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# Economic Profile

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Business South Bank

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July 2011

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#### **Acknowledgements**

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## 1. Executive Summary

This report is provided to Business South Bank in response to a specific brief to provide aggregate economic data for the Business South Bank area (“BSB”).

The streets and localities comprising the BSB area, as a discrete geographical area, depend on the perspective taken. A definition based on political representation and electoral boundaries, or on postcodes would comprise different boundaries to a commercial precinct. For the purposes of this report the BSB area is defined by ‘statistical local area’ 1525<sup>1</sup> as the best available proxy for the economic activity that comprises BSB. SLA 1525 refers to South Brisbane and is similar to, but not identical to the State electoral district of South Brisbane and postcode 4101. Appendix A contains a map of SLA 1525.

All data is sourced and computed from Queensland Treasury (Office of Economic and Statistical Research, “OESR”) and the Australian Bureau of Statistics (“ABS”) databases. Due to the lack of data availability, statistics are reported for different years. The reference date for all data is the 2006 census, unless more recent data is available. However anecdotal evidence suggests that the economic landscape of the BSB area has evolved significantly since the 2006 Census. Consequently where possible the data is extrapolated to 2011 values, using a technique termed ‘shift-share analysis’.

**Detailed findings are presented in the body of the report. However a number of observations are evident, in particular:**

- 1. The BSB area has a unique economy, with a different concentration of industry and employment base compared to the Brisbane City Council area and the State;**
- 2. The BSB area has experienced significant economic growth over the last decade e.g. employment has grown at a faster rate than Brisbane City and the State since 2001;**
- 3. The workforce in the BSB area comprises a higher proportion of professional occupations than Brisbane City and the State; and**
- 4. The BSB area makes an important, and increasing, contribution to the Brisbane City and State economies (when measured as average business turnover).**

### Industry Profile and Trajectory

Between 2001 and 2006:

- 53% of the growth in the BSB area was attributable to industry growth that occurred in the parent Brisbane City (Council area) and State economies i.e. growth elsewhere in Queensland that led to growth in the BSB area. The remaining 47% of growth in the BSB area between 2001 and 2006 was due to economic factors unique to the BSB area;
- Economic growth (measured by employment) occurred in a mixture of traditional and non-traditional industry, in particular:
  - *health,*
  - *finance, insurance, property and professional services,*
  - *construction, and*

<sup>1</sup> Australian Standard Geographical Classification, Australian Bureau of Statistics, 1216.0, Canberra, July 2010.

- *accommodation and food service establishments;*
- The BSB area lost some of its employment base in:
  - *the arts and recreation industry, and*
  - *wholesale and retail trade.*

## Industry of Employment

- In 2001 12,269 persons were employed in the BSB area, which increased by 45% to an estimated 17,768 persons in 2011 (estimated forecast to June 2011). Over the same time period employment in Brisbane City increased 24% while the State's employment increased by 29%;
- In 2006 2.8% of all persons employed in Brisbane City were employed in the BSB area which increased to 2.9% in 2011, while the BSB area share of State employment increased from 0.8% in 2001 to 0.9% in 2011;
- A comparison between 2006 and 2011 of the number of persons employed in each industry in the BSB area suggests a:
  - *contraction* of the manufacturing, and finance and insurance industries; and an
  - *expansion* of construction, accommodation and food services, property, professional, scientific and technical services, education and training, health, and arts and recreation industries;
- The dominant employers in the BSB area are not the same as Brisbane City and the State. In 2006 the 5 largest employers in the BSB area were:
  1. *the health industry* – the largest single employer,
  2. *the 'Property, professional' industry* which comprises professional, scientific and technical services including those related to IT, administrative support, office cleaning, rental, hiring, property and real estate services,
  3. *education and training* which includes pre-school, school, tertiary, adult and community education,
  4. *accommodation and food services* (cafes, restaurants, coffee bars, accommodation providers), and
  5. *manufacturing* (all types).

## Occupations

- Professional occupations accounted for 36% of all employment in the BSB area in 2006, compared to 24% in Brisbane City and 18% in the State. The number of persons employed in that occupational category in the BSB area grew an estimated 14% between 2006 and 2011 (estimated forecast to June 2011) taking total employment in that occupation to 38% of the BSB area;
- Clerical and administrative roles comprised 20% of all occupations in the BSB area in 2006, and a similar proportion in Brisbane City and the State. In the BSB area the number of persons employed in that occupational category grew by an estimated 8% between 2006 and 2011; and
- In the BSB area roles in community and personal services grew at the fastest rate of all occupations between 2006 and 2011.

