

# BUILDING APPROVALS

NORTHERN  
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 7 NOV 2003

## SEPTEMBER KEY FIGURES

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	73	58	233
Trend	74	81	91
.....			
	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	9.0	-20.5	301.7
Trend	9.2	10.3	11.6

## SEPTEMBER KEY POINTS

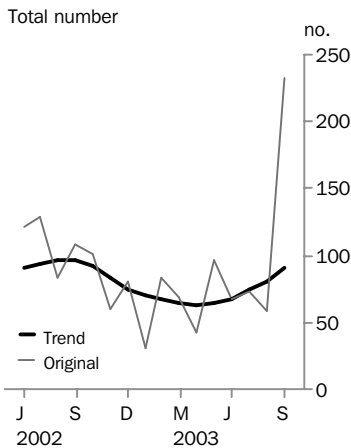
### TREND ESTIMATES

- The trend estimate for total number of dwelling units approved has risen for each month of the September 2003 quarter.

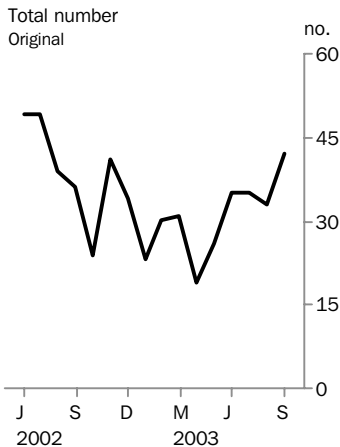
### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter was 364, an increase of 157 dwellings (75.8%) from the June 2003 quarter.
- The highest number of dwelling units approved in the September 2003 quarter was 197 in Darwin City, followed by Palmerston-East Arm (45) and Litchfield Shire (30).
- The total value of building approved in the September 2003 quarter was \$108.9 million, an increase of 38.7% from the June 2003 quarter. The value of residential building rose by 55.6% to \$75.1 million in the September 2003 quarter. The value of non-residential building also increased 11.8% to \$33.8 million.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

# NOTES

## ABOUT THIS ISSUE

**This September quarter 2003 issue is the final issue of this publication.**

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see [www.abs.gov.au](http://www.abs.gov.au) and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



## CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 19-20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraph 21 of the Explanatory Notes).



## DATA NOTES

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



## REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in 4 fewer dwellings in 2002-03.



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>
<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>	387	131	518	393	39	432	780	170	950	n.a.
3 months to Sep 2002	124	42	166	140	14	154	264	56	320	n.a.
3 months to Sep 2003	110	63	173	185	6	191	295	69	364	n.a.
<b>2002</b>										
July	49	6	55	61	12	73	110	18	128	94
August	39	27	66	16	2	18	55	29	84	97
September	36	9	45	63	0	63	99	9	108	96
October	24	16	40	57	4	61	81	20	101	92
November	41	11	52	8	0	8	49	11	60	83
December	34	2	36	44	0	44	78	2	80	75
<b>2003</b>										
January	23	3	26	4	0	4	27	3	30	70
February	30	5	35	42	6	48	72	11	83	67
March	31	1	32	37	0	37	68	1	69	64
April	19	4	23	12	8	20	31	12	43	63
May	26	23	49	43	5	48	69	28	97	64
June	35	24	59	6	2	8	41	26	67	67
July	35	22	57	16	0	16	51	22	73	74
August	33	5	38	20	0	20	53	5	58	81
September	42	36	78	149	6	155	191	42	233	91

## 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>	73 693	61 053	21 769	156 514	107 676	264 190
3 months to Sep 2002	21 467	21 303	6 904	49 675	50 309	99 984
3 months to Sep 2003	21 463	31 968	6 157	59 588	22 140	81 728
<b>2002</b>						
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	7 538	1 600	1 243	10 381	5 026	15 406
July	7 299	2 599	1 613	11 511	6 007	17 518
August	6 029	4 657	1 822	12 508	10 445	22 953
September	8 136	24 712	2 722	35 569	5 688	41 257
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	43 672	80 717
3 months to Sep 2002	7 144	1 875	1 105	10 124	22 334	32 458
3 months to Sep 2003	13 026	840	1 603	15 469	11 672	27 141
<b>2002</b>						
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	2 909	9 892
July	4 559	0	104	4 663	5 463	10 126
August	1 198	0	52	1 250	3 285	4 534
September	7 269	840	1 447	9 557	2 924	12 481

