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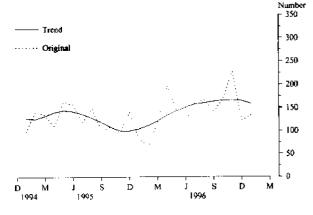
BUILDING APPROVALS, NORTHERN TERRITORY, JANUARY 1997

MAIN FEATURES

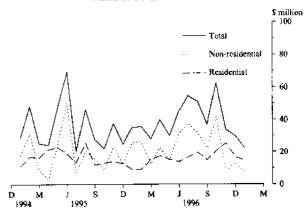
NUMBER OF DWELLING UNITS APPROVED

	January 1996	December 1996	January 1997	January 1996 to January 1997 change	December 1996 to January 1997 change
Original series	82	123	135	64.6%	9.8%
Trend estimate	105	165	159	51.4%	-3.6%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The number of dwelling units approved increased by 9.8% in January to 135.
- The trend for the total number of dwelling units, which is subject to revision and heavily influenced by the high November result fell for the second month and is now 4.8% below November 1996. However, the growth over the last year is still 51.4%.
- Of the 77 houses approved in January, 48 were in the Palmerston-East Arm Statistical Sub-division.

The value of new residential building approved was \$12.8 million and the value of residential alterations and additions was \$1.8 million.

Non-residential building

 The value of non-residential building approved in January was \$7.8 million, the lowest level since April 1995.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication,

TABLE 1. DWELLING UNITS APPROVED (n)

	٨	lew houses		New other	residential bui	ldings			Total (i	b)	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Conv. = ersions, etc.	Private sector	Public sector	Total	Trena estimate
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	
1995-96	835	96	931	386	119	505	16	1,234	218	1,452	
1995-96											
July-January	458	71	529	248	9	257	13	717	82	799	
1996-97											
July-January	494	117	611	469	11	480	35	986	140	1.126	
1995—											
November	66	4	70	25	2	27	_	91	6	97	101
December	73		73	68	_	68		141	-	141	101
1996—											
January	24	16	40	33	7	40	2	58	24	82	105
February	49	10	59	6	2	8	1	56	12	68	112
March	82	10	92	25	2	27	_	107	12	119	122
Ap ril	67	4	71	21	106	127	_	88	110	198	135
May	87	_	87	58	_	58	1	145	1	146	144
June	92	1	93	28		28	1	121	1	122	152
July	56	14	70	91	_	91	1	148	14	162	15B
August	66	15	81	82	2	84	1	149	17	166	161
September	70	3	73	68	_	68	2	140	3	143	164
October	94	16	110	59	_	59		153	16	169	166
November	76	25	101	119	7	126	1	1 96	32	228	167
December	69	30	99	11	_	11	13	81	42	123	165
1997—											
January	63	14	77	39	2	41	17	119	16	135	159

(a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED (\$'000)

				New re:	sidential i	building								
Period		Houses	ouses Other residential buildings Total				Alterations and additions	Non-residential building		Total building				
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	to residential buildings	Private sector	Total	Private sector	Tota
1993-94	84,997	29,3 12	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331.706
1994-95	84,947	29,137	114,085	63,327	10,319	73.645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1995-96	83,369	15,473	98,841	38,318	7,640	45,958	121,687	23,113	144,800	27,426	112,754	222,043	255,839	394,269
1995-96														
July-January 1996-97	44,895	10,996	55,891	27,996	934	28,930	72,891	11.930	84,821	16,013	63,805	114,167	148,119	215,002
July-January	56.430	17.947	74,377	39,731	1,304	41,036	96,162	19,251	115,413	13,408	121,963	162,797	230,042	291,618
1995														
November	6,871	329	7,200	1,965	394	2,359	8.836	723	9,559	4,636	6,998	23,451	16,956	37,646
December	6,412	_	6,412	4,981	_	4.981	11,393		11,393	1,397	12,065	12,189	24,855	24,979
1996 -														
January	2,211	2,825	5,036	2,564	540	3,104	4,775	3,365	8,140	1,064	25,801	26,191	31,220	35,394
February	4,901	1,783	6,685	435	510	945	5,336	2.293	7,630	1,658	16,666	26,556	23,609	35,843
March	8,048	2,110	10,158	1.290	116	1,406	9,338	2,226	11,564	3,934	3,735	12,620	15.994	28,118
April	6,977	498	7,475	1,920	6,080	8,000	8,897	6,578	15,475	1,961	11,999	22,699	22,842	40,135
May	8,931	_	8.931	4,656	_	4,656	13,587		13.587	1,746	8,277	14,705	23,265	30.038
June	9,616	85	9,701	2,021	_	2,021	11,637	85	11,722	2,115	8,272	31,296	22,009	45,133
July	6,475	2,479	8,954	6,231	_	6,231	12,706	2,479	15,185	1,611	37,303	37,807	51,620	54,603
August	7,681	1.867	9,548	7,864	400	8,264	15.545	2,267	17.813	1,738	12,661	31,802	29,933	51,353
September	7,511	690	8.201	5,421	_	5,421	12,931	690	13,621	1,355	16,106	22,138	30,392	37,114
October	10,401	2,571	12,972	5,294		5,294	15,695	2,571	18,265	2,500	40,352	41.732	57,985	62,497
November	8,246	3,329	11,575	11,257	654	11,911	19,503	3,983	23,486	2,024	6,342	8,367	27,366	33,878
December	8,585	4,806	13,391	820		820	9,405	4,806	14,211	2,365	4,111	13,161	15.467	29,737