## Business Turnover

In the 2008/2009 financial year (the most recent year for which data is available):

- In 2009 there were 1,232 businesses in the BSB area. The average turnover of each business was \$3.03m, compared to \$1.11m in Brisbane City and \$1.02m in the State. As a result total turnover in the BSB area comprised 3.1% of Brisbane City and 0.9% of the State's total turnover in that year;
- 75% of total business turnover in the BSB area was attributable to 3 industries – professional, scientific and technical services, construction and health. In Brisbane City those 3 industries accounted for 31% of total turnover and 26% in the State in 2009;
- Particular industries in the BSB area were dominated by:
  - *large businesses* – the construction industry and professional, scientific/technical services, and
  - *small businesses* - the accommodation and food services' industry and the wholesale and retail trade industry;
- The average turnover per business in the BSB area was notably higher than the average for Brisbane City and the State in the following industries:
  - *construction,*
  - *finance and insurance services,*
  - *real estate and related services,*
  - *professional, scientific and technical services,*
  - *administration and related support services,*
  - *education and training,*
  - *health and social assistance services, and*
  - *arts and recreation; and*
- The average turnover per business in the BSB area was notably lower than the average for Brisbane City and the State in the following industries:
  - *agriculture, forestry and fishing;*
  - *manufacturing,*
  - *wholesale and retail trade; and*
  - *information technology, media services and telecommunications.*

## Building Activity

In order to provide an insight into the extent and timing of investment in the BSB area, the value of non-residential building approvals is assessed over the last 9 years for:

- *New dwellings; and*
- *Alterations and additions.*

It is found that:

- Annual fluctuations in the value of non-residential new building and the value of alteration/addition approvals in the BSB area have exhibited a similar construction cycle and trend to Brisbane City and the State over the last 9 years; however
- The correlation between the data sets suggest that building activity in the BSB area is only mildly correlated with events in Brisbane City, but not with the State economy. Note that correlation is not the same as 'dependency' i.e. cause and effect.

This last point serves to underscore that the BSB area has a somewhat unique economy.

## 2. Profile and Trajectory of the Economy

'Shift-share' analysis is often used to examine the determinants of economic growth and structural change (diversification) over time. The technique provides a retrospective view of the causes of growth and diversification, relative to the parent economy, by dividing that growth into three components:

- The State economic growth component;
- The local industrial mix component; and
- A region specific competitive component which reflects the difference in growth rates between State and local industries and the comparative advantage (or disadvantage) of the particular region on an industry basis.

A region, such as the BSB area, over a period of time may maintain its share of State employment or it may alter its share of the State total due to differences in its mix of industries or because it had an environment more conducive to growth in certain key industries. As such, it provides an insight into the economic trajectory of a local economy.

While any indicator of growth may be used in shift-share analysis, employment levels are the most popular and are chosen in this report to ascertain those industries that have facilitated diversification and structural change.

The drawback of using shift-share to extrapolate data is that it assumes the pre-existing economic trajectory is maintained into the future. This may not be the case with the BSB area which has recently undergone significant rejuvenation and re-generation. The counter argument is that those forces of change were underway at the time of the 2001 and 2006 census and reflected in data at the time.

Table 1 presents a shift-share analysis of the BSB area using employment between the 2001 and 2006 census dates. It suggests that between 2001 and 2006:

- 53% of the growth in the BSB area was attributable to the parent Brisbane and State economies i.e. over 53% was due to broader supply-push factors;
- 0% was attributable to general industry changes in the Brisbane and State economies; and
- 47% was due to BSB area-specific factors not existing in the Brisbane and State economies i.e. 47% of economic growth in the BSB area was due to unique localised factors.

This growth occurred in a mixture of traditional and non-traditional industry, in particular:

- *Health;*
- *Finance, insurance, property and professional services;*
- *Construction;* and
- *Accommodation and food service establishments.*

Notably the BSB area between 2001 and 2006 lost some of its comparative advantage in:

- *The arts and recreation industry.* This is surprising given that the area includes the Queensland Performing Arts Centre, the Brisbane Convention and Exhibition Centre and the Queensland Art Gallery; and
- *Wholesale and retail trade.*

**Table 1 Shift Share Analysis, 2001 to 2006**

| Industry                | ----- % Breakdown ----- |           |            |             |
|-------------------------|-------------------------|-----------|------------|-------------|
|                         | Share                   | Mix       | Region     | Total       |
| Agriculture, etc        | 0%                      | -1%       | -1%        | <b>-1%</b>  |
| Mining                  | 0%                      | 1%        | 8%         | <b>+9%</b>  |
| Manufacturing           | 4%                      | -2%       | -1%        | <b>0%</b>   |
| Utilities               | 0%                      | 0%        | 1%         | <b>+1%</b>  |
| Construction            | 2%                      | 3%        | 10%        | <b>+15%</b> |
| Wholesale trade         | 2%                      | -3%       | -3%        | <b>-4%</b>  |
| Retail trade            | 3%                      | -4%       | 1%         | <b>-1%</b>  |
| Accom. and food         | 3%                      | 5%        | 2%         | <b>+10%</b> |
| Transport and storage   | 1%                      | 0%        | -2%        | <b>-2%</b>  |
| Information, media, etc | 0%                      | 0%        | 1%         | <b>+2%</b>  |
| Finance and insurance   | 1%                      | 0%        | 13%        | <b>+14%</b> |
| Property, professional  | 8%                      | 6%        | -8%        | <b>+6%</b>  |
| Government              | 1%                      | 3%        | 7%         | <b>+11%</b> |
| Education and training  | 6%                      | 0%        | 1%         | <b>+7%</b>  |
| Health                  | 15%                     | 6%        | 6%         | <b>+28%</b> |
| Arts and recreation     | 4%                      | -12%      | 0%         | <b>-8%</b>  |
| Other services          | 2%                      | 0%        | 9%         | <b>+11%</b> |
| Not stated              | 0%                      | 1%        | 0%         | <b>+2%</b>  |
| <b>Total</b>            | <b>53%</b>              | <b>0%</b> | <b>47%</b> | <b>100%</b> |

