

**BUILDING ACTIVITY, NORTHERN TERRITORY
MARCH QUARTER 1995**

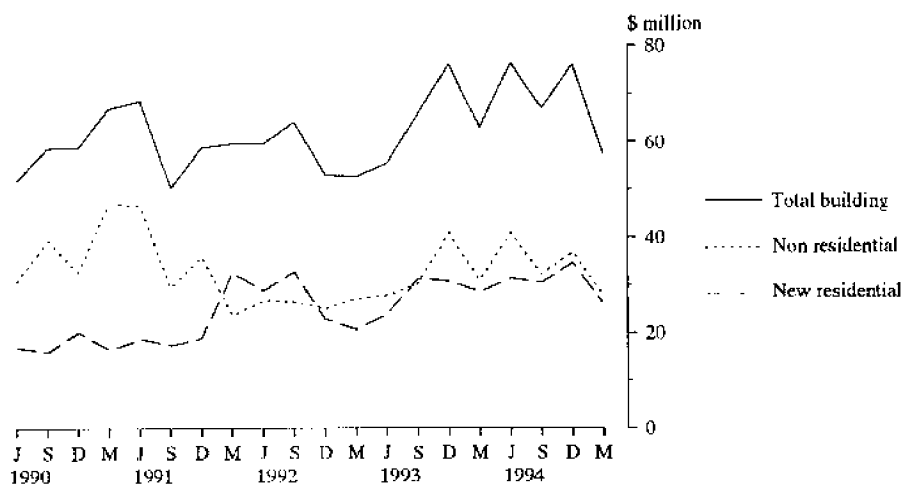
SUMMARY OF FINDINGS

Value of building work done at average 1989-90 prices

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
New residential building	-24.1	-8.7
Alterations and additions to residential buildings	-28.6	0.0
Non-residential building	-24.1	-9.9
Total building	-24.3	-8.9

- In average 1989-90 prices, the total value of building work done during the March quarter 1995 fell 24.3% from the previous quarter's relatively high figure to \$57.5 million, the lowest since the June quarter 1993.
- The March quarter value of work done on new residential building was the lowest since the June quarter 1993. It fell to \$26.4 million and was down 24.1% on the December quarter 1994 figure of \$34.8 million, which was the highest since the December quarter 1987. Also, work done on alterations and additions slumped 28.6% to \$3.0 million, the same as a year earlier and equal lowest since the June quarter 1988.
- Similarly, work done on non-residential building fell 24.1% to \$28.1 million, the same as for the June quarter 1993.

**VALUE OF WORK DONE
AT AVERAGE 1989-90 PRICES**



INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

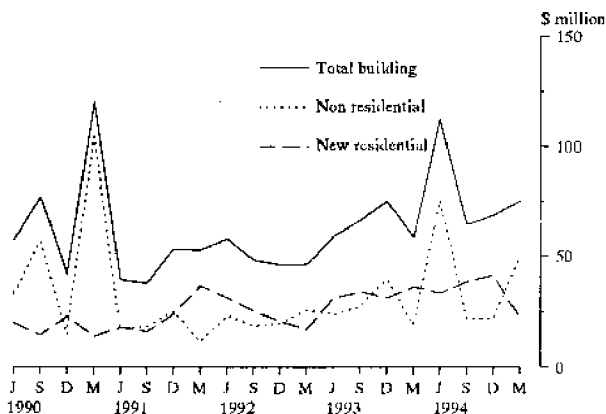
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
New residential building	-46.0	-38.1
Alterations and additions to residential buildings	-38.8	7.1
Non-residential building	129.0	157.5
Total building	10.3	28.8

- In average 1989–90 prices, the total value of all building work commenced during the March quarter 1995 rose 10.3% to \$75.1 million.
- The above increase was confined solely to the non-residential sector. Commencements during the March quarter rose 129.0% to \$49.7 million and included several hotels and an army barracks.
- The March quarter value of commencements of new residential buildings was the lowest for 2 years. It fell to \$22.4 million and was down 46.0% on the December quarter 1994 figure of \$41.5 million, which was the highest since the December quarter 1987. House commencements fell \$6.3 million from the previous quarter, also to the lowest level for 2 years. However, a fall of \$12.8 million in commencements of other residential buildings from the high levels of the previous 2 quarters to the more normal level of recent years accounted for approximately two-thirds of the fall.

VALUE OF WORK COMMENCED AT AVERAGE 1989–90 PRICES

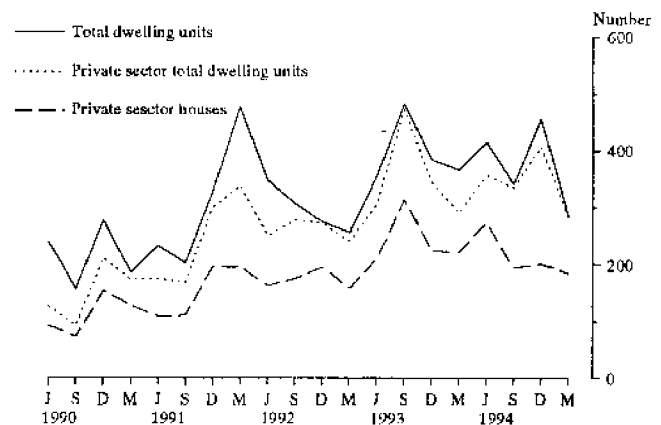


Number of dwelling units commenced

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
Private sector houses	-8.0	-16.7
Private sector dwelling units	-31.4	-3.8
Total dwelling units	-37.9	-22.4

- The total number of dwelling units commenced during the March quarter 1995 fell by 173 or 37.9% to 284, the lowest for 2 years.
- The number of private sector houses commenced declined by 8.0% to 185, also the lowest for 2 years. However, it was a sharp fall of 112 or 54.1% in commencements of private sector other dwelling units, to a more usual level of commencements over recent years which mainly accounted for the sharp fall overall. In addition, commencements of public sector dwelling units for the March quarter fell by 45 to only 4.

