



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) MON 3 APR 2000

FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Total dwelling units	173	6.1	-1.1

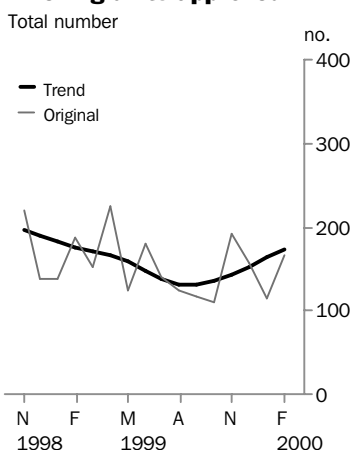
ORIGINAL

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	63	18.9	-25.9
Total dwelling units	165	44.7	-11.8

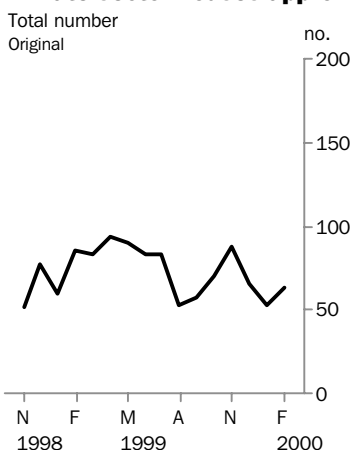
FEBRUARY KEY POINTS

- The total number of dwelling units approved rose 44.7% to 165 from the 114 approved in January. Houses rose by 33 to 91, while other dwellings rose by 18 to 74.
- Of the 165 dwelling approvals, 59 were located in Darwin City, 51 in Palmerston and 28 in Darwin Rural Areas.
- The value of total building approved was \$33.8 million, a 19.8% increase from the value approved in January (\$28.2 million).
- The value of residential building approved accounted for \$23.0 million (up 29.1%), while the value of non-residential building approved was \$10.8 million (up 3.9%).

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2000	12 May 2000
June 2000	8 August 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There will be some changes to the frequency and content of this publication, commencing with the next issue (March 2000) which will be released on 12 May 2000. From next month this publication will only be released on a quarterly basis, although it will continue to include monthly data at the State/Territory level. Sub-state data (tables 4 and 7) will however include quarterly, not monthly data - monthly data will still be available as a special data service. Subsequent issues will be released at the time of the June, September and December periods.

The national publication, Building Approvals, Australia (Catalogue 8731.0) will continue to be released on a monthly basis and will, from the next issue, include a number of additional tables containing State/Territory and Capital City data. If you have any questions about these changes please contact Loucas Harous on (08) 8237 7585.



REVISIONS THIS MONTH

There are no significant revisions this month.



ROBYN ELLIOTT
Regional Director, Northern Territory



DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS....			TOTAL DWELLING UNITS.....			Trend estimate
	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	
1996-1997	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
1997-1998	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
1998-1999	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
8 months to Feb 1999	665	396	1 061	438	38	476	1 103	434	1 537	n.a.
8 months to Feb 2000	532	126	658	406	52	458	938	178	1 116	n.a.
1998										
December	77	23	100	37	2	39	114	25	139	190
1999										
January	60	27	87	50	2	52	110	29	139	182
February	85	39	124	51	12	63	136	51	187	175
March	83	33	116	27	9	36	110	42	152	170
April	93	44	137	88	0	88	181	44	225	166
May	90	18	108	16	0	16	106	18	124	159
June	83	22	105	75	0	75	158	22	180	148
July	83	20	103	37	0	37	120	20	140	138
August	53	4	57	66	0	66	119	4	123	132
September	57	19	76	40	0	40	97	19	116	131
October	70	28	98	6	6	12	76	34	110	135
November	88	13	101	55	36	91	143	49	192	143
December	65	9	74	78	4	82	143	13	156	153
2000										
January	53	5	58	56	0	56	109	5	114	163
February	63	28	91	68	6	74	131	34	165	173

VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
1996-1997	108 382	70 015	20 162	198 558	153 401	351 959
1997-1998	120 218	101 354	19 630	241 202	102 259	343 462
1998-1999	132 521	69 281	23 004	224 806	94 020	318 826
8 months to Feb 1999	86 354	45 323	15 225	146 902	63 257	210 159
8 months to Feb 2000	72 956	44 971	16 636	134 563	46 148	180 711
1998						
December	8 918	3 410	1 525	13 853	6 242	20 094
1999						
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
March	10 743	1 995	1 867	14 604	13 111	27 715
April	11 934	11 755	2 203	25 892	8 647	34 540
May	12 088	2 216	1 213	15 516	2 767	18 283
June	11 402	7 993	2 496	21 892	6 238	28 130
July	11 071	4 006	2 421	17 498	4 430	21 928
August	7 222	7 968	2 345	17 535	5 160	22 695
September	8 756	4 280	1 878	14 914	3 689	18 603
October	9 187	695	1 950	11 832	6 664	18 496
November	13 322	5 599	2 170	21 091	8 451	29 542
December	8 495	7 077	2 543	18 114	3 144	21 258
2000						
January	8 163	7 765	1 077	17 005	8 905	25 910
February	6 741	7 581	2 253	16 574	5 705	22 280
PUBLIC SECTOR (\$'000)						
1996-1997	29 083	2 337	3 180	34 600	87 848	122 448
1997-1998	43 637	8 224	8 137	59 999	145 294	205 292
1998-1999	75 832	4 624	7 569	88 024	94 091	182 115
8 months to Feb 1999	58 619	3 573	5 551	67 742	83 475	151 217
8 months to Feb 2000	18 712	6 780	4 106	29 598	42 703	72 300
1998						
December	3 294	150	1 072	4 516	9 181	13 697
1999						
January	3 767	295	165	4 227	1 852	6 079
February	5 678	1 100	882	7 660	11 287	18 947
March	5 291	1 051	999	7 341	2 276	9 617
April	5 979	0	727	6 706	573	7 279
May	2 582	0	107	2 689	1 464	4 153
June	3 361	0	186	3 546	6 303	9 849
July	2 982	0	542	3 523	740	4 263
August	781	0	480	1 261	8 883	10 144
September	2 945	0	50	2 995	2 753	5 749
October	3 738	712	671	5 121	4 149	9 270
November	1 970	4 557	180	6 707	18 396	25 102
December	1 155	730	893	2 778	1 211	3 989
2000						
January	798	0	0	798	1 485	2 283
February	4 344	781	1 290	6 415	5 085	11 500

(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 & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1996-1997	137 465	72 352	23 341	233 159	241 249	474 407
1997-1998	163 855	109 578	27 768	301 201	247 553	548 754
1998-1999	208 353	73 905	30 572	312 831	188 110	500 941
8 months to Feb 1999	144 973	48 896	20 776	214 644	146 732	361 376
8 months to Feb 2000	91 668	51 751	20 741	164 160	88 851	253 011
1998						
December	12 212	3 560	2 598	18 369	15 422	33 791
1999						
January	11 333	4 812	1 615	17 759	7 201	24 961
February	16 825	5 417	2 566	24 808	17 473	42 281
March	16 033	3 046	2 865	21 945	15 386	37 331
April	17 914	11 755	2 930	32 598	9 221	41 819
May	14 670	2 216	1 319	18 205	4 231	22 436
June	14 763	7 993	2 682	25 438	12 541	37 979
July	14 052	4 006	2 962	21 021	5 170	26 191
August	8 003	7 968	2 825	18 796	14 043	32 838
September	11 702	4 280	1 928	17 910	6 442	24 352
October	12 924	1 407	2 622	16 953	10 813	27 766
November	15 292	10 156	2 350	27 797	26 847	54 644
December	9 649	7 807	3 436	20 892	4 356	25 248
2000						
January	8 961	7 765	1 077	17 804	10 390	28 194
February	11 085	8 362	3 543	22 989	10 791	33 779

