

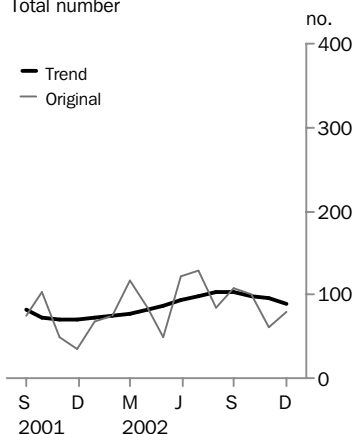
# BUILDING APPROVALS

NORTHERN  
TERRITORY

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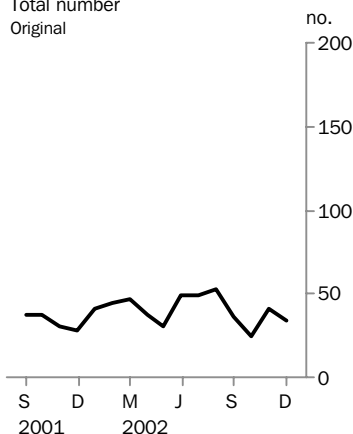
## Dwelling units approved

Total number



## Private sector houses approved

Total number  
Original



## DECEMBER KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	101	60	80
Trend	99	96	90
.....			
	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	-6.5	-40.6	33.3
Trend	-2.9	-3.9	-6.4

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The trend estimate for total number of dwelling units approved has fallen in each month of the December 2002 quarter, following ten months of growth.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the December 2002 quarter was 241. This is a decrease of 79 dwellings (or 24.7%) from the September 2002 quarter.
- There were 132 dwellings approved in the December 2002 quarter in Darwin City, compared to the September quarter. This represents an increase of 7 houses and a fall of 29 other dwellings.
- The total value of building approved in the December 2002 quarter was \$77.0 million, down from \$132.4 million in the September 2002 quarter. The value of residential building fell from \$59.8 million in the September 2002 quarter to \$48.2 million in the December 2002 quarter. The value of non-residential building also fell, from \$72.6 million in the September 2002 quarter to \$28.8 million in the December 2002 quarter.

- 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 2003

12 May 2003

June 2003

6 August 2003

September 2003

7 November 2003

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### CHANGES IN THIS ISSUE

There are no changes in this issue.

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### DATA NOTES

A special article on 'Inner City Development' was included in the December 2002 issue of *Building Approvals Australia* (ABS cat. no. 8731.0). This and other articles are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Australia Now' tab on the home page then select 'Construction'.

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website ([www.abs.gov.au](http://www.abs.gov.au) then go to 'Data Cubes'). All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mables on (08) 8237 7494.

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### REVISIONS THIS QUARTER

There are no significant revisions this quarter.

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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>1999-00</b>	739	170	909	528	102	630	1 267	272	1 539	n.a.
<b>2000-01</b>	474	136	610	288	203	491	762	339	1 101	n.a.
<b>2001-02</b>	481	162	643	296	11	307	777	173	950	n.a.
6 months to Dec 2001	232	53	285	142	6	148	374	59	433	n.a.
6 months to Dec 2002	237	57	294	251	16	267	488	73	561	n.a.
<b>2001</b>										
October	38	29	67	36	0	36	74	29	103	73
November	30	5	35	13	2	15	43	7	50	70
December	28	4	32	0	4	4	28	8	36	70
<b>2002</b>										
January	41	21	62	2	5	7	43	26	69	73
February	44	17	61	14	0	14	58	17	75	75
March	47	16	63	55	0	55	102	16	118	78
April	38	18	56	28	0	28	66	18	84	82
May	30	6	36	13	0	13	43	6	49	87
June	49	31	80	42	0	42	91	31	122	93
July	49	6	55	61	12	73	110	18	128	98
August	53	13	66	18	0	18	71	13	84	102
September	36	9	45	63	0	63	99	9	108	102
October	24	16	40	57	4	61	81	20	101	99
November	41	11	52	8	0	8	49	11	60	96
December	34	2	36	44	0	44	78	2	80	90

