Northern Territory

CATALOGUE NO. 8731.7 EMBARGOED UNTIL 11:30 AM 30 JUNE 1994



BUILDING APPROVALS, NORTHERN TERRITORY, MAY 1994

MAIN FEATURES

Residential

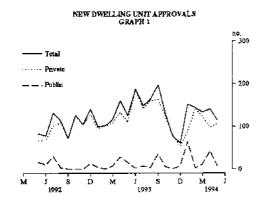
- A total of 114 dwelling units (88 houses and 26 other residential buildings) were approved for May 1994 having a combined value of \$11.4m. Of the 88 houses approved, 28 were for Palmerston, 18 for Darwin Rural Areas and 12 for Alice Springs. Of the other residential buildings approved 12 were for Darwin City and 12 were for Palmerston.
- For the eleven months to May 1994, 1460 dwellings were approved, a 13.0 per cent increase on the 1292 dwellings approved for the same period last year.

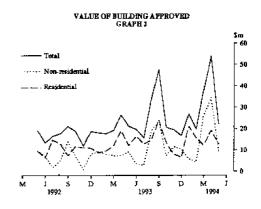
Non-residential

Approvals for the month of May 1994 totalled \$9.4m. Included in this is \$3.2m for the Department of Defence and \$3.2m for a primary school in Woodroffe. For the eleven months to May 1994 approvals totalled \$154.2m an increase of 98.6 per cent on the \$77.6m total for the same period last year.

Total

 Approvals for the eleven months to May 1994 totalled \$314.3m compared to \$207.7m for the same period last year, an increase of 51.3 per cent.





Introduction

This publication contains monthly details of building work approved. 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.

Major building activity which takes place in areas not subject to the normal administrative approval process (e.g. buildings on remote mine sites) is also included.

Explanatory notes are published at the back of this publication.

BOB HARRISON Statistician, Northern Territory.

PHONE INQUIRIES

- for more information about these statistics and other inquiries, including copies of publications contact Information Services on Darwin (089) 432111, or any of our State offices.
- for information about other ABS statistics and services please refer to the back page of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

		Houses			idential building.	5	Total		
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Tota
19 9 0-91	525	115	640	222	65	287	747	180	927
1991-92	728	244	972	438	49	487	1,166	293	1,459
1992-93	961	94	1,055	416	9	425	1,377	103	1,480
1992-93									
July-May	820	92	912	371	9	380	1,191	101	1,292
1993-94 July-May	860	169	1,029	417	14	431	1,277	183	1,460
1993—									
March	74	8	82	35	_	3 <i>5</i>	109	8	117
April	83	28	111	49	_	49	132	28	160
May	92	6	98	18	9	27	110	15	125
June	141	2	143	45	_	45	186	2	188
[u}y	88	7	95	54	_	54	142	7	149
August	112	1	113	49	2	51	161	3	164
September	85	34	119	78	_	78	163	34	197
October	45	5	50	79	_	79	124	5	129
November	62	1	63	14	_	14	76	1	77
December	49	7	56	4	_	4	53	7	60
1994									
January	72	64	136	16	_	16	88	64	152
February	104	2	106	38	_	38	142	2	144
March	79	7	86	43	4	47	122	11	133
April	83	34	117	16	8	24	99	42	141
May	81	7	88	26	_	26	107	7	114

NOTE: (i) 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 (See paragraph 14). (ii) The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in May 1994.

TABLE 2. VALUE OF BUILDING APPROVED (\$'900)