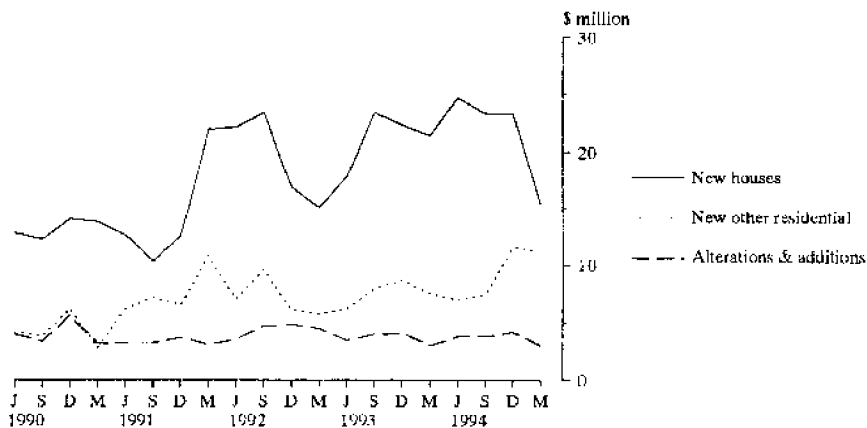
NEW DWELLING UNITS COMMENCED



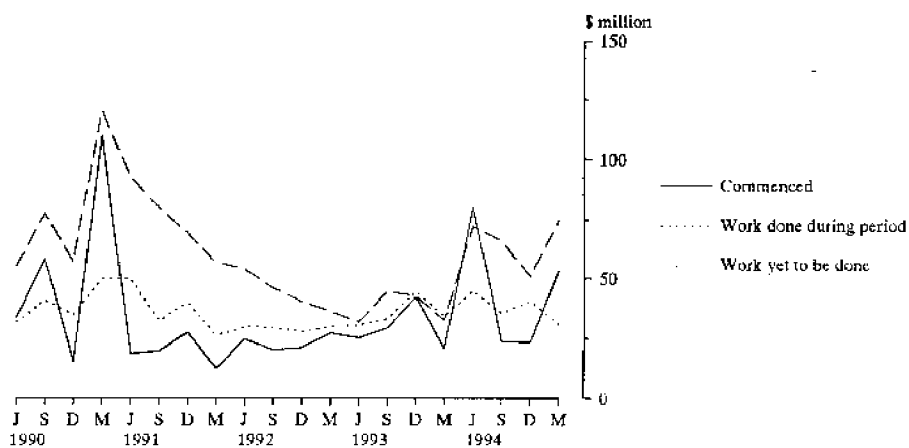
Original data

- The total value, at current prices, of building work commenced during the March quarter 1995 was up \$5.2 million or 6.5% to \$85.6 million. Of this, \$53.3 million was for non-residential buildings and \$28.3 million for new residential buildings.
- The total value of all building work done during the March quarter was down \$22.9 million or 25.2% to \$68.1 million while the value of work yet to be done on jobs under construction at the end of March 1995 was up \$11.9 million or 11.0% to \$119.8 million. The non-residential component, which amounted to \$74.6 million, was the highest since the end of September 1991.

VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

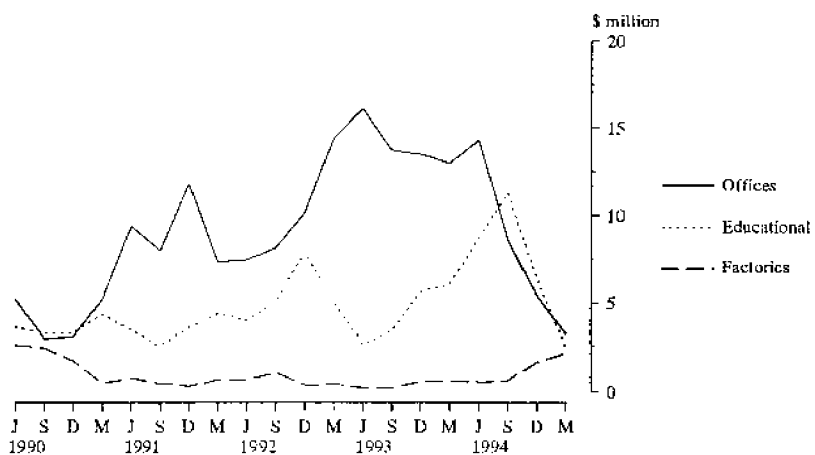


TABLE I. SUMMARY OF BUILDING ACTIVITY, NORTHERN TERRITORY

Period	New residential building				Non-residential building											Total building		
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings				Other business premises							
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Business premises	Educational	Religious	Health	Recreational		Enter-tainment and miscellaneous	
	COMMENCED																	
1991-92	921	89.7	436	32.2	1,357	121.9	16.5	1.7	9.3	2.0	7.2	16.7	21.3	—	6.6	2.5	16.4	222.2
1992-93	828	82.5	366	26.3	1,194	108.8	19.6	1.6	2.7	1.9	25.4	12.4	17.2	0.2	10.1	0.8	20.9	221.6
1993-94	1,205	123.5	446	38.1	1,651	161.6	18.7	10.6	30.2	5.3	26.0	29.2	24.6	0.1	11.3	8.3	26.2	352.2
1993 Dec. qtr	263	24.7	121	11.8	384	36.6	4.7	1.0	2.6	0.2	6.7	5.1	10.7	—	0.3	3.9	11.5	42.2
1994 Mar. qtr	297	35.7	69	8.2	366	43.9	3.4	2.4	2.7	0.6	3.3	4.1	2.4	0.1	0.8	3.0	1.1	20.6
June qtr	322	34.4	94	7.1	416	41.4	5.5	—	23.4	4.0	5.4	14.3	9.5	—	9.8	0.9	12.7	80.0
Sept. qtr	202	20.1	139	25.8	341	45.9	4.2	0.2	2.5	0.8	3.1	2.2	10.1	—	0.5	2.9	1.3	23.7
Dec. qtr	245	27.4	212	23.4	457	50.9	6.3	0.2	3.8	1.8	1.4	5.3	0.7	—	0.5	2.6	6.9	80.4
1995 Mar. qtr	189	19.4	95	8.9	284	28.3	3.9	16.7	2.2	0.3	1.8	0.3	7.8	—	0.1	0.2	23.9	53.3
	UNDER CONSTRUCTION AT END OF PERIOD																	
1991-92	491	50.8	223	24.0	714	74.8	10.5	1.2	5.1	1.5	70.6	10.6	12.9	0.2	4.7	1.4	12.8	121.0
1992-93	397	43.2	177	12.2	574	55.3	9.2	1.5	2.3	0.2	86.7	9.0	15.8	0.3	7.0	0.2	15.1	138.1
1993-94	620	69.7	141	11.7	761	81.3	10.2	—	24.5	3.9	111.5	17.1	17.1	—	9.7	4.1	15.0	202.9
1993 Dec. qtr	491	47.1	225	18.3	716	65.3	9.9	7.5	4.4	0.3	117.9	5.3	14.9	0.2	6.5	4.4	12.1	168.3
1994 Mar. qtr	521	57.1	172	18.9	693	76.0	8.5	2.4	6.1	0.3	116.5	6.7	12.8	0.1	6.5	6.2	6.2	163.7
June qtr	620	69.7	141	11.7	761	81.3	10.2	—	24.5	3.9	111.5	17.1	17.1	—	9.7	4.1	15.0	202.9
Sept. qtr	540	58.7	170	29.1	710	87.8	9.8	—	25.9	4.6	105.7	15.1	24.0	—	9.3	3.7	15.1	203.4
Dec. qtr	467	54.5	300	45.0	767	99.4	11.1	0.1	24.7	5.5	6.3	20.6	6.6	—	8.6	2.8	17.5	92.7
1995 Mar. qtr	432	46.5	310	39.6	742	86.0	11.8	16.8	25.7	4.6	5.8	20.6	8.3	—	8.8	2.7	40.6	134.0
	COMPLETED																	
1991-92	765	70.4	363	25.2	1,128	95.5	14.9	8.6	8.3	0.9	9.2	67.8	18.8	0.4	2.1	11.4	67.2	194.7
1992-93	914	90.5	409	39.3	1,323	129.8	21.7	1.5	5.5	3.0	8.7	14.6	12.9	0.1	8.6	2.0	19.1	76.1
1993-94	968	94.2	473	36.2	1,441	130.4	17.2	11.8	7.9	1.6	37.0	20.5	23.8	0.4	9.0	5.0	25.1	132.0
1993 Dec. qtr	282	27.7	127	8.9	409	36.5	4.9	0.7	1.4	0.7	3.6	4.8	2.7	0.3	0.3	0.6	10.3	25.3
1994 Mar. qtr	266	26.3	122	7.5	388	33.7	4.6	7.5	0.8	0.6	4.6	2.7	4.6	—	1.0	1.2	5.7	28.7
June qtr	209	20.6	116	11.9	325	32.5	3.8	2.0	5.1	0.3	14.3	4.0	5.4	0.1	6.9	3.1	3.9	45.0
Sept. qtr	281	31.9	110	8.8	391	40.7	4.6	0.2	1.0	0.1	13.8	4.2	3.8	—	1.0	3.4	1.5	29.1
Dec. qtr	317	33.4	82	7.6	399	41.0	5.2	0.1	4.1	0.9	101.4	2.0	19.0	—	1.3	2.3	4.6	135.6
1995 Mar. qtr	224	27.7	85	7.1	309	34.8	3.5	—	1.1	1.2	2.4	0.3	6.1	—	0.1	0.3	1.6	13.1
	51.5																	

