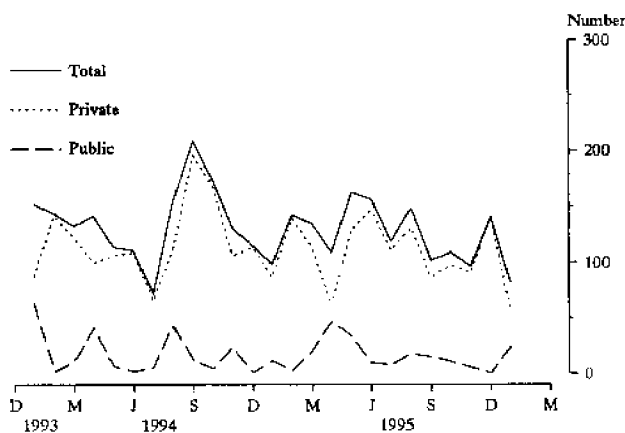


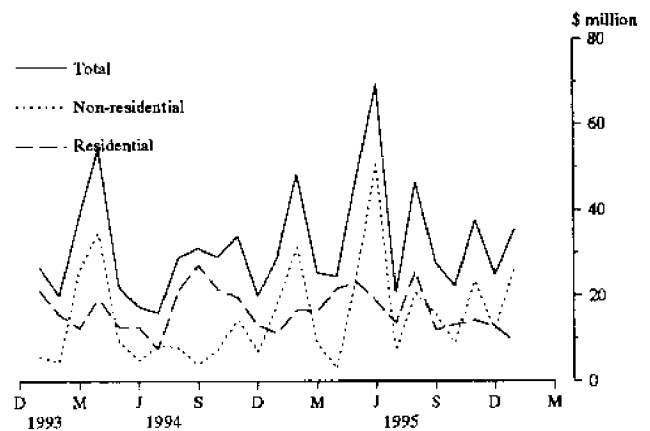
## BUILDING APPROVALS, NORTHERN TERRITORY, JANUARY 1996

### MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



#### Residential building

- The trend for the total number of dwelling units approved in January remained steady. This follows declines of 0.9% in December and 3.6% in November 1995.
- In original (unadjusted) terms, the total number of dwelling units approved was 82. Of the total, 24 were private sector houses.
- There were 10 new private sector houses approved in Darwin Rural Areas by one or more authorities, followed by Palmerston-East Arm (9). Palmerston-East Arm also accounted for 19 other residential buildings approvals in the private sector.

- The value of new residential building approved fell 28.6% from \$11.4 million in December 1995 to \$8.1 million this month.
- Expressed as average 1989-90 prices, the value of new residential building work for the December quarter 1995 was \$25.3 million, a fall on the previous quarter of 27.5% and a 34.8% decrease on the December quarter 1994.

#### Non-residential building

- The value of non-residential projects approved was \$26.2 million. Of the total, Hotels, etc. accounted for \$22.0 million.
- The value of non-residential work, when expressed as average 1989-90 prices was \$40.4 million for the December quarter 1995.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED (a)

Period	New houses			New other residential buildings			Conv- ersions. etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	..
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	..
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	..
1994-95 July-January	480	60	540	360	44	404	10	850	104	954	..
1995-96 July-January	458	71	529	248	9	257	13	717	82	799	..
1994— November	82		82	23	24	47	2	107	24	131	138
December	79	1	80	35		35		114	1	115	130
1995— January	55	—	55	32	12	44	—	87	12	99	124
February	80	3	83	60	—	60	—	140	3	143	124
March	68	15	83	43	6	49	3	114	21	135	133
April	51	47	98	11	—	11	—	62	47	109	145
May	102	26	128	25	8	33	2	129	34	163	154
June	87	10	97	55	—	55	5	147	10	157	153
July	68	8	76	35	—	35	8	111	8	119	144
August	82	17	99	48	—	48	2	131	18	149	131
September	63	15	78	24	—	24	—	87	15	102	119
October	82	11	93	15	—	15	1	98	11	109	111
November	66	4	70	25	2	27		91	6	97	107
December	73	—	73	68	—	68	—	141	—	141	106
1996— January	24	16	40	33	7	40	2	58	24	82	106

(a) 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. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1994-95 July-January	45,527	9,588	55,115	44,044	8,917	52,961	89,571	18,505	108,076	12,756	32,996	66,977	134,671	187,810
1995-96 July-January	44,895	10,996	55,891	27,996	934	28,930	72,891	11,930	84,821	16,013	63,805	114,167	148,119	215,002
1994— November	7,177	—	7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770	—	3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995— January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	8,948	15,965	25,424
April	5,228	10,428	15,656	740	—	740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083
June	8,598	1,878	10,476	6,120	—	6,120	14,718	1,878	16,596	2,206	48,029	50,518	64,816	69,320
July	6,743	1,601	8,344	3,145	—	3,145	9,888	1,601	11,490	2,138	6,380	7,066	18,407	20,694
August	8,442	3,541	11,983	10,535	—	10,535	18,977	3,541	22,518	3,186	4,702	20,725	26,715	46,429
September	5,912	1,555	7,467	2,498	—	2,498	8,410	1,555	9,965	2,018	1,801	15,660	11,724	27,643
October	8,303	1,145	9,448	2,308	—	2,308	10,611	1,145	11,756	1,574	6,057	8,886	18,243	22,217
November	6,871	329	7,200	1,965	394	2,359	8,836	723	9,559	4,636	6,998	23,451	16,956	37,646
December	6,412	—	6,412	4,981	—	4,981	11,393	—	11,393	1,397	12,065	12,189	24,855	24,979
1996— January	2,211	2,825	5,036	2,564	540	3,104	4,775	3,365	8,140	1,064	25,801	26,191	31,220	35,394