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>1999-00</b>	103 361	65 781	24 676	193 817	68 309	<b>262 127</b>
<b>2000-01</b>	69 058	30 043	17 990	117 091	96 206	<b>213 297</b>
<b>2001-02</b>	75 348	32 787	19 688	127 823	140 315	<b>268 138</b>
6 months to Dec 2001	35 721	14 032	10 633	60 386	50 842	<b>111 228</b>
6 months to Dec 2002	43 025	38 041	12 322	93 389	72 420	<b>165 809</b>
<b>2001</b>						
October	6 779	3 589	2 195	12 563	5 955	<b>18 518</b>
November	4 625	1 782	1 636	8 043	6 411	<b>14 454</b>
December	4 502	0	1 202	5 703	15 477	<b>21 181</b>
<b>2002</b>						
January	6 551	164	1 201	7 915	3 837	<b>11 752</b>
February	7 364	2 565	1 433	11 362	52 441	<b>63 802</b>
March	7 459	6 210	1 463	15 132	10 287	<b>25 419</b>
April	5 456	4 050	1 521	11 027	6 823	<b>17 850</b>
May	4 482	1 509	1 822	7 813	5 729	<b>13 542</b>
June	8 315	4 258	1 616	14 189	10 357	<b>24 545</b>
July	8 307	9 530	1 424	19 261	13 008	<b>32 269</b>
August	8 993	2 920	1 514	13 428	9 136	<b>22 564</b>
September	6 370	9 195	4 103	19 667	28 165	<b>47 832</b>
October	4 619	8 298	1 996	14 913	12 205	<b>27 118</b>
November	7 529	2 028	1 267	10 823	6 654	<b>17 477</b>
December	7 207	6 070	2 019	15 296	3 252	<b>18 548</b>
PUBLIC SECTOR (\$'000)						
<b>1999-00</b>	24 487	12 113	5 727	42 327	71 336	<b>113 663</b>
<b>2000-01</b>	21 225	35 131	4 023	60 379	100 413	<b>160 792</b>
<b>2001-02</b>	26 957	1 860	5 068	33 884	19 083	<b>52 967</b>
6 months to Dec 2001	8 606	1 201	1 965	11 772	11 128	<b>22 899</b>
6 months to Dec 2002	9 682	1 858	3 048	14 589	29 061	<b>43 650</b>
<b>2001</b>						
October	4 165	0	572	4 737	1 537	<b>6 274</b>
November	906	274	84	1 264	1 239	<b>2 503</b>
December	670	927	192	1 789	696	<b>2 485</b>
<b>2002</b>						
January	3 206	659	632	4 498	1 902	<b>6 399</b>
February	2 250	0	537	2 787	247	<b>3 034</b>
March	2 795	0	274	3 069	2 145	<b>5 214</b>
April	3 590	0	37	3 627	2 818	<b>6 445</b>
May	1 347	0	129	1 476	119	<b>1 595</b>
June	5 162	0	1 493	6 656	725	<b>7 381</b>
July	767	1 533	0	2 300	1 610	<b>3 910</b>
August	2 160	0	0	2 160	19 974	<b>22 134</b>
September	2 014	0	969	2 983	750	<b>3 733</b>
October	2 583	325	710	3 618	3 770	<b>7 387</b>
November	1 797	0	343	2 140	1 073	<b>3 213</b>
December	363	0	1 026	1 388	1 884	<b>3 273</b>

