



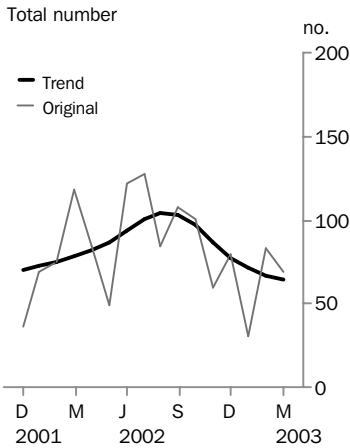
BUILDING APPROVALS

NORTHERN TERRITORY

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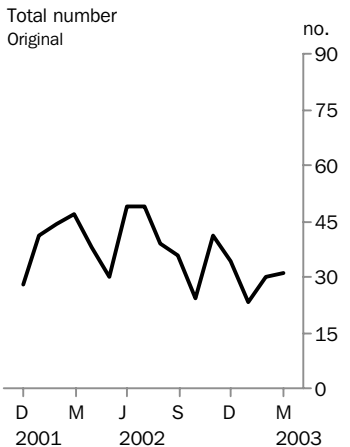
MARCH KEY FIGURES

Dwelling units approved



	Jan 2003	Feb 2003	Mar 2003
Dwelling units approved			
Original	30	83	69
Trend	71	67	64
.....			
	% change Dec 2002 to Jan 2003	% change Jan 2003 to Feb 2003	% change Feb 2003 to Mar 2003
Dwelling units approved			
Original	-62.5	176.7	-16.9
Trend	-7.7	-5.1	-5.3

Private sector houses approved



MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for total number of dwelling units approved has fallen in each of the past seven months, following nine months of growth.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the March 2003 quarter was 182. This is a decrease of 59 dwellings (or 24.5%) from the December 2002 quarter. The highest number of dwelling units approved in the March 2003 quarter was 99 in Darwin City, while both Palmerston-East Arm and Alice Springs reported 25.
- The total value of building approved in the March 2003 quarter was \$57.0 million, down from \$77.0 million in the December 2002 quarter. The value of residential building fell from \$48.2 million in the December 2002 quarter to \$37.4 million in the March 2003 quarter. The value of non-residential building also fell from \$28.8 million in the December 2002 quarter, to \$19.6 million in the March 2003 quarter.

- For further information about these and related statistics, contact Andrea Woods on Adelaide 8237 7350 or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2003	6 August 2003
September 2003	7 November 2003
December 2003	10 February 2004



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

A special article 'Work Done on Housing Jobs Each Quarter' was included in the March 2003 issue of *Building Approvals Australia* (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Feature Articles' link on the home page, then select Industry/Construction.



REVISIONS THIS QUARTER

There has been a revision of +1 dwelling unit since the last issue of this publication, to 2000-01.



Robyn Elliott
Regional Director, Northern Territory

DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS.....			TOTAL DWELLING UNITS.....			
	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Trend estimate</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
1999-2000	739	170	909	528	102	630	1 267	272	1 539	n.a.
2000-01	475	136	611	288	203	491	763	339	1 102	n.a.
2001-02	481	162	643	296	11	307	777	173	950	n.a.
9 months to Mar 2002	364	107	471	213	11	224	577	118	695	n.a.
9 months to Mar 2003	307	80	387	332	24	356	639	104	743	n.a.
2002										
January	41	21	62	2	5	7	43	26	69	73
February	44	17	61	14	0	14	58	17	75	75
March	47	16	63	55	0	55	102	16	118	78
April	38	18	56	28	0	28	66	18	84	82
May	30	6	36	13	0	13	43	6	49	87
June	49	31	80	42	0	42	91	31	122	93
July	49	6	55	61	12	73	110	18	128	100
August	39	27	66	16	2	18	55	29	84	104
September	36	9	45	63	0	63	99	9	108	103
October	24	16	40	57	4	61	81	20	101	97
November	41	11	52	8	0	8	49	11	60	86
December	34	2	36	44	0	44	78	2	80	77
2003										
January	23	3	26	4	0	4	27	3	30	71
February	30	5	35	42	6	48	72	11	83	67
March	31	1	32	37	0	37	68	1	69	64

