

# BUILDING APPROVALS

NORTHERN  
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) WED 6 AUG 2003

## JUNE KEY FIGURES

	<b>Apr 2003</b>	<b>May 2003</b>	<b>Jun 2003</b>
Dwelling units approved			
Original	43	97	71
Trend	64	63	62
.....			
	<b>% change Mar 2003 to Apr 2003</b>	<b>% change Apr 2003 to May 2003</b>	<b>% change May 2003 to Jun 2003</b>
Dwelling units approved			
Original	-37.7	125.6	-26.8
Trend	-1.2	-1.4	-2.0

## JUNE KEY POINTS

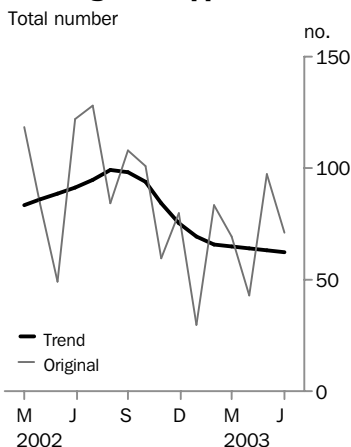
### TREND ESTIMATES

- The trend estimate for total number of dwelling units approved has fallen for the last ten months, following nine months of growth.

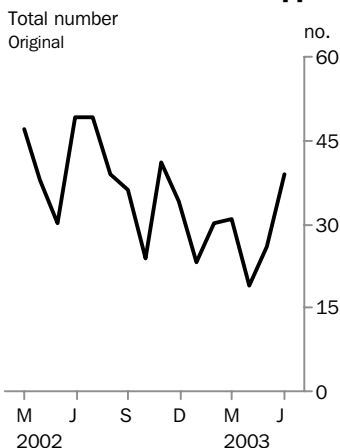
### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the June 2003 quarter was 211, an increase of 29 dwellings (15.9%) from the March 2003 quarter.
- The highest number of dwelling units approved in the June 2003 quarter was 80 in Darwin City, followed by East Arnhem (29) and Alice Springs (28).
- The total value of building approved in the June 2003 quarter was \$79.2 million, an increase 38.9% from the March 2003 quarter. The value of residential building rose by 29.8% to \$48.5 million in the June 2003 quarter. The value of non-residential building also increased, to \$30.7 million. This was significantly higher than the low value recorded in the previous quarter and 15.4% higher than the June 2002 quarter.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

- For further information about these and related statistics, contact Sophia Colangelo on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

# NOTES

## FORTHCOMING ISSUES

### ISSUE

September 2003

### RELEASE DATE

7 November 2003



## ABOUT THIS ISSUE

**The September quarter 2003 issue of this publication will be the final issue.** However, the October 2003 issue of Building Approvals Australia (8731.0) will be expanded to include some additional state and territory data.

Please note that all the data in this publication (8731.7) will continue to be available. The ABS will notify subscribers of the range of alternative products around the time of release of the final issue on 7 November 2003.



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no notes about the data in this issue.



## REVISIONS THIS QUARTER

There are no significant revisions this quarter.



Ian Furner  
Acting 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>
<b>2000-01</b>	475	136	611	288	203	491	763	339	1 102	n.a.
<b>2001-02</b>	481	162	643	296	11	307	777	173	950	n.a.
<b>2002-03</b>	391	131	522	393	39	432	784	170	954	n.a.
12 months to Jun 2002	481	162	643	296	11	307	777	173	950	n.a.
12 months to Jun 2003	391	131	522	393	39	432	784	170	954	n.a.
<b>2002</b>										
April	38	18	56	28	0	28	66	18	84	86
May	30	6	36	13	0	13	43	6	49	89
June	49	31	80	42	0	42	91	31	122	91
July	49	6	55	61	12	73	110	18	128	95
August	39	27	66	16	2	18	55	29	84	99
September	36	9	45	63	0	63	99	9	108	98
October	24	16	40	57	4	61	81	20	101	94
November	41	11	52	8	0	8	49	11	60	84
December	34	2	36	44	0	44	78	2	80	75
<b>2003</b>										
January	23	3	26	4	0	4	27	3	30	69
February	30	5	35	42	6	48	72	11	83	66
March	31	1	32	37	0	37	68	1	69	65
April	19	4	23	12	8	20	31	12	43	64
May	26	23	49	43	5	48	69	28	97	63
June	39	24	63	6	2	8	45	26	71	62

