



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) TUES 1 DEC 1998

OCTOBER KEY FIGURES

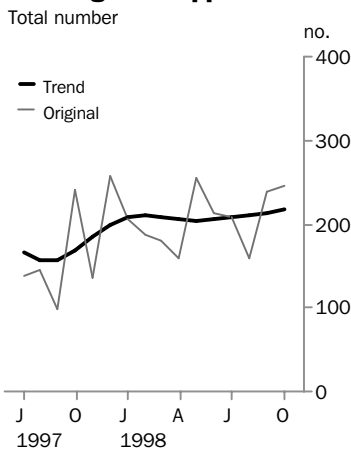
TREND ESTIMATES	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Total dwelling units	218	1.9	29.8

ORIGINAL	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	85	-37.5	-2.3
Total dwelling units	245	2.5	1.2

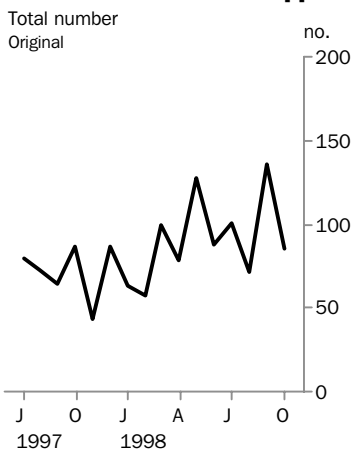
OCTOBER KEY POINTS

- The total number of dwellings approved in October was 245; with 161 houses and 84 other dwellings.
- The majority of dwelling approvals were in Palmerston (66 houses and 15 other dwellings) and Darwin (12 houses and 65 other dwellings)
- The value of residential building approved was \$33.2 million with \$30.7 million attributable to new work and \$2.5 million for alterations and additions.
- The value of non-residential work approved was \$12.1 million. The miscellaneous category contributed \$1.9 million, followed by education with \$1.5 million.
- There were no building jobs valued at \$5 million or over and 8 projects valued between \$1 million and \$5 million.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999
February 1999	30 March 1999
March 1999	4 May 1999
April 1999	2 June 1999



CHANGES IN THIS ISSUE

Constant price estimates in table 5 have been replaced by chain volume measures. For more information see paragraphs 15 and 16 of Explanatory Notes.



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(a)..			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>
1995-96	838	97	935	396	121	517	1 234	218	1 452	n.a.
1996-97	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
1997-98	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
4 months to Oct 1997	303	96	399	220	4	224	523	100	623	n.a.
4 months to Oct 1998	392	266	658	175	18	193	567	284	851	n.a.
1997										
August	72	36	108	38	0	38	110	36	146	157
September	64	9	73	23	2	25	87	11	98	156
October	87	48	135	105	2	107	192	50	242	168
November	43	26	69	66	0	66	109	26	135	184
December	87	28	115	142	0	142	229	28	257	199
1998										
January	63	41	104	103	0	103	166	41	207	209
February	57	18	75	49	64	113	106	82	188	211
March	99	22	121	58	0	58	157	22	179	209
April	78	23	101	45	13	58	123	36	159	205
May	128	15	143	113	0	113	241	15	256	204
June	88	39	127	87	0	87	175	39	214	205
July	100	74	174	35	0	35	135	74	209	208
August	71	42	113	31	14	45	102	56	158	211
September	136	74	210	27	2	29	163	76	239	214
October	85	76	161	82	2	84	167	78	245	218

