



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 AUG 2000

JUNE KEY FIGURES

	Apr 2000	May 2000	Jun 2000
Dwelling units approved			
Original	83	110	141
Trend	109	103	102
.....			
	% change Mar 2000 to Apr 2000	% change Apr 2000 to May 2000	% change May 2000 to Jun 2000
Dwelling units approved			
Original	-5.7	32.5	28.2
Trend	-7.5	-5.4	-1.4

JUNE KEY POINTS

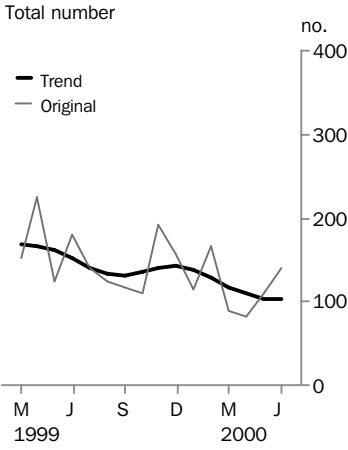
TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved in June reflects a decline of 28.2% since the last peak in December 1999. Dwelling approvals for the June quarter (314) is 18.7% below the March quarter (386).

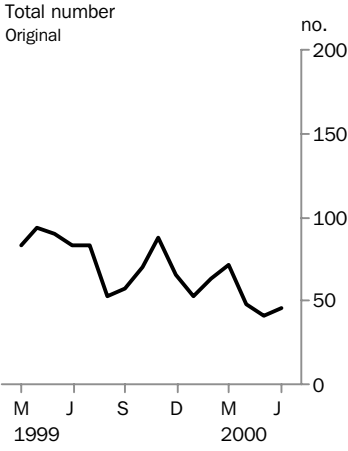
ORIGINAL ESTIMATES

- In original terms, the total number of dwellings approved rose 28.2% in June (141), but is 21.7% below June 1999 (180). Houses increased by 5 dwellings to 60, while other dwellings increased 26 dwellings to 81.
- Of the 330 new dwellings approved during the June quarter, 140 were located in Darwin City, 84 in Palmerston-East Arm, 35 in Darwin Rural Areas, 19 in Alice Springs and 15 in Katherine.
- The total value of building approved in June rose by 100.3% to \$45.5 million. Residential building rose by 59.2% to \$27.3 million with one project valued at \$9.8 million. Non-residential building rose by 227.5% to \$18.2 million with one health project in the public sector valued at \$7.0 million.

Dwelling units approved



Private sector houses approved



▪ For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 2000	8 November 2000
December 2000	8 February 2001



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Users should exercise caution when analysing movements in the value series over the next few months as they may be affected in a number of ways, including:

- changing patterns in demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the Goods and Services Tax (GST) and the abolition of the Wholesale Sales Tax; and
- the uncertainty as to whether approval values reported prior to 1 July 2000 included or excluded the GST component.

ABS has been liaising with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.



REVISIONS THIS ISSUE

There are no significant revisions this issue.



ROBYN ELLIOTT
Regional Director, Northern Territory



DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS.....			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>
1997-1998	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
1998-1999	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
1999-2000	738	170	908	528	102	630	1 266	272	1 538	n.a.
12 months to Jun 1999	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
12 months to Jun 2000	738	170	908	528	102	630	1 266	272	1 538	n.a.
1999										
April	93	44	137	88	0	88	181	44	225	166
May	90	18	108	16	0	16	106	18	124	161
June	83	22	105	75	0	75	158	22	180	151
July	83	20	103	37	0	37	120	20	140	140
August	53	4	57	66	0	66	119	4	123	133
September	57	19	76	40	0	40	97	19	116	132
October	70	28	98	6	6	12	76	34	110	136
November	88	13	101	55	36	91	143	49	192	141
December	65	9	74	78	4	82	143	13	156	142
2000										
January	53	5	58	56	0	56	109	5	114	139
February	63	28	91	68	6	74	131	34	165	129
March	71	9	80	6	2	8	77	11	88	118
April	48	7	55	26	2	28	74	9	83	109
May	41	14	55	33	22	55	74	36	110	103
June	46	14	60	57	24	81	103	38	141	102

