

BUILDING APPROVALS, NORTHERN TERRITORY, APRIL 1994**MAIN FEATURES****Residential**

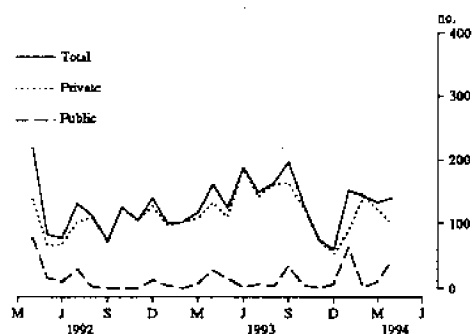
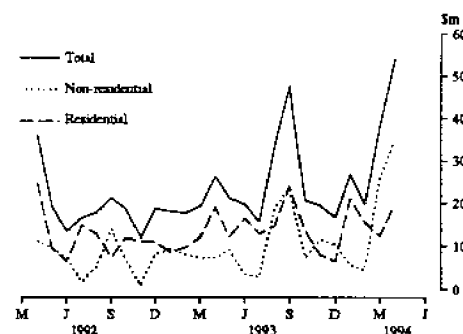
- A total of 141 dwelling units (117 houses and 24 other residential buildings) were approved for April 1994 having a combined value of \$17.5m. Of the 117 houses approved, 45 were for Palmerston (33 of which were for the Department of Defence at a cost of \$6.6m). There were 29 houses approved for various Aboriginal communities, 18 for Darwin Rural Areas and 15 for Darwin SSD.
- For the ten months to April 1994, 1346 dwellings were approved, a 15.3 per cent increase on the 1167 dwellings approved for the same period last year.

Non-residential

- Approvals for the month of April 1994 totalled \$34.5m. Included in this is \$20m for a shopping centre in Palmerston and almost \$10m in Defence contracts. For the ten months to April 1994 approvals totalled \$144.8m an increase of 111.4 per cent on the \$68.5m total for the same period last year.

Total

- Approvals for the ten months to April 1994 totalled \$292.2m compared to \$186.5m for the same period last year, an increase of 56.7 per cent.

NEW DWELLING UNIT APPROVALS
GRAPH 1VALUE OF BUILDING APPROVED
GRAPH 2**Introduction**

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- Permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands and Housing, in areas subject to building control by this authority;
- Contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval process (e.g. buildings on remote mine sites) is also included.

Explanatory notes are published at the back of this publication.

BOB HARRISON
Statistician, Northern Territory.

PHONE INQUIRIES

- for more information about *these statistics and other inquiries*, including copies of publications — contact **Information Services** on Darwin (089) 432111, or any of our State offices.
- for information about other ABS statistics and services please refer to the back page of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1990-91	525	115	640	222	65	287	747	180	927
1991-92	728	244	972	438	49	487	1,166	293	1,459
1992-93	961	94	1,055	416	9	425	1,377	103	1,480
1992-93									
July-April	728	86	814	353	—	353	1,081	86	1,167
1993-94									
July-April	779	162	941	391	14	405	1,170	176	1,346
1993—									
February	69	—	69	33	—	33	102	—	102
March	74	8	82	35	—	35	109	8	117
April	83	28	111	49	—	49	132	28	160
May	92	6	98	18	9	27	110	15	125
June	141	2	143	45	—	45	186	2	188
July	88	7	95	54	—	54	142	7	149
August	112	1	113	49	2	51	161	3	164
September	85	34	119	78	—	78	163	34	197
October	45	5	50	79	—	79	124	5	129
November	62	1	63	14	—	14	76	1	77
December	49	7	56	4	—	4	53	7	60
1994—									
January	72	64	136	16	—	16	88	64	152
February	104	2	106	38	—	38	142	2	144
March	79	7	86	43	4	47	122	11	133
April	83	34	117	16	8	24	99	42	141

NOTE: (i) 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 (See paragraph 14). (ii) The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in April 1994.