(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>	98 182	66 963	28 414	193 559	151 348	<b>344 907</b>
3 months to Sep 2002	28 611	23 179	8 010	59 799	72 643	<b>132 442</b>
3 months to Sep 2003	34 489	32 808	7 760	75 057	33 812	<b>108 869</b>
<b>2002</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	12 876	1 980	2 507	17 364	7 935	<b>25 298</b>
July	11 858	2 599	1 717	16 174	11 471	<b>27 644</b>
August	7 227	4 657	1 873	13 758	13 729	<b>27 487</b>
September	15 405	25 552	4 169	45 126	8 612	<b>53 738</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>	514	90	55	145	26	38	219	283	428	<b>942</b>
<b>2002</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	59	2	6	8	0	0	0	0	8	<b>67</b>
July	57	0	4	4	11	0	0	11	15	<b>72</b>
August	38	0	4	4	15	0	0	15	19	<b>57</b>
September	78	90	7	97	24	0	33	57	154	<b>232</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>	98 182	12 688	12 634	25 323	3 795	6 186	31 659	41 640	66 962	<b>165 145</b>
<b>2002</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	12 876	380	1 600	1 980	0	0	0	0	1 980	<b>14 856</b>
July	11 858	0	914	914	1 685	0	0	1 685	2 599	<b>14 457</b>
August	7 227	0	545	545	4 112	0	0	4 112	4 657	<b>11 884</b>
September	15 405	11 116	1 566	12 682	4 070	0	8 800	12 870	25 552	<b>40 957</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>	173	90	15	105	50	0	33	83	188	361
<b>Darwin (SD)(b)</b>	92	86	11	97	50	0	33	83	180	272
Darwin City (SSD)	21	82	11	93	50	0	33	83	176	197
Palmerston-East Arm (SSD)	43	2	0	2	0	0	0	0	2	45
Litchfield Shire (SSD)	28	2	0	2	0	0	0	0	2	30
<b>Northern Territory Balance (SD)</b>	<b>81</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>89</b>
Finniss (SSD)	3	0	0	0	0	0	0	0	0	3
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	15	0	0	0	0	0	0	0	0	15
Daly (SSD)	10	2	0	2	0	0	0	0	2	12
East Arnhem (SSD)	4	2	0	2	0	0	0	0	2	6
Lower Top End NT (SSD)	7	0	0	0	0	0	0	0	0	7
Katherine (T)	5	0	0	0	0	0	0	0	0	5
Barkly (SSD)	6	0	0	0	0	0	0	0	0	6
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	36	0	4	4	0	0	0	0	4	40
Alice Springs (T)	13	0	4	4	0	0	0	0	4	17
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	34 489	11 116	3 025	14 141	9 867	0	8 800	18 667	32 808	67 298
<b>Darwin (SD)</b>	18 874	10 476	2 400	12 876	9 867	0	8 800	18 667	31 543	50 417
Darwin City (SSD)	5 833	10 000	2 400	12 400	9 867	0	8 800	18 667	31 067	36 900
Palmerston-East Arm (SSD)	7 973	276	0	276	0	0	0	0	276	8 249
Litchfield Shire (SSD)	5 068	200	0	200	0	0	0	0	200	5 268
<b>Northern Territory Balance (SD)</b>	<b>15 615</b>	<b>640</b>	<b>625</b>	<b>1 265</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 265</b>	<b>16 880</b>
Finniss (SSD)	329	0	0	0	0	0	0	0	0	329
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3 120	0	0	0	0	0	0	0	0	3 120
Daly (SSD)	2 200	310	0	310	0	0	0	0	310	2 510
East Arnhem (SSD)	1 100	330	0	330	0	0	0	0	330	1 430
Lower Top End NT (SSD)	1 028	0	0	0	0	0	0	0	0	1 028
Katherine (T)	828	0	0	0	0	0	0	0	0	828
Barkly (SSD)	1 747	0	0	0	0	0	0	0	0	1 747
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	6 092	0	625	625	0	0	0	0	625	6 717
Alice Springs (T)	1 783	0	625	625	0	0	0	0	625	2 408

(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>2000-01</b>	91.5	65.8	157.4	22.2	179.6	199.1	<b>378.7</b>
<b>2001-02</b>	102.3	34.6	137.0	24.8	161.7	159.4	<b>321.2</b>
<b>2002-03</b>	93.2	65.5	158.8	27.0	185.8	148.0	<b>333.8</b>
<b>2002</b>							
March	29.5	9.6	39.1	5.5	44.6	70.7	<b>115.5</b>
June	27.7	9.7	37.4	6.5	43.8	26.3	<b>70.3</b>
September	27.6	22.8	50.4	7.7	58.1	71.4	<b>129.5</b>
December	23.2	16.4	39.6	7.1	46.7	28.2	<b>74.9</b>
<b>2003</b>							
March	17.4	14.4	31.8	3.7	35.5	19.1	<b>54.6</b>
June	25.0	11.9	37.0	8.5	45.5	29.3	<b>74.8</b>
ORIGINAL (% change from preceding quarter)							
<b>2002</b>							
March	34.8	45.1	37.0	-7.2	29.4	124.8	<b>75.3</b>
June	-6.3	1.6	-4.4	17.1	-1.7	-62.8	<b>-39.2</b>
September	-0.4	134.8	34.8	19.5	32.6	171.7	<b>84.3</b>
December	-15.8	-28.1	-21.4	-8.1	-19.6	-60.5	<b>-42.2</b>
<b>2003</b>							
March	-25.2	-12.0	-19.7	-47.8	-24.0	-32.4	<b>-27.1</b>
June	44.3	-17.4	16.3	129.1	28.0	53.5	<b>36.9</b>

