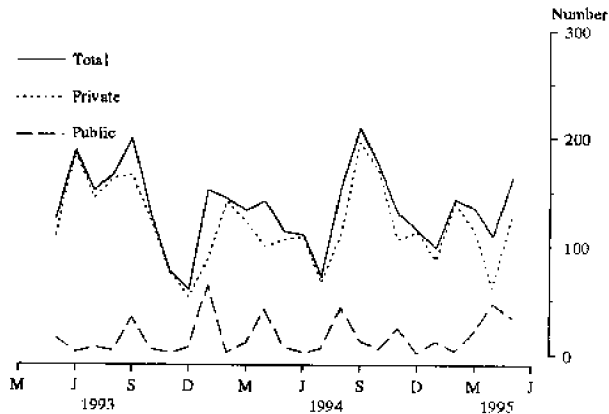


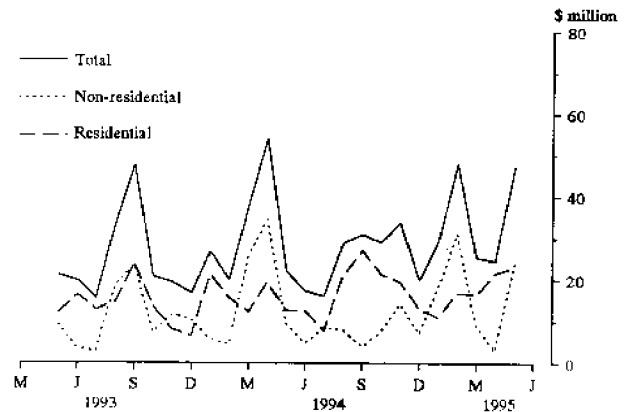
BUILDING APPROVALS, NORTHERN TERRITORY, MAY 1995

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential

- A total of 163 dwelling units comprising 128 houses, 33 other residential dwellings and 2 dwellings created as a result of conversions to existing structures were approved for May 1995 having a combined value of \$17.9 million.
- Palmerston accounted for 45 of the 128 new houses approved and Darwin Rural Areas were responsible for 21. Of the other residential buildings approved 12 were for Palmerston and 9 were for Alice Springs. Table 7 gives a breakdown of the types of dwelling units approved for selected areas in the Northern Territory.
- For the eleven months to May 1995, 1,504 dwelling units have been approved, a 2.6 per cent increase on the 1,466 dwellings approved for the same period of the previous year. For the corresponding periods the value of dwelling units approved rose to \$171.1 million from \$144.1 million, a change of 18.7 per cent.

- The May 1995 figure for alterations and additions was again high at \$5.2 million. The public sector was responsible for almost 70 per cent of this figure.

Non residential

- The value of non-residential approvals for the month of May 1995 was \$23.9 million. For the eleven months ended May 1995 approvals totalled \$134.0 million, a 13.1 per cent decrease on the \$154.2 million for the same period of the previous year. Two projects within the public sector accounted for \$19.1 million of this months total.

Total Building

- The value of total building work approved for May 1995 was \$47.1 million, a large increase on the \$24.5 million last month.
- For the eleven months ended May 1995 approvals totalled \$332.9 million, a 5.9 per cent increase on the \$314.3 million total for the same period of the previous year.

Note: Estimates for the number and value of other residential dwelling units approved in the Northern Territory in August 1994, have been revised. The revision was due to the deletion of two private sector other residential building approvals involving a total of 106 dwelling units at a total value of \$38.5 million. One of these jobs was deleted because it was found to be a duplicate of another approval. The other job was deleted because it has been discovered that the job has not yet received official building approval and there is doubt as to whether it will actually proceed.

Corresponding totals for the Northern Territory affected by these amendments have also been revised

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1991-92	728	244	972	438	49	487	8	1,174	293	1,467	1,515
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	1,486
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	1,584
1993-94											
July-May	860	169	1,029	417	14	431	6	1,283	183	1,466	1,462
1994-95											
July-May	781	151	932	499	58	557	15	1,295	209	1,504	1,507
1994—											
March	79	7	86	43	4	47		122	11	133	135
April	83	34	117	16	8	24	1	100	42	142	132
May	81	7	88	26		26		107	7	114	125
June	62	2	64	47		47		109	2	111	123
July	56	6	62	10	—	10		66	6	72	128
August	71	40	111	40	3	43		111	43	154	137
September	71	10	81	125	3	128		196	13	209	143
October	66	3	69	95	2	97	8	169	5	174	145
November	82		82	23	24	47	2	107	24	131	141
December	79	1	80	35	—	35		114	1	115	134
1995											
January	55	—	55	32	12	44	-	87	12	99	128
February	80	3	83	60		60	—	140	3	143	129
March	68	15	83	43	6	49	3	114	21	135	134
April	51	47	98	11	—	11		62	47	109	141
May	102	26	128	25	8	33	2	129	34	163	148

