

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

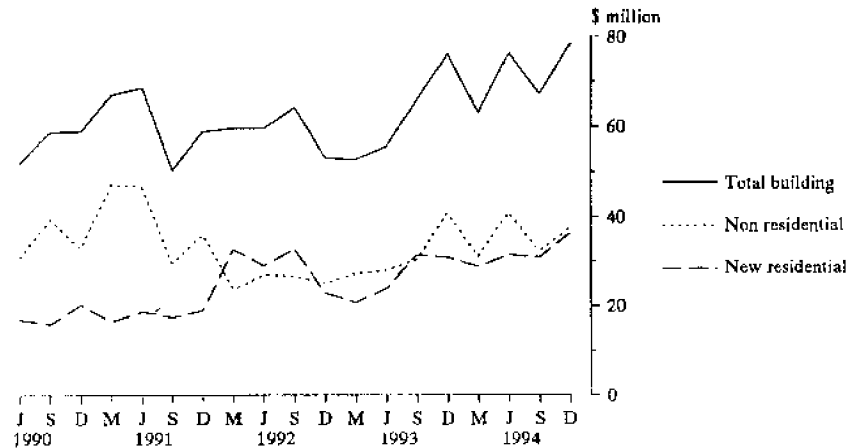
SUMMARY OF FINDINGS

Value of building work done at average 1989-90 prices

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	17.4	17.4
Alterations and additions to residential buildings	18.4	9.8
Non-residential building	15.4	-8.5
Total building	16.5	3.0

- In average 1989-90 prices, the total value of building work done during the December quarter 1994 rose to a 7-year high of \$78.4 million. This was up \$11.1 million or 16.5% on the previous quarter but only 3.0% on a year earlier.
- Work done on new residential building during the December quarter recorded a 9-year high of \$36.4 million. This was up \$5.4 million or 17.4% on both the previous quarter and a year earlier.
- While work done on non-residential building rose \$5.0 million or 15.4% during the December quarter to \$37.5 million, it remained below the level of the December quarter 1993. The public sector accounted for over 78% of the total work done.

**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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

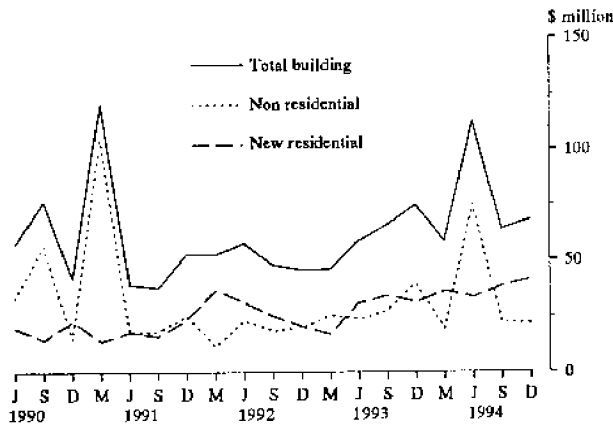
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	7.8	32.7
Alterations and additions to residential buildings	51.5	28.2
Non-residential building	-2.3	-45.2
Total building	6.6	-8.8

- In average 1989–90 prices the total value of building work commenced during the December quarter 1994 rose 6.6% to \$68.1 million.
- New residential building commencements for the December quarter were up 7.8% on the previous quarter and 32.7% on a year earlier to \$41.4 million, a 7-year high. Other residential buildings commenced during the latest quarter totalled \$20.5 million, continuing the high level of the September quarter. Also, commencements of alterations and additions to residential buildings were up 51.5% on the previous quarter to \$5.0 million.
- Non-residential building commencements were down 2.3% from the September quarter 1994 and 45.2% from a year earlier to \$21.7 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