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)						
1999-2000	103 361	65 781	24 676	193 817	68 309	262 127
2000-01	69 129	30 043	17 990	117 162	96 206	213 368
2001-02	75 348	32 787	19 678	127 813	140 315	268 128
9 months to Mar 2002	57 095	22 971	14 720	94 785	117 406	212 191
9 months to Mar 2003	57 682	51 844	15 633	125 159	82 909	208 069
2002						
January	6 551	164	1 191	7 905	3 837	11 742
February	7 364	2 565	1 433	11 362	52 441	63 802
March	7 459	6 210	1 463	15 132	10 287	25 419
April	5 456	4 050	1 521	11 027	6 823	17 850
May	4 482	1 509	1 822	7 813	5 729	13 542
June	8 315	4 258	1 616	14 189	10 357	24 545
July	8 307	9 530	1 424	19 261	13 008	32 269
August	6 790	2 578	1 378	10 747	9 136	19 883
September	6 370	9 195	4 103	19 667	28 165	47 832
October	4 619	8 298	1 996	14 913	12 205	27 118
November	7 529	2 028	1 267	10 823	6 654	17 477
December	7 207	6 070	2 019	15 296	3 252	18 548
2003						
January	4 152	610	620	5 382	1 844	7 226
February	5 483	7 049	1 255	13 787	3 281	17 068
March	7 225	6 486	1 572	15 283	5 364	20 647
PUBLIC SECTOR (\$'000)						
1999-2000	24 487	12 113	5 727	42 327	71 336	113 663
2000-01	21 225	35 131	4 023	60 379	100 413	160 792
2001-02	26 957	1 860	5 078	33 894	19 083	52 977
9 months to Mar 2002	16 857	1 860	3 418	22 135	15 421	37 556
9 months to Mar 2003	13 629	2 848	3 699	20 176	38 185	58 361
2002						
January	3 206	659	642	4 508	1 902	6 409
February	2 250	0	537	2 787	247	3 034
March	2 795	0	274	3 069	2 145	5 214
April	3 590	0	37	3 627	2 818	6 445
May	1 347	0	129	1 476	119	1 595
June	5 162	0	1 493	6 656	725	7 381
July	767	1 533	0	2 300	1 610	3 910
August	4 363	342	136	4 841	19 974	24 815
September	2 014	0	969	2 983	750	3 733
October	2 583	325	710	3 618	3 770	7 387
November	1 797	0	343	2 140	1 073	3 213
December	363	0	1 026	1 388	1 884	3 273
2003						
January	447	0	499	945	1 078	2 024
February	1 040	648	0	1 688	1 766	3 454
March	257	0	16	273	6 280	6 552

(a) Refer to Explanatory Notes paragraph 18.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1999-2000	127 848	77 894	30 404	236 145	139 645	375 790
2000-01	90 354	65 174	22 013	177 541	196 619	374 160
2001-02	102 305	34 647	24 756	161 708	159 397	321 105
9 months to Mar 2002	73 952	24 831	18 138	116 920	132 827	249 747
9 months to Mar 2003	71 311	54 692	19 332	145 335	121 095	266 430
2002						
January	9 757	823	1 833	12 413	5 738	18 151
February	9 614	2 565	1 970	14 149	52 687	66 836
March	10 255	6 210	1 737	18 201	12 431	30 633
April	9 046	4 050	1 558	14 654	9 641	24 295
May	5 829	1 509	1 951	9 289	5 848	15 137
June	13 477	4 258	3 109	20 844	11 082	31 926
July	9 074	11 064	1 424	21 561	14 618	36 179
August	11 153	2 920	1 514	15 588	29 110	44 698
September	8 384	9 195	5 072	22 651	28 915	51 565
October	7 201	8 623	2 706	18 530	15 975	34 505
November	9 325	2 028	1 610	12 963	7 727	20 690
December	7 570	6 070	3 045	16 684	5 137	21 821
2003						
January	4 598	610	1 119	6 327	2 923	9 250
February	6 523	7 697	1 255	15 475	5 047	20 522
March	7 482	6 486	1 588	15 556	11 644	27 199

