



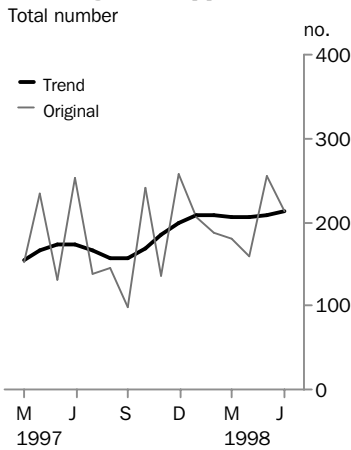
# BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 30 JULY 1998

## JUNE KEY FIGURES

### Dwelling units approved



### TREND ESTIMATES

	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
Dwelling units approved			
Total dwelling units	212	1.4	21.8

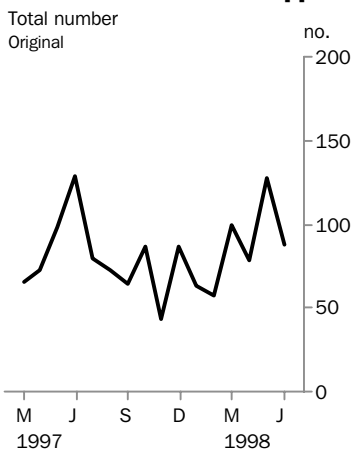
### ORIGINAL

	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
Dwelling units approved			
Private sector houses	88	-31.3	-31.8
Total dwelling units	214	-16.4	-15.4

## JUNE KEY POINTS

- The total number of dwelling units approved in June was 214. Of these, 127 were houses and 87 were other dwellings.
- Darwin City accounted for most dwelling approvals with 90 (82 being other dwelling units) while Palmerston recorded 83 (all houses).
- The value of residential building approved was \$34.8 million, with \$32.8 million attributable to new work (one job contributed \$10.2 million) and \$2.0 million to alterations and additions.
- The value of non-residential work approved in June was \$29.0 million. Of this, the private sector Shops (\$14.6 million) and public sector Miscellaneous (\$4.0 million) categories contributed the most.
- There were two jobs valued at \$5 million or more and nine jobs valued between \$1 million and \$5 million.

### Private sector houses approved



- 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>
July 1998	1 September 1998
August 1998	30 September 1998
September 1998	2 November 1998



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no notes about the data for this issue.



## REVISIONS THIS MONTH

There are no significant revisions this month.



Dan Black  
Acting 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>
<b>1995-96</b>	838	97	935	396	121	517	1 234	218	1 452	n.a.
<b>1996-97</b>	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
<b>1997-98</b>	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
12 months to Jun 1997	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
12 months to Jun 1998	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
<b>1997</b>										
April	73	16	89	140	5	145	213	21	234	165
May	98	6	104	28	0	28	126	6	132	173
June	129	32	161	92	0	92	221	32	253	174
July	80	3	83	54	0	54	134	3	137	165
August	72	36	108	38	0	38	110	36	146	157
September	64	9	73	23	2	25	87	11	98	156
October	87	48	135	105	2	107	192	50	242	168
November	43	26	69	66	0	66	109	26	135	184
December	87	28	115	142	0	142	229	28	257	199
<b>1998</b>										
January	63	41	104	103	0	103	166	41	207	208
February	57	18	75	49	64	113	106	82	188	208
March	99	22	121	58	0	58	157	22	179	206
April	78	23	101	45	13	58	123	36	159	206
May	128	15	143	113	0	113	241	15	256	209
June	88	39	127	87	0	87	175	39	214	212

