area.*

C = City R = Regional Council

Material change of use development approvals

A material change of use (MCU) approval is required for any new industrial use, regardless of the zoning of the land. Preliminary approvals for a MCU that override a planning scheme enable industrial development on non-industry zoned land, subject to development conditions. Table 11 shows that there were 116 MCU development approvals in SEQ for new industrial developments for the six months ending December 2010. Of these approvals, 95 approvals (82 per cent of total MCU development approvals) were for new industrial developments on industrial zoned land, with the remaining 18 per cent (21 new industrial developments) on non-industrial zoned land.

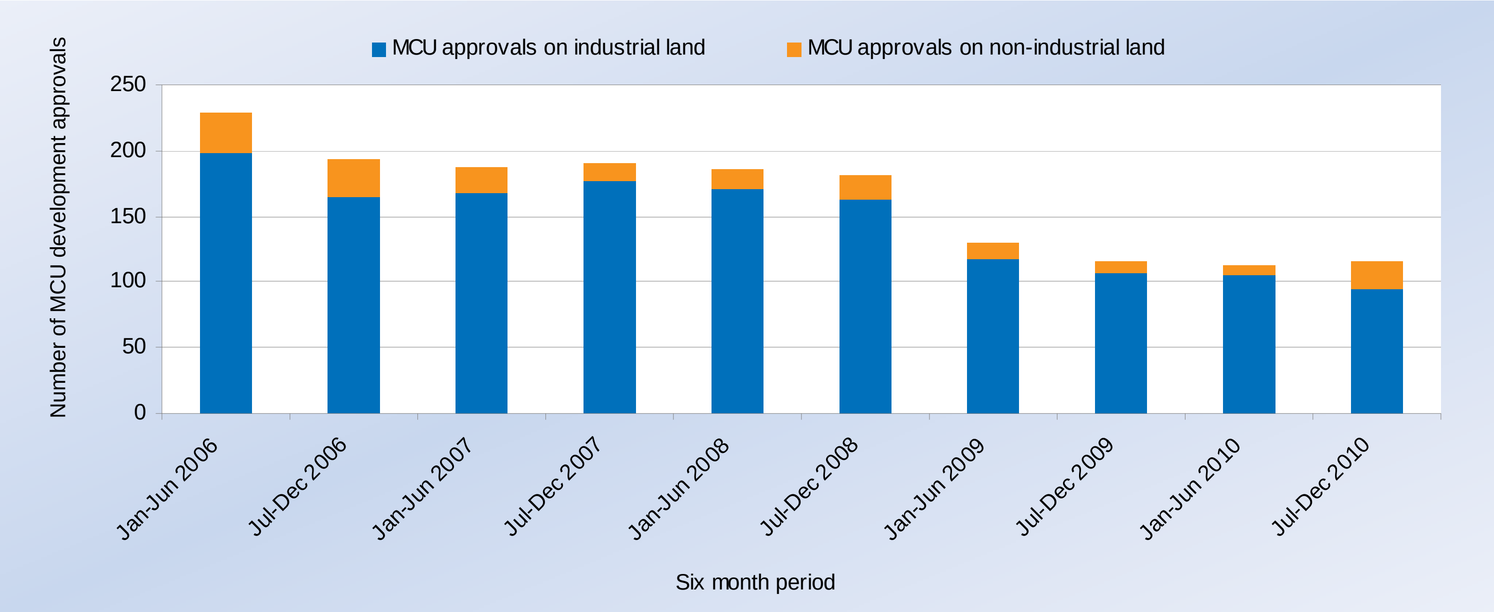
Table 11: Industrial MCU development approvals by LGA, SEQ, January to December 2010

Local government area	January to June 2010		July to December 2010	
	MCU approvals on industrial zoned land	Total approvals	MCU approvals on industrial zoned land	Total approvals
Brisbane (C)	42	44	42	46
Gold Coast (C)	10	11	9	14
Ipswich (C)	8	9	11	12
Lockyer Valley (R)	0	0	0	2
Logan (C)	7	8	2	2
Moreton Bay (R)	13	15	13	16
Redland (C)	1	2	1	1
Scenic Rim (R)	0	0	2	2
Somerset (R)	0	1	1	2
Sunshine Coast (R)	14	14	6	7
Toowoomba study area	8	10	8	12
South East Queensland	**103**	**114**	**95**	**116**

C = City R = Regional Council

Figure 3 shows the number of industrial MCU approvals from January 2006 to December 2010. The number of MCU approvals in 2010 was about half the number of approvals during 2006.

Figure 3: Industrial MCU development approvals, SEQ, January 2006 to December 2010



Industrial building and sales activity

Building approvals are presented as an indicator of construction activity on industrial land. It should be noted, however, that land may be in use without the need for a building approval (for example, for open storage).

Sales data for vacant land and industrial buildings are represented as an indicator of market conditions by LGA at specific periods.