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

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	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1990-91	42,569	11,525	54,093	18,394	5,967	24,361	60,963	17,492	78,455	17,026	45,156	151,974	118,548	247,455
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89,940	40,279	130,219	17,842	38,219	93,230	141,298	241,292
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1992-93														
July-April	64,124	15,223	79,347	23,054	—	23,054	87,178	15,223	102,401	15,652	24,446	68,459	125,189	186,512
1993-94														
July-April	70,756	28,388	99,144	32,569	1,038	33,607	103,324	29,426	132,751	14,707	65,076	144,751	182,457	292,209
1993—														
February	5,868	—	5,868	2,125	—	2,125	7,993	—	7,993	1,688	5,659	8,039	15,340	17,720
March	7,044	739	7,783	2,940	—	2,940	9,984	739	10,723	1,319	3,615	7,275	14,918	19,317
April	7,268	6,807	14,075	3,471	—	3,471	10,739	6,807	17,546	1,532	954	7,195	13,224	26,273
May	8,051	563	8,614	1,200	639	1,839	9,251	1,202	10,453	1,551	1,557	9,172	12,359	21,176
June	10,736	273	11,009	3,341	—	3,341	14,077	273	14,350	1,994	3,114	3,441	19,185	19,785
July	7,477	1,249	8,725	3,010	—	3,010	10,486	1,249	11,735	1,036	2,509	2,802	14,031	15,573
August	8,967	150	9,117	3,489	199	3,688	12,456	349	12,804	1,792	8,966	18,882	23,214	33,478
September	8,660	4,950	13,611	8,171	—	8,171	16,831	4,950	21,782	2,177	10,597	23,563	29,105	47,521
October	3,694	663	4,357	7,795	—	7,795	11,489	663	12,152	1,309	714	7,271	13,512	20,733
November	5,437	100	5,537	1,160	—	1,160	6,597	100	6,697	1,263	5,911	11,543	13,771	19,503
December	4,141	793	4,934	450	—	450	4,591	793	5,384	1,049	4,044	10,310	9,683	16,743
1994—														
January	6,536	12,780	19,316	1,091	—	1,091	7,627	12,780	20,407	710	5,172	5,632	13,509	26,749
February	10,084	250	10,334	3,600	—	3,600	13,684	250	13,934	1,619	1,956	4,375	17,159	19,928
March	6,796	702	7,498	2,593	265	2,858	9,389	966	10,356	1,891	2,743	25,910	14,023	38,156
April	8,963	6,751	15,714	1,210	575	1,786	10,173	7,327	17,500	1,862	22,464	34,464	34,449	53,826

TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$'000)

