

CATALOGUE NO. 8731.7

EMBARGOED UNTIL 11:30 AM 1 NOVEMBER 1994

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

- A total of 209 dwelling units (81 houses and 128 other residential buildings) were approved for September 1994 having a combined value of \$25.3m. Of the 81 houses approved, 20 were for Palmerston, (including 7 for the Dept. of Defence) 36 for Darwin Rural Areas and 8 for various Aboriginal Communities. Of the other residential buildings approved 83 were for Darwin City and 40 were for Palmerston.
- For the three months to September 1994, 541 dwellings were approved, a 6.1 per cent increase on the 510 dwellings approved for the same period last year.

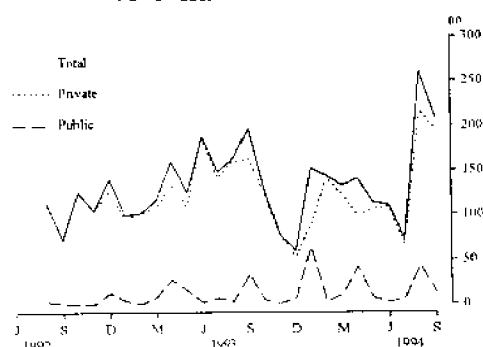
**Non-residential**

- Approvals for the month of September 1994 totalled \$3.9m. For the three months to September 1994 approvals totalled \$20.2m, a 55.3 per cent decrease on the \$45.2m total for the same period last year.

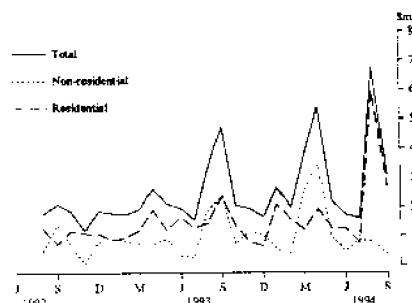
**Total**

- For the three months to September 1994 approvals totalled \$114.5m, an 18.5 per cent increase on the \$96.6m total for the same period last year.

NEW DWELLING UNIT APPROVALS



VALUE OF BUILDING APPROVED

**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.

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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 |
| 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 |
| 1993-94                   | 922            | 171           | 1,093 | 464                         | 14            | 478   | 1,386          | 185           | 1,571 |
| 1993-94<br>July-September | 285            | 42            | 327   | 181                         | 2             | 183   | 466            | 44            | 510   |
| 1994-95<br>July-September | 198            | 56            | 254   | 281                         | 6             | 287   | 479            | 62            | 541   |
| 1993 --                   |                |               |       |                             |               |       |                |               |       |
| 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   |
| May                       | 81             | 7             | 88    | 26                          | —             | 26    | 107            | 7             | 114   |
| June                      | 62             | 2             | 64    | 47                          | —             | 47    | 109            | 2             | 111   |
| July                      | 56             | 6             | 62    | 10                          | —             | 10    | 66             | 6             | 72    |
| August                    | 71             | 40            | 111   | 146                         | 3             | 149   | 217            | 43            | 260   |
| September                 | 71             | 10            | 81    | 125                         | 3             | 128   | 196            | 13            | 209   |

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 September 1994.

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

| (\$ 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<br>July-September | 25,104                   | 6,349         | 31,453  | 14,670                      | 199           | 14,868 | 39,774         | 6,547         | 46,321  | 5,005  | 22,072                   | 45,246  | 66,350         | 96,572  |
| 1994-95<br>July-September | 20,077                   | 9,167         | 29,244  | 59,540                      | 1,521         | 61,061 | 79,617         | 10,688        | 90,305  | 3,927  | 11,748                   | 20,228  | 95,292         | 114,460 |
| 1993                      |                          |               |         |                             |               |        |                |               |         |  |                          |         |                |         |
| 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  |
| 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  | 42,314                      | 1,200         | 43,514 | 50,159         | 8,195         | 58,354  | 1,243  | 5,049                    | 7,826   | 56,451         | 67,423  |
| 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  |