							(3,000)							
				New res	idential b	uilding			· · · · · · · · · · · · · · · · · · ·	Alterations				
		Houses			Other residential buildings			Total		and additions	Non-residential building		Total building	
Private Period sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	to residential buildings	Private sector	Total	Private sector	Tota	
1990-91	42,569	11,525	54.093	18,394	5.967	24,361	60,963	17,492	78,455	17,026	45,156	151,974	118,548	247,45
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89.940	40.279	130,219	17,842	38,219	93,230	141,298	241,293
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
1992-93														
July-May	72,175	15,786	87,961	24,254	639	24,893	96,429	16,425	112,854	17,203	26,003	77,631	137,548	207,68
1993-94													100.014	21.120
July-May	78,712	29,042	107,754	35,327	1,038	36,366	114,039	30,080	144,120	16,039	66,886	154,161	196,314	314,320
1993—				2.040		2010	0.004	739	10,723	1,319	3,615	7,275	14,918	19,317
March	7,044	739	7,783	2,940	_	2,940	9,984		17,546	1,519	954	7,195	13,224	26,27
April	7,268	6,807	14,075	3,471		3,471	10,739	6,807	_	1,552	1,557	9.172	12,359	21,17
May	8,051	563	8,614	1,200	639	1,839	9,251	1,202	10,453			3,441	19,185	19,78
June	10,736	273	11,009	3,341	_	3,341	14,077	273	14,350	1,994	3,114	2,802	14.031	15,57
July	7,477	1,249	8,725	3,010	_	3,010	10,486	1,249	11,735	1,036	2,509		23,214	33,47
August	8,967	150	9,117	3,489	199	3,688	12,456	349	12,804	1,792	8,966	18,882	29,105	47,52
September	8,660	4,950	13,611	8,171	_	8,171	16,831	4,950	21,782	2,177	10,597	23,563		
October	3,694	663	4,357	7,795	_	7,795	11,489	663	12,152	1,309	714	7,271	13,512	20,73
November	5,437	100	5,537	1,160	_	1,160	6,597	100	6,697	1,263	5,911	11,543	13,771	19,50
December	4,141	793	4,934	4 50	_	450	4,591	793	5,384	1,049	4,044	10,310	9,683	16,74
1994—						4.00-	7.607	10.70^	50 40T	710	5,172	5,632	13,509	26,749
January	6,536	12,780	19,316	1,091	_	1,091	7,627	12,780	20,407		-	4,375	17,159	19,92
February	10,084	250	10,334	3,600		3,600	13,684	250	13,934	1,619	1,956		14,023	38,15
March	6,796	702	7,498	2,593	265	2,858	9,389	966	10,356	1,891	2,743	25,910	•	
April	8,963	6,751	15,714	1,210	575	1,786	10,173	7,327	17,500	1,862	22,464	34,464	34,449 13,957	53,82
May	7,956	654	8,610	2,758		2,758	10,715	654	11,369	1,332	1,810	9,409	13,857	22,110

TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP

		(\$'0					
Class of building	1001 03		July-Ma		1,5	1994	
	1991-92	1992-93 PRIVATE	1992-93 SECTOR	1993-94	March	April	May
	•						
New houses	57,519	82,911	72,175	78,712	6,796	8,963	7,956
New other residential buildings	32,421	27,595	24,254	35,327	2,593	1,210	2,758
Total new residential building	89,940	110,506	96,429	114,039	9,389	10,173	10,715
Alterations and additions to	13,139	17,109	15.115	15,389	1,891	1 913	1,332
residential buildings	13,139	17,109	13,113	13,309	1,391	1,812	1,232
Hotels, etc.	2,305	1,710	1,460	10,420			_
Shops	8,305	2,690	2,580	28,891	1,378	20,000	715
Factories	662	1,350	1,290	1,686	50	172	60
Offices	8,487	7,312	7,158	1,977		_	400
Other business premises	12,517	9,290	7,240	8,202	745	1,100	270
Educational	1, 26 0	1,735	1,615	5,835	_	705	_
Religious	2.205	187	187	60	 520	_	
Health	2,705 534	1,845 834	1,845 834	1,506 5,325	520 —	120	235
Entertainment and recreational Miscellaneous	1,444	2,164	1,794	2,983	50	367	130
Total non-residential building	38,219	29,117	26,093	66,886	2,743	22,464	1,810
-		-					
Total	141,298	156,733	137,548	196,314	14,023	34,449	13,857
		PUBLIC S	ECTOR				
New houses	35,714	16,059	15,786	29,042	702	6,751	654
New other residential buildings	4,566	639	639	1,038	265	575	_
Total new residential building	40,279	16,698	16,425	30,080	966	7, 3 27	654
Alterations and additions to			•				
residential buildings	4,703	2,088	2,088	650	_	5 0	_
Hotels, etc.	223				_		
Shops	1,595	485	485	ma-1	_	_	
Factories	795	_	_	4,213	3,709	_	427
Offices	1,548	14,837	14,598	19,142	3,897		55
Other business premises	9,168	813	813	10,754	5,400	~-	3,200
Educational	20,899	11,309	11,221	21,603	60	1,610	3,195
Religious		_	_	-	_	_	
Health	5,507	6,726	6,726	10,816	318	8,343	658
Entertainment and recreational	71 B	300	300	3,546	166	66	_
Miscellaneous	14,559	17,484	17,484	17,201	9,617	1,981	65 7.500
Total non-residential building	55,011	51,954	51,627	87,275	23,167	12,000	7,599
Total	99,994	70,740	70,140	118,005	24,133	19,377	8,253
		TOT	AL				
New houses	93,232	98,970	87,961	107,754	7,498	15,714	8,610
New other residential buildings	36,987	28,234	24,893	36,366	2,858	1,786	2,758
Total new residential building	130,219	127,204	112,854	144,120	10,356	17,500	11,369
Alterations and additions to							
residential buildings	17,842	19,197	17,203	16,039	1.891	1,862	1,332
Hotels, etc.	2,528	1,710	1,460	10,420	_		_
Shops	9,900	3,175	3,065	28,891	1,378	20,000	715
Factories	1,457	1,350	1,290	5,899	3,759	172	487
Offices	10,035	22,149	21,756	21,119	3,897		455
Other business premises	21,685	10,103	8,053	18,956	6,145	1,100	3,470
Educational	22,159	13,044	12,836	27,438	60	2,315	3,195
Religious		187	187	60	_	-	_
Health	8,212	8,571	8,571	12,322	838	8,343	658
Entertainment and recreational	1,252	1,134	1,134	8,871	166	186	235
Miscellaneous	16,003	19,648	19,278	20,184	9,667	2,348	195
Total non-residential building	93,230	81,072	77,631	154,161	25,910	34,464	9,409
Totel	241,292	227,472	207,688	314,320	38,156	53,826	22,110