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. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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					
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
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1993-94														
July-May	78,712	29,042	107,754	35,327	1,038	36,366	114,039	30,080	144,120	16,039	66,886	154,161	196,314	314,320
1994-95														
July-May	76,349	27,259	103,608	57,207	10,319	67,525	133,556	37,578	171,134	27,752	50,116	133,979	203,242	332,864
1994—														
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
May	7,956	654	8,610	2,758	—	2,758	10,715	654	11,369	1,332	1,810	9,409	13,857	22,110
June	6,285	270	6,555	4,778		4,778	11,063	270	11,333	1,268	1,456	4,786	13,711	17,386
July	4,913	694	5,606	1,092		1,092	6,004	694	6,698	856	3,376	8,463	10,236	16,016
August	7,844	6,995	14,839	3,814	1,200	5,014	11,659	8,195	19,854	1,243	5,049	7,826	17,951	28,923
September	7,320	1,479	8,799	16,134	321	16,455	23,454	1,800	25,254	1,828	3,323	3,939	28,605	31,021
October	6,274	321	6,595	13,693	196	13,888	19,967	517	20,483	881	4,278	7,615	25,126	28,979
November	7,177		7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770		3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995														
January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963
February	8,742	206	8,948	5,490		5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	8,948	15,965	25,424
April	5,228	10,428	15,656	740		740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083

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

Class of building	1992-93	1993-94	July-May		1995		
			1993-94	1994-95	March	April	May
PRIVATE SECTOR							
New houses	82,911	84,997	78,712	76,349	6,927	5,228	9,925
New other residential buildings	27,595	40,105	35,327	57,207	4,727	740	2,206
<i>Total new residential building</i>	<i>110,506</i>	<i>125,102</i>	<i>114,039</i>	<i>133,556</i>	<i>11,654</i>	<i>5,968</i>	<i>12,131</i>
Alterations and additions to residential buildings	17,109	16,582	15,389	19,570	1,866	1,620	1,652
Hotels, etc.	1,710	10,420	10,420	17,453	—	—	—
Shops	2,690	30,011	28,891	9,027	1,926	218	—
Factories	1,350	1,686	1,686	3,526	60	293	550
Offices	7,312	2,027	1,977	4,798	—	122	75
Other business premises	9,290	8,432	8,202	7,662	385	616	290
Educational	1,735	5,835	5,835	3,037	—	—	—
Religious	187	60	60	—	—	—	—
Health	1,845	1,506	1,506	885	—	—	100
Entertainment and recreational	834	5,325	5,325	2,495	75	—	—
Miscellaneous	2,164	3,039	2,983	1,234	—	150	150
<i>Total non-residential building</i>	<i>29,117</i>	<i>68,342</i>	<i>66,886</i>	<i>50,116</i>	<i>2,446</i>	<i>1,399</i>	<i>1,165</i>
Total	156,733	210,026	196,314	203,242	15,965	8,987	14,948
PUBLIC SECTOR							
New houses	16,059	29,312	29,042	27,259	1,915	10,428	5,122
New other residential buildings	639	1,038	1,038	10,319	706	—	696
<i>Total new residential building</i>	<i>16,698</i>	<i>30,350</i>	<i>30,080</i>	<i>37,578</i>	<i>2,621</i>	<i>10,428</i>	<i>5,818</i>
Alterations and additions to residential buildings	2,088	725	650	8,181	337	3,564	3,556
Hotels, etc.	—	—	—	—	—	—	—
Shops	485	—	—	1,762	1,672	—	—
Factories	—	4,213	4,213	11,706	490	—	—
Offices	14,837	19,142	19,142	2,959	120	70	388
Other business premises	813	10,754	10,754	2,218	188	—	—
Educational	11,309	23,443	21,603	28,125	2,292	1,367	12,380
Religious	—	—	—	—	—	—	—
Health	6,726	10,946	10,816	735	—	—	533
Entertainment and recreational	300	4,846	3,546	2,016	90	—	—
Miscellaneous	17,484	17,261	17,201	34,341	1,650	87	9,460
<i>Total non-residential building</i>	<i>51,954</i>	<i>90,605</i>	<i>87,275</i>	<i>83,862</i>	<i>6,502</i>	<i>1,524</i>	<i>22,760</i>
Total	70,740	121,680	118,005	129,622	9,460	15,515	32,135
TOTAL							
New houses	98,970	114,309	107,754	103,608	8,841	15,656	15,048
New other residential buildings	28,234	41,144	36,366	67,525	5,433	740	2,902
<i>Total new residential building</i>	<i>127,204</i>	<i>155,452</i>	<i>144,120</i>	<i>171,134</i>	<i>14,274</i>	<i>16,396</i>	<i>17,949</i>
Alterations and additions to residential buildings	19,197	17,307	16,039	27,752	2,202	5,184	5,208
Hotels, etc.	1,710	10,420	10,420	17,453	—	—	—
Shops	3,175	30,011	28,891	10,789	3,598	218	—
Factories	1,350	5,899	5,899	15,232	550	293	550
Offices	22,149	21,169	21,119	7,757	120	192	463
Other business premises	10,103	19,186	18,956	9,880	573	616	290
Educational	13,044	29,278	27,438	31,162	2,292	1,367	12,380
Religious	187	60	60	—	—	—	—
Health	8,571	12,452	12,322	1,620	—	—	633
Entertainment and recreational	1,134	10,171	8,871	4,511	165	—	—
Miscellaneous	19,648	20,300	20,184	35,575	1,650	237	9,610
<i>Total non-residential building</i>	<i>81,072</i>	<i>158,946</i>	<i>154,161</i>	<i>133,979</i>	<i>8,948</i>	<i>2,923</i>	<i>23,925</i>
Total	227,472	331,706	314,320	332,864	25,424	24,502	47,083

