

**BUILDING ACTIVITY, NORTHERN TERRITORY  
JUNE QUARTER 1994**

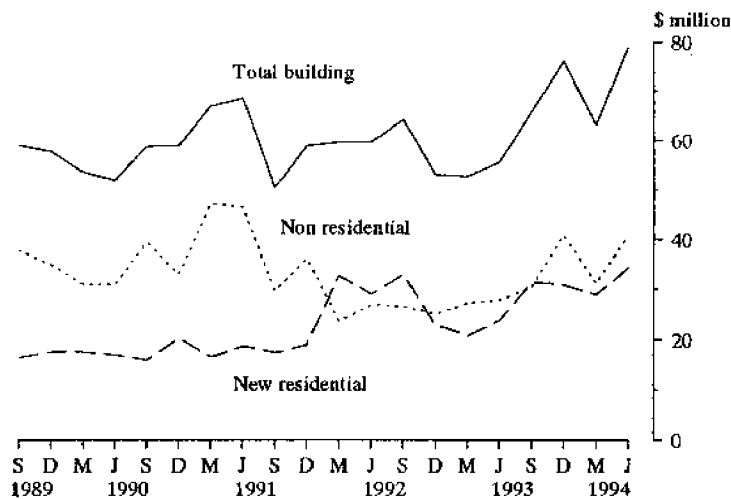
**SUMMARY OF FINDINGS**

**Value of building work done at average 1989-90 prices**

	Percentage change on	
	Mar. quarter 1994	June quarter 1993
New residential building	19.0	43.3
Alterations and additions to residential buildings	26.7	8.6
Non-residential building	30.4	44.8
<b>Total building</b>	<b>25.0</b>	<b>41.9</b>

- Expressed in average 1989-90 prices the total value of building work done during the June quarter 1994 rose to a 6½ year high of \$78.9 million. This was up 25% or \$15.8 million on the March quarter and 41.9% on the June quarter 1993.
- All categories of building in the table at left recorded significant rises in work done for the June quarter 1994. While new residential building recorded a 6½ year high of \$34.4 million, non-residential building rose 30.4% to \$40.7 million, of which \$29.8 million or over 73% was in the government sector.

**VALUE OF WORK DONE  
AT AVERAGE 1989-90 PRICES**



**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Colin Speechley on Adelaide (08) 237 7495 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

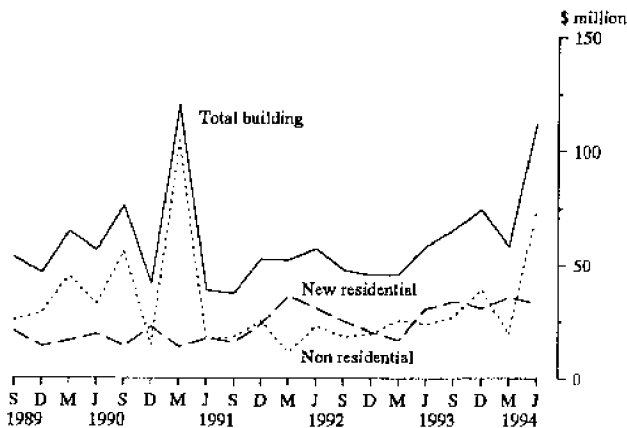
## SUMMARY OF FINDINGS – continued

## Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Mar. quarter 1994	June quarter 1993
New residential building	-8.0	7.8
Alterations and additions to residential buildings	53.6	7.5
Non-residential building	285.5	213.9
<b>Total building</b>	<b>92.1</b>	<b>91.1</b>

- Expressed in average 1989–90 prices the total value of building work commenced during the June quarter 1994 jumped \$53.7 million to \$112.0 million, an increase of over 92% on the March quarter and the highest level since the March quarter 1991.
- The above increase was confined to non-residential commencements which were up \$55.1 million to \$74.4 million.
- New residential building commencements fell by 8.0% or \$2.9 million to \$33.3 million for the June quarter 1994 but showed an increase of 7.8% over the previous June quarter figure of \$30.9 million. Alterations and additions to residential building were up by \$1.5 million to \$4.3 million for the June quarter.
- For the year 1993–94, the total value of building work commenced was \$310.8 million, up 56.5% on the previous year's \$198.6 million. Of the increase of \$112.2 million, new residential building commencements were up \$40.9 million to \$134.7 million and non-residential commencements were up \$73.0 million to \$160.7 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