(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)										
1996-1997	1 105	136	81	217	236	27	362	625	842	1 947
1997-1998	1 248	241	155	396	170	55	335	560	956	2 204
1998-1999	1 518	120	36	156	154	53	319	526	682	2 200
1998										
December	98	8	4	12	3	23	0	26	38	136
1999										
January	86	19	0	19	2	0	31	33	52	138
February	124	14	2	16	4	12	29	45	61	185
March	116	0	2	2	9	9	15	33	35	151
April	134	21	13	34	18	0	36	54	88	222
May	108	2	4	6	10	0	0	10	16	124
June	105	4	0	4	10	9	52	71	75	180
July	102	6	8	14	4	9	10	23	37	139
August	55	8	0	8	17	24	17	58	66	121
September	76	23	0	23	4	0	13	17	40	116
October	98	8	2	10	2	0	0	2	12	110
November	101	13	4	17	44	0	30	74	91	192
December	73	16	11	27	0	0	39	39	66	139
2000										
January	58	9	26	35	0	0	20	20	55	113
February	91	36	14	50	0	0	24	24	74	165
VALUE (\$'000)										
1996-1997	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
1997-1998	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
1998-1999	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
1998										
December	12 212	577	420	997	293	2 270	0	2 563	3 560	15 771
1999										
January	11 333	1 347	0	1 347	175	0	3 290	3 465	4 812	16 144
February	16 825	1 291	373	1 664	398	1 290	2 065	3 753	5 417	22 243
March	16 033	0	250	250	981	750	1 065	2 796	3 046	19 080
April	17 914	1 721	2 329	4 050	1 525	0	6 180	7 705	11 755	29 669
May	14 670	226	860	1 086	1 130	0	0	1 130	2 216	16 886
June	14 763	396	0	396	867	700	6 030	7 597	7 993	22 756
July	14 052	362	1 272	1 634	200	1 272	900	2 372	4 006	18 059
August	8 003	692	0	692	3 176	2 000	2 100	7 276	7 968	15 971
September	11 702	1 802	0	1 802	478	0	2 000	2 478	4 280	15 982
October	12 924	907	400	1 307	100	0	0	100	1 407	14 331
November	15 292	1 056	320	1 376	5 100	0	3 680	8 780	10 156	25 448
December	9 649	1 120	1 585	2 705	0	0	5 102	5 102	7 807	17 456
2000										
January	8 961	585	4 300	4 885	0	0	2 880	2 880	7 765	16 726
February	11 085	3 672	1 251	4 923	0	0	3 439	3 439	8 362	19 446

(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>	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
NORTHERN TERRITORY	91	36	14	50	0	0	24	24	74	165
Darwin (SD)	40	32	14	46	0	0	24	12	70	110
Darwin City (SSD)	5	32	10	42	0	0	12	12	54	59
Palmerston-East Arm (SSD)	35	0	4	4	0	0	12	12	16	51
Northern Territory Balance (SD)	51	4	0	4	0	0	0	0	4	55
Darwin Rural Areas (SSD)	28	0	0	0	0	0	0	0	0	28
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	0	0	0	0	0	0	0	3
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	4	0	4	0	0	0	0	4	4
Lower Top End NT (SSD)	5	0	0	0	0	0	0	0	0	5
Katherine (T)	4	0	0	0	0	0	0	0	0	4
Barkly (SSD)	1	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	1	0	0	0	0	0	0	0	0	0
Central NT (SSD)	14	0	0	0	0	0	0	0	0	14
Alice Springs (T)	12	0	0	0	0	0	0	0	0	12
VALUE (\$'000)										
NORTHERN TERRITORY	11 084	3 672	1 251	4 923	0	0	3 439	3 439	8 362	19 446
Darwin (SD)	5 981	3 150	1 251	4 401	0	0	3 439	3 439	7 840	13 821
Darwin City (SSD)	824	3 150	700	3 850	0	0	1 599	1 599	5 449	6 273
Palmerston-East Arm (SSD)	5157	0	551	551	0	0	1 840	1 840	2 391	7 548
Northern Territory Balance (SD)	5 103	522	0	522	0	0	0	0	522	5 625
Darwin Rural Areas (SSD)	1 897	0	0	0	0	0	0	0	0	1 897
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	378	0	0	0	0	0	0	0	0	378
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	522	0	522	0	0	0	0	522	522
Lower Top End NT (SSD)	784	0	0	0	0	0	0	0	0	784
Katherine (T)	519	0	0	0	0	0	0	0	0	519
Barkly (SSD)	96	0	0	0	0	0	0	0	0	96
Tennant Creek (T)	96	0	0	0	0	0	0	0	0	96
Central NT (SSD)	1 949	0	0	0	0	0	0	0	0	1 949
Alice Springs (T)	1 699	0	0	0	0	0	0	0	0	1 699