NOTE: 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 (see paragraph 14).

TABLE 4. BUILDING APPROVED IN SELECTED AREAS, MAY 1994

	New residential building										
	Houses				Other residential buildings				Alterations and		
	Private sector		Public sector		Private sector		Public sector		additions to	Non-	
Selected statistical areas	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	residential buildings (\$'000)	residential building (\$'000)	Total building (\$*000)
Darwin City (SSD)	4	857	_	_	12	2,040	_	_	585	1,809	5,291
Palmerston-East Ann (SSD)	22	2,134	6	480	12	609	_	_	65	3,195	6,483
Darwin (SD)	2 6	2, 991	ó	480	24	2,649		_	650	5,004	11,774
Alice Springs (T)	12	1,191	_	_	_	_	_	_	30		1,221
Katherine (T)	2	143	_	_	_	_	_	_			143
Tennant Creek (T)	_		_		_	_		_	_	_	_
Darwin Rural Areas (SSD)	18	1,553	_		-	_	_		653	3,320	5,526
Remainder of Balance (SD)	23	2,078	1	175	2	10 9	_	_	_	1,085	3,446
Northern Territory Balance (SD)	55	4,965	I	175	2	109	_	_	683	4,405	10,337
Northern Territory	81	7,956	7	654	26	2,758	_	_	1,332	9,409	22,110

NOTE: 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 (see paragraph 14).

TABLE 5. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS MAY 1994

	Material of outer walls									
Selected statistical areas	Double brick(a)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	Total			
Derwin (SD)	30	_	1	_	1	_	32			
Alice Springs (T)	12		_	_	_		12			
Darwin Rural Areas (SSD)	13		1	1	3	_	18			
Northern Territory	80		2	1	5	_	88			

(a) Includes houses constructed with outer walls of stone or concrete.

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

				(\$ million	<u>y</u>				
		New residentia	al building		Alterations	Non-residential building		Total building	
	Houses		Other		and — additions to				
Period	Private sector	Total	residential buildings	Total	residential buildings	Private sector	Total	Private sector	Total
1990-91	38.8	49.2	23.1	72.3	15.6	42.9	144.5	110.8	232.4
1991-92	51.5	83.5	33.5	117.0	16.1	35.7	87.1	128.6	220.2
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	76.2	139.2	204.0
1992									
Dec. qtr.	17.3	18.5	5.8	24.3	5.2	6.8	15.0	34.0	44.5
1993—									
Mar. qtr.	15.8	17.0	6.1	23.1	3.3	11.3	23.3	36.7	49.6
June qtr.	22.4	28.9	7.8	36.7	4.4	5.3	18.6	39.3	59.7
Sept. qtr.	21.5	26.9	13.3	40.3	4.3	20.7	42.4	59.4	87.0
Dec. qtr.	11.2	12.5	8.4	20.9	3.0	10.0	27.2	32.8	51.1
1994—									
Mar. gtr.	19.1	30.2	6.7	36.9	3.4	9.2	33.5	38.3	73.9

⁽a) See paragraphs 18-20 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.