(a) Refer to Explanatory Notes paragraph 16.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached row or terrace houses, townhouses, etc. of		Flats, units or apartments in a building of			Total	Total new residential building		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
1999-2000	904	187	81	268	98	40	203	341	609	1 513
2000-01	608	243	30	273	30	16	167	213	486	1 094
2001-02	643	87	39	126	76	7	94	177	303	946
2002										
January	62	7	0	7	0	0	0	0	7	69
February	61	4	0	4	2	7	0	9	13	74
March	63	7	12	19	17	0	19	36	55	118
April	56	11	0	11	0	0	17	17	28	84
May	36	10	3	13	0	0	0	0	13	49
June	80	22	0	22	8	0	12	20	42	122
July	54	24	2	26	0	22	25	47	73	127
August	65	4	6	10	0	7	0	7	17	82
September	45	6	2	8	2	0	53	55	63	108
October	40	23	2	25	0	0	35	35	60	100
November	51	0	8	8	0	0	0	0	8	59
December	36	2	3	5	0	0	38	38	43	79
2003										
January	25	4	0	4	0	0	0	0	4	29
February	35	6	4	10	6	0	32	38	48	83
March	32	2	15	17	4	0	16	20	37	69
VALUE (\$'000)										
1999-2000	127 847	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 741
2000-01	90 354	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	155 528
2001-02	102 305	8 907	5 165	14 072	6 613	1 800	12 163	20 576	34 647	136 952
2002										
January	9 757	823	0	823	0	0	0	0	823	10 580
February	9 614	450	0	450	315	1 800	0	2 115	2 565	12 179
March	10 255	505	1 820	2 325	1 385	0	2 500	3 885	6 210	16 465
April	9 046	990	0	990	0	0	3 060	3 060	4 050	13 096
May	5 829	1 059	450	1 509	0	0	0	0	1 509	7 338
June	13 477	1 773	0	1 773	880	0	1 605	2 485	4 258	17 735
July	9 074	3 475	367	3 842	0	4 042	3 180	7 222	11 064	20 138
August	11 153	660	1 265	1 925	0	995	0	995	2 920	14 073
September	8 384	651	604	1 255	170	0	7 770	7 940	9 195	17 579
October	7 201	2 583	920	3 503	0	0	5 120	5 120	8 623	15 824
November	9 325	0	2 028	2 028	0	0	0	0	2 028	11 353
December	7 570	270	900	1 170	0	0	4 900	4 900	6 070	13 640
2003										
January	4 598	610	0	610	0	0	0	0	610	5 208
February	6 523	648	875	1 523	485	0	5 689	6 174	7 697	14 220
March	7 482	231	2 795	3 026	1 160	0	2 300	3 460	6 486	13 968

(a) See Glossary for definition.