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
1995-96	83 369	38 318	21 398	143 085	112 754	255 839
1996-97	108 382	70 015	20 162	198 558	153 401	351 959
1997-98	120 218	101 354	19 630	241 202	102 259	343 462
4 months to Oct 1997	38 829	17 928	6 156	62 913	29 331	92 244
4 months to Oct 1998	52 133	16 934	8 379	77 445	28 072	105 517
1997						
August	9 487	3 757	1 681	14 924	6 852	21 776
September	8 484	1 458	1 102	11 044	5 833	16 876
October	10 349	7 983	1 554	19 886	7 718	27 603
November	4 677	5 714	1 032	11 423	4 232	15 655
December	10 481	14 045	2 371	26 897	6 377	33 274
1998						
January	6 854	21 657	1 313	29 825	2 918	32 743
February	7 591	2 921	1 407	11 919	7 460	19 379
March	13 937	4 879	1 352	20 168	13 654	33 822
April	8 967	5 403	922	15 291	9 096	24 387
May	17 089	13 673	3 044	33 806	8 392	42 198
June	11 792	15 135	2 034	28 961	20 799	49 760
July	13 909	3 485	1 925	19 319	6 803	26 122
August	9 230	2 883	2 363	14 475	7 374	21 850
September	18 643	2 107	2 095	22 844	8 012	30 856
October	10 351	8 459	1 997	20 807	5 883	26 690
PUBLIC SECTOR (\$'000)						
1995-96	15 473	7 640	6 028	29 141	109 290	138 430
1996-97	29 083	2 337	3 180	34 600	87 848	122 448
1997-98	43 637	8 224	8 137	59 999	145 294	205 292
4 months to Oct 1997	15 013	445	1 075	16 532	45 835	62 368
4 months to Oct 1998	40 895	1 677	3 063	45 635	50 064	95 698
1997						
August	5 731	0	260	5 990	3 683	9 673
September	1 525	295	0	1 820	3 505	5 325
October	7 234	150	750	8 134	15 938	24 071
November	2 820	0	22	2 841	400	3 241
December	4 072	0	200	4 272	19 751	24 023
1998						
January	5 758	0	473	6 231	13 454	19 684
February	2 741	6 479	2 812	12 031	12 099	24 130
March	2 767	0	654	3 421	1 273	4 693
April	2 539	1 300	2 245	6 084	12 801	18 885
May	2 081	0	658	2 739	31 477	34 217
June	5 848	0	0	5 848	8 204	14 052
July	11 443	0	538	11 981	32 796	44 778
August	6 767	1 160	459	8 386	6 405	14 791
September	11 052	278	1 546	12 876	4 594	17 470
October	11 633	239	519	12 391	6 268	18 659

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1995-96	98 842	45 958	27 426	172 226	222 043	394 269
1996-97	137 465	72 352	23 341	233 159	241 249	474 407
1997-98	163 855	109 578	27 768	301 201	247 553	548 754
4 months to Oct 1997	53 842	18 373	7 230	79 446	75 166	154 612
4 months to Oct 1998	93 028	18 610	11 442	123 080	78 135	201 215
1997						
August	15 217	3 757	1 940	20 914	10 535	31 449
September	10 009	1 753	1 102	12 863	9 338	22 201
October	17 583	8 133	2 304	28 019	23 655	51 675
November	7 497	5 714	1 054	14 264	4 632	18 896
December	14 553	14 045	2 571	31 169	26 128	57 297
1998						
January	12 612	21 657	1 786	36 055	16 372	52 427
February	10 331	9 400	4 219	23 950	19 559	43 509
March	16 704	4 879	2 005	23 588	14 927	38 515
April	11 506	6 703	3 166	21 375	21 897	43 272
May	19 170	13 673	3 702	36 545	39 869	76 414
June	17 640	15 135	2 034	34 809	29 003	63 812
July	25 352	3 485	2 464	31 300	39 599	70 899
August	15 997	4 043	2 822	22 862	13 779	36 641
September	29 695	2 385	3 640	35 720	12 606	48 326
October	21 984	8 698	2 516	33 198	12 151	45 349

(a) Refer to Explanatory Notes paragraph 12.

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

NEW OTHER RESIDENTIAL BUILDING

Period	Total 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)										
1995-96	931	101	65	166	234	9	96	339	505	1 436
1996-97	1 105	136	81	217	236	27	362	625	842	1 947
1997-98	1 248	241	155	396	170	55	335	560	956	2 204
1997										
August	108	9	0	9	13	15	0	28	37	145
September	73	4	0	4	20	0	0	20	24	97
October	135	35	31	66	29	0	11	40	106	241
November	69	16	4	20	18	12	16	46	66	135
December	115	21	10	31	27	18	66	111	142	257
1998										
January	103	0	5	5	4	0	94	98	103	206
February	75	78	23	101	0	0	10	10	111	186
March	121	18	21	39	9	0	9	18	57	178
April	99	13	9	22	26	10	0	36	58	157
May	141	45	28	73	4	0	36	40	113	254
June	127	0	10	10	0	0	77	77	87	214
July	173	12	0	12	0	0	22	22	34	207
August	111	13	0	13	21	0	11	32	45	156
September	210	4	4	8	21	0	0	21	29	239
October	161	8	5	13	28	0	41	69	82	243
VALUE (\$'000)										
1995-96	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	144 800
1996-97	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
1997-98	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
1997										
August	15 217	1 115	0	1 115	1 467	1 175	0	2 642	3 757	18 974
September	10 009	463	0	463	1 290	0	0	1 290	1 753	11 762
October	17 583	2 502	3 090	5 592	1 641	0	900	2 541	8 133	25 715
November	7 497	1 014	600	1 614	1 830	770	1 500	4 100	5 714	13 210
December	14 553	1 611	1 050	2 661	2 379	1 400	7 605	11 384	14 045	28 598
1998										
January	12 612	0	500	500	307	0	20 850	21 157	21 657	34 269
February	10 331	4 800	3 400	8 200	0	0	1 200	1 200	9 400	19 731
March	16 704	1 340	1 580	2 920	959	0	1 000	1 959	4 879	21 583
April	11 506	1 108	900	2 008	3 095	1 600	0	4 695	6 703	18 209
May	19 170	3 563	3 150	6 713	660	0	6 300	6 960	13 673	32 842
June	17 640	0	1 520	1 520	0	0	13 615	13 615	15 135	32 775
July	25 352	910	0	910	0	0	2 575	2 575	3 485	28 837
August	15 997	972	0	972	1 781	0	1 290	3 071	4 043	20 040
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