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)						
1997-1998	120 218	101 354	19 630	241 202	102 259	343 462
1998-1999	132 521	69 281	23 004	224 806	94 020	318 826
1999-2000	103 269	65 781	24 676	193 725	68 309	262 035
12 months to Jun 1999	132 521	69 281	23 004	224 806	94 020	318 826
12 months to Jun 2000	103 269	65 781	24 676	193 726	68 309	262 035
1999						
April	11 934	11 755	2 203	25 892	8 647	34 540
May	12 088	2 216	1 213	15 516	2 767	18 283
June	11 402	7 993	2 496	21 892	6 238	28 130
July	11 071	4 006	2 421	17 498	4 430	21 928
August	7 222	7 968	2 345	17 535	5 160	22 695
September	8 756	4 280	1 878	14 914	3 689	18 603
October	9 187	695	1 950	11 832	6 664	18 496
November	13 322	5 599	2 170	21 091	8 451	29 542
December	8 495	7 077	2 543	18 114	3 144	21 258
2000						
January	8 163	7 765	1 077	17 005	8 905	25 910
February	6 741	7 581	2 253	16 574	5 705	22 280
March	9 597	507	1 514	11 618	5 534	17 152
April	6 433	3 720	2 221	12 374	5 155	17 529
May	5 971	4 413	2 390	12 773	4 063	16 836
June	8 312	12 170	1 917	22 398	7 409	29 807
PUBLIC SECTOR (\$'000)						
1997-1998	43 637	8 224	8 137	59 999	145 294	205 292
1998-1999	75 832	4 624	7 569	88 024	94 091	182 115
1999-2000	24 487	12 113	5 727	42 327	71 336	113 663
12 months to Jun 1999	75 832	4 624	7 569	88 024	94 091	182 115
12 months to Jun 2000	24 487	12 113	5 727	42 327	71 336	113 663
1999						
April	5 979	0	727	6 706	573	7 279
May	2 582	0	107	2 689	1 464	4 153
June	3 361	0	186	3 546	6 303	9 849
July	2 982	0	542	3 523	740	4 263
August	781	0	480	1 261	8 883	10 144
September	2 945	0	50	2 995	2 753	5 749
October	3 738	712	671	5 121	4 149	9 270
November	1 970	4 557	180	6 707	18 396	25 102
December	1 155	730	893	2 778	1 211	3 989
2000						
January	798	0	0	798	1 485	2 283
February	4 344	781	1 290	6 415	5 085	11 500
March	1 256	188	80	1 524	9 938	11 463
April	1 005	198	705	1 908	6 466	8 374
May	1 800	2 147	437	4 384	1 481	5 865
June	1 713	2 800	400	4 913	10 748	15 661

(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)						
1997-1998	163 855	109 578	27 768	301 201	247 553	548 754
1998-1999	208 353	73 905	30 572	312 831	188 110	500 941
1999-2000	127 756	77 894	30 404	236 053	139 645	375 698
12 months to Jun 1999	208 353	73 905	30 572	312 830	188 110	500 941
12 months to Jun 2000	127 755	77 894	30 404	236 053	139 645	375 698
1999						
April	17 914	11 755	2 930	32 598	9 221	41 819
May	14 670	2 216	1 319	18 205	4 231	22 436
June	14 763	7 993	2 682	25 438	12 541	37 979
July	14 052	4 006	2 962	21 021	5 170	26 191
August	8 003	7 968	2 825	18 796	14 043	32 838
September	11 702	4 280	1 928	17 910	6 442	24 352
October	12 924	1 407	2 622	16 953	10 813	27 766
November	15 292	10 156	2 350	27 797	26 847	54 644
December	9 649	7 807	3 436	20 892	4 356	25 248
2000						
January	8 961	7 765	1 077	17 804	10 390	28 194
February	11 085	8 362	3 543	22 989	10 791	33 779
March	10 854	695	1 594	13 142	15 473	28 615
April	7 438	3 918	2 926	14 281	11 621	25 903
May	7 772	6 560	2 826	17 158	5 544	22 701
June	10 025	14 970	2 317	27 312	18 157	45 468

