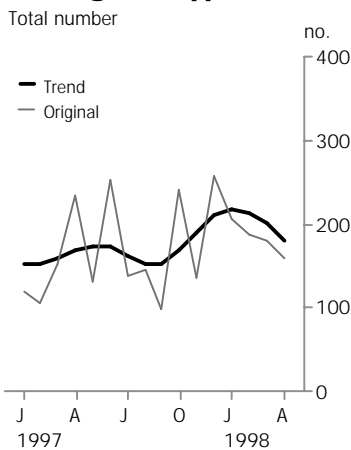


BUILDING APPROVALS

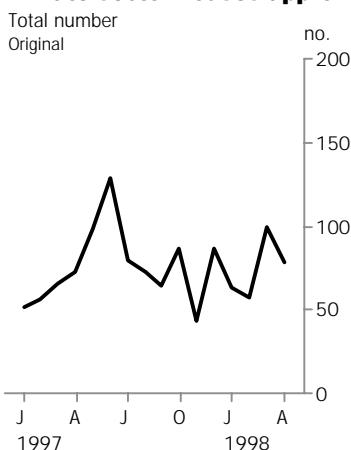
NORTHERN
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) TUES 2 JUNE 1998

Dwelling units approved



Private sector houses approved



APRIL KEY FIGURES

TREND ESTIMATES

	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Total dwelling units	180	-10.0	7.1

ORIGINAL

	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Private sector houses	78	-21.2	6.8
Total dwelling units	159	-11.2	-32.1

APRIL KEY POINTS

- The total number of dwelling units approved in April was 159. Of these, 101 were new houses and 58 were new other residential buildings.
- The Palmerston-East Arm (SSD) accounted for most approvals with 35 new houses and 22 other residential buildings.
- The value of new residential building approved was \$18.2 million. Residential alterations and additions approved totalled \$3.2 million.
- The value of non-residential building approved in April was \$21.9 million. Of this, the public sector category of other business premises accounted for \$10.1 million. Private sector shops accounted for \$6.1 million.
- There were two jobs valued at \$5 million or more and three jobs valued between \$1 million and \$5 million.
- Expressed as average 1989-90 prices the value of new residential building work for the March quarter 1998 was \$57.3 million, a 13.2% increase on the previous quarter. The value of non-residential work was \$43.8 million, a decrease of 7.0% on the previous quarter.

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1998	1 July 1998
June 1998	30 July 1998
July 1998	1 September 1998



CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- the 'Conversions, etc' category is no longer being used. For more detail see the Explanatory Notes and Glossary;
- the table giving the full breakdown of dwelling types now includes a time series (table 3) in addition to a geographic analysis (table 4);
- the % change from the preceding quarter is now included for the value of building approved (table 5);
- the table showing material of outer walls has been deleted.

Data previously included and other unpublished data is still available. Contact Merv Leaker on 08 8237 7585.



DATA NOTES

There are no notes about the data for this issue.



REVISIONS THIS MONTH

There are no significant revisions this month.



ZIA ABBASI
Regional Director, Northern Territory



DWELLING UNITS APPROVED: **Original and Trend**

Period	HOUSES.....			OTHER DWELLINGS(a)..			TOTAL DWELLING UNITS.....			
	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Trend estimate</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
1994-95	879	161	1 040	563	58	621	1 442	219	1 661	n.a.
1995-96	838	97	935	396	121	517	1 234	218	1 452	n.a.
1996-97	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
10 months to Apr 1997	682	165	847	717	38	755	1 399	203	1 602	n.a.
10 months to Apr 1998	730	254	984	683	81	764	1 413	335	1 748	n.a.
1997										
February	56	13	69	37	0	37	93	13	106	151
March	66	22	88	53	10	63	119	32	151	158
April	73	16	89	140	5	145	213	21	234	168
May	98	6	104	28	0	28	126	6	132	174
June	129	32	161	92	0	92	221	32	253	173
July	80	3	83	54	0	54	134	3	137	162
August	72	36	108	38	0	38	110	36	146	153
September	64	9	73	23	2	25	87	11	98	153
October	87	48	135	105	2	107	192	50	242	168
November	43	26	69	66	0	66	109	26	135	190
December	87	28	115	142	0	142	229	28	257	210
1998										
January	63	41	104	103	0	103	166	41	207	217
February	57	18	75	49	64	113	106	82	188	212
March	99	22	121	58	0	58	157	22	179	200
April	78	23	101	45	13	58	123	36	159	180

