



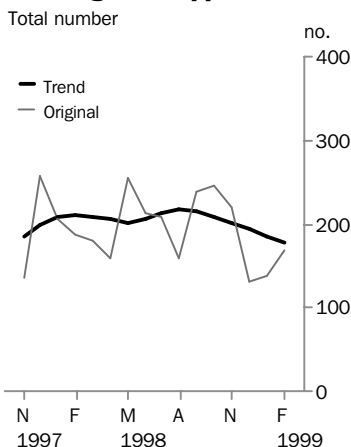
# BUILDING APPROVALS

NORTHERN TERRITORY

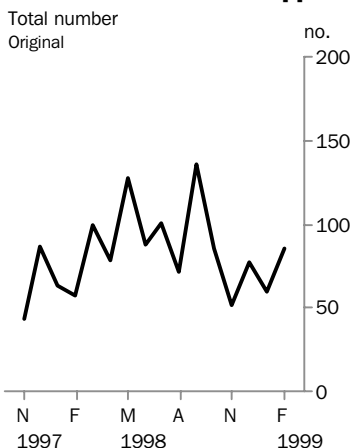
EMBARGO: 11:30AM (CANBERRA TIME) TUES 30 MAR 1999

## FEBRUARY KEY FIGURES

### Dwelling units approved



### Private sector houses approved



### TREND ESTIMATES

|                         | Feb 1999 | % change<br>Jan 1999 to<br>Feb 1999 | % change<br>Feb 1998 to<br>Feb 1999 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved |          |                                     |                                     |
| Total dwelling units    | 177      | -3.8                                | -16.1                               |

### ORIGINAL

|                         | Feb 1999 | % change<br>Jan 1999 to<br>Feb 1999 | % change<br>Feb 1998 to<br>Feb 1999 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved |          |                                     |                                     |
| Private sector houses   | 85       | 41.7                                | 49.1                                |
| Total dwelling units    | 168      | 20.9                                | -10.6                               |

## FEBRUARY KEY POINTS

- There were 168 dwellings approved in February, of which 105 were houses and 63 were other dwellings.
- The majority of dwellings approved were located in Palmerston (68 dwellings, of which 51 were houses) and Darwin City (48 dwellings, 37 being other dwellings).
- The value of residential building approved was \$21.5 million with new work valued at \$18.9 million and alterations and additions \$2.6 million.
- The value of non-residential building approved was \$17.5 million, due mainly to approvals in the Health (\$10.0 million) and Other business premises (\$4.1 million) sectors.
- There were six jobs (three residential) approved with a value of more than \$1 million each.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

| <i>ISSUE</i> | <i>RELEASE DATE</i> |
|--------------|---------------------|
| March 1999   | 4 May 1999          |
| April 1999   | 2 June 1999         |
| May 1999     | 1 July 1999         |
| June 1999    | 30 July 1999        |
| July 1999    | 31 August 1999      |
| August 1999  | 30 September 1999   |



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no notes about the data for this issue.



## REVISIONS THIS MONTH

A revision has been made to January 1999 data following the amendment to 18 dwellings reported last month as being in the Darwin Rural Area. They are in fact located in Darwin City.



ROBYN ELLIOTT  
Regional Director, Northern Territory

## DWELLING UNITS APPROVED: Original and Trend

| Period               | HOUSES.....    |               |       | OTHER DWELLINGS..... |               |       | TOTAL DWELLING UNITS..... |               |       | Trend estimate |
|----------------------|----------------|---------------|-------|----------------------|---------------|-------|---------------------------|---------------|-------|----------------|
|                      | Private sector | Public sector | Total | Private sector       | Public sector | Total | Private sector            | Public sector | Total |                |
|                      | no.            | no.           | no.   | no.                  | no.           | no.   | no.                       | no.           | no.   | no.            |
| <b>1995-1996</b>     | 838            | 97            | 935   | 396                  | 121           | 517   | 1 234                     | 218           | 1 452 | n.a.           |
| <b>1996-1997</b>     | 909            | 203           | 1 112 | 837                  | 38            | 875   | 1 746                     | 241           | 1 987 | n.a.           |
| <b>1997-1998</b>     | 946            | 308           | 1 254 | 883                  | 81            | 964   | 1 829                     | 389           | 2 218 | n.a.           |
| 8 months to Feb 1998 | 553            | 209           | 762   | 580                  | 68            | 648   | 1 133                     | 277           | 1 410 | n.a.           |
| 8 months to Feb 1999 | 665            | 369           | 1 034 | 438                  | 38            | 476   | 1 103                     | 407           | 1 510 | n.a.           |
| <b>1997</b>          |                |               |       |                      |               |       |                           |               |       |                |
| December             | 87             | 28            | 115   | 142                  | 0             | 142   | 229                       | 28            | 257   | 199            |
| <b>1998</b>          |                |               |       |                      |               |       |                           |               |       |                |
| January              | 63             | 41            | 104   | 103                  | 0             | 103   | 166                       | 41            | 207   | 209            |
| February             | 57             | 18            | 75    | 49                   | 64            | 113   | 106                       | 82            | 188   | 211            |
| March                | 99             | 22            | 121   | 58                   | 0             | 58    | 157                       | 22            | 179   | 209            |
| April                | 78             | 23            | 101   | 45                   | 13            | 58    | 123                       | 36            | 159   | 205            |
| May                  | 128            | 15            | 143   | 113                  | 0             | 113   | 241                       | 15            | 256   | 202            |
| June                 | 88             | 39            | 127   | 87                   | 0             | 87    | 175                       | 39            | 214   | 205            |
| July                 | 100            | 74            | 174   | 35                   | 0             | 35    | 135                       | 74            | 209   | 212            |
| August               | 71             | 42            | 113   | 31                   | 14            | 45    | 102                       | 56            | 158   | 217            |
| September            | 136            | 74            | 210   | 27                   | 2             | 29    | 163                       | 76            | 239   | 215            |
| October              | 85             | 76            | 161   | 82                   | 2             | 84    | 167                       | 78            | 245   | 209            |
| November             | 51             | 41            | 92    | 125                  | 4             | 129   | 176                       | 45            | 221   | 202            |
| December             | 77             | 15            | 92    | 37                   | 2             | 39    | 114                       | 17            | 131   | 193            |
| <b>1999</b>          |                |               |       |                      |               |       |                           |               |       |                |
| January              | 60             | 27            | 87    | 50                   | 2             | 52    | 110                       | 29            | 139   | 184            |
| February             | 85             | 20            | 105   | 51                   | 12            | 63    | 136                       | 32            | 168   | 177            |