(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 &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
<b>1999-00</b>	127 848	77 894	30 404	236 145	139 645	<b>375 790</b>
<b>2000-01</b>	90 283	65 174	22 013	177 469	196 619	<b>374 089</b>
<b>2001-02</b>	102 305	34 647	24 756	161 708	159 397	<b>321 105</b>
6 months to Dec 2001	44 327	15 233	12 598	72 158	61 970	<b>134 128</b>
6 months to Dec 2002	52 708	39 900	15 370	107 977	101 481	<b>209 459</b>
<b>2001</b>						
October	10 944	3 589	2 766	17 299	7 492	<b>24 792</b>
November	5 530	2 056	1 720	9 306	7 651	<b>16 957</b>
December	5 171	927	1 394	7 492	16 173	<b>23 666</b>
<b>2002</b>						
January	9 757	823	1 833	12 413	5 738	<b>18 151</b>
February	9 614	2 565	1 970	14 149	52 687	<b>66 836</b>
March	10 255	6 210	1 737	18 201	12 431	<b>30 633</b>
April	9 046	4 050	1 558	14 654	9 641	<b>24 295</b>
May	5 829	1 509	1 951	9 289	5 848	<b>15 137</b>
June	13 477	4 258	3 109	20 844	11 082	<b>31 926</b>
July	9 074	11 064	1 424	21 561	14 618	<b>36 179</b>
August	11 153	2 920	1 514	15 588	29 110	<b>44 698</b>
September	8 384	9 195	5 072	22 651	28 915	<b>51 565</b>
October	7 201	8 623	2 706	18 530	15 975	<b>34 505</b>
November	9 325	2 028	1 610	12 963	7 727	<b>20 690</b>
December	7 570	6 070	3 045	16 684	5 137	<b>21 821</b>

(a) Refer to Explanatory Notes paragraph 16.

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

## NEW OTHER RESIDENTIAL BUILDING .....

	New houses	Semi-detached row or terrace houses, townhouses, etc. of .....			Flats, units or apartments in a building of .....				Total	Total new residential building
Period		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
1999-00	904	187	81	268	98	40	203	341	609	1 513
2000-01	607	243	30	273	30	16	167	213	486	1 093
2001-02	643	87	39	126	76	7	94	177	303	946
2001										
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
2002										
January	62	7	0	7	0	0	0	0	7	69
February	61	4	0	4	2	7	0	9	13	74
March	63	7	12	19	17	0	19	36	55	118
April	56	11	0	11	0	0	17	17	28	84
May	36	10	3	13	0	0	0	0	13	49
June	80	22	0	22	8	0	12	20	42	122
July	54	24	2	26	0	22	25	47	73	127
August	65	4	6	10	0	7	0	7	17	82
September	45	6	2	8	2	0	53	55	63	108
October	40	23	2	25	0	0	35	35	60	100
November	51	0	8	8	0	0	0	0	8	59
December	36	2	3	5	0	0	38	38	43	79
VALUE (\$'000)										
1999-00	127 847	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 741
2000-01	90 283	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	155 457
2001-02	102 305	8 907	5 165	14 072	6 613	1 800	12 163	20 576	34 647	136 952
2001										
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
2002										
January	9 757	823	0	823	0	0	0	0	823	10 580
February	9 614	450	0	450	315	1 800	0	2 115	2 565	12 179
March	10 255	505	1 820	2 325	1 385	0	2 500	3 885	6 210	16 465
April	9 046	990	0	990	0	0	3 060	3 060	4 050	13 096
May	5 829	1 059	450	1 509	0	0	0	0	1 509	7 338
June	13 477	1 773	0	1 773	880	0	1 605	2 485	4 258	17 735
July	9 074	3 475	367	3 842	0	4 042	3 180	7 222	11 064	20 138
August	11 153	660	1 265	1 925	0	995	0	995	2 920	14 073
September	8 384	651	604	1 255	170	0	7 770	7 940	9 195	17 579
October	7 201	2 583	920	3 503	0	0	5 120	5 120	8 623	15 824
November	9 325	0	2 028	2 028	0	0	0	0	2 028	11 353
December	7 570	270	900	1 170	0	0	4 900	4 900	6 070	13 640

(a) See Glossary for definition.

# DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original—Dec Qtr 2002

## NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	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>NORTHERN TERRITORY</b>	<b>127</b>	<b>25</b>	<b>13</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>73</b>	<b>73</b>	<b>111</b>	<b>238</b>
<b>Darwin (SD)(b)</b>	<b>82</b>	<b>17</b>	<b>13</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>73</b>	<b>73</b>	<b>103</b>	<b>185</b>
Darwin City (SSD)	38	8	13	21	0	0	73	73	94	132
Palmerston-East Arm (SSD)	25	9	0	9	0	0	0	0	9	34
Litchfield Shire (SSD)	19	0	0	0	0	0	0	0	0	19
<b>Northern Territory Balance (SD)</b>	<b>45</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>53</b>
Finniss (SSD)	0	0	0	0	0	0	0	0	0	0
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	11	0	0	0	0	0	0	0	0	11
Daly (SSD)	4	0	0	0	0	0	0	0	0	4
East Arnhem (SSD)	0	4	0	4	0	0	0	0	4	4
Lower Top End NT (SSD)	11	0	0	0	0	0	0	0	0	11
Katherine (T)	4	0	0	0	0	0	0	0	0	4
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	19	4	0	4	0	0	0	0	4	23
Alice Springs (T)	12	4	0	4	0	0	0	0	4	16
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	<b>24 096</b>	<b>2 853</b>	<b>3 848</b>	<b>6 701</b>	<b>0</b>	<b>0</b>	<b>10 020</b>	<b>10 020</b>	<b>16 721</b>	<b>40 817</b>
<b>Darwin (SD)</b>	<b>16 708</b>	<b>2 128</b>	<b>3 848</b>	<b>5 976</b>	<b>0</b>	<b>0</b>	<b>10 020</b>	<b>10 020</b>	<b>15 996</b>	<b>32 704</b>
Darwin City (SSD)	9 592	1 102	3 848	4 950	0	0	10 020	10 020	14 970	24 562
Palmerston-East Arm (SSD)	4 302	1 026	0	1 026	0	0	0	0	1 026	5 328
Litchfield Shire (SSD)	2 814	0	0	0	0	0	0	0	0	2 814
<b>Northern Territory Balance (SD)</b>	<b>7 389</b>	<b>725</b>	<b>0</b>	<b>725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>725</b>	<b>8 114</b>
Finniss (SSD)	0	0	0	0	0	0	0	0	0	0
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1 567	0	0	0	0	0	0	0	0	1 567
Daly (SSD)	680	0	0	0	0	0	0	0	0	680
East Arnhem (SSD)	0	325	0	325	0	0	0	0	325	325
Lower Top End NT (SSD)	2 284	0	0	0	0	0	0	0	0	2 284
Katherine (T)	934	0	0	0	0	0	0	0	0	934
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	2 857	400	0	400	0	0	0	0	400	3 257
Alice Springs (T)	1 793	400	0	400	0	0	0	0	400	2 193

(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)							
<b>1999-00</b>	139.5	82.8	222.0	33.1	255.2	138.4	<b>387.7</b>
<b>2000-01</b>	90.3	65.1	155.4	22.0	177.5	196.7	<b>374.0</b>
<b>2001-02</b>	101.1	34.3	135.4	24.6	159.9	157.2	<b>317.1</b>
<b>2001</b>							
June	34.4	45.5	80.2	5.7	86.0	51.6	<b>136.1</b>
September	22.9	8.7	31.5	6.8	38.3	30.6	<b>68.9</b>
December	21.6	6.5	28.2	5.9	34.1	31.0	<b>65.1</b>
<b>2002</b>							
March	29.2	9.5	38.7	5.5	44.1	69.7	<b>113.8</b>
June	27.4	9.6	37.0	6.4	43.4	25.9	<b>69.3</b>
September	27.2	22.6	49.8	7.6	57.4	70.4	<b>127.8</b>
ORIGINAL (% change from preceding quarter)							
<b>2001</b>							
June	116.4	698.2	273.0	18.8	227.0	56.8	<b>129.5</b>
September	-33.4	-80.9	-60.7	19.3	-55.5	-40.7	<b>-49.4</b>
December	-5.7	-25.3	-10.5	-13.2	-11.0	1.3	<b>-5.5</b>
<b>2002</b>							
March	35.2	46.2	37.2	-6.8	29.3	124.8	<b>74.8</b>
June	-6.2	1.1	-4.4	16.4	-1.6	-62.8	<b>-39.1</b>
September	-0.7	135.4	34.6	18.8	32.3	171.8	<b>84.4</b>

