



BUILDING APPROVALS, NORTHERN TERRITORY, NOVEMBER 1993

NOTE: This publication contains revisions to building approval estimates for the month of August 1993. A hotel development was wrongly classified as residential. The August estimates have been revised with the specific development now classified to the non-residential category.

MAIN FEATURES

Residential

- A total of 77 dwelling units (63 houses and 14 other residential buildings) were approved for November 1993 having a combined value of \$6.7m. Of the houses 8 were approved for Darwin City, 8 for Palmerston, 24 for the Darwin Rural Areas and 16 for various Aboriginal communities. Of the other residential buildings approved 12 were for Darwin City, and 2 for Alice Springs.
- For the five months to November 1993, 716 dwellings were approved, a 30.7 per cent increase on the 548 dwellings approved for the same period last year.

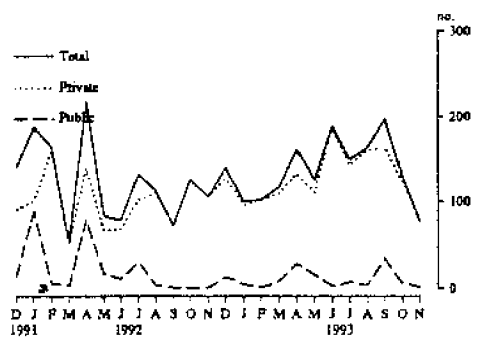
Non-residential

- Approvals for the month of November 1993 totalled \$11.5m. Of this total the Darwin City Council will spend \$2.7m on the Performing Arts Centre, and the National Parks & Wildlife Service will spend \$1.9m on a cultural centre at Kakadu.

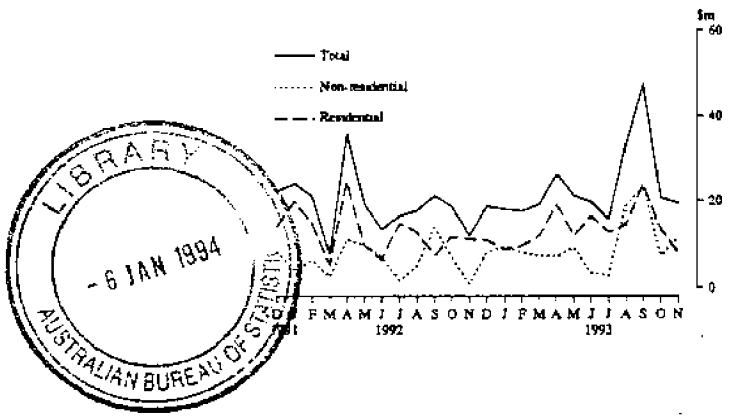
Total

- Approvals for the five months to November totalled \$136.8m compared to \$86.1m for the same period last year, an increase of 58.8 per cent.

NEW DWELLING UNIT APPROVALS
GRAPH 1



VALUE OF BUILDING APPROVED
GRAPH 2



Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) Permits issued by 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.

Major building activity which takes place in areas not subject to the normal administrative approval process (e.g. buildings on remote mine sites) is also included.

Explanatory notes are published at the back of this publication.

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PHONE INQUIRIES

- for more information about *these statistics* and *other inquiries*, including copies of publications — contact **Information Services** on Darwin (089) 432111, or any of our State offices.
- for information about *other ABS statistics and services* please refer to the back page of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector ¹	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1990-91	525	115	640	222	65	287	747	180	927
1991-92	728	244	972	438	49	487	1,166	293	1,459
1992-93	961	94	1,055	416	9	425	1,377	103	1,480
1992-93									
July-November	368	33	401	147	—	147	515	33	548
1993-94									
July-November	392	48	440	274	2	276	666	50	716
1992—									
September	51	—	51	21	—	21	72	—	72
October	86	—	86	40	—	40	126	—	126
November	88	—	88	17	—	17	105	—	105
December	66	13	79	61	—	61	127	13	140
1993—									
January	68	4	72	28	—	28	96	4	100
February	69	—	69	33	—	33	102	—	102
March	74	8	82	35	—	35	109	8	117
April	83	28	111	49	—	49	132	28	160
May	92	6	98	18	9	27	110	15	125
June	141	2	143	45	—	45	186	2	188
July	88	7	95	54	—	54	142	7	149
August	112	1	113	49	2	51	161	3	164
September	85	34	119	78	—	78	163	34	197
October	45	5	50	79	—	79	124	5	129
November	62	1	63	14	—	14	76	1	77

NOTE: (i) 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 (See paragraph 14). (ii) The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in November 1993.