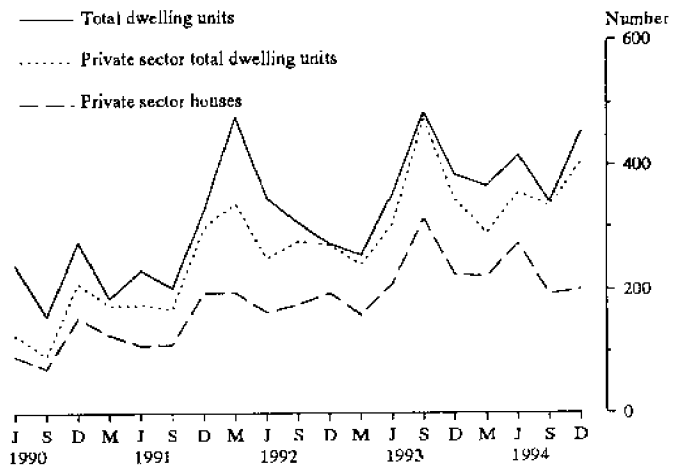


Number of dwelling units commenced

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
Private sector houses	3.1	-10.7
Private sector dwelling units	21.3	17.7
Total dwelling units	33.1	18.2

- The total number of dwelling units commenced during the December quarter 1994 was 454, an increase of 113 or 33.1% on the previous quarter. Other than the September quarter 1993 when 485 dwelling units were commenced, this was the highest for 7 years.
- The high level of dwelling unit commencements during the December quarter 1994 was primarily due to commencement of 204 private sector other residential dwelling units, the most since the June quarter 1985. These commencements exceeded those of private sector houses for the first time since the September quarter 1987.

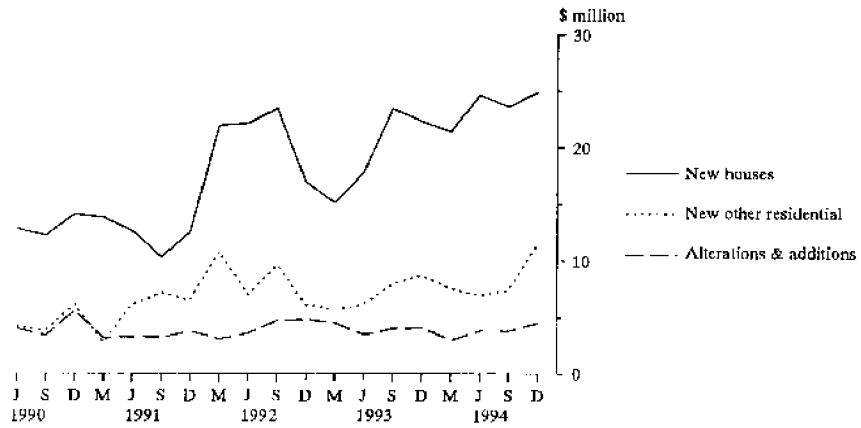
NEW DWELLING UNITS COMMENCED



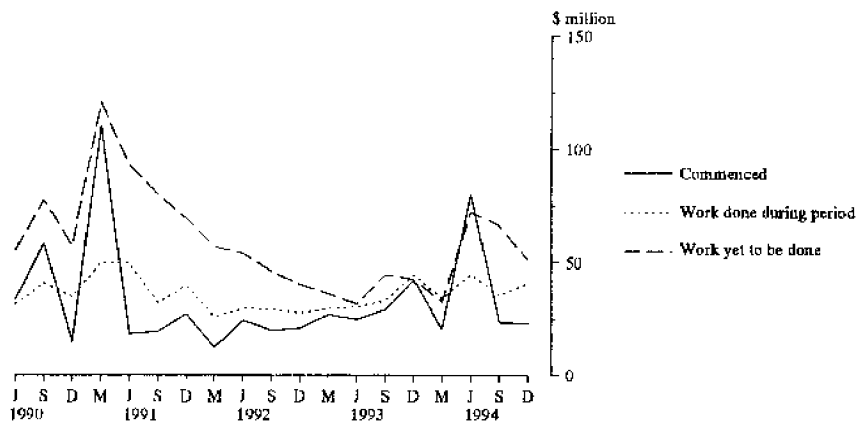
Original unadjusted data

- The total value at current prices of building work commenced during the December quarter 1994 was up \$6.4 million or 8.7% to \$80.2 million. Of this, \$50.5 million was for new residential building, an increase of \$4.6 million on the previous quarter.
- The value of work done during the December quarter was up \$12.7 million or 16.2% to \$91.1 million while the value of work yet to be done on jobs under construction at the end of December 1994 was down \$6.3 million or 5.5% to \$108.3 million.

VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

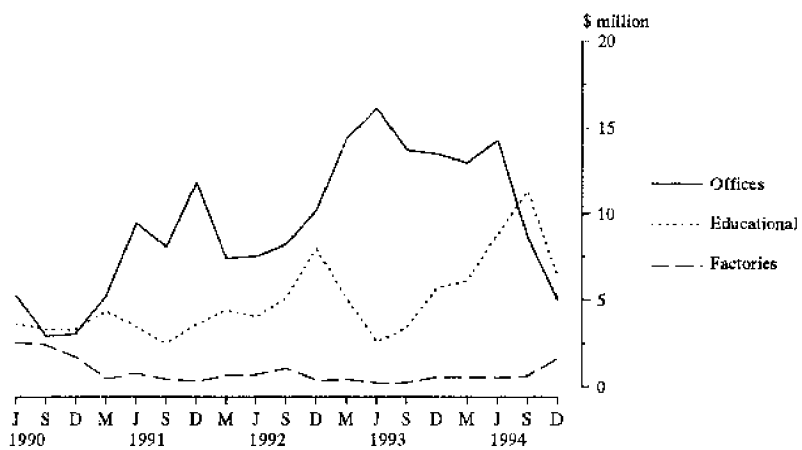


TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NORTHERN TERRITORY—continued

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Other business premises					Total				
	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 building							
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	31.5	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	37.1	151.1						
1993-94	..	87.3	..	34.4	..	121.7	18.0	10.5	9.2	1.5	5.4	12.7	5.9	0.1	1.3	4.9	6.8	58.3	198.0						
1993 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	12.2	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	20.4	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	13.4	45.9						
June qtr	..	23.4	..	7.7	..	31.1	4.8	1.6	3.9	0.2	0.1	3.0	0.3	0.1	0.1	2.2	0.6	12.2	48.1						
Sept. qtr	..	23.4	..	8.2	..	31.5	4.7	0.2	2.4	0.2	1.4	1.8	0.3	—	0.3	0.2	0.9	7.9	44.1						
Dec. qtr	..	23.0	..	12.7	..	35.6	5.4	0.1	2.9	1.1	1.1	1.9	0.1	—	0.2	1.3	—	8.7	49.7						
VALUE OF WORK DONE DURING PERIOD																									
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	7.0	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	5.5	29.6						
1993-94	..	22.9	..	5.1	..	28.1	4.2	—	22.7	0.1	0.6	1.2	0.3	—	—	0.3	0.6	25.7	57.9						
1993 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	12.0	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	13.4	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	10.0	41.1						
June qtr	..	22.9	..	5.1	..	28.1	4.2	—	22.7	0.1	0.6	1.2	0.3	—	—	0.3	0.6	25.7	57.9						
Sept. qtr	..	18.8	..	23.3	..	42.1	3.8	—	22.7	0.2	1.0	1.7	0.2	—	—	0.3	0.1	26.2	72.1						
Dec. qtr	..	16.4	..	33.3	..	49.7	4.5	0.1	23.7	0.8	1.2	3.2	0.1	—	0.2	1.2	0.1	30.6	84.8						
VALUE OF WORK YET TO BE DONE																									