## 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>1995-1996</b>        | 83 369            | 38 318                                | 21 398   | 143 085                           | 112 754                         | 255 839               |
| <b>1996-1997</b>        | 108 382           | 70 015                                | 20 162   | 198 558                           | 153 401                         | 351 959               |
| <b>1997-1998</b>        | 120 218           | 101 354                               | 19 630   | 241 202                           | 102 259                         | 343 462               |
| 8 months to Feb 1998    | 68 433            | 62 265                                | 12 279   | 142 977                           | 50 318                          | 193 295               |
| 8 months to Feb 1999    | 86 354            | 45 323                                | 15 225   | 146 902                           | 63 257                          | 210 159               |
| <b>1997</b>             |                   |                                       |  |                                   |                                 |                       |
| December                | 10 481            | 14 045                                | 2 371  | 26 897                            | 6 377                           | 33 274                |
| <b>1998</b>             |                   |                                       |  |                                   |                                 |                       |
| January                 | 6 854             | 21 657                                | 1 313  | 29 825                            | 2 918                           | 32 743                |
| February                | 7 591             | 2 921                                 | 1 407  | 11 919                            | 7 460                           | 19 379                |
| March                   | 13 937            | 4 879                                 | 1 352  | 20 168                            | 13 654                          | 33 822                |
| April                   | 8 967             | 5 403                                 | 922  | 15 291                            | 9 096                           | 24 387                |
| May                     | 17 089            | 13 673                                | 3 044  | 33 806                            | 8 392                           | 42 198                |
| June                    | 11 792            | 15 135                                | 2 034  | 28 961                            | 20 799                          | 49 760                |
| July                    | 13 909            | 3 485                                 | 1 925  | 19 319                            | 6 803                           | 26 122                |
| August                  | 9 230             | 2 883                                 | 2 363  | 14 475                            | 7 374                           | 21 850                |
| September               | 18 643            | 2 107                                 | 2 095  | 22 844                            | 8 012                           | 30 856                |
| October                 | 10 351            | 8 459                                 | 1 997  | 20 807                            | 5 883                           | 26 690                |
| November                | 6 591             | 16 146                                | 2 186  | 24 923                            | 17 408                          | 42 331                |
| December                | 8 918             | 3 410                                 | 1 525  | 13 853                            | 6 242                           | 20 094                |
| <b>1999</b>             |                   |                                       |  |                                   |                                 |                       |
| January                 | 7 566             | 4 517                                 | 1 450  | 13 532                            | 5 350                           | 18 882                |
| February                | 11 147            | 4 317                                 | 1 684  | 17 148                            | 6 187                           | 23 335                |
| PUBLIC SECTOR (\$'000)  |                   |                                       |  |                                   |                                 |                       |
| <b>1995-1996</b>        | 15 473            | 7 640                                 | 6 028  | 29 141                            | 109 290                         | 138 430               |
| <b>1996-1997</b>        | 29 083            | 2 337                                 | 3 180  | 34 600                            | 87 848                          | 122 448               |
| <b>1997-1998</b>        | 43 637            | 8 224                                 | 8 137  | 59 999                            | 145 294                         | 205 292               |
| 8 months to Feb 1998    | 30 402            | 6 924                                 | 4 581  | 41 907                            | 91 539                          | 133 446               |
| 8 months to Feb 1999    | 54 303            | 3 573                                 | 5 551  | 63 426                            | 82 395                          | 145 821               |
| <b>1997</b>             |                   |                                       |  |                                   |                                 |                       |
| December                | 4 072             | 0                                     | 200  | 4 272                             | 19 751                          | 24 023                |
| <b>1998</b>             |                   |                                       |  |                                   |                                 |                       |
| January                 | 5 758             | 0                                     | 473  | 6 231                             | 13 454                          | 19 684                |
| February                | 2 741             | 6 479                                 | 2 812  | 12 031                            | 12 099                          | 24 130                |
| March                   | 2 767             | 0                                     | 654  | 3 421                             | 1 273                           | 4 693                 |
| April                   | 2 539             | 1 300                                 | 2 245  | 6 084                             | 12 801                          | 18 885                |
| May                     | 2 081             | 0                                     | 658  | 2 739                             | 31 477                          | 34 217                |
| June                    | 5 848             | 0                                     | 0  | 5 848                             | 8 204                           | 14 052                |
| July                    | 11 443            | 0                                     | 538  | 11 981                            | 32 796                          | 44 778                |
| August                  | 6 767             | 1 160                                 | 459  | 8 386                             | 6 405                           | 14 791                |
| September               | 11 052            | 278                                   | 1 546  | 12 876                            | 4 594                           | 17 470                |
| October                 | 11 633            | 239                                   | 519  | 12 391                            | 6 268                           | 18 659                |
| November                | 4 984             | 351                                   | 370  | 5 705                             | 10 012                          | 15 717                |
| December                | 2 294             | 150                                   | 1 072  | 3 516                             | 9 181                           | 12 697                |
| <b>1999</b>             |                   |                                       |  |                                   |                                 |                       |
| January                 | 3 767             | 295                                   | 165  | 4 227                             | 1 852                           | 6 079                 |
| February                | 2 362             | 1 100                                 | 882  | 4 344                             | 11 287                          | 15 631                |