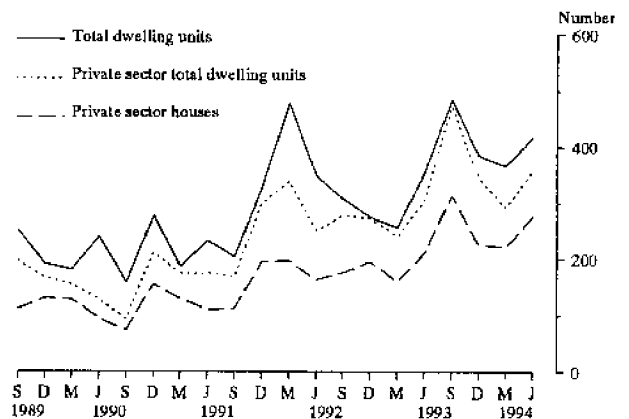


## Number of dwelling units commenced

	Percentage change on	
	Mar. quarter 1994	June quarter 1993
Private sector houses	24.8	31.3
Private sector dwelling units	23.4	17.7
<b>Total dwelling units</b>	<b>14.5</b>	<b>18.0</b>

- The total number of dwelling units commenced during the June quarter 1994 was 419, an increase of 53 or 14.5% on the previous quarter.
- The number of private sector dwelling units commenced during the June quarter was 359, an increase of 68 or 23.4% on the previous quarter. House commencements were up 55 and other residential dwelling units up 13.

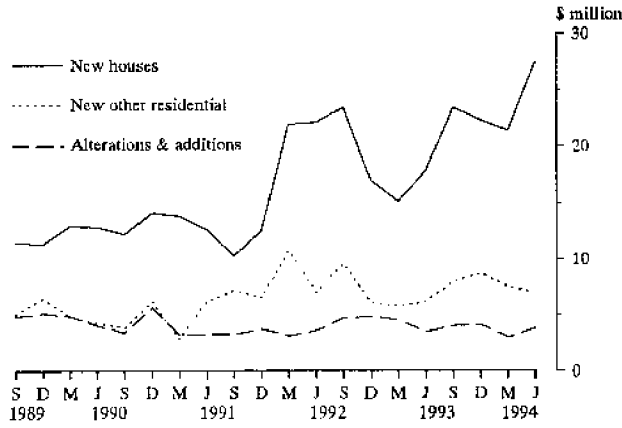
NEW DWELLING UNITS COMMENCED



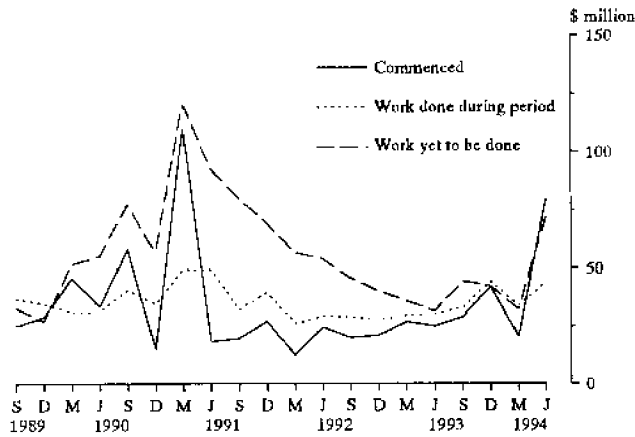
## Value of building activity at current prices

- The total value at current prices of building work commenced during the June quarter 1994 increased by \$58.7 million to \$126.5 million. This increase was entirely attributable to non-residential building commencements which increased by \$58.8 million to \$79.4 million. Most of the non-residential increase was for the government sector.
- The value of work done during the June quarter 1994 rose \$18.3 million to \$91.4 million, while the value of work yet to be done on jobs under construction at the end of the quarter rose \$36.5 million to \$109.0 million.

VALUE OF RESIDENTIAL WORK DONE  
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