Class of building	July-April				1994		
	1991-92	1992-93	1992-93	1993-94	February	March	April
PRIVATE SECTOR							
New houses	57,519	82,911	64,124	70,756	10,084	6,796	8,963
New other residential buildings	32,421	27,595	23,054	32,569	3,600	2,593	1,210
Total new residential building	89,940	110,506	87,178	103,324	13,684	9,389	10,173
Alterations and additions to residential buildings	13,139	17,109	13,564	14,057	1,519	1,891	1,812
Hotels, etc.	2,305	1,710	1,460	10,420	50	—	—
Shops	8,305	2,690	1,510	28,176	1,346	1,378	20,000
Factories	662	1,350	1,225	1,626	—	50	172
Offices	8,487	7,312	7,053	1,577	—	—	—
Other business premises	12,517	9,290	7,240	7,932	—	745	1,100
Educational	1,260	1,735	1,415	5,835	—	—	705
Religious	—	187	70	60	—	—	—
Health	2,705	1,845	1,845	1,506	—	520	—
Entertainment and recreational	534	834	834	5,090	560	—	120
Miscellaneous	1,444	2,164	1,794	2,853	—	50	367
Total non-residential building	38,219	29,117	24,446	65,076	1,956	2,743	22,464
Total	141,298	156,733	125,189	182,457	17,159	14,023	34,449
PUBLIC SECTOR							
New houses	35,714	16,059	15,223	28,388	250	702	6,751
New other residential buildings	4,566	639	—	1,038	—	265	575
Total new residential building	40,279	16,698	15,223	29,426	250	966	7,327
Alterations and additions to residential buildings	4,703	2,088	2,088	650	100	—	50
Hotels, etc.	223	—	—	—	—	—	—
Shops	1,595	485	485	—	—	—	—
Factories	795	—	—	3,786	—	3,709	—
Offices	1,548	14,837	11,678	19,087	142	3,897	—
Other business premises	9,168	813	813	7,554	53	5,400	—
Educational	20,899	11,309	7,766	18,408	1,879	60	1,610
Religious	—	—	—	—	—	—	—
Health	5,507	6,726	6,726	10,158	344	318	8,343
Entertainment and recreational	718	300	300	3,546	—	166	66
Miscellaneous	14,559	17,484	16,245	17,136	—	9,617	1,981
Total non-residential building	55,011	51,954	44,013	79,676	2,418	23,167	12,000
Total	99,994	70,740	61,323	109,752	2,768	24,133	19,377
TOTAL							
New houses	93,232	98,970	79,347	99,144	10,334	7,498	15,714
New other residential buildings	36,987	28,234	23,054	33,607	3,600	2,858	1,786
Total new residential building	130,219	127,204	102,401	132,751	13,934	10,356	17,500
Alterations and additions to residential buildings	17,842	19,197	15,652	14,707	1,619	1,891	1,862
Hotels, etc.	2,528	1,710	1,460	10,420	50	—	—
Shops	9,900	3,175	1,995	28,176	1,346	1,378	20,000
Factories	1,457	1,350	1,225	5,412	—	3,759	172
Offices	10,035	22,149	18,731	20,664	142	3,897	—
Other business premises	21,685	10,103	8,053	15,486	53	6,145	1,100
Educational	22,159	13,044	9,181	24,243	1,879	60	2,315
Religious	—	187	70	60	—	—	—
Health	8,212	8,571	8,571	11,664	344	838	8,343
Entertainment and recreational	1,252	1,134	1,134	8,636	560	166	186
Miscellaneous	16,003	19,648	18,039	19,989	—	9,667	2,348
Total non-residential building	93,230	81,072	68,459	144,751	4,375	25,910	34,464
Total	241,292	227,472	186,512	292,209	19,928	38,156	53,826

NOTE: 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 (see paragraph 14).

TABLE 4. BUILDING APPROVED IN SELECTED AREAS, APRIL 1994

Selected statistical areas	New residential building								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)	15	2,573	—	—	12	960	—	—	592	3,152	7,277
Palmerston-East Arm (SSD)	12	976	33	6,579	2	80	—	—	30	20,000	27,666
Darwin (SD)	27	3,549	33	6,579	14	1,040	—	—	623	23,152	34,943
Alice Springs (T)	6	558	—	—	—	—	6	445	45	1,500	2,548
Katherine (T)	1	32	—	—	—	—	—	—	15	670	717
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	18	1,735	—	—	—	—	—	—	240	8,291	10,266
Remainder of Balance (SD)	31	3,089	1	172	2	170	2	130	940	851	5,352
Northern Territory Balance (SD)	56	5,414	1	172	2	170	8	575	1,239	11,312	18,883
Northern Territory	83	8,963	34	6,751	16	1,210	8	575	1,862	34,464	53,826

NOTE: 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 (see paragraph 14).

TABLE 5. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS
APRIL 1994

Selected statistical areas	Material of outer walls						Total
	Double brick(a)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	55	—	—	—	5	—	60
Alice Springs (T)	6	—	—	—	—	—	6
Darwin Rural Areas (SSD)	9	—	1	—	8	—	18
Northern Territory	96	—	1	—	20	—	117

(a) 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							
1990-91	38.8	49.2	23.1	72.3	15.6	42.9	144.5	110.8	232.4
1991-92	51.5	83.5	33.5	117.0	16.1	35.7	87.1	128.6	220.2
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	76.2	139.2	204.0
1992—									
Dec. qtr.	17.3	18.5	5.8	24.3	5.2	6.8	15.0	34.0	44.5
1993—									
Mar. qtr.	15.8	17.0	6.1	23.1	3.3	11.3	23.3	36.7	49.6
June qtr.	22.4	28.9	7.8	36.7	4.4	5.3	18.6	39.3	59.7
Sept. qtr.	21.5	26.9	13.3	40.3	4.3	20.7	42.4	59.4	87.0
Dec. qtr.	11.2	12.5	8.4	20.9	3.0	10.0	27.2	32.8	51.1
1994—									
Mar. qtr.	19.1	30.2	6.7	36.9	3.4	9.2	33.5	38.3	73.9