(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 &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
<b>1995-96</b>	83 369	38 318	21 398	143 085	112 754	<b>255 839</b>
<b>1996-97</b>	108 382	70 015	20 162	198 558	153 401	<b>351 959</b>
<b>1997-98</b>	120 218	101 354	19 630	241 202	102 259	<b>343 462</b>
12 months to Jun 1997	108 382	70 015	20 162	198 558	153 401	<b>351 959</b>
12 months to Jun 1998	120 218	101 354	19 630	241 202	102 259	<b>343 462</b>
<b>1997</b>						
April	9 554	11 173	2 155	22 881	5 988	<b>28 869</b>
May	12 479	1 716	1 716	15 911	2 639	<b>18 550</b>
June	15 666	10 283	2 172	28 121	16 546	<b>44 667</b>
July	10 510	4 731	1 819	17 060	8 928	<b>25 988</b>
August	9 487	3 757	1 681	14 924	6 852	<b>21 776</b>
September	8 484	1 458	1 102	11 044	5 833	<b>16 876</b>
October	10 349	7 983	1 554	19 886	7 718	<b>27 603</b>
November	4 677	5 714	1 032	11 423	4 232	<b>15 655</b>
December	10 481	14 045	2 371	26 897	6 377	<b>33 274</b>
<b>1998</b>						
January	6 854	21 657	1 313	29 825	2 918	<b>32 743</b>
February	7 591	2 921	1 407	11 919	7 460	<b>19 379</b>
March	13 937	4 879	1 352	20 168	13 654	<b>33 822</b>
April	8 967	5 403	922	15 291	9 096	<b>24 387</b>
May	17 089	13 673	3 044	33 806	8 392	<b>42 198</b>
June	11 792	15 135	2 034	28 961	20 799	<b>49 760</b>
PUBLIC SECTOR (\$'000)						
<b>1995-96</b>	15 473	7 640	6 028	29 141	109 290	<b>138 430</b>
<b>1996-97</b>	29 083	2 337	3 180	34 600	87 848	<b>122 448</b>
<b>1997-98</b>	43 637	8 224	8 137	59 999	145 294	<b>205 292</b>
12 months to Jun 1997	29 084	2 337	3 180	34 600	87 848	<b>122 448</b>
12 months to Jun 1998	43 637	8 224	8 137	59 999	145 294	<b>205 292</b>
<b>1997</b>						
April	1 992	453	393	2 838	13 666	<b>16 504</b>
May	1 116	0	150	1 266	7 490	<b>8 755</b>
June	4 041	0	213	4 253	5 857	<b>10 110</b>
July	524	0	65	589	22 710	<b>23 299</b>
August	5 731	0	260	5 990	3 683	<b>9 673</b>
September	1 525	295	0	1 820	3 505	<b>5 325</b>
October	7 234	150	750	8 134	15 938	<b>24 071</b>
November	2 820	0	22	2 841	400	<b>3 241</b>
December	4 072	0	200	4 272	19 751	<b>24 023</b>
<b>1998</b>						
January	5 758	0	473	6 231	13 454	<b>19 684</b>
February	2 741	6 479	2 812	12 031	12 099	<b>24 130</b>
March	2 767	0	654	3 421	1 273	<b>4 693</b>
April	2 539	1 300	2 245	6 084	12 801	<b>18 885</b>
May	2 081	0	658	2 739	31 477	<b>34 217</b>
June	5 848	0	0	5 848	8 204	<b>14 052</b>

(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 &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
<b>1995-96</b>	98 842	45 958	27 426	172 226	222 043	<b>394 269</b>
<b>1996-97</b>	137 465	72 352	23 341	233 159	241 249	<b>474 407</b>
<b>1997-98</b>	163 855	109 578	27 768	301 201	247 553	<b>548 754</b>
12 months to Jun 1997	137 465	72 352	23 341	233 159	241 249	<b>474 407</b>
12 months to Jun 1998	163 855	109 578	27 768	301 201	247 553	<b>548 754</b>
<b>1997</b>						
April	11 546	11 626	2 548	25 719	19 654	<b>45 373</b>
May	13 595	1 716	1 866	17 177	10 129	<b>27 305</b>
June	19 707	10 283	2 385	32 374	22 402	<b>54 777</b>
July	11 034	4 731	1 884	17 649	31 638	<b>49 287</b>
August	15 217	3 757	1 940	20 914	10 535	<b>31 449</b>
September	10 009	1 753	1 102	12 863	9 338	<b>22 201</b>
October	17 583	8 133	2 304	28 019	23 655	<b>51 675</b>
November	7 497	5 714	1 054	14 264	4 632	<b>18 896</b>
December	14 553	14 045	2 571	31 169	26 128	<b>57 297</b>
<b>1998</b>						
January	12 612	21 657	1 786	36 055	16 372	<b>52 427</b>
February	10 331	9 400	4 219	23 950	19 559	<b>43 509</b>
March	16 704	4 879	2 005	23 588	14 927	<b>38 515</b>
April	11 506	6 703	3 166	21 375	21 897	<b>43 272</b>
May	19 170	13 673	3 702	36 545	39 869	<b>76 414</b>
June	17 640	15 135	2 034	34 809	29 003	<b>63 812</b>