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
1994-95	84 947	63 327	21 640	169 914	98 145	268 058
1995-96	83 369	38 318	21 398	143 085	112 754	255 839
1996-97	108 382	70 015	20 162	198 558	153 401	351 959
10 months to Apr 1997	80 237	58 017	16 273	154 527	134 216	288 743
10 months to Apr 1998	91 337	72 547	14 552	178 436	73 068	251 504
1997						
February	6 701	3 464	1 234	11 399	3 732	15 130
March	8 838	3 649	1 317	13 804	2 736	16 539
April	9 554	11 173	2 155	22 881	5 988	28 869
May	12 479	1 716	1 716	15 911	2 639	18 550
June	15 666	10 283	2 172	28 121	16 546	44 667
July	10 510	4 731	1 819	17 060	8 928	25 988
August	9 487	3 757	1 681	14 924	6 852	21 776
September	8 484	1 458	1 102	11 044	5 833	16 876
October	10 349	7 983	1 554	19 886	7 718	27 603
November	4 677	5 714	1 032	11 423	4 232	15 655
December	10 481	14 045	2 371	26 897	6 377	33 274
1998						
January	6 854	21 657	1 313	29 825	2 918	32 743
February	7 591	2 921	1 407	11 919	7 460	19 379
March	13 937	4 879	1 352	20 168	13 654	33 822
April	8 967	5 403	922	15 291	9 096	24 387
PUBLIC SECTOR (\$'000)						
1994-95	29 137	10 319	8 318	47 774	86 352	134 125
1995-96	15 473	7 640	6 028	29 141	109 290	138 430
1996-97	29 083	2 337	3 180	34 600	87 848	122 448
10 months to Apr 1997	23 927	2 337	2 817	29 081	74 502	103 583
10 months to Apr 1998	35 709	8 224	7 479	51 412	105 612	157 024
1997						
February	2 318	0	212	2 530	19 853	22 383
March	2 160	580	721	3 461	498	3 960
April	1 992	453	393	2 838	13 666	16 504
May	1 116	0	150	1 266	7 490	8 755
June	4 041	0	213	4 253	5 857	10 110
July	524	0	65	589	22 710	23 299
August	5 731	0	260	5 990	3 683	9 673
September	1 525	295	0	1 820	3 505	5 325
October	7 234	150	750	8 134	15 938	24 071
November	2 820	0	22	2 841	400	3 241
December	4 072	0	200	4 272	19 751	24 023
1998						
January	5 758	0	473	6 231	13 454	19 684
February	2 741	6 479	2 812	12 031	12 099	24 130
March	2 767	0	654	3 421	1 273	4 693
April	2 539	1 300	2 245	6 084	12 801	18 885

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED: **Original** *continued*

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1994-95	114 085	73 645	29 958	217 688	184 496	402 184
1995-96	98 842	45 958	27 426	172 226	222 043	394 269
1996-97	137 465	72 352	23 341	233 159	241 249	474 407
10 months to Apr 1997	104 164	60 354	19 090	183 608	208 718	392 326
10 months to Apr 1998	127 045	80 771	22 031	229 847	178 680	408 528
1997						
February	9 019	3 464	1 446	13 929	23 585	37 514
March	10 998	4 229	2 038	17 265	3 234	20 499
April	11 546	11 626	2 548	25 719	19 654	45 373
May	13 595	1 716	1 866	17 177	10 129	27 305
June	19 707	10 283	2 385	32 374	22 402	54 777
July	11 034	4 731	1 884	17 649	31 638	49 287
August	15 217	3 757	1 940	20 914	10 535	31 449
September	10 009	1 753	1 102	12 863	9 338	22 201
October	17 583	8 133	2 304	28 019	23 655	51 675
November	7 497	5 714	1 054	14 264	4 632	18 896
December	14 553	14 045	2 571	31 169	26 128	57 297
1998						
January	12 612	21 657	1 786	36 055	16 372	52 427
February	10 331	9 400	4 219	23 950	19 559	43 509
March	16 704	4 879	2 005	23 588	14 927	38 515
April	11 506	6 703	3 166	21 375	21 897	43 272

