



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 8 FEB 2002

DECEMBER KEY FIGURES

	Oct 2001	Nov 2001	Dec 2001
Dwelling units approved			
Original	103	50	36
Trend	72	59	48
.....			
	% change Sep 2001 to Oct 2001	% change Oct 2001 to Nov 2001	% change Nov 2001 to Dec 2001
Dwelling units approved			
Original	37.3	-51.5	-28.0
Trend	-16.4	-18.8	-18.5

DECEMBER KEY POINTS

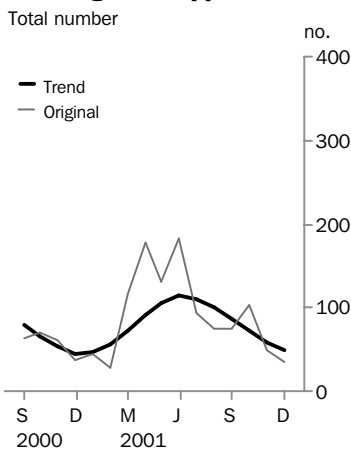
TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved has decreased for each month of the December quarter after decreasing in each of the previous three months.

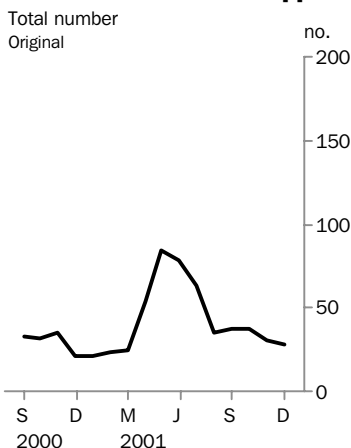
ORIGINAL ESTIMATES

- In original terms, the total number of dwelling units approved in the December 2001 quarter was 189. This is 55 dwellings fewer than the September 2001 quarter, and 21 dwellings more than the December 2000 quarter.
- Of the 189 dwellings approved in the December quarter, 61 were in Palmerston-East Arm, 56 in Darwin City and 27 in Litchfield Shire.
- The total value of building approved in the December 2001 quarter was \$65.4 million, down from \$68.7 million in the September 2001 quarter. The value of residential building fell from \$38.1 million in the September 2001 quarter to \$34.1 million in the December 2001 quarter, while the value of non-residential building rose from \$30.7 million in the September 2001 quarter to \$31.3 million in the December 2001 quarter.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2002	9 May 2002
June 2002	6 August 2002



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Special articles that include State/Territory data have appeared in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). The November 2001 article 'Largest and Fastest Growing Areas in Australia' presented those areas in each State/Territory that had recorded the greatest number of dwelling approvals over the 5 year period ended June 2001. It also showed which areas had experienced the greatest rates of growth over that same time. Other articles have been included in the May 2001, July 2001 and August 2001 issues. All of these articles can be viewed through accessing the ABS website at www.abs.gov.au and following the 'Australia Now' then 'Construction' links. Users who are interested in discussing these articles should contact Roger Mables on (08) 82377494.



REVISIONS THIS QUARTER

There are no significant revisions this quarter.



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>
1998-1999	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
1999-2000	738	170	908	528	102	630	1 266	272	1 538	n.a.
2000-2001	473	135	608	288	203	491	761	338	1 099	n.a.
6 months to Dec 2000	188	81	269	108	40	148	296	121	417	n.a.
6 months to Dec 2001	232	53	285	142	6	148	374	59	433	n.a.
2000										
October	32	9	41	21	8	29	53	17	70	65
November	35	22	57	4	0	4	39	22	61	53
December	21	6	27	2	8	10	23	14	37	45
2001										
January	21	21	42	2	0	2	23	21	44	46
February	23	3	26	2	0	2	25	3	28	55
March	25	12	37	80	0	80	105	12	117	72
April	54	11	65	45	68	113	99	79	178	91
May	84	4	88	44	0	44	128	4	132	106
June	78	3	81	7	95	102	85	98	183	114
July	63	0	63	31	0	31	94	0	94	111
August	35	9	44	31	0	31	66	9	75	101
September	38	6	44	31	0	31	69	6	75	86
October	38	29	67	36	0	36	74	29	103	72
November	30	5	35	13	2	15	43	7	50	59
December	28	4	32	0	4	4	28	8	36	48