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	New houses	Semi-detached, row or terrace houses, townhouses, etc of						Total	Total new residential building	
		Flats, units or apartments in a building of.....			Total					
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			Total
DWELLING UNITS (Number)										
NORTHERN TERRITORY	161	8	5	13	28	0	41	69	82	243
Darwin (SD)	78	6	5	11	28	0	41	69	80	158
Darwin City (SSD)	12	2	5	7	17	0	41	58	65	77
Palmerston-East Arm (SSD)	66	4	0	4	11	0	0	11	15	81
Northern Territory Balance (SD)	83	2	0	2	0	0	0	0	2	85
Darwin Rural Areas (SSD)	28	0	0	0	0	0	0	0	0	28
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	0	0	0	0	0	0	0	2
Daly (SSD)	2	0	0	0	0	0	0	0	0	2
East Arnhem (SSD)	7	2	0	2	0	0	0	0	2	9
Lower Top End (SSD)	24	0	0	0	0	0	0	0	0	24
Katherine (T)	19	0	0	0	0	0	0	0	0	19
Barkly (SSD)	1	0	0	0	0	0	0	0	0	1
Tennant Creek (T)	1	0	0	0	0	0	0	0	0	1
Central NT (SSD)	19	0	0	0	0	0	0	0	0	19
Alice Springs (T)	5	0	0	0	0	0	0	0	0	5
VALUE (\$'000)										
NORTHERN TERRITORY	21 984	741	600	1 341	1 982	0	5 395	7 357	8 698	30 682
Darwin (SD)	11 617	502	600	1 102	1 962	0	5 395	7 357	8 459	20 076
Darwin City (SSD)	2 096	166	600	766	920	0	5 395	6 315	7 081	9 177
Palmerston-East Arm (SSD)	9 521	336	0	336	1 042	0	0	1 042	1 378	10 899
Northern Territory Balance (SD)	10 367	239	0	239	0	0	0	0	239	10 606
Darwin Rural Areas (SSD)	2 996	0	0	0	0	0	0	0	0	2 996
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	297	0	0	0	0	0	0	0	0	297
Daly (SSD)	306	0	0	0	0	0	0	0	0	306
East Arnhem (SSD)	1 240	239	0	239	0	0	0	0	239	1 479
Lower Top End (SSD)	3 072	0	0	0	0	0	0	0	0	3 072
Katherine (T)	2 470	0	0	0	0	0	0	0	0	2 470
Barkly (SSD)	137	0	0	0	0	0	0	0	0	137
Tennant Creek (T)	137	0	0	0	0	0	0	0	0	137
Central NT (SSD)	2 320	0	0	0	0	0	0	0	0	2 320
Alice Springs (T)	540	0	0	0	0	0	0	0	0	540

(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)							
1995-96	103.0	46.6	149.5	28.6	177.9	225.5	403.5
1996-97	137.5	72.4	209.8	23.3	233.2	241.3	474.4
1997-98	160.4	106.6	266.9	27.1	294.1	240.1	534.4
ORIGINAL (% change from preceding quarter)							
1997							
June	44.1	23.4	67.5	6.7	74.2	51.6	125.5
September	35.4	10.1	45.5	4.8	50.3	50.5	100.9
December	38.7	27.3	65.9	5.8	71.7	53.0	124.8
1998							
March	38.9	34.9	73.8	7.8	81.6	49.3	130.9
June	47.4	34.3	81.7	8.7	90.5	87.3	177.8
September	69.8	9.5	79.3	8.8	88.0	63.1	151.2
1997							
June	58.1	116.7	74.9	36.7	70.6	52.2	62.4
September	-19.7	-56.8	-32.6	-28.4	-32.2	-2.1	-19.6
December	9.3	170.3	44.8	20.8	42.5	5.0	23.7
1998							
March	0.5	27.8	12.0	34.5	13.8	-7.0	4.9
June	21.9	-1.7	10.7	11.5	10.9	77.1	35.8
September	47.3	-72.3	-2.9	1.1	-2.8	-27.7	-15.0