Building approvals

Table 12 shows new industrial building approvals over $0.5 million in construction value for each LGA in SEQ. The expected value of construction work for all new industrial building approvals in SEQ for the six months ending December 2010 was $157.3 million. Brisbane had the highest number of new industrial building approvals (17) for the six months to December 2010.

Table 12: Industrial building approvals by LGA, SEQ, January to December 2010

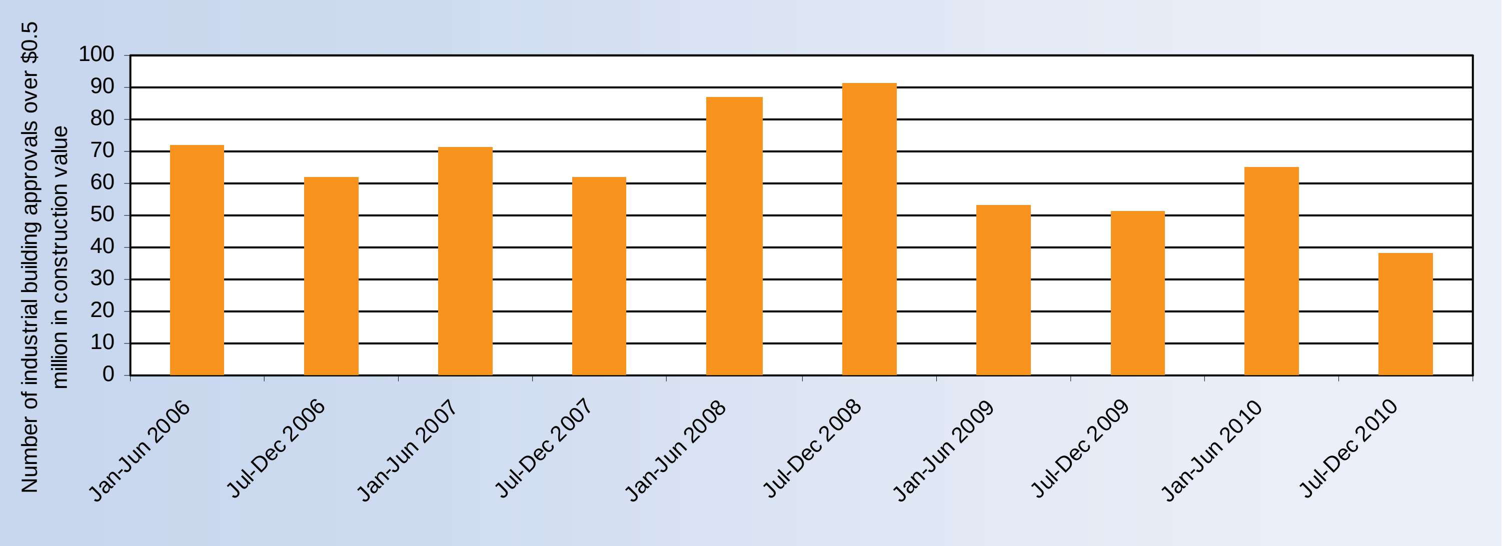
Local government area	January to June 2010		July to December 2010	
	Number of industrial building approvals [1]	Construction value ($m)	Number of industrial building approvals [1]	Construction value ($m)
Brisbane (C)	30	92.9	17	115.0
Gold Coast (C)	12	22.4	5	9.2
Ipswich (C)	3	3.1	2	4.6
Lockyer Valley (R)	0	0.0	0	0.0
Logan (C)	0	0.0	1	0.9
Moreton Bay (R)	8	21.5	6	19.2
Redland (C)	1	1.6	0	0.0
Scenic Rim (R)	0	0.0	0	0.0
Somerset (R)	0	0.0	1	1.4
Sunshine Coast (R)	6	8.1	6	7.0
Toowoomba study area	5	6.9	0	0.0
South East Queensland	**65**	**156.6**	**38**	**157.3**

[1] *Building approvals over $0.5 million. Excludes demolitions, additions, tenancy fit-outs, extensions and modifications.*

C = City R = Regional Council

Figure 4 shows the number of new industrial building approvals over $0.5 million in construction value over the four years to December 2010 in SEQ. Building approvals for the year ending December 2010 (103 approvals) were similar in number for the previous 12 months (104 approvals).

Figure 4: Number of industrial building approvals, SEQ, January 2006 to December 2010



Vacant industrial land sales

Table 13 shows the number of vacant industrial land sales in SEQ from January 2008 to December 2010. During the six months ending December 2010, there were 70 vacant industrial lots sold in SEQ.

For the six months ending December 2010, 32 vacant lots sold were sized between 0.2 and 0.5 of a hectare (the highest of any size category).