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

Period	New residential building										Non-residential building										Total building											
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings						Other business premises					Enter-tainment and recreational					Total
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Educational	Religious	Health	Miscellaneous	Other business premises	Educational	Religious		Health	Miscellaneous	Enter-tainment and recreational	Miscellaneous							
COMMENCED																																
1991-92	252	36.4	46	4.5	298	40.9	4.7	0.2	1.7	1.2	1.6	10.1	19.8	—	4.9	1.9	15.3	10.1	19.8	—	4.9	1.9	15.3	10.1	19.8	—	4.9	1.9	15.3	102.4		
1992-93	84	15.2	13	1.3	97	16.5	2.3	—	0.4	0.1	14.3	0.8	15.6	—	7.1	0.4	19.4	0.8	15.6	—	7.1	0.4	19.4	0.8	15.6	—	7.1	0.4	76.9			
1993-94	170	28.5	16	1.3	186	29.8	0.6	—	0.1	3.8	20.9	16.6	18.7	—	10.1	3.4	17.6	16.6	18.7	—	10.1	3.4	17.6	16.6	18.7	—	10.1	3.4	121.7			
1993 Sept. qtr	9	1.5	2	0.2	11	1.7	—	—	0.1	—	9.8	—	0.3	—	0.3	—	—	—	0.3	—	0.3	—	—	—	—	—	—	—	10.5			
Dec. qtr	38	6.1	2	0.2	40	6.3	0.5	—	—	0.1	3.3	1.9	6.7	—	0.1	2.7	5.1	1.9	6.7	—	0.1	2.7	5.1	1.9	6.7	—	0.1	2.7	26.7			
1994 Mar. qtr	75	14.1	—	—	75	14.1	0.1	—	—	—	2.9	3.0	2.4	—	—	—	—	3.0	2.4	—	—	—	—	—	—	—	—	—	23.3			
June qtr	48	6.8	12	0.9	60	7.7	—	—	—	3.7	4.9	11.7	9.3	—	9.7	0.2	12.1	11.7	9.3	—	9.7	0.2	12.1	11.7	9.3	—	9.7	0.2	59.4			
Sept. qtr	7	0.8	—	—	7	0.8	—	—	—	0.4	1.2	—	9.9	—	0.1	2.6	1.2	—	9.9	—	0.1	2.6	1.2	—	—	—	—	—	16.3			
Dec. qtr	44	7.3	5	0.5	49	7.8	0.5	—	—	0.1	0.2	1.8	0.7	—	0.1	0.4	6.9	1.8	0.7	—	0.1	0.4	6.9	1.8	0.7	—	0.1	0.4	18.7			
UNDER CONSTRUCTION AT END OF PERIOD																																
1991-92	128	18.9	65	10.2	193	29.1	1.7	—	1.5	1.4	68.3	7.5	12.7	—	3.9	0.7	12.2	7.5	12.7	—	3.9	0.7	12.2	7.5	12.7	—	3.9	0.7	139.1			
1992-93	53	10.3	7	0.5	60	10.8	—	—	—	—	81.5	5.5	15.6	—	6.2	—	14.9	5.5	15.6	—	6.2	—	14.9	5.5	15.6	—	6.2	—	134.5			
1993-94	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	—	9.7	3.1	13.8	14.6	16.2	—	9.7	3.1	13.8	14.6	16.2	—	9.7	3.1	192.0			
1993 Sept. qtr	42	9.2	9	0.7	51	9.8	—	—	—	—	107.6	—	5.1	—	6.5	—	10.3	—	5.1	—	6.5	—	—	—	—	—	—	—	139.3			
Dec. qtr	50	7.6	—	—	50	7.6	0.5	—	—	0.1	109.0	1.0	9.5	—	6.5	2.7	5.9	1.0	9.5	—	6.5	2.7	5.9	1.0	9.5	—	6.5	2.7	142.8			
1994 Mar. qtr	92	15.9	—	—	92	15.9	0.1	—	—	0.1	116.0	3.0	11.8	—	6.5	3.1	5.2	3.0	11.8	—	6.5	3.1	5.2	3.1	13.8	171.7	192.0	161.7				
June qtr	115	19.3	12	0.9	127	20.2	0.1	—	—	3.7	110.6	14.6	16.2	—	9.7	3.1	13.8	14.6	16.2	—	9.7	3.1	13.8	14.6	16.2	—	9.7	3.1	192.0			
Sept. qtr	78	11.7	8	0.6	86	12.3	0.1	—	—	4.0	103.2	11.6	23.5	—	9.3	2.6	14.9	11.6	23.5	—	9.3	2.6	14.9	11.6	23.5	—	9.3	2.6	181.6			
Dec. qtr	75	13.7	11	1.0	86	14.7	0.3	—	—	3.7	5.0	15.6	6.4	—	9.1	0.4	19.7	15.6	6.4	—	9.1	0.4	19.7	15.6	6.4	—	9.1	0.4	75.0			
COMPLETED																																
1991-92	166	23.4	19	1.7	185	25.1	3.9	0.2	0.2	0.2	4.3	56.3	16.2	—	1.2	8.7	64.3	4.3	16.2	—	1.2	8.7	64.3	4.3	16.2	—	1.2	8.7	180.6			
1992-93	159	24.1	71	10.9	230	35.1	4.3	—	2.0	1.3	1.1	3.7	11.3	—	5.6	1.1	17.2	3.7	11.3	—	5.6	1.1	17.2	3.7	11.3	—	5.6	1.1	82.8			
1993-94	112	17.3	11	0.9	123	18.2	0.5	—	0.1	0.1	17.6	7.5	18.5	—	7.0	0.5	18.9	7.5	18.5	—	7.0	0.5	18.9	7.5	18.5	—	7.0	0.5	88.9			
1993 Sept. qtr	24	2.7	—	—	24	2.7	—	—	0.1	—	0.1	5.5	11.0	—	—	—	4.7	5.5	11.0	—	—	—	—	—	—	—	—	—	24.2			
Dec. qtr	30	5.5	11	0.9	41	6.4	—	—	—	—	2.4	0.9	2.3	—	0.1	—	9.5	0.9	2.3	—	0.1	—	—	—	—	—	—	—	21.7			
1994 Mar. qtr	33	6.1	—	—	33	6.1	0.5	—	—	—	0.8	1.0	0.1	—	0.2	—	1.1	1.0	0.1	—	0.2	—	—	—	—	—	—	—	9.9			
June qtr	25	2.9	—	—	25	2.9	—	—	—	0.1	14.2	0.1	5.0	—	6.7	0.5	3.6	0.1	5.0	—	6.7	0.5	3.6	0.1	5.0	—	6.7	0.5	33.1			
Sept. qtr	44	9.3	4	0.3	48	9.6	—	—	—	0.1	13.5	3.0	3.1	—	0.6	3.2	0.1	3.0	3.1	—	0.6	3.2	0.1	3.0	3.1	—	0.6	3.2	33.2			
Dec. qtr	47	6.7	2	0.1	49	6.8	0.2	—	—	0.5	98.7	—	18.8	—	0.4	1.5	2.1	—	18.8	—	0.4	1.5	2.1	—	—	—	—	—	121.9			

