



# BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 JAN 2000

## NOVEMBER KEY FIGURES

### TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Total dwelling units	140	4.5	-28.6

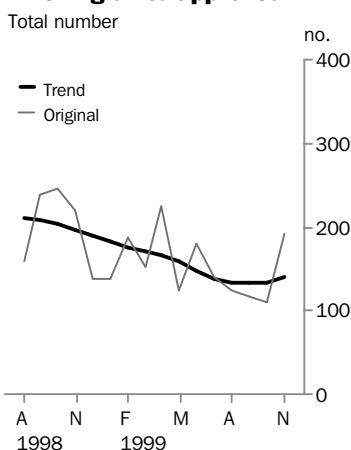
### ORIGINAL

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	88	25.7	72.5
Total dwelling units	192	74.5	-13.1

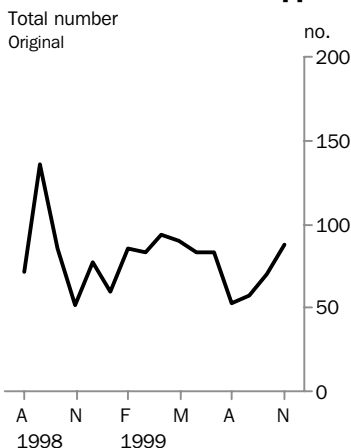
## NOVEMBER KEY POINTS

- The number of dwelling units approved rose 74.5% to 192 in November from the 110 approved in October. Most of this increase can be attributed to the rise in the number of other dwelling units approved (91), the highest level since November 1998.
- The Darwin Statistical Division accounted for 78% (150) of the dwellings approved. Darwin City had primarily flats and apartments (64, out of 80 dwellings) while Palmerston had 51 houses amongst its total of 70 dwellings.
- The value of total building approved rose 96.8% to \$54.6 million when compared with October.
- The value of residential building approved accounted for \$27.8 million (up 64.0%) while the value of non-residential building approved was \$26.8 million, more than double the October result.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1999	3 February 2000
January 2000	1 March 2000
February 2000	30 March 2000
March 2000	5 May 2000
April 2000	31 May 2000
May 2000	3 July 2000



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no notes about the data for this issue.



## REVISIONS THIS MONTH

There are no significant revisions this month.



ROBYN ELLIOTT  
Regional Director, Northern Territory

## DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS....			TOTAL DWELLING UNITS.....			
	<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>
<b>1996-1997</b>	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
<b>1997-1998</b>	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
<b>1998-1999</b>	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
5 months to Nov 1998	443	307	750	300	22	322	743	329	1 072	n.a.
5 months to Nov 1999	351	84	435	204	42	246	555	126	681	n.a.
<b>1998</b>										
September	136	74	210	27	2	29	163	76	239	208
October	85	76	161	82	2	84	167	78	245	203
November	51	41	92	125	4	129	176	45	221	196
December	77	23	100	37	2	39	114	25	139	190
<b>1999</b>										
January	60	27	87	50	2	52	110	29	139	182
February	85	39	124	51	12	63	136	51	187	175
March	83	33	116	27	9	36	110	42	152	170
April	93	44	137	88	0	88	181	44	225	166
May	90	18	108	16	0	16	106	18	124	159
June	83	22	105	75	0	75	158	22	180	148
July	83	20	103	37	0	37	120	20	140	139
August	53	4	57	66	0	66	119	4	123	134
September	57	19	76	40	0	40	97	19	116	133
October	70	28	98	6	6	12	76	34	110	134
November	88	13	101	55	36	91	143	49	192	140

## VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
<b>1996-1997</b>	108 382	70 015	20 162	198 558	153 401	<b>351 959</b>
<b>1997-1998</b>	120 218	101 354	19 630	241 202	102 259	<b>343 462</b>
<b>1998-1999</b>	132 521	69 281	23 004	224 806	94 020	<b>318 826</b>
5 months to Nov 1998	58 724	33 080	10 565	102 369	45 479	<b>147 848</b>
5 months to Nov 1999	49 558	22 548	10 763	82 869	28 394	<b>111 263</b>
<b>1998</b>						
September	18 643	2 107	2 095	22 844	8 012	<b>30 856</b>
October	10 351	8 459	1 997	20 807	5 883	<b>26 690</b>
November	6 591	16 146	2 186	24 923	17 408	<b>42 331</b>
December	8 918	3 410	1 525	13 853	6 242	<b>20 094</b>
<b>1999</b>						
January	7 566	4 517	1 450	13 532	5 350	<b>18 882</b>
February	11 147	4 317	1 684	17 148	6 187	<b>23 335</b>
March	10 743	1 995	1 867	14 604	13 111	<b>27 715</b>
April	11 934	11 755	2 203	25 892	8 647	<b>34 540</b>
May	12 088	2 216	1 213	15 516	2 767	<b>18 283</b>
June	11 402	7 993	2 496	21 892	6 238	<b>28 130</b>
July	11 071	4 006	2 421	17 498	4 430	<b>21 928</b>
August	7 222	7 968	2 345	17 535	5 160	<b>22 695</b>
September	8 756	4 280	1 878	14 914	3 689	<b>18 603</b>
October	9 187	695	1 950	11 832	6 664	<b>18 496</b>
November	13 322	5 599	2 170	21 091	8 451	<b>29 542</b>
PUBLIC SECTOR (\$'000)						
<b>1996-1997</b>	29 083	2 337	3 180	34 600	87 848	<b>122 448</b>
<b>1997-1998</b>	43 637	8 224	8 137	59 999	145 294	<b>205 292</b>
<b>1998-1999</b>	75 832	4 624	7 569	88 024	94 091	<b>182 115</b>
5 months to Nov 1998	45 879	2 028	3 433	51 340	61 156	<b>112 495</b>
5 months to Nov 1999	12 415	5 269	1 923	19 607	34 921	<b>54 528</b>
<b>1998</b>						
September	11 052	278	1 546	12 876	4 594	<b>17 470</b>
October	11 633	239	519	12 391	6 268	<b>18 659</b>
November	4 984	351	370	5 705	10 012	<b>15 717</b>
December	3 294	150	1 072	4 516	9 181	<b>13 697</b>
<b>1999</b>						
January	3 767	295	165	4 227	1 852	<b>6 079</b>
February	5 678	1 100	882	7 660	11 287	<b>18 947</b>
March	5 291	1 051	999	7 341	2 276	<b>9 617</b>
April	5 979	0	727	6 706	573	<b>7 279</b>
May	2 582	0	107	2 689	1 464	<b>4 153</b>
June	3 361	0	186	3 546	6 303	<b>9 849</b>
July	2 982	0	542	3 523	740	<b>4 263</b>
August	781	0	480	1 261	8 883	<b>10 144</b>
September	2 945	0	50	2 995	2 753	<b>5 749</b>
October	3 738	712	671	5 121	4 149	<b>9 270</b>
November	1 970	4 557	180	6 707	18 396	<b>25 102</b>

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
<b>1996-1997</b>	137 465	72 352	23 341	233 159	241 249	<b>474 407</b>
<b>1997-1998</b>	163 855	109 578	27 768	301 201	247 553	<b>548 754</b>
<b>1998-1999</b>	208 353	73 905	30 572	312 831	188 110	<b>500 941</b>
5 months to Nov 1998	104 603	35 107	13 998	153 708	106 635	<b>260 343</b>
5 months to Nov 1999	61 973	27 817	12 686	102 476	63 315	<b>165 791</b>
<b>1998</b>						
September	29 695	2 385	3 640	35 720	12 606	<b>48 326</b>
October	21 984	8 698	2 516	33 198	12 151	<b>45 349</b>
November	11 575	16 497	2 556	30 628	27 419	<b>58 048</b>
December	12 212	3 560	2 598	18 369	15 422	<b>33 791</b>
<b>1999</b>						
January	11 333	4 812	1 615	17 759	7 201	<b>24 961</b>
February	16 825	5 417	2 566	24 808	17 473	<b>42 281</b>
March	16 033	3 046	2 865	21 945	15 386	<b>37 331</b>
April	17 914	11 755	2 930	32 598	9 221	<b>41 819</b>
May	14 670	2 216	1 319	18 205	4 231	<b>22 436</b>
June	14 763	7 993	2 682	25 438	12 541	<b>37 979</b>
July	14 052	4 006	2 962	21 021	5 170	<b>26 191</b>
August	8 003	7 968	2 825	18 796	14 043	<b>32 838</b>
September	11 702	4 280	1 928	17 910	6 442	<b>24 352</b>
October	12 924	1 407	2 622	16 953	10 813	<b>27 766</b>
November	15 292	10 156	2 350	27 797	26 847	<b>54 644</b>