EXPLANATORY NOTES

Scope and coverage

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.

- 2. 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.
- 3. 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) all approved alterations and addition of 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

- 4. 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.
- 5. 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.
- 6. 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 as follows:
 - (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 caretakers' 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.).
- 7. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new "non-residential buildings" is not included in the tables but is shown as a footnote to Table 1.
- 8. 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 value of the completed building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the value of the completed building.

Building classification

- 9. 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 in the treatment of group accommodation building where, for example, a student accommodation building on a university campus would be classified to Educational.
- 10. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.
- 11. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

TABLE 7. NEW DWELLING UNITS APPROVED IN SELECTED AREAS, BY TYPE MAY 1994 $\,$

					Other resident	ial building				
Selected	_	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, u	inits or apartm	ng of			
statistical area	Houses	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total residential building
			NU	MBER OF I	OWELLING UI	NITS				
Darwin City (SSD)	4	_	_		_	4	8	12	12	16
Palmerston-East										
Am (SSD)	28	_	_	_	12			12	12	40
Darwin (SD)	32				12	4	8	24	2 4	56
Alice Springs (T)	12	_	_	_	_	_	_	_		12
Katherine (T)	2		_	_	_	_	_	_	_	2
Tennant Creek (T)	_		_	_	_	_		_	_	_
Darwin Rural Areas										
(SSD)	18	_	_	_	_		_	_	_	18
Remainder of Balance (SD)	24	2	_	2	_	_	_	_	2	26
Northern Territory										
Balance (SD)	56	. 2	_	2	_	_	_	_	2	58
Northern Territory	88	2	_	2	12	4	8	24	26	114
				VALU	ЛЕ (\$'0 00)					
Darwin City (SSD)	857	_	_	_	_	1,000	1,040	2,040	2,040	2,897
Palmerston-East								***	***	2.000
Arm (SSD)	2,614		_	_	609	_	_	- 609	609	3,223
Darwin (SD)	3,471	_	-	_	609	1,000	1,040	2,649	2,649	6,120
Alice Springs (T)	1,191		_	_	_	_	· <u> </u>	_	_	1,191
Katherine (T)	143			_	_	_	_	~~~		143
Tennant Creek (T)		_	_	· —	_		-		_	_
Darwin Rural Areas (SSD)	1.553	_	_	_	_		_	_	_	1,553
Remainder of										
Balance (SD)	2,252	109	-	109	_	_		_	109	2,361
Northern Territory										
Balance (SD)	5,140	109	_	109		_		_	109	5,249
Northern Territory	8,610	109	_	109	609	1,000	1,040	2,649	2,758	11,369

- 12. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:
 - (a) Semi-detached, row or terrace houses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey;
 - two or more storeys;
 - (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.
- 13. More details on the DSC are contained in the ABS Information paper, *Dwelling Structure Classification* (DSC) (1296.0).
- 14. Ownership. The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership 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.

Aboriginal Communities

15. The table relating to building approvals on Aboriginal communities has been removed from the Publication due to possible undercoverage of sources.

General

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

Australian Standard Geographical Classification

17. Statistics presented in Tables 4, 5, and 7 of this publication have been classified according to the Australian Standard Geographical Classification (ASGC). Revisions affecting the N.T. were introduced in Edition 2.1, released in January 1991.

For additional information concerning other changes to the ASGC, users are referred to the manual Australian Standard Geographical Classification, Edition 2.1 (1216.0).

Estimates at constant prices

18. 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).

- 19. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'gross fixed capital expenditure'.
- 20. 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 the Australian National Accounts: Concepts, Sources and Methods (5216.0).

Unpublished data and related publications.

- 21. 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 may be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.
- 22. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) — issued monthly. Building Activity, Australia: Dwelling Unit Commencements (Preliminary Estimates) (8750.0) — issued quarterly.

Construction Activity at Constant Prices, Australia — (8782.0) issued quarterly,

Building Activity, Australia (8752.0)— issued quarterly. Building Activity, Northern Territory (8752.7)— issued quarterly.

Engineering Construction Survey, Australia (8762.0) — issued quarterly,

23. 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 Publications Advice (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications 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

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

25.



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