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)										
NORTHERN TERRITORY	92	12	19	31	10	0	48	58	89	181
Darwin (SD)(b)	62	2	19	21	10	0	48	58	79	141
Darwin City (SSD)	28	0	19	19	4	0	48	52	71	99
Palmerston-East Arm (SSD)	17	2	0	2	6	0	0	6	8	25
Litchfield Shire (SSD)	17	0	0	0	0	0	0	0	0	17
Northern Territory Balance (SD)	30	10	0	10	0	0	0	0	10	40
Finniss (SSD)	3	0	0	0	0	0	0	0	0	3
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0	0
Lower Top End NT (SSD)	2	0	0	0	0	0	0	0	0	2
Katherine (T)	1	0	0	0	0	0	0	0	0	1
Barkly (SSD)	2	0	0	0	0	0	0	0	0	2
Tennant Creek (T)	2	0	0	0	0	0	0	0	0	2
Central NT (SSD)	23	10	0	10	0	0	0	0	10	33
Alice Springs (T)	21	4	0	4	0	0	0	0	4	25
VALUE (\$'000)										
NORTHERN TERRITORY	18 604	1 489	3 670	5 159	1 645	0	7 989	9 634	14 793	33 396
Darwin (SD)	13 982	231	3 670	3 901	1 645	0	7 989	9 634	13 535	27 517
Darwin City (SSD)	7 450	0	3 670	3 670	1 160	0	7 989	9 149	12 819	20 269
Palmerston-East Arm (SSD)	3 098	231	0	231	485	0	0	485	716	3 814
Litchfield Shire (SSD)	3 434	0	0	0	0	0	0	0	0	3 434
Northern Territory Balance (SD)	4 621	1 258	0	1 258	0	0	0	0	1 258	5 879
Finniss (SSD)	561	0	0	0	0	0	0	0	0	561
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0	0
Lower Top End NT (SSD)	297	0	0	0	0	0	0	0	0	297
Katherine (T)	187	0	0	0	0	0	0	0	0	187
Barkly (SSD)	367	0	0	0	0	0	0	0	0	367
Tennant Creek (T)	367	0	0	0	0	0	0	0	0	367
Central NT (SSD)	3 397	1 258	0	1 258	0	0	0	0	1 258	4 655
Alice Springs (T)	3 066	610	0	610	0	0	0	0	610	3 676

(a) See Glossary for definition.

(b) Changes were made to the Statistical Divisions of Darwin and NT Balance from July 2001. Refer to Explanatory Notes paragraph 21.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1999-2000	139.5	82.8	222.0	33.1	255.2	138.4	387.7
2000-01	90.3	65.1	155.4	22.0	177.5	196.7	374.0
2001-02	101.1	34.3	135.4	24.6	159.9	157.4	317.3
2001							
September	22.9	8.7	31.5	6.8	38.3	30.6	68.9
December	21.6	6.5	28.2	5.9	34.1	31.0	65.1
2002							
March	29.2	9.5	38.7	5.5	44.1	69.8	113.9
June	27.4	9.6	37.0	6.4	43.4	26.0	69.4
September	27.2	22.6	49.8	7.6	57.5	70.6	128.1
December	22.9	16.3	39.2	7.0	46.2	27.9	74.1
ORIGINAL (% change from preceding quarter)							
2001							
September	-33.4	-80.9	-60.7	19.3	-55.5	-40.7	-49.4
December	-5.7	-25.3	-10.5	-13.2	-11.0	1.3	-5.5
2002							
March	35.2	46.2	37.2	-6.8	29.3	125.2	75.0
June	-6.2	1.1	-4.4	16.4	-1.6	-62.8	-39.1
September	-0.7	135.4	34.6	18.8	32.5	171.5	84.6
December	-15.8	-27.9	-21.3	-7.9	-19.7	-60.5	-42.2

(a) Reference year for chain volume measures is 2000-2001.
Refer to Explanatory Notes paragraphs 19-20.