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)						
1998-1999	132 521	69 281	23 004	224 806	94 020	318 826
1999-2000	103 269	65 781	24 676	193 725	68 309	262 035
2000-2001	68 805	30 043	17 990	116 838	96 206	213 044
6 months to Dec 2000	27 931	9 879	9 788	47 598	32 644	80 242
6 months to Dec 2001	35 721	14 032	10 633	60 386	50 842	111 228
2000						
October	5 724	2 630	1 932	10 286	2 885	13 171
November	4 474	525	2 134	7 133	3 174	10 307
December	2 483	0	1 486	3 970	4 160	8 130
2001						
January	2 881	330	1 418	4 629	6 643	11 271
February	3 065	210	1 262	4 537	3 061	7 598
March	3 788	5 156	1 068	10 012	13 337	23 349
April	8 338	7 200	1 252	16 790	3 823	20 613
May	11 313	6 168	1 704	19 185	32 616	51 802
June	11 490	1 100	1 498	14 088	4 082	18 169
July	8 832	3 207	1 861	13 900	5 387	19 287
August	5 197	2 686	1 934	9 817	7 566	17 383
September	5 787	2 768	1 806	10 361	10 046	20 407
October	6 779	3 589	2 195	12 563	5 955	18 518
November	4 625	1 782	1 636	8 043	6 411	14 454
December	4 502	0	1 202	5 703	15 477	21 181
PUBLIC SECTOR (\$'000)						
1998-1999	75 832	4 624	7 569	88 024	94 091	182 115
1999-2000	24 487	12 113	5 727	42 327	71 336	113 663
2000-2001	21 087	35 131	4 023	60 240	100 413	160 653
6 months to Dec 2000	12 341	4 097	1 757	18 195	79 754	97 949
6 months to Dec 2001	8 606	1 201	1 965	11 772	11 128	22 899
2000						
October	1 235	846	344	2 426	3 472	5 897
November	3 640	0	502	4 141	7 683	11 825
December	903	920	552	2 375	5 702	8 077
2001						
January	3 500	0	193	3 693	2 867	6 559
February	530	0	90	620	872	1 492
March	1 906	0	775	2 681	5 981	8 662
April	1 964	7 034	368	9 365	3 804	13 169
May	529	0	830	1 359	2 667	4 026
June	317	24 000	11	24 328	4 468	28 796
July	0	0	698	698	2 380	3 078
August	2 001	0	381	2 382	2 433	4 816
September	864	0	38	902	2 842	3 744
October	4 165	0	572	4 737	1 537	6 274
November	906	274	84	1 264	1 239	2 503
December	670	927	192	1 789	696	2 485

(a) Refer to Explanatory Notes paragraph 18.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1998-1999	208 353	73 905	30 572	312 831	188 110	500 941
1999-2000	127 756	77 894	30 404	236 053	139 645	375 698
2000-2001	89 892	65 174	22 013	177 078	196 619	373 697
6 months to Dec 2000	40 272	13 976	11 545	65 792	112 398	178 190
6 months to Dec 2001	44 327	15 233	12 598	72 158	61 970	134 128
2000						
October	6 960	3 476	2 276	12 712	6 357	19 069
November	8 114	525	2 636	11 275	10 857	22 132
December	3 387	920	2 038	6 345	9 862	16 207
2001						
January	6 381	330	1 611	8 321	9 509	17 831
February	3 595	210	1 352	5 157	3 933	9 090
March	5 694	5 156	1 843	12 693	19 318	32 011
April	10 302	14 234	1 620	26 155	7 627	33 783
May	11 842	6 168	2 534	20 544	35 283	55 827
June	11 807	25 100	1 509	38 416	8 550	46 965
July	8 832	3 207	2 559	14 598	7 767	22 365
August	7 198	2 686	2 315	12 199	9 999	22 198
September	6 651	2 768	1 844	11 263	12 888	24 151
October	10 944	3 589	2 766	17 299	7 492	24 792
November	5 530	2 056	1 720	9 306	7 651	16 957
December	5 171	927	1 394	7 492	16 173	23 666