(a) Refer to Explanatory Notes paragraph 12.

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

### NEW OTHER RESIDENTIAL BUILDING .....

Period	New houses	Semi-detached row or terrace houses, townhouses, etc. of .....		Flats, units or apartments in a building of .....				Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
<b>1996-1997</b>	1 105	136	81	217	236	27	362	625	842	1 947
<b>1997-1998</b>	1 248	241	155	396	170	55	335	560	956	2 204
<b>1998-1999</b>	1 518	120	36	156	154	53	319	526	682	2 200
<b>1998</b>										
September	210	4	4	8	21	0	0	21	29	239
October	161	8	5	13	28	0	41	69	82	243
November	92	15	2	17	28	0	82	110	127	219
December	98	8	4	12	3	23	0	26	38	136
<b>1999</b>										
January	86	19	0	19	2	0	31	33	52	138
February	124	14	2	16	4	12	29	45	61	185
March	116	0	2	2	9	9	15	33	35	151
April	134	21	13	34	18	0	36	54	88	222
May	108	2	4	6	10	0	0	10	16	124
June	105	4	0	4	10	9	52	71	75	180
July	102	6	8	14	4	9	10	23	37	139
August	55	8	0	8	17	24	17	58	66	121
September	76	23	0	23	4	0	13	17	40	116
October	98	8	2	10	2	0	0	2	12	110
November	101	13	4	17	44	0	30	74	91	192
VALUE (\$'000)										
<b>1996-1997</b>	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
<b>1997-1998</b>	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
<b>1998-1999</b>	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
<b>1998</b>										
September	29 695	455	680	1 135	1 250	0	0	1 250	2 385	32 080
October	21 984	741	600	1 341	1 962	0	5 395	7 357	8 698	30 682
November	11 575	1 116	148	1 264	1 303	0	13 930	15 233	16 497	28 072
December	12 212	577	420	997	293	2 270	0	2 563	3 560	15 771
<b>1999</b>										
January	11 333	1 347	0	1 347	175	0	3 290	3 465	4 812	16 144
February	16 825	1 291	373	1 664	398	1 290	2 065	3 753	5 417	22 243
March	16 033	0	250	250	981	750	1 065	2 796	3 046	19 080
April	17 914	1 721	2 329	4 050	1 525	0	6 180	7 705	11 755	29 669
May	14 670	226	860	1 086	1 130	0	0	1 130	2 216	16 886
June	14 763	396	0	396	867	700	6 030	7 597	7 993	22 756
July	14 052	362	1 272	1 634	200	1 272	900	2 372	4 006	18 059
August	8 003	692	0	692	3 176	2 000	2 100	7 276	7 968	15 971
September	11 702	1 802	0	1 802	478	0	2 000	2 478	4 280	15 982
October	12 924	907	400	1 307	100	0	0	100	1 407	14 331
November	15 292	1 056	320	1 376	5 100	0	3 680	8 780	10 156	25 448