(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)										
<b>1995-96</b>	931	101	65	166	234	9	96	339	505	1 436
<b>1996-97</b>	1 105	136	81	217	236	27	362	625	842	1 947
<b>1997-98</b>	1 248	241	155	396	170	55	335	560	956	2 204
<b>1997</b>										
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
<b>1998</b>										
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
May	141	45	28	73	4	0	36	40	113	254
June	127	0	10	10	0	0	77	77	87	214
VALUE (\$'000)										
<b>1995-96</b>	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	144 800
<b>1996-97</b>	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
<b>1997-98</b>	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
<b>1997</b>										
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
<b>1998</b>										
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
May	19 170	3 563	3 150	6 713	660	0	6 300	6 960	13 673	32 842
June	17 640	0	1 520	1 520	0	0	13 615	13 615	15 135	32 775

(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)										
<b>NORTHERN TERRITORY</b>	127	0	10	10	0	0	77	77	87	214
<b>Darwin (SD)</b>	91	0	5	5	0	0	77	77	82	173
Darwin City (SSD)	8	0	5	5	0	0	77	77	82	90
Palmerston-East Arm (SSD)	83	0	0	0	0	0	0	0	0	83
<b>Northern Territory Balance (SD)</b>	36	0	5	5	0	0	0	0	5	41
Darwin Rural Areas (SSD)	14	0	0	0	0	0	0	0	0	14
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	3	0	0	0	0	0	0	0	0	3
Lower Top End (SSD)	4	0	0	0	0	0	0	0	0	4
Katherine (T)	4	0	0	0	0	0	0	0	0	4
Barkly (SSD)	2	0	0	0	0	0	0	0	0	2
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	13	0	5	5	0	0	0	0	5	18
Alice Springs (T)	9	0	5	5	0	0	0	0	5	14
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	17 640	0	1 520	1 520	0	0	13 615	13 615	15 135	32 775
<b>Darwin (SD)</b>	13 964	0	1 020	1 020	0	0	13 615	13 615	14 635	28 599
Darwin City (SSD)	1 724	0	1 020	1 020	0	0	13 615	13 615	14 635	16 359
Palmerston-East Arm (SSD)	12 240	0	0	0	0	0	0	0	0	12 240
<b>Northern Territory Balance (SD)</b>	3 676	0	500	500	0	0	0	0	500	4 176
Darwin Rural Areas (SSD)	1 952	0	0	0	0	0	0	0	0	1 952
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	130	0	0	0	0	0	0	0	0	130
Lower Top End (SSD)	365	0	0	0	0	0	0	0	0	365
Katherine (T)	365	0	0	0	0	0	0	0	0	365
Barkly (SSD)	106	0	0	0	0	0	0	0	0	106
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	1 124	0	500	500	0	0	0	0	500	1 624
Alice Springs (T)	913	0	500	500	0	0	0	0	500	1 413

(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>
ORIGINAL (\$ million)							
<b>1995-96</b>	73.4	39.5	112.8	20.3	133.3	200.4	<b>333.7</b>
<b>1996-97</b>	97.8	61.2	159.1	16.7	175.9	214.4	<b>390.2</b>
<b>1997-98</b>	80.6	61.2	141.7	13.1	154.9	136.0	<b>290.8</b>
<b>1996</b>							
December	27.0	15.3	42.4	4.9	47.3	56.3	<b>103.6</b>
<b>1997</b>							
March	19.8	9.1	28.9	3.5	32.5	30.1	<b>62.6</b>
June	31.4	19.8	51.2	4.8	56.0	45.8	<b>101.8</b>
September	25.3	8.5	33.8	3.4	37.2	44.9	<b>82.1</b>
December	27.6	23.1	50.6	4.1	54.8	47.2	<b>102.0</b>
<b>1998</b>							
March	27.7	29.6	57.3	5.6	62.9	43.9	<b>106.7</b>
ORIGINAL (% change from preceding quarter)							
<b>1996</b>							
December	37.8	-10.0	15.8	40.0	18.0	-31.5	<b>-15.2</b>
<b>1997</b>							
March	-26.7	-40.5	-31.8	-28.6	-31.3	-46.5	<b>-39.6</b>
June	58.6	117.6	77.2	37.1	72.3	52.2	<b>62.6</b>
September	-19.4	-57.1	-34.0	-29.2	-33.6	-2.0	<b>-19.4</b>
December	9.1	171.8	49.7	20.6	47.3	5.1	<b>24.2</b>
<b>1998</b>							
March	0.4	28.1	13.2	36.6	14.8	-7.0	<b>4.6</b>