(a) Refer to Explanatory Notes paragraph 16.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
1998-1999	1 518	120	36	156	154	53	319	526	682	2 200
1999-2000	903	187	81	268	98	40	203	341	609	1 512
2000-2001	605	243	30	273	30	16	167	213	486	1 091
2000										
October	41	8	12	20	0	9	0	9	29	70
November	57	2	2	4	0	0	0	0	4	61
December	26	8	0	8	0	0	0	0	8	34
2001										
January	42	0	0	0	2	0	0	2	2	44
February	26	0	0	0	2	0	0	2	2	28
March	36	80	0	80	0	0	0	0	80	116
April	65	81	0	81	0	0	32	32	113	178
May	88	10	14	24	0	0	19	19	43	131
June	81	0	0	0	0	7	95	102	102	183
July	63	0	2	2	10	0	18	28	30	93
August	44	8	0	8	22	0	0	22	30	74
September	44	0	2	2	17	0	12	29	31	75
October	67	8	12	20	0	0	16	16	36	103
November	35	6	8	14	0	0	0	0	14	49
December	32	4	0	4	0	0	0	0	4	36
VALUE (\$'000)										
1998-1999	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
1999-2000	127 755	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 649
2000-2001	89 892	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	155 066
2000										
October	6 960	846	1 800	2 646	0	830	0	830	3 476	10 436
November	8 114	232	293	525	0	0	0	0	525	8 639
December	3 387	920	0	920	0	0	0	0	920	4 307
2001										
January	6 381	0	0	0	330	0	0	330	330	6 711
February	3 595	0	0	0	210	0	0	210	210	3 805
March	5 694	5 156	0	5 156	0	0	0	0	5 156	10 850
April	10 302	8 234	0	8 234	0	0	6 000	6 000	14 234	24 536
May	11 842	1 275	2 128	3 403	0	0	2 765	2 765	6 168	18 010
June	11 807	0	0	0	0	1 100	24 000	25 100	25 100	36 907
July	8 832	0	300	300	1 107	0	1 800	2 907	3 207	12 039
August	7 198	1 130	0	1 130	1 556	0	0	1 556	2 686	9 884
September	6 651	0	200	200	1 370	0	1 198	2 568	2 768	9 419
October	10 944	599	990	1 589	0	0	2 000	2 000	3 589	14 533
November	5 530	651	1 405	2 056	0	0	0	0	2 056	7 587
December	5 171	927	0	927	0	0	0	0	927	6 098

(a) See Glossary for definition.

NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc of</i>			<i>Flats, units or apartments in a building of.....</i>			<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
DWELLING UNITS (Number)										
NORTHERN TERRITORY	134	18	20	38	0	0	16	16	54	188
Darwin (SD) (b)	97	10	20	30	0	0	16	16	46	143
Darwin City (SSD)	13	6	20	26	0	0	16	16	42	55
Palmerston-East Arm (SSD)	57	4	0	4	0	0	0	0	4	61
Litchfield Shire (SSD)	27	0	0	0	0	0	0	0	0	27
Northern Territory Balance (SD)	37	8	0	8	0	0	0	0	8	45
Finniss (SSD)	2	0	0	0	0	0	0	0	0	2
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	5	0	0	0	0	0	0	0	0	5
Daly (SSD)	1	0	0	0	0	0	0	0	0	1
East Arnhem (SSD)	3	4	0	4	0	0	0	0	4	7
Lower Top End NT (SSD)	7	2	0	2	0	0	0	0	2	9
Katherine (T)	6	2	0	2	0	0	0	0	2	8
Barkly (SSD)	2	0	0	0	0	0	0	0	0	2
Tennant Creek (T)	2	0	0	0	0	0	0	0	0	2
Central NT (SSD)	17	2	0	2	0	0	0	0	2	19
Alice Springs (T)	16	2	0	2	0	0	0	0	2	18
VALUE (\$'000)										
NORTHERN TERRITORY	21 645	2 177	2 395	4 572	0	0	2 000	2 000	6 572	28 218
Darwin (SD) (b)	15 915	815	2 395	3 210	0	0	2 000	2 000	5 210	21 125
Darwin City (SSD)	3 995	438	2 395	2 833	0	0	2 000	2 000	4 833	8 828
Palmerston-East Arm (SSD)	7 957	377	0	377	0	0	0	0	377	8 334
Litchfield Shire (SSD)	3 963	0	0	0	0	0	0	0	0	3 963
Northern Territory Balance (SD)	5 731	1 362	0	1 362	0	0	0	0	1 362	7 093
Finniss (SSD)	191	0	0	0	0	0	0	0	0	191
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	935	0	0	0	0	0	0	0	0	935
Daly (SSD)	280	0	0	0	0	0	0	0	0	280
East Arnhem (SSD)	508	927	0	927	0	0	0	0	927	1 435
Lower Top End NT (SSD)	1 119	274	0	274	0	0	0	0	274	1 393
Katherine (T)	956	274	0	274	0	0	0	0	274	1 230
Barkly (SSD)	135	0	0	0	0	0	0	0	0	135
Tennant Creek (T)	135	0	0	0	0	0	0	0	0	135
Central NT (SSD)	2 562	161	0	161	0	0	0	0	161	2 723
Alice Springs (T)	2 445	161	0	161	0	0	0	0	161	2 606

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1998-1999	214.5	76.1	290.7	31.5	322.2	187.0	509.2
1999-2000	127.7	77.8	205.6	30.4	236.0	139.6	375.7
2000-2001	82.4	61.3	143.6	20.1	163.8	198.2	362.0
2000							
June	25.0	24.5	49.5	8.0	57.5	35.4	93.0
September	19.9	8.5	28.3	4.2	32.5	85.9	118.4
December	16.8	4.6	21.4	6.3	27.7	27.3	55.1
2001							
March	14.3	5.4	19.7	4.4	24.1	33.1	57.2
June	31.4	42.8	74.2	5.2	79.5	51.9	131.3
September	20.9	8.2	29.1	6.2	35.3	30.8	66.0
ORIGINAL (% change from preceding quarter)							
2000							
June	-18.3	46.7	4.4	29.0	7.5	-3.3	3.0
September	-20.4	-65.3	-42.8	-47.5	-43.5	142.7	27.3
December	-15.6	-45.9	-24.4	50.0	-14.8	-68.2	-53.5
2001							
March	-14.9	17.4	-7.9	-30.2	-13.0	21.2	3.8
June	119.6	692.6	276.6	18.2	229.9	56.8	129.5
September	-33.4	-80.8	-60.8	19.2	-55.6	-40.7	-49.7

(a) Reference year for chain volume measures is 1999-2000.
Refer to Explanatory Notes paragraphs 19-20.