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED: **Original** *continued*

| <i>Period</i>        | <i>New houses</i> | <i>New other residential building</i> | <i>Alterations &amp; additions to residential buildings(a)</i> | <i>Total residential building</i> | <i>Non-residential building</i> | <i>Total building</i> |
|----------------------|-------------------|---------------------------------------|--|-----------------------------------|---------------------------------|-----------------------|
| TOTAL (\$'000)       |                   |                                       |  |                                   |                                 |                       |
| <b>1995-1996</b>     | 98 842            | 45 958                                | 27 426   | 172 226                           | 222 043                         | <b>394 269</b>        |
| <b>1996-1997</b>     | 137 465           | 72 352                                | 23 341   | 233 159                           | 241 249                         | <b>474 407</b>        |
| <b>1997-1998</b>     | 163 855           | 109 578                               | 27 768   | 301 201                           | 247 553                         | <b>548 754</b>        |
| 8 months to Feb 1998 | 98 835            | 69 189                                | 16 860   | 184 884                           | 141 857                         | <b>326 740</b>        |
| 8 months to Feb 1999 | 140 657           | 48 896                                | 20 776   | 210 328                           | 145 652                         | <b>355 980</b>        |
| <b>1997</b>          |                   |                                       |  |                                   |                                 |                       |
| December             | 14 553            | 14 045                                | 2 571  | 31 169                            | 26 128                          | <b>57 297</b>         |
| <b>1998</b>          |                   |                                       |  |                                   |                                 |                       |
| January              | 12 612            | 21 657                                | 1 786  | 36 055                            | 16 372                          | <b>52 427</b>         |
| February             | 10 331            | 9 400                                 | 4 219  | 23 950                            | 19 559                          | <b>43 509</b>         |
| March                | 16 704            | 4 879                                 | 2 005  | 23 588                            | 14 927                          | <b>38 515</b>         |
| April                | 11 506            | 6 703                                 | 3 166  | 21 375                            | 21 897                          | <b>43 272</b>         |
| May                  | 19 170            | 13 673                                | 3 702  | 36 545                            | 39 869                          | <b>76 414</b>         |
| June                 | 17 640            | 15 135                                | 2 034  | 34 809                            | 29 003                          | <b>63 812</b>         |
| July                 | 25 352            | 3 485                                 | 2 464  | 31 300                            | 39 599                          | <b>70 899</b>         |
| August               | 15 997            | 4 043                                 | 2 822  | 22 862                            | 13 779                          | <b>36 641</b>         |
| September            | 29 695            | 2 385                                 | 3 640  | 35 720                            | 12 606                          | <b>48 326</b>         |
| October              | 21 984            | 8 698                                 | 2 516  | 33 198                            | 12 151                          | <b>45 349</b>         |
| November             | 11 575            | 16 497                                | 2 556  | 30 628                            | 27 419                          | <b>58 048</b>         |
| December             | 11 212            | 3 560                                 | 2 598  | 17 369                            | 15 422                          | <b>32 791</b>         |
| <b>1999</b>          |                   |                                       |  |                                   |                                 |                       |
| January              | 11 333            | 4 812                                 | 1 615  | 17 759                            | 7 201                           | <b>24 961</b>         |
| February             | 13 509            | 5 417                                 | 2 566  | 21 492                            | 17 473                          | <b>38 965</b>         |

(a) Refer to Explanatory Notes paragraph 12.