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommoda- tion	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											
<b>1995-96</b>	38 821	14 599	3 212	13 302	19 837	5 256	609	3 210	10 216	3 693	<b>112 754</b>
<b>1996-97</b>	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	<b>153 401</b>
<b>1997-98</b>	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	<b>102 259</b>
<b>1997</b>											
June	4 560	6 954	560	1 482	730	1 630	0	0	630	0	<b>16 546</b>
July	530	2 804	1 650	403	1 466	908	591	0	476	100	<b>8 928</b>
August	250	635	80	1 875	3 146	511	0	0	130	225	<b>6 852</b>
September	0	3 158	0	212	684	0	0	54	1 725	0	<b>5 833</b>
October	0	2 409	382	350	2 565	0	0	0	1 782	230	<b>7 718</b>
November	0	1 608	300	830	1 294	0	0	200	0	0	<b>4 232</b>
December	0	552	897	861	1 401	88	0	0	0	2 579	<b>6 377</b>
<b>1998</b>											
January	0	238	300	956	892	290	0	152	90	0	<b>2 918</b>
February	0	1 361	0	870	4 689	475	0	0	65	0	<b>7 460</b>
March	0	719	100	1 952	2 445	0	0	0	8 014	425	<b>13 654</b>
April	0	6 098	600	567	1 305	300	0	80	0	146	<b>9 096</b>
May	0	5 378	0	1 237	1 530	0	0	0	0	247	<b>8 392</b>
June	0	14 644	1 193	3 135	1 424	54	130	0	220	0	<b>20 799</b>
PUBLIC SECTOR											
<b>1995-96</b>	0	4 246	1 824	13 412	14 147	26 037	2 361	1 433	11 551	34 279	<b>109 290</b>
<b>1996-97</b>	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	<b>87 848</b>
<b>1997-98</b>	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	<b>145 294</b>
<b>1997</b>											
June	103	0	0	250	0	5 504	0	0	0	0	<b>5 857</b>
July	0	0	0	0	21 000	1 710	0	0	0	0	<b>22 710</b>
August	0	0	0	2 000	0	0	0	0	128	1 555	<b>3 683</b>
September	0	0	80	0	0	0	0	711	0	2 714	<b>3 505</b>
October	0	52	0	12 100	0	214	0	0	0	3 572	<b>15 938</b>
November	0	0	0	0	0	0	0	0	400	0	<b>400</b>
December	0	0	0	400	460	1 927	0	447	0	16 517	<b>19 751</b>
<b>1998</b>											
January	0	0	0	646	0	7 383	0	125	3 200	2 100	<b>13 454</b>
February	0	0	0	0	0	7 431	0	205	0	4 463	<b>12 099</b>
March	0	142	0	50	330	402	0	115	0	234	<b>1 273</b>
April	0	0	0	0	10 100	1 510	0	0	122	1 069	<b>12 801</b>
May	0	0	0	14 170	9 260	0	0	0	0	8 047	<b>31 477</b>
June	0	220	0	513	0	3 471	0	0	0	4 000	<b>8 204</b>
TOTAL											
<b>1995-96</b>	38 821	18 845	5 036	26 714	33 984	31 293	2 969	4 643	21 767	37 972	<b>222 043</b>
<b>1996-97</b>	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	<b>241 249</b>
<b>1997-98</b>	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	<b>247 553</b>
<b>1997</b>											
June	4 663	6 954	560	1 732	730	7 134	0	0	630	0	<b>22 402</b>
July	530	2 804	1 650	403	22 466	2 618	591	0	476	100	<b>31 638</b>
August	250	635	80	3 875	3 146	511	0	0	258	1 780	<b>10 535</b>
September	0	3 158	80	212	684	0	0	765	1 725	2 714	<b>9 338</b>
October	0	2 461	382	12 450	2 565	214	0	0	1 782	3 801	<b>23 655</b>
November	0	1 608	300	830	1 294	0	0	200	400	0	<b>4 632</b>
December	0	552	897	1 261	1 861	2 015	0	447	0	19 095	<b>26 128</b>
<b>1998</b>											
January	0	238	300	1 602	892	7 673	0	278	3 290	2 100	<b>16 372</b>
February	0	1 361	0	870	4 689	7 906	0	205	65	4 463	<b>19 559</b>
March	0	862	100	2 002	2 775	402	0	115	8 014	659	<b>14 927</b>
April	0	6 098	600	567	11 405	1 810	0	80	122	1 215	<b>21 897</b>
May	0	5 378	0	15 407	10 790	0	0	0	0	8 294	<b>39 869</b>
June	0	14 864	1 193	3 648	1 424	3 525	130	0	220	4 000	<b>29 003</b>