(a) Reference year for chain volume measures is 2000-2001.  
Refer to Explanatory Notes paragraphs 19-20.

(b) Refer to Explanatory Notes paragraph 16.



# VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

	<i>Hotels, motels and other short term accom- modation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellan- eous</i>	<i>Total non- residential building</i>
<i>Period</i>	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
<b>1999-00</b>	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	<b>68 309</b>
<b>2000-01</b>	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	<b>96 206</b>
<b>2001-02</b>	22 059	23 369	5 966	47 860	17 249	9 332	264	2 967	3 567	7 683	<b>140 315</b>
<b>2001</b>											
December	12 578	840	56	651	1 178	175	0	0	0	0	<b>15 477</b>
<b>2002</b>											
January	250	60	0	206	837	2 355	74	0	55	0	<b>3 837</b>
February	0	10 173	180	33 708	845	200	0	277	0	7 058	<b>52 441</b>
March	5 948	93	0	1 929	965	976	0	0	152	225	<b>10 287</b>
April	0	205	170	335	1 428	1 245	0	250	3 191	0	<b>6 823</b>
May	297	510	65	3 473	984	0	0	0	0	400	<b>5 729</b>
June	0	4 826	0	1 120	4 281	130	0	0	0	0	<b>10 357</b>
July	1 360	194	470	556	718	4 925	0	4 075	331	380	<b>13 008</b>
August	4 070	875	830	515	1 726	1 120	0	0	0	0	<b>9 136</b>
September	11 370	5 764	0	1 076	618	0	0	4 900	4 437	0	<b>28 165</b>
October	4 000	3 847	0	1 295	2 287	0	0	0	776	0	<b>12 205</b>
November	0	2 656	0	618	1 840	115	0	1 000	0	425	<b>6 654</b>
December	735	450	0	55	1 011	410	0	0	397	195	<b>3 252</b>
PUBLIC SECTOR											
<b>1999-00</b>	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	<b>71 336</b>
<b>2000-01</b>	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	<b>100 413</b>
<b>2001-02</b>	0	0	0	2 933	1 444	8 764	0	2 752	791	2 398	<b>19 083</b>
<b>2001</b>											
December	0	0	0	50	0	510	0	0	136	0	<b>696</b>
<b>2002</b>											
January	0	0	0	507	0	1 291	0	104	0	0	<b>1 902</b>
February	0	0	0	0	0	134	0	0	113	0	<b>247</b>
March	0	0	0	661	0	182	0	517	0	785	<b>2 144</b>
April	0	0	0	256	0	2 060	0	250	0	252	<b>2 818</b>
May	0	0	0	119	0	0	0	0	0	0	<b>119</b>
June	0	0	0	0	264	461	0	0	0	0	<b>725</b>
July	0	0	0	557	440	0	0	0	500	113	<b>1 610</b>
August	115	0	0	17 857	75	0	0	250	0	1 677	<b>19 974</b>
September	0	0	0	350	50	100	0	0	0	250	<b>750</b>
October	0	111	0	490	0	1 344	0	944	0	881	<b>3 770</b>
November	0	0	0	190	0	210	0	534	70	70	<b>1 073</b>
December	0	0	0	240	50	1 414	0	0	0	180	<b>1 884</b>
TOTAL											
<b>1999-00</b>	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	<b>139 645</b>
<b>2000-01</b>	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	<b>196 619</b>
<b>2001-02</b>	22 059	23 369	5 966	50 793	18 693	18 097	264	5 718	4 359	10 081	<b>159 397</b>
<b>2001</b>											
December	12 578	840	56	701	1 178	685	0	0	136	0	<b>16 173</b>
<b>2002</b>											
January	250	60	0	713	837	3 646	74	104	55	0	<b>5 738</b>
February	0	10 173	180	33 708	845	334	0	277	113	7 058	<b>52 687</b>
March	5 948	93	0	2 590	965	1 158	0	517	152	1 010	<b>12 431</b>
April	0	205	170	590	1 428	3 305	0	500	3 191	252	<b>9 641</b>
May	297	510	65	3 592	984	0	0	0	0	400	<b>5 848</b>
June	0	4 826	0	1 120	4 545	591	0	0	0	0	<b>11 082</b>
July	1 360	194	470	1 113	1 158	4 925	0	4 075	831	493	<b>14 618</b>
August	4 185	875	830	18 372	1 801	1 120	0	250	0	1 677	<b>29 110</b>
September	11 370	5 764	0	1 426	668	100	0	4 900	4 437	250	<b>28 915</b>
October	4 000	3 958	0	1 785	2 287	1 344	0	944	776	881	<b>15 975</b>
November	0	2 656	0	808	1 840	325	0	1 534	70	495	<b>7 727</b>
December	735	450	0	295	1 061	1 824	0	0	397	375	<b>5 137</b>