(a) Reference year for chain volume measures is 1996-97.
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 accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1995-96	38 821	14 599	3 212	13 302	19 837	5 256	609	3 210	10 216	3 693	112 754
1996-97	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	153 401
1997-98	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1997											
October	0	2 409	382	350	2 565	0	0	0	1 782	230	7 718
November	0	1 608	300	830	1 294	0	0	200	0	0	4 232
December	0	552	897	861	1 401	88	0	0	0	2 579	6 377
1998											
January	0	238	300	956	892	290	0	152	90	0	2 918
February	0	1 361	0	870	4 689	475	0	0	65	0	7 460
March	0	719	100	1 952	2 445	0	0	0	8 014	425	13 654
April	0	6 098	600	567	1 305	300	0	80	0	146	9 096
May	0	5 378	0	1 237	1 530	0	0	0	0	247	8 392
June	0	14 644	1 193	3 135	1 424	54	130	0	220	0	20 799
July	0	808	180	4 694	966	0	0	0	0	155	6 803
August	0	1 178	1 470	1 920	2 596	0	0	0	0	210	7 374
September	2 963	470	0	1 020	1 163	190	56	0	200	1 950	8 012
October	0	1 726	0	1 713	1 894	0	0	0	305	245	5 883
PUBLIC SECTOR											
1995-96	0	4 246	1 824	13 412	14 147	26 037	2 361	1 433	11 551	34 279	109 290
1996-97	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	87 848
1997-98	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1997											
October	0	52	0	12 100	0	214	0	0	0	3 572	15 938
November	0	0	0	0	0	0	0	0	400	0	400
December	0	0	0	400	460	1 927	0	447	0	16 517	19 751
1998											
January	0	0	0	646	0	7 383	0	125	3 200	2 100	13 454
February	0	0	0	0	0	7 431	0	205	0	4 463	12 099
March	0	142	0	50	330	402	0	115	0	234	1 273
April	0	0	0	0	10 100	1 510	0	0	122	1 069	12 801
May	0	0	0	14 170	9 260	0	0	0	0	8 047	31 477
June	0	220	0	513	0	3 471	0	0	0	4 000	8 204
July	0	0	0	22 800	0	2 666	0	4 700	0	2 630	32 796
August	0	0	0	388	67	2 774	0	1 381	363	1 432	6 405
September	143	400	0	302	1 650	1 047	0	1 052	0	0	4 594
October	0	0	0	0	1 190	1 631	0	963	362	2 122	6 268
TOTAL											
1995-96	38 821	18 845	5 036	26 714	33 984	31 293	2 969	4 643	21 767	37 972	222 043
1996-97	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	241 249
1997-98	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1997											
October	0	2 461	382	12 450	2 565	214	0	0	1 782	3 801	23 655
November	0	1 608	300	830	1 294	0	0	200	400	0	4 632
December	0	552	897	1 261	1 861	2 015	0	447	0	19 095	26 128
1998											
January	0	238	300	1 602	892	7 673	0	278	3 290	2 100	16 372
February	0	1 361	0	870	4 689	7 906	0	205	65	4 463	19 559
March	0	862	100	2 002	2 775	402	0	115	8 014	659	14 927
April	0	6 098	600	567	11 405	1 810	0	80	122	1 215	21 897
May	0	5 378	0	15 407	10 790	0	0	0	0	8 294	39 869
June	0	14 864	1 193	3 648	1 424	3 525	130	0	220	4 000	29 003
July	0	808	180	27 494	966	2 666	0	4 700	0	2 785	39 599
August	0	1 178	1 470	2 308	2 663	2 774	0	1 381	363	1 642	13 779
September	3 106	870	0	1 322	2 813	1 237	56	1 052	200	1 950	12 606
October	0	1 726	0	1 713	3 084	1 631	0	963	667	2 367	12 151