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Value (\$m)					Total building				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hôtels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total	Value (\$m)	Total building					
COMMENCED																									
1991-92	669	53.2	390	27.8	1,059	81.0	11.8	1.5	7.6	0.8	5.6	6.6	1.5	—	1.7	0.6	1.1	27.0	119.8	119.8					
1992-93	744	67.3	353	25.0	1,097	92.3	17.3	1.6	2.3	1.8	11.1	11.6	1.6	0.2	3.1	0.4	1.4	35.1	144.7	144.7					
1993-94	1,035	95.0	430	36.8	1,465	131.8	18.1	10.6	30.1	1.5	5.1	12.6	5.9	0.1	1.1	5.0	8.6	80.6	230.5	230.5					
1993 Dec. qtr	225	18.7	119	11.6	344	30.3	4.2	1.0	2.6	0.2	3.5	3.2	4.0	—	0.2	1.2	6.4	22.2	56.7	56.7					
1994 Mar. qtr	222	21.6	69	8.2	291	29.7	3.3	2.4	2.7	0.6	0.4	1.1	0.1	0.1	0.8	2.6	0.8	11.5	44.5	44.5					
June qtr	274	27.6	82	6.2	356	33.7	5.5	—	23.4	0.2	0.5	2.7	0.2	—	0.1	0.6	0.6	28.3	67.5	67.5					
Sept. qtr	195	19.3	139	25.8	334	45.1	4.2	0.2	2.5	0.3	1.9	2.2	0.2	—	0.3	0.3	0.2	8.2	57.5	57.5					
Dec. qtr	201	20.1	207	22.9	408	43.0	5.8	0.2	3.8	1.7	1.2	3.5	—	—	0.4	2.1	—	12.8	61.7	61.7					
1995 Mar. qtr	185	18.6	95	8.9	280	27.5	3.8	16.7	2.0	0.3	1.8	0.3	0.6	—	—	—	2.1	23.8	55.1	55.1					
UNDER CONSTRUCTION AT END OF PERIOD																									
1991-92	363	31.9	158	13.8	521	45.7	8.7	1.2	3.6	0.1	2.3	3.1	0.2	0.2	0.8	0.7	0.7	12.8	67.2	67.2					
1992-93	344	32.8	170	11.7	514	44.5	9.2	1.5	2.3	0.2	5.2	3.5	0.2	0.3	0.8	0.2	0.2	14.4	68.1	68.1					
1993-94	505	50.3	129	10.8	634	61.1	10.1	—	24.5	0.2	0.9	2.5	0.9	—	—	1.0	1.3	31.2	102.4	102.4					
1993 Dec. qtr	441	39.5	225	18.3	666	57.8	9.4	7.5	4.4	0.2	3.9	4.3	5.4	0.2	—	1.7	6.1	33.5	100.7	100.7					
1994 Mar. qtr	429	41.2	172	18.9	601	60.1	8.4	2.4	6.1	0.2	0.5	3.7	1.0	0.1	—	3.0	0.9	18.0	86.6	86.6					
June qtr	505	50.3	129	10.8	634	61.1	10.1	—	24.5	0.2	0.9	2.5	0.9	—	—	1.0	1.3	31.2	102.4	102.4					
Sept. qtr	462	47.0	162	28.5	624	75.5	9.7	—	25.9	0.5	2.5	3.5	0.4	—	—	1.0	0.3	34.2	119.4	119.4					
Dec. qtr	392	40.7	295	44.5	687	85.2	10.8	0.1	24.7	1.8	1.9	5.0	0.2	—	0.4	2.4	0.1	36.5	132.5	132.5					
1995 Mar. qtr	392	38.7	307	39.2	699	78.0	11.3	16.8	25.7	1.0	1.5	4.9	0.8	—	0.4	2.4	0.7	54.2	143.5	143.5					
COMPLETED																									
1991-92	599	47.0	344	23.5	943	70.5	11.1	8.4	8.1	0.7	4.8	11.5	2.6	0.4	0.9	2.6	2.9	43.1	124.6	124.6					
1992-93	755	66.4	338	28.4	1,093	94.7	17.4	1.5	3.4	1.7	7.6	10.9	1.6	0.1	3.0	0.9	1.9	32.7	144.8	144.8					
1993-94	856	76.9	462	35.3	1,318	112.2	16.7	11.8	7.8	1.5	9.4	13.0	5.3	0.4	1.9	4.5	6.2	61.8	190.7	190.7					
1993 Dec. qtr	252	22.1	116	8.0	368	30.1	4.9	0.7	1.4	0.7	1.1	3.9	0.5	0.3	0.2	0.6	0.8	10.1	45.1	45.1					
1994 Mar. qtr	233	20.1	122	7.5	355	27.6	4.1	7.5	0.8	0.6	3.7	1.7	4.4	—	0.8	1.2	4.6	25.4	57.0	57.0					
June qtr	184	17.7	116	11.9	300	29.6	3.8	2.0	5.1	0.2	0.1	4.0	0.4	0.1	0.1	2.6	0.3	14.8	48.2	48.2					
Sept. qtr	237	22.6	106	8.5	343	31.1	4.6	0.2	1.0	—	0.3	1.2	0.7	—	0.3	0.2	1.5	5.5	41.2	41.2					
Dec. qtr	270	26.7	74	7.0	344	33.7	5.0	0.1	4.1	0.5	2.1	2.0	0.2	—	—	0.8	0.1	9.8	48.5	48.5					
1995 Mar. qtr	185	20.9	83	6.9	268	27.9	3.5	—	1.0	1.1	2.2	0.3	—	—	—	—	1.5	6.1	37.5	37.5					

