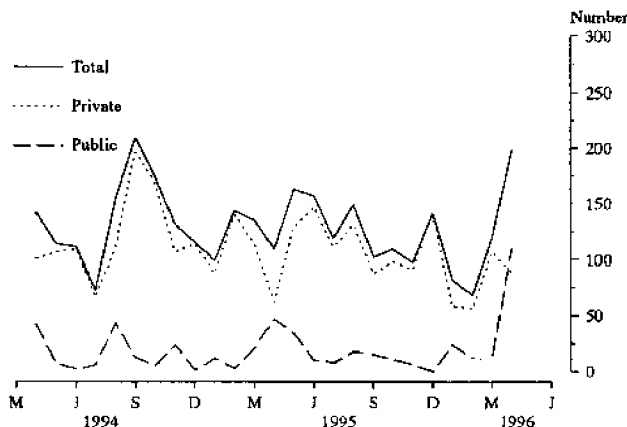


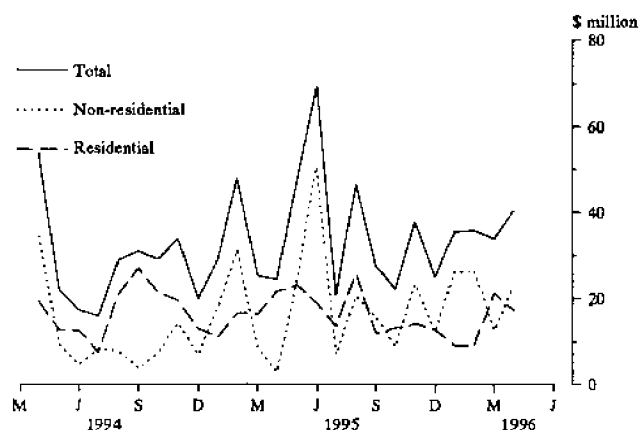
BUILDING APPROVALS, NORTHERN TERRITORY, APRIL 1996

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The trend for the total number of dwelling units approved in April increased 9.4%. The revised March estimate shows an increase of 9.5% with a 8.4% increase in February.

Note: Care should be exercised in the use and interpretation of these data as the trend series for total number of dwelling units has been affected by the approval of a very large project comprising 96 public sector dwelling units. Trend data for the last six months of the series are preliminary and subject to revision as new data becomes available.

- In original (unadjusted) terms, the total number of dwelling units approved was 198. Of the total, 67 were private sector houses and 106 were public sector other residential buildings.
- There were 31 new private sector houses approved in Palmerston-East Arm by one or more authorities, followed by Darwin Rural Areas (11). Alice Springs accounted for 13 private sector other residential buildings.

- The value of new residential building approved in April was \$15.5 million.
- Expressed as average 1989-90 prices, the value of new residential building work for the March quarter 1996 was \$20.9 million, a fall on the previous quarter of 17.4% and a 33.0% decrease on the March quarter 1995.

Non-residential building

- The value of non-residential projects approved in April was \$22.7 million. Of the total, \$10.7 million was public sector work. There were 4 approved jobs valued at more than \$1 million this month.
- The value of non-residential work, when expressed as average 1989-90 prices was \$59.1 million for the March quarter 1996.

NOTE: It has recently come to the attention of the ABS that projects approved for the Army APIN facility at Robertson Barracks have been included in the incorrect Statistical Local Area, in previous months.

They have been included in Palmerston (T) - Balance within the Palmerston-East Arm Statistical Division (SSD) which is part of the Darwin Statistical Division (SD). They should be included in Litchfield (S) Part A within the Darwin Rural Areas SSD which is part of the Northern Territory Balance SD.

All total figures for the NT are correct. Only tables 4 and 7 are affected.

The next issue of this publication will give more detailed information.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.

for information about other ABS statistics and services please refer to the back of this publicatio

TABLE 1. DWELLING UNITS APPROVED (a)

Period	New houses			New other residential buildings			Conversions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	..
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	..
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	..
1994-95 July-April	679	125	804	474	50	524	13	1,166	175	1,341	..
1995-96 July-April	656	95	751	300	119	419	14	968	216	1,184	..
1995—											
February	80	3	83	60	—	60	—	140	3	143	124
March	68	15	83	43	6	49	3	114	21	135	133
April	51	47	98	11	—	11	—	62	47	109	145
May	102	26	128	25	8	33	2	129	34	163	154
June	87	10	97	55	—	55	5	147	10	157	153
July	68	8	76	35	—	35	8	111	8	119	144
August	82	17	99	48	—	48	2	131	18	149	132
September	63	15	78	24	—	24	—	87	15	102	120
October	82	11	93	15	—	15	1	98	11	109	108
November	66	4	70	25	2	27	—	91	6	97	101
December	73	—	73	68	—	68	—	141	—	141	102
1996—											
January	24	16	40	33	7	40	2	58	24	82	107
February	49	10	59	6	2	8	1	56	12	68	116
March	82	10	92	25	2	27	—	107	12	119	127
April	67	4	71	21	106	127	—	88	110	198	139