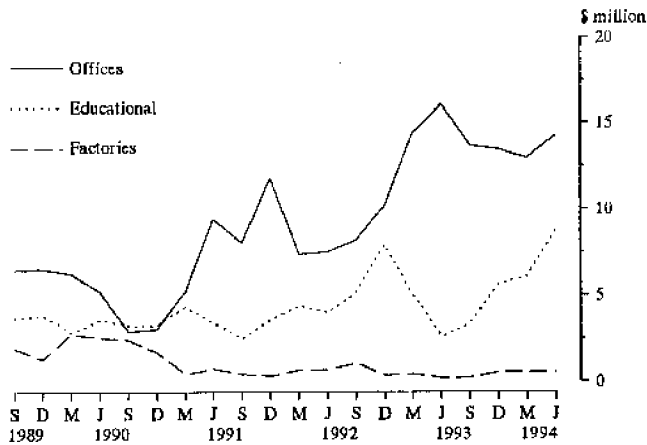


TABLE I. SUMMARY OF BUILDING ACTIVITY, NORTHERN TERRITORY

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Value (\$m)												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious		Health	Entertainment and recreational	Miscellaneous	Total
COMMENCED																			
1991-92	921	89.7	436	32.2	1,357	121.9	16.5	1.7	9.3	2.0	7.2	16.7	21.3	—	6.6	2.5	16.4	83.8	222.2
1992-93	828	82.5	366	26.3	1,194	108.8	19.6	1.6	2.7	1.9	25.4	12.4	17.2	0.2	10.1	0.8	20.9	93.2	221.6
1993-94	1,208	123.7	446	38.1	1,654	161.8	18.6	10.6	29.8	5.3	26.0	29.2	24.6	0.1	11.1	8.3	26.2	171.3	351.7
1993 Mar. qtr	176	15.4	81	4.5	257	19.9	4.2	1.5	0.6	0.4	7.5	2.0	0.9	—	0.4	0.5	13.2	27.1	51.2
June qtr	254	28.5	101	7.7	355	36.2	4.7	—	0.7	0.1	5.8	2.7	5.5	0.1	7.0	0.1	2.9	25.1	66.0
Sept. qtr	323	28.7	162	11.1	485	39.8	5.1	7.2	1.4	0.6	10.5	5.6	2.0	—	0.3	0.6	0.9	29.1	74.0
Dec. qtr	263	24.7	121	11.8	384	36.6	4.7	1.0	2.6	0.2	6.7	5.1	10.7	—	0.3	3.9	11.5	42.2	83.4
1994 Mar. qtr	297	35.7	69	8.2	366	43.9	3.4	2.4	2.7	0.6	3.3	4.1	2.4	0.1	0.8	3.0	1.1	20.6	67.8
June qtr	325	34.5	94	7.1	419	41.6	5.4	—	23.0	4.0	5.4	14.3	9.5	—	9.7	0.9	12.7	79.4	126.5
UNDER CONSTRUCTION AT END OF PERIOD																			
1991-92	491	50.8	223	24.0	714	74.8	10.5	1.2	5.1	1.5	70.6	10.6	12.9	0.2	4.7	1.4	12.8	121.0	206.3
1992-93	397	43.2	177	12.2	574	55.3	9.2	1.5	2.3	0.2	86.7	9.0	15.8	0.3	7.0	0.2	15.1	138.1	202.6
1993-94	624	69.9	141	11.7	765	81.6	10.1	—	24.1	3.9	111.5	17.1	17.1	—	9.7	4.1	15.0	202.5	294.2
1993 Mar. qtr	349	34.2	154	11.7	503	45.9	9.1	1.7	2.7	0.5	85.1	7.6	12.4	0.2	4.2	0.1	13.2	127.6	182.6
June qtr	397	43.2	177	12.2	574	55.3	9.2	1.5	2.3	0.2	86.7	9.0	15.8	0.3	7.0	0.2	15.1	138.1	202.6
Sept. qtr	510	52.1	231	15.1	741	67.3	10.1	7.2	3.1	0.7	109.2	5.5	6.9	0.3	6.5	0.7	10.9	151.0	228.4
Dec. qtr	491	47.1	225	18.3	716	65.3	9.9	7.5	4.4	0.3	112.9	5.3	14.9	0.2	6.5	4.4	12.1	168.3	243.5
1994 Mar. qtr	521	57.1	172	18.9	693	76.0	8.5	2.4	6.1	0.3	116.5	6.7	12.8	0.1	6.5	6.2	6.2	163.7	248.3
June qtr	624	69.9	141	11.7	765	81.6	10.1	—	24.1	3.9	111.5	17.1	17.1	—	9.7	4.1	15.0	202.5	294.2
COMPLETED																			
1991-92	765	70.4	363	25.2	1,128	95.5	14.9	8.6	8.3	0.9	9.2	67.8	18.8	0.4	2.1	11.4	67.2	194.7	305.2
1992-93	914	90.5	409	39.3	1,323	129.8	21.7	1.5	5.5	3.0	8.7	14.6	12.9	0.1	8.6	2.0	19.1	76.1	227.6
1993-94	967	94.1	473	36.2	1,440	130.3	17.1	11.8	7.9	1.6	27.0	20.5	23.8	0.4	8.8	5.0	25.1	131.9	279.3
1993 Mar. qtr	240	20.1	89	6.0	329	26.1	5.7	—	0.4	0.3	3.5	2.9	6.4	0.1	1.7	0.9	2.1	18.2	50.0
June qtr	204	19.8	78	7.3	282	27.2	4.7	0.3	1.1	0.4	3.8	1.3	2.1	—	3.9	—	1.1	14.1	46.0
Sept. qtr	211	19.6	108	8.0	319	27.6	3.9	1.5	0.6	0.1	4.6	9.0	11.0	—	0.8	0.1	5.2	33.0	64.5
Dec. qtr	282	27.7	127	8.9	409	36.5	4.9	0.7	1.4	0.7	3.6	4.8	2.7	0.3	0.3	0.6	10.3	25.3	66.8
1994 Mar. qtr	266	26.3	122	7.5	388	33.7	4.6	7.5	0.8	0.6	4.6	2.7	4.6	—	1.0	1.2	5.7	28.7	67.0
June qtr	208	20.5	116	11.9	324	32.4	3.7	2.0	5.1	0.3	14.3	4.0	5.4	0.1	6.7	3.1	3.9	44.8	81.0