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

| Class of building                                  | 1992-93 | 1993-94 | July-September |         | 1994   |        |           |
|--|---------|---------|----------------|---------|--------|--------|-----------|
|  |         |         | 1993-94        | 1994-95 | July   | August | September |
| PRIVATE SECTOR                                     |         |         |                |         |        |        |           |
| New houses   | 82,911  | 84,997  | 25,104         | 20,077  | 4,913  | 7,844  | 7,320     |
| New other residential buildings                    | 27,595  | 40,105  | 14,670         | 59,540  | 1,092  | 42,314 | 16,134    |
| Total new residential building                     | 110,506 | 125,102 | 39,774         | 79,617  | 6,004  | 50,159 | 23,454    |
| Alterations and additions to residential buildings | 17,109  | 16,582  | 4,505          | 3,927   | 856    | 1,243  | 1,828     |
| Hotels, etc.                                       | 1,710   | 10,420  | 7,720          | 293     | 158    | 135    | —         |
| Shops  | 2,690   | 30,011  | 3,451          | 2,142   | 161    | 795    | 1,186     |
| Factories  | 1,350   | 1,686   | 754            | 743     | —      | 588    | 155       |
| Offices  | 7,312   | 2,027   | 984            | 2,718   | 1,177  | 641    | 900       |
| Other business premises                            | 9,290   | 8,432   | 3,617          | 4,837   | 1,580  | 2,765  | 492       |
| Educational  | 1,735   | 5,835   | 4,370          | —       | —      | —      | —         |
| Religious  | 187     | 60      | —              | —       | —      | —      | —         |
| Health   | 1,845   | 1,506   | 186            | 785     | 300    | —      | 485       |
| Entertainment and recreational                     | 834     | 5,325   | 500            | 230     | —      | 125    | 105       |
| Miscellaneous                                      | 2,164   | 3,039   | 490            | —       | —      | —      | —         |
| Total non-residential building                     | 29,117  | 68,342  | 22,072         | 11,748  | 3,376  | 5,049  | 3,323     |
| Total  | 156,733 | 210,026 | 66,350         | 95,292  | 10,236 | 56,451 | 28,605    |
| PUBLIC SECTOR                                      |         |         |                |         |        |        |           |
| New houses   | 16,059  | 29,312  | 6,349          | 9,167   | 694    | 6,995  | 1,479     |
| New other residential buildings                    | 639     | 1,038   | 199            | 1,521   | —      | 1,200  | 321       |
| Total new residential building                     | 16,698  | 30,350  | 6,547          | 10,688  | 694    | 8,195  | 1,800     |
| Alterations and additions to residential buildings | 2,088   | 725     | 500            | —       | —      | —      | —         |
| Hotels, etc.                                       | —       | —       | —              | —       | —      | —      | —         |
| Shops  | 485     | —       | —              | 90      | —      | —      | 90        |
| Factories  | —       | 4,213   | —              | 3,150   | 3,000  | 150    | —         |
| Offices  | 14,837  | 19,142  | 11,700         | 2,322   | 2,087  | 50     | 185       |
| Other business premises                            | 813     | 10,754  | 1,923          | —       | —      | —      | —         |
| Educational  | 11,309  | 23,443  | 6,680          | 164     | —      | 100    | 64        |
| Religious  | —       | —       | —              | —       | —      | —      | —         |
| Health   | 6,726   | 10,946  | 293            | 116     | —      | —      | 116       |
| Entertainment and recreational                     | 300     | 4,846   | —              | 1,511   | —      | 1,350  | 161       |
| Miscellaneous                                      | 17,484  | 17,261  | 2,578          | 1,127   | —      | 1,127  | —         |
| Total non-residential building                     | 51,954  | 90,605  | 23,174         | 8,480   | 5,087  | 2,777  | 616       |
| Total  | 70,740  | 121,680 | 30,222         | 19,168  | 5,780  | 10,972 | 2,416     |
| TOTAL  |         |         |                |         |        |        |           |
| New houses   | 98,970  | 114,309 | 31,453         | 29,244  | 5,606  | 14,839 | 8,799     |
| New other residential buildings                    | 28,234  | 41,144  | 14,868         | 61,061  | 1,092  | 43,514 | 16,455    |
| Total new residential building                     | 127,204 | 155,452 | 46,321         | 90,305  | 6,698  | 58,354 | 25,254    |
| Alterations and additions to residential buildings | 19,197  | 17,307  | 5,005          | 3,927   | 856    | 1,243  | 1,828     |
| Hotels, etc.                                       | 1,710   | 10,420  | 7,720          | 293     | 158    | 135    | —         |
| Shops  | 3,175   | 30,011  | 3,451          | 2,232   | 161    | 795    | 1,276     |
| Factories  | 1,350   | 5,899   | 754            | 3,893   | 3,000  | 738    | 155       |
| Offices  | 22,149  | 21,169  | 12,684         | 5,039   | 3,264  | 691    | 1,085     |
| Other business premises                            | 10,103  | 19,186  | 5,540          | 4,837   | 1,580  | 2,765  | 492       |
| Educational  | 13,044  | 29,278  | 11,050         | 164     | —      | 100    | 64        |
| Religious  | 187     | 60      | —              | —       | —      | —      | —         |
| Health   | 8,571   | 12,452  | 479            | 901     | 300    | —      | 601       |
| Entertainment and recreational                     | 1,134   | 10,171  | 500            | 1,741   | —      | 1,475  | 266       |
| Miscellaneous                                      | 19,648  | 20,300  | 3,068          | 1,127   | —      | 1,127  | —         |
| Total non-residential building                     | 81,072  | 158,946 | 45,246         | 20,228  | 8,463  | 7,826  | 3,939     |
| Total  | 227,472 | 331,706 | 96,572         | 114,460 | 16,016 | 67,423 | 31,021    |