## 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>2000-01</b>	69 129	30 043	17 990	117 162	96 206	213 368
<b>2001-02</b>	75 348	32 787	19 678	127 813	140 315	268 128
<b>2002-03</b>	74 185	61 053	21 557	156 795	107 949	264 743
12 months to Jun 2002	75 348	32 787	19 678	127 813	140 315	268 128
12 months to Jun 2003	74 185	61 053	21 557	156 795	107 949	264 743
<b>2002</b>						
April	5 456	4 050	1 521	11 027	6 823	17 850
May	4 482	1 509	1 822	7 813	5 729	13 542
June	8 315	4 258	1 616	14 189	10 357	24 545
July	8 307	9 530	1 424	19 261	13 008	32 269
August	6 790	2 578	1 378	10 747	9 136	19 883
September	6 370	9 195	4 103	19 667	28 165	47 832
October	4 619	8 298	1 996	14 913	12 205	27 118
November	7 529	2 028	1 267	10 823	6 654	17 477
December	7 207	6 070	2 019	15 296	3 252	18 548
<b>2003</b>						
January	4 152	610	620	5 382	1 844	7 226
February	5 483	7 049	1 255	13 787	3 281	17 068
March	7 225	6 486	1 572	15 283	5 364	20 647
April	3 805	1 479	2 449	7 733	16 337	24 070
May	4 667	6 130	2 444	13 241	3 404	16 645
June	8 030	1 600	1 031	10 661	5 298	15 959
PUBLIC SECTOR (\$'000)						
<b>2000-01</b>	21 225	35 131	4 023	60 379	100 413	160 792
<b>2001-02</b>	26 957	1 860	5 078	33 894	19 083	52 977
<b>2002-03</b>	24 490	5 909	6 646	37 045	43 810	80 855
12 months to Jun 2002	26 957	1 860	5 078	33 894	19 082	52 977
12 months to Jun 2003	24 490	5 909	6 646	37 045	43 810	80 855
<b>2002</b>						
April	3 590	0	37	3 627	2 818	6 445
May	1 347	0	129	1 476	119	1 595
June	5 162	0	1 493	6 656	725	7 381
July	767	1 533	0	2 300	1 610	3 910
August	4 363	342	136	4 841	19 974	24 815
September	2 014	0	969	2 983	750	3 733
October	2 583	325	710	3 618	3 770	7 387
November	1 797	0	343	2 140	1 073	3 213
December	363	0	1 026	1 388	1 884	3 273
<b>2003</b>						
January	447	0	499	945	1 078	2 024
February	1 040	648	0	1 688	1 766	3 454
March	257	0	16	273	6 280	6 552
April	752	1 389	859	3 000	587	3 587
May	4 771	1 292	823	6 886	1 991	8 877
June	5 338	380	1 264	6 983	3 047	10 030

(a) Refer to Explanatory Notes paragraph 18.

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>2000-01</b>	90 354	65 174	22 013	177 541	196 619	<b>374 160</b>
<b>2001-02</b>	102 305	34 647	24 756	161 708	159 397	<b>321 105</b>
<b>2002-03</b>	98 674	66 963	28 203	193 839	151 759	<b>345 598</b>
12 months to Jun 2002	102 305	34 647	24 756	161 707	159 397	<b>321 105</b>
12 months to Jun 2003	98 674	66 962	28 202	193 839	151 759	<b>345 598</b>
<b>2002</b>						
April	9 046	4 050	1 558	14 654	9 641	<b>24 295</b>
May	5 829	1 509	1 951	9 289	5 848	<b>15 137</b>
June	13 477	4 258	3 109	20 844	11 082	<b>31 926</b>
July	9 074	11 064	1 424	21 561	14 618	<b>36 179</b>
August	11 153	2 920	1 514	15 588	29 110	<b>44 698</b>
September	8 384	9 195	5 072	22 651	28 915	<b>51 565</b>
October	7 201	8 623	2 706	18 530	15 975	<b>34 505</b>
November	9 325	2 028	1 610	12 963	7 727	<b>20 690</b>
December	7 570	6 070	3 045	16 684	5 137	<b>21 821</b>
<b>2003</b>						
January	4 598	610	1 119	6 327	2 923	<b>9 250</b>
February	6 523	7 697	1 255	15 475	5 047	<b>20 522</b>
March	7 482	6 486	1 588	15 556	11 644	<b>27 199</b>
April	4 557	2 868	3 308	10 734	16 924	<b>27 658</b>
May	9 438	7 422	3 267	20 127	5 395	<b>25 521</b>
June	13 368	1 980	2 296	17 644	8 346	<b>25 989</b>

