



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) WED 7 NOV 2001

SEPTEMBER KEY FIGURES

	Jul 2001	Aug 2001	Sep 2001
Dwelling units approved			
Original	94	75	75
Trend	109	105	98
.....			
	% change Jun 2001 to Jul 2001	% change Jul 2001 to Aug 2001	% change Aug 2001 to Sep 2001
Dwelling units approved			
Original	-48.6	-20.2	0.0
Trend	-0.3	-3.6	-7.5

SEPTEMBER KEY POINTS

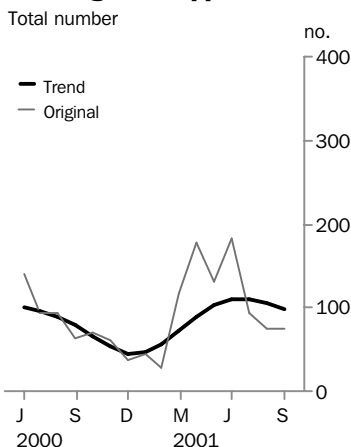
TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved has decreased for each month of the September quarter after increasing for the previous six months.

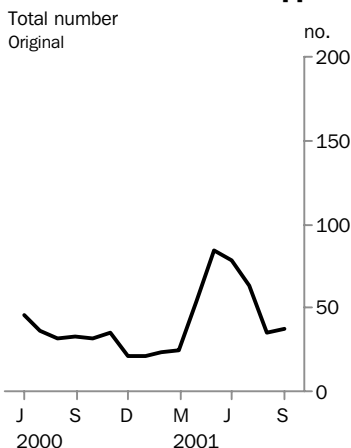
ORIGINAL ESTIMATES

- In original terms, the total number of dwelling units approved in the September 2001 quarter was 244. This is 249 dwellings fewer than the June 2001 quarter, but only 5 dwellings less than the September 2000 quarter.
- Of the 244 dwellings approved during the September quarter, 64 were located in Palmerston-East Arm, 59 in Alice Springs and 58 in Darwin City.
- The total value of building approved in the September 2001 quarter was \$68.7 million, down from \$136.6 million in the June 2001 quarter. The value of residential building fell from \$85.1 million in the June 2001 quarter to \$38.1 million in the September 2001 quarter while the value of non-residential building fell from \$51.5 million in the June 2001 quarter to \$30.7 million in the September 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 2001	8 February 2002
March 2002	9 May 2002



CHANGES IN THIS ISSUE

Area statistics are now classified to the Australian Standard Geographical Classification, 2001 edition (see paragraph 21 of the Explanatory Notes).



DATA NOTES

Special articles that include some State/Territory data have appeared in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). The July 2001 article 'Average Floor Area of New Dwellings' showed changes in average floor area in the period 1985-86 to 1999-2000. The August 2001 article 'Functional Classification of Building' discussed the new ABS Functional Classification of Building and included summary data for 2000-2001. Users who are interested in receiving a copy of these articles should contact Roger Mables on (08) 82377494.



REVISIONS THIS MONTH

There are no significant revisions this month.



ROBYN ELLIOTT
Regional Director, Northern Territory

DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS.....			TOTAL DWELLING UNITS.....			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
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.
3 months to Sep 2000	100	44	144	81	24	105	181	68	249	n.a.
3 months to Sep 2001	136	15	151	93	0	93	229	15	244	n.a.
2000										
July	36	3	39	54	0	54	90	3	93	97
August	31	37	68	22	4	26	53	41	94	90
September	33	4	37	5	20	25	38	24	62	79
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	90
May	84	4	88	44	0	44	128	4	132	104
June	78	3	81	7	95	102	85	98	183	110
July	63	0	63	31	0	31	94	0	94	109
August	35	9	44	31	0	31	66	9	75	105
September	38	6	44	31	0	31	69	6	75	98

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
3 months to Sep 2000	15 249	6 724	4 236	26 209	22 425	48 634
3 months to Sep 2001	19 816	8 661	5 601	34 078	22 999	57 077
2000						
July	4 835	4 667	1 101	10 603	3 538	14 141
August	4 865	1 590	1 280	7 735	2 342	10 077
September	5 549	467	1 855	7 871	16 545	24 416
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
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
3 months to Sep 2000	6 563	2 331	359	9 252	62 897	72 149
3 months to Sep 2001	2 865	0	1 117	3 983	7 655	11 638
2000						
July	213	0	240	452	855	1 307
August	5 710	428	50	6 188	60 808	66 996
September	640	1 903	70	2 613	1 234	3 846
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

