

CATALOGUE NO. 8752.7

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BUILDING ACTIVITY, NORTHERN TERRITORY JUNE QUARTER 1995

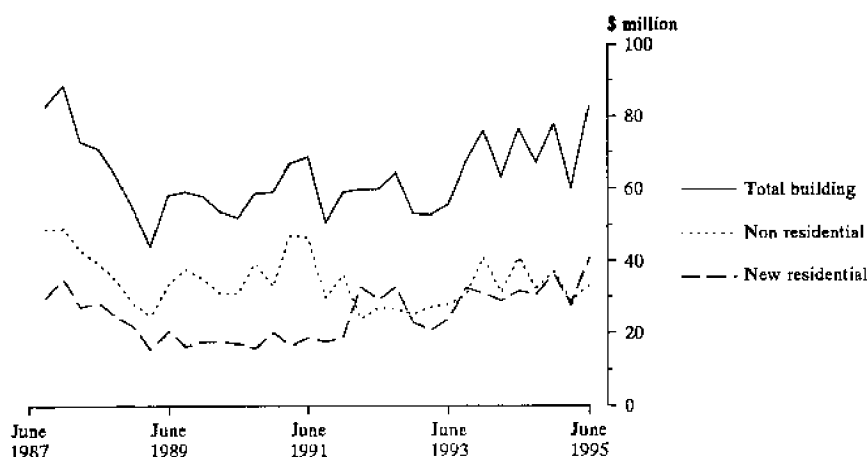
SUMMARY OF FINDINGS

Value of building work done at average 1989-90 prices

	% change on	
	Mar. quarter 1995	June quarter 1994
New residential building	47.1	29.4
Alterations and additions to residential buildings	160.6	126.3
Non-residential building	14.8	-18.8
Total building	37.8	8.4

- In average 1989-90 prices, the total value of building work done during the quarter rebounded by 37.8% to \$82.8 million, the highest since the December quarter 1987.
- Most of the increase was in the residential sector, for which work done on new residential buildings jumped 47.1% to \$40.9 million. Work done on new other residential buildings was \$17.3 million, the highest for 10 years. Alterations and additions also jumped, by \$5.3 million to \$8.6 million, the highest for 17 years.
- Work done on non-residential buildings rose 14.8% during the quarter but was still 18.8% less than a year earlier.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.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

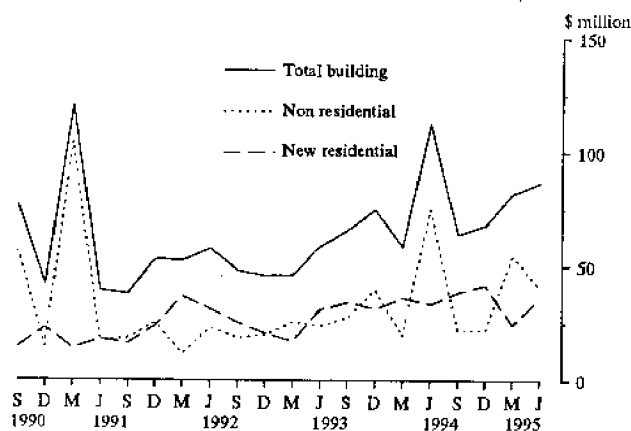
SUMMARY OF FINDINGS -- continued

Value of building work commenced at average 1989-90 prices

	% change on	
	Mar. quarter 1995	June quarter 1994
New residential building	48.3	8.1
Alterations and additions to residential buildings	232.3	139.5
Non-residential building	-25.9	46.1
Total building	5.9	-23.0

- In average 1989-90 prices, the total value of all building work commenced during the quarter continued to increase, rising 5.9% to \$86.6 million.
- Commencements of new residential buildings jumped 48.3% to \$35.9 million. New house commencements jumped by \$13.4 million to \$28.6 million but new other residential buildings fell by \$1.7 million. Alterations and additions commenced jumped \$7.2 million to \$10.3 million.
- On the other hand, commencements of non-residential buildings fell 25.9% to \$40.4 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