(a) 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. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED (\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1994-95 July-April	66,424	22,137	88,561	55,001	9,623	64,624	121,425	31,760	153,184	22,544	48,951	110,053	188,295	285,781
1995-96 July-April	64,821	15,388	80,209	31,641	7,640	39,281	96,463	23,028	119,490	29,366	96,205	176,042	216,364	324,898
1995—														
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	8,948	15,965	25,424
April	5,228	10,428	15,656	740	—	740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083
June	8,598	1,878	10,476	6,120	—	6,120	14,718	1,878	16,596	2,206	48,029	50,518	64,816	69,320
July	6,743	1,601	8,344	3,145	—	3,145	9,888	1,601	11,490	2,138	6,380	7,066	18,407	20,694
August	8,442	3,541	11,983	10,535	—	10,535	18,977	3,541	22,518	3,186	4,702	20,725	26,715	46,429
September	5,912	1,555	7,467	2,498	—	2,498	8,410	1,555	9,965	2,018	1,801	15,660	11,724	27,643
October	8,303	1,145	9,448	2,308	—	2,308	10,611	1,145	11,756	1,574	6,057	8,886	18,243	22,217
November	6,871	329	7,200	1,965	394	2,359	8,836	723	9,559	4,636	6,998	23,451	16,956	37,646
December	6,412	—	6,412	4,981	—	4,981	11,393	—	11,393	1,397	12,065	12,189	24,855	24,979
1996—														
January	2,211	2,825	5,036	2,564	540	3,104	4,775	3,365	8,140	1,064	25,801	26,191	31,220	35,394
February	4,901	1,783	6,685	435	510	945	5,336	2,293	7,630	1,658	16,666	26,556	23,609	35,843
March	8,048	2,110	10,158	1,290	116	1,406	9,338	2,226	11,564	9,734	3,735	12,620	21,794	33,918
April	6,977	498	7,475	1,920	6,080	8,000	8,897	6,578	15,475	1,961	11,999	22,699	22,842	40,135

TABLE 3. VALUE OF BUILDING APPROVED, (a) BY CLASS OF BUILDING AND OWNERSHIP
(S'000)

Class of building	1993-94	1994-95	July-April		1996		
			1994-95	1995-96	February	March	April
PRIVATE SECTOR							
New houses	84,997	84,947	66,424	64,821	4,901	8,048	6,977
New other residential buildings	40,105	63,327	55,001	31,641	435	1,290	1,920
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>121,425</i>	<i>96,463</i>	<i>5,336</i>	<i>9,338</i>	<i>8,897</i>
Alterations and additions to residential buildings	16,582	21,640	17,919	23,697	1,607	8,721	1,946
Hotels, etc.	10,420	25,584	17,453	32,560	7,400	400	—
Shops	30,011	37,862	9,027	12,854	5,175	500	1,895
Factories	1,686	3,940	2,976	3,022	750	—	433
Offices	2,027	6,261	4,723	9,358	123	530	5,520
Other business premises	8,432	10,489	7,372	19,754	2,718	1,238	2,350
Educational	5,835	3,922	3,037	4,261	500	604	1,026
Religious	60	—	—	609	—	118	—
Health	1,506	1,027	785	3,150	—	—	—
Entertainment and recreational	5,325	3,536	2,495	7,214	—	—	—
Miscellaneous	3,039	5,524	1,084	3,423	—	346	775
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>48,951</i>	<i>96,205</i>	<i>16,666</i>	<i>3,735</i>	<i>11,999</i>
Total	210,026	268,058	188,295	216,364	23,609	21,794	22,842
PUBLIC SECTOR							
New houses	29,312	29,137	22,137	15,388	1,783	2,110	498
New other residential buildings	1,038	10,319	9,623	7,640	510	116	6,080
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>31,760</i>	<i>23,028</i>	<i>2,293</i>	<i>2,226</i>	<i>6,578</i>
Alterations and additions to residential buildings	725	8,318	4,625	5,669	51	1,013	15
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	1,762	4,246	—	4,246	—
Factories	4,213	11,706	11,706	324	—	—	—
Offices	19,142	3,466	2,572	9,396	232	550	55
Other business premises	10,754	2,354	2,218	14,147	—	89	8,180
Educational	23,443	28,985	15,745	11,817	—	2,218	960
Religious	—	—	—	2,361	—	—	—
Health	10,946	1,631	202	1,378	83	650	—
Entertainment and recreational	4,846	2,016	2,016	9,155	4,077	695	90
Miscellaneous	17,261	34,431	24,882	27,015	5,497	438	1,415
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>61,102</i>	<i>79,838</i>	<i>9,890</i>	<i>8,885</i>	<i>10,700</i>
Total	121,680	134,125	97,487	108,534	12,234	12,124	17,293
TOTAL							
New houses	114,309	114,085	88,561	80,209	6,685	10,158	7,475
New other residential buildings	41,144	73,645	64,624	39,281	945	1,406	8,000
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>153,184</i>	<i>119,490</i>	<i>7,630</i>	<i>11,564</i>	<i>15,475</i>
Alterations and additions to residential buildings	17,307	29,958	22,544	29,366	1,658	9,734	1,961
Hotels, etc.	10,420	25,584	17,453	32,560	7,400	400	—
Shops	30,011	39,624	10,789	17,100	5,175	4,746	1,895
Factories	5,899	15,646	14,682	3,346	750	—	433
Offices	21,169	9,727	7,295	18,754	355	1,080	5,575
Other business premises	19,186	12,844	9,590	33,901	2,718	1,326	10,530
Educational	29,278	32,907	18,782	16,079	500	2,822	1,986
Religious	60	—	—	2,969	—	118	—
Health	12,452	2,658	987	4,528	83	650	—
Entertainment and recreational	10,171	5,552	4,511	16,368	4,077	695	90
Miscellaneous	20,300	39,955	25,966	30,438	5,497	784	2,190
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>110,053</i>	<i>176,042</i>	<i>26,556</i>	<i>12,620</i>	<i>22,699</i>
Total	331,706	402,184	285,781	324,898	35,843	33,918	40,135