(b) Refer to Explanatory Notes paragraph 16.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1998-1999	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	94 020
1999-2000	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	68 309
2000-2001	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	96 206
2000											
December	0	0	0	545	3 315	0	0	0	60	240	4 160
2001											
January	3 900	633	0	760	1 350	0	0	0	0	0	6 643
February	0	1 081	0	750	898	182	0	0	150	0	3 061
March	10 808	689	110	620	880	110	0	0	50	70	13 337
April	100	320	0	2 447	701	0	90	0	0	165	3 823
May	10 000	7 388	0	737	3 735	380	0	0	10 377	0	32 616
June	0	3 553	0	80	449	0	0	0	0	0	4 082
July	300	290	1 374	395	1 648	220	0	1 160	0	0	5 387
August	450	756	0	927	698	3 700	0	1 035	0	0	7 566
September	210	3 073	3 505	1 320	1 531	217	190	0	0	0	10 046
October	1 226	1 786	460	1 051	1 262	0	0	0	170	0	5 955
November	800	758	156	2 745	1 593	115	0	245	0	0	6 411
December	12 578	840	56	651	1 178	175	0	0	0	0	15 477
PUBLIC SECTOR											
1998-1999	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	94 091
1999-2000	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	71 336
2000-2001	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	100 413
2000											
December	0	0	0	196	164	98	0	4 360	0	884	5 702
2001											
January	0	0	0	135	1 693	93	0	97	724	125	2 867
February	0	822	0	0	0	0	0	0	50	0	872
March	0	0	0	0	0	5 551	0	0	0	430	5 981
April	0	0	0	167	108	730	0	2 122	0	678	3 804
May	173	0	0	0	0	1 503	0	0	0	991	2 667
June	0	0	0	0	380	1 730	0	2 140	92	125	4 468
July	0	0	0	80	80	1 344	0	539	0	336	2 380
August	0	0	0	567	0	1 203	0	663	0	0	2 433
September	0	0	0	130	0	1 335	0	677	0	700	2 842
October	0	0	0	207	800	100	0	0	430	0	1 537
November	0	0	0	358	300	145	0	0	112	325	1 239
December	0	0	0	50	0	510	0	0	136	0	696
TOTAL											
1998-1999	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	188 110
1999-2000	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	139 645
2000-2001	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	196 619
2000											
December	0	0	0	741	3 479	98	0	4 360	60	1 124	9 862
2001											
January	3 900	633	0	895	3 043	93	0	97	724	125	9 509
February	0	1 903	0	750	898	182	0	0	200	0	3 933
March	10 808	689	110	620	880	5 661	0	0	50	500	19 318
April	100	320	0	2 614	809	730	90	2 122	0	843	7 627
May	10 173	7 388	0	737	3 735	1 883	0	0	10 377	991	35 283
June	0	3 553	0	80	829	1 730	0	2 140	92	125	8 550
July	300	290	1 374	475	1 728	1 564	0	1 699	0	336	7 767
August	450	756	0	1 494	698	4 903	0	1 698	0	0	9 999
September	210	3 073	3 505	1 450	1 531	1 552	190	677	0	700	12 888
October	1 226	1 786	460	1 258	2 062	100	0	0	600	0	7 492
November	800	758	156	3 103	1 893	260	0	245	112	325	7 651
December	12 578	840	56	701	1 178	685	0	0	136	0	16 173