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc of .....</i>			<i>Flats, units or apartments in a building of.....</i>			<i>Total</i>	<i>Total new residential building</i>	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
<b>NORTHERN TERRITORY</b>	101	13	4	17	44	0	30	74	91	192
<b>Darwin (SD)</b>	59	13	4	17	44	0	30	74	91	150
Darwin City (SSD)	8	4	4	8	34	0	30	64	72	80
Palmerston-East Arm (SSD)	51	9	0	9	10	0	0	10	19	70
<b>Northern Territory Balance (SD)</b>	42	0	0	0	0	0	0	0	0	42
Darwin Rural Areas (SSD)	17	0	0	0	0	0	0	0	0	17
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	0	0	0	0	0	0	0	1
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	1	0	0	0	0	0	0	0	0	1
Lower Top End NT (SSD)	11	0	0	0	0	0	0	0	0	11
Katherine (T)	9	0	0	0	0	0	0	0	0	9
Barkly (SSD)	3	0	0	0	0	0	0	0	0	3
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	9	0	0	0	0	0	0	0	0	9
Alice Springs (T)	5	0	0	0	0	0	0	0	0	5
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	15 292	1 056	320	1 376	5 100	0	3 680	8 780	10 156	25 448
<b>Darwin (SD)</b>	9 505	1 056	320	1 376	5 100	0	3 680	8 780	10 156	19 661
Darwin City (SSD)	2 209	326	320	646	4 400	0	3 680	8 080	8 726	10 935
Palmerston-East Arm (SSD)	7 295	730	0	730	700	0	0	700	1 430	8 725
<b>Northern Territory Balance (SD)</b>	5 787	0	0	0	0	0	0	0	0	5 787
Darwin Rural Areas (SSD)	2 077	0	0	0	0	0	0	0	0	2 077
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	189	0	0	0	0	0	0	0	0	189
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	160	0	0	0	0	0	0	0	0	160
Lower Top End NT (SSD)	1 680	0	0	0	0	0	0	0	0	1 680
Katherine (T)	1 420	0	0	0	0	0	0	0	0	1 420
Barkly (SSD)	426	0	0	0	0	0	0	0	0	426
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	1 255	0	0	0	0	0	0	0	0	1 255
Alice Springs (T)	875	0	0	0	0	0	0	0	0	875

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1996-1997</b>	140.7	74.6	215.3	23.9	239.3	242.9	<b>482.7</b>
<b>1997-1998</b>	163.8	109.6	273.5	27.7	301.2	247.5	<b>548.7</b>
<b>1998-1999</b>	207.5	72.4	280.2	30.4	310.6	190.0	<b>500.5</b>
<b>1998</b>							
June	48.4	35.2	83.6	8.9	92.5	91.0	<b>183.6</b>
September	71.2	9.7	81.0	8.9	89.9	66.8	<b>156.7</b>
December	45.8	28.2	74.0	7.7	81.7	55.9	<b>137.5</b>
<b>1999</b>							
March	43.8	13.0	56.9	7.0	63.9	40.8	<b>104.7</b>
June	46.7	21.5	68.3	6.8	75.1	26.5	<b>101.6</b>
September	33.0	15.9	48.9	8.7	57.5	26.0	<b>83.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
June	21.9	-1.9	10.6	11.3	10.6	79.1	<b>36.8</b>
September	47.1	-72.4	-3.1	0.0	-2.8	-26.6	<b>-14.7</b>
December	-35.7	190.7	-8.6	-13.5	-9.1	-16.3	<b>-12.3</b>
<b>1999</b>							
March	-4.4	-53.9	-23.1	-9.1	-21.8	-27.0	<b>-23.9</b>
June	6.6	65.4	20.0	-2.9	17.5	-35.0	<b>-3.0</b>
September	-29.3	-26.0	-28.4	27.9	-23.4	-1.9	<b>-17.8</b>

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

(b) Refer to Explanatory Notes paragraph 12.