January

22,43

TABLE 3. VALUE OF BUILDING APPROVED, (a) BY CLASS OF BUILDING AND OWNERSHIP

New houses 1,000 1	
New houses	820 2.84: 9,465 10,37: .951 1,81:
Vew other residential buildings	820 2.84: 9,465 10,37: .951 1,81:
New other residential buildings 63.327 38.318 27.996 39.731 11.257 Total new residential buildings 148,274 121,687 72,897 96.162 19.563 Hetels, etc. 25,584 38.821 29,760 22,380 280 Shops 37,862 14,599 5.284 60.408 1.451 Factories 6,261 13.302 3.185 16.335 384 Other business premises 10,489 19.837 8,449 11,661 2,400 Editactional 3.922 5.255 2.132 3,291 56 Religious — 609 491 180 — 466 Felicational 3.536 10.216 7.214 1,171 1,076 Miscellaneous 5.524 3.693 2.302 3.114 251 Total new residential buildings 98,145 112,754 63.805 121,963 6.342 Total new residential buildings 9.3456 23,173 11,940 152,551 3,983 Alterations and additions to residential buildings 8.318 6.028 4,590 1.491 505 Felicational 3.456 12,173 11,940 152,551 3,983 Alterations and additions to residential buildings 8.318 6.028 4,590 1.491 505 Felicational 11,766 18,244 324 12,601 — 1395 Felicational 11,766 18,244 324 12,601 — 2,816 830 Felicational 28,985 26,037 8,639 4,644 130 Felicational 28,985 26,037 8,639 4,644 130 Felicational 28,985 26,037 8,639 4,644 130 Miscellaneous 34,431 34,279 19,664 3,962 — 3 Total non-residential building 37,645 45,958 28,930 41,036 11,911 New houses 114,085 98,841 55,891 74,377 11,575 1	820 2.84: 9,465 10,37: .951 1,81:
Total new residential building	.,951 1,813
Alterations and additions to establishmuldings	.,951 1,813 1,786 341 1843 1,543 1,000 1,285 186 377 86
Hotels, etc. 21,398 11,423 11,916 1,520	942 1,472 — 1,786 341 188 3,543 1,009 1,285 — 186 — 377 — 86
Hotels, etc. 25.584 38.821 29.760 22.380 280 Shops 37,862 14,599 5.284 60.408 1.451 Factories 3.940 3.212 1.839 3.650 445 Offices 6.261 13.302 3.185 16.335 384 Offices 10.489 19.837 8.449 11.061 2.400 Educational 3.922 5.255 2.132 3.291 56 Religious — 609 491 180 — Health 1.027 3.210 3.150 373 — Entertainment and recreational 3.536 10.216 7.214 1.171 1.076 Miscellaneous 5.524 3.693 2.302 3.114 2.51 Total non-rendential building 98.145 112.755 63.805 127.963 6.342 17.041 1.304 654 Total non-residential buildings 19.456 23.113 11.909 17.947 3.329 New other residential buildings 19.456 23.113 11.90 17.927 3.983 Attentions to residential buildings 19.456 23.113 11.90 17.927 3.983 Attentions to residential buildings 19.456 23.113 11.90 17.927 3.983 Hotels, etc. — 1.305 — Shops 1.762 4.246 — 2.816 830 Featories 11.706 1.824 3.24 12.601 — Offices 3.466 13.412 8.558 6.956 1.065 Other business premises 2.354 14.147 5.878 4.788 Educational 28.985 26.037 8.639 4.644 130 Religious — 2.361 1.433 645 2.195 — Entertainment and recreational 2.8955 26.037 8.639 4.644 130 Religious — 2.361 1.433 645 2.195 — Entertainment and recreational 2.8955 26.037 8.639 4.644 130 Religious — 2.361 1.433 645 2.195 — Entertainment and recreational 2.8955 26.037 8.639 4.644 130 Religious — 2.361 1.433 645 2.195 — Entertainment and recreational 2.8955 26.037 8.639 4.644 130 Religious — 2.361 2.361 — — Miscellaneous 3.441 3.427 3.878 4.788 Educational 2.8955 26.037 8.639 4.644 130 Religious — 2.361 2.361 — — Health 1.631 1.433 645 2.195 — Entertainment and recreational 2.916 11.551 4.293 1.477 — Miscellaneous 3.441 3.427 9.964 3.962 —	942 1,472 — 1,786 341 188 3,543 1,009 1,285 — 186 — 377 — 86
Shops 37,862	942