(b) Refer to Explanatory Notes paragraph 16.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1999-2000	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	68 309
2000-01	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	96 206
2001-02	22 059	23 369	5 966	47 860	17 249	9 332	264	2 967	3 567	7 683	140 315
2002											
March	5 948	93	0	1 929	965	976	0	0	152	225	10 287
April	0	205	170	335	1 428	1 245	0	250	3 191	0	6 823
May	297	510	65	3 473	984	0	0	0	0	400	5 729
June	0	4 826	0	1 120	4 281	130	0	0	0	0	10 357
July	1 360	194	470	556	718	4 925	0	4 075	331	380	13 008
August	4 070	875	830	515	1 726	1 120	0	0	0	0	9 136
September	11 370	5 764	0	1 076	618	0	0	4 900	4 437	0	28 165
October	4 000	3 847	0	1 295	2 287	0	0	0	776	0	12 205
November	0	2 656	0	618	1 840	115	0	1 000	0	425	6 654
December	735	450	0	55	1 011	410	0	0	397	195	3 252
2003											
January	0	60	0	287	1 141	0	85	0	0	271	1 844
February	170	600	0	260	800	0	80	80	220	1 071	3 281
March	0	1 906	100	1 418	800	0	0	0	1 140	0	5 364
PUBLIC SECTOR											
1999-2000	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	71 336
2000-01	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	100 413
2001-02	0	0	0	2 933	1 444	8 764	0	2 752	791	2 398	19 083
2002											
March	0	0	0	661	0	182	0	517	0	785	2 144
April	0	0	0	256	0	2 060	0	250	0	252	2 818
May	0	0	0	119	0	0	0	0	0	0	119
June	0	0	0	0	264	461	0	0	0	0	725
July	0	0	0	557	440	0	0	0	500	113	1 610
August	115	0	0	17 857	75	0	0	250	0	1 677	19 974
September	0	0	0	350	50	100	0	0	0	250	750
October	0	111	0	490	0	1 344	0	944	0	881	3 770
November	0	0	0	190	0	210	0	534	70	70	1 073
December	0	0	0	240	50	1 414	0	0	0	180	1 884
2003											
January	0	150	0	148	0	629	0	73	0	79	1 078
February	0	0	0	0	0	1 464	0	206	0	96	1 766
March	0	0	0	325	0	109	0	171	396	5 278	6 280
TOTAL											
1999-2000	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	139 645
2000-01	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	196 619
2001-02	22 059	23 369	5 966	50 793	18 693	18 097	264	5 718	4 359	10 081	159 397
2002											
March	5 948	93	0	2 590	965	1 158	0	517	152	1 010	12 431
April	0	205	170	590	1 428	3 305	0	500	3 191	252	9 641
May	297	510	65	3 592	984	0	0	0	0	400	5 848
June	0	4 826	0	1 120	4 545	591	0	0	0	0	11 082
July	1 360	194	470	1 113	1 158	4 925	0	4 075	831	493	14 618
August	4 185	875	830	18 372	1 801	1 120	0	250	0	1 677	29 110
September	11 370	5 764	0	1 426	668	100	0	4 900	4 437	250	28 915
October	4 000	3 958	0	1 785	2 287	1 344	0	944	776	881	15 975
November	0	2 656	0	808	1 840	325	0	1 534	70	495	7 727
December	735	450	0	295	1 061	1 824	0	0	397	375	5 137
2003											
January	0	210	0	435	1 141	629	85	73	0	350	2 923
February	170	600	0	260	800	1 464	80	286	220	1 167	5 047
March	0	1 906	100	1 743	800	109	0	171	1 536	5 278	11 644

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	83	83	167	16 860	14 145	3 447	34 452	10 489	44 941
Darwin (SD)(c)	61	79	141	13 652	13 535	2 615	29 802	8 877	38 679
Darwin City (SSD)	28	71	99	7 450	12 819	1 702	21 971	4 528	26 499
Palmerston—East Arm (SSD)	17	8	25	3 098	716	404	4 218	3 086	7 304
Litchfield Shire (SSD)	16	0	17	3 104	0	509	3 613	1 263	4 876
Northern Territory Balance (SD)	22	4	26	3 208	610	832	4 650	1 612	6 262
Finniss (SSD)	0	0	0	0	0	52	52	0	52
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	10	10	0	10
Lower Top End NT (SSD)	1	0	1	110	0	29	139	542	681
Katherine (T)	0	0	0	0	0	29	29	542	571
Barkly (SSD)	1	0	1	110	0	0	110	0	110
Tennant Creek (T)	1	0	1	110	0	0	110	0	110
Central NT (SSD)	20	4	24	2 988	610	741	4 339	1 070	5 409
Alice Springs (T)	19	4	23	2 807	610	683	4 099	530	4 629
PUBLIC SECTOR									
NORTHERN TERRITORY	9	6	15	1 743	648	515	2 906	9 124	12 030
Darwin (SD)	1	0	1	330	0	499	829	2 875	3 703
Darwin City (SSD)	0	0	0	0	0	499	499	1 575	2 073
Palmerston—East Arm (SSD)	0	0	0	0	0	0	0	0	0
Litchfield Shire (SSD)	1	0	1	330	0	0	330	1 300	1 630
Northern Territory Balance (SD)	8	6	14	1 413	648	16	2 077	6 250	8 327
Finniss (SSD)	3	0	3	561	0	0	561	0	561
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	329	329
Lower Top End NT (SSD)	1	0	1	187	0	0	187	5 342	5 529
Katherine (T)	1	0	1	187	0	0	187	64	251
Barkly (SSD)	1	0	1	257	0	0	257	0	257
Tennant Creek (T)	1	0	1	257	0	0	257	0	257
Central NT (SSD)	3	6	9	409	648	16	1 073	578	1 651
Alice Springs (T)	2	0	2	260	0	16	276	513	789