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

### NEW OTHER RESIDENTIAL BUILDING

| Period                  | New houses | Semi-detached row or terrace houses, townhouses, etc. of ..... |        | Flats, units or apartments in a building of ..... |               |                      | Total  | Total new residential building |         |         |
|-------------------------|------------|--|--------|---|---------------|----------------------|--------|--------------------------------|---------|---------|
|                         | One storey | Two or more storeys  | Total  | One or two storeys                                | Three storeys | Four or more storeys | Total  |                                |         |         |
|                         |            |  |        |   |               |                      |        |                                |         |         |
| DWELLING UNITS (Number) |            |  |        |   |               |                      |        |                                |         |         |
| <b>1995-1996</b>        | 931        | 101  | 65     | 166   | 234           | 9                    | 96     | 339                            | 505     | 1 436   |
| <b>1996-1997</b>        | 1 105      | 136  | 81     | 217   | 236           | 27                   | 362    | 625                            | 842     | 1 947   |
| <b>1997-1998</b>        | 1 248      | 241  | 155    | 396   | 170           | 55                   | 335    | 560                            | 956     | 2 204   |
| <b>1997</b>             |            |  |        |   |               |                      |        |                                |         |         |
| December                | 115        | 21   | 10     | 31  | 27            | 18                   | 66     | 111                            | 142     | 257     |
| <b>1998</b>             |            |  |        |   |               |                      |        |                                |         |         |
| January                 | 103        | 0  | 5      | 5   | 4             | 0                    | 94     | 98                             | 103     | 206     |
| February                | 75         | 78   | 23     | 101   | 0             | 0                    | 10     | 10                             | 111     | 186     |
| March                   | 121        | 18   | 21     | 39  | 9             | 0                    | 9      | 18                             | 57      | 178     |
| April                   | 99         | 13   | 9      | 22  | 26            | 10                   | 0      | 36                             | 58      | 157     |
| May                     | 141        | 45   | 28     | 73  | 4             | 0                    | 36     | 40                             | 113     | 254     |
| June                    | 127        | 0  | 10     | 10  | 0             | 0                    | 77     | 77                             | 87      | 214     |
| July                    | 173        | 12   | 0      | 12  | 0             | 0                    | 22     | 22                             | 34      | 207     |
| August                  | 111        | 13   | 0      | 13  | 21            | 0                    | 11     | 32                             | 45      | 156     |
| September               | 210        | 4  | 4      | 8   | 21            | 0                    | 0      | 21                             | 29      | 239     |
| October                 | 161        | 8  | 5      | 13  | 28            | 0                    | 41     | 69                             | 82      | 243     |
| November                | 92         | 15   | 2      | 17  | 28            | 0                    | 82     | 110                            | 127     | 219     |
| December                | 90         | 8  | 4      | 12  | 3             | 23                   | 0      | 26                             | 38      | 128     |
| <b>1999</b>             |            |  |        |   |               |                      |        |                                |         |         |
| January                 | 86         | 19   | 0      | 19  | 2             | 0                    | 31     | 33                             | 52      | 138     |
| February                | 105        | 14   | 2      | 16  | 4             | 12                   | 29     | 45                             | 61      | 166     |
| VALUE (\$'000)          |            |  |        |   |               |                      |        |                                |         |         |
| <b>1995-1996</b>        | 98 842     | 8 129  | 8 103  | 16 232  | 15 091        | 1 040                | 13 595 | 29 726                         | 45 958  | 144 800 |
| <b>1996-1997</b>        | 137 465    | 10 671   | 7 785  | 18 457  | 16 454        | 2 000                | 35 442 | 53 896                         | 72 352  | 209 817 |
| <b>1997-1998</b>        | 163 855    | 17 701   | 17 260 | 34 960  | 14 903        | 4 945                | 54 770 | 74 618                         | 109 578 | 273 433 |
| <b>1997</b>             |            |  |        |   |               |                      |        |                                |         |         |
| December                | 14 553     | 1 611  | 1 050  | 2 661   | 2 379         | 1 400                | 7 605  | 11 384                         | 14 045  | 28 598  |
| <b>1998</b>             |            |  |        |   |               |                      |        |                                |         |         |
| January                 | 12 612     | 0  | 500    | 500   | 307           | 0                    | 20 850 | 21 157                         | 21 657  | 34 269  |
| February                | 10 331     | 4 800  | 3 400  | 8 200   | 0             | 0                    | 1 200  | 1 200                          | 9 400   | 19 731  |
| March                   | 16 704     | 1 340  | 1 580  | 2 920   | 959           | 0                    | 1 000  | 1 959                          | 4 879   | 21 583  |
| April                   | 11 506     | 1 108  | 900    | 2 008   | 3 095         | 1 600                | 0      | 4 695                          | 6 703   | 18 209  |
| May                     | 19 170     | 3 563  | 3 150  | 6 713   | 660           | 0                    | 6 300  | 6 960                          | 13 673  | 32 842  |
| June                    | 17 640     | 0  | 1 520  | 1 520   | 0             | 0                    | 13 615 | 13 615                         | 15 135  | 32 775  |
| July                    | 25 352     | 910  | 0      | 910   | 0             | 0                    | 2 575  | 2 575                          | 3 485   | 28 837  |
| August                  | 15 997     | 972  | 0      | 972   | 1 781         | 0                    | 1 290  | 3 071                          | 4 043   | 20 040  |
| September               | 29 695     | 455  | 680    | 1 135   | 1 250         | 0                    | 0      | 1 250                          | 2 385   | 32 080  |
| October                 | 21 984     | 741  | 600    | 1 341   | 1 962         | 0                    | 5 395  | 7 357                          | 8 698   | 30 682  |
| November                | 11 575     | 1 116  | 148    | 1 264   | 1 303         | 0                    | 13 930 | 15 233                         | 16 497  | 28 072  |
| December                | 11 212     | 577  | 420    | 997   | 293           | 2 270                | 0      | 2 563                          | 3 560   | 14 771  |
| <b>1999</b>             |            |  |        |   |               |                      |        |                                |         |         |
| January                 | 11 333     | 1 347  | 0      | 1 347   | 175           | 0                    | 3 290  | 3 465                          | 4 812   | 16 144  |
| February                | 13 509     | 1 291  | 373    | 1 664   | 398           | 1 290                | 2 065  | 3 753                          | 5 417   | 18 927  |

(a) See Glossary for definition.

## DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

## NEW OTHER RESIDENTIAL BUILDING.....

| Statistical Area                       | <i>New houses</i> | <i>Semi-detached, row or terrace houses, townhouses, etc of .....</i> |                            |              | <i>Flats, units or apartments in a building of.....</i> |                      |                             | <i>Total</i> | <i>Total new residential building</i> |        |
|--|-------------------|---|----------------------------|--------------|---|----------------------|-----------------------------|--------------|---------------------------------------|--------|
|  |                   | <i>One storey</i>   | <i>Two or more storeys</i> | <i>Total</i> | <i>One or two storeys</i>                               | <i>Three storeys</i> | <i>Four or more storeys</i> | <i>Total</i> |                                       |        |
|  |                   |   |                            |              |   |                      |                             |              |                                       |        |
| DWELLING UNITS (Number)                |                   |   |                            |              |   |                      |                             |              |                                       |        |
| <b>NORTHERN TERRITORY</b>              | 105               | 14  | 2                          | 16           | 4   | 12                   | 29                          | 45           | 61                                    | 166    |
| <b>Darwin (SD)</b>                     | 62                | 7   | 2                          | 9            | 4   | 12                   | 29                          | 45           | 54                                    | 116    |
| Darwin City (SSD)                      | 11                | 5   | 2                          | 7            | 4   | 12                   | 14                          | 30           | 37                                    | 48     |
| Palmerston-East Arm (SSD)              | 51                | 2   | 0                          | 2            | 0   | 0                    | 15                          | 15           | 17                                    | 68     |
| <b>Northern Territory Balance (SD)</b> | 43                | 7   | 0                          | 7            | 0   | 0                    | 0                           | 0            | 7                                     | 50     |
| Darwin Rural Areas (SSD)               | 13                | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 13     |
| Bathurst-Melville (SSD)                | 0                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 0      |
| Alligator (SSD)                        | 1                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 1      |
| Daly (SSD)                             | 0                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 0      |
| East Arnhem (SSD)                      | 2                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 2      |
| Lower Top End NT (SSD)                 | 10                | 7   | 0                          | 7            | 0   | 0                    | 0                           | 0            | 7                                     | 17     |
| Katherine (T)                          | 8                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 8      |
| 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)                       | 17                | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 17     |
| Alice Springs (T)                      | 3                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 3      |
| VALUE (\$'000)                         |                   |   |                            |              |   |                      |                             |              |                                       |        |
| <b>NORTHERN TERRITORY</b>              | 13 510            | 1 291   | 373                        | 1 664        | 398   | 1 290                | 2 065                       | 3 753        | 5 417                                 | 18 927 |
| <b>Darwin (SD)</b>                     | 9 192             | 656   | 373                        | 1 029        | 398   | 1 290                | 2 065                       | 3 753        | 4 782                                 | 13 974 |
| Darwin City (SSD)                      | 2 583             | 465   | 373                        | 838          | 398   | 1 290                | 1 000                       | 2 688        | 3 526                                 | 6 109  |
| Palmerston-East Arm (SSD)              | 6 609             | 191   | 0                          | 191          | 0   | 0                    | 1 065                       | 1 065        | 1 256                                 | 7 865  |
| <b>Northern Territory Balance (SD)</b> | 4 318             | 635   | 0                          | 635          | 0   | 0                    | 0                           | 0            | 635                                   | 4 953  |
| Darwin Rural Areas (SSD)               | 1 045             | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 1 045  |
| Bathurst-Melville (SSD)                | 0                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 0      |
| Alligator (SSD)                        | 160               | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 160    |
| Daly (SSD)                             | 0                 | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 0      |
| East Arnhem (SSD)                      | 270               | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 270    |
| Lower Top End NT (SSD)                 | 1 090             | 635   | 0                          | 635          | 0   | 0                    | 0                           | 0            | 635                                   | 1 725  |
| Katherine (T)                          | 745               | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 745    |
| 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)                       | 1 753             | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 1 753  |
| Alice Springs (T)                      | 283               | 0   | 0                          | 0            | 0   | 0                    | 0                           | 0            | 0                                     | 283    |

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

| <i>Period</i>                              | <i>New houses</i> | <i>New other residential building</i> | <i>New residential building</i> | <i>Alterations and additions to residential buildings(b)</i> | <i>Total residential building</i> | <i>Non-residential building</i> | <i>Total building</i> |
|--|-------------------|---------------------------------------|---------------------------------|--|-----------------------------------|---------------------------------|-----------------------|
| ORIGINAL (\$ million)                      |                   |                                       |                                 |  |                                   |                                 |                       |
| <b>1995-1996</b>                           | 103.0             | 46.6                                  | 149.5                           | 28.6   | 177.9                             | 225.5                           | <b>403.5</b>          |
| <b>1996-1997</b>                           | 137.5             | 72.4                                  | 209.8                           | 23.3   | 233.2                             | 241.3                           | <b>474.4</b>          |
| <b>1997-1998</b>                           | 160.4             | 106.5                                 | 266.7                           | 27.1   | 293.9                             | 239.6                           | <b>533.7</b>          |
| <b>1997</b>                                |                   |                                       |                                 |  |                                   |                                 |                       |
| September                                  | 35.4              | 10.1                                  | 45.5                            | 4.8  | 50.3                              | 50.5                            | <b>100.9</b>          |
| December                                   | 38.7              | 27.3                                  | 65.9                            | 5.8  | 71.7                              | 53.0                            | <b>124.7</b>          |
| <b>1998</b>                                |                   |                                       |                                 |  |                                   |                                 |                       |
| March                                      | 38.9              | 34.9                                  | 73.7                            | 7.8  | 81.6                              | 49.1                            | <b>130.7</b>          |
| June                                       | 47.4              | 34.2                                  | 81.6                            | 8.7  | 90.3                              | 87.0                            | <b>177.4</b>          |
| September                                  | 69.8              | 9.5                                   | 79.2                            | 8.8  | 88.0                              | 62.8                            | <b>150.8</b>          |
| December                                   | 43.8              | 27.3                                  | 71.1                            | 7.5  | 78.6                              | 52.0                            | <b>130.7</b>          |
| ORIGINAL (% change from preceding quarter) |                   |                                       |                                 |  |                                   |                                 |                       |
| <b>1997</b>                                |                   |                                       |                                 |  |                                   |                                 |                       |
| September                                  | -19.7             | -56.8                                 | -32.6                           | -28.4  | -32.2                             | -2.1                            | <b>-19.6</b>          |
| December                                   | 9.3               | 170.3                                 | 44.8                            | 20.8   | 42.5                              | 5.0                             | <b>23.6</b>           |
| <b>1998</b>                                |                   |                                       |                                 |  |                                   |                                 |                       |
| March                                      | 0.5               | 27.8                                  | 11.8                            | 34.5   | 13.8                              | -7.4                            | <b>4.8</b>            |
| June                                       | 21.9              | -2.0                                  | 10.7                            | 11.5   | 10.7                              | 77.2                            | <b>35.7</b>           |
| September                                  | 47.3              | -72.2                                 | -2.9                            | 1.1  | -2.5                              | -27.8                           | <b>-15.0</b>          |
| December                                   | -37.2             | 187.4                                 | -10.2                           | -14.8  | -10.7                             | -17.2                           | <b>-13.3</b>          |

(a) Reference year for chain volume measures is 1996-97.  
Refer to Explanatory Notes paragraphs 15-16.

(b) Refer to Explanatory Notes paragraph 12.