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NORTHERN TERRITORY—continued

Period	New residential building				Non-residential building												Total building		
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings						Other business premises						
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Shops etc.	Factories	Offices	Educational	Religious	Health	Recreational	Miscellaneous	Total				
VALUE OF WORK DONE DURING PERIOD																			
1991-92	..	79.1	..	34.8	..	113.8	16.4	4.4	8.2	2.0	34.6	23.8	14.3	0.2	3.8	2.6	33.4	127.4	257.7
1992-93	..	85.6	..	31.4	..	117.0	20.4	1.7	3.8	2.0	48.8	14.7	20.6	0.2	7.5	1.1	16.4	116.9	254.3
1993-94	..	117.1	..	35.6	..	152.6	18.5	10.5	9.1	1.8	54.4	18.7	23.8	0.1	10.3	8.3	18.7	155.8	327.0
1993 Mar. qtr	..	18.3	..	6.4	..	24.8	5.5	1.1	0.3	0.4	14.4	2.5	5.1	..	1.5	0.7	3.8	29.7	60.0
June qtr	..	21.3	..	6.9	..	28.2	4.2	0.4	0.6	0.2	16.1	2.3	2.6	..	1.0	0.1	6.9	30.3	62.8
Sept. qtr	..	28.3	..	9.0	..	37.4	4.9	3.2	1.1	0.2	13.7	5.2	3.3	0.1	1.8	0.5	4.0	33.1	75.3
Dec. qtr	..	27.6	..	10.0	..	37.6	5.1	3.8	2.3	0.5	13.5	5.4	5.6	..	4.1	0.9	8.3	44.5	87.2
1994 Mar. qtr	..	26.8	..	8.6	..	35.4	3.7	1.9	1.9	0.5	13.0	2.2	6.1	..	1.8	2.5	4.2	34.0	73.1
June qtr	..	34.3	..	8.0	..	42.3	4.8	1.6	3.7	0.5	14.3	6.0	8.8	0.1	2.6	4.5	2.2	44.3	91.4
VALUE OF WORK YET TO BE DONE																			
1991-92	..	24.6	..	9.1	..	33.7	4.2	0.1	3.1	0.3	32.0	4.0	10.1	..	2.8	0.3	1.3	54.1	91.9
1992-93	..	22.6	..	5.2	..	27.8	4.2	0.2	1.9	0.1	9.3	2.4	5.2	0.1	6.2	0.1	6.2	31.6	63.7
1993-94	..	27.2	..	5.7	..	32.9	4.3	..	22.5	3.6	6.8	12.2	6.5	..	7.4	0.4	12.6	71.9	109.0
1993 Mar. qtr	..	14.8	..	4.4	..	19.2	3.6	0.5	1.8	0.2	18.7	1.9	2.2	..	0.6	..	10.2	36.1	59.0
June qtr	..	22.6	..	5.2	..	27.8	4.2	0.2	1.9	0.1	9.3	2.4	5.2	0.1	6.2	0.1	6.2	31.6	63.7
Sept. qtr	..	22.8	..	7.4	..	30.2	4.4	4.3	2.2	0.4	22.7	2.7	4.1	..	4.7	0.2	3.2	44.5	79.1
Dec. qtr	..	18.0	..	9.4	..	27.3	4.1	1.5	2.5	0.1	16.5	2.0	9.2	..	0.9	3.3	6.4	42.4	73.8
1994 Mar. qtr	..	27.5	..	8.9	..	36.4	3.5	2.0	3.2	0.1	11.8	3.9	5.5	0.1	0.1	3.9	2.0	32.6	72.5
June qtr	..	27.2	..	5.7	..	32.9	4.3	..	22.5	3.6	6.8	12.2	6.5	..	7.4	0.4	12.6	71.9	109.0