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, SEPTEMBER 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)               | 6                        | 695            | —             | —              | 83                          | 13,580         | —             | —              | 611   | 2,284                             | 17,170                  |
| Palmerston-East Arm (SSD)       | 13                       | 1,318          | 7             | 1,216          | 40                          | 2,384          | —             | —              | 92  | 105                               | 5,115                   |
| Darwin (SD)                     | 19                       | 2,012          | 7             | 1,216          | 123                         | 15,964         | —             | —              | 703   | 2,389                             | 22,285                  |
| Alice Springs (T)               | 8                        | 738            | —             | —              | —                           | —              | 3             | 321            | 165   | 1,235                             | 2,459                   |
| Katherine (T)                   | —                        | —              | —             | —              | —                           | —              | —             | —              | —   | —                                 | —                       |
| Tennant Creek (T)               | —                        | —              | —             | —              | —                           | —              | —             | —              | —   | —                                 | —                       |
| Darwin Rural Areas (SSD)        | 36                       | 3,389          | —             | —              | —                           | —              | —             | —              | 286   | 315                               | 3,990                   |
| Remainder of Balance (SD)       | 8                        | 1,180          | 3             | 263            | 2                           | 170            | —             | —              | 675   | —                                 | 2,288                   |
| Northern Territory Balance (SD) | 52                       | 5,307          | 3             | 263            | 2                           | 170            | 3             | 321            | 1,126   | 1,550                             | 8,737                   |
| Northern Territory              | 71                       | 7,320          | 10            | 1,479          | 125                         | 16,134         | 3             | 321            | 1,828   | 3,939                             | 31,021                  |

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 SEPTEMBER 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)                | 16                      | —            | —            | —        | 10                   | —          | 26        |
| Alice Springs (T)          | 8                       | —            | —            | —        | —                    | —          | 8         |
| Darwin Rural Areas (SSD)   | 17                      | —            | —            | —        | 19                   | —          | 36        |
| <b>Northern Territory</b>  | <b>45</b>               | <b>—</b>     | <b>—</b>     | <b>—</b> | <b>36</b>            | <b>—</b>   | <b>81</b> |

(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 |                             |       |  |                          |       |                |       |
|            |                          |       |                             |       |  |                          |       |                |       |
| 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—      |                          |       |                             |       |  |                          |       |                |       |
| 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  | 20.8                     | 42.5  | 59.4           | 87.0  |
| 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  |