Source: Calculated from 2001 and 2006 census data, employment based on place of employment, Australian Bureau of Statistics.

'Agriculture, etc' means the agriculture, forestry and fishing industry.

'Accom and food' means accommodation and food establishments.

'Information, media, etc' means information technology, media services and telecommunications.

'Property and professional' means services related to property, professional and other technical services.

'Other services' means personal services and religions.

### 3. Employment

#### 3.1 Number by Industry

Table 2 presents the number of persons employed<sup>2</sup> in the BSB area, and BSB's share of total employment in Brisbane City and the State. The data is based on place of employment, not a person's residence. The table indicates that:

- In 2001 12,269 persons were employed in the BSB area, which increased by 32% between 2001 and 2006, and by 10% between 2006 and 2011 (estimated forecast to June 2011). Over the same time period employment in Brisbane City increased 16% and 7% respectively, while the State's employment increased 17% and 11% respectively; and
- As a result 2.5% of all persons employed in Brisbane City were employed in the BSB area in 2001, which increased to 2.8% in 2006 and 2.9% in 2011, while the BSB area share of State employment increased from 0.8% in 2001 to 0.9% in 2011.

**Table 2 Number and Share of Employment**

| Economy                                    | Year      |           |           |
|--|-----------|-----------|-----------|
|  | 2001      | 2006      | 2011      |
| <i>Number Employed (number of persons)</i> |           |           |           |
| BSB area                                   | 12,269    | 16,153    | 17,768    |
| Brisbane City                              | 496,643   | 576,492   | 615,478   |
| Queensland                                 | 1,489,146 | 1,737,619 | 1,922,893 |
| <i>BSB's Share of Employment in ...</i>    |           |           |           |
| Brisbane City                              | 2.5%      | 2.8%      | 2.9%      |
| Queensland                                 | 0.8%      | 0.9%      | 0.9%      |

Source: 2001 and 2006 calculated from 2001 and 2006 census data, employment based on place of employment, Australian Bureau of Statistics. 2011 data is estimated forecast to June. For Brisbane and Queensland it is derived from Labour Force, Australia, Detailed, Australian Bureau of Statistics, cat. 6291.0.55.001.

2011 data for the BSB area derived using shift-share analysis applied to the Brisbane City and State labour force at May 2011.

Table 3 presents this employment data in more detail – by industry of persons employed. It indicates that, in 2006, the 5 largest employers in the BSB area were:

1. *The health industry* – the largest single employer (4,562 persons, 28.2% of all persons employed in the area);
2. *The 'Property, professional' industry* which comprises professional, scientific and technical services including those related to IT, administrative support, office cleaning, rental, hiring, property and real estate services (12.9% of all employed persons, 2,084 persons);
3. *Education and training* which includes pre-school, school, tertiary, adult and community education (11.0% of employed persons, 1,784 persons);
4. *Accommodation and food services* (cafes, restaurants, coffee bars, accommodation providers), which employed 7.2% or 1,156 of all persons that worked in the area; and
5. *Manufacturing* (all types), which employed 1,024 persons or 6.3% of all persons that were employed in the area.

<sup>2</sup> The term 'employment' refers to the number of persons employed in all capacities – full time, part time and casual. It is not the same as full time equivalents or the labour force (which includes persons looking for work).

This employment profile is different to Brisbane City and the State, in particular in 2006 the:

- ‘Property, professional’ industry, retail and wholesale trade, manufacturing, transport and government were more dominant in Brisbane City; while
- The health, arts and recreation, education and training, and accommodation and food services were less dominant industry in Brisbane City relative to the BSB area.

A comparison between 2006 and 2011 of the number of persons employed in each industry in the BSB area suggests a:

- *Contraction* of the manufacturing, and finance and insurance industries; and an
- *Expansion* of construction, accommodation and food services, ‘property, professional’, education and training, health, and arts and recreation industries.

