



**Australian  
Bureau of  
Statistics**

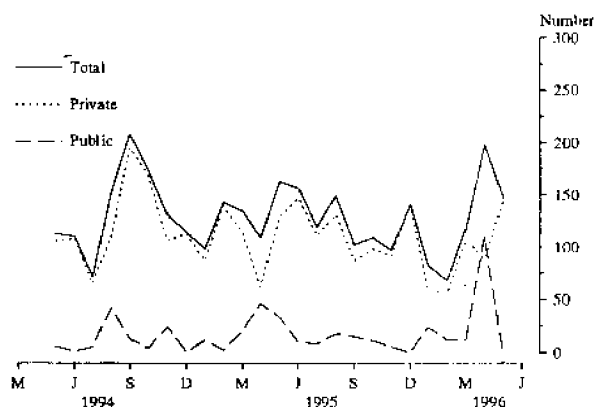
CATALOGUE NO. 8731.7

EMBARGOED UNTIL 11:00 AM 3 JULY 1996

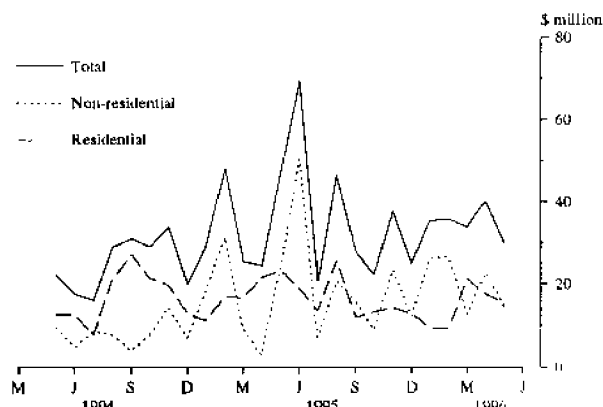
## BUILDING APPROVALS, NORTHERN TERRITORY, MAY 1996

### MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



#### Residential Building

- The trend for the total number of dwelling units approved in May increased 9.7%. The revised April estimate shows an increase of 11.6% with a 10.3% increase in March.
- In original (unadjusted) terms, the total number of dwelling units approved was 146. Of the total, 87 were private sector houses. There were 33 new private sector houses approved in Palmerston-East Arm, followed by Darwin Rural Areas (19) and Alice Springs (16).

- The value of new residential building approved in May was \$13.6 million. New house approvals were responsible for \$8.9 million of the total value of building approved. Alterations and additions fell to \$1.7 million for May 1996.

#### Non-residential building

- Non-residential approvals for May 1996 were \$14.7 million. Of the total \$8.3 million was private sector work.

**NOTE:** As mentioned last month some projects approved for the Army APIN facility at Robertson Barracks since November 1994 had been included in the incorrect Statistical Local Area.

There were 10 approved projects incorrectly included in Palmerston (T) – Balance within the Palmerston-East Arm Statistical Division (SSD) which is part of the Darwin Statistical Division (SD). They should have been included in Litchfield (S) Part A within the Darwin Rural Areas SSD which is part of the Northern Territory Balance SD.

The total value of these projects was \$59.1 million.

All figures for the NT were correct. Only tables 4 & 7 were affected.

More details can be obtained by contacting Damian Sparkes on Adelaide (08) 237 7590.

#### 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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. DWELLING UNITS APPROVED (a)

| 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 |                |
| 1992-93             | 961            | 94            | 1,055 | 416                             | 9             | 425   | 7                 | 1,384          | 103           | 1,487 | ..             |
| 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 | ..             |
| 1994-95<br>July-May | 781            | 151           | 932   | 499                             | 58            | 557   | 15                | 1,295          | 209           | 1,504 | ..             |
| 1995-96<br>July-May | 743            | 95            | 838   | 358                             | 119           | 477   | 15                | 1,113          | 217           | 1,330 | ..             |
| 1995—<br>March      | 68             | 15            | 83    | 43                              | 6             | 49    | 3                 | 114            | 21            | 135   | 133            |
| April               | 51             | 47            | 98    | 11                              | —             | 11    | —                 | 62             | 47            | 109   | 145            |
| May                 | 102            | 26            | 128   | 25                              | 8             | 33    | 2                 | 129            | 34            | 163   | 154            |
| June                | 87             | 10            | 97    | 55                              | —             | 55    | 5                 | 147            | 10            | 157   | 153            |
| July                | 68             | 8             | 76    | 35                              | —             | 35    | 8                 | 111            | 8             | 119   | 144            |
| August              | 82             | 17            | 99    | 48                              | —             | 48    | 2                 | 131            | 18            | 149   | 132            |
| September           | 63             | 15            | 78    | 24                              | —             | 24    | —                 | 87             | 15            | 102   | 120            |
| October             | 82             | 11            | 93    | 15                              | —             | 15    | 1                 | 98             | 11            | 109   | 108            |
| November            | 66             | 4             | 70    | 25                              | 2             | 27    | —                 | 91             | 6             | 97    | 100            |
| December            | 73             | —             | 73    | 68                              | —             | 68    | —                 | 141            | —             | 141   | 100            |
| 1996—<br>January    | 24             | 16            | 40    | 33                              | 7             | 40    | 2                 | 58             | 24            | 82    | 107            |
| February            | 49             | 10            | 59    | 6                               | 2             | 8     | 1                 | 56             | 12            | 68    | 117            |
| March               | 82             | 10            | 92    | 25                              | 2             | 27    | —                 | 107            | 12            | 119   | 129            |
| April               | 67             | 4             | 71    | 21                              | 106           | 127   | —                 | 88             | 110           | 198   | 144            |
| May                 | 87             | —             | 87    | 58                              | —             | 58    | 1                 | 145            | 1             | 146   | 158            |