DWELLINGS (no.)..... VALUE (\$'000).....

Statistical Area	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>	<b>98</b>	<b>107</b>	<b>208</b>	<b>19 355</b>	<b>16 396</b>	<b>5 281</b>	<b>41 032</b>	<b>22 111</b>	<b>63 144</b>
<b>Darwin (SD)</b>	<b>80</b>	<b>103</b>	<b>184</b>	<b>16 368</b>	<b>15 996</b>	<b>3 592</b>	<b>35 956</b>	<b>11 921</b>	<b>47 877</b>
Darwin City (SSD)	36	94	130	9 252	14 970	2 062	26 284	9 075	35 359
Palmerston—East Arm (SSD)	25	9	35	4 302	1 026	358	5 686	2 326	8 012
Litchfield Shire (SSD)	19	0	19	2 814	0	1 173	3 987	520	4 507
<b>Northern Territory Balance (SD)</b>	<b>18</b>	<b>4</b>	<b>24</b>	<b>2 987</b>	<b>400</b>	<b>1 689</b>	<b>5 076</b>	<b>10 191</b>	<b>15 267</b>
Finniss (SSD)	0	0	1	0	0	85	85	215	300
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)	0	0	0	0	0	113	113	0	113
Lower Top End NT (SSD)	4	0	5	934	0	347	1 281	543	1 824
Katherine (T)	4	0	5	934	0	347	1 281	543	1 824
Barkly (SSD)	0	0	0	0	0	0	0	100	100
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	14	4	18	2 053	400	1 144	3 596	9 333	12 929
Alice Springs (T)	12	4	16	1 793	400	1 144	3 336	4 978	8 314
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	<b>29</b>	<b>4</b>	<b>33</b>	<b>4 742</b>	<b>325</b>	<b>2 079</b>	<b>7 146</b>	<b>6 727</b>	<b>13 873</b>
<b>Darwin (SD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>340</b>	<b>0</b>	<b>680</b>	<b>1 020</b>	<b>3 784</b>	<b>4 804</b>
Darwin City (SSD)	2	0	2	340	0	680	1 020	3 070	4 090
Palmerston—East Arm (SSD)	0	0	0	0	0	0	0	714	714
Litchfield Shire (SSD)	0	0	0	0	0	0	0	0	0
<b>Northern Territory Balance (SD)</b>	<b>27</b>	<b>4</b>	<b>31</b>	<b>4 402</b>	<b>325</b>	<b>1 399</b>	<b>6 126</b>	<b>2 943</b>	<b>9 069</b>
Finniss (SSD)	0	0	0	0	0	0	0	0	0
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	11	0	11	1 567	0	0	1 567	0	1 567
Daly (SSD)	4	0	4	680	0	0	680	0	680
East Arnhem (SSD)	0	4	4	0	325	0	325	280	605
Lower Top End NT (SSD)	7	0	7	1 350	0	1 369	2 719	533	3 252
Katherine (T)	0	0	0	0	0	1 113	1 113	483	1 596
Barkly (SSD)	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	5	0	5	805	0	30	835	2 131	2 965
Alice Springs (T)	0	0	0	0	0	30	30	2 061	2 091