TABLE 2. VALUE OF BUILDING APPROVED
(S'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					
1990-91	42,569	11,525	54,093	18,394	5,967	24,361	60,963	17,492	78,455	17,026	45,156	151,974	118,548	247,455
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89,940	40,279	130,219	17,843	38,219	93,230	141,298	241,292
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
1992-93														
July-November	32,880	5,795	38,675	10,176	—	10,176	43,056	5,795	48,851	8,878	8,081	28,422	58,018	86,151
1993-94														
July-November	34,235	7,112	41,347	23,625	199	23,823	57,860	7,210	65,170	7,577	28,697	64,061	93,634	136,808
1992—														
September	4,075	—	4,075	1,700	—	1,700	5,775	—	5,775	1,507	1,690	13,922	8,854	21,203
October	7,633	—	7,633	2,300	—	2,300	9,933	—	9,933	1,876	3,136	6,956	14,590	18,766
November	6,714	—	6,714	1,620	—	1,620	8,334	—	8,334	2,748	665	843	10,673	11,925
December	5,487	1,348	6,835	2,619	—	2,619	8,106	1,348	9,454	1,401	3,373	8,093	12,881	18,948
1993—														
January	5,578	533	6,111	1,723	—	1,723	7,301	533	7,834	833	2,764	9,436	10,808	18,103
February	5,868	—	5,868	2,125	—	2,125	7,993	—	7,993	1,688	5,659	8,039	15,340	17,720
March	7,044	739	7,783	2,940	—	2,940	9,984	739	10,723	1,319	3,615	7,275	14,918	19,317
April	7,268	6,807	14,075	3,471	—	3,471	10,739	6,807	17,546	1,532	954	7,195	13,224	26,273
May	8,051	563	8,614	1,200	639	1,839	9,251	1,202	10,453	1,551	1,557	9,172	12,359	21,176
June	10,736	273	11,009	3,341	—	3,341	14,077	273	14,350	1,994	3,114	3,441	19,185	19,785
July	7,477	1,249	8,725	3,010	—	3,010	10,486	1,249	11,735	1,036	2,509	2,802	14,031	15,573
August	8,967	150	9,117	3,489	199	3,688	12,456	349	12,804	1,792	8,966	18,882	23,214	33,478
September	8,660	4,950	13,611	8,171	—	8,171	16,831	4,950	21,782	2,177	10,597	23,563	29,105	47,521
October	3,694	663	4,357	7,795	—	7,795	11,489	663	12,152	1,309	714	7,271	13,512	20,733
November	5,437	100	5,537	1,160	—	1,160	6,597	100	6,697	1,263	5,911	11,543	13,771	19,503

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

Class of building	1991-92	1992-93	July-November		1993		
			1992-93	1993-94	September	October	November
PRIVATE SECTOR							
New houses	57,519	82,911	32,880	34,235	8,660	3,694	5,437
New other residential buildings	32,421	27,595	10,176	23,625	8,171	7,795	1,160
<i>Total new residential building</i>	<i>89,940</i>	<i>110,506</i>	<i>43,056</i>	<i>57,860</i>	<i>16,831</i>	<i>11,489</i>	<i>6,597</i>
Alterations and additions to residential buildings	13,139	17,109	6,881	7,077	1,677	1,309	1,263
Hotels, etc.	2,305	1,710	60	8,350	3,300	—	630
Shops	8,305	2,690	1,210	4,322	2,722	130	741
Factories	662	1,350	940	754	250	—	—
Offices	8,487	7,312	345	1,314	520	150	180
Other business premises	12,517	9,290	3,106	5,042	1,045	160	1,265
Educational	1,260	1,735	890	5,060	2,700	—	690
Religious	—	187	70	—	—	—	—
Health	2,705	1,845	750	186	—	—	—
Entertainment and recreational	534	834	60	1,804	—	274	1,030
Miscellaneous	1,444	2,164	650	1,865	60	—	1,375
<i>Total non-residential building</i>	<i>38,219</i>	<i>29,117</i>	<i>8,081</i>	<i>28,697</i>	<i>10,597</i>	<i>714</i>	<i>5,911</i>
Total	141,298	156,733	58,018	93,634	29,105	13,512	13,771
PUBLIC SECTOR							
New houses	35,714	16,059	5,795	7,112	4,950	663	100
New other residential buildings	4,566	639	—	199	—	—	—
<i>Total new residential building</i>	<i>40,279</i>	<i>16,698</i>	<i>5,795</i>	<i>7,310</i>	<i>4,950</i>	<i>663</i>	<i>100</i>
Alterations and additions to residential buildings	4,703	2,088	1,998	500	500	—	—
Hotels, etc.	223	—	—	—	—	—	—
Shops	1,595	485	—	—	—	—	—
Factories	795	—	—	77	—	77	—
Offices	1,548	14,837	11,526	14,986	2,700	3,193	93
Other business premises	9,168	813	—	1,923	1,923	—	—
Educational	20,899	11,309	5,305	9,441	6,680	787	1,974
Religious	—	—	—	—	—	—	—
Health	5,507	6,726	601	1,152	—	—	859
Entertainment and recreational	718	300	140	2,705	—	—	2,705
Miscellaneous	14,559	17,484	2,769	5,078	1,663	2,500	—
<i>Total non-residential building</i>	<i>55,011</i>	<i>51,954</i>	<i>20,341</i>	<i>35,364</i>	<i>12,966</i>	<i>6,557</i>	<i>5,632</i>
Total	99,994	70,740	28,134	43,174	18,416	7,220	5,732
TOTAL							
New houses	93,232	98,970	38,675	41,347	13,611	4,357	5,537
New other residential buildings	36,987	28,234	10,176	23,823	8,171	7,795	1,160
<i>Total new residential building</i>	<i>130,219</i>	<i>127,204</i>	<i>48,851</i>	<i>65,170</i>	<i>21,782</i>	<i>12,152</i>	<i>6,697</i>
Alterations and additions to residential buildings	17,842	19,197	8,878	7,577	2,177	1,309	1,263
Hotels, etc.	2,528	1,710	60	8,350	3,300	—	630
Shops	9,900	3,175	1,210	4,322	2,722	130	741
Factories	1,457	1,350	940	831	250	77	—
Offices	10,035	22,149	11,871	16,300	3,220	3,343	273
Other business premises	21,685	10,103	3,106	6,965	2,968	160	1,265
Educational	22,159	13,044	6,195	14,501	9,380	787	2,664
Religious	—	187	70	—	—	—	—
Health	8,212	8,571	1,351	1,339	—	—	859
Entertainment and recreational	1,252	1,134	200	4,509	—	274	3,735
Miscellaneous	16,003	19,648	3,419	6,943	1,723	2,500	1,375
<i>Total non-residential building</i>	<i>93,230</i>	<i>81,072</i>	<i>28,422</i>	<i>64,061</i>	<i>23,563</i>	<i>7,271</i>	<i>11,543</i>
Total	241,292	227,472	86,151	136,808	47,521	20,733	19,503