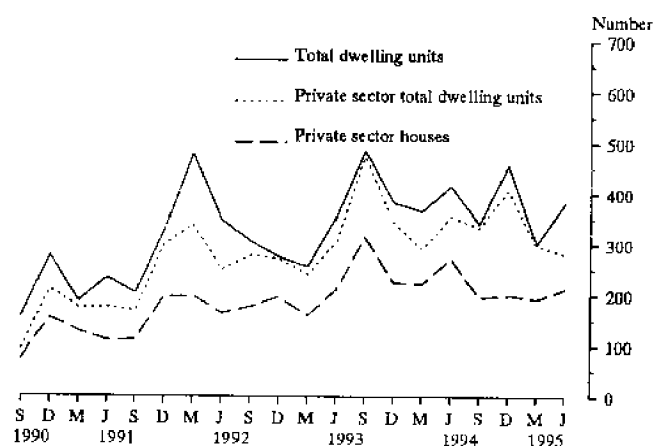


Number of dwelling units commenced

	% change on	
	Mar. quarter 1995	June quarter 1994
Private sector houses	10.4	-22.6
Private sector dwelling units	-6.0	-21.3
Total dwelling units	26.5	-8.2

- The total number of dwelling units commenced during the quarter rose 26.5% to 382.
- In the private sector, an increase in the number of houses commenced to 212 was more than offset by a fall in the number of other dwelling units commenced to 68. However, the number of dwelling units commenced in the public sector increased from 4 to 102.

NEW DWELLING UNITS COMMENCED



Original data

- The total value of all building work commenced during the quarter was up 11.0% to \$103.6 million. Of this, \$46.5 million was for new residential buildings resulting in the 382 dwelling units and \$13.4 million was for alterations and additions to residential buildings, \$7.2 million of which was in the public sector.
- The total value of work done was up 40.1% to \$98.1 million, most of the increase being in the residential sector. Work yet to be done on jobs under construction at the end of June was up 8.2% to \$136.0 million.
- For the year 1994-95, the total value of work commenced was \$351.1 million, virtually the same as for 1993-94. Work commenced on residential buildings was up \$21.2 million to \$201.5 million while for non-residential buildings it was down \$22.3 million.

The graph displays the employment trends for three sectors: Offices, Educational, and Factories. The 'Offices' sector shows a strong upward trend starting in 1991, peaking at approximately 18 million in early 1993, followed by a decline to about 3 million by early 1995. The 'Educational' sector shows a more gradual increase, peaking at about 13 million in mid-1994 before declining. The 'Factories' sector remains the smallest, with a slight increase from 1990 to 1992, followed by a decline and then a slight recovery towards the end of the period.

Year	Month	Offices (million)	Educational (million)	Factories (million)
1990	S	4.0	4.0	3.5
1990	D	4.0	4.0	3.0
1991	M	6.0	5.0	2.0
1991	J	11.0	4.0	2.0
1991	S	9.0	3.0	2.0
1991	D	13.0	4.0	2.0
1992	M	8.0	5.0	2.0
1992	J	8.0	5.0	2.0
1992	S	9.0	6.0	2.5
1992	D	11.0	9.0	2.0
1993	M	14.0	6.0	2.0
1993	J	18.0	4.0	2.0
1993	S	15.0	4.0	2.0
1993	D	14.0	6.0	2.0
1994	M	13.0	8.0	2.0
1994	J	15.0	11.0	2.0
1994	S	10.0	13.0	2.0
1994	D	6.0	8.0	3.0
1995	M	3.0	4.0	4.0
1995	J	2.0	6.0	4.0

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NORTHERN TERRITORY

New residential building										Value (\$m)									
Other residential buildings					Total					Non-residential building									
Houses																			
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	Total building	
Period																			
COMPLETED																			
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	93.2	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	171.8	352.2
1994-95	943	105.8	539	67.8	1,482	173.5	28.0	25.2	14.1	3.8	7.4	9.5	35.5	—	1.4	7.8	44.9	149.5	351.1
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	67.8
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	126.9
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	73.8
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	23.3	80.4
1995 Mar. qtr	196	20.2	106	10.2	302	30.3	4.0	16.7	2.5	0.3	1.9	0.3	7.8	—	0.1	1.2	28.1	58.9	93.3
June qtr	300	38.1	82	8.4	382	46.5	13.4	8.1	5.3	0.9	1.0	1.6	16.8	—	0.4	1.1	8.5	43.7	103.6
UNDER CONSTRUCTION AT END OF PERIOD																			
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	202.6
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	294.4
1994-95	491	57.1	293	41.8	784	98.8	14.9	25.0	30.1	4.5	5.1	11.3	22.6	—	0.7	1.6	47.1	148.0	261.8
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	248.3
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	294.4
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	301.0
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	203.3
1995 Mar. qtr	431	46.2	321	40.8	752	87.0	11.6	16.8	26.1	4.6	4.6	13.6	8.3	—	8.8	3.7	42.6	129.1	227.6
June qtr	491	57.1	293	41.8	784	98.8	14.9	25.0	30.1	4.5	5.1	11.3	22.6	—	0.7	1.6	47.1	148.0	261.8
COMPLETED																			
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	227.6
1993-94	968	94.2	473	36.2	1,441	130.4	17.2	11.8	7.9	1.6	27.0	20.5	23.8	0.4	9.0	5.0	25.1	132.0	279.5
1994-95	1,067	121.4	387	35.3	1,454	156.6	23.9	0.4	7.5	3.3	119.3	17.1	31.4	—	10.7	9.3	14.0	213.0	393.5
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	67.0
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	81.3
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	74.4
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	181.8
1995 Mar. qtr	232	28.8	85	7.1	317	35.9	3.8	—	1.1	1.2	3.7	7.2	6.1	—	0.1	0.3	3.8	23.5	63.2
June qtr	237	27.3	110	11.7	347	39.0	10.3	0.1	1.2	1.0	0.4	3.8	2.5	—	8.3	3.3	4.1	24.8	74.1