(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)							
1996-1997	140.7	74.6	215.3	23.9	239.3	242.9	482.7
1997-1998	163.8	109.6	273.5	27.7	301.2	247.5	548.7
1998-1999	207.5	73.8	281.4	30.4	311.8	191.3	503.3
1998							
September	71.2	9.7	81.0	8.9	89.9	67.7	157.7
December	45.8	28.6	74.3	7.7	82.0	56.0	138.0
1999							
March	43.8	13.3	57.2	7.0	64.2	41.0	105.2
June	46.7	22.2	68.9	6.8	75.7	26.6	102.4
September	33.0	16.4	49.4	7.5	56.9	26.1	83.0
December	36.8	19.5	56.2	8.2	64.4	42.5	106.9
ORIGINAL (% change from preceding quarter)							
1998							
September	47.1	-72.4	-3.1	0.0	-2.8	-25.6	-14.1
December	-35.7	194.8	-8.3	-13.5	-8.8	-17.3	-12.5
1999							
March	-4.4	-53.5	-23.0	-9.1	-21.7	-26.8	-23.8
June	6.6	66.9	20.5	-2.9	17.9	-35.1	-2.7
September	-29.3	-26.1	-28.3	10.3	-24.8	-1.9	-18.9
December	11.5	18.9	13.8	9.3	13.2	62.8	28.8

(a) Reference year for chain volume measures is 1997-98.
Refer to Explanatory Notes paragraphs 15-16.

(b) Refer to Explanatory Notes paragraph 12.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1996-1997	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	153 401
1997-1998	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1998-1999	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	94 020
1999											
February	0	722	450	150	4 034	0	0	0	531	300	6 187
March	8 018	355	0	1 500	758	0	0	0	2 480	0	13 111
April	440	1 261	2 200	297	1 626	890	0	1 934	0	0	8 647
May	450	0	147	160	1 325	390	295	0	0	0	2 767
June	360	3 668	0	549	817	570	0	0	0	274	6 238
July	715	1 025	265	492	1 235	399	200	0	100	0	4 430
August	240	0	0	944	1 510	1 454	400	0	450	162	5 160
September	0	0	0	654	2 729	306	0	0	0	0	3 689
October	1 700	1 986	0	1 153	527	0	78	0	1 220	0	6 664
November	450	2 305	0	500	3 341	1 440	50	0	90	275	8 451
December	0	400	130	278	1 966	320	50	0	0	0	3 144
2000											
January	0	3 317	302	1 955	1 576	0	0	0	55	1 700	8 905
February	1 020	560	0	380	2 506	0	500	0	0	739	5 705
PUBLIC SECTOR											
1996-1997	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	87 848
1997-1998	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1998-1999	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	94 091
1999											
February	0	0	0	243	56	339	0	10 000	0	649	11 287
March	0	0	0	180	1 356	188	0	0	154	397	2 276
April	0	0	0	0	0	457	0	0	0	116	573
May	0	0	264	210	0	690	0	0	0	300	1 464
June	0	220	0	1 000	2 648	0	0	2 300	0	135	6 303
July	0	0	0	0	0	650	0	0	0	90	740
August	0	0	0	100	0	3 189	0	149	0	5 445	8 883
September	0	0	0	0	0	1 005	0	1 203	0	545	2 753
October	0	0	0	2 765	52	350	0	360	435	187	4 149
November	0	0	0	0	568	1 135	0	230	0	16 463	18 396
December	0	0	0	0	0	951	0	0	0	260	1 211
2000											
January	0	350	0	0	0	1 135	0	0	0	0	1 485
February	0	568	0	1 390	760	300	0	0	869	1 199	5 085
TOTAL											
1996-1997	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	241 249
1997-1998	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1998-1999	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	188 110
1999											
February	0	722	450	393	4 090	339	0	10 000	531	949	17 473
March	8 018	355	0	1 680	2 114	188	0	0	2 634	397	15 386
April	440	1 261	2 200	297	1 626	1 347	0	1 934	0	116	9 221
May	450	0	411	370	1 325	1 080	295	0	0	300	4 231
June	360	3 888	0	1 549	3 465	570	0	2 300	0	409	12 541
July	715	1 025	265	492	1 235	1 049	200	0	100	90	5 170
August	240	0	0	1 044	1 510	4 643	400	149	450	5 607	14 043
September	0	0	0	654	2 729	1 311	0	1 203	0	545	6 442
October	1 700	1 986	0	3 918	579	350	78	360	1 655	187	10 813
November	450	2 305	0	500	3 909	2 575	50	230	90	16 738	26 847
December	0	400	130	278	1 966	1 271	50	0	0	260	4 356
2000											
January	0	3 667	302	1 955	1 576	1 135	0	0	55	1 700	10 390
February	1 020	1 128	0	1 770	3 266	300	500	0	869	1 938	10 791