(a) Refer to Explanatory Notes paragraph 12.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New 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)										
1997-1998	1 248	241	155	396	170	55	335	560	956	2 204
1998-1999	1 518	120	36	156	154	53	319	526	682	2 200
1999-2000	903	187	81	268	98	40	203	341	609	1 512
1999										
April	134	21	13	34	18	0	36	54	88	222
May	108	2	4	6	10	0	0	10	16	124
June	105	4	0	4	10	9	52	71	75	180
July	102	6	8	14	4	9	10	23	37	139
August	55	8	0	8	17	24	17	58	66	121
September	76	23	0	23	4	0	13	17	40	116
October	98	8	2	10	2	0	0	2	12	110
November	101	13	4	17	44	0	30	74	91	192
December	73	16	11	27	0	0	39	39	66	139
2000										
January	58	9	26	35	0	0	20	20	55	113
February	91	36	14	50	0	0	24	24	74	165
March	79	4	2	6	2	0	0	2	8	87
April	55	4	2	6	0	7	12	19	25	80
May	55	36	10	46	8	0	0	8	54	109
June	60	24	2	26	17	0	38	55	81	141
VALUE (\$'000)										
1997-1998	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
1998-1999	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
1999-2000	127 755	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 649
1999										
April	17 914	1 721	2 329	4 050	1 525	0	6 180	7 705	11 755	29 669
May	14 670	226	860	1 086	1 130	0	0	1 130	2 216	16 886
June	14 763	396	0	396	867	700	6 030	7 597	7 993	22 756
July	14 052	362	1 272	1 634	200	1 272	900	2 372	4 006	18 059
August	8 003	692	0	692	3 176	2 000	2 100	7 276	7 968	15 971
September	11 702	1 802	0	1 802	478	0	2 000	2 478	4 280	15 982
October	12 924	907	400	1 307	100	0	0	100	1 407	14 331
November	15 292	1 056	320	1 376	5 100	0	3 680	8 780	10 156	25 448
December	9 649	1 120	1 585	2 705	0	0	5 102	5 102	7 807	17 456
2000										
January	8 961	585	4 300	4 885	0	0	2 880	2 880	7 765	16 726
February	11 085	3 672	1 251	4 923	0	0	3 439	3 439	8 362	19 446
March	10 854	345	250	595	100	0	0	100	695	11 549
April	7 438	348	270	618	0	1 800	1 500	3 300	3 918	11 356
May	7 772	3 710	2 380	6 090	470	0	0	470	6 560	14 331
June	10 025	2 800	520	3 320	1 850	0	9 800	11 650	14 970	24 995

(a) See Glossary for definition.

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	170	64	14	78	25	7	50	82	160	330
Darwin (SD)	68	60	14	74	25	7	50	82	156	224
Darwin City (SSD)	24	28	14	42	17	7	50	74	116	140
Palmerston-East Arm (SSD)	44	32	0	32	8	0	0	8	40	84
Northern Territory Balance (SD)	102	4	0	4	0	0	0	0	4	106
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)	5	0	0	0	0	0	0	0	0	5
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	4	0	0	0	0	0	0	0	0	4
Lower Top End NT (SSD)	19	0	0	0	0	0	0	0	0	19
Katherine (T)	15	0	0	0	0	0	0	0	0	15
Barkly (SSD)	12	0	0	0	0	0	0	0	0	12
Tennant Creek (T)	12	0	0	0	0	0	0	0	0	12
Central NT (SSD)	27	4	0	4	0	0	0	0	4	31
Alice Springs (T)	17	2	0	2	0	0	0	0	2	19
VALUE (\$'000)										
NORTHERN TERRITORY	25 234	6 858	3 170	10 028	2 320	1 800	11 300	15 420	25 448	50 682
Darwin (SD)	12 252	6 510	3 170	9 680	2 320	1 800	11 300	15 420	25 100	37 352
Darwin City (SSD)	6 014	3 190	3 170	6 360	1 850	1 800	11 300	14 950	21 310	27 324
Palmerston-East Arm (SSD)	6 238	3 320	0	3 320	470	0	0	470	3 790	10 028
Northern Territory Balance (SD)	12 982	348	0	348	0	0	0	0	348	13 330
Darwin Rural Areas (SSD)	4 239	0	0	0	0	0	0	0	0	4 239
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	717	0	0	0	0	0	0	0	0	717
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	543	0	0	0	0	0	0	0	0	543
Lower Top End NT (SSD)	2 697	0	0	0	0	0	0	0	0	2 697
Katherine (T)	2 152	0	0	0	0	0	0	0	0	2 152
Barkly (SSD)	1 633	0	0	0	0	0	0	0	0	1 633
Tennant Creek (T)	1 633	0	0	0	0	0	0	0	0	1 633
Central NT (SSD)	3 154	348	0	348	0	0	0	0	348	3 502
Alice Springs (T)	1 911	150	0	150	0	0	0	0	150	1 911