(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
3 months to Sep 2000	21 811	9 055	4 595	35 461	85 322	120 783
3 months to Sep 2001	22 681	8 661	6 719	38 060	30 654	68 714
2000						
July	5 048	4 667	1 341	11 056	4 393	15 448
August	10 575	2 018	1 329	13 922	63 150	77 073
September	6 189	2 370	1 925	10 483	17 779	28 262
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

(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										
July	38	6	0	6	26	0	21	47	53	91
August	68	26	0	26	0	0	0	0	26	94
September	37	22	2	24	0	0	0	0	24	61
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
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										
July	5 048	579	0	579	2 248	0	1 840	4 088	4 667	9 715
August	10 575	2 018	0	2 018	0	0	0	0	2 018	12 593
September	6 189	2 143	227	2 370	0	0	0	0	2 370	8 558
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

(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	151	8	4	12	49	0	30	79	91	242
Darwin (SD)	103	8	4	12	9	0	30	39	51	154
Darwin City (SSD)	10	6	2	8	9	0	30	39	47	57
Palmerston-East Arm (SSD)	60	2	2	4	0	0	0	0	4	64
Litchfield Shire (SSD)	33	0	0	0	0	0	0	0	0	33
Northern Territory Balance (SD)	48	0	0	0	40	0	0	40	40	88
Finniss (SSD)	4	0	0	0	0	0	0	0	0	4
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	0	0	0	0	0	0	0	1
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	9	0	0	0	0	0	0	0	0	9
Lower Top End NT (SSD)	11	0	0	0	0	0	0	0	0	11
Katherine (T)	10	0	0	0	0	0	0	0	0	10
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)	23	0	0	0	40	0	0	40	40	63
Alice Springs (T)	18	0	0	0	40	0	0	40	40	58
VALUE (\$'000)										
NORTHERN TERRITORY	22 681	1 130	500	1 630	4 033	0	2 998	7 031	8 661	31 342
Darwin (SD)	15 287	1 130	500	1 630	241	0	2 998	3 239	4 869	20 156
Darwin City (SSD)	2 399	900	200	1 100	241	0	2 998	3 239	4 339	6 738
Palmerston-East Arm (SSD)	8 799	230	300	530	0	0	0	530	9 329	9 329
Litchfield Shire (SSD)	4 089	0	0	0	0	0	0	0	4 089	4 089
Northern Territory Balance (SD)	7 394	0	0	0	3 792	0	0	3 792	3 792	11 186
Finniss (SSD)	421	0	0	0	0	0	0	0	0	421
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	122	0	0	0	0	0	0	0	0	122
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	2 001	0	0	0	0	0	0	0	0	2 001
Lower Top End NT (SSD)	1 511	0	0	0	0	0	0	0	0	1 511
Katherine (T)	1 247	0	0	0	0	0	0	0	0	1 247
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)	3 338	0	0	0	3 792	0	0	3 792	3 792	7 130
Alice Springs (T)	2 738	0	0	0	3 792	0	0	3 792	3 792	6 530

(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)							
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	61.2	143.5	20.1	163.6	197.8	361.5
2000							
March	30.6	16.7	47.4	6.2	53.5	36.6	90.3
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	55.0
2001							
March	14.3	5.4	19.7	4.4	24.1	33.0	57.1
June	31.4	42.7	74.1	5.2	79.3	51.6	131.0
ORIGINAL (% change from preceding quarter)							
2000							
March	-19.5	-16.1	-18.1	-26.2	-19.4	-12.9	-16.7
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	20.9	3.8
June	119.6	690.7	276.1	18.2	229.0	56.4	129.4

(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 accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
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											
September	0	7 651	0	3 130	5 008	220	300	236	0	0	16 545
October	0	400	0	305	1 890	290	0	0	0	0	2 885
November	0	211	432	668	413	0	0	250	0	1 200	3 174
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
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											
September	0	270	50	0	0	425	0	253	99	137	1 234
October	0	0	0	1 288	0	1 039	0	0	0	1 144	3 472
November	0	0	0	208	0	210	0	403	0	6 862	7 683
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
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											
September	0	7 921	50	3 130	5 008	645	300	489	99	137	17 779
October	0	400	0	1 593	1 890	1 329	0	0	0	1 144	6 357
November	0	211	432	876	413	210	0	653	0	8 062	10 857
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