**Table 3 Employment by Industry**

| Industry                | ----- Year -----<br>-- (number of employed persons) -- |               |               | ----- Economy -----<br>----- 2006 data ----- |               |                 |
|-------------------------|--|---------------|---------------|--|---------------|-----------------|
|                         | 2001   | 2006          | 2011          | South<br>Bank                                | Brisb<br>-ane | Queens<br>-land |
| Agriculture, etc        | 61   | 5             | 5             | 0.0%   | 0.2%          | 3.4%            |
| Mining                  | 74   | 420           | 420           | 2.6%   | 0.6%          | 1.7%            |
| Manufacturing           | 1,007  | 1,024         | 974           | 6.3%   | 10.5%         | 9.9%            |
| Utilities               | 3  | 24            | 24            | 0.1%   | 1.2%          | 1.0%            |
| Construction            | 420  | 1,006         | 1,034         | 6.2%   | 5.4%          | 8.9%            |
| Wholesale trade         | 394  | 247           | 247           | 1.5%   | 5.0%          | 4.0%            |
| Retail trade            | 607  | 562           | 562           | 3.5%   | 10.1%         | 11.8%           |
| Accom. and food         | 758  | 1,156         | 1,317         | 7.2%   | 5.7%          | 7.0%            |
| Transport and storage   | 150  | 89            | 103           | 0.6%   | 6.1%          | 5.1%            |
| Information, media, etc | 93   | 160           | 172           | 1.0%   | 2.1%          | 1.5%            |
| Finance and insurance   | 215  | 752           | 623           | 4.7%   | 4.8%          | 2.9%            |
| Property, professional  | 1,840  | 2,084         | 2,301         | 12.9%  | 14.5%         | 11.0%           |
| Government              | 265  | 700           | 773           | 4.3%   | 8.5%          | 6.8%            |
| Education and training  | 1,503  | 1,784         | 2,063         | 11.0%  | 7.7%          | 7.8%            |
| Health                  | 3,493  | 4,562         | 5,473         | 28.2%  | 11.3%         | 10.4%           |
| Arts and recreation     | 955  | 647           | 747           | 4.0%   | 1.3%          | 1.4%            |
| Other services          | 352  | 777           | 777           | 4.8%   | 3.7%          | 3.8%            |
| Not stated              | 79   | 154           | 154           | 1.0%   | 1.3%          | 1.4%            |
| <b>Total</b>            | <b>12,269</b>  | <b>16,153</b> | <b>17,768</b> | <b>100%</b>                                  | <b>100%</b>   | <b>100%</b>     |

Source: 2001 and 2006 refers to census data for SLA1525, employment based on place of employment, Australian Bureau of Statistics. 2011 data is estimated forecast to June.

‘Agriculture, etc’ means the agriculture, forestry and fishing industry.

‘Accom and food’ means accommodation and food establishments.

‘Information, media, etc’ means information technology, media services and telecommunications.

‘Property and professional’ means services related to property, professional and other technical services.

‘Other services’ means personal services and religions.

### 3.2 Number by Occupation

Table 4 presents the occupations of employed persons at the 2006 census date, and BSB area data extrapolated data to 2011, using standard occupational classifications<sup>3</sup>. The 3 most notable findings include:

- Professional occupations accounted for 36% of all employment in the BSB area in 2006, compared to 24% in Brisbane City and 18% in the State. It is estimated that the number of persons employed in that occupational category grew by 14% between 2006 and 2011 (in the BSB area);
- Clerical and administrative roles comprised 20% of all occupations in the BSB area in 2006, and a similar proportion in Brisbane City and the State. In the BSB area the number of persons employed in this occupational category grew by an estimated 8% between 2006 and 2011; and
- In the BSB area it is estimated that roles in community and personal services grew at the fastest rate of all occupations between 2006 and 2011.

**Table 4 Employment by Occupation**

| Occupation             | ----- Year ----- |               |            | ----- % of Employed Persons -----<br>----- 2006 data ----- |               |                 |
|------------------------|------------------|---------------|------------|--|---------------|-----------------|
|                        | 2006             | 2011          | Change     | South<br>Bank  | Brisb<br>-ane | Queens<br>-land |
| Managers               | 1,803            | 1,914         | 6%         | 11%  | 12%           | 13%             |
| Professionals          | 5,860            | 6,657         | 14%        | 36%  | 24%           | 18%             |
| Technicians and trades | 1,598            | 1,718         | 7%         | 10%  | 12%           | 15%             |
| Community service      | 1,424            | 1,636         | 15%        | 9%   | 8%            | 9%              |
| Clerical and admin     | 3,206            | 3,458         | 8%         | 20%  | 19%           | 15%             |
| Sales and related      | 779              | 793           | 2%         | 5%   | 10%           | 10%             |
| Drivers and machinery  | 322              | 327           | 2%         | 2%   | 6%            | 7%              |
| Labourers              | 1,047            | 1,147         | 10%        | 6%   | 8%            | 12%             |
| Not stated             | 114              | 118           | 6%         | 1%   | 1%            | 1%              |
| <b>Total</b>           | <b>16,153</b>    | <b>17,768</b> | <b>10%</b> | <b>100%</b>  | <b>100%</b>   | <b>100%</b>     |

Source: 2006 refers to census data for SLA1525, employment based on place of employment, Australian Bureau of Statistics. 2011 data for the BSB area derived using the average employment in each business in each industry in 2006 extrapolated to 2011 using employment in 2011. 2011 data is estimated forecast to June.