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NORTHERN TERRITORY—continued

New residential building										Value (\$m)														
Houses					Other residential buildings					Total					Non-residential building					Total 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	Recreational	Miscellaneous	Total						
VALUE OF WORK DONE DURING PERIOD																								
1992-93	..	85.6	..	31.4	..	117.0	20.4	1.7	3.8	2.0	48.8	14.7	20.6	0.2	7.5	1.1	16.4	116.9						
1993-94	..	114.2	..	35.6	..	149.8	18.6	10.5	9.3	1.8	54.4	18.7	23.8	0.1	10.5	8.3	18.7	156.2						
1994-95	..	113.1	..	54.4	..	167.4	25.8	11.1	11.2	6.2	18.2	22.0	24.8	..	8.8	6.9	35.1	144.3						
1994 Mar. qtr	..	26.8	..	8.6	..	35.4	3.7	1.9	1.9	0.5	13.0	2.2	6.1	..	1.8	2.5	4.2	34.0						
June qtr	..	31.5	..	8.0	..	39.5	4.8	1.6	3.9	0.5	14.3	6.0	8.8	0.1	2.8	4.5	2.2	44.6						
Sept. qtr	..	29.8	..	8.4	..	38.2	4.7	0.2	2.4	0.6	8.6	3.3	11.3	..	2.7	1.5	4.7	35.5						
Dec. qtr	..	31.6	..	13.3	..	44.9	5.7	0.1	2.9	1.6	5.4	12.4	6.4	..	3.7	1.9	6.0	40.4						
1995 Mar. qtr	..	21.4	..	12.6	..	34.1	4.2	2.8	3.0	2.1	3.3	4.3	2.4	..	1.7	1.3	10.9	31.7						
June qtr	..	30.2	..	20.1	..	50.3	11.2	7.9	2.9	1.9	0.9	2.0	4.7	..	0.6	2.2	13.5	36.7						
Total																			700					
VALUE OF WORK YET TO BE DONE																								
1992-93	..	22.6	..	5.2	..	27.8	4.2	0.2	1.9	0.1	9.3	2.4	5.2	0.1	6.2	0.1	6.2	31.6						
1993-94	..	29.8	..	5.7	..	35.5	4.2	..	22.7	3.6	6.8	12.2	6.5	..	7.4	0.4	12.6	72.1						
1994-95	..	26.0	..	16.7	..	42.7	7.2	14.4	24.7	1.2	1.4	1.5	18.6	..	0.4	0.5	23.6	86.1						
1994 Mar. qtr	..	27.5	..	8.9	..	36.4	3.5	2.0	3.2	0.1	11.8	3.9	5.5	0.1	0.1	3.9	2.0	32.6						
June qtr	..	29.8	..	5.7	..	35.5	4.2	..	22.7	3.6	6.8	12.2	6.5	..	7.4	0.4	12.6	72.1						
Sept. qtr	..	21.0	..	23.6	..	44.6	3.8	..	22.7	3.7	6.2	11.1	5.8	..	5.3	1.9	9.5	66.2						
Dec. qtr	..	18.6	..	33.8	..	52.4	4.6	0.1	22.8	4.0	2.7	6.2	1.0	..	2.0	1.5	10.5	50.8						
1995 Mar. qtr	..	17.8	..	24.1	..	41.9	4.7	14.0	22.4	2.2	1.4	2.1	6.4	..	0.7	1.5	28.5	79.1						
June qtr	..	26.0	..	16.7	..	42.7	7.2	14.4	24.7	1.2	1.4	1.5	18.6	..	0.4	0.5	23.6	86.1						
Total																			1360					

NOTE: The number of self-contained dwelling units commenced 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 1 such dwelling units commenced in the June quarter 1995.

