

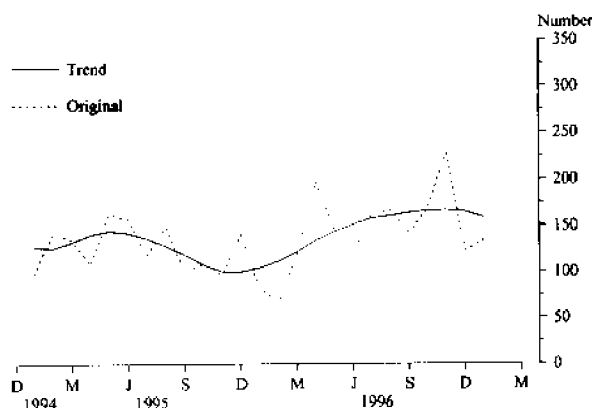
BUILDING APPROVALS, NORTHERN TERRITORY, JANUARY 1997

MAIN FEATURES

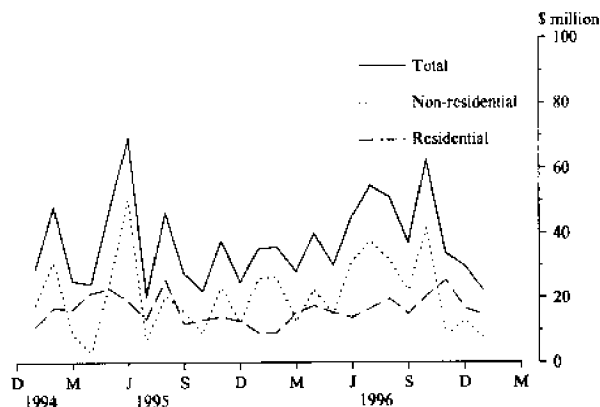
NUMBER OF DWELLING UNITS APPROVED

	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 \$1.8million.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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 3. VALUE OF BUILDING APPROVED, (a) BY CLASS OF BUILDING AND OWNERSHIP
(S'000)

Class of building	1994-95	1995-96	July-January		1996		1997
			1995-96	1996-97	November	December	January
PRIVATE SECTOR							
New houses	84,947	83,369	44,895	56,430	8,246	8,585	7,532
New other residential buildings	63,327	38,318	27,996	39,731	11,257	820	2,845
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>72,891</i>	<i>96,162</i>	<i>19,503</i>	<i>9,405</i>	<i>10,377</i>
Alterations and additions to residential buildings	21,640	21,398	11,423	11,916	1,520	1,951	1,815
Hotels, etc.	25,584	38,821	29,760	22,380	280	—	—
Shops	37,862	14,599	5,284	60,408	1,451	942	1,472
Factories	3,940	3,212	1,839	3,650	445	—	1,786
Offices	6,261	13,302	3,185	16,335	384	341	189
Other business premises	10,489	19,837	8,449	11,061	2,400	1,543	1,009
Educational	3,922	5,255	2,132	3,291	56	1,285	—
Religious	—	609	491	180	—	—	180
Health	1,027	3,210	3,150	373	—	—	373
Entertainment and recreational	3,536	10,216	7,214	1,171	1,076	—	—
Miscellaneous	5,524	3,693	2,302	3,114	251	—	80
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>63,805</i>	<i>121,963</i>	<i>6,342</i>	<i>4,111</i>	<i>5,088</i>
Total	268,058	255,839	148,119	230,042	27,366	15,467	17,279
PUBLIC SECTOR							
New houses	29,137	15,473	10,996	17,947	3,329	4,806	2,205
New other residential buildings	10,319	7,640	934	1,304	654	—	250
<i>Total new residential building</i>	<i>39,456</i>	<i>23,113</i>	<i>11,930</i>	<i>19,251</i>	<i>3,983</i>	<i>4,806</i>	<i>2,455</i>
Alterations and additions to residential buildings	8,318	6,028	4,590	1,491	505	414	—
Hotels, etc.	—	—	—	1,395	—	1,395	—
Shops	1,762	4,246	—	2,816	830	70	100
Factories	11,706	1,824	324	12,601	—	—	—
Offices	3,466	13,412	8,558	6,956	1,065	576	—
Other business premises	2,354	14,147	5,878	4,788	—	330	350
Educational	28,985	26,037	8,639	4,644	130	4,106	50
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	645	2,195	—	692	—
Entertainment and recreational	2,016	11,551	4,293	1,477	—	120	—
Miscellaneous	34,431	34,279	19,664	3,962	—	1,761	2,201
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>50,363</i>	<i>40,834</i>	<i>2,025</i>	<i>9,050</i>	<i>2,701</i>
Total	134,125	138,430	66,883	61,576	6,512	14,271	5,156
TOTAL							
New houses	114,085	98,841	55,891	74,377	11,575	13,391	9,736
New other residential buildings	73,645	45,958	28,930	41,036	11,911	820	3,095
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>84,821</i>	<i>115,413</i>	<i>23,486</i>	<i>14,211</i>	<i>12,831</i>
Alterations and additions to residential buildings	29,958	27,426	16,013	13,408	2,024	2,365	1,815
Hotels, etc.	25,584	38,821	29,760	23,775	280	1,395	—
Shops	39,624	18,845	5,284	63,224	2,281	1,012	1,572
Factories	15,646	5,036	2,163	16,251	445	—	1,786
Offices	9,727	26,715	11,744	23,292	1,449	917	189
Other business premises	12,844	33,984	14,327	15,849	2,400	1,873	1,359
Educational	32,907	31,293	10,771	7,935	186	5,391	50
Religious	—	2,969	2,851	180	—	—	180
Health	2,658	4,643	3,795	2,568	—	692	373
Entertainment and recreational	5,552	21,767	11,506	2,648	1,076	120	—
Miscellaneous	39,955	37,972	21,966	7,076	251	1,761	2,281
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>114,167</i>	<i>162,797</i>	<i>8,367</i>	<i>13,161</i>	<i>7,790</i>
Total	402,184	394,269	215,002	291,618	33,878	29,737	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.

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

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'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 (a) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS JANUARY 1997

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
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	2	—	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)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	70.1	94.1	36.7	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	11.7	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**

Selected statistical area	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	7	3	—	3	—	—	—	—	3	10
Palmerston-East Arm (SSD)	48	11	—	11	2	21	—	23	34	82
Darwin (SD)	55	14	—	14	2	21	—	23	37	92
Alice Springs (T)	7	—	—	—	2	—	—	2	2	9
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	9	—	—	—	—	—	—	—	—	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
VALUE (\$'000)										
Darwin City (SSD)	1,567	126	—	126	—	—	—	—	126	1,693
Palmerston-East 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
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 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

3. 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 town-houses, 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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