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									
NORTHERN TERRITORY	63	68	131	6 741	7 581	2 253	16 574	5 705	22 279
Darwin (SD)	20	68	88	2 799	7 581	1 043	11 423	2 032	13 455
Darwin City (SSD)	5	54	59	824	5 449	803	7 076	1 322	8 398
Palmerston–East Arm (SSD)	15	14	29	1 975	2 132	240	4 347	710	5 057
Northern Territory Balance (SD)	43	0	43	3 942	0	1 209	5 151	3 673	8 824
Darwin Rural Areas (SSD)	27	0	27	1 726	0	451	2 177	1 630	3 807
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	3	378	0	258	636	0	636
Daly (SSD)	0	0	0	0	0	186	186	0	186
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0
Lower Top End NT (SSD)	4	0	4	631	0	30	661	875	1 536
Katherine (T)	3	0	3	366	0	30	396	875	1 271
Barkly (SSD)	1	0	1	96	0	0	96	0	96
Tennant Creek (T)	1	0	1	96	0	0	96	0	96
Central NT (SSD)	8	0	8	1 111	0	285	1 395	1 168	2 563
Alice Springs (T)	8	0	8	1 111	0	285	1 395	100	1 495
PUBLIC SECTOR									
NORTHERN TERRITORY	28	6	34	4 344	781	1 290	6 415	5 085	11 500
Darwin (SD)	20	2	22	3 182	259	0	3 441	1 300	4 741
Darwin City (SSD)	0	0	0	0	0	0	0	1 300	1 300
Palmerston–East Arm (SSD)	20	2	22	3 182	259	0	3 441	0	3 441
Northern Territory Balance (SD)	8	4	12	1 162	522	1 290	2 973	3 785	6 759
Darwin Rural Areas (SSD)	1	0	1	171	0	0	171	700	871
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	90	90	568	658
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	4	4	0	522	1 200	1 722	900	2 622
Lower Top End NT (SSD)	1	0	1	153	0	0	153	1 168	1 321
Katherine (T)	1	0	1	153	0	0	153	869	1 022
Barkly (SSD)	0	0	0	0	0	0	0	90	90
Tennant Creek (T)	0	0	0	0	0	0	0	90	90
Central NT (SSD)	6	0	6	838	0	0	838	360	1 198
Alice Springs (T)	0588	4	0	0	0	588	60	648	4

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									
NORTHERN TERRITORY	91	74	165	11 084	8 362	3 543	22 989	10 791	33 779
Darwin (SD)	40	70	110	5 981	7 840	1 043	14 864	3 332	18 196
Darwin City (SSD)	5	54	59	824	5 449	803	7 076	2 622	9 698
Palmerston–East Arm (SSD)	35	16	51	5 157	2 391	240	7 788	710	8 498
Northern Territory Balance (SD)	51	4	55	5 103	522	2 499	8 124	7 459	15 583
Darwin Rural Areas (SSD)	28	0	28	1 897	0	451	2 348	2 330	4 678
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	3	378	0	348	726	568	1 294
Daly (SSD)	0	0	0	0	0	186	186	0	186
East Arnhem (SSD)	0	4	4	0	522	1 200	1 722	900	2 622
Lower Top End NT (SSD)	5	0	5	784	0	30	814	2 043	2 857
Katherine (T)	4	0	4	519	0	30	549	1 744	2 293
Barkly (SSD)	1	0	1	96	0	0	96	90	186
Tennant Creek (T)	1	0	1	96	0	0	96	90	186
Central NT (SSD)	14	0	14	1 949	0	285	2 233	1 528	3 761
Alice Springs (T)	12	0	12	1 699	0	285	1 983	160	2 143

(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 6076.

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 1997–98). 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 GEOGRAPHICAL CLASSIFICATION (ASGC)	17 Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1999 Edition</i> (Cat. no. 1216.0), effective 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.
UNPUBLISHED DATA	18 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	19 Users may also wish to refer to the following publications: <ul style="list-style-type: none">▪ <i>Building Activity, Building Work Done, Australia</i> (Cat. no 8755.0)▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Activity, Northern Territory</i> (Cat. no. 8752.7)▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).
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 SD Statistical Division SSD Statistical Subdivision T Town

GLOSSARY

Alterations and additions	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.
Alterations and additions to residential buildings	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.
Building	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.
Conversion	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.
Dwelling unit	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.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	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.
Miscellaneous	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.
New building work	Building activity which will result in the creation of a building which previously did not exist.

G L O S S A R Y

New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	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.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	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.
Other residential building	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.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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