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

NEW OTHER RESIDENTIAL BUILDING

Period	Total houses		Semi-detached row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
DWELLING UNITS (Number)										
1994-95	1 029	180	76	256	116	67	173	356	612	1 641
1995-96	931	101	65	166	234	9	96	339	505	1 436
1996-97	1 105	136	81	217	236	27	362	625	842	1 947
1997										
February	68	26	3	29	8	0	0	8	37	105
March	88	2	10	12	37	0	14	51	63	151
April	89	25	8	33	20	0	89	109	142	231
May	103	16	0	16	12	0	0	12	28	131
June	160	6	14	20	8	0	64	72	92	252
July	82	2	14	16	20	0	16	36	52	134
August	108	9	0	9	13	15	0	28	37	145
September	73	4	0	4	20	0	0	20	24	97
October	135	35	31	66	29	0	11	40	106	241
November	69	16	4	20	18	12	16	46	66	135
December	115	21	10	31	27	18	66	111	142	257
1998										
January	103	0	5	5	4	0	94	98	103	206
February	75	78	23	101	0	0	10	10	111	186
March	121	18	21	39	9	0	9	18	57	178
April	99	13	9	22	26	10	0	36	58	157
VALUE (\$'000)										
1994-95	114 085	17 281	14 291	31 572	11 824	4 160	26 090	42 074	73 645	187 730
1995-96	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	144 800
1996-97	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
1997										
February	9 019	2 340	535	2 875	589	0	0	589	3 464	12 483
March	10 998	280	580	860	2 190	0	1 179	3 369	4 229	15 227
April	11 546	1 953	1 080	3 033	1 058	0	7 535	8 593	11 626	23 172
May	13 595	996	0	996	720	0	0	720	1 716	15 310
June	19 707	442	1 721	2 163	520	0	7 600	8 120	10 283	29 990
July	11 034	185	1 470	1 655	1 276	0	1 800	3 076	4 731	15 765
August	15 217	1 115	0	1 115	1 467	1 175	0	2 642	3 757	18 974
September	10 009	463	0	463	1 290	0	0	1 290	1 753	11 762
October	17 583	2 502	3 090	5 592	1 641	0	900	2 541	8 133	25 715
November	7 497	1 014	600	1 614	1 830	770	1 500	4 100	5 714	13 210
December	14 553	1 611	1 050	2 661	2 379	1 400	7 605	11 384	14 045	28 598
1998										
January	12 612	0	500	500	307	0	20 850	21 157	21 657	34 269
February	10 331	4 800	3 400	8 200	0	0	1 200	1 200	9 400	19 731
March	16 704	1 340	1 580	2 920	959	0	1 000	1 959	4 879	21 583
April	11 506	1 108	900	2 008	3 095	1 600	0	4 695	6 703	18 209