(a) Refer to Explanatory Notes paragraph 16.

## 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)										
<b>2000-01</b>	608	243	30	273	30	16	167	213	486	<b>1 094</b>
<b>2001-02</b>	643	87	39	126	76	7	94	177	303	<b>946</b>
<b>2002-03</b>	518	90	55	145	26	38	219	283	428	<b>946</b>
<b>2002</b>										
April	56	11	0	11	0	0	17	17	28	<b>84</b>
May	36	10	3	13	0	0	0	0	13	<b>49</b>
June	80	22	0	22	8	0	12	20	42	<b>122</b>
July	54	24	2	26	0	22	25	47	73	<b>127</b>
August	65	4	6	10	0	7	0	7	17	<b>82</b>
September	45	6	2	8	2	0	53	55	63	<b>108</b>
October	40	23	2	25	0	0	35	35	60	<b>100</b>
November	51	0	8	8	0	0	0	0	8	<b>59</b>
December	36	2	3	5	0	0	38	38	43	<b>79</b>
<b>2003</b>										
January	25	4	0	4	0	0	0	0	4	<b>29</b>
February	35	6	4	10	6	0	32	38	48	<b>83</b>
March	32	2	15	17	4	0	16	20	37	<b>69</b>
April	23	10	0	10	0	9	0	9	19	<b>42</b>
May	49	7	7	14	14	0	20	34	48	<b>97</b>
June	63	2	6	8	0	0	0	0	8	<b>71</b>
VALUE (\$'000)										
<b>2000-01</b>	90 354	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	<b>155 528</b>
<b>2001-02</b>	102 305	8 907	5 165	14 072	6 613	1 800	12 163	20 576	34 647	<b>136 952</b>
<b>2002-03</b>	98 674	12 688	12 634	25 323	3 795	6 186	31 659	41 640	66 962	<b>165 637</b>
<b>2002</b>										
April	9 046	990	0	990	0	0	3 060	3 060	4 050	<b>13 096</b>
May	5 829	1 059	450	1 509	0	0	0	0	1 509	<b>7 338</b>
June	13 477	1 773	0	1 773	880	0	1 605	2 485	4 258	<b>17 735</b>
July	9 074	3 475	367	3 842	0	4 042	3 180	7 222	11 064	<b>20 138</b>
August	11 153	660	1 265	1 925	0	995	0	995	2 920	<b>14 073</b>
September	8 384	651	604	1 255	170	0	7 770	7 940	9 195	<b>17 579</b>
October	7 201	2 583	920	3 503	0	0	5 120	5 120	8 623	<b>15 824</b>
November	9 325	0	2 028	2 028	0	0	0	0	2 028	<b>11 353</b>
December	7 570	270	900	1 170	0	0	4 900	4 900	6 070	<b>13 640</b>
<b>2003</b>										
January	4 598	610	0	610	0	0	0	0	610	<b>5 208</b>
February	6 523	648	875	1 523	485	0	5 689	6 174	7 697	<b>14 220</b>
March	7 482	231	2 795	3 026	1 160	0	2 300	3 460	6 486	<b>13 968</b>
April	4 557	1 719	0	1 719	0	1 149	0	1 149	2 868	<b>7 425</b>
May	9 438	1 462	1 280	2 742	1 980	0	2 700	4 680	7 422	<b>16 860</b>
June	13 368	380	1 600	1 980	0	0	0	0	1 980	<b>15 348</b>

(a) See Glossary for definition.

## NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	NEW OTHER RESIDENTIAL BUILDING.....								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....			Flats, units or apartments in a building of.....			Total		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			Total
DWELLING UNITS (Number)										
<b>NORTHERN TERRITORY</b>	<b>135</b>	<b>19</b>	<b>13</b>	<b>32</b>	<b>14</b>	<b>9</b>	<b>20</b>	<b>43</b>	<b>75</b>	<b>210</b>
<b>Darwin (SD)(b)</b>	<b>73</b>	<b>2</b>	<b>11</b>	<b>13</b>	<b>9</b>	<b>9</b>	<b>20</b>	<b>38</b>	<b>51</b>	<b>124</b>
Darwin City (SSD)	31	0	11	11	9	9	20	38	49	80
Palmerston-East Arm (SSD)	20	2	0	2	0	0	0	0	2	22
Litchfield Shire (SSD)	22	0	0	0	0	0	0	0	0	22
<b>Northern Territory Balance (SD)</b>	<b>62</b>	<b>17</b>	<b>2</b>	<b>19</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>24</b>	<b>86</b>
Finniss (SSD)	2	2	0	2	0	0	0	0	2	4
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	2	0	2	0	0	0	0	2	2
East Arnhem (SSD)	20	9	0	9	0	0	0	0	9	29
Lower Top End NT (SSD)	15	2	0	2	0	0	0	0	2	17
Katherine (T)	1	2	0	2	0	0	0	0	2	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)	21	2	2	4	5	0	0	5	9	30
Alice Springs (T)	19	2	2	4	5	0	0	5	9	28
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	<b>27 363</b>	<b>3 561</b>	<b>2 880</b>	<b>6 441</b>	<b>1 980</b>	<b>1 149</b>	<b>2 700</b>	<b>5 829</b>	<b>12 270</b>	<b>39 633</b>
<b>Darwin (SD)</b>	<b>14 648</b>	<b>170</b>	<b>2 500</b>	<b>2 670</b>	<b>1 505</b>	<b>1 149</b>	<b>2 700</b>	<b>5 354</b>	<b>8 024</b>	<b>22 672</b>
Darwin City (SSD)	7 292	0	2 500	2 500	1 505	1 149	2 700	5 354	7 854	15 146
Palmerston-East Arm (SSD)	3 618	170	0	170	0	0	0	0	170	3 788
Litchfield Shire (SSD)	3 738	0	0	0	0	0	0	0	0	3 738
<b>Northern Territory Balance (SD)</b>	<b>12 715</b>	<b>3 391</b>	<b>380</b>	<b>3 771</b>	<b>475</b>	<b>0</b>	<b>0</b>	<b>475</b>	<b>4 246</b>	<b>16 962</b>
Finniss (SSD)	368	400	0	400	0	0	0	0	400	768
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	854	0	0	0	0	0	0	0	0	854
Daly (SSD)	0	400	0	400	0	0	0	0	400	400
East Arnhem (SSD)	4 830	2 002	0	2 002	0	0	0	0	2 002	6 832
Lower Top End NT (SSD)	2 853	324	0	324	0	0	0	0	324	3 177
Katherine (T)	145	324	0	324	0	0	0	0	324	469
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)	3 810	265	380	645	475	0	0	475	1 120	4 930
Alice Springs (T)	3 305	265	380	645	475	0	0	475	1 120	4 425

(a) See Glossary for definition.

(b) Changes were made to the Statistical Divisions of Darwin and NT Balance from July 2001. Refer to Explanatory Notes paragraph 21.