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY—continued

New residential building		Value (\$m)																				
Houses		Other residential buildings					Non-residential building															
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings			Hotels etc.			Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building
							Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units										
VALUE OF WORK DONE DURING PERIOD																						
1991-92	..	50.5	..	25.6	..	76.1	11.7	4.1	6.8	0.8	4.9	9.0	2.0	0.2	1.2	1.4	1.1	31.5	119.2			
1992-93	..	67.3	..	29.3	..	96.6	17.4	1.7	3.1	1.8	12.2	11.3	1.6	0.2	3.3	0.4	1.6	37.1	151.1			
1993-94	..	87.3	..	34.4	..	121.7	18.0	10.5	9.2	1.5	5.4	12.7	5.9	0.1	1.3	4.9	6.8	58.3	198.0			
1993 Dec. qtr	..	20.5	..	9.5	..	30.0	4.6	3.8	2.3	0.5	2.6	3.8	2.4	—	0.2	0.6	4.2	20.4	55.1			
1994 Mar. qtr	..	20.3	..	8.6	..	28.9	3.7	1.9	1.9	0.5	1.4	1.2	2.6	—	0.8	1.5	1.5	13.4	45.9			
June qtr	..	23.4	..	7.7	..	31.1	4.8	1.6	3.9	0.2	0.1	3.0	0.3	0.1	0.1	2.2	0.6	12.2	48.1			
Sept. qtr	..	23.4	..	8.2	..	31.5	4.7	0.2	2.4	0.2	1.4	1.8	0.3	—	0.3	0.2	0.9	7.9	44.1			
Dec. qtr r	..	23.2	..	12.7	..	36.0	5.5	0.1	2.9	1.1	1.5	2.0	0.1	—	0.2	1.3	—	9.1	50.5			
1995 Mar. qtr	..	18.4	..	12.3	..	30.7	3.9	3.3	2.7	0.6	2.2	2.5	0.5	—	—	0.8	1.7	14.4	49.0			
VALUE OF WORK YET TO BE DONE																						
1991-92	..	14.4	..	7.8	..	22.1	3.7	0.1	2.8	—	1.3	1.7	0.1	—	0.5	0.1	0.3	7.0	32.9			
1992-93	..	15.0	..	4.8	..	19.9	4.2	0.2	1.9	0.1	0.8	1.9	0.2	0.1	0.2	0.1	0.1	5.5	29.6			
1993-94	..	22.9	..	5.1	..	28.1	4.2	—	22.7	0.1	0.6	1.2	0.3	—	—	0.3	0.6	25.7	57.9			
1993 Dec. qtr	..	17.2	..	9.4	..	26.6	4.1	1.5	2.5	0.1	1.3	1.6	2.9	—	—	0.9	2.6	13.4	44.1			
1994 Mar. qtr	..	18.7	..	8.9	..	27.7	3.5	2.0	3.2	0.1	0.2	1.5	0.4	0.1	—	1.9	0.6	30.0	41.1			
June qtr	..	22.9	..	5.1	..	28.1	4.2	—	22.7	0.1	0.6	1.2	0.3	—	—	0.3	0.6	25.7	57.9			
Sept. qtr	..	18.8	..	23.3	..	42.1	3.8	—	22.7	0.2	1.0	1.7	0.2	—	—	0.3	0.1	26.2	72.1			
Dec. qtr r	..	16.2	..	33.5	..	49.7	4.4	0.1	22.8	0.8	1.0	3.1	0.1	—	0.2	1.2	0.1	29.4	83.5			
1995 Mar. qtr	..	16.8	..	22.9	..	39.6	4.6	13.5	22.1	0.5	0.6	0.9	0.2	—	0.1	0.4	0.5	38.8	85.0			