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
<b>1996-1997</b>	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	<b>153 401</b>
<b>1997-1998</b>	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	<b>102 259</b>
<b>1998-1999</b>	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	<b>94 020</b>
<b>1998</b>											
November	0	760	0	330	1 008	0	0	0	15 310	0	<b>17 408</b>
December	0	405	216	770	1 534	92	0	0	2 650	575	<b>6 242</b>
<b>1999</b>											
January	320	820	1 560	0	1 498	1 002	0	0	150	0	<b>5 350</b>
February	0	722	450	150	4 034	0	0	0	531	300	<b>6 187</b>
March	8 018	355	0	1 500	758	0	0	0	2 480	0	<b>13 111</b>
April	440	1 261	2 200	297	1 626	890	0	1 934	0	0	<b>8 647</b>
May	450	0	147	160	1 325	390	295	0	0	0	<b>2 767</b>
June	360	3 668	0	549	817	570	0	0	0	274	<b>6 238</b>
July	715	1 025	265	492	1 235	399	200	0	100	0	<b>4 430</b>
August	240	0	0	944	1 510	1 454	400	0	450	162	<b>5 160</b>
September	0	0	0	654	2 729	306	0	0	0	0	<b>3 689</b>
October	1 700	1 986	0	1 153	527	0	78	0	1 220	0	<b>6 664</b>
November	450	2 305	0	500	3 341	1 440	50	0	90	275	<b>8 451</b>
PUBLIC SECTOR											
<b>1996-1997</b>	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	<b>87 848</b>
<b>1997-1998</b>	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	<b>145 294</b>
<b>1998-1999</b>	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	<b>94 091</b>
<b>1998</b>											
November	0	0	0	578	298	440	0	486	106	8 104	<b>10 012</b>
December	0	0	0	660	1 839	532	0	0	0	6 150	<b>9 181</b>
<b>1999</b>											
January	0	0	0	220	60	853	0	299	273	146	<b>1 852</b>
February	0	0	0	243	56	339	0	10 000	0	649	<b>11 287</b>
March	0	0	0	180	1 356	188	0	0	154	397	<b>2 276</b>
April	0	0	0	0	0	457	0	0	0	116	<b>573</b>
May	0	0	264	210	0	690	0	0	0	300	<b>1 464</b>
June	0	220	0	1 000	2 648	0	0	2 300	0	135	<b>6 303</b>
July	0	0	0	0	0	650	0	0	0	90	<b>740</b>
August	0	0	0	100	0	3 189	0	149	0	5 445	<b>8 883</b>
September	0	0	0	0	0	1 005	0	1 203	0	545	<b>2 753</b>
October	0	0	0	2 765	52	350	0	360	435	187	<b>4 149</b>
November	0	0	0	0	568	1 135	0	230	0	16 463	<b>18 396</b>
TOTAL											
<b>1996-1997</b>	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	<b>241 249</b>
<b>1997-1998</b>	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	<b>247 553</b>
<b>1998-1999</b>	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	<b>188 110</b>
<b>1998</b>											
November	0	760	0	908	1 305	440	0	486	15 416	8 104	<b>27 419</b>
December	0	405	216	1 430	3 373	624	0	0	2 650	6 725	<b>15 422</b>
<b>1999</b>											
January	320	820	1 560	220	1 558	1 855	0	299	423	146	<b>7 201</b>
February	0	722	450	393	4 090	339	0	10 000	531	949	<b>17 473</b>
March	8 018	355	0	1 680	2 114	188	0	0	2 634	397	<b>15 386</b>
April	440	1 261	2 200	297	1 626	1 347	0	1 934	0	116	<b>9 221</b>
May	450	0	411	370	1 325	1 080	295	0	0	300	<b>4 231</b>
June	360	3 888	0	1 549	3 465	570	0	2 300	0	409	<b>12 541</b>
July	715	1 025	265	492	1 235	1 049	200	0	100	90	<b>5 170</b>
August	240	0	0	1 044	1 510	4 643	400	149	450	5 607	<b>14 043</b>
September	0	0	0	654	2 729	1 311	0	1 203	0	545	<b>6 442</b>
October	1 700	1 986	0	3 918	579	350	78	360	1 655	187	<b>10 813</b>
November	450	2 305	0	500	3 909	2 575	50	230	90	16 738	<b>26 847</b>