Actories 3,940 3,212 1,839 3,650 445 Offices 6,261 13,302 3,185 16,335 384 Offices 10,489 19,837 8,449 11,061 2,400 Educational 3,922 5,255 2,132 3,291 56 Religious — 609 491 180 — Heatth 1,027 3,210 3,150 373 — Entertainment and recreational 3,556 10,216 7,214 11,71 1,076 Miscellaneous 5,524 3,693 2,302 3,114 251 Total nen-residential building 98,145 112,754 63,805 121,963 6,342 Total nen-residential building 10,319 7,640 9,34 1,304 654 Total new residential building 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential buildings 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential buildings 8,318 6,028 4,590 1,491 505 Hotels, etc. — — 1,395 — Hotels, etc. — — 1,395 — Hotels, etc. — — 1,395 — Factories 11,766 1,824 3,24 12,601 — Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1,065 Offices 3,466 13,412 8,558 6,956 1	
Offices 6,261 13,302 3,185 16,335 384 Other business premises 10,489 19,837 8,449 11,061 2,400 Educational 3,922 5,255 2,132 3,291 56 Religious — 609 491 180 — Religious — 609 491 180 — Religious — 609 491 180 — Religious — 609 491 1,071 1,076 Miscellaneous 3,536 10,216 7,214 1,171 1,076 Miscellaneous 5,524 3,693 2,302 3,114 251 Total non-residential building 98,145 112,754 63,805 121,963 6,342 Total — 70,700 1,177 15,473 10,996 17,947 3,329 New houses — 29,137 15,473 10,996 17,947 3,329 New other residential building 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 39,456 23,113 11,930 19,251 3,983 Alterations are additions to residential building 4,565 2,565 1	341 188 3,543 1,000 1,285 — 188 37 88
10,489 19,837 8,449 11,061 2,400	1,543 1,005 1,285 — 186 377 86
Educational 3,922 5,255 2,132 3,291 56 Religious — 669 491 180 — Health 1,927 3,210 3,50 373 — Enterainment and recreational 3,536 10,216 7,214 1,171 1,076 Miscellaneous 5,524 3,693 2,302 3,114 251 Total non-residential building 98,145 112,754 63,805 121,963 6,342 Total 268,058 255,839 148,119 230,042 27,366 12 PUBLIC SECTOR New houses 29,137 15,473 10,996 17,947 3,329 New other residential buildings 10,319 7,640 934 1,304 654 Total new residential building 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential buildings 8,318 6,028 4,590 1,491 505 Hotels, etc. — — 1,395 — Shops 11,762 4,246 — 2,816 830 Pactories 11,766 1,824 324 12,601 — Pactories 3,466 13,412 8,558 6,956 1,065 Other business premises 2,354 14,147 5,878 4,788 Educational 28,985 26,037 8,639 4,644 130 Religious — 2,361 1,433 645 2,195 — Health 1,631 1,433 645 2,195 — Total non-residential building 86,351 109,290 30,363 40,834 2,025 Total non-residential building 73,645 45,958 28,930 41,036 11,911 New other residential buildings 73,645 45,958 28,930 41,036 11,911	1,285
Religious	
Health	377 81
Health	81
Entertainment and recreational 3,536 10,216 7,214 1,171 1,076 Miscellaneous 5.524 3,693 2,302 3,114 251 Total non-residential building 98,145 112,734 63,805 121,963 6,342 Total non-residential building 98,145 112,734 63,805 121,963 6,342 Total	81
Miscellaneous	
Total non-residential building	<i>9,111 5,08</i> 6
New houses 29,137 15,473 10,996 17,947 3,329 New other residential buildings 10,319 7,640 934 1,304 654 7001 new residential building 39,456 23,113 11,930 19,251 3,983 10,319 1,491 505	