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	96	48	145	15 905	5 371	5 032	26 308	27 843	54 152
Darwin (SD) (c)	77	46	124	13 353	5 210	3 818	22 381	11 318	33 699
Darwin City (SSD)	13	42	56	3 995	4 833	2 687	11 515	8 584	20 098
Palmerston—East Arm (SSD)	37	4	41	5 395	377	478	6 250	1 895	8 145
Litchfield Shire (SSD)	27	0	27	3 963	0	653	4 616	840	5 456
Northern Territory Balance (SD)	19	2	21	2 552	161	1 215	3 928	16 525	20 453
Finniss (SSD)	2	0	2	191	0	15	206	366	572
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	10	10	170	180
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)	3	0	3	452	0	41	493	400	893
Katherine (T)	2	0	2	288	0	41	329	400	729
Barkly (SSD)	2	0	2	135	0	50	185	550	735
Tennant Creek (T)	2	0	2	135	0	50	185	250	435
Central NT (SSD)	12	2	14	1 775	161	1 099	3 034	15 039	18 073
Alice Springs (T)	12	2	14	1 775	161	1 099	3 034	3 396	6 430
PUBLIC SECTOR									
NORTHERN TERRITORY	38	6	44	5 740	1 201	848	7 789	3 473	11 262
Darwin (SD) (c)	20	0	20	2 562	0	0	2 562	2 586	5 148
Darwin City (SSD)	0	0	0	0	0	0	0	2 186	2 186
Palmerston—East Arm (SSD)	20	0	20	2 562	0	0	2 562	0	2 562
Litchfield Shire (SSD)	0	0	0	0	0	0	0	400	400
Northern Territory Balance (SD)	18	6	24	3 178	1 201	848	5 227	887	6 114
Finniss (SSD)	0	0	0	0	0	0	0	0	0
Bathurst—Melville (SSD)	0	0	0	0	0	100	100	0	100
Alligator (SSD)	5	0	5	935	0	0	935	0	935
Daly (SSD)	1	0	1	280	0	0	280	0	280
East Arnhem (SSD)	3	4	7	508	927	120	1 555	0	1 555
Lower Top End NT (SSD)	4	2	6	668	274	604	1 546	202	1 748
Katherine (T)	4	2	6	668	274	604	1 546	202	1 748
Barkly (SSD)	0	0	0	0	0	24	24	280	304
Tennant Creek (T)	0	0	0	0	0	24	24	280	304
Central NT (SSD)	5	0	5	787	0	0	787	405	1 192
Alice Springs (T)	4	0	4	670	0	0	670	405	1 075

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	134	54	189	21 645	6 572	5 880	34 097	31 316	65 414
Darwin (SD) (c)	97	46	144	15 915	5 210	3 818	24 943	13 904	38 847
Darwin City (SSD)	13	42	56	3 995	4 833	2 687	11 515	10 769	22 284
Palmerston—East Arm (SSD)	57	4	61	7 957	377	478	8 812	1 895	10 707
Litchfield Shire (SSD)	27	0	27	3 963	0	653	4 616	1 240	5 856
Northern Territory Balance (SD)	37	8	45	5 731	1 362	2 062	9 155	17 412	26 567
Finniss (SSD)	2	0	2	191	0	15	206	366	572
Bathurst—Melville (SSD)	0	0	0	0	0	100	100	0	100
Alligator (SSD)	5	0	5	935	0	10	945	170	1 115
Daly (SSD)	1	0	1	280	0	0	280	0	280
East Arnhem (SSD)	3	4	7	508	927	120	1 555	0	1 555
Lower Top End NT (SSD)	7	2	9	1 119	274	645	2 038	602	2 640
Katherine (T)	6	2	8	956	274	645	1 875	602	2 477
Barkly (SSD)	2	0	2	135	0	74	209	830	1 039
Tennant Creek (T)	2	0	2	135	0	74	209	530	739
Central NT (SSD)	17	2	19	2 562	161	1 099	3 821	15 444	19 265
Alice Springs (T)	16	2	18	2 445	161	1 099	3 704	3 801	7 505

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

(b) Refer to Explanatory Notes paragraph 16.

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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 From July 1990, the statistics include:

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

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p>18 While the smoothing techniques described in paragraph 17 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>								
CHAIN VOLUME MEASURES	<p>19 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.</p> <p>20 Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>								
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>21 Area statistics are now classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (Cat. no. 1216.0), effective from 1 July 2001. From July 2001 the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>								
ABS DATA AVAILABLE ON REQUEST	<p>22 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>								
RELATED PUBLICATIONS	<p>23 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> ▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0) ▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0) ▪ <i>Building Activity, Northern Territory</i> (Cat. no. 8752.7) ▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0) ▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0) ▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) ▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0) ▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0) ▪ <i>Producer Price Indexes, Australia</i> (Cat. no. 6427.0) 								
RELATED PUBLICATIONS <i>continued</i>	<p>24 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.7 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) all values will exclude GST.</p>								
ROUNDING	<p>25 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>								
SYMBOLS AND OTHER USAGES	<table border="0"> <tr> <td style="padding-right: 20px;">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								

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month. See also Explanatory Notes paragraph 16.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.

G L O S S A R Y

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

FOR MORE INFORMATION...

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