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

Period	New residential building										Value (\$m)									
	Houses					Other residential buildings					Total					Non-residential 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	Hotels etc.	Shops	Factories	Offices	Business premises	Educational	Religious	Health	Entertainment and recreation	Miscellaneous	Total building	Total building	Total building
COMMENCED																				
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
1994-95	800	80.0	520	65.8	1,320	145.8	20.2	25.2	13.9	3.0	5.1	7.3	3.3	—	0.7	4.4	6.8	69.8	235.9	235.9
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 r	192	19.4	106	10.2	298	29.5	3.9	16.7	2.4	0.3	1.9	0.3	0.6	—	—	1.0	6.3	29.4	62.8	62.8
June qtr	212	21.2	68	6.9	280	28.1	6.3	8.1	5.3	0.7	0.2	1.3	2.5	—	—	1.0	0.4	19.4	53.9	53.9
UNDER CONSTRUCTION AT END OF PERIOD																				
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	0.9	2.5	0.9	—	—	1.0	1.3	31.2	102.4	102.4
1994-95	416	42.0	281	40.5	697	82.6	10.8	25.0	30.1	0.9	1.3	4.4	2.7	—	0.4	1.2	4.6	70.5	163.9	163.9
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 r	391	38.4	318	40.5	709	78.9	11.1	16.8	26.1	1.0	1.5	4.9	0.8	—	0.4	3.4	4.6	59.4	149.4	149.4
June qtr	416	42.0	281	40.5	697	82.6	10.8	25.0	30.1	0.9	1.3	4.4	2.7	—	0.4	1.2	4.6	70.5	163.9	163.9
COMPLETED																				
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
1994-95	885	89.2	368	33.6	1,253	122.8	20.2	0.4	7.3	2.3	5.1	5.0	1.5	—	0.3	4.2	3.8	30.0	173.0	173.0
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 r	193	22.0	83	6.9	276	28.9	3.8	—	1.0	1.1	2.3	0.3	—	—	—	—	1.8	6.5	39.3	39.3
June qtr	185	17.9	105	11.1	290	29.0	6.7	0.1	1.2	0.8	0.4	1.6	0.6	—	—	3.2	0.4	8.3	44.0	44.0

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

Period	New residential building				Value (\$m)									
	Houses		Other residential buildings		Total		Non-residential 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	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious
COMPLETED														
1992-93	84	15.2	13	1.3	97	16.5	2.3	—	0.4	0.1	14.3	0.8	15.6	—
1993-94	170	28.5	16	1.3	186	29.8	0.6	—	0.1	3.8	20.9	16.6	18.7	—
1994-95	143	25.8	19	2.0	162	27.7	7.7	—	0.1	0.8	2.2	2.2	32.2	—
1994 Mar. qtr	75	14.1	—	—	75	14.1	0.1	—	—	—	2.9	3.0	2.4	—
June qtr	48	6.8	12	0.9	60	7.7	—	—	—	3.7	4.9	11.7	9.3	—
Sept. qtr	7	0.8	—	—	7	0.8	—	—	—	0.4	1.2	—	9.9	—
Dec. qtr	44	7.3	5	0.5	49	7.8	0.5	—	—	0.1	0.2	1.8	0.7	—
1995 Mar. qtr	4	0.8	—	—	4	0.8	0.1	—	0.1	0.1	0.1	—	7.2	—
June qtr	88	16.9	14	1.5	102	18.3	7.2	—	—	0.1	0.8	0.4	14.4	—
UNDER CONSTRUCTION AT END OF PERIOD														
1992-93	53	10.3	7	0.5	60	10.8	—	—	—	—	81.5	5.5	15.6	—
1993-94	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	—
1994-95	75	15.0	12	1.2	87	16.3	4.1	—	—	3.6	3.8	6.9	20.0	—
1994 Mar. qtr	92	15.9	—	—	92	15.9	0.1	—	—	0.1	116.0	3.0	11.8	—
June qtr	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	—
Sept. qtr	78	11.7	8	0.6	86	12.3	0.1	—	—	4.0	103.2	11.6	23.5	—
Dec. qtr	75	13.7	5	0.5	80	14.2	0.3	—	—	3.7	4.4	15.6	6.4	—
1995 Mar. qtr	40	7.7	3	0.3	43	8.1	0.5	—	—	3.7	3.1	8.6	7.5	—
June qtr	75	15.0	12	1.2	87	16.3	4.1	—	—	3.6	3.8	6.9	20.0	—
COMPLETED														
1992-93	159	24.1	71	10.9	230	35.1	4.3	—	2.0	1.3	1.1	3.7	11.3	—
1993-94	112	17.3	11	0.9	123	18.2	0.5	—	0.1	0.1	17.6	7.5	18.5	—
1994-95	182	32.1	19	1.7	201	33.8	3.8	—	0.1	0.9	114.2	12.0	29.8	—
1994 Mar. qtr	33	6.1	—	—	33	6.1	0.5	—	—	—	0.8	1.0	0.1	—
June qtr	25	2.9	—	—	25	2.9	—	—	—	0.1	14.2	0.1	5.0	—
Sept. qtr	44	9.3	4	0.3	48	9.6	—	—	—	0.1	13.5	3.0	3.1	—
Dec. qtr	47	6.7	8	0.6	55	7.3	0.2	—	—	0.5	99.3	—	18.8	—
1995 Mar. qtr	39	6.7	2	0.2	41	6.9	—	—	0.1	0.1	1.4	6.9	6.1	—
June qtr	52	9.4	5	0.6	57	10.0	3.5	—	—	0.2	0.1	2.1	1.9	—