(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, MAY 1995

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)	2	389			4	700			4,252	11,842	17,182
Palmerston-East Arm (SSD)	24	1,886	21	4,318	4	315	8	696	68	8,000	15,282
Darwin (SD)	26	2,275	21	4,318	8	1,015	8	696	4,320	19,842	32,465
Alice Springs (T)	15	1,629	9	530			151	1,821	4,131
Katherine (T)	3	382	1	190	2	220				850	1,642
Tennant Creek (T)	3	276							71	...	347
Darwin Rural Areas (SSD)	21	1,579							439	650	2,668
Remainder of Balance (SD)	34	3,785	4	615	6	441			227	763	5,831
Northern Territory Balance (SD)	76	7,651	5	805	17	1,191			888	4,084	14,618
Northern Territory	102	9,925	26	5,122	25	2,206	8	696	5,208	23,925	47,083

(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 MAY 1995

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	25		1		21		47
Alice Springs (T)	10	3		1		1	15
Darwin Rural Areas (SSD)	9		2		10		21
Northern Territory	49	4	6	2	47	20	128

(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							
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
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	149.0	184.6	294.0
1993									
Dec. qtr.	11.2	12.5	8.4	20.8	3.0	10.0	27.3	32.8	51.2
1994									
Mar. qtr.	19.1	30.2	6.7	36.9	3.4	9.3	33.6	38.4	74.0
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8
Sept. qtr.	15.8	23.0	20.0	43.1	3.1	10.9	18.9	48.8	65.0
Dec. qtr.	16.0	16.3	22.6	38.9	5.7	16.0	27.0	55.3	71.6
1995									
Mar. qtr.	15.8	17.4	13.8	31.3	4.6	17.4	54.0	49.8	89.9

(a) See paragraphs 21-23 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
MAY 1995

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			
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	2				4			4	4	6
Palmerston-East Arm (SSD)	45	12		12					12	57
Darwin (SD)	47	12		12	4			4	16	63
Alice Springs (T)	15				9			9	9	24
Katherine (T)	4	2		2					2	6
Tennant Creek (T)	3									3
Darwin Rural Areas (SSD)	21									21
Remainder of Balance (SD)	38	6		6					6	44
Northern Territory Balance (SD)	81	8		8	9			9	17	98
Northern Territory	128	20	—	20	13	—	—	13	33	161
VALUE (\$'000)										
Darwin City (SSD)	389				700			700	700	1,089
Palmerston-East Arm (SSD)	6,204	1,011		1,011					1,011	7,215
Darwin (SD)	6,592	1,011		1,011	700			700	1,711	8,303
Alice Springs (T)	1,629				530			530	530	2,159
Katherine (T)	572	220		220					220	792
Tennant Creek (T)	276									276
Darwin Rural Areas (SSD)	1,579									1,579
Remainder of Balance (SD)	4,400	441		441					441	4,841
Northern Territory Balance (SD)	8,455	661		661	530			530	1,191	9,646
Northern Territory	15,048	1,672	—	1,672	1,230	—	—	1,230	2,902	17,949

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. 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 and Housing, in areas subject to building control by this authority;
- (b) 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 processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

3. 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.

4. 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.

5. 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 mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. 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.

7. 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.

8. 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.).

9. 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 Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, the January 1995 issue of this publication introduced trend estimates for the total number of dwelling units approved, which are shown in Table 1. The number of dwelling units approved as part of these conversions, etc., is included in these trend estimates.

11. 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.

12. Values 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 differ significantly from the value of the completed building.

Building classification

13. *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.

14. *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 buildings e.g. a student

accommodation building on a university campus would be classified to Educational.

15. 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.

16. 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.

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

(a) *Semi-detached, row or terrace houses, townhouses, 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.

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

General

19. 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.

Australian Standard Geographical Classification (ASGC)

20. Area statistics are now being classified to the - *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Estimates at Constant Prices

21. 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.)

22. 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'.

23. 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).

Unpublished Data and Related Publications

24. 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.

25. Other ABS publications which may be of interest include:

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

26. 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 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

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

BOB HARRISON
 Statistician, Northern Territory



For more information ...

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