## 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
PRIVATE SECTOR									
<b>NORTHERN TERRITORY</b>	88	87	175	11 792	15 135	2 034	28 961	20 799	49 760
<b>Darwin (SD)</b>	58	82	140	8 433	14 635	1 220	24 288	18 660	42 948
Darwin City (SSD)	8	82	90	1 724	14 635	1 022	17 381	18 660	36 041
Palmerston-East Arm (SSD)	50	0	50	6 709	0	198	6 907	0	6 907
<b>Northern Territory Balance (SSD)</b>	30	5	35	3 359	500	814	4 674	2 139	6 812
Darwin Rural Areas (SSD)	14	0	14	1 952	0	575	2 527	1 093	3 620
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	130	0	0	130	0	130
Lower Top End (SSD)	4	0	4	365	0	47	412	0	412
Katherine (T)	4	0	4	365	0	47	412	0	412
Barkly (SSD)	0	0	0	0	0	12	12	0	12
Tennant Creek (T)	0	0	0	0	0	12	12	0	12
Central NT (SSD)	9	5	14	913	500	180	1 593	1 046	2 639
Alice Springs (T)	9	5	14	913	500	180	1 593	1 046	2 639
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	39	0	39	5 848	0	0	5 848	8 204	14 052
<b>Darwin (SD)</b>	33	0	33	5 531	0	0	5 531	4 204	9 735
Darwin City (SSD)	0	0	0	0	0	0	0	4 204	4 204
Palmerston-East Arm (SSD)	33	0	33	5 531	0	0	5 531	0	5 531
<b>Northern Territory Balance (SSD)</b>	6	0	6	317	0	0	317	4 000	4 317
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	0	0
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)	0	0	0	0	0	0	0	0	0
Lower Top End (SSD)	0	0	0	0	0	0	0	4 000	4 000
Katherine (T)	0	0	0	0	0	0	0	0	0
Barkly (SSD)	2	0	2	106	0	0	106	0	106
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	4	0	4	211	0	0	211	0	211
Alice Springs (T)	0	0	0	0	0	0	0	0	0

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
TOTAL									
<b>NORTHERN TERRITORY</b>	127	87	214	17 640	15 135	2 034	34 809	29 003	<b>63 812</b>
<b>Darwin (SD)</b>	91	82	173	13 964	14 635	1 220	29 818	22 864	<b>52 683</b>
Darwin City (SSD)	8	82	90	1 724	14 635	1 022	17 381	22 864	<b>40 245</b>
Palmerston-East Arm (SSD)	83	0	83	12 240	0	198	12 438	0	<b>12 438</b>
<b>Northern Territory Balance (SSD)</b>	36	5	41	3 676	500	814	4 991	6 139	<b>11 129</b>
Darwin Rural Areas (SSD)	14	0	14	1 952	0	575	2 527	1 093	<b>3 620</b>
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	<b>0</b>
Alligator (SSD)	0	0	0	0	0	0	0	0	<b>0</b>
Daly (SSD)	0	0	0	0	0	0	0	0	<b>0</b>
East Arnhem (SSD)	3	0	3	130	0	0	130	0	<b>130</b>
Lower Top End (SSD)	4	0	4	365	0	47	412	4 000	<b>4 412</b>
Katherine (T)	4	0	4	365	0	47	412	0	<b>412</b>
Barkly (SSD)	2	0	2	106	0	12	118	0	<b>118</b>
Tennant Creek (T)	0	0	0	0	0	12	12	0	<b>12</b>
Central NT (SSD)	13	5	18	1 124	500	180	1 804	1 046	<b>2 850</b>
Alice Springs (T)	9	5	14	913	500	180	1 593	1 046	<b>2 639</b>

(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)	<p><b>17</b> 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.</p>								
UNPUBLISHED DATA	<p><b>18</b> 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.</p>								
RELATED PUBLICATIONS	<p><b>19</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i> (8752.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li><li>▪ <i>Building Activity, Northern Territory</i> (8752.7)</li><li>▪ <i>Building Approvals, Australia</i> (8731.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li></ul>								
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>								
SYMBOLS AND OTHER USAGES	<table><tr><td>n.a.</td><td>not available</td></tr><tr><td>SD</td><td>Statistical Division</td></tr><tr><td>SSD</td><td>Statistical Subdivision</td></tr><tr><td>T</td><td>Town</td></tr></table>	n.a.	not available	SD	Statistical Division	SSD	Statistical Subdivision	T	Town
n.a.	not available								
SD	Statistical Division								
SSD	Statistical Subdivision								
T	Town								

## G L O S S A R Y

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<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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.
<b>Miscellaneous</b>	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

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<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.









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