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc of</i>			<i>Flats, units or apartments in a building of.....</i>			<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
DWELLING UNITS (Number)										
NORTHERN TERRITORY	99	13	9	22	26	10	0	36	58	157
Darwin (SD)	43	13	9	22	12	10	0	22	44	87
Darwin City (SSD)	8	0	0	0	12	10	0	22	22	30
Palmerston-East Arm (SSD)	35	13	9	22	0	0	0	0	22	57
Northern Territory Balance (SD)	56	0	0	0	14	0	0	14	14	70
Darwin Rural Areas (SSD)	4	0	0	0	0	0	0	0	0	4
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	0	0	0	0	0	0	0	1
Daly (SSD)	2	0	0	0	0	0	0	0	0	2
East Arnhem (SSD)	5	0	0	0	0	0	0	0	0	5
Lower Top End (SSD)	1	0	0	0	0	0	0	0	0	1
Katherine (T)	0	0	0	0	0	0	0	0	0	0
Barkly (SSD)	13	0	0	0	0	0	0	0	0	13
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	30	0	0	0	14	0	0	14	14	44
Alice Springs (T)	17	0	0	0	14	0	0	14	14	31
VALUE (\$'000)										
NORTHERN TERRITORY	11 506	1 108	900	2 008	3 095	1 600	0	4 695	6 703	18 209
Darwin (SD)	5 851	1 108	900	2 008	1 495	1 600	0	3 095	5 103	10 954
Darwin City (SSD)	1 519	0	0	0	1 495	1 600	0	3 095	3 095	4 614
Palmerston-East Arm (SSD)	4 332	1 108	900	2 008	0	0	0	0	2 008	6 340
Northern Territory Balance (SD)	5 656	0	0	0	1 600	0	0	1 600	1 600	7 256
Darwin Rural Areas (SSD)	339	0	0	0	0	0	0	0	0	339
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	140	0	0	0	0	0	0	0	0	140
Daly (SSD)	206	0	0	0	0	0	0	0	0	206
East Arnhem (SSD)	485	0	0	0	0	0	0	0	0	485
Lower Top End (SSD)	150	0	0	0	0	0	0	0	0	150
Katherine (T)	0	0	0	0	0	0	0	0	0	0
Barkly (SSD)	1 479	0	0	0	0	0	0	0	0	1 479
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	2 857	0	0	0	1 600	0	0	1 600	1 600	4 457
Alice Springs (T)	1 609	0	0	0	1 600	0	0	1 600	1 600	3 209

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL							
1994-95	88.2	64.9	153.1	23.1	176.3	169.8	346.1
1995-96	73.4	39.5	112.8	20.3	133.3	200.4	333.7
1996-97	97.8	61.2	159.1	16.7	175.9	214.4	390.2
1996							
December	27.0	15.3	42.4	4.9	47.3	56.3	103.6
1997							
March	19.8	9.1	28.9	3.5	32.5	30.1	62.6
June	31.4	19.8	51.2	4.8	56.0	45.8	101.8
September	25.3	8.5	33.8	3.4	37.2	44.9	82.1
December	27.6	23.1	50.6	4.1	54.7	47.1	101.9
1998							
March	27.7	29.6	57.3	5.6	62.9	43.8	106.6
ORIGINAL (% change from preceding quarter)							
1996							
December	37.8	-10.0	15.8	40.0	18.0	-31.5	-15.2
1997							
March	-26.7	-40.5	-31.8	-28.6	-31.3	-46.5	-39.6
June	58.6	117.6	77.2	37.1	72.3	52.2	62.6
September	-19.4	-57.1	-34.0	-29.2	-33.6	-2.0	-19.4
December	9.1	171.8	49.7	20.6	47.0	4.9	24.1
1998							
March	0.4	28.1	13.2	36.6	15.0	-7.0	4.6