(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)

(5 000)

| 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   |  |                          |         |                |         |
| 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 |
| 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 |
| 1994-95<br>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 |
| 1995-96<br>July-May | 73,752                   | 15,388        | 89,140  | 36,297                      | 7,640         | 43,937 | 110,050        | 23,028        | 133,077 | 31,111   | 104,481                  | 190,747 | 239,630        | 354,936 |
| 1995—<br>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  |
| June                | 8,598                    | 1,878         | 10,476  | 6,120                       | —             | 6,120  | 14,718         | 1,878         | 16,596  | 2,206  | 48,029                   | 50,518  | 64,816         | 69,320  |
| July                | 6,743                    | 1,601         | 8,344   | 3,145                       | —             | 3,145  | 9,888          | 1,601         | 11,490  | 2,138  | 6,380                    | 7,066   | 18,407         | 20,694  |
| August              | 8,442                    | 3,541         | 11,983  | 10,535                      | —             | 10,535 | 18,977         | 3,541         | 22,518  | 3,186  | 4,702                    | 20,725  | 26,715         | 46,429  |
| September           | 5,912                    | 1,555         | 7,467   | 2,498                       | —             | 2,498  | 8,410          | 1,555         | 9,965   | 2,018  | 1,801                    | 15,660  | 11,724         | 27,643  |
| October             | 8,303                    | 1,145         | 9,448   | 2,308                       | —             | 2,308  | 10,611         | 1,145         | 11,756  | 1,574  | 6,057                    | 8,886   | 18,243         | 22,217  |
| 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—<br>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  | 9,734  | 3,735                    | 12,620  | 21,794         | 33,918  |
| 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  |