**TABLE 3. VALUE OF BUILDING APPROVED, (a) BY CLASS OF BUILDING AND OWNERSHIP  
(\$'000)**

Class of building			July-January		1995		1996
	1993-94	1994-95	1994-95	1995-96	November	December	January
<b>PRIVATE SECTOR</b>							
New houses	84,997	84,947	45,527	44,895	6,871	6,412	2,211
New other residential buildings	40,105	63,327	44,044	27,996	1,965	4,981	2,564
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>89,571</i>	<i>72,891</i>	<i>8,836</i>	<i>11,393</i>	<i>4,775</i>
Alterations and additions to residential buildings	16,582	21,640	12,104	11,423	1,121	1,397	645
Hotels, etc.	10,420	25,584	8,753	24,760	—	—	22,000
Shops	30,011	37,862	6,828	5,284	375	658	200
Factories	1,686	3,940	2,509	1,839	560	310	60
Offices	2,027	6,261	4,453	3,185	180	1,818	326
Other business premises	8,432	10,489	5,931	13,449	3,497	6,346	1,865
Educational	5,835	3,922	567	2,132	510	350	—
Religious	60	—	—	491	—	—	—
Health	1,506	1,027	785	3,150	—	—	—
Entertainment and recreational	5,325	3,536	2,420	7,214	1,515	2,522	—
Miscellaneous	3,039	5,524	750	2,302	361	61	1,350
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>32,996</i>	<i>63,805</i>	<i>6,998</i>	<i>12,065</i>	<i>25,801</i>
<b>Total</b>	<b>210,026</b>	<b>268,058</b>	<b>134,671</b>	<b>148,119</b>	<b>16,956</b>	<b>24,855</b>	<b>31,220</b>
<b>PUBLIC SECTOR</b>							
New houses	29,312	29,137	9,588	10,996	329	—	2,825
New other residential buildings	1,038	10,319	8,917	934	394	—	540
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>18,505</i>	<i>11,930</i>	<i>723</i>	<i>—</i>	<i>3,365</i>
Alterations and additions to residential buildings	725	8,318	652	4,590	3,515	—	419
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	90	—	—	—	—
Factories	4,213	11,706	3,150	324	—	65	—
Offices	19,142	3,466	2,322	8,558	—	59	390
Other business premises	10,754	2,354	1,850	5,878	—	—	—
Educational	23,443	28,985	1,416	8,639	142	—	—
Religious	—	—	—	2,361	—	—	—
Health	10,946	1,631	202	645	311	—	—
Entertainment and recreational	4,846	2,016	1,807	4,293	—	—	—
Miscellaneous	17,261	34,431	23,145	19,664	16,000	—	—
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>33,981</i>	<i>50,363</i>	<i>16,453</i>	<i>124</i>	<i>390</i>
<b>Total</b>	<b>121,680</b>	<b>134,125</b>	<b>53,139</b>	<b>66,883</b>	<b>20,690</b>	<b>124</b>	<b>4,174</b>
<b>TOTAL</b>							
New houses	114,309	114,085	55,115	55,891	7,200	6,412	5,036
New other residential buildings	41,144	73,645	52,961	28,930	2,359	4,981	3,104
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>108,076</i>	<i>84,821</i>	<i>9,559</i>	<i>11,393</i>	<i>8,140</i>
Alterations and additions to residential buildings	17,307	29,958	12,756	16,013	4,636	1,397	1,064
Hotels, etc.	10,420	25,584	8,753	24,760	—	—	22,000
Shops	30,011	39,624	6,918	5,284	375	658	200
Factories	5,899	15,646	5,659	2,163	560	375	60
Offices	21,169	9,727	6,775	11,744	180	1,877	716
Other business premises	19,186	12,844	7,781	19,327	3,497	6,346	1,865
Educational	29,278	32,907	1,983	10,771	652	350	—
Religious	60	—	—	2,851	—	—	—
Health	12,452	2,658	987	3,795	311	—	—
Entertainment and recreational	10,171	5,552	4,227	11,506	1,515	2,522	—
Miscellaneous	20,300	39,955	23,894	21,966	16,361	61	1,350
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>66,977</i>	<i>114,167</i>	<i>23,451</i>	<i>12,189</i>	<i>26,191</i>
<b>Total</b>	<b>331,706</b>	<b>402,184</b>	<b>187,810</b>	<b>215,002</b>	<b>37,646</b>	<b>24,979</b>	<b>35,394</b>

(a) 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.