DWELLINGS (no.)..... VALUE (\$'000).....

<i>Statistical Area</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential buildings</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL									
<b>NORTHERN TERRITORY</b>	<b>127</b>	<b>111</b>	<b>241</b>	<b>24 096</b>	<b>16 721</b>	<b>7 360</b>	<b>48 178</b>	<b>28 839</b>	<b>77 016</b>
<b>Darwin (SD)</b>	<b>82</b>	<b>103</b>	<b>186</b>	<b>16 708</b>	<b>15 996</b>	<b>4 272</b>	<b>36 976</b>	<b>15 705</b>	<b>52 681</b>
Darwin City (SSD)	38	94	132	9 592	14 970	2 742	27 304	12 145	39 448
Palmerston—East Arm (SSD)	25	9	35	4 302	1 026	358	5 686	3 040	8 726
Litchfield Shire (SSD)	19	0	19	2 814	0	1 173	3 987	520	4 507
<b>Northern Territory Balance (SD)</b>	<b>45</b>	<b>8</b>	<b>55</b>	<b>7 389</b>	<b>725</b>	<b>3 088</b>	<b>11 202</b>	<b>13 134</b>	<b>24 335</b>
Finniss (SSD)	0	0	1	0	0	85	85	215	300
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	11	0	11	1 567	0	0	1 567	0	1 567
Daly (SSD)	4	0	4	680	0	0	680	0	680
East Arnhem (SSD)	0	4	4	0	325	113	438	280	718
Lower Top End NT (SSD)	11	0	12	2 284	0	1 716	4 000	1 076	5 076
Katherine (T)	4	0	5	934	0	1 461	2 395	1 026	3 421
Barkly (SSD)	0	0	0	0	0	0	0	100	100
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	19	4	23	2 857	400	1 174	4 431	11 463	15 894
Alice Springs (T)	12	4	16	1 793	400	1 174	3 366	7 039	10 405

(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.

## 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 *continued*

**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.

### CHAIN VOLUME MEASURES

**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.

**20** 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).

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**21** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2002 Edition* (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at the time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001 the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

### ABS DATA AVAILABLE ON REQUEST

**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.

### RELATED PUBLICATIONS

**23** Users may also wish to refer to the following publications:

- *Building Activity, Australia*, cat. no. 8752.0
- *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
- *Building Activity, Northern Territory*, cat. no. 8752.7
- *Building Approvals, Australia*, cat. no. 8731.0
- *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
- *Engineering Construction Activity, Australia*, cat. no. 8762.0
- *House Price Indexes: Eight Capital Cities*, cat. no. 6416.0
- *Housing Finance for Owner Occupation, Australia*, cat. no. 5609.0
- *Producer Price Indexes, Australia*, cat. no. 6427.0

### RELATED PUBLICATIONS *continued*

**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 *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

### ROUNDING

**25** When figures have been rounded, discrepancies may occur between sums of the component items and totals.

EXPLANATORY NOTES



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 16.
<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 16.
<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. caretaker's 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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- CPI INFOLINE** For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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