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There was 1 such dwelling unit commenced in the June quarter 1994.



TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY—continued

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Total				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building							
VALUE OF WORK DONE DURING PERIOD																									
1991-92	..	50.5	..	25.6	..	76.1	11.7	4.1	6.8	0.8	4.9	9.0	2.0	0.2	1.2	1.4	1.1	119.2							
1992-93	..	67.3	..	29.3	..	96.6	17.4	1.7	3.1	1.8	12.2	11.3	1.6	0.2	3.3	0.4	1.6	151.1							
1993-94	..	87.3	..	34.4	..	121.7	18.0	10.5	9.0	1.5	5.4	12.7	5.9	0.1	1.2	4.9	6.8	197.6							
1993 Mar. qtr	..	17.0	..	6.4	..	23.5	4.6	1.1	0.2	0.4	6.2	2.5	0.3	—	0.7	0.2	0.7	40.3							
June qtr	..	18.8	..	6.9	..	25.7	4.1	0.4	0.3	0.2	5.0	1.4	0.2	—	0.8	0.1	0.5	38.8							
Sept. qtr	..	23.1	..	8.6	..	31.7	4.9	3.2	1.0	0.2	1.3	4.7	0.6	0.1	0.2	0.5	0.5	48.8							
Dec. qtr	..	20.5	..	9.5	..	30.0	4.6	3.8	2.3	0.5	2.6	3.8	2.4	—	0.2	0.6	4.2	55.1							
1994 Mar. qtr	..	20.3	..	8.6	..	28.9	3.7	1.9	1.9	0.5	1.4	1.2	2.6	—	0.8	1.5	1.5	45.9							
June qtr	..	23.4	..	7.7	..	31.1	4.8	1.6	3.7	0.2	0.1	3.0	0.3	0.1	2.2	0.6	1.9	47.7							
VALUE OF WORK YET TO BE DONE																									
1991-92	..	14.4	..	7.8	..	22.1	3.7	0.1	2.8	—	1.3	1.7	0.1	—	0.5	0.1	0.3	32.9							
1992-93	..	15.0	..	4.8	..	19.9	4.2	0.2	1.9	0.1	0.8	1.9	0.2	0.1	0.2	0.1	0.1	29.6							
1993-94	..	23.1	..	5.1	..	28.2	4.2	—	22.5	0.1	0.6	1.2	0.3	—	0.3	0.6	25.5	57.9							
1993 Mar. qtr	..	13.8	..	4.4	..	18.2	3.5	0.5	1.5	0.2	2.0	1.5	—	—	0.2	—	0.5	28.1							
June qtr	..	15.0	..	4.8	..	19.9	4.2	0.2	1.9	0.1	0.8	1.9	0.2	0.1	0.2	0.1	0.1	29.6							
Sept. qtr	..	19.0	..	7.1	..	26.1	4.4	4.3	2.2	0.4	0.3	2.7	1.3	—	—	0.2	0.5	42.5							
Dec. qtr	..	17.2	..	9.4	..	26.6	4.1	1.5	2.5	0.1	1.3	1.6	2.9	—	—	0.9	2.6	44.1							
1994 Mar. qtr	..	18.7	..	8.9	..	27.7	3.5	2.0	3.2	0.1	0.2	1.5	0.4	0.1	—	1.9	0.6	41.1							
June qtr	..	23.1	..	5.1	..	28.2	4.2	—	22.5	0.1	0.6	1.2	0.3	—	0.3	0.6	25.5	57.9							





TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY—continued

Period	New residential building			Non-residential building										Total building					
	Houses			Other residential buildings			Total			Alterations and additions to residential buildings etc.									
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Shops	Factories	Offices	Other business premises	Educational	Religious	Health		Recreational	Miscellaneous	Total		
	VALUE OF WORK DONE DURING PERIOD																		
1991-92	..	28.6	..	9.2	..	37.7	4.7	0.2	1.4	1.2	29.8	14.8	12.4	..	2.6	1.2	32.3	96.0	138.4
1992-93	..	18.3	..	2.1	..	20.4	3.1	..	0.7	0.2	36.6	3.4	19.1	..	4.2	0.7	14.8	79.7	103.2
1993-94	..	29.8	..	1.2	..	31.0	0.5	..	0.1	0.4	49.0	6.0	18.0	..	9.1	3.4	11.9	97.9	129.4
1993 Mar. qtr	..	1.3	..	..	..	1.3	0.8	..	0.1	..	8.2	..	4.8	..	0.8	0.5	3.1	17.5	19.7
June qtr	..	2.5	..	0.1	..	2.6	0.1	..	0.3	..	11.0	0.9	2.3	..	4.3	..	6.4	21.3	23.9
Sept. qtr	..	5.2	..	0.4	..	5.6	..	..	0.1	..	12.4	0.5	2.7	..	1.6	..	3.5	20.8	26.4
Dec. qtr	..	7.1	..	0.4	..	7.5	0.5	..	..	0.1	10.9	1.6	3.3	..	3.9	0.3	4.1	24.1	32.1
1994 Mar. qtr	..	6.5	..	0.4	..	6.5	..	..	..	..	11.5	1.0	3.5	..	1.0	0.9	2.7	20.6	27.2
June qtr	..	10.9	..	0.4	..	11.3	..	..	0.3	0.3	14.2	3.0	8.5	..	2.6	2.2	1.6	32.4	43.7
	VALUE OF WORK YET TO BE DONE																		
1991-92	..	10.2	..	1.3	..	11.6	0.5	..	0.3	0.3	30.8	2.2	9.9	..	2.3	0.3	1.0	47.0	59.1
1992-93	..	7.6	..	0.4	..	8.0	..	..	..	..	8.4	0.5	5.0	..	6.0	..	6.1	26.1	34.1
1993-94	..	4.1	..	0.5	..	4.6	0.1	..	..	3.4	6.2	11.0	6.2	..	7.4	0.2	12.0	46.4	51.1
1993 Mar. qtr	..	1.0	..	..	..	1.0	0.1	..	0.3	..	16.7	0.4	2.2	..	0.4	..	9.7	29.7	30.8
June qtr	..	7.6	..	0.4	..	8.0	..	..	..	..	8.4	0.5	5.0	..	6.0	..	6.1	26.1	34.1
Sept. qtr	..	3.9	..	0.2	..	4.1	..	..	..	..	22.3	..	2.8	..	4.7	..	2.7	32.5	36.6
Dec. qtr	..	0.7	..	..	..	0.7	..	..	..	..	15.2	0.4	6.3	..	0.9	2.4	3.8	29.0	29.8
1994 Mar. qtr	..	8.7	..	..	..	8.7	0.1	..	..	..	11.6	2.4	5.2	..	0.1	2.0	1.4	22.6	31.4
June qtr	..	4.1	..	0.5	..	4.6	0.1	..	..	3.4	6.2	11.0	6.2	..	7.4	0.2	12.0	46.4	51.1

**TABLE 4. VALUE OF BUILDING ACTIVITY, AT AVERAGE 1989-90 PRICES (a), NORTHERN TERRITORY  
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private Sector	Total	
<b>COMMENCED</b>							
1991-92	78.5	29.2	107.7	14.9	25.3	78.3	200.9
1992-93	70.2	23.6	93.8	17.1	33.1	87.7	198.6
1993-94	100.5	34.2	134.7	15.4	75.1	160.7	310.8
1993 Mar. qtr	13.0	4.0	17.0	3.6	12.8	25.5	46.1
June qtr	24.0	6.9	30.9	4.0	7.0	23.7	58.6
Sept. qtr	24.0	10.0	34.0	4.4	17.5	27.4	65.8
Dec. qtr	20.6	10.6	31.2	3.9	20.8	39.6	74.7
1994 Mar. qtr	28.9	7.3	36.2	2.8	10.8	19.3	58.3
June qtr	27.0	6.3	33.3	4.3	26.0	74.4	112.0
<b>VALUE OF WORK DONE DURING PERIOD</b>							
1991-92	66.8	31.5	98.3	13.7	28.9	116.8	228.8
1992-93	73.2	27.6	100.8	17.5	34.2	107.4	225.7
1993-94	94.5	31.2	125.7	14.9	53.3	143.4	284.0
1993 Mar. qtr	15.1	5.7	20.8	4.5	11.3	27.4	52.7
June qtr	17.8	6.2	24.0	3.5	8.4	28.1	55.6
Sept. qtr	23.4	8.0	31.4	4.0	11.3	30.5	65.9
Dec. qtr	22.3	8.7	31.0	4.1	18.8	41.0	76.1
1994 Mar. qtr	21.4	7.5	28.9	3.0	12.3	31.2	63.1
June qtr	27.4	7.0	34.4	3.8	10.9	40.7	78.9