<sup>3</sup> Australian Standard Classification of Occupations, Australian Bureau of Statistics, 1220.0, Canberra, 2006.

## 4. Industry and Turnover

### 4.1 Proportion

Due to data availability slightly different industry definitions are used in this section to those in the previous section. This section uses ANZSIC 2006 conventions<sup>4</sup>.

Table 5 presents results as a proportion of the total in each region in order to compare the dominance of particular industries in each economy. The latest financial year 2009 data is used. In order to better understand the data, it is noted that:

1. The data does not account for businesses that operate out of multiple locations. That data is not available from the Australian Bureau of Statistics' Business Register. The data in this section refers to the main business location e.g. the head office or registered office; and
2. Activity turnover is reported, which is not the same as the contribution to the economy, but does approximate activity output. Turnover is similar to the value of business sales and income, which is typically substantially larger than measures of economic contribution such as gross state product.

Notable findings from table 5 include:

- *Number of businesses* – in 2009 the BSB area contained a wide range of industry, dominated by professional, scientific and technical services (19% of all businesses in 2009), real estate and related services (17% of all businesses), finance and insurance services (13% of all businesses), health related businesses (10% of all businesses) and businesses involved in the construction industry (9% of all businesses). This profile is similar to Brisbane City and State in 2009;
- *Business turnover* – 75% of total business turnover in the BSB area was attributable to 3 industries – professional, scientific and technical services, construction and health. In Brisbane City those 3 industries accounted for 31% of total turnover and 26% in the State;
- A small number of businesses in the BSB area contributed disproportionately to total turnover:
  - *construction industry* - 9% of all businesses in the BSB area were involved in construction activities in 2009, accounting for 31% of the total business turnover. The comparative proportion of turnover in Brisbane City and Queensland was 17%, and
  - *professional, scientific and technical services* – 19% of all businesses accounted for 32% of total turnover in the area; and
- The reverse of above – a large number of businesses made a disproportionately small contribution to total turnover:
  - *wholesale and retail trade* – comprised 9% of all businesses in the BSB area but contributed 2% of total turnover in the area. The reverse applied in Brisbane City and the State e.g. in Brisbane City wholesale and retail trade comprised 10% of all businesses and generated 21% of the City's turnover, and
  - *accommodation and food services* – comprised 4% of all businesses in the BSB area which contributed 1% to total turnover. In Brisbane City and the State, the proportion of businesses was the same as the proportion of turnover.

<sup>4</sup> Australian and New Zealand Standard Industrial Classification, 2006, Australian Bureau of Statistics, 1292.0. The main difference between ANZSIC 2003 and 2006 is the Property and Business Services industry comprises 3 industries, the Communication Services industry is replaced by the Information Media and Telecommunications industry and a re-naming of several industries to better reflect their composition.

**Table 5 Businesses and Turnover by Industry, 2009**

| Industry                   | ----- % of Businesses ----- |                |                | ----- % of Turnover ----- |                |                |
|----------------------------|-----------------------------|----------------|----------------|---------------------------|----------------|----------------|
|                            | South Bank                  | Brisb -ane     | Queens -land   | South Bank                | Brisb -ane     | Queens -land   |
| Agriculture, etc           | 2%                          | 2%             | 11%            | 0%                        | 1%             | 5%             |
| Mining                     | 1%                          | 0%             | 0%             | 1%                        | 1%             | 4%             |
| Manufacturing              | 3%                          | 4%             | 4%             | 1%                        | 8%             | 10%            |
| Utilities                  | 0%                          | 0%             | 0%             | 0%                        | 1%             | 1%             |
| Construction               | 9%                          | 14%            | 19%            | 31%                       | 17%            | 17%            |
| Wholesale Trade            | 4%                          | 4%             | 3%             | 1%                        | 12%            | 10%            |
| Retail Trade               | 5%                          | 6%             | 7%             | 1%                        | 9%             | 13%            |
| Accom and food             | 4%                          | 3%             | 4%             | 1%                        | 3%             | 4%             |
| Transport and storage      | 2%                          | 6%             | 6%             | 0%                        | 6%             | 6%             |
| Information, media, etc    | 1%                          | 1%             | 1%             | 0%                        | 1%             | 1%             |
| Finance and insurance      | 13%                         | 9%             | 6%             | 8%                        | 10%            | 6%             |
| Real estate services       | 17%                         | 13%            | 11%            | 7%                        | 8%             | 6%             |
| Professional, etc          | 19%                         | 16%            | 10%            | 32%                       | 11%            | 7%             |
| Admin and support          | 3%                          | 4%             | 4%             | 1%                        | 3%             | 3%             |
| Government                 | 0%                          | 0%             | 0%             | 0%                        | 0%             | 0%             |
| Education and training     | 1%                          | 1%             | 1%             | 1%                        | 1%             | 1%             |
| Health                     | 10%                         | 6%             | 4%             | 12%                       | 3%             | 2%             |
| Arts and recreation        | 2%                          | 1%             | 1%             | 1%                        | 1%             | 1%             |
| Other services             | 2%                          | 4%             | 4%             | 0%                        | 2%             | 2%             |
| Not classified             | 3%                          | 3%             | 2%             | 1%                        | 2%             | 1%             |
| <b>Total - proportions</b> | <b>100%</b>                 | <b>100%</b>    | <b>100%</b>    | <b>100%</b>               | <b>100%</b>    | <b>100%</b>    |
| <b>Total - values</b>      | <b>1,232</b>                | <b>107,438</b> | <b>419,492</b> | <b>\$4bn</b>              | <b>\$119bn</b> | <b>\$426bn</b> |