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	92	89	182	18 604	14 793	3 962	37 358	19 613	56 971
Darwin (SD)	62	79	142	13 982	13 535	3 114	30 631	11 752	42 383
Darwin City (SSD)	28	71	99	7 450	12 819	2 201	22 470	6 103	28 572
Palmerston—East Arm (SSD)	17	8	25	3 098	716	404	4 218	3 086	7 304
Litchfield Shire (SSD)	17	0	18	3 434	0	509	3 943	2 563	6 506
Northern Territory Balance (SD)	30	10	40	4 621	1 258	848	6 727	7 862	14 588
Finniss (SSD)	3	0	3	561	0	52	613	0	613
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	10	10	329	339
Lower Top End NT (SSD)	2	0	2	297	0	29	326	5 884	6 210
Katherine (T)	1	0	1	187	0	29	216	606	822
Barkly (SSD)	2	0	2	367	0	0	367	0	367
Tennant Creek (T)	2	0	2	367	0	0	367	0	367
Central NT (SSD)	23	10	33	3 397	1 258	757	5 412	1 648	7 060
Alice Springs (T)	21	4	25	3 066	610	699	4 375	1 043	5 418

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

(b) Refer to Explanatory Notes paragraph 16.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 From July 1990, the statistics include:

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

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATIONS

10 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

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

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

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

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

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

16 The Type of Work classification refers to the building activity carried out. Conversion jobs are included within existing categories, as follows: in tables 1 and 7 the number of Conversions are included in the appropriate Type of Building category, while the value of Conversions are included in the 'Alterations and additions to residential buildings' category in tables 2, 5 and 7.

TREND ESTIMATES

17 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

EXPLANATORY NOTES

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- TREND ESTIMATES** *continued* **18** While the smoothing techniques described in paragraph 17 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.
- CHAIN VOLUME MEASURES** **19** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.
- 20** 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).
- AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)** **21** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.
- ABS DATA AVAILABLE ON REQUEST** **22** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.
- RELATED PUBLICATIONS** **23** Users may also wish to refer to the following publications:
- *Building Activity, Australia*, cat. no. 8752.0
 - *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
 - *Building Activity, Northern Territory*, cat. no. 8752.7
 - *Building Approvals, Australia*, cat. no. 8731.0
 - *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
 - *Engineering Construction Activity, Australia*, cat. no. 8762.0
 - *House Price Indexes: Eight Capital Cities*, cat. no. 6416.0
 - *Housing Finance for Owner Occupation, Australia*, cat. no. 5609.0
 - *Producer Price Indexes, Australia*, cat. no. 6427.0
- RELATED PUBLICATIONS** *continued* **24** While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.7 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.
- ROUNDING** **25** When figures have been rounded, discrepancies may occur between sums of the component items and totals.

EXPLANATORY NOTES

SYMBOLS AND OTHER USAGES

n.a.	not available
SD	Statistical Division
SSD	Statistical Subdivision
T	Town

G L O S S A R Y

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 16.
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 16.
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. caretaker's 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.

GLOSSARY

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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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