## BUILDING APPROVED IN STATISTICAL AREAS

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
PRIVATE SECTOR									
<b>NORTHERN TERRITORY</b>	88	55	143	13 322	5 599	2 170	21 091	8 451	<b>29 542</b>
<b>Darwin (SD)</b>	59	55	114	9 505	5 599	1 321	16 425	5 195	<b>21 620</b>
Darwin City (SSD)	8	36	44	2 209	4 169	1 141	7 520	3 787	11 307
Palmerston–East Arm (SSD)	51	19	70	7 295	1 430	180	8 905	1 408	10 313
<b>Northern Territory Balance (SD)</b>	29	0	29	3 817	0	848	4 666	3 256	<b>7 922</b>
Darwin Rural Areas (SSD)	17	0	17	2 077	0	377	2 454	1 501	3 955
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	296	296	275	571
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0
Lower Top End NT (SSD)	7	0	7	866	0	43	909	1 376	2 285
Katherine (T)	6	0	6	766	0	43	809	1 326	2 135
Barkly (SSD)	0	0	0	0	0	20	20	0	20
Tennant Creek (T)	0	0	0	0	0	20	20	0	20
Central NT (SSD)	5	0	5	875	0	113	988	104	1 092
Alice Springs (T)	5	0	5	875	0	113	988	54	1 042
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	13	36	49	1 970	4 557	180	6 707	18 396	<b>25 102</b>
<b>Darwin (SD)</b>	0	36	36	0	4 557	0	4 557	423	<b>4 980</b>
Darwin City (SSD)	0	36	36	0	4 557	0	4 557	98	4 655
Palmerston–East Arm (SSD)	0	0	0	0	0	0	0	325	325
<b>Northern Territory Balance (SD)</b>	13	0	13	1 970	0	180	2 150	17 973	<b>20 123</b>
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	16 533	16 533
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	1	189	0	0	189	0	189
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	1	0	1	160	0	120	280	0	280
Lower Top End NT (SSD)	4	0	4	814	0	60	874	315	1 189
Katherine (T)	3	0	3	654	0	0	654	315	969
Barkly (SSD)	3	0	3	426	0	0	426	0	426
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	4	0	4	380	0	0	380	1 125	1 505
Alice Springs (T)	0	0	0	0	0	0	61	61	0

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
TOTAL									
<b>NORTHERN TERRITORY</b>	101	91	192	15 292	10 156	2 350	27 797	26 847	<b>54 644</b>
<b>Darwin (SD)</b>	59	91	150	9 505	10 156	1 321	20 982	5 618	<b>26 600</b>
Darwin City (SSD)	8	72	80	2 209	8 726	1 141	12 077	3 885	15 962
Palmerston–East Arm (SSD)	51	19	70	7 295	1 430	180	8 905	1 733	10 638
<b>Northern Territory Balance (SD)</b>	42	0	42	5 787	0	1 028	6 815	21 229	<b>28 044</b>
Darwin Rural Areas (SSD)	17	0	17	2 077	0	377	2 454	18 034	20 488
Bathurst–Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	1	189	0	296	485	275	760
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	1	0	1	160	0	120	280	0	280
Lower Top End NT (SSD)	11	0	11	1 680	0	103	1 783	1 691	3 474
Katherine (T)	9	0	9	1 420	0	43	1 463	1 641	3 104
Barkly (SSD)	3	0	3	426	0	20	446	0	446
Tennant Creek (T)	0	0	0	0	0	20	20	0	20
Central NT (SSD)	9	0	9	1 255	0	113	1 368	1 229	2 596
Alice Springs (T)	5	0	5	875	0	113	988	115	1 102

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### TREND ESTIMATES

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

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

### CHAIN VOLUME MEASURES

**15** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

## EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<b>17</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1999 Edition</i> (Cat. no. 1216.0), effective 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.
UNPUBLISHED DATA	<b>18</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.
RELATED PUBLICATIONS	<b>19</b> Users may also wish to refer to the following publications: <ul style="list-style-type: none"><li>▪ <i>Building Activity, Building Work Done, Australia</i> (Cat. no 8755.0)</li><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Activity, Northern Territory</i> (Cat. no. 8752.7)</li><li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).</li></ul>
ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.
SYMBOLS AND OTHER USAGES	n.a. not available SD Statistical Division SSD Statistical Subdivision T Town

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.

## G L O S S A R Y

<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 7). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 9 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.



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