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

| Class of building                                  | July-May |         |         |         | 1996   |        |        |
|--|----------|---------|---------|---------|--------|--------|--------|
|  | 1993-94  | 1994-95 | 1994-95 | 1995-96 | March  | April  | May    |
| PRIVATE SECTOR                                     |          |         |         |         |        |        |        |
| New houses   | 84,997   | 84,947  | 76,349  | 73,752  | 8,048  | 6,977  | 8,931  |
| New other residential buildings                    | 40,105   | 63,327  | 57,207  | 36,297  | 1,290  | 1,920  | 4,656  |
| Total new residential building                     | 125,102  | 148,274 | 133,556 | 110,050 | 9,338  | 8,897  | 13,587 |
| Alterations and additions to residential buildings | 16,582   | 21,640  | 19,570  | 25,099  | 8,721  | 1,946  | 1,402  |
| Hotels, etc.                                       | 10,420   | 25,584  | 17,453  | 33,488  | 400    | —      | 928    |
| Shops  | 30,011   | 37,862  | 9,027   | 13,681  | 500    | 1,895  | 828    |
| Factories  | 1,686    | 3,940   | 3,526   | 3,022   | —      | 433    | —      |
| Offices  | 2,027    | 6,261   | 4,798   | 11,184  | 530    | 5,520  | 1,826  |
| Other business premises                            | 8,432    | 10,489  | 7,662   | 21,655  | 1,238  | 2,350  | 1,901  |
| Educational  | 5,835    | 3,922   | 3,037   | 4,805   | 604    | 1,026  | 544    |
| Religious  | 60       | —       | —       | 609     | 118    | —      | —      |
| Health   | 1,506    | 1,027   | 885     | 3,150   | —      | —      | —      |
| Entertainment and recreational                     | 5,325    | 3,536   | 2,495   | 9,414   | —      | —      | 2,200  |
| Miscellaneous                                      | 3,039    | 5,524   | 1,234   | 3,473   | 346    | 775    | 50     |
| Total non-residential building                     | 68,342   | 98,145  | 50,116  | 104,481 | 3,735  | 11,999 | 8,277  |
| Total  | 210,026  | 268,058 | 203,242 | 239,630 | 21,794 | 22,842 | 23,265 |
| PUBLIC SECTOR                                      |          |         |         |         |        |        |        |
| New houses   | 29,312   | 29,137  | 27,259  | 15,388  | 2,110  | 498    | —      |
| New other residential buildings                    | 1,038    | 10,319  | 10,319  | 7,640   | 116    | 6,080  | —      |
| Total new residential building                     | 30,350   | 39,456  | 37,578  | 23,028  | 2,226  | 6,578  | —      |
| Alterations and additions to residential buildings | 725      | 8,318   | 8,181   | 6,013   | 1,013  | 15     | 344    |
| Hotels, etc.                                       | —        | —       | —       | —       | —      | —      | —      |
| Shops  | —        | 1,762   | 1,762   | 4,246   | 4,246  | —      | —      |
| Factories  | 4,213    | 11,706  | 11,706  | 324     | —      | —      | —      |
| Offices  | 19,142   | 3,466   | 2,959   | 10,252  | 550    | 55     | 857    |
| Other business premises                            | 10,754   | 2,354   | 2,218   | 14,147  | 89     | 8,180  | —      |
| Educational  | 23,443   | 28,985  | 28,125  | 16,317  | 2,218  | 960    | 4,500  |
| Religious  | —        | —       | —       | 2,361   | —      | —      | —      |
| Health   | 10,946   | 1,631   | 735     | 1,433   | 650    | —      | 55     |
| Entertainment and recreational                     | 4,846    | 2,016   | 2,016   | 10,171  | 695    | 90     | 1,017  |
| Miscellaneous                                      | 17,261   | 34,431  | 34,341  | 27,015  | 438    | 1,415  | —      |
| Total non-residential building                     | 90,605   | 86,351  | 83,862  | 86,266  | 8,885  | 10,700 | 6,428  |
| Total  | 121,680  | 134,125 | 129,622 | 115,306 | 12,124 | 17,293 | 6,772  |
| TOTAL  |          |         |         |         |        |        |        |
| New houses   | 114,309  | 114,085 | 103,608 | 89,140  | 10,158 | 7,475  | 8,931  |
| New other residential buildings                    | 41,144   | 73,645  | 67,525  | 43,937  | 1,406  | 8,000  | 4,656  |
| Total new residential building                     | 155,452  | 187,730 | 171,134 | 133,077 | 11,564 | 15,475 | 13,587 |
| Alterations and additions to residential buildings | 17,307   | 29,958  | 27,752  | 31,111  | 9,734  | 1,961  | 1,746  |
| Hotels, etc.                                       | 10,420   | 25,584  | 17,453  | 33,488  | 400    | —      | 928    |
| Shops  | 30,011   | 39,624  | 10,789  | 17,927  | 4,746  | 1,895  | 828    |
| Factories  | 5,899    | 15,646  | 15,232  | 3,346   | —      | 433    | —      |
| Offices  | 21,169   | 9,727   | 7,757   | 21,437  | 1,080  | 5,575  | 2,683  |
| Other business premises                            | 19,186   | 12,844  | 9,880   | 35,802  | 1,326  | 10,530 | 1,901  |
| Educational  | 29,278   | 32,907  | 31,162  | 21,123  | 2,822  | 1,986  | 5,044  |
| Religious  | 60       | —       | —       | 2,969   | 118    | —      | —      |
| Health   | 12,452   | 2,658   | 1,620   | 4,583   | 650    | —      | 55     |
| Entertainment and recreational                     | 10,171   | 5,552   | 4,511   | 19,585  | 695    | 90     | 3,217  |
| Miscellaneous                                      | 20,300   | 39,955  | 35,575  | 30,488  | 784    | 2,190  | 50     |
| Total non-residential building                     | 158,946  | 184,496 | 133,979 | 190,747 | 12,620 | 22,699 | 14,705 |
| Total  | 331,706  | 402,184 | 332,864 | 354,936 | 33,918 | 40,135 | 30,038 |