Source: QRSIS, Office of Economic and Statistical Research, Queensland, business counts in financial year ended 30 June 2009. South Bank relates to SLA1525.

'Agriculture, etc' means the agriculture, forestry and fishing industry.

'Accom and food' means accommodation and food establishments and related services.

'Information, media, etc' means information technology, media services and telecommunications.

'Professional' means professional, scientific and other technical services.

'Admin and support' means administration and related support services.

'Health' means health and social assistance.

'Other services' means personal services and religions.

## 4.2 Number

The latter findings in section 4.1 suggest that particular industries in the BSB area in the 2008/2009 financial year were dominated by small business or large business. For instance businesses engaged in construction, while not numerous in the BSB economy in 2009, had high average turnovers per business relative to other industries in the economy.

Table 6 indicates that in 2009:

- The average turnover of each business in the BSB area was \$3.03m, compared to \$1.11m in Brisbane City and \$1.02m in the State;
- Total turnover in the BSB area estimated at \$4bn in the 2008/2009 financial year comprised 3.1% of Brisbane City and 0.9% of the State's total turnover in that year;

- The average turnover per business was notably higher than the average for Brisbane City and the State in the following industries:
  - *construction* - \$10.42m/business compared to \$1.34m/business in Brisbane City and \$0.91m in the State. As a result, the construction industry in the BSB area contributed a larger than average share of turnover to Brisbane City and the State i.e. the average was 3.1% and 0.9% respectively and the construction industry contributed 5.6% to Brisbane City's total turnover and 1.6% to the State's turnover,
  - *finance and insurance services,*
  - *real estate and related services,*
  - *professional, scientific and technical services,*
  - *administration and related support services,*
  - *education and training,*
  - *health and social assistance services,* and
  - *arts and recreation;* and
- The average turnover per business was notably lower than the average for Brisbane City and the State in the following industries:
  - *agriculture, forestry and fishing,*
  - *manufacturing,*
  - *wholesale and retail trade,* and
  - *information technology, media services and telecommunications.*

**Table 6 Businesses and Turnover by Industry, 2009**

| Industry                | ----- Turnover (\$m/business) ----- |             |             | ----- % Share ----- |             |
|-------------------------|-------------------------------------|-------------|-------------|---------------------|-------------|
|                         | South Bank                          | Brisbane    | Queensland  | Brisbane            | Queensland  |
| Agriculture, etc        | 0.05                                | 0.27        | 0.43        | 0.2%                | 0.0%        |
| Mining                  | 3.11                                | 2.43        | 7.86        | 3.9%                | 0.3%        |
| Manufacturing           | 0.69                                | 2.22        | 2.43        | 0.3%                | 0.1%        |
| Utilities               | 3.50                                | 3.19        | 4.34        | 1.3%                | 0.2%        |
| Construction            | 10.42                               | 1.34        | 0.91        | 5.6%                | 1.6%        |
| Wholesale Trade         | 0.75                                | 3.22        | 3.18        | 0.3%                | 0.1%        |
| Retail Trade            | 0.74                                | 1.66        | 1.95        | 0.4%                | 0.1%        |
| Accom and food          | 1.07                                | 1.00        | 1.05        | 1.5%                | 0.3%        |
| Transport and storage   | 0.15                                | 1.02        | 0.94        | 0.1%                | 0.0%        |
| Information, media, etc | 0.11                                | 0.82        | 1.78        | 0.2%                | 0.0%        |
| Finance and insurance   | 2.03                                | 1.23        | 1.02        | 2.7%                | 1.2%        |
| Real estate services    | 1.17                                | 0.71        | 0.52        | 2.5%                | 1.0%        |
| Professional, etc       | 5.19                                | 0.80        | 0.75        | 8.9%                | 3.8%        |
| Admin and support       | 1.63                                | 0.92        | 0.86        | 1.3%                | 0.4%        |
| Government              | 0.00                                | 0.50        | 1.13        | 0.0%                | 0.0%        |
| Education and training  | 2.40                                | 0.65        | 0.68        | 2.6%                | 0.8%        |
| Health                  | 3.72                                | 0.57        | 0.59        | 11.4%               | 4.3%        |
| Arts and recreation     | 1.19                                | 0.51        | 0.71        | 4.9%                | 0.9%        |
| Other services          | 0.48                                | 0.60        | 0.50        | 0.5%                | 0.1%        |
| Not classified          | 0.58                                | 0.68        | 0.46        | 1.0%                | 0.4%        |
| <b>Total</b>            | <b>3.03</b>                         | <b>1.11</b> | <b>1.02</b> | <b>3.1%</b>         | <b>0.9%</b> |