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY

Period	New residential building										Non-residential building										Total building
	Houses					Other residential buildings					Total					Value (\$m)					
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Total	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Entertainment and miscellaneous	Total				
COMMENCED																					
1991-92	252	36.4	46	4.5	298	40.9	4.7	0.2	1.7	1.2	1.6	19.8	—	4.9	1.9	15.3	56.8	102.4			
1992-93	84	15.2	13	1.3	97	16.5	2.3	—	0.4	0.1	14.3	15.6	—	7.1	0.4	19.4	58.1	76.9			
1993-94	170	28.5	16	1.3	186	29.8	0.6	—	0.1	3.8	20.9	18.7	—	10.1	3.4	17.6	91.2	121.7			
1993 Dec. qtr	38	6.1	2	0.2	40	6.3	0.5	—	—	0.1	3.3	6.7	—	0.1	2.7	5.1	20.0	26.7			
1994 Mar. qtr	75	14.1	—	—	75	14.1	0.1	—	—	—	2.9	2.4	—	—	0.4	0.4	9.1	23.3			
June qtr	48	6.8	12	0.9	60	7.7	—	—	3.7	4.9	11.7	9.3	—	9.7	0.2	12.1	51.7	59.4			
Sept. qtr	7	0.8	—	—	7	0.8	—	—	0.4	1.2	—	9.9	—	0.1	2.6	1.2	15.5	16.3			
Dec. qtr	44	7.3	5	0.5	49	7.8	0.5	—	—	0.1	0.2	0.7	—	0.1	0.4	6.9	10.4	18.7			
1995 Mar. qtr	4	0.8	—	—	4	0.8	0.1	—	0.1	0.1	0.1	7.2	—	0.1	0.2	21.8	29.5	30.4			
UNDER CONSTRUCTION AT END OF PERIOD																					
1991-92	128	18.9	65	10.2	193	29.1	1.7	—	1.5	1.4	68.3	7.5	12.7	3.9	0.7	12.2	108.2	139.1			
1992-93	53	10.3	7	0.5	60	10.8	—	—	—	—	81.5	5.5	15.6	6.2	—	14.9	123.7	134.5			
1993-94	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	9.7	3.1	13.8	171.7	192.0			
1993 Dec. qtr	50	7.6	—	—	50	7.6	0.5	—	—	0.1	109.0	1.0	9.5	—	2.7	5.9	134.8	142.8			
1994 Mar. qtr	92	15.9	—	—	92	15.9	0.1	—	—	0.1	116.0	3.0	11.8	—	6.5	3.1	145.7	161.7			
June qtr	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	—	9.7	3.1	138	171.7			
Sept. qtr	78	11.7	8	0.6	86	12.3	0.1	—	—	4.0	103.2	11.6	23.5	—	9.3	2.6	149	169.2			
Dec. qtr	75	13.7	5	0.5	80	14.2	0.3	—	—	3.7	4.4	15.6	6.4	—	8.2	0.4	17.4	56.2			
1995 Mar. qtr	40	7.7	3	0.3	43	8.1	0.5	—	—	3.7	4.3	15.6	7.5	—	8.5	0.4	39.9	79.8			
COMPLETED																					
1991-92	166	23.4	19	1.7	185	25.1	3.9	0.2	0.2	0.2	4.3	56.3	16.2	1.2	8.7	64.3	151.6	180.6			
1992-93	159	24.1	71	10.9	230	35.1	4.3	—	2.0	1.3	1.1	3.7	11.3	5.6	1.1	17.2	43.4	82.8			
1993-94	112	17.3	11	0.9	123	18.2	0.5	—	0.1	0.1	17.6	7.5	18.5	7.0	0.5	18.9	70.2	88.9			
1993 Dec. qtr	30	5.5	11	0.9	41	6.4	—	—	—	—	2.4	0.9	2.3	—	0.1	—	15.2	21.7			
1994 Mar. qtr	33	6.1	—	—	33	6.1	0.5	—	—	—	0.8	1.0	0.1	—	0.2	—	3.3	9.9			
June qtr	25	2.9	—	—	25	2.9	—	—	0.1	14.2	0.1	5.0	—	6.7	0.5	3.6	30.2	33.1			
Sept. qtr	44	9.3	4	0.3	48	9.6	—	—	0.1	13.5	3.0	3.1	—	0.6	3.2	0.1	23.6	33.2			
Dec. qtr	47	6.7	8	0.6	55	7.3	0.2	—	—	0.5	99.3	—	18.8	—	1.3	1.5	4.5	125.8			
1995 Mar. qtr	39	6.7	2	0.2	41	6.9	—	—	0.1	0.1	0.2	—	6.1	—	0.1	0.3	7.0	14.0			

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY—continued

Period	New residential building										Non-residential building														
	HOMES					Other residential buildings					Total					Alterations and additions to residential buildings					Total				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total building						
VALUE OF WORK DONE DURING PERIOD																									
1991-92	..	28.6	..	9.2	..	37.7	..	4.7	0.2	1.4	1.2	29.8	14.8	12.4	—	2.6	1.2	32.3	96.0	138.4					
1992-93	..	18.3	..	2.1	..	20.4	..	3.1	—	0.7	0.2	36.6	3.4	19.1	—	4.2	0.7	14.8	79.7	103.2					
1993-94	..	26.9	..	1.2	..	28.1	..	0.5	—	0.1	0.4	49.0	6.0	18.0	—	9.1	3.4	11.9	97.9	126.6					
1993 Dec. qtr	..	7.1	..	0.4	..	7.5	..	0.5	—	—	0.1	10.9	1.6	3.3	—	3.9	0.3	4.1	24.1	32.1					
1994 Mar. qtr	..	6.5	..	—	..	6.5	..	—	—	—	—	11.5	1.0	3.5	—	1.0	0.9	2.7	20.6	27.2					
June qtr	..	8.1	..	0.4	..	8.5	..	—	—	—	0.3	14.2	3.0	8.5	—	2.6	2.2	1.6	32.4	40.8					
Sept. qtr	..	6.4	..	0.2	..	6.7	..	—	—	—	0.4	7.2	1.6	11.0	—	2.4	1.3	3.8	27.6	34.3					
Dec. qtr	..	8.4	..	0.5	..	8.9	..	0.2	—	—	0.5	3.9	10.4	6.4	—	3.5	0.6	6.0	31.3	40.5					
1995 Mar. qtr	..	2.4	..	0.3	..	2.7	..	0.2	—	0.1	1.5	0.9	1.9	1.9	—	1.7	0.4	7.8	16.3	19.1					
VALUE OF WORK YET TO BE DONE																									
1991-92	..	10.2	..	1.3	..	11.6	..	0.5	—	0.3	0.3	30.8	2.2	9.9	—	2.3	0.3	1.0	47.0	59.1					
1992-93	..	7.6	..	0.4	..	8.0	..	—	—	—	—	8.4	0.5	5.0	—	6.0	—	6.1	26.1	34.1					
1993-94	..	6.9	..	0.5	..	7.4	..	0.1	—	—	3.4	6.2	11.0	6.2	—	7.4	0.2	12.0	46.4	53.9					
1993 Dec. qtr	..	0.7	..	—	..	0.7	..	—	—	—	—	15.2	0.4	6.3	—	0.9	2.4	3.8	29.0	29.8					
1994 Mar. qtr	..	8.7	..	—	..	8.7	..	0.1	—	—	—	11.6	2.4	5.2	—	0.1	2.0	1.4	22.6	31.4					
June qtr	..	6.9	..	0.5	..	7.4	..	0.1	—	—	3.4	6.2	11.0	6.2	—	7.4	0.2	12.0	46.4	53.9					
Sept. qtr	..	2.1	..	0.3	..	2.5	..	—	—	—	3.5	5.2	9.4	5.6	—	5.3	1.6	9.3	40.0	42.5					
Dec. qtr	..	2.4	..	0.3	..	2.7	..	0.3	—	—	3.2	1.7	3.1	0.9	—	1.9	0.3	10.4	21.4	24.3					
1995 Mar. qtr	..	0.8	..	0.1	..	0.8	..	0.2	—	—	1.7	0.9	1.1	6.2	—	0.6	0.1	25.1	35.8	36.8					