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	136	91	229	19 816	8 661	5 601	34 078	22 999	57 077
Darwin (SD)	103	51	155	15 287	4 869	4 641	24 797	14 080	38 877
Darwin City (SSD)	10	47	58	2 399	4 339	3 465	10 203	7 364	17 567
Palmerston—East Arm (SSD)	60	4	64	8 799	530	235	9 564	4 526	14 090
Litchfield Shire (SSD)	33	0	33	4 089	0	940	5 029	2 191	7 220
Northern Territory Balance (SD)	33	40	74	4 528	3 792	961	9 281	8 918	18 199
Finniss (SSD)	4	0	4	421	0	228	649	0	649
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	1	122	0	12	134	0	134
Daly (SSD)	0	0	0	0	0	0	0	100	100
East Arnhem (SSD)	0	0	0	0	0	0	0	190	190
Lower Top End NT (SSD)	10	0	10	1 247	0	68	1 315	2 006	3 321
Katherine (T)	10	0	10	1 247	0	68	1 315	401	1 716
Barkly (SSD)	0	0	0	0	0	20	20	1 800	1 820
Tennant Creek (T)	0	0	0	0	0	20	20	1 800	1 820
Central NT (SSD)	18	40	59	2 738	3 792	633	7 163	4 822	11 985
Alice Springs (T)	18	40	59	2 738	3 792	622	7 152	4 822	11 974
PUBLIC SECTOR									
NORTHERN TERRITORY	15	0	15	2 865	0	1 117	3 983	7 655	11 638
Darwin (SD)	0	0	0	0	0	751	751	3 050	3 801
Darwin City (SSD)	0	0	0	0	0	701	701	1 300	2 001
Palmerston—East Arm (SSD)	0	0	0	0	0	50	50	970	1 020
Litchfield Shire (SSD)	0	0	0	0	0	0	0	780	780
Northern Territory Balance (SD)	15	0	15	2 865	0	366	3 231	4 605	7 837
Finniss (SSD)	0	0	0	0	0	0	0	870	870
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)	9	0	9	2 001	0	366	2 367	1 955	4 323
Lower Top End NT (SSD)	1	0	1	264	0	0	264	67	331
Katherine (T)	0	0	0	0	0	0	0	67	67
Barkly (SSD)	0	0	0	0	0	0	0	348	348
Tennant Creek (T)	0	0	0	0	0	0	0	348	348
Central NT (SSD)	5	0	5	600	0	0	600	1 365	1 965
Alice Springs (T)	0	0	0	0	0	0	0	638	638

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	151	91	244	22 681	8 661	6 719	38 060	30 654	68 714
Darwin (SD)	103	51	155	15 287	4 869	5 392	25 548	17 130	42 678
Darwin City (SSD)	10	47	58	2 399	4 339	4 167	10 905	8 664	19 568
Palmerston—East Arm (SSD)	60	4	64	8 799	530	285	9 614	5 496	15 110
Litchfield Shire (SSD)	33	0	33	4 089	0	940	5 029	2 971	8 000
Northern Territory Balance (SD)	48	40	89	7 394	3 792	1 327	12 513	13 523	26 036
Finniss (SSD)	4	0	4	421	0	228	649	870	1 519
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	1	122	0	12	134	0	134
Daly (SSD)	0	0	0	0	0	0	0	100	100
East Arnhem (SSD)	9	0	9	2 001	0	366	2 367	2 145	4 513
Lower Top End NT (SSD)	11	0	11	1 511	0	68	1 579	2 073	3 652
Katherine (T)	10	0	10	1 247	0	68	1 315	468	1 783
Barkly (SSD)	0	0	0	0	0	20	20	2 148	2 168
Tennant Creek (T)	0	0	0	0	0	20	20	2 148	2 168
Central NT (SSD)	23	40	64	3 338	3 792	633	7 763	6 187	13 950
Alice Springs (T)	18	40	59	2 738	3 792	622	7 152	5 460	12 612

(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 <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 being classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.</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.

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2873170009016
ISSN 0813-1260

RRP \$18.00