(a) See paragraphs 22 and 23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 5. NUMBER OF DWELLING UNITS BY OWNERSHIP,  
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,  
NORTHERN TERRITORY**

Period	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor- built	Other	Total								
<b>COMMENCED</b>											
1991-92	439	230	669	390	1,059	252	46	298	921	436	1,357
1992-93	490	254	744	353	1,097	84	13	97	828	366	1,194
1993-94	788	250	1,038	430	1,468	170	16	186	1,208	446	1,654
1993 Mar. qtr	111	49	160	81	241	16	—	16	176	81	257
June qtr	143	68	211	94	305	43	7	50	254	101	355
Sept. qtr	203	111	314	160	474	9	2	11	323	162	485
Dec. qtr	177	48	225	119	344	38	2	40	263	121	384
1994 Mar. qtr	191	31	222	69	291	75	—	75	297	69	366
June qtr	217	60	277	82	359	48	12	60	325	94	419
<b>UNDER CONSTRUCTION AT END OF PERIOD</b>											
1991-92	166	197	363	158	521	128	65	193	491	223	714
1992-93	152	192	344	170	514	53	7	60	397	177	574
1993-94	333	175	509	129	638	115	12	127	624	141	765
1993 Mar. qtr	129	201	330	154	484	19	—	19	349	154	503
June qtr	152	192	344	170	514	53	7	60	397	177	574
Sept. qtr	233	236	468	222	690	42	9	51	510	231	741
Dec. qtr	236	205	441	225	666	50	—	50	491	225	716
1994 Mar. qtr	250	179	429	172	601	92	—	92	521	172	693
June qtr	333	175	509	129	638	115	12	127	624	141	765
<b>COMPLETED</b>											
1991-92	378	221	599	344	943	166	19	185	765	363	1,128
1992-93	524	231	755	338	1,093	159	71	230	914	409	1,323
1993-94	620	235	855	462	1,317	112	11	123	967	473	1,440
1993 Mar. qtr	167	59	226	89	315	14	—	14	240	89	329
June qtr	133	62	195	78	273	9	—	9	204	78	282
Sept. qtr	135	52	187	108	295	24	—	24	211	108	319
Dec. qtr	178	74	252	116	368	30	11	41	282	127	409
1994 Mar. qtr	180	53	233	122	355	33	—	33	266	122	388
June qtr	127	56	183	116	299	25	—	25	208	116	324

**TABLE 6. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION NORTHERN TERRITORY**

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
<b>NUMBER</b>												
1991-92	13	108	318	439	4	27	135	166	10	94	274	378
1992-93	25	78	387	490	6	21	125	152	24	88	412	524
1993-94	24	84	680	788	7	21	305	333	24	88	508	620
1993 Mar. qtr	4	14	93	111	6	18	105	129	5	28	134	167
June qtr	8	20	115	143	6	21	125	152	8	18	107	133
Sept. qtr	10	34	159	203	14	35	184	233	3	21	111	135
Dec. qtr	7	25	145	177	16	35	185	236	5	27	146	178
1994 Mar. qtr	4	11	176	191	6	23	220	250	14	25	141	180
June qtr	3	14	200	217	7	21	305	333	2	15	110	127
<b>VALUE (\$m)</b>												
1991-92	0.4	5.6	26.9	32.9	0.1	1.3	12.5	13.9	0.3	5.0	23.1	28.4
1992-93	0.7	4.2	36.2	41.1	0.1	1.1	12.6	13.8	0.7	4.6	37.9	43.2
1993-94	0.6	4.4	66.2	71.3	0.2	1.1	31.5	32.8	0.6	4.6	49.4	54.6
1993 Mar. qtr	0.1	0.8	7.9	8.8	0.2	0.9	11.8	12.8	0.2	1.4	11.0	12.6
June qtr	0.2	1.1	10.7	12.0	0.1	1.1	12.6	13.8	0.2	1.0	11.3	12.5
Sept. qtr	0.3	1.8	14.9	17.0	0.3	1.8	18.7	20.8	0.1	1.1	10.7	11.9
Dec. qtr	0.2	1.3	13.1	14.6	0.4	1.8	18.6	20.8	0.1	1.4	13.4	14.9
1994 Mar. qtr	0.1	0.6	18.0	18.7	0.2	1.2	23.3	24.6	0.3	1.3	13.7	15.3
June qtr	0.1	0.8	20.1	21.0	0.2	1.1	31.5	32.8	—	0.8	11.6	12.5

