

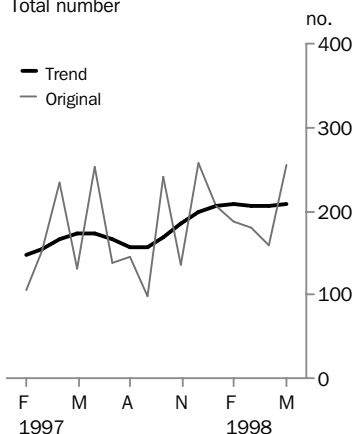
# BUILDING APPROVALS

**NORTHERN  
TERRITORY**

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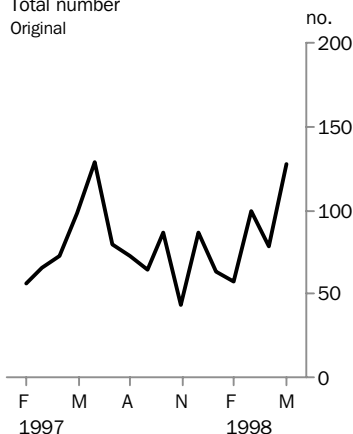
## Dwelling units approved

Total number



## Private sector houses approved

Total number  
Original



## MAY KEY FIGURES

### TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Total dwelling units	209	1.0	20.8

### ORIGINAL

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	128	64.1	30.6
Total dwelling units	256	61.0	93.9

## MAY KEY POINTS

- The total number of dwelling units approved in May was 256. Of these 143 were houses (this includes the largest number of private sector houses approved since June 1997) and 113 were other dwellings.
- Palmerston accounted for most approvals with 81 new houses and 59 dwellings in other residential buildings.
- The value of residential building approved was \$36.5 million with \$32.8 million attributable to new work and \$3.7 million for alterations and additions.
- The value of non-residential building approved in May was \$39.9 million. Of this, the public sector categories of offices (\$14.2 million) and other business premises (\$9.3 million) contributed the most.
- There were four jobs valued at \$5 million or more and eight jobs valued between \$1 million and \$5 million.

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

## NOTES

### FORTHCOMING ISSUES

#### ISSUE

#### RELEASE DATE

June 1998

30 July 1998

July 1998

1 September 1998

August 1998

1 October 1998

.....

### CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

### DATA NOTES

There are no notes about the data for this issue.

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### REVISIONS THIS MONTH

Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

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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>
<b>1994-95</b>	879	161	1 040	563	58	621	1 442	219	1 661	n.a.
<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.
11 months to May 1997	780	171	951	745	38	783	1 525	209	1 734	n.a.
11 months to May 1998	858	269	1 127	796	81	877	1 654	350	2 004	n.a.
<b>1997</b>										
March	66	22	88	53	10	63	119	32	151	155
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	207
February	57	18	75	49	64	113	106	82	188	208
March	99	22	121	58	0	58	157	22	179	207
April	78	23	101	45	13	58	123	36	159	207
May	128	15	143	113	0	113	241	15	256	209

(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>1994-95</b>	84 947	63 327	21 640	169 914	98 145	268 058
<b>1995-96</b>	83 369	38 318	21 398	143 085	112 754	255 839
<b>1996-97</b>	108 382	70 015	20 162	198 558	153 401	351 959
11 months to May 1997	92 716	59 733	17 989	170 438	136 855	307 293
11 months to May 1998	108 426	86 219	17 596	212 241	81 460	293 701
<b>1997</b>						
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
<b>1998</b>						
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
May	17 089	13 673	3 044	33 806	8 392	42 198
PUBLIC SECTOR (\$'000)						
<b>1994-95</b>	29 137	10 319	8 318	47 774	86 352	134 125
<b>1995-96</b>	15 473	7 640	6 028	29 141	109 290	138 430
<b>1996-97</b>	29 083	2 337	3 180	34 600	87 848	122 448
11 months to May 1997	25 043	2 337	2 967	30 347	81 991	112 338
11 months to May 1998	37 790	8 224	8 137	54 151	137 090	191 241
<b>1997</b>						
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
<b>1998</b>						
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
May	2 081	0	658	2 739	31 477	34 217