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<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(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	140.7	74.6	215.3	23.9	239.3	242.9	482.7
1997-1998	163.8	109.6	273.5	27.7	301.2	247.5	548.7
1998-1999	207.5	73.8	281.4	30.4	311.8	191.4	503.3
1998							
December	45.8	28.6	74.3	7.7	82.0	56.0	138.0
1999							
March	43.8	13.3	57.2	7.0	64.2	41.0	105.2
June	46.7	22.2	68.9	6.8	75.7	26.7	102.4
September	33.0	16.4	49.4	7.5	56.9	26.2	83.2
December	36.8	19.5	56.3	8.2	64.4	42.8	107.3
2000							
March	29.6	16.9	46.5	6.0	52.5	37.2	89.7
ORIGINAL (% change from preceding quarter)							
1998							
December	-35.7	194.8	-8.3	-13.5	-8.8	-17.3	-12.5
1999							
March	-4.4	-53.5	-23.0	-9.1	-21.7	-26.8	-23.8
June	6.6	66.9	20.5	-2.9	17.9	-34.9	-2.7
September	-29.3	-26.1	-28.3	10.3	-24.8	-1.9	-18.8
December	11.5	18.9	14.0	9.3	13.2	63.4	29.0
2000							
March	-19.6	-13.3	-17.4	-26.8	-18.5	-13.1	-16.4

(a) Reference year for chain volume measures is 1997-98.
Refer to Explanatory Notes paragraphs 15-16.

(b) 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											
1997-1998	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1998-1999	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	94 020
1999-2000	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	68 309
1999											
June	360	3 668	0	549	817	570	0	0	0	274	6 238
July	715	1 025	265	492	1 235	399	200	0	100	0	4 430
August	240	0	0	944	1 510	1 454	400	0	450	162	5 160
September	0	0	0	654	2 729	306	0	0	0	0	3 689
October	1 700	1 986	0	1 153	527	0	78	0	1 220	0	6 664
November	450	2 305	0	500	3 341	1 440	50	0	90	275	8 451
December	0	400	130	278	1 966	320	50	0	0	0	3 144
2000											
January	0	3 317	302	1 955	1 576	0	0	0	55	1 700	8 905
February	1 020	560	0	380	2 506	0	500	0	0	739	5 705
March	0	711	330	2 527	1 867	0	0	0	0	100	5 534
April	0	1 007	0	501	2 047	0	0	55	650	895	5 155
May	0	1 693	0	1 005	1 165	0	0	0	0	200	4 063
June	160	1 896	250	753	2 542	0	0	0	1 057	750	7 409
PUBLIC SECTOR											
1997-1998	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1998-1999	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	94 091
1999-2000	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	71 336
1999											
June	0	220	0	1 000	2 648	0	0	2 300	0	135	6 303
July	0	0	0	0	0	650	0	0	0	90	740
August	0	0	0	100	0	3 189	0	149	0	5 445	8 883
September	0	0	0	0	0	1 005	0	1 203	0	545	2 753
October	0	0	0	2 765	52	350	0	360	435	187	4 149
November	0	0	0	0	568	1 135	0	230	0	16 463	18 396
December	0	0	0	0	0	951	0	0	0	260	1 211
2000											
January	0	350	0	0	0	1 135	0	0	0	0	1 485
February	0	568	0	1 390	760	300	0	0	869	1 199	5 085
March	0	0	0	120	0	9 279	0	258	0	282	9 938
April	0	0	66	0	5 489	0	0	817	0	95	6 466
May	0	0	0	171	806	0	0	215	52	236	1 481
June	0	0	0	329	0	1 487	0	7 736	940	256	10 748
TOTAL											
1997-1998	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1998-1999	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	188 110
1999-2000	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	139 645
1999											
June	360	3 888	0	1 549	3 465	570	0	2 300	0	409	12 541
July	715	1 025	265	492	1 235	1 049	200	0	100	90	5 170
August	240	0	0	1 044	1 510	4 643	400	149	450	5 607	14 043
September	0	0	0	654	2 729	1 311	0	1 203	0	545	6 442
October	1 700	1 986	0	3 918	579	350	78	360	1 655	187	10 813
November	450	2 305	0	500	3 909	2 575	50	230	90	16 738	26 847
December	0	400	130	278	1 966	1 271	50	0	0	260	4 356
2000											
January	0	3 667	302	1 955	1 576	1 135	0	0	55	1 700	10 390
February	1 020	1 128	0	1 770	3 266	300	500	0	869	1 938	10 791
March	0	711	330	2 647	1 867	9 279	0	258	0	382	15 473
April	0	1 007	66	501	7 536	0	0	872	650	990	11 621
May	0	1 693	0	1 176	1 971	0	0	215	52	436	5 544
June	160	1 896	250	1 082	2 542	1 487	0	7 736	1 997	1 006	18 157