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accomm- odation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1994-95	25 584	37 862	3 940	6 261	10 489	3 922	0	1 027	3 536	5 524	98 145
1995-96	38 821	14 599	3 212	13 302	19 837	5 256	609	3 210	10 216	3 693	112 754
1996-97	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	153 401
1997											
April	0	679	0	0	3 338	1 555	0	0	0	416	5 988
May	0	583	500	325	1 181	0	0	0	0	50	2 639
June	4 560	6 954	560	1 482	730	1 630	0	0	630	0	16 546
July	530	2 804	1 650	403	1 466	908	591	0	476	100	8 928
August	250	635	80	1 875	3 146	511	0	0	130	225	6 852
September	0	3 158	0	212	684	0	0	54	1 725	0	5 833
October	0	2 409	382	350	2 565	0	0	0	1 782	230	7 718
November	0	1 608	300	830	1 294	0	0	200	0	0	4 232
December	0	552	897	861	1 401	88	0	0	0	2 579	6 377
1998											
January	0	238	300	956	892	290	0	152	90	0	2 918
February	0	1 361	0	870	4 689	475	0	0	65	0	7 460
March	0	719	100	1 952	2 445	0	0	0	8 014	425	13 654
April	0	6 098	600	567	1 305	300	0	80	0	146	9 096
PUBLIC SECTOR											
1994-95	0	1 762	11 706	3 466	2 354	28 985	0	1 631	2 016	34 431	86 352
1995-96	0	4 246	1 824	13 412	14 147	26 037	2 361	1 433	11 551	34 279	109 290
1996-97	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	87 848
1997											
April	0	553	90	370	89	7 728	0	265	2 926	1 645	13 666
May	150	0	0	1 095	130	5 560	0	0	0	555	7 490
June	103	0	0	250	0	5 504	0	0	0	0	5 857
July	0	0	0	0	21 000	1 710	0	0	0	0	22 710
August	0	0	0	2 000	0	0	0	0	128	1 555	3 683
September	0	0	80	0	0	0	0	711	0	2 714	3 505
October	0	52	0	12 100	0	214	0	0	0	3 572	15 938
November	0	0	0	0	0	0	0	0	400	0	400
December	0	0	0	400	460	1 927	0	447	0	16 517	19 751
1998											
January	0	0	0	646	0	7 383	0	125	3 200	2 100	13 454
February	0	0	0	0	0	7 431	0	205	0	4 463	12 099
March	0	142	0	50	330	402	0	115	0	234	1 273
April	0	0	0	0	10 100	1 510	0	0	122	1 069	12 801
TOTAL											
1994-95	25 584	39 624	15 646	9 727	12 844	32 907	0	2 658	5 552	39 955	184 496
1995-96	38 821	18 845	5 036	26 714	33 984	31 293	2 969	4 643	21 767	37 972	222 043
1996-97	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	241 249
1997											
April	0	1 232	90	370	3 427	9 283	0	265	2 926	2 061	19 653
May	150	583	500	1 419	1 311	5 560	0	0	0	605	10 129
June	4 663	6 954	560	1 732	730	7 134	0	0	630	0	22 402
July	530	2 804	1 650	403	22 466	2 618	591	0	476	100	31 638
August	250	635	80	3 875	3 146	511	0	0	258	1 780	10 535
September	0	3 158	80	212	684	0	0	765	1 725	2 714	9 338
October	0	2 461	382	12 450	2 565	214	0	0	1 782	3 801	23 655
November	0	1 608	300	830	1 294	0	0	200	400	0	4 632
December	0	552	897	1 261	1 861	2 015	0	447	0	19 095	26 128
1998											
January	0	238	300	1 602	892	7 673	0	278	3 290	2 100	16 372
February	0	1 361	0	870	4 689	7 906	0	205	65	4 463	19 559
March	0	862	100	2 002	2 775	402	0	115	8 014	659	14 927
April	0	6 098	600	567	11 405	1 810	0	80	122	1 215	21 897