(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>1994-95</b>	114 085	73 645	29 958	217 688	184 496	<b>402 184</b>
<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>
11 months to May 1997	117 758	62 070	20 956	200 784	218 846	<b>419 631</b>
11 months to May 1998	146 215	94 443	25 734	266 392	218 550	<b>484 942</b>
<b>1997</b>						
March	10 998	4 229	2 038	17 265	3 234	<b>20 499</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>

(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>1994-95</b>	1 029	180	76	256	116	67	173	356	612	<b>1 641</b>
<b>1995-96</b>	931	101	65	166	234	9	96	339	505	<b>1 436</b>
<b>1996-97</b>	1 105	136	81	217	236	27	362	625	842	<b>1 947</b>
<b>1997</b>										
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
<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
VALUE (\$'000)										
<b>1994-95</b>	114 085	17 281	14 291	31 572	11 824	4 160	26 090	42 074	73 645	<b>187 730</b>
<b>1995-96</b>	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	<b>144 800</b>
<b>1996-97</b>	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	<b>209 817</b>
<b>1997</b>										
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
<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

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....			Flats, units or apartments in a building of.....				Total	Total new residential building
Statistical Area		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
NORTHERN TERRITORY	141	45	28	73	4	0	36	40	113	254
Darwin (SD)	92	37	26	63	4	0	36	40	103	195
Darwin City (SSD)	11	4	4	8	0	0	36	36	44	55
Palmerston-East Arm (SSD)	81	33	22	55	4	0	0	4	59	140
Northern Territory Balance (SD)	49	8	2	10	0	0	0	0	10	59
Darwin Rural Areas (SSD)	35	0	0	0	0	0	0	0	0	35
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	4	0	0	0	0	0	0	0	0	4
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	2	0	0	0	0	0	0	0	0	2
Lower Top End (SSD)	3	0	0	0	0	0	0	0	0	3
Katherine (T)	3	0	0	0	0	0	0	0	0	3
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	5	8	2	10	0	0	0	0	10	15
Alice Springs (T)	4	8	2	10	0	0	0	0	10	14
VALUE (\$'000)										
NORTHERN TERRITORY	19 170	3 563	3 150	6 713	660	0	6 300	6 960	13 673	32 842
Darwin (SD)	12 962	2 813	2 980	5 793	660	0	6 300	6 960	12 753	25 715
Darwin City (SSD)	1 722	300	1 100	1 400	0	0	6 300	6 300	7 700	9 422
Palmerston-East Arm (SSD)	11 240	2 513	1 880	4 393	660	0	0	660	5 053	16 293
Northern Territory Balance (SD)	6 208	750	170	920	0	0	0	0	920	7 127
Darwin Rural Areas (SSD)	4 012	0	0	0	0	0	0	0	0	4 012
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	518	0	0	0	0	0	0	0	0	518
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	560	0	0	0	0	0	0	0	0	560
Lower Top End (SSD)	280	0	0	0	0	0	0	0	0	280
Katherine (T)	280	0	0	0	0	0	0	0	0	280
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	838	750	170	920	0	0	0	0	920	1 757
Alice Springs (T)	738	750	170	920	0	0	0	0	920	1 657

(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>1994-95</b>	88.2	64.9	153.1	23.1	176.3	169.8	<b>346.1</b>
<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>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	54.7	47.1	<b>101.9</b>
<b>1998</b>							
March	27.7	29.6	57.3	5.6	62.9	43.8	<b>106.6</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	47.0	4.9	<b>24.1</b>
<b>1998</b>							
March	0.4	28.1	13.2	36.6	15.0	-7.0	<b>4.6</b>

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

	<i>Hotels, motels and other short term accomm- odation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellan- eous</i>	<i>Total non- residential building</i>
<i>Period</i>	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
<b>1994-95</b>	25 584	37 862	3 940	6 261	10 489	3 922	0	1 027	3 536	5 524	<b>98 145</b>
<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</b>											
May	0	583	500	325	1 181	0	0	0	0	50	<b>2 639</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>
PUBLIC SECTOR											
<b>1994-95</b>	0	1 762	11 706	3 466	2 354	28 985	0	1 631	2 016	34 431	<b>86 352</b>
<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</b>											
May	150	0	0	1 095	130	5 560	0	0	0	555	<b>7 490</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>
TOTAL											
<b>1994-95</b>	25 584	39 624	15 646	9 727	12 844	32 907	0	2 658	5 552	39 955	<b>184 496</b>
<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</b>											
May	150	583	500	1 419	1 311	5 560	0	0	0	605	<b>10 129</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>

## BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (No.)..... VALUE (\$'000).....

Statistical Area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alternations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
PRIVATE SECTOR									
<b>NORTHERN TERRITORY</b>	126	113	241	17 089	13 673	3 044	33 806	8 392	42 198
<b>Darwin (SD)</b>	87	103	190	12 174	12 753	1 786	26 712	6 645	33 357
Darwin City (SSD)	10	44	54	1 612	7 700	1 362	10 674	6 575	17 249
Palmerston-East Arm (SSD)	77	59	136	10 562	5 053	424	16 038	70	16 108
<b>Northern Territory Balance (SSD)</b>	39	10	51	4 915	920	1 258	7 093	1 747	8 840
Darwin Rural Areas (SSD)	31	0	33	3 468	0	684	4 152	1 331	5 483
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)	2	0	2	560	0	0	560	0	560
Lower Top End (SSD)	3	0	3	280	0	201	481	220	701
Katherine (T)	3	0	3	280	0	201	481	220	701
Barkly (SSD)	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	3	10	13	608	920	374	1 901	196	2 097
Alice Springs (T)	3	10	13	608	920	374	1 901	196	2 097
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	15	0	15	2 081	0	658	2 739	31 477	34 217
<b>Darwin (SD)</b>	5	0	5	788	0	139	927	4 317	5 245
Darwin City (SSD)	1	0	1	110	0	139	249	3 970	4 219
Palmerston-East Arm (SSD)	4	0	4	678	0	0	678	347	1 026
<b>Northern Territory Balance (SSD)</b>	10	0	10	1 292	0	520	1 812	27 160	28 972
Darwin Rural Areas (SSD)	4	0	4	544	0	0	544	11 660	12 204
Bathurst-Melville (SSD)	0	0	0	0	0	159	159	0	159
Alligator (SSD)	4	0	4	518	0	361	879	0	879
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	2 500	2 500
Lower Top End (SSD)	0	0	0	0	0	0	0	13 000	13 000
Katherine (T)	0	0	0	0	0	0	0	0	0
Barkly (SSD)	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	2	0	2	230	0	0	230	0	230
Alice Springs (T)	1	0	1	130	0	0	130	0	130

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (No.)..... VALUE (\$'000).....

Statistical Area	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>	141	113	256	19 170	13 673	3 702	36 545	39 869	<b>76 414</b>
<b>Darwin (SD)</b>	92	103	195	12 962	12 753	1 925	27 640	10 962	<b>38 602</b>
Darwin City (SSD)	11	44	55	1 722	7 700	1 501	10 923	10 545	<b>21 468</b>
Palmerston-East Arm (SSD)	81	59	140	11 240	5 053	424	16 717	417	<b>17 134</b>
<b>Northern Territory Balance (SSD)</b>	49	10	61	6 208	920	1 778	8 905	28 907	<b>37 812</b>
Darwin Rural Areas (SSD)	35	0	37	4 012	0	684	4 696	12 991	<b>17 687</b>
Bathurst-Melville (SSD)	0	0	0	0	0	159	159	0	<b>159</b>
Alligator (SSD)	4	0	4	518	0	361	879	0	<b>879</b>
Daly (SSD)	0	0	0	0	0	0	0	0	<b>0</b>
East Arnhem (SSD)	2	0	2	560	0	0	560	2 500	<b>3 060</b>
Lower Top End (SSD)	3	0	3	280	0	201	481	13 220	<b>13 701</b>
Katherine (T)	3	0	3	280	0	201	481	220	<b>701</b>
Barkly (SSD)	0	0	0	0	0	0	0	0	<b>0</b>
Tennant Creek (T)	0	0	0	0	0	0	0	0	<b>0</b>
Central NT (SSD)	5	10	15	838	920	374	2 131	196	<b>2 327</b>
Alice Springs (T)	4	10	14	738	920	374	2 031	196	<b>2 227</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)

**17** Area statistics are now being classified to the *Australian Standard Geographic Classification, 1996 Edition* (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:

- *Building Activity, Australia* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Northern Territory* (8752.7)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

### ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

### SYMBOLS AND OTHER USAGES

n.a.	not available
SD	Statistical Division
SSD	Statistical Subdivision
T	Town

## G L O S S A R Y

<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.

## G L O S S A R Y

<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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