Source: Derived from QRSIS, Office of Economic and Statistical Research, Queensland, business counts in financial year ended 30 June 2009. South Bank relates to SLA1525.

'Agriculture, etc' means the agriculture, forestry and fishing industry. 'Accom and food' means accommodation and food establishments and related services. 'Information, media, etc' means information technology, media services and telecommunications. 'Professional' means professional, scientific and other technical services. 'Admin and support' means administration and related support services. 'Health' means health and social assistance. 'Other services' means personal services and religions.

## 5. Building Activity

In order to provide an insight into the extent and timing of investment in the BSB area, this section presents annual data, in 2010/2011 values, for the value of non-residential building approvals for:

- New dwellings; and
- Alterations and additions.

### 5.1 New Construction

Table 7 presents the value of non-residential new dwelling approvals since July 2002 for the BSB area, Brisbane City and the State. The data is in 2010/2011 values. The 2010/2011 financial year is to March 2011 only i.e. 9 months.

**Table 7 Value of Building Approvals  
Non-Residential, New Dwellings  
2010/2011 Values**

| Year                   | ----- Economy (\$m) ----- |               |                 |
|------------------------|---------------------------|---------------|-----------------|
|                        | South<br>Bank             | Brisb<br>-ane | Queens<br>-land |
| 2002/2003              | 7                         | 1,162         | 2,831           |
| 2003/2004              | 86                        | 827           | 2,464           |
| 2004/2005              | 81                        | 1,131         | 3,634           |
| 2005/2006              | 352                       | 1,329         | 4,763           |
| 2006/2007              | 44                        | 2,215         | 5,379           |
| 2007/2008              | 40                        | 2,499         | 6,413           |
| 2008/2009              | 344                       | 2,655         | 6,863           |
| 2009/2010              | 4                         | 1,375         | 5,947           |
| 2010/2011 <sup>a</sup> | 1,112                     | 2,508         | 3,478           |

Source: QRSIS, Office of Economic and Statistical Research, Queensland, building approvals financial years. Public and private approvals. South Bank relates to SLA1525. Restated to 2010/2011 values.

<sup>a</sup> July 2010 to March 2011.

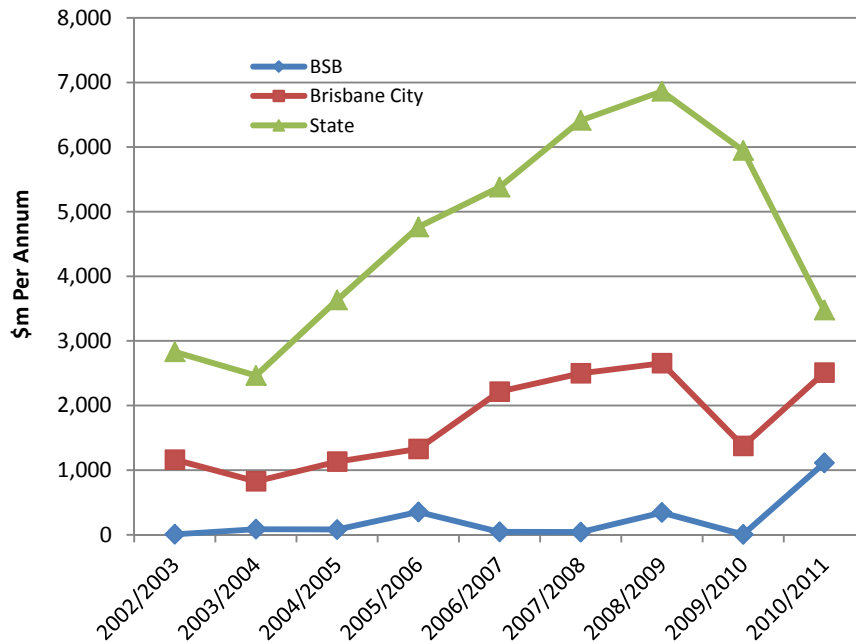
Figure 1 presents this data in chart format, which indicates that:

- Between 2002/2003 and 2003/2004 the value of building approvals (non-residential new dwellings) in the BSB area increased while Brisbane City and the State decreased;
- Between 2003/2004 and 2005/2006 the value of building approvals (non-residential new dwellings) in the BSB area moved in line with Brisbane City and the State;
- Between 2005/2006 and 2007/2008 the value of building approvals in the BSB area declined while Brisbane City and the State increased;
- Between 2007/2008 and 2008/2009 the value of building approvals in the BSB area increased in line with Brisbane City and the State;
- Between 2008/2009 and 2009/2010 the value of building approvals in the BSB area moved in line with Brisbane City and the State; and
- Between 2009/2010 and 2010/2011 (to March 2011) the value of building approvals in the State declined while the BSB area and Brisbane City increased.