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

Period	New residential building										Non-residential building									
	Houses					Other residential buildings					Total					Value (\$m)				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Total	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total building			
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	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	103.2		
1993-94	..	26.9	..	1.2	..	28.1	0.5	—	0.1	0.4	49.0	6.0	18.0	—	9.1	3.4	11.9	126.6		
1993 Sept. qtr	..	5.2	..	0.4	..	5.6	—	—	0.1	—	12.4	0.5	2.7	—	1.6	—	3.5	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	32.1		
1994 Mar. qtr	..	6.5	..	—	..	6.5	—	—	—	—	11.5	1.0	3.5	—	1.0	0.9	2.7	27.2		
June qtr	..	8.1	..	0.4	..	8.5	—	—	—	0.3	14.2	3.0	8.5	—	2.6	2.2	1.6	32.4		
Sept. qtr	..	6.4	..	0.2	..	6.7	—	—	—	0.4	7.2	1.6	11.0	—	2.4	1.3	3.8	34.3		
Dec. qtr	..	8.4	..	0.5	..	8.9	0.2	—	—	0.5	3.9	11.4	6.4	—	3.5	0.6	5.9	41.4		
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		
1992-93	..	7.6	..	0.4	..	8.0	—	—	—	—	8.4	0.5	5.0	—	6.0	—	6.1	34.1		
1993-94	..	6.9	..	0.5	..	7.4	0.1	—	—	3.4	6.2	11.0	6.2	—	7.4	0.2	12.0	53.9		
1993 Sept. qtr	..	3.9	..	0.2	..	4.1	—	—	—	—	22.3	—	2.8	—	4.7	—	2.7	36.6		
Dec. qtr	..	0.7	..	—	..	0.7	—	—	—	—	15.2	0.4	6.3	—	0.9	2.4	3.8	29.8		
1994 Mar. qtr	..	8.7	..	—	..	8.7	0.1	—	—	—	11.6	2.4	5.2	—	0.1	2.0	1.4	31.4		
June qtr	..	6.9	..	0.5	..	7.4	0.1	—	—	3.4	6.2	11.0	6.2	—	7.4	0.2	12.0	53.9		
Sept. qtr	..	2.1	..	0.3	..	2.5	—	—	—	3.5	5.2	9.4	5.6	—	5.3	1.6	9.3	42.5		
Dec. qtr	..	2.4	..	0.3	..	2.7	0.3	—	—	3.2	1.7	2.1	0.9	—	1.9	0.3	10.4	23.4		