(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 1996

| 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                            | 946            | —             | —              | 21                          | 1,900          | —             | —              | 898   | 5,379                             | 9,123                   |
| Palmerston-East Arm (SSD)       | 33                           | 3,050          | —             | —              | 5                           | 179            | —             | —              | 101   | 100                               | 3,430                   |
| Darwin (SD)                     | 40                           | 3,996          | —             | —              | 26                          | 2,079          | —             | —              | 999   | 5,479                             | 12,553                  |
| Alice Springs (T)               | 16                           | 1,581          | —             | —              | 16                          | 1,357          | —             | —              | 185   | 1,254                             | 4,376                   |
| Katherine (T)                   | 8                            | 772            | —             | —              | 12                          | 1,080          | —             | —              | —   | 170                               | 2,022                   |
| Tennant Creek (T)               | —                            | —              | —             | —              | 4                           | 140            | —             | —              | 76  | —                                 | 216                     |
| Darwin Rural Areas (SSD)        | 19                           | 2,171          | —             | —              | —                           | —              | —             | —              | 155   | 7,052                             | 9,378                   |
| Remainder of Balance (SD)       | 4                            | 411            | —             | —              | —                           | —              | —             | —              | 331   | 750                               | 1,492                   |
| Northern Territory Balance (SD) | 47                           | 4,935          | —             | —              | 32                          | 2,577          | —             | —              | 747   | 9,226                             | 17,485                  |
| Northern Territory              | 87                           | 8,931          | —             | —              | 58                          | 4,656          | —             | —              | 1,746   | 14,705                            | 30,038                  |

(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 1996

| Selected statistical areas | Material of outer walls |              |              |          |                      |            | Total     |
|----------------------------|-------------------------|--------------|--------------|----------|----------------------|------------|-----------|
|                            | Double brick(b)         | Brick veneer | Fibre cement | Timber   | Metal clad and other | Not stated |           |
| Darwin (SD)                | 36                      | —            | —            | —        | 4                    | —          | 40        |
| Alice Springs (T)          | 12                      | 1            | —            | 1        | 2                    | —          | 16        |
| Darwin Rural Areas (SSD)   | 9                       | 2            | —            | —        | 6                    | 2          | 19        |
| <b>Northern Territory</b>  | <b>59</b>               | <b>4</b>     | <b>1</b>     | <b>1</b> | <b>17</b>            | <b>5</b>   | <b>87</b> |

(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 |                             |       |  |                          |       |                |       |
|            |                          |       |                             |       |  |                          |       |                |       |
| 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 |
| 1994-95    | 65.9                     | 88.3  | 64.9                        | 153.2 | 23.1   | 90.3                     | 169.9 | 230.4          | 346.1 |
| 1994—      |                          |       |                             |       |  |                          |       |                |       |
| Dec. qtr.  | 16.0                     | 16.3  | 22.6                        | 38.8  | 5.7  | 15.9                     | 26.8  | 55.1           | 71.4  |
| 1995—      |                          |       |                             |       |  |                          |       |                |       |
| Mar. qtr.  | 15.8                     | 17.4  | 13.7                        | 31.2  | 4.6  | 17.2                     | 53.4  | 49.4           | 89.2  |
| June qtr.  | 18.2                     | 31.5  | 8.5                         | 40.1  | 9.6  | 46.3                     | 70.8  | 77.0           | 120.5 |
| Sept. qtr. | 15.9                     | 20.9  | 14.0                        | 34.9  | 5.5  | 11.7                     | 39.6  | 47.1           | 80.0  |
| Dec. qtr.  | 16.0                     | 17.1  | 8.2                         | 25.3  | 5.6  | 22.8                     | 40.3  | 50.2           | 71.3  |
| 1996—      |                          |       |                             |       |  |                          |       |                |       |
| Mar. qtr.  | 11.2                     | 16.2  | 4.7                         | 20.9  | 9.2  | 41.8                     | 59.1  | 66.1           | 89.2  |