**TABLE 4. VALUE OF BUILDING ACTIVITY, AT AVERAGE 1989-90 PRICES (a), NORTHERN TERRITORY
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private Sector	Total	
COMMENCED							
1991-92	78.5	29.2	107.7	14.9	25.3	78.3	200.9
1992-93	70.2	23.6	93.8	17.1	33.1	87.7	198.6
1993-94	100.4	34.2	134.6	15.4	75.6	161.2	311.2
1993 Dec. qtr	20.6	10.6	31.2	3.9	20.8	39.6	74.7
1994 Mar. qtr	28.9	7.3	36.2	2.8	10.8	19.3	58.3
June qtr	26.9	6.3	33.2	4.3	26.5	74.9	112.4
Sept. qtr	15.5	22.9	38.4	3.3	7.7	22.2	63.9
Dec. qtr	20.9	20.6	41.5	4.9	12.0	21.7	68.1
1995 Mar. qtr	14.6	7.8	22.4	3.0	22.2	49.7	75.1
VALUE OF WORK DONE DURING PERIOD							
1991-92	66.8	31.5	98.3	13.7	28.9	116.8	228.8
1992-93	73.2	27.6	100.8	17.5	34.2	107.4	225.7
1993-94	91.7	31.2	122.9	14.9	53.6	143.7	281.5
1993 Dec. qtr	22.3	8.7	31.0	4.1	18.8	41.0	76.1
1994 Mar. qtr	21.4	7.5	28.9	3.0	12.3	31.2	63.1
June qtr	24.6	7.0	31.6	3.8	11.2	41.0	76.4
Sept. qtr	23.3	7.4	30.7	3.8	7.2	32.5	67.0
Dec. qtr	23.3	11.5	34.8	4.2	8.3	37.0	76.0
1995 Mar. qtr	15.4	11.0	26.4	3.0	13.2	28.1	57.5

(a) See paragraphs 22 and 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 5. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
NORTHERN TERRITORY

Period	Private sector			Public sector			Total				
	Houses		Other residential buildings	Total	Houses		Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor-built	Other			Houses	Other residential buildings					
COMMENCED											
1991-92	439	230	669	390	1,059	252	46	298	921	436	1,357
1992-93	490	254	744	353	1,097	84	13	97	828	366	1,194
1993-94	792	243	1,035	430	1,465	170	16	186	1,205	446	1,651
1993 Dec. qtr	177	48	225	119	344	38	2	40	263	121	384
1994 Mar. qtr	191	31	222	69	291	75	—	75	297	69	366
June qtr	221	53	274	82	356	48	12	60	322	94	416
Sept. qtr	154	41	195	139	334	7	—	7	202	139	341
Dec. qtr	149	52	201	207	408	44	5	49	245	212	457
1995 Mar. qtr	144	41	185	95	280	4	—	4	189	95	284
UNDER CONSTRUCTION AT END OF PERIOD											
1991-92	166	197	363	158	521	128	65	193	491	223	714
1992-93	152	192	344	170	514	53	7	60	397	177	574
1993-94	338	166	505	129	634	115	12	127	620	141	761
1993 Dec. qtr	236	205	441	225	666	50	—	50	491	225	716
1994 Mar. qtr	250	179	429	172	601	92	—	92	521	172	693
June qtr	338	166	505	129	634	115	12	127	620	141	761
Sept. qtr	285	176	462	162	624	78	8	86	540	170	710
Dec. qtr	210	182	392	295	687	75	5	80	467	300	767
1995 Mar. qtr	221	170	392	307	699	40	3	43	432	310	742
COMPLETED											
1991-92	378	221	599	344	943	166	19	185	765	363	1,128
1992-93	524	231	755	338	1,093	159	71	230	914	409	1,323
1993-94	620	236	856	462	1,318	112	11	123	968	473	1,441
1993 Dec. qtr	178	74	252	116	368	30	11	41	282	127	409
1994 Mar. qtr	180	53	233	122	355	33	—	33	266	122	388
June qtr	127	57	184	116	300	25	—	25	209	116	325
Sept. qtr	207	30	237	106	343	44	4	48	281	110	391
Dec. qtr	224	46	270	74	344	47	8	55	317	82	399
1995 Mar. qtr	132	53	185	83	268	39	2	41	224	85	309