(a) 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.

TABLE 4. BUILDING APPROVED (a) IN SELECTED AREAS, APRIL 1996

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	5	1,170	—	—	5	835	—	—	439	14,390	16,834
Palmerston-East Arm (SSD)	31	2,922	2	192	2	151	10	780	12	1,135	5,192
Darwin (SD)	36	4,092	2	192	7	986	10	780	451	15,525	22,025
Alice Springs (T)	9	734	1	88	13	854	—	—	394	—	2,070
Katherine (T)	2	121	1	218	1	80	—	—	12	450	881
Tennant Creek (T)	—	—	—	—	—	—	—	—	48	—	48
Darwin Rural Areas (SSD)	11	1,068	—	—	—	—	96	5,300	263	6,669	13,300
Remainder of Balance (SD)	9	963	—	—	—	—	—	—	794	55	1,812
Northern Territory Balance (SD)	31	2,885	2	306	14	934	96	5,300	1,510	7,174	18,109
Northern Territory	67	6,977	4	498	21	1,920	106	6,080	1,961	22,699	40,135

(a) 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. (b) Excludes Conversions, etc.

TABLE 5. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS APRIL 1996

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	32	—	—	3	2	1	38
Alice Springs (T)	6	—	1	—	3	—	10
Darwin Rural Areas (SSD)	5	1	—	—	4	1	11
Northern Territory	45	2	1	3	14	6	71

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	76.2	139.2	204.0
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	149.0	184.6	294.0
1994-95	65.9	88.3	64.9	153.2	23.1	90.3	169.9	230.4	346.1
1994—									
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	26.8	55.1	71.4
1995—									
Mar. qtr.	15.8	17.4	13.7	31.2	4.6	17.2	53.4	49.4	89.2
June qtr.	18.2	31.5	8.5	40.1	9.6	46.3	70.8	77.0	120.5
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	11.7	39.6	47.1	80.0
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.8	40.3	50.2	71.3
1996—									
Mar. qtr.	11.2	16.2	4.7	20.9	9.2	41.8	59.1	66.1	89.2

(a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, BY TYPE
APRIL 1996

Selected statistical area	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	5		2	2	—	3	—	3	5	10
Palmerston-East Arm (SSD)	33	12	—	12	—	—	—	12	12	45
Darwin (SD)	38	12	2	14	—	3	—	3	17	55
Alice Springs (T)	10	—	—	—	13	—	—	13	13	23
Katherine (T)	3	—	1	1	—	—	—	—	1	4
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	11	—	—	—	96	—	—	96	96	107
Remainder of Balance (SD)	9	—	—	—	—	—	—	—	—	9
Northern Territory Balance (SD)	33	—	1	1	109	—	—	109	110	143
Northern Territory	71	12	3	15	109	3	—	112	127	198
VALUE (\$'000)										
Darwin City (SSD)	1,170	—	415	415	—	420	—	420	835	2,005
Palmerston-East Arm (SSD)	3,114	931	—	931	—	—	—	931	931	4,045
Darwin (SD)	4,284	931	415	1,346	—	420	—	420	1,766	6,050
Alice Springs (T)	822	—	—	—	854	—	—	854	854	1,676
Katherine (T)	339	—	80	80	—	—	—	—	80	419
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,068	—	—	—	5,300	—	—	5,300	5,300	6,368
Remainder of Balance (SD)	963	—	—	—	—	—	—	—	—	963
Northern Territory Balance (SD)	3,191	—	80	80	6,154	—	—	6,154	6,234	9,425
Northern Territory	7,475	931	495	1,426	6,154	420	—	6,574	8,000	15,475

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands and Housing, in areas subject to building control by this authority;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value

of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part

of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at constant prices

16. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 6. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts : Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are not being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished data and related publications

20. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

21. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Northern Territory (8752.7) – issued quarterly

22. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and other usages

SD	Statistical Division
SSD	Statistical Subdivision
(T)	town
—	nil or rounded to zero
r	figure revised since previous issue
..	not applicable

23. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

BOB HARRISON
 Statistician, Northern Territory



For more information ...

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