## 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)							
<b>1999-2000</b>	139.5	82.8	222.0	33.1	255.2	138.4	<b>387.7</b>
<b>2000-01</b>	90.4	65.1	155.5	22.0	177.6	196.7	<b>374.1</b>
<b>2001-02</b>	101.1	34.3	135.4	24.6	159.9	157.4	<b>317.2</b>
<b>2001</b>							
December	21.6	6.5	28.2	5.9	34.1	31.0	<b>65.1</b>
<b>2002</b>							
March	29.2	9.5	38.7	5.5	44.1	69.8	<b>113.9</b>
June	27.4	9.6	37.0	6.4	43.4	26.0	<b>69.3</b>
September	27.2	22.6	49.8	7.6	57.4	70.5	<b>128.0</b>
December	22.9	16.2	39.1	7.0	46.2	27.8	<b>74.0</b>
<b>2003</b>							
March	17.2	14.3	31.4	3.7	35.1	18.8	<b>53.9</b>
ORIGINAL (% change from preceding quarter)							
<b>2001</b>							
December	-5.7	-25.3	-10.5	-13.2	-11.0	1.3	<b>-5.5</b>
<b>2002</b>							
March	35.2	46.2	37.2	-6.8	29.3	125.2	<b>75.0</b>
June	-6.2	1.1	-4.4	16.4	-1.6	-62.8	<b>-39.2</b>
September	-0.7	135.4	34.6	18.8	32.3	171.2	<b>84.7</b>
December	-15.8	-28.3	-21.5	-7.9	-19.5	-60.6	<b>-42.2</b>
<b>2003</b>							
March	-24.9	-11.7	-19.7	-47.1	-24.0	-32.4	<b>-27.2</b>

(a) Reference year for chain volume measures is 2000-2001.  
Refer to Explanatory Notes paragraphs 19-20.

(b) Refer to Explanatory Notes paragraph 16.



## 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>2000-01</b>	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	<b>96 206</b>
<b>2001-02</b>	22 059	23 369	5 966	47 860	17 249	9 332	264	2 967	3 567	7 683	<b>140 315</b>
<b>2002-03</b>	32 797	19 769	1 400	6 422	19 249	6 780	215	10 255	7 671	3 392	<b>107 949</b>
<b>2002</b>											
June	0	4 826	0	1 120	4 281	130	0	0	0	0	<b>10 357</b>
July	1 360	194	470	556	718	4 925	0	4 075	331	380	<b>13 008</b>
August	4 070	875	830	515	1 726	1 120	0	0	0	0	<b>9 136</b>
September	11 370	5 764	0	1 076	618	0	0	4 900	4 437	0	<b>28 165</b>
October	4 000	3 847	0	1 295	2 287	0	0	0	776	0	<b>12 205</b>
November	0	2 656	0	618	1 840	115	0	1 000	0	425	<b>6 654</b>
December	735	450	0	55	1 011	410	0	0	397	195	<b>3 252</b>
<b>2003</b>											
January	0	60	0	287	1 141	0	85	0	0	271	<b>1 844</b>
February	170	600	0	260	800	0	80	80	220	1 071	<b>3 281</b>
March	0	1 906	100	1 418	800	0	0	0	1 140	0	<b>5 364</b>
April	11 024	790	0	200	4 203	0	0	0	70	50	<b>16 337</b>
May	0	543	0	0	2 351	210	0	0	300	0	<b>3 404</b>
June	68	2 085	0	142	1 754	0	50	200	0	1 000	<b>5 298</b>
PUBLIC SECTOR											
<b>2000-01</b>	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	<b>100 413</b>
<b>2001-02</b>	0	0	0	2 933	1 444	8 764	0	2 752	791	2 398	<b>19 083</b>
<b>2002-03</b>	115	359	0	22 693	968	5 516	0	2 491	1 056	10 612	<b>43 810</b>
<b>2002</b>											
June	0	0	0	0	264	461	0	0	0	0	<b>725</b>
July	0	0	0	557	440	0	0	0	500	113	<b>1 610</b>
August	115	0	0	17 857	75	0	0	250	0	1 677	<b>19 974</b>
September	0	0	0	350	50	100	0	0	0	250	<b>750</b>
October	0	111	0	490	0	1 344	0	944	0	881	<b>3 770</b>
November	0	0	0	190	0	210	0	534	70	70	<b>1 073</b>
December	0	0	0	240	50	1 414	0	0	0	180	<b>1 884</b>
<b>2003</b>											
January	0	150	0	148	0	629	0	73	0	79	<b>1 078</b>
February	0	0	0	0	0	1 464	0	206	0	96	<b>1 766</b>
March	0	0	0	325	0	109	0	171	396	5 278	<b>6 280</b>
April	0	0	0	269	0	93	0	70	0	156	<b>587</b>
May	0	0	0	0	353	153	0	96	0	1 389	<b>1 990</b>
June	0	98	0	2 267	0	0	0	149	90	443	<b>3 047</b>
TOTAL											
<b>2000-01</b>	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	<b>196 619</b>
<b>2001-02</b>	22 059	23 369	5 966	50 793	18 693	18 097	264	5 718	4 359	10 081	<b>159 397</b>
<b>2002-03</b>	32 912	20 128	1 400	29 115	20 216	12 296	215	12 746	8 727	14 004	<b>151 759</b>
<b>2002</b>											
June	0	4 826	0	1 120	4 545	591	0	0	0	0	<b>11 082</b>
July	1 360	194	470	1 113	1 158	4 925	0	4 075	831	493	<b>14 618</b>
August	4 185	875	830	18 372	1 801	1 120	0	250	0	1 677	<b>29 110</b>
September	11 370	5 764	0	1 426	668	100	0	4 900	4 437	250	<b>28 915</b>
October	4 000	3 958	0	1 785	2 287	1 344	0	944	776	881	<b>15 975</b>
November	0	2 656	0	808	1 840	325	0	1 534	70	495	<b>7 727</b>
December	735	450	0	295	1 061	1 824	0	0	397	375	<b>5 137</b>
<b>2003</b>											
January	0	210	0	435	1 141	629	85	73	0	350	<b>2 923</b>
February	170	600	0	260	800	1 464	80	286	220	1 167	<b>5 047</b>
March	0	1 906	100	1 743	800	109	0	171	1 536	5 278	<b>11 644</b>
April	11 024	790	0	469	4 203	93	0	70	70	206	<b>16 924</b>
May	0	543	0	0	2 704	363	0	96	300	1 389	<b>5 395</b>
June	68	2 183	0	2 409	1 753	0	50	349	90	1 443	<b>8 345</b>