BUILDING APPROVED IN STATISTICAL AREAS

Statistical Area	DWELLINGS (No.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
	no.	no.	no.	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR									
NORTHERN TERRITORY	76	45	123	8 967	5 403	922	15 291	9 096	24 387
Darwin (SD)	39	31	70	5 231	3 803	576	9 609	2 011	11 620
Darwin City (SSD)	6	22	28	1 204	3 095	502	4 801	1 411	6 212
Palmerston-East Arm (SSD)	33	9	42	4 026	708	74	4 808	600	5 408
Northern Territory Balance	37	14	53	3 736	1 600	346	5 682	7 085	12 767
Darwin Rural Areas (SSD)	4	0	6	339	0	199	538	1 175	1 713
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	3	0	3	280	0	0	280	0	280
Lower Top End (SSD)	0	0	0	0	0	10	10	5 260	5 270
Katherine (T)	0	0	0	0	0	10	10	5 260	5 270
Barkly (SSD)	9	0	9	1 039	0	0	1 039	0	1 039
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	21	14	35	2 079	1 600	137	3 815	650	4 465
Alice Springs (T)	16	14	30	1 589	1 600	137	3 325	650	3 975
PUBLIC SECTOR									
NORTHERN TERRITORY	23	13	36	2 539	1 300	2 245	6 084	12 801	18 885
Darwin (SD)	4	13	17	620	1 300	1 475	3 395	3 010	6 405
Darwin City (SSD)	2	0	2	315	0	1 475	1 790	3 010	4 800
Palmerston-East Arm (SSD)	2	13	15	305	1 300	0	1 605	0	1 605
Northern Territory Balance	19	0	19	1 919	0	770	2 689	9 791	12 480
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	8 784	8 784
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	527	527
Alligator (SSD)	1	0	1	140	0	273	413	0	413
Daly (SSD)	2	0	2	206	0	77	283	85	368
East Arnhem (SSD)	2	0	2	205	0	0	205	0	205
Lower Top End (SSD)	1	0	1	150	0	300	450	0	450
Katherine (T)	0	0	0	0	0	0	0	0	0
Barkly (SSD)	4	0	4	440	0	0	440	0	440
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	9	0	9	778	0	121	899	395	1 294
Alice Springs (T)	1	0	1	20	0	0	20	0	20

Statistical Area	DWELLINGS (No.).....			VALUE (\$'000).....					
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential buildings</i>	<i>Non-residential building</i>	<i>Total building</i>
	no.	no.	no.	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
TOTAL									
NORTHERN TERRITORY	99	58	159	11 506	6 703	3 166	21 375	21 897	43 272
Darwin (SD)	43	44	87	5 851	5 103	2 051	13 004	5 021	18 025
Darwin City (SSD)	8	22	30	1 519	3 095	1 977	6 591	4 421	11 012
Palmerston-East Arm (SSD)	35	22	57	4 332	2 008	74	6 414	600	7 014
Northern Territory Balance	56	14	72	5 656	1 600	1 115	8 371	16 876	25 247
Darwin Rural Areas (SSD)	4	0	6	339	0	199	538	9 959	10 497
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	527	527
Alligator (SSD)	1	0	1	140	0	273	413	0	413
Daly (SSD)	2	0	2	206	0	77	283	85	368
East Arnhem (SSD)	5	0	5	485	0	0	485	0	485
Lower Top End (SSD)	1	0	1	150	0	310	460	5 260	5 720
Katherine (T)	0	0	0	0	0	10	10	5 260	5 270
Barkly (SSD)	13	0	13	1 479	0	0	1 479	0	1 479
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	30	14	44	2 857	1 600	257	4 714	1 045	5 759
Alice Springs (T)	17	14	31	1 609	1 600	137	3 345	650	3 995

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential building.

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands, Planning and Environment, in areas subject to building control by those authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion. 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.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. 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, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are included within existing categories, as follows: in tables 1 and 7 the number of Conversions are included in the appropriate Type of Building category, while the value of Conversions are included in the 'Alterations and additions to residential buildings' category in tables 2 and 7.

TREND ESTIMATES

13 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

14 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

15 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

16 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	17 Area statistics are now being classified to the <i>Australian Standard Geographic Classification, 1996 Edition</i> (1216.0), effective 1 July 1996 and Australian Standard Geographic Classification terminology has been adopted in the presentation of building statistics.
UNPUBLISHED DATA	18 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.
RELATED PUBLICATIONS	19 Users may also wish to refer to the following publications: <ul style="list-style-type: none">▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)▪ <i>Building Activity, Northern Territory</i> (8752.7)▪ <i>Engineering Construction Activity, Australia</i> (8762.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)▪ <i>Price Index of Materials Used in House Building</i> (6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).
ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.
SYMBOLS AND OTHER USAGES	— nil or rounded to zero n.a. not available SD Statistical Division SSD Statistical Subdivision T Town

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is 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 is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

GLOSSARY

New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 7). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 9 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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