(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  
MAY 1996**

| Selected<br>statistical<br>area    | New other residential building |  |                      |       |   |           |                      |       |       | Total<br>new<br>residential<br>building |
|------------------------------------|--------------------------------|--|----------------------|-------|---|-----------|----------------------|-------|-------|---|
|                                    | New<br>houses                  | Semi-detached, row or terrace<br>houses, townhouses, etc. of |                      |       | Flats, units or apartments in a building of |           |                      |       | Total |   |
|                                    |                                | 1 storey   | 2 or more<br>storeys | Total | 1-2 storeys                                 | 3 storeys | 4 or more<br>storeys | Total |       |   |
|                                    |                                |  |                      |       |   |           |                      |       |       |   |
|                                    |                                |  |                      |       |   |           |                      |       |       |   |
| NUMBER OF DWELLING UNITS           |                                |  |                      |       |   |           |                      |       |       |   |
| Darwin City (SSD)                  | 7                              | —  | —                    | —     | 13  | —         | 8                    | 21    | 21    | 28                                      |
| Palmerston-East<br>Arm (SSD)       | 33                             | —  | —                    | —     | 5   | —         | —                    | 5     | 5     | 38                                      |
| Darwin (SD)                        | 40                             | —  | —                    | —     | 18  | —         | 8                    | 26    | 26    | 66                                      |
| Alice Springs (T)                  | 16                             | —  | —                    | —     | 16  | —         | —                    | 16    | 16    | 32                                      |
| Katherine (T)                      | 8                              | —  | 12                   | 12    | —   | —         | —                    | —     | 12    | 20                                      |
| Tennant Creek (T)                  | —                              | 4  | —                    | 4     | —   | —         | —                    | —     | 4     | 4                                       |
| Darwin Rural Areas<br>(SSD)        | 19                             | —  | —                    | —     | —   | —         | —                    | —     | —     | 19                                      |
| Remainder of<br>Balance (SD)       | 4                              | —  | —                    | —     | —   | —         | —                    | —     | —     | 4                                       |
| Northern Territory<br>Balance (SD) | 47                             | 4  | 12                   | 16    | 16  | —         | —                    | 16    | 32    | 79                                      |
| Northern Territory                 | 87                             | 4  | 12                   | 16    | 34  | —         | 8                    | 42    | 58    | 145                                     |
| VALUE (\$'000)                     |                                |  |                      |       |   |           |                      |       |       |   |
| Darwin City (SSD)                  | 946                            | —  | —                    | —     | 1,090                                       | —         | 810                  | 1,900 | 1,900 | 2,846                                   |
| Palmerston-East<br>Arm (SSD)       | 3,050                          | —  | —                    | —     | 179   | —         | —                    | 179   | 179   | 3,229                                   |
| Darwin (SD)                        | 3,996                          | —  | —                    | —     | 1,269                                       | —         | 810                  | 2,079 | 2,079 | 6,075                                   |
| Alice Springs (T)                  | 1,581                          | —  | —                    | —     | 1,357                                       | —         | —                    | 1,357 | 1,357 | 2,938                                   |
| Katherine (T)                      | 772                            | —  | 1,080                | 1,080 | —   | —         | —                    | —     | 1,080 | 1,852                                   |
| Tennant Creek (T)                  | —                              | 140  | —                    | 140   | —   | —         | —                    | —     | 140   | 140                                     |
| Darwin Rural Areas<br>(SSD)        | 2,171                          | —  | —                    | —     | —   | —         | —                    | —     | —     | 2,171                                   |
| Remainder of<br>Balance (SD)       | 411                            | —  | —                    | —     | —   | —         | —                    | —     | —     | 411                                     |
| Northern Territory<br>Balance (SD) | 4,935                          | 140  | 1,080                | 1,220 | 1,357                                       | —         | —                    | 1,357 | 2,577 | 7,512                                   |
| Northern Territory                 | 8,931                          | 140  | 1,080                | 1,220 | 2,626                                       | —         | 810                  | 3,436 | 4,656 | 13,587                                  |

(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 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;
- (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 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.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include 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, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

#### 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              |
| r   | figure revised since previous issue |

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

**BOB HARRISON**  
 Statistician, Northern Territory

## ***For more information . . .***

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

### **ABS Products and Services**

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

### **National Dial-a-Statistic Line**

**0055 86 400**

*Steadycom P/L: premium rate 25c/21.4 secs.*

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

### **Internet**

<http://www.statistics.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

## ***Sales and Inquiries***

Keylink    STAT.INFO/ABS  
X.400    (C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO)  
Internet   stat.info@abs.telememo.au

National Mail Order Service (06) 252 5249  
Subscription Service            1800 02 0608

|           | <b>Information Inquiries</b> | <b>Bookshop Sales</b> |
|-----------|------------------------------|-----------------------|
| SYDNEY    | (02) 268 4611                | 268 4620              |
| MELBOURNE | (03) 9615 7755               | 9615 7755             |
| BRISBANE  | (07) 3222 6351               | 3222 6350             |
| PERTH     | (09) 360 5140                | 360 5307              |
| ADELAIDE  | (08) 237 7100                | 237 7582              |
| HOBART    | (002) 205 800                | 205 800               |
| CANBERRA  | (06) 252 6627                | 207 0326              |
| DARWIN    | (089) 432 111                | 432 111               |



Client Services, ABS, PO Box 10, Belconnen ACT 2616