BUILDING APPROVED IN STATISTICAL AREAS

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
PRIVATE SECTOR									
NORTHERN TERRITORY	85	80	167	10 351	8 459	1 997	20 807	5 883	26 690
Darwin (SD)	47	80	127	6 247	8 459	820	15 526	3 573	19 099
Darwin City (SSD)	9	65	74	1 706	7 081	733	9 520	3 473	12 993
Palmerston-East Arm (SSD)	38	15	53	4 541	1 378	87	6 006	100	6 106
Northern Territory Balance (SD)	38	0	40	4 104	0	1 177	5 281	2 310	7 591
Darwin Rural Areas (SSD)	28	0	28	2 996	0	469	3 464	715	4 179
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	1	0	1	150	0	0	150	0	150
Lower Top End (SSD)	3	0	5	282	0	205	487	1 238	1 725
Katherine (T)	3	0	5	282	0	205	487	1 238	1 725
Barkly (SSD)	1	0	1	137	0	0	137	0	137
Tennant Creek (T)	1	0	1	137	0	0	137	0	137
Central NT (SSD)	5	0	5	540	0	503	1 042	357	1 399
Alice Springs (T)	5	0	5	540	0	15	1 042	297	1 339
PUBLIC SECTOR									
NORTHERN TERRITORY	76	2	78	11 633	239	519	12 391	6 268	18 659
Darwin (SD)	31	0	31	5 370	0	60	5 430	2 234	7 665
Darwin City (SSD)	3	0	3	390	0	60	450	2 234	2 684
Palmerston-East Arm (SSD)	28	0	28	4 980	0	0	4 980	0	4 980
Northern Territory Balance (SD)	45	2	47	6 263	239	459	6 961	4 034	10 995
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	1 190	1 190
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	2	297	0	169	466	722	1 188
Daly (SSD)	2	0	2	306	0	0	306	0	306
East Arnhem (SSD)	6	2	8	1 090	239	73	1 402	0	1 402
Lower Top End (SSD)	21	0	21	2 790	0	0	2 790	150	2 940
Katherine (T)	16	0	16	2 188	0	0	2 188	150	2 338
Barkly (SSD)	0	0	0	0	0	127	127	0	127
Tennant Creek (T)	0	0	0	0	0	74	74	0	74
Central NT (SSD)	14	0	14	1 780	0	90	1 870	1 972	3 842
Alice Springs (T)	0	0	0	0	0	0	0	1 972	1 972

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
TOTAL									
NORTHERN TERRITORY	161	82	245	21 984	8 698	2 516	33 198	12 151	45 349
Darwin (SD)	78	80	158	11 617	8 459	880	20 957	5 807	26 764
Darwin City (SSD)	12	65	77	2 096	7 081	793	9 970	5 707	15 678
Palmerston-East Arm (SSD)	66	15	81	9 521	1 378	87	10 986	100	11 086
Northern Territory Balance (SD)	83	2	87	10 367	239	1 636	12 242	6 344	18 586
Darwin Rural Areas (SSD)	28	0	28	2 996	0	469	3 464	1 905	5 369
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	2	297	0	169	466	722	1 188
Daly (SSD)	2	0	2	306	0	0	306	0	306
East Arnhem (SSD)	7	2	9	1 240	239	73	1 552	0	1 552
Lower Top End (SSD)	24	0	26	3 072	0	205	3 277	1 388	4 666
Katherine (T)	19	0	21	2 470	0	205	2 675	1 388	4 064
Barkly (SSD)	1	0	1	137	0	127	264	0	264
Tennant Creek (T)	1	0	1	137	0	74	211	0	211
Central NT (SSD)	19	0	19	2 320	0	593	2 912	2 329	5 241
Alice Springs (T)	5	0	5	540	0	503	1 042	2 269	3 311

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

(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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

14 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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 1996-97). 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. The factors used to seasonally adjust the chain volume series are identical to those used to adjust the corresponding current price series.

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

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>17 Area statistics are now being classified to the <i>Australian Standard Geographic Classification, 1998 Edition</i> (1216.0), effective 1 July 1998 and Australian Standard Geographic Classification terminology has been adopted in the presentation of building statistics.</p>								
UNPUBLISHED DATA	<p>18 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>								
RELATED PUBLICATIONS	<p>19 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (8752.0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)▪ <i>Building Activity, Northern Territory</i> (8752.7)▪ <i>Building Approvals, Australia</i> (8731.0)▪ <i>Engineering Construction Activity, Australia</i> (8762.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)▪ <i>Price Index of Materials Used in House Building</i> (6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).								
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>								
SYMBOLS AND OTHER USAGES	<table><tr><td>n.a.</td><td>not available</td></tr><tr><td>SD</td><td>Statistical Division</td></tr><tr><td>SSD</td><td>Statistical Subdivision</td></tr><tr><td>T</td><td>Town</td></tr></table>	n.a.	not available	SD	Statistical Division	SSD	Statistical Subdivision	T	Town
n.a.	not available								
SD	Statistical Division								
SSD	Statistical Subdivision								
T	Town								

GLOSSARY

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

GLOSSARY

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

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