Table 13: Number of vacant industrial land sales, SEQ, January 2008 to December 2010

Period	Number of vacant land sales by size category							Total vacant sales
	<0.2 ha	0.2-<0.5 ha	0.5-<1 ha	1-<2 ha	2-<5 ha	5-<10 ha	10 ha and over	
Jan to Jun 2008	52	89	32	9	13	5	4	204
Jul to Dec 2008	27	31	10	3	4	1	1	77
Jan to Jun 2009	13	22	5	3	3	3	2	51
Jul to Dec 2009	16	39	7	3	1	3	5	74
Jan to Jun 2010	15	33	9	8	3	0	3	71
Jul to Dec 2010	16	32	11	5	5	1	0	70

The total value of sales in SEQ during the six months ending December 2010 was $98.3 million, compared with $103.7 million in vacant industrial land sales for the previous six months (Table 14). Brisbane (C) (20), Sunshine Coast (R) (15) and Gold Coast (C) (11) had the highest number of vacant industrial land sales during the six months ending December 2010 with a combined total of 46 sales. Brisbane (C) had the highest value ($44.1 million) of vacant industrial land sales during the six months ending December 2010.

Table 14: Vacant industrial land sales by LGA, SEQ, January to December 2010

Local government area	January to June 2010			July to December 2010		
	Number	Total area (ha)	Total value ($m)	Number	Total area (ha)	Total value ($m)
Brisbane (C)	15	9	24.7	20	17	44.1
Gold Coast (C)	7	2	8.9	11	16	22.0
Ipswich (C)	10	74	13.4	3	5	5.7
Lockyer Valley (R)	0	0	0.0	0	0	0.0
Logan (C)	10	6	9.0	9	4	6.2
Moreton Bay (R)	14	47	37.0	4	1	3.9
Redland (C)	3	0	2.9	3	1	7.5
Scenic Rim (R)	1	0	0.4	0	0	0.0
Somerset (R)	0	0	0.0	0	0	0.0
Sunshine Coast (R)	7	2	4.7	15	4	7.3
Toowoomba study area	4	3	2.7	5	1	1.6
South East Queensland	**71**	**144**	**103.7**	**70**	**50**	**98.3**

C = City R = Regional Council

Industrial building and unit sales

There were 733 sales of industrial buildings and units during the six months to December 2010, a decline of 13 per cent over the 840 sales during the six month period to June 2010 (Table 15). The total value of industrial building and unit sales during the six months ending December 2010 was $886.9 million.

For the six months ending December 2010, the 'medium impact industry' category had the highest value of industrial building and unit sales ($399.6 million). Brisbane (C) accounted for 57 per cent of SEQ's total value of sales with $509.5 million (Table 16).

Table 15: Industrial building and unit sales by Queensland Planning Provision category, SEQ, January to December 2010

Queensland Planning Provision category	January to June 2010		July to December 2010	
	Number of sales	Value ($m) of sales	Number of sales	Value ($m) of sales
Low impact industry	410	508.8	339	333.9
Medium impact industry	241	327.7	225	399.6
High impact industry	57	36.5	64	55.7
Noxious and hazardous industry	0	0.0	0	0.0
Waterfront marine industry	78	30.2	57	23.3
High technology industry	3	2.2	15	6.1
Industry equivalent	16	17.6	10	4.2
Non-industry zone	35	77.5	23	64.1
Total improved industrial land sales	**840**	**1,000.5**	**733**	**886.9**

Table 16: Industrial building and unit sales by LGA, SEQ, January to December 2010

Local government area	January to June 2010		July to December 2010	
	Number of sales	Value ($m) of sales	Number of sales	Value ($m) of sales
Brisbane (C)	284	468.8	248	509.5
Gold Coast (C)	260	335.0	217	168.3
Ipswich (C)	9	9.3	12	23.3
Lockyer Valley (R)	2	0.7	1	1.1
Logan (C)	67	49.3	58	46.8
Moreton Bay (R)	70	53.2	59	41.1
Redland (C)	32	17.3	22	32.5
Scenic Rim (R)	4	0.6	0	0.0
Somerset (R)	0	0.0	0	0.0
Sunshine Coast (R)	90	54.1	69	39.3
Toowoomba study area	22	12.1	47	25.1
South East Queensland	**840**	**1,000.5**	**733**	**886.9**

C = City R = Regional Council

Maps showing the industrial land supply by development time frame and industrial categories are available on the OESR and DEEDI websites (refer to website addresses provided below).

Indicative time frame category criteria for development of the industrial land supply:

0-<5 years: Industrial development permits and preliminary approvals for a material change of use (MCU) and/or reconfiguring a lot (RaL); industrial lot registrations after June 2004; MCU applications and RaL applications on industrial zoned land

5-<15 years: Based on infrastructure provision – serviceable land and infrastructure identified under Priority Infrastructure Plans (PIPs) within a Priority Infrastructure Area (PIA); balance is parcels of industrial categorised land with development approval or lot registrations after June 2004 greater than 10 hectares in area requiring additional reconfiguration

15 years and over: Remainder of industrial land stock.

Sources for the Industrial land development activity profile:
QDERM Digital Cadastral Database (DCDB); local government development assessment databases; OESR uncompleted lots database; QDERM QVAS database.