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

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									
NORTHERN TERRITORY	135	112	251	20 715	20 303	6 527	47 545	16 627	64 172
Darwin (SD)	67	110	180	12 165	20 153	4 557	36 874	11 464	48 339
Darwin City (SSD)	24	92	119	6 014	18 510	4 241	28 765	9 063	37 828
Palmerston—East Arm (SSD)	43	18	61	6 151	1 643	316	8 110	2 401	10 511
Northern Territory Balance (SD)	68	2	71	8 551	150	1 970	10 671	5 162	15 833
Darwin Rural Areas (SSD)	35	0	36	4 239	0	840	5 079	1 930	7 009
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	3	410	0	0	410	243	653
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 NT (SSD)	15	0	15	2 152	0	72	2 224	598	2 822
Katherine (T)	15	0	15	2 152	0	57	2 209	598	2 807
Barkly (SSD)	0	0	0	0	0	0	0	55	55
Tennant Creek (T)	0	0	0	0	0	0	0	55	55
Central NT (SSD)	15	2	17	1 751	150	1 058	2 958	2 336	5 294
Alice Springs (T)	11	2	13	1 151	150	1 058	2 358	1 586	3 944
PUBLIC SECTOR									
NORTHERN TERRITORY	35	48	83	4 519	5 145	1 541	11 205	18 695	29 900
Darwin (SD)	1	46	47	87	4 947	487	5 521	15 329	20 850
Darwin City (SSD)	0	24	24	0	2 800	437	3 237	8 013	11 250
Palmerston—East Arm (SSD)	1	22	23	87	2 147	50	2 285	7 316	9 601
Northern Territory Balance (SD)	34	2	36	4 431	198	1 055	5 684	3 366	9 050
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	834	834
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	2	307	0	70	377	0	377
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	4	0	4	543	0	0	543	445	988
Lower Top End NT (SSD)	4	0	4	545	0	345	890	1 199	2 089
Katherine (T)	0	0	0	0	0	0	0	1 199	1 199
Barkly (SSD)	12	0	12	1 633	0	0	1 633	0	1 633
Tennant Creek (T)	12	0	12	1 633	0	0	1 633	0	1 633
Central NT (SSD)	12	2	14	1 403	198	640	2 241	888	3 129
Alice Springs (T)	760	6	0	0	150	910	359	1 269	6

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

Statistical Area	New houses	New other residential building	Total dwellings(a)	VALUE (\$'000)					
				New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
TOTAL									
NORTHERN TERRITORY	170	160	334	25 234	25 448	8 069	58 750	35 322	94 072
Darwin (SD)	68	156	227	12 252	25 100	5 044	42 396	26 793	69 189
Darwin City (SSD)	24	116	143	6 014	21 310	4 678	32 001	17 076	49 077
Palmerston—East Arm (SSD)	44	40	84	6 238	3 790	366	10 394	9 717	20 112
Northern Territory Balance (SD)	102	4	107	12 982	348	3 025	16 355	8 528	24 883
Darwin Rural Areas (SSD)	35	0	36	4 239	0	840	5 079	2 764	7 843
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	5	0	5	717	0	70	787	243	1 030
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	4	0	4	543	0	0	543	445	988
Lower Top End NT (SSD)	19	0	19	2 697	0	417	3 114	1 797	4 911
Katherine (T)	15	0	15	2 152	0	57	2 209	1 797	4 006
Barkly (SSD)	12	0	12	1 633	0	0	1 633	55	1 688
Tennant Creek (T)	12	0	12	1 633	0	0	1 633	55	1 688
Central NT (SSD)	27	4	31	3 154	348	1 697	5 199	3 224	8 423
Alice Springs (T)	17	2	19	1 911	150	1 208	3 268	1 945	5 214

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

(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* (Cat. no. 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* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

14 While the smoothing techniques described in paragraph 13 enable trend estimates to be produced for the latest few periods, they do 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.

CHAIN VOLUME MEASURES

15 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

16 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	17 Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1999 Edition</i> (Cat. no. 1216.0), effective 1 July 1999, and ASGC 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, Building Work Done, Australia</i> (Cat. no 8755.0)▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Activity, Northern Territory</i> (Cat. no. 8752.7)▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).
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

GLOSSARY

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 (e.g. 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.
New building work	Building activity which will result in the creation of a building which previously did not exist.

G L O S S A R Y

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 a 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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