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

New residential building										Value (\$m)									
Houses				Other residential buildings			Total			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	Business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD																			
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
1994-95	..	26.8	..	2.0	..	28.8	4.9	..	0.1	3.5	12.6	14.9	23.3	..	8.2	2.5	28.7	93.7	127.4
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	1.0	1.9	1.9	..	1.7	0.4	7.8	16.3	19.2
June qtr	..	9.6	..	1.0	..	10.6	4.4	..	..	1.1	0.6	0.9	4.0	..	0.5	0.2	11.1	18.5	33.5
VALUE OF WORK YET TO BE DONE																			
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
1994-95	..	8.1	..	0.5	..	8.7	2.9	..	..	0.7	1.0	0.5	16.5	..	0.3	0.1	22.3	41.4	53.0
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	0.8	1.1	6.2	..	0.6	0.1	25.1	35.7	36.7
June qtr	..	8.1	..	0.5	..	8.7	2.9	..	..	0.7	1.0	0.5	16.5	..	0.3	0.1	22.3	41.4	53.0

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						
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
1994-95	80.2	59.8	140.0	21.6	64.6	138.6	300.2
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	7.6	22.1	63.8
Dec. qtr	20.9	20.6	41.5	4.9	11.9	21.6	68.0
1995 Mar. qtr	15.2	9.0	24.2	3.1	27.2	54.5	81.8
June qtr	28.6	7.3	35.9	10.3	17.9	40.4	86.6
VALUE OF WORK DONE DURING PERIOD							
1992-93	73.2	27.6	100.8	17.5	34.2	107.4	225.7
1993-94	92.9	31.2	124.1	15.2	53.6	143.7	283.0
1994-95	88.4	47.3	135.7	20.2	46.1	131.8	287.7
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	24.8	11.5	36.3	4.5	8.3	37.0	77.8
1995 Mar. qtr	16.7	11.1	27.8	3.3	14.1	29.0	60.1
June qtr	23.6	17.3	40.9	8.6	16.5	33.3	82.8

(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

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	Total								
COMMENCED											
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
1994-95	580	220	800	520	1,320	143	19	162	943	539	1,482
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 r	131	61	192	106	298	4	—	4	196	106	302
June qtr	146	66	212	68	280	88	14	102	300	82	382
UNDER CONSTRUCTION AT END OF PERIOD											
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
1994-95	221	195	416	281	697	75	12	87	491	293	784
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 r	193	197	391	318	709	40	3	43	431	321	752
June qtr	221	195	416	281	697	75	12	87	491	293	784
COMPLETED											
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
1994-95	670	215	885	368	1,253	182	19	201	1,067	387	1,454
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 r	122	71	193	83	276	39	2	41	232	85	317
June qtr	117	68	185	105	290	52	5	57	237	110	347

**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												
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
1994-95	15	68	497	580	4	23	194	221	21	58	591	670
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 r	3	14	114	131	5	17	171	193	3	15	104	122
June qtr	5	21	120	146	4	23	194	221	6	12	99	117
VALUE (\$m)												
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
1994-95	0.3	3.5	54.8	58.7	0.1	1.2	21.8	23.1	0.5	3.1	62.7	66.2
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 r	0.1	0.8	13.1	13.9	0.1	0.9	18.9	19.9	0.1	0.8	12.6	13.4
June qtr	0.1	1.1	13.3	14.4	0.1	1.2	21.8	23.1	0.1	0.6	10.6	11.4

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 townhouses, 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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