New houses 29,137 15,473 10,996 17,947 3,329 New other residential buildings 10,319 7,640 934 1,304 654 Total new residential building 39,456 23,113 11,930 19,251 3,983 Alterations and additions to residential buildings 8,318 6,028 4,590 1,491 505 Hotels, etc. — — — — — — 1,395 — — Shops 1,762 4,246 — 2,816 830 Factories 11,706 1,824 324 12,601 — Offices 3,466 13,412 8,558 6,956 1,065 Other business premises 2,354 14,147 5,878 4,788 Educational 28,985 26,037 8,639 4,644 130 Religious — 2,361 2,361 — — Health 1,631 1,433 645 2,195 — Health 1,631 1,433 645 2,195 — Health 2,016 11,551 4,293 1,477 — Miscellaneous 34,431 34,279 19,664 3,962 — Total 134,125 138,430 66,883 61,576 6,512 1 TOTAL New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	5,467 17,27
New obsest 10,319 7,640 934 1,304 654	
New other residential buildings 10,319 7,640 934 1,304 654	4,806 2,20
Alterations and additions to residential building 39,456 23,113 11,930 19,251 3,983	
Alterations and additions to residential buildings	250
Hotels, etc.	4,806 2,45.
Hotels, etc. — — — — — — — — — — — — — — — — — — —	43.4
Hotels, etc. Hotels, etc. Shops 1,762 4,246 - 2,816 830 Factories 11,706 1,824 324 12,601 - 6 Offices 3,466 13,412 8,558 6,956 1,065 Other business premises 2,354 14,147 5,878 4,788 Educational 28,985 26,037 8,639 4,644 130 Religious - 2,361 2,361	414 —
Shops	ı,395 —
Factories 11,706 1,824 324 12,601 — Offices 3,466 13,412 8,558 6,956 1,065 Other business premises 2,354 14,147 5,878 4,788 Educational 28,985 26,037 8,639 4,644 130 Religious — 2,361 2,361 — — Health 1,631 1,433 645 2,195 — Entertainment and recreational 2,016 11,551 4,293 1,477 — Miscellaneous 34,431 34,279 19,664 3,962 — Total non-residential building 86,351 109,290 50,363 40,834 2,025 Total 134,125 138,430 66,883 61,576 6,512 1 New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	70 10
Additional	
Other business premises 2,354 14,147 5,878 4,788 Educational 28,985 26,037 8,639 4,644 130 Religious — 2,361 2,361 — — Health 1,631 1,433 645 2,195 — Entertainment and recreational 2,016 11,551 4,293 1,477 — Miscellaneous 34,431 34,279 19,664 3,962 — Total non-residential building 86,351 109,290 50,363 40,834 2,025 Total 134,125 138,430 66,883 61,576 6,512 1 TOTAL New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	576 —
28,985 26,037 8,639 4,644 130	330 35
Religious -	4,106 5
Health	·
Real Heath 2,016 11,551 4,293 1,477	692 —
Miscellaneous 34,431 34,279 19,664 3,962	120 -
Miscellaneous 86,351 109,290 50,363 40,834 2,025	1,761 2,20
Total 134,125 138,430 66,883 61,576 6,512 1 TOTAL New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	9,050 2,70
TOTAL New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	4,271 5,15
New houses 114,085 98,841 55,891 74,377 11,575 1 New other residential buildings 73,645 45,958 28,930 41,036 11,911	4,271 5,15
New other residential buildings 73,645 45.958 28,930 41,036 11.911	
New other residential buildings 73,645 45.958 28,930 41,036 11.911	3,391 9,73
11 October 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	820 3,09
	4,211 12,83
Alterations and additions to	
residential buildings 29,958 27,426 16,013 13.408 2.024	2,365 1,81
Hotels, etc.	1,395 —
Shops 39,624 18,845 5,284 63,224 2,281	1,012 1,57
Factories 15,646 5,036 2,163 16,251 445	1,78
Offices 9,727 26.715 11,744 23,292 1,449	917 18
Other business premises 12,844 33,984 14,327 15,849 2,400	1,873 1,35
Capit dualities profitises	5,391 5
2.670	18
Rengious 2.705 2.569 —	692 37
Health 2,000 1,000 3,700 2,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1	120
Emerianiinem and resteational	1,761 2,28
Miscellaneous	
2014260 215.002 201.619 13.979 7	3,161 7,79
Total 402,184 394,269 215,002 291,618 33,878 2	9,737 22,43