(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  
SEPTEMBER 1994

| Selected<br>statistical<br>area    | Other residential building                                   |                      |       |       |   |           |       |        | Total<br>residential<br>building |        |
|------------------------------------|--|----------------------|-------|-------|---|-----------|-------|--------|----------------------------------|--------|
|                                    | Semi-detached, row or terrace<br>houses, townhouses, etc. of |                      |       |       | Flats, units or apartments in a building of |           |       |        |                                  |        |
|                                    | Houses   | 2 or more<br>storeys |       | Total | 4 or more<br>storeys                        |           |       | Total  |                                  |        |
|                                    |  | 1 storey             |       |       | 1-2 storeys                                 | 3 storeys |       |        |                                  |        |
|                                    |  |                      |       |       |   |           |       |        |                                  |        |
| NUMBER OF DWELLING UNITS           |  |                      |       |       |   |           |       |        |                                  |        |
| Darwin City (SSD)                  | 6  | 2                    | 14    | 16    | 14  | 12        | 41    | 67     | 83                               | 89     |
| Palmerston-East<br>Arm (SSD)       | 20   | 30                   | —     | 30    | 10  | —         | —     | 10     | 40                               | 60     |
| Darwin (SD)                        | 26   | 32                   | 14    | 46    | 24  | 12        | 41    | 77     | 123                              | 149    |
| Alice Springs (T)                  | 8  | 3                    | —     | 3     | —   | —         | —     | —      | 3                                | 11     |
| Katherine (T)                      | —  | —                    | —     | —     | —   | —         | —     | —      | —                                | —      |
| Tennant Creek (T)                  | —  | —                    | —     | —     | —   | —         | —     | —      | —                                | —      |
| Darwin Rural Areas<br>(SSD)        | 36   | —                    | —     | —     | —   | —         | —     | —      | —                                | 36     |
| Remainder of<br>Balance (SD)       | 11   | 2                    | —     | 2     | —   | —         | —     | —      | 2                                | 13     |
| Northern Territory<br>Balance (SD) | 55   | 5                    | —     | 5     | —   | —         | —     | —      | 5                                | 60     |
| Northern Territory                 | 81   | 37                   | 14    | 51    | 24  | 12        | 41    | 77     | 128                              | 209    |
| VALUE (\$'000)                     |  |                      |       |       |   |           |       |        |                                  |        |
| Darwin City (SSD)                  | 695  | 290                  | 3,110 | 3,400 | 1,500                                       | 1,320     | 7,360 | 10,180 | 13,580                           | 14,275 |
| Palmerston-East<br>Arm (SSD)       | 2,534  | 1,634                | —     | 1,634 | 750   | —         | —     | 750    | 2,384                            | 4,918  |
| Darwin (SD)                        | 3,228  | 1,924                | 3,110 | 5,034 | 2,250                                       | 1,320     | 7,360 | 10,930 | 15,964                           | 19,192 |
| Alice Springs (T)                  | 738  | 321                  | —     | 321   | —   | —         | —     | —      | 321                              | 1,059  |
| Katherine (T)                      | —  | —                    | —     | —     | —   | —         | —     | —      | —                                | —      |
| Tennant Creek (T)                  | —  | —                    | —     | —     | —   | —         | —     | —      | —                                | —      |
| Darwin Rural Areas<br>(SSD)        | 3,389  | —                    | —     | —     | —   | —         | —     | —      | —                                | 3,389  |
| Remainder of<br>Balance (SD)       | 1,443  | 170                  | —     | 170   | —   | —         | —     | —      | 170                              | 1,613  |
| Northern Territory<br>Balance (SD) | 5,570  | 491                  | —     | 491   | —   | —         | —     | —      | 491                              | 6,061  |
| Northern Territory                 | 8,799  | 2,415                | 3,110 | 5,525 | 2,250                                       | 1,320     | 7,360 | 10,930 | 16,455                           | 25,254 |

## 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.



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