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

| Period           | Hotels, motels<br>and other short<br>term accom-<br>modation | Shops  | Factories | Offices | Other<br>business<br>premises | Educational | Religious | Health | Entertainment<br>and<br>recreational | Miscellan-<br>eous | Total non-<br>residential<br>building |
|------------------|--|--------|-----------|---------|-------------------------------|-------------|-----------|--------|--------------------------------------|--------------------|---------------------------------------|
|                  | \$'000   | \$'000 | \$'000    | \$'000  | \$'000                        | \$'000      | \$'000    | \$'000 | \$'000                               | \$'000             | \$'000                                |
| PRIVATE SECTOR   |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| <b>1995-1996</b> | 38 821   | 14 599 | 3 212     | 13 302  | 19 837                        | 5 256       | 609       | 3 210  | 10 216                               | 3 693              | <b>112 754</b>                        |
| <b>1996-1997</b> | 26 940   | 71 060 | 4 996     | 18 793  | 18 289                        | 6 476       | 180       | 373    | 2 004                                | 4 290              | <b>153 401</b>                        |
| <b>1997-1998</b> | 780  | 39 603 | 5 502     | 13 248  | 22 841                        | 2 626       | 721       | 486    | 12 502                               | 3 951              | <b>102 259</b>                        |
| <b>1998</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| February         | 0  | 1 361  | 0         | 870     | 4 689                         | 475         | 0         | 0      | 65                                   | 0                  | <b>7 460</b>                          |
| March            | 0  | 719    | 100       | 1 952   | 2 445                         | 0           | 0         | 0      | 8 014                                | 425                | <b>13 654</b>                         |
| April            | 0  | 6 098  | 600       | 567     | 1 305                         | 300         | 0         | 80     | 0                                    | 146                | <b>9 096</b>                          |
| May              | 0  | 5 378  | 0         | 1 237   | 1 530                         | 0           | 0         | 0      | 0                                    | 247                | <b>8 392</b>                          |
| June             | 0  | 14 644 | 1 193     | 3 135   | 1 424                         | 54          | 130       | 0      | 220                                  | 0                  | <b>20 799</b>                         |
| July             | 0  | 808    | 180       | 4 694   | 966                           | 0           | 0         | 0      | 0                                    | 155                | <b>6 803</b>                          |
| August           | 0  | 1 178  | 1 470     | 1 920   | 2 596                         | 0           | 0         | 0      | 0                                    | 210                | <b>7 374</b>                          |
| September        | 2 963  | 470    | 0         | 1 020   | 1 163                         | 190         | 56        | 0      | 200                                  | 1 950              | <b>8 012</b>                          |
| October          | 0  | 1 726  | 0         | 1 713   | 1 894                         | 0           | 0         | 0      | 305                                  | 245                | <b>5 883</b>                          |
| November         | 0  | 760    | 0         | 330     | 1 008                         | 0           | 0         | 0      | 15 310                               | 0                  | <b>17 408</b>                         |
| December         | 0  | 405    | 216       | 770     | 1 534                         | 92          | 0         | 0      | 2 650                                | 575                | <b>6 242</b>                          |
| <b>1999</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| January          | 320  | 820    | 1 560     | 0       | 1 498                         | 1 002       | 0         | 0      | 150                                  | 0                  | <b>5 350</b>                          |
| February         | 0  | 722    | 450       | 150     | 4 034                         | 0           | 0         | 0      | 531                                  | 300                | <b>6 187</b>                          |
| PUBLIC SECTOR    |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| <b>1995-1996</b> | 0  | 4 246  | 1 824     | 13 412  | 14 147                        | 26 037      | 2 361     | 1 433  | 11 551                               | 34 279             | <b>109 290</b>                        |
| <b>1996-1997</b> | 1 648  | 3 369  | 12 691    | 8 987   | 5 074                         | 36 304      | 0         | 2 460  | 4 458                                | 12 858             | <b>87 848</b>                         |
| <b>1997-1998</b> | 0  | 414    | 80        | 29 879  | 41 150                        | 24 048      | 0         | 1 603  | 3 850                                | 44 270             | <b>145 294</b>                        |
| <b>1998</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| February         | 0  | 0      | 0         | 0       | 0                             | 7 431       | 0         | 205    | 0                                    | 4 463              | <b>12 099</b>                         |
| March            | 0  | 142    | 0         | 50      | 330                           | 402         | 0         | 115    | 0                                    | 234                | <b>1 273</b>                          |
| April            | 0  | 0      | 0         | 0       | 10 100                        | 1 510       | 0         | 0      | 122                                  | 1 069              | <b>12 801</b>                         |
| May              | 0  | 0      | 0         | 14 170  | 9 260                         | 0           | 0         | 0      | 0                                    | 8 047              | <b>31 477</b>                         |
| June             | 0  | 220    | 0         | 513     | 0                             | 3 471       | 0         | 0      | 0                                    | 4 000              | <b>8 204</b>                          |
| July             | 0  | 0      | 0         | 22 800  | 0                             | 2 666       | 0         | 4 700  | 0                                    | 2 630              | <b>32 796</b>                         |
| August           | 0  | 0      | 0         | 388     | 67                            | 2 774       | 0         | 1 381  | 363                                  | 1 432              | <b>6 405</b>                          |
| September        | 143  | 400    | 0         | 302     | 1 650                         | 1 047       | 0         | 1 052  | 0                                    | 0                  | <b>4 594</b>                          |
| October          | 0  | 0      | 0         | 0       | 1 190                         | 1 631       | 0         | 963    | 362                                  | 2 122              | <b>6 268</b>                          |
| November         | 0  | 0      | 0         | 578     | 298                           | 440         | 0         | 486    | 106                                  | 8 104              | <b>10 012</b>                         |
| December         | 0  | 0      | 0         | 660     | 1 839                         | 532         | 0         | 0      | 0                                    | 6 150              | <b>9 181</b>                          |
| <b>1999</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| January          | 0  | 0      | 0         | 220     | 60                            | 853         | 0         | 299    | 273                                  | 146                | <b>1 852</b>                          |
| February         | 0  | 0      | 0         | 243     | 56                            | 339         | 0         | 10 000 | 0                                    | 649                | <b>11 287</b>                         |
| TOTAL            |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| <b>1995-1996</b> | 38 821   | 18 845 | 5 036     | 26 714  | 33 984                        | 31 293      | 2 969     | 4 643  | 21 767                               | 37 972             | <b>222 043</b>                        |
| <b>1996-1997</b> | 28 588   | 74 429 | 17 686    | 27 781  | 23 363                        | 42 780      | 180       | 2 833  | 6 462                                | 17 148             | <b>241 249</b>                        |
| <b>1997-1998</b> | 780  | 40 017 | 5 582     | 43 126  | 63 991                        | 26 674      | 721       | 2 090  | 16 351                               | 48 221             | <b>247 553</b>                        |
| <b>1998</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| February         | 0  | 1 361  | 0         | 870     | 4 689                         | 7 906       | 0         | 205    | 65                                   | 4 463              | <b>19 559</b>                         |
| March            | 0  | 862    | 100       | 2 002   | 2 775                         | 402         | 0         | 115    | 8 014                                | 659                | <b>14 927</b>                         |
| April            | 0  | 6 098  | 600       | 567     | 11 405                        | 1 810       | 0         | 80     | 122                                  | 1 215              | <b>21 897</b>                         |
| May              | 0  | 5 378  | 0         | 15 407  | 10 790                        | 0           | 0         | 0      | 0                                    | 8 294              | <b>39 869</b>                         |
| June             | 0  | 14 864 | 1 193     | 3 648   | 1 424                         | 3 525       | 130       | 0      | 220                                  | 4 000              | <b>29 003</b>                         |
| July             | 0  | 808    | 180       | 27 494  | 966                           | 2 666       | 0         | 4 700  | 0                                    | 2 785              | <b>39 599</b>                         |
| August           | 0  | 1 178  | 1 470     | 2 308   | 2 663                         | 2 774       | 0         | 1 381  | 363                                  | 1 642              | <b>13 779</b>                         |
| September        | 3 106  | 870    | 0         | 1 322   | 2 813                         | 1 237       | 56        | 1 052  | 200                                  | 1 950              | <b>12 606</b>                         |
| October          | 0  | 1 726  | 0         | 1 713   | 3 084                         | 1 631       | 0         | 963    | 667                                  | 2 367              | <b>12 151</b>                         |
| November         | 0  | 760    | 0         | 908     | 1 305                         | 440         | 0         | 486    | 15 416                               | 8 104              | <b>27 419</b>                         |
| December         | 0  | 405    | 216       | 1 430   | 3 373                         | 624         | 0         | 0      | 2 650                                | 6 725              | <b>15 422</b>                         |
| <b>1999</b>      |  |        |           |         |                               |             |           |        |                                      |                    |                                       |
| January          | 320  | 820    | 1 560     | 220     | 1 558                         | 1 855       | 0         | 299    | 423                                  | 146                | <b>7 201</b>                          |
| February         | 0  | 722    | 450       | 393     | 4 090                         | 339         | 0         | 10 000 | 531                                  | 949                | <b>17 473</b>                         |