(a) Reference year for chain volume measures is 2001-02.  
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>	32 859	19 544	1 400	6 442	19 249	6 780	215	10 255	7 671	3 262	<b>107 676</b>
<b>2002</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	130	1 860	0	162	1 754	0	50	200	0	870	<b>5 026</b>
July	555	226	0	732	4 144	290	0	0	0	60	<b>6 007</b>
August	0	3 353	55	1 606	4 141	1 290	0	0	0	0	<b>10 445</b>
September	0	1 337	0	2 196	2 084	0	0	0	70	0	<b>5 688</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	22 743	1 148	5 516	0	2 491	1 056	10 244	<b>43 672</b>
<b>2002</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	2 317	180	0	0	149	90	75	<b>2 909</b>
July	0	0	0	336	90	186	0	61	0	4 790	<b>5 463</b>
August	0	387	0	368	100	1 314	0	0	102	1 014	<b>3 285</b>
September	0	0	0	70	2 473	122	0	154	105	0	<b>2 924</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>	32 974	19 903	1 400	29 185	20 396	12 296	215	12 746	8 727	13 506	<b>151 348</b>
<b>2002</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	130	1 958	0	2 479	1 933	0	50	349	90	945	<b>7 935</b>
July	555	226	0	1 068	4 234	476	0	61	0	4 850	<b>11 471</b>
August	0	3 739	55	1 974	4 241	2 604	0	0	102	1 014	<b>13 729</b>
September	0	1 337	0	2 266	4 558	122	0	154	175	0	<b>8 612</b>

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

Statistical Area	New houses	New other residential building	Total dwellings(a)	New		Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
				houses	other residential building				
PRIVATE SECTOR									
<b>NORTHERN TERRITORY</b>	<b>110</b>	<b>182</b>	<b>295</b>	<b>21 463.4</b>	<b>31 968.2</b>	<b>6 156.7</b>	<b>59 588.3</b>	<b>22 139.5</b>	<b>81 727.8</b>
<b>Darwin (SD)</b>	<b>88</b>	<b>178</b>	<b>267</b>	<b>17 871.4</b>	<b>31 343.3</b>	<b>4 838.1</b>	<b>54 052.8</b>	<b>16 877.5</b>	<b>70 930.3</b>
Darwin City (SSD)	21	176	198	5 832.7	31 067.3	2 578.6	39 478.7	11 020.1	50 498.8
Palmerston—East Arm (SSD)	39	2	41	6 970.2	276.0	0730.0	7 976.2	4 294.7	12 270.9
Litchfield Shire (SSD)	28	0	28	5 068.4	0.0	1 529.5	6 597.9	1 562.7	8 160.6
<b>Northern Territory Balance (SD)</b>	<b>22</b>	<b>4</b>	<b>28</b>	<b>3 592.0</b>	<b>624.9</b>	<b>1 318.7</b>	<b>5 535.6</b>	<b>5 262.0</b>	<b>10 797.6</b>
Finniss (SSD)	3	0	3	329.0	0.0	29.8	358.8	0.0	358.8
Bathurst—Melville (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
Alligator (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
Daly (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
East Arnhem (SSD)	4	0	4	1 100.0	0.0	14.9	1 114.9	70.0	1 184.9
Lower Top End NT (SSD)	2	0	2	380.0	0.0	0253.5	633.5	0.0	633.5
Katherine (T)	2	0	2	380.0	0.0	0253.5	633.5	0.0	633.5
Barkly (SSD)	0	0	0	0.0	0.0	0.0	0.0	365.0	365.0
Tennant Creek (T)	0	0	0	0.0	0.0	0.0	0.0	365.0	365.0
Central NT (SSD)	13	4	19	1 783.0	624.9	1 020.5	3 428.4	4 827.0	8 255.4
Alice Springs (T)	13	4	19	1 783.0	624.9	1 020.5	3 428.4	4 827.0	8 255.4
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	<b>63</b>	<b>6</b>	<b>69</b>	<b>13 026.1</b>	<b>840.0</b>	<b>1 603.0</b>	<b>15 469.1</b>	<b>11 672.1</b>	<b>27 141.2</b>
<b>Darwin (SD)</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>1 002.8</b>	<b>200.0</b>	<b>0331.5</b>	<b>1 534.3</b>	<b>9 335.3</b>	<b>10 869.6</b>
Darwin City (SSD)	0	0	0	0.0	0.0	0314.7	314.7	4 343.0	4 657.7
Palmerston—East Arm (SSD)	4	0	4	1 002.8	0.0	16.8	1 019.6	390.0	1 409.6
Litchfield Shire (SSD)	0	2	2	0.0	200.0	0.0	200.0	4 602.3	4 802.3
<b>Northern Territory Balance (SD)</b>	<b>59</b>	<b>4</b>	<b>63</b>	<b>12 023.3</b>	<b>640.0</b>	<b>1 271.5</b>	<b>13 934.8</b>	<b>2 336.7</b>	<b>16 271.6</b>
Finniss (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
Bathurst—Melville (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
Alligator (SSD)	15	0	15	3 120.0	0.0	0257.5	3 377.5	1 000.0	4 377.5
Daly (SSD)	10	2	12	2 200.0	310.0	0.0	2 510.0	0.0	2 510.0
East Arnhem (SSD)	0	2	2	0.0	330.0	0.0	330.0	61.1	391.1
Lower Top End NT (SSD)	5	0	5	647.7	0.0	0674.1	1 321.8	130.0	1 451.8
Katherine (T)	3	0	3	447.7	0.0	0674.1	1 121.8	130.0	1 251.8
Barkly (SSD)	6	0	6	1 746.6	0.0	0340.0	2 086.6	228.0	2 314.6
Tennant Creek (T)	0	0	0	0.0	0.0	0.0	0.0	228.0	228.0
Central NT (SSD)	23	0	23	4 309.0	0.0	0.0	4 309.0	917.7	5 226.7
Alice Springs (T)	0	0	0	0.0	0.0	0.0	0.0	301.7	301.7