## EXPLANATORY NOTES

### Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A complete enumeration of new residential building construction or alterations and additions valued at \$10,000 or more to residential buildings.
- (b) A complete enumeration of all non-residential building jobs, including alterations and additions, with an approval value of \$50,000 or more.

3. Prior to the June quarter 1991, private sector housing activity was measured by a sample survey. Due to the relatively small size of the total building industry in the Northern Territory the differences resulting between the two survey methods is minimal. The change from a sample survey to a complete enumeration has allowed the collection of accurate small area data, available on request in unpublished form.

4. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

5. The use of complete enumeration techniques in the Building Activity Survey for the Northern Territory means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available at the Statistical Local Area (SLA) level. Local government areas, or parts thereof, or any unincorporated area can be an SLA. Dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by government authorities.

### Scope and coverage

6. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

7. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified *and* commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs

which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

### Definitions

8. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

11. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

12. *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures such as roads).

13. *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed.* A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

### Valuation of building jobs

15. The value series in this publication are derived from estimates reported on survey returns as follows.

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract

price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.

- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.

### Building classification

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

17. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

18. *Functional classification of buildings.* A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

19. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.

- (b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- (e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious.* Includes churches, chapels, temples.
- (j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

### Reliability of the estimates

20. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a complete enumeration of approved building jobs they are not subject to sampling error, as may be found in sample surveys. Prior to the June quarter 1991, private sector housing activity was measured by a sample survey and there is a small residual proportion of these sampled jobs which are still under construction included in the survey. The effect of this small number of sampled jobs on these estimates and those that would have been obtained if information for all approved jobs for the relevant period had been included in the survey is not considered to be significant.

21. Despite the precise nature of complete enumeration, inaccuracies may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

### Estimates at constant prices

22. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Table 4. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

### Unpublished data and related publications

24. The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to the contact shown at the front of this publication.

25. Users may also wish to refer to the following building and construction publications which are available on request:

*Building Approvals, Australia* (8731.0) – monthly (\$13.50)

*Building Approvals, Northern Territory* (8731.7) – monthly (\$7.00)

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – quarterly (\$11.00)

*Building Activity, Australia* (8752.0) – quarterly (\$14.50)

*Engineering Construction Activity, Australia* (8762.0) – quarterly (\$11.00)

*Construction Activity at Constant Prices, Australia* (8782.0) – quarterly (\$11.00)

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

### Symbols and other usages

.. not applicable  
 — nil or rounded to zero  
 r figure or series revised since previous issue

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

**BOB HARRISON**  
 Statistician, Northern Territory



## For more information ...

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

### Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

### National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives you 24 hour access, 365 days a year for a range of statistics.

### Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office (see below).

### Bookshops and Subscriptions

There are over 500 titles of various publications available from ABS Bookshops in all ABS Offices (see Bookshop Sales below for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 06 08 Australia wide).

## Sales and Inquiries

MLC Building, 81 Smith St, Darwin



#### Regional Offices

SYDNEY  
MELBOURNE  
BRISBANE  
PERTH  
ADELAIDE  
HOBART  
CANBERRA  
DARWIN

#### Information Inquiries

(02) 268 4611  
(03) 615 7000  
(07) 222 6351  
(09) 360 5140  
(08) 237 7100  
(002) 205 800  
(06) 207 0326  
(089) 43 2111

#### Bookshop Sales

(02) 268 4620  
(03) 615 7829  
(07) 222 6350  
(09) 323 5307  
(08) 237 7582  
(002) 205 800  
(06) 207 0326  
(089) 43 2111

#### National Office

ACT

(06) 252 6007

008 02 06 08



Information Services, ABS, GPO Box 3796, Darwin 0801

Produced by the Australian Government Publishing Service

© Commonwealth of Australia 1994

Recommended retail price: \$11.00



2875270006940

ISSN 0729-2031