TABLE 6. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION NORTHERN TERRITORY

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
NUMBER												
1991-92	13	108	318	439	4	27	135	166	10	94	274	378
1992-93	25	78	387	490	6	21	125	152	24	88	412	524
1993-94	24	84	684	792	7	21	310	338	24	88	508	620
1993 Dec. qtr	7	25	145	177	16	35	185	236	5	27	146	178
1994 Mar. qtr	4	11	176	191	6	23	220	250	14	25	141	180
June qtr	3	14	204	221	7	21	310	338	2	15	110	127
Sept. qtr	2	16	136	154	3	23	259	285	6	13	188	207
Dec. qtr	5	17	127	149	5	20	185	210	6	18	200	224
1995 Mar. qtr	3	14	127	144	5	18	198	221	3	15	114	132
VALUE (\$m)												
1991-92	0.4	5.6	26.9	32.9	0.1	1.3	12.5	13.9	0.3	5.0	23.1	28.4
1992-93	0.7	4.2	36.2	41.1	0.1	1.1	12.6	13.8	0.7	4.6	37.9	43.2
1993-94	0.6	4.4	66.7	71.8	0.2	1.1	32.1	33.3	0.6	4.6	49.4	54.6
1993 Dec. qtr	0.2	1.3	13.1	14.6	0.4	1.8	18.6	20.8	0.1	1.4	13.4	14.9
1994 Mar. qtr	0.1	0.6	18.0	18.7	0.2	1.2	23.3	24.6	0.3	1.3	13.7	15.3
June qtr	0.1	0.8	20.6	21.5	0.2	1.1	32.1	33.3	—	0.8	11.6	12.5
Sept. qtr	—	0.9	14.5	15.4	0.1	1.2	27.4	28.7	0.2	0.7	18.9	19.7
Dec. qtr	0.1	0.9	13.9	14.9	0.1	1.0	20.7	21.8	0.1	1.0	20.6	21.7
1995 Mar. qtr	0.1	0.8	14.1	15.0	0.1	0.9	21.5	22.5	0.1	0.8	13.5	14.4

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A complete enumeration of new residential building construction or alterations and additions valued at \$10,000 or more to residential buildings.
- (b) A complete enumeration of all non-residential building jobs, including alterations and additions, with an approval value of \$50,000 or more.

3. Prior to the June quarter 1991, private sector housing activity was measured by a sample survey. Due to the relatively small size of the total building industry in the Northern Territory the differences resulting between the two survey methods is minimal. The change from a sample survey to a complete enumeration has allowed the collection of accurate small area data, available on request in unpublished form.

4. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

5. The use of complete enumeration techniques in the Building Activity Survey for the Northern Territory means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available at the Statistical Local Area (SLA) level. Local government areas, or parts thereof, or any unincorporated area can be an SLA. Dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by government authorities.

Scope and coverage

6. 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.

7. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified *and* commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which

actually commenced in that month are shown as commencements in the December quarter.

Definitions

8. 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.

9. 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 building.

10. 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 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 town-houses, duplexes, apartment buildings, etc.).

11. 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.

12. *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures such as roads).

13. *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed.* A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

Valuation of building jobs

15. The value series in this publication are derived from estimates reported on survey returns as follows.

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and

landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.

- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.

Building classification

16. *Ownership.* The 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.

17. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

18. *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 where, for example, a student accommodation building on a university campus would be classified to Educational.

19. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.

- (b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- (e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious.* Includes churches, chapels, temples.
- (j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Reliability of the estimates

20. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a complete enumeration of approved building jobs they are not subject to sampling error, as may be found in sample surveys. Prior to the June quarter 1991, private sector housing activity was measured by a sample survey and there is a small residual proportion of these sampled jobs which are still under construction included in the survey. The effect of this small number of sampled jobs on these estimates and those that would have been obtained if information for all approved jobs for the relevant period had been included in the survey is not considered to be significant.

21. Despite the precise nature of complete enumeration, inaccuracies may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Estimates at constant prices

22. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Table 4. 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 and activity 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, floppy disk and clerically extracted tabulation. Inquiries should be made to the contact shown at the front of this publication.

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

Building Approvals, Australia (8731.0) - monthly (\$13.50)

Building Approvals, Northern Territory (8731.7) - monthly (\$10.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - quarterly (\$11.00)

Engineering Construction Activity, Australia (8762.0) - quarterly (\$11.00)

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 Release Advice are available from any ABS office.

Symbols and other usages

.. not applicable
 — nil or rounded to zero
 r figure or series 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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