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

<i>Statistical Area</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential buildings</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL									
<b>NORTHERN TERRITORY</b>	<b>173</b>	<b>188</b>	<b>364</b>	<b>34 489.4</b>	<b>32 808.2</b>	<b>7 759.8</b>	<b>75 057.4</b>	<b>33 811.6</b>	<b>108 869.0</b>
<b>Darwin (SD)</b>	<b>92</b>	<b>180</b>	<b>273</b>	<b>18 874.1</b>	<b>31 543.3</b>	<b>5 169.6</b>	<b>55 587.0</b>	<b>26 212.8</b>	<b>81 799.9</b>
Darwin City (SSD)	21	176	198	5 832.7	31 067.3	2 893.3	39 793.4	15 363.1	55 156.5
Palmerston—East Arm (SSD)	43	2	45	7 973.0	276.0	746.8	8 995.8	4 684.7	13 680.4
Litchfield Shire (SSD)	28	2	30	5 068.4	200.0	1 529.5	6 797.9	6 165.0	12 962.9
<b>Northern Territory Balance (SD)</b>	<b>81</b>	<b>8</b>	<b>91</b>	<b>15 615.3</b>	<b>1 264.9</b>	<b>2 590.2</b>	<b>19 470.4</b>	<b>7 598.7</b>	<b>27 069.1</b>
Finniss (SSD)	3	0	3	329.0	0.0	29.8	358.8	0.0	358.8
Bathurst—Melville (SSD)	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
Alligator (SSD)	15	0	15	3 120.0	0.0	257.5	3 377.5	1 000.0	4 377.5
Daly (SSD)	10	2	12	2 200.0	310.0	0.0	2 510.0	0.0	2 510.0
East Arnhem (SSD)	4	2	6	1 100.0	330.0	14.9	1 444.9	131.1	1 575.9
Lower Top End NT (SSD)	7	0	7	1 027.7	0.0	927.6	1 955.3	130.0	2 085.3
Katherine (T)	5	0	5	827.7	0.0	927.6	1 755.3	130.0	1 885.3
Barkly (SSD)	6	0	6	1 746.6	0.0	340.0	2 086.6	593.0	2 679.6
Tennant Creek (T)	0	0	0	0.0	0.0	0.0	0.0	593.0	593.0
Central NT (SSD)	36	4	42	6 092.0	624.9	1 020.5	7 737.4	5 744.7	13 482.1
Alice Springs (T)	13	4	19	1 783.0	624.9	1 020.5	3 428.4	5 128.7	8 557.1

(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), 2003 Edition (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 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.





## FOR MORE INFORMATION...

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