(a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector.

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TABLE 4. BUILDING APPROVED (a) IN SELECTED AREAS, JANUARY 1997

			Nev	v residentie	al building	(b)					
		Нов	1323		Oil	ner residen	tial buildin	Kz	Alterations and		
	Private	sector	Public	sector	Private	sector	Public	sector	additions to	Non-	T!
Selected statistical areas	Number	Value (\$ '000)	Number	Value (\$'000)	Number	Value (\$ '000)	Number	Value (\$'000)	residential buildings (\$`000)	ildings huilding	Total building (\$ 000)
Darwin City (SSD)	7	1.567	_	_	3	126			869	2,672	5,233
Palmerston-East Arm (SSD)	34	3,751	14	2,205	34	2,519	_	_	33	1,180	9,687
Darwin (SD)	41	5,318	14	2,205	37	2,645	_	_	902	3,852	14,920
Alice Springs (T)	7	778		_	2	200	_	_	106	1,013	2,097
Katherine (T)	_	-					_	_	_	_	_
Tennant Creek (T)	_	_	_		_			_	_	_	_
Darwin Rural Areas (SSD)	9	851	_	_	_	_	_	_	407	606	1,864
Remainder of Balance (SD)	6	585		_	_	_	2	250	400	2,319	3,554
Northern Territory Balance (SD)	22	2,214	_	_	2	200	2	250	913	3,938	7,515
Northern Territory	63	7,532	14	2,205	39	2,845	2	250	1,815	7,790	22,435

⁽a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector. (b) Excludes Conversions, etc.

TABLE 5. NUMBER OF NEW HOUSES (2) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS JANUARY 1997

Selected statistical areas			Mater	al of outer walls			
	Double brick(b)	Brick veneer	Fibre cemeni	Timber	Metal clad and other	Not stated	Total
Darwin (SD)	44	1	2		7	1	55
Alice Springs (T)	6				1	_	7
Darwin Rural Areas (SSD)	5				4	_	9
Northern Territory	55	1	Z		18	1	77

⁽a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

	<u></u>	New residentia	al building		Alterations	Non-residen building		Total build	ing
	Houses		Other		and — additions to				
Period	Private sector	Total	residential buildings	Total	residential buildings	Private sector	Total	Private sector	Tota
1993-94	70.1	94.1	3 6 .7	130.7	14.3	64.1	149.0	184.6	294 .0
1994-95	65.9	88.3	64.9	153.2	23.1	90.3	169.9	230.4	346.1
1995-96	61.9	73.4	39.5	112.9	20.3	101.7	200.6	214.5	333.8
1995—									
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	14.7	39.5	47.1	80.0
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.7	40.3	50 .1	71.2
1996—									
Mar. qtr.	11.2	16.2	4.7	20.9	4.9	41.7	59.0	61.0	84.8
June qtr.	18.8	19.2	12.5	31.8	4,3	25.6	61.8	56.3	97.8
Sept. qtr.	15.9	19.6	16.9	36.6	3.4	59.3	82.3	95.8	122.3
Dec. qtr.	19.4	27.0	15.3	42.3	4.9	45.5	56.7	84.1	103.9