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>	<b>84</b>	<b>60</b>	<b>145</b>	<b>16 502</b>	<b>9 209</b>	<b>5 924</b>	<b>31 635</b>	<b>25 039</b>	<b>56 675</b>
<b>Darwin (SD)</b>	<b>65</b>	<b>51</b>	<b>117</b>	<b>13 235</b>	<b>8 024</b>	<b>4 760</b>	<b>26 019</b>	<b>22 245</b>	<b>48 264</b>
Darwin City (SSD)	27	49	76	6 519	7 854	3 324	17 696	16 243	33 939
Palmerston—East Arm (SSD)	20	2	22	3 618	170	206	3 994	4 952	8 946
Litchfield Shire (SSD)	18	0	19	3 098	0	1 230	4 328	1 050	5 379
<b>Northern Territory Balance (SD)</b>	<b>19</b>	<b>9</b>	<b>28</b>	<b>3 267</b>	<b>1 185</b>	<b>1 164</b>	<b>5 616</b>	<b>2 794</b>	<b>8 410</b>
Finniss (SSD)	2	0	2	368	0	117	485	0	485
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	2	2	0	330	25	355	0	355
Lower Top End NT (SSD)	2	0	2	346	0	113	458	450	908
Katherine (T)	1	0	1	145	0	113	257	450	707
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)	15	7	22	2 553	855	909	4 318	2 344	6 662
Alice Springs (T)	15	7	22	2 553	855	909	4 318	945	5 263
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	<b>51</b>	<b>15</b>	<b>66</b>	<b>10 861</b>	<b>3 061</b>	<b>2 947</b>	<b>16 869</b>	<b>5 625</b>	<b>22 494</b>
<b>Darwin (SD)</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>1 413</b>	<b>0</b>	<b>1 177</b>	<b>2 590</b>	<b>3 029</b>	<b>5 619</b>
Darwin City (SSD)	4	0	4	773	0	1 057	1 830	2 344	4 173
Palmerston—East Arm (SSD)	0	0	0	0	0	45	45	686	731
Litchfield Shire (SSD)	4	0	4	640	0	75	715	0	715
<b>Northern Territory Balance (SD)</b>	<b>43</b>	<b>15</b>	<b>58</b>	<b>9 448</b>	<b>3 061</b>	<b>1 770</b>	<b>14 279</b>	<b>2 595</b>	<b>16 874</b>
Finniss (SSD)	0	2	2	0	400	0	400	0	400
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	74	74
Alligator (SSD)	4	0	4	854	0	0	854	0	854
Daly (SSD)	0	2	2	0	400	0	400	0	400
East Arnhem (SSD)	20	7	27	4 830	1 672	1 289	7 791	243	8 034
Lower Top End NT (SSD)	13	2	15	2 507	324	264	3 095	201	3 296
Katherine (T)	0	2	2	0	324	264	588	131	719
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)	6	2	8	1 257	265	217	1 739	2 078	3 816
Alice Springs (T)	4	2	6	752	265	217	1 234	666	1 899