## BUILDING APPROVED IN STATISTICAL AREAS

| 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>              | 85                   | 49                             | 136                | 11 148              | 4 317                          | 1 683   | 17 148                      | 6 187                    | 23 335         |
| <b>Darwin (SD)</b>                     | 61                   | 49                             | 110                | 9 075               | 4 317                          | 1 148   | 14 540                      | 4 702                    | 19 242         |
| Darwin City (SSD)                      | 11                   | 32                             | 43                 | 2 583               | 3 061                          | 1 040   | 6 684                       | 2 632                    | 9 316          |
| Palmerston–East Arm (SSD)              | 50                   | 17                             | 67                 | 6 492               | 1 256                          | 108   | 7 856                       | 2 070                    | 9 926          |
| <b>Northern Territory Balance (SD)</b> | 24                   | 0                              | 26                 | 2 073               | 0                              | 535   | 2 608                       | 1 485                    | 4 093          |
| Darwin Rural Areas (SSD)               | 13                   | 0                              | 0                  | 1 045               | 0                              | 260   | 0                           | 0                        | 0              |
| 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                    | 0                              | 0                  | 0                   | 0                              | 0   | 0                           | 0                        | 0              |
| Lower Top End NT (SSD)                 | 8                    | 0                              | 0                  | 745                 | 0                              | 71  | 0                           | 0                        | 0              |
| Katherine (T)                          | 8                    | 0                              | 10                 | 745                 | 0                              | 71  | 816                         | 530                      | 1 346          |
| 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)                       | 3                    | 0                              | 0                  | 283                 | 0                              | 204   | 0                           | 0                        | 0              |
| Alice Springs (T)                      | 3                    | 0                              | 3                  | 283                 | 0                              | 27  | 487                         | 775                      | 1 262          |
| PUBLIC SECTOR                          |                      |                                |                    |                     |                                |   |                             |                          |                |
| <b>NORTHERN TERRITORY</b>              | 20                   | 12                             | 32                 | 2 362               | 1 100                          | 882   | 4 344                       | 11 287                   | 15 631         |
| <b>Darwin (SD)</b>                     | 1                    | 5                              | 6                  | 117                 | 465                            | 0   | 582                         | 138                      | 720            |
| Darwin City (SSD)                      | 0                    | 5                              | 5                  | 0                   | 465                            | 0   | 465                         | 138                      | 603            |
| Palmerston–East Arm (SSD)              | 1                    | 0                              | 1                  | 117                 | 0                              | 0   | 117                         | 0                        | 117            |
| <b>Northern Territory Balance (SD)</b> | 19                   | 7                              | 26                 | 2 245               | 635                            | 882   | 3 762                       | 11 149                   | 14 911         |
| Darwin Rural Areas (SSD)               | 0                    | 0                              | 0                  | 0                   | 0                              | 0   | 0                           | 444                      | 444            |
| Bathurst–Melville (SSD)                | 0                    | 0                              | 0                  | 0                   | 0                              | 0   | 0                           | 0                        | 0              |
| Alligator (SSD)                        | 1                    | 0                              | 1                  | 160                 | 0                              | 0   | 160                         | 0                        | 160            |
| Daly (SSD)                             | 0                    | 0                              | 0                  | 0                   | 0                              | 250   | 250                         | 0                        | 250            |
| East Arnhem (SSD)                      | 2                    | 0                              | 2                  | 270                 | 0                              | 0   | 270                         | 56                       | 326            |
| Lower Top End NT (SSD)                 | 2                    | 7                              | 9                  | 345                 | 635                            | 393   | 1 373                       | 0                        | 1 373          |
| Katherine (T)                          | 0                    | 0                              | 0                  | 0                   | 0                              | 78  | 78                          | 0                        | 78             |
| Barkly (SSD)                           | 0                    | 0                              | 0                  | 0                   | 0                              | 28  | 28                          | 0                        | 28             |
| Tennant Creek (T)                      | 0                    | 0                              | 0                  | 0                   | 0                              | 11  | 11                          | 0                        | 11             |
| Central NT (SSD)                       | 14                   | 0                              | 14                 | 1 470               | 0                              | 211   | 1 681                       | 10 649                   | 12 330         |
| Alice Springs (T)                      | 0                    | 0                              | 0                  | 0                   | 0                              | 45  | 181                         | 10 000                   | 10 181         |