TABLE 4. BUILDING APPROVED (a) IN SELECTED AREAS, JANUARY 1996

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	—		8	1,489	8	1,197	4	440	322	23,455	26,903
Palmerston-East Arm (SSD)	9	749	8	1,336	19	1,156	—		79	370	3,690
Darwin (SD)	9	749	16	2,825	27	2,353	4	440	401	23,825	30,593
Alice Springs (T)	2	200	—	—	—	—	—	—	476	1,246	1,922
Katherine (T)	—	—	—	—	6	211	—	—	45	90	345
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	10	962	—	—	—	—	—	—	84	1,030	2,076
Remainder of Balance (SD)	3	300	—	—	—	—	3	100	58	—	458
Northern Territory Balance (SD)	15	1,462	—	—	6	211	3	100	663	2,366	4,801
<b>Northern Territory</b>	<b>24</b>	<b>2,211</b>	<b>16</b>	<b>2,825</b>	<b>33</b>	<b>2,564</b>	<b>7</b>	<b>540</b>	<b>1,064</b>	<b>26,191</b>	<b>35,394</b>

(a) 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. (b) Excludes Conversions, etc.

TABLE 5. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS JANUARY 1996

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	13	—	—	—	12	—	25
Alice Springs (T)	2	—	—	—	—	—	2
Darwin Rural Areas (SSD)	4	—	—	—	6	—	10
<b>Northern Territory</b>	<b>22</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>18</b>	<b>—</b>	<b>40</b>

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	139.2	204.0	
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	184.6	294.0	
1994-95	65.9	88.3	64.9	153.2	23.1	90.3	230.4	346.1	
<b>1994—</b>									
Sept. qtr.	15.8	23.0	20.0	43.1	3.1	10.9	48.8	65.0	
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	55.1	71.4	
<b>1995—</b>									
Mar. qtr.	15.8	17.4	13.7	31.2	4.6	17.2	49.4	89.2	
June qtr.	18.2	31.5	8.5	40.1	9.6	46.3	77.0	120.5	
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	11.7	47.1	80.0	
Dec. qtr.	16.0	17.1	8.3	25.3	5.6	22.8	50.2	71.4	

(a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, BY TYPE  
JANUARY 1996

Selected 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	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	8	4	8	12	..	—	—	—	12	20
Palmerston-East Arm (SSD)	17	16	3	19	—	—	—	—	19	36
Darwin (SD)	25	20	11	31	..	..	..	..	31	56
Alice Springs (T)	2	—	..	..	..	..	..	..	..	2
Katherine (T)	..	6	..	6	..	..	..	..	6	6
Tennant Creek (T)	—	—	—	—	..	..	..	..	..	..
Darwin Rural Areas (SSD)	10	—	—	—	—	—	—	—	—	10
Remainder of Balance (SD)	3	3	—	3	—	—	—	—	3	6
Northern Territory Balance (SD)	15	9	—	9	..	..	..	..	9	24
<b>Northern Territory</b>	<b>40</b>	<b>29</b>	<b>11</b>	<b>40</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>40</b>	<b>80</b>
VALUE (\$'000)										
Darwin City (SSD)	1,489	595	1,042	1,637	..	..	..	..	1,637	3,126
Palmerston-East Arm (SSD)	2,085	970	186	1,156	..	..	..	..	1,156	3,241
Darwin (SD)	3,574	1,565	1,228	2,793	—	—	—	—	2,793	6,367
Alice Springs (T)	200	—	—	..	..	..	..	..	..	200
Katherine (T)	—	211	—	211	..	..	..	..	211	211
Tennant Creek (T)	—	—	..	..	..	..	..	..	..	..
Darwin Rural Areas (SSD)	962	—	—	..	—	—	—	—	..	962
Remainder of Balance (SD)	300	100	—	100	..	..	..	..	100	400
Northern Territory Balance (SD)	1,462	311	..	311	—	—	—	—	311	1,773
<b>Northern Territory</b>	<b>5,036</b>	<b>1,876</b>	<b>1,228</b>	<b>3,104</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>3,104</b>	<b>8,140</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

**Introduction**

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

**Scope and coverage**

3. Statistics of building work approved are compiled from:

- (a) permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands and Housing, in areas subject to building control by this authority;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

**Definitions**

7. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value

of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

**Building classification**

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence 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 and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

#### Estimates at constant prices

16. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 6. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

#### Australian Standard Geographical Classification (ASGC)

19. Area statistics are not being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

#### Unpublished data and related publications

20. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

21. Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0)  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0)  
*Building Activity, Northern Territory* (8752.7) - issued quarterly

22. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

#### Symbols and other usages

SD	Statistical Division
SSD	Statistical Subdivision
(T)	town
—	nil or rounded to zero
r	figure revised since previous issue
..	not applicable

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

**BOB HARRISON**  
 Statistician, Northern Territory



## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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