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>	<b>135</b>	<b>75</b>	<b>211</b>	<b>27 363</b>	<b>12 270</b>	<b>8 871</b>	<b>48 504</b>	<b>30 664</b>	<b>79 168</b>
<b>Darwin (SD)</b>	<b>73</b>	<b>51</b>	<b>125</b>	<b>14 648</b>	<b>8 024</b>	<b>5 937</b>	<b>28 609</b>	<b>25 275</b>	<b>53 884</b>
Darwin City (SSD)	31	49	80	7 292	7 854	4 381	19 526	18 587	38 113
Palmerston—East Arm (SSD)	20	2	22	3 618	170	251	4 039	5 638	9 677
Litchfield Shire (SSD)	22	0	23	3 738	0	1 305	5 043	1 050	6 094
<b>Northern Territory Balance (SD)</b>	<b>62</b>	<b>24</b>	<b>86</b>	<b>12 715</b>	<b>4 246</b>	<b>2 934</b>	<b>19 895</b>	<b>5 389</b>	<b>25 285</b>
Finniss (SSD)	2	2	4	368	400	117	885	0	885
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	74	74
Alligator (SSD)	4	0	4	854	0	0	854	0	854
Daly (SSD)	0	2	2	0	400	0	400	0	400
East Arnhem (SSD)	20	9	29	4 830	2 002	1 314	8 146	243	8 389
Lower Top End NT (SSD)	15	2	17	2 853	324	376	3 553	651	4 204
Katherine (T)	1	2	3	145	324	376	845	581	1 426
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)	21	9	30	3 810	1 120	1 126	6 056	4 422	10 478
Alice Springs (T)	19	9	28	3 305	1 120	1 126	5 551	1 611	7 162

(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 16.

# 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 approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following:

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

**4** 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.

**5** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

**6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

**7** The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

**8** From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

## EXPLANATORY NOTES

### OWNERSHIP

**9** 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

**10** 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

**11** 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 specific building, not to the function of the group as a whole.

**12** 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.

**13** 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.

**14** In the case of a large multi-function 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.

**15** 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.

**16** The Type of Work classification refers to the building activity carried out. 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, 5 and 7.

### TREND ESTIMATES

**17** 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>18</b> While the smoothing techniques described in paragraph 17 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.</p>
CHAIN VOLUME MEASURES	<p><b>19</b> 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.</p> <p><b>20</b> Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>21</b> Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>
ABS DATA AVAILABLE ON REQUEST	<p><b>22</b> As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p><b>23</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i>, cat. no. 8752.0</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0</li><li>▪ <i>Building Activity, Northern Territory</i>, cat. no. 8752.7</li><li>▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0</li><li>▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0</li><li>▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0</li></ul>
RELATED PUBLICATIONS <i>continued</i>	<p><b>24</b> While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.7 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p><b>25</b> When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

## EXPLANATORY NOTES

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 16.
<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 16.
<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 (e.g. caretaker's 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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.



## GLOSSARY

<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 a 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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