| 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>              | 105                  | 61                             | 168                | 13 510              | 5 417                          | 2 565   | 21 492                      | 17 474                   | <b>38 966</b>  |
| <b>Darwin (SD)</b>                     | 62                   | 54                             | 116                | 9 192               | 4 782                          | 1 148   | 15 122                      | 4 840                    | <b>19 962</b>  |
| Darwin City (SSD)                      | 11                   | 37                             | 48                 | 2 583               | 3 526                          | 1 040   | 7 149                       | 2 770                    | 9 919          |
| Palmerston–East Arm (SSD)              | 51                   | 17                             | 68                 | 6 609               | 1 256                          | 108   | 7 973                       | 2 070                    | 10 043         |
| <b>Northern Territory Balance (SD)</b> | 43                   | 7                              | 52                 | 4 318               | 635                            | 1 417   | 6 370                       | 12 634                   | <b>19 004</b>  |
| Darwin Rural Areas (SSD)               | 13                   | 0                              | 13                 | 1 045               | 0                              | 260   | 1 305                       | 444                      | 1 749          |
| Bathurst–Melville (SSD)                | 0                    | 0                              | 0                  | 0                   | 0                              | 0   | 0                           | 0                        | 0              |
| Alligator (SSD)                        | 1                    | 0                              | 1                  | 160                 | 0                              | 0   | 160                         | 0                        | 160            |
| Daly (SSD)                             | 0                    | 0                              | 0                  | 0                   | 0                              | 250   | 250                         | 0                        | 250            |
| East Arnhem (SSD)                      | 2                    | 0                              | 2                  | 270                 | 0                              | 0   | 270                         | 56                       | 326            |
| Lower Top End NT (SSD)                 | 10                   | 7                              | 19                 | 1 090               | 635                            | 464   | 2 189                       | 530                      | 2 719          |
| Katherine (T)                          | 8                    | 0                              | 10                 | 745                 | 0                              | 149   | 894                         | 530                      | <b>1 424</b>   |
| Barkly (SSD)                           | 0                    | 0                              | 0                  | 0                   | 0                              | 28  | 28                          | 0                        | 28             |
| Tennant Creek (T)                      | 0                    | 0                              | 0                  | 0                   | 0                              | 11  | 11                          | 0                        | <b>11</b>      |
| Central NT (SSD)                       | 17                   | 0                              | 17                 | 1 753               | 0                              | 415   | 2 168                       | 11 604                   | 13 772         |
| Alice Springs (T)                      | 3                    | 0                              | 3                  | 283                 | 0                              | 385   | 668                         | 10 775                   | <b>11 443</b>  |

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands, Planning and Environment, in areas subject to building control by those authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

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

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

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

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

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion. Buildings for Aboriginal Communities are included in the private sector. However, if the building is owned by a Community Government Council it will be included in the public sector.

## BUILDING CLASSIFICATIONS

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are included within existing categories, as follows: in tables 1 and 7 the number of Conversions are included in the appropriate Type of Building category, while the value of Conversions are included in the 'Alterations and additions to residential buildings' category in tables 2 and 7.

### TREND ESTIMATES

**13** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**14** While the smoothing techniques described in paragraph 13 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**15** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

## EXPLANATORY NOTES

|  |  |
|--|--|
| AUSTRALIAN STANDARD<br>GEOGRAPHICAL CLASSIFICATION<br>(ASGC) | <b>17</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.   |
| UNPUBLISHED DATA   | <b>18</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.  |
| RELATED PUBLICATIONS   | <b>19</b> Users may also wish to refer to the following publications: <ul style="list-style-type: none"><li>▪ <i>Building Activity, Building Work Done, Australia</i> (Cat. no 8755.0)</li><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>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>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).</li></ul> |
| ROUNDING   | When figures have been rounded, discrepancies may occur between sums of the component items and totals.  |
| SYMBOLS AND OTHER USAGES                                     | n.a. not available<br>SD Statistical Division<br>SSD Statistical Subdivision<br>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 12.   |
| <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 12.   |
| <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. caretakers 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.   |

## G L O S S A R Y

|   |   |
|---|---|
| <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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