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	
COMMENCED							
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	100.4	34.2	134.6	15.4	75.6	161.2	311.2
1993 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	26.9	6.3	33.2	4.3	26.5	74.9	112.4
Sept. qtr	15.5	22.9	38.4	3.3	7.7	22.2	63.9
Dec. qtr	20.9	20.5	41.4	5.0	12.0	21.7	68.1
VALUE OF WORK DONE DURING PERIOD							
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	91.7	31.2	122.9	14.9	53.6	143.7	281.5
1993 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	24.6	7.0	31.6	3.8	11.2	41.0	76.4
Sept. qtr	23.6	7.4	31.0	3.8	7.2	32.5	67.3
Dec. qtr	24.9	11.5	36.4	4.5	8.0	37.5	78.4

(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								
COMMENCED											
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	792	243	1,035	430	1,465	170	16	186	1,205	446	1,651
1993 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	221	53	274	82	356	48	12	60	322	94	416
Sept. qtr	154	41	195	139	334	7	—	7	202	139	341
Dec. qtr	144	57	201	204	405	44	5	49	245	209	454
UNDER CONSTRUCTION AT END OF PERIOD											
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	338	166	505	129	634	115	12	127	620	141	761
1993 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	338	166	505	129	634	115	12	127	620	141	761
Sept. qtr	285	176	462	162	624	78	8	86	540	170	710
Dec. qtr	211	191	403	292	695	75	11	86	478	303	781
COMPLETED											
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	236	856	462	1,318	112	11	123	968	473	1,441
1993 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	57	184	116	300	25	—	25	209	116	325
Sept. qtr	207	30	237	106	343	44	4	48	281	110	391
Dec. qtr	217	42	259	74	333	47	2	49	306	76	382

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
NUMBER												
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	684	792	7	21	310	338	24	88	508	620
1993 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	204	221	7	21	310	338	2	15	110	127
Sept. qtr	2	16	136	154	3	23	259	285	6	13	188	207
Dec. qtr	5	17	122	144	5	22	184	211	3	17	197	217
VALUE (\$m)												
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	66.7	71.8	0.2	1.1	32.1	33.3	0.6	4.6	49.4	54.6
1993 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	20.6	21.5	0.2	1.1	32.1	33.3	—	0.8	11.6	12.5
Sept. qtr	—	0.9	14.5	15.4	0.1	1.2	27.4	28.7	0.2	0.7	18.9	19.7
Dec. qtr	0.1	0.9	13.1	14.1	0.1	1.1	20.6	21.9	0.1	0.9	20.1	21.1

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 caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

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 (\$10.00)
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – quarterly (\$11.00)
- Engineering Construction Activity, Australia* (8762.0) – 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 1995

Recommended retail price: \$12.00



2875270012941

ISSN 0729-2031