(a) See paragraphs 18-20 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 APPROVED IN SELECTED AREAS, BY TYPE
APRIL 1994**

Selected statistical area	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	15	—	12	12	—	—	—	—	12	27
Palmerston-East Arm (SSD)	45	2	—	2	—	—	—	—	2	47
Darwin (SD)	60	2	12	14	—	—	—	—	14	74
Alice Springs (T)	6	6	—	6	—	—	—	—	6	12
Katherine (T)	1	—	—	—	—	—	—	—	—	1
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	18	—	—	—	—	—	—	—	—	18
Remainder of Balance (SD)	32	4	—	4	—	—	—	—	4	36
Northern Territory Balance (SD)	57	10	—	10	—	—	—	—	10	67
Northern Territory	117	12	12	24	—	—	—	—	24	141
VALUE (\$'000)										
Darwin City (SSD)	2,573	—	960	960	—	—	—	—	960	3,533
Palmerston-East Arm (SSD)	7,555	80	—	80	—	—	—	—	80	7,636
Darwin (SD)	10,128	80	960	1,040	—	—	—	—	1,040	11,168
Alice Springs (T)	558	445	—	445	—	—	—	—	445	1,003
Katherine (T)	32	—	—	—	—	—	—	—	—	32
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,735	—	—	—	—	—	—	—	—	1,735
Remainder of Balance (SD)	3,261	300	—	300	—	—	—	—	300	3,561
Northern Territory Balance (SD)	5,586	745	—	745	—	—	—	—	745	6,331
Northern Territory	15,714	826	960	1,786	—	—	—	—	1,786	17,500

EXPLANATORY NOTES

Scope and coverage

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.

2. 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.

3. 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) all approved alterations and addition of 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

4. 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.

5. 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.

6. 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* as follows:

- (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 caretakers' 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.).

7. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new "non-residential buildings" is not included in the tables but is shown as a footnote to Table 1.

8. 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 value of the completed building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the value of the completed building.

Building classification

9. *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 in the treatment of group accommodation building where, for example, a student accommodation building on a university campus would be classified to Educational.

10. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

11. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

12. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
- one storey;
 - two or more storeys;

- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
 - three storeys;
 - four or more storeys.

13. More details on the DSC are contained in the ABS Information paper, *Dwelling Structure Classification (DSC)* (1296.0).

14. *Ownership.* The ownership of a building is classified at the time of approval as either *private* sector or *public* sector according to expected ownership 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.

Aboriginal Communities

15. The table relating to building approvals on Aboriginal communities has been removed from the Publication due to possible undercoverage of sources.

General

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

Australian Standard Geographical Classification

17. Statistics presented in Tables 4, 5, and 7 of this publication have been classified according to the Australian Standard Geographical Classification (ASGC). Revisions affecting the N.T. were introduced in Edition 2.1, released in January 1991.

For additional information concerning other changes to the ASGC, users are referred to the manual *Australian Standard Geographical Classification. Edition 2.1* (1216.0).

Estimates at constant prices

18. 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).

19. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'gross fixed capital expenditure'.

20. 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 the *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Unpublished data and related publications.

21. 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 may be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

22. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) — issued monthly.
Building Activity, Australia: Dwelling Unit Commencements (Preliminary Estimates) (8750.0) — issued quarterly.

Construction Activity at Constant Prices, Australia — (8782.0) issued quarterly.

Building Activity, Australia (8752.0) — issued quarterly.

Building Activity, Northern Territory (8752.7) — issued quarterly.

Engineering Construction Survey, Australia (8762.0) — issued quarterly.

23. 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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages:

SD	Statistical Division
SSD	Statistical Subdivision
(T)	town
—	nil or rounded to zero
r	figure revised since previous issue

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

25.



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