⁽a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, BY TYPE JANUARY 1997

				λ	lew other residential building					
Selected	_		ui-detached, row or terrace uses, townhouses, etc. of Flats, units or aparti	mits or apartm	ents in a buildin	g of		Total		
statistical area	New houses	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total	new residential building
			NUI	MBER OF I	OWELLING UI	NITS				
Darwin City (SSD)	7	3	_	3			_	. –	3	10
Palmerston-East	40	• •						42	2.4	
Arm (SSD)	48 55	11		11	2 2	21		23 23	34 <i>37</i>	82
Darwin (SD)	,,	14	_	14	Z	21	_	25	3/	92
Alice Springs (T)	7	-		_	2		_	2	2	9
Katherine (T)				_	_			_		
Tennant Creek (T)	_	_			_	_			_	_
Darwin Rural Areas (SSD)	9		<u></u>	_					_	9
Remainder of										•
Balance (SD)	6	2	_	2	_	_		_	2	8
Northern Territory										
Balance (SD)	22	2	-	2	2	_	_	2	4	26
Northern Territory	77	16	_	16	4	21	_	25	41	118
				VALU	E (\$1000)		·		•	
Darwin City (SSD) Palmerston-East	1,567	126	_	126	_		_		126	1,693
Arm (SSD)	5,955	618		618	121	1,780	_	1,901	2,519	8,474
Darwin (SD)	7,522	744	_	744	121	1.780	_	1.901	2,645	10,167
	,,,,,,					2,.22			2,4.5	
Alice Springs (T)	778			-	200			200	200	978
Katherine (T)								_	_	_
Tennant Creek (T)	_	_	_	_	_	_			_	_
Darwin Rural Areas (SSD)	851							 -	_	851
Remainder of										
Balance (SD)	585	250	_	250	_	_			250	835
Northern Territory	2214	250		350	200			200	45.0	3
Balance (SD)	2,214	250	_	250	200	_	_	200	450	2,664
Northern Territory	9.736	994	_	994	321	1,780		2,101	3,095	12,831

⁽a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

- Statistics of building work approved are compiled from:
 - (a) permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands, Planning and Environment, in areas subject to building control by those authorities;
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
- 4. 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 from this publication, but can be found in the ABS publication Engineering Construction Survey (8762.0).
- 5. 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.
- 6. From July 1990, the statistics cover:
 - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

- 7. A building is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
- 8. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and 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 buildings' approved.

- 9. A residential building is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
 - (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 caretaker's 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. includes townhouses, duplexes, apartment buildings etc.).
- 10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.
- 11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, includes these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.
- 12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.
- 13. Value 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 differ significantly from the completed value of the building.

Building Classification

- 14. 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 as evident 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.
- 15. Functional classification of buildings: a building is classified according to its intended major function. Hence 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, a detached cafeteria building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

- 16. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 6. (Note: monthly value data at constant prices are not available.)
- 17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.
- 18. 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 (5216.0).

Trend Estimates

- 19. Table 1 shows trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see A Guide to Interpreting Time Series Monitoring 'Trends': an Overview (1348.0).
- 20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the Australian Standard Geographical Classification, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

Further details are:

- (a) The boundaries of the Statistical Local Areas (SLAs) of Alice Springs (T) and Sandover — Balance were amended by the transfer of part of Sandover — Balance to Alice Springs (T).
- (b) The boundaries of the SLAs of Katherine (T) and Elsey – Balance were amended by the transfer of part of Katherine (T) to Elsey – Balance.
- (c) The LGA/SLA of Alice Springs (T) has been split into five SLAs. These new SLAs are: Alice Springs (T) — Charles, Alice Springs (T) — Heavitree, Alice Springs (T) — Larapinta, Alice Springs (T) — Ross, Alice Springs (T) — Stuart.

Unpublished Data and Related Publications

- 22. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.
- 23. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly Building Activity, Northern Territory (8752.7) – issued quarterly

24. Current publications produced by the ABS are listed in the Catalogue of Publications and Products, Australia (1101.0). The ABS also issues, on Tuesdays and Fridays, a Release Advice (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

SD Statistical Division

SSD Statistical Subdivision

(T) town

nil or rounded to zero (including null cells)

r figure or series revised since previous issue

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

DAN BLACK Acting Regional Director

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