The correlation of new building approvals between the BSB area and:

- Brisbane City is +0.46 which indicates a mild positive correlation; and
- The State is -0.14, indicating a counter correlation.

**Figure 1**  
**Value of Building Approvals**  
**Non-Residential, New Dwellings, 2010/2011 Values**



Source: Derived from QRSIS, Office of Economic and Statistical Research, Queensland, building approvals, financial years. Public and private approvals. South Bank relates to SLA1525.

## 5.2 Alternations and Additions

Table 8 presents the value of non-residential building approvals for alternations and additions. The 2010/2011 financial year data is for 9 months to March 2011, and all data is in 2010/2011 values.

The correlation between the BSB area data and:

- Brisbane City is +0.26 which indicates a limited positive correlation; and
- The State is +0.04, suggesting no correlation.

**Table 8 Value of Building Approvals  
Non-Residential, Alterations/Additions  
2010/2011 Values**

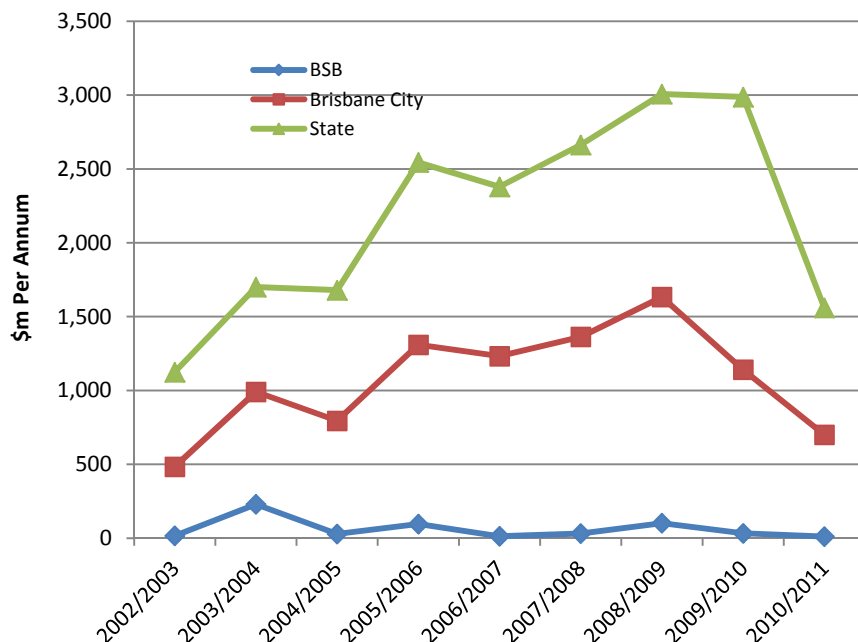
| Year                   | ----- Economy (\$m) ----- |          |            |
|------------------------|---------------------------|----------|------------|
|                        | South Bank                | Brisbane | Queensland |
| 2002/2003              | 16                        | 484      | 1,124      |
| 2003/2004              | 230                       | 991      | 1,700      |
| 2004/2005              | 29                        | 795      | 1,679      |
| 2005/2006              | 96                        | 1,309    | 2,544      |
| 2006/2007              | 13                        | 1,233    | 2,379      |
| 2007/2008              | 31                        | 1,363    | 2,663      |
| 2008/2009              | 102                       | 1,633    | 3,007      |
| 2009/2010              | 33                        | 1,141    | 2,987      |
| 2010/2011 <sup>a</sup> | 10                        | 700      | 1,560      |

Source: QRSIS, Office of Economic and Statistical Research, Queensland, building approvals, financial years. Public and private approvals. South Bank relates to SLA1525. Restated to 2010/2011 values.

<sup>a</sup> July 2010 to March 2011.

Figure 2 presents the data in table 8 in chart format. A comparison of annual fluctuations in building activity indicates that the BSB area moves generally in line with Brisbane City and the State. Although, as indicated, the data sets are not correlated and there is no implied cause/effect relationship i.e. that increased building activity in the State economy influences the BSB area.

**Figure 2  
Value of Building Approvals  
Non-Residential, New Dwellings, 2010/2011 Values**



Source: Derived from QRSIS, Office of Economic and Statistical Research, Queensland, building approvals financial years. Public and private approvals. South Bank relates to SLA1525

## 6. Appendix A: Map of SLA 1525