NOTE: 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 (see paragraph 14).

TABLE 4. BUILDING APPROVED IN SELECTED AREAS, NOVEMBER 1993

Selected statistical areas	New residential building								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)	8	1,454	—	—	12	1,000	—	—	615	5,435	8,503
Palmerston-East Arm (SSD)	8	690	—	—	—	—	—	—	82	550	1,322
Darwin (SD)	16	2,143	—	—	12	1,000	—	—	697	5,835	9,675
Alice Springs (T)	4	388	—	—	2	160	—	—	164	1,688	2,400
Katherine (T)	2	180	—	—	—	—	—	—	—	700	880
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	24	1,592	—	—	—	—	—	—	402	207	2,200
Remainder of Balance (SD)	16	1,134	1	100	—	—	—	—	—	2,963	4,198
Northern Territory Balance (SD)	46	3,294	1	100	2	160	—	—	566	5,538	9,678
Northern Territory	62	5,437	1	100	14	1,160	—	—	1,263	11,543	19,593

NOTE: 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 (see paragraph 14).

TABLE 5. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS NOVEMBER 1993

Selected statistical areas	Material of outer walls							Total
	Double brick(a)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated		
Darwin (SD)	10	1	—	—	5	—	16	
Alice Springs (T)	4	—	—	—	—	—	4	
Darwin Rural Areas (SSD)	12	—	1	—	11	—	24	
Northern Territory	43	1	1	—	18	—	63	

(a) 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							
1990-91	38.8	49.2	23.1	72.3	15.6	42.9	144.5	110.8	232.4
1991-92	51.5	83.5	33.5	117.0	16.1	35.7	87.1	128.6	220.2
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	76.3	139.2	204.0
1992—									
June qtr.	11.4	24.0	7.9	32.3	3.9	15.0	26.1	36.9	62.3
Sept. qtr.	16.3	21.4	5.6	27.0	3.8	4.0	19.3	29.3	50.1
Dec. qtr.	17.3	18.5	5.8	24.3	5.2	6.8	15.0	34.0	44.5
1993—									
Mar. qtr.	15.8	17.0	6.1	23.1	3.3	11.3	23.3	36.7	49.6
June qtr.	22.4	28.9	7.8	16.7	4.4	5.3	18.7	39.3	59.7
Sept. qtr.	21.5	26.9	13.2	40.2	4.3	20.8	42.6	59.4	87.1

(a) See paragraphs 18-20 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 APPROVED IN SELECTED AREAS, BY TYPE
NOVEMBER 1993

Selected statistical area	Other residential building									Total residential building
	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)	8	—	—	—	—	—	12	12	12	20
Palmerston-East Arm (SSD)	8	—	—	—	—	—	—	—	—	8
Darwin (SD)	16	—	—	—	—	—	12	12	12	28
Alice Springs (T)	4	2	—	2	—	—	—	—	2	6
Katherine (T)	2	—	—	—	—	—	—	—	—	2
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	24	—	—	—	—	—	—	—	—	24
Remainder of Balance (SD)	17	—	—	—	—	—	—	—	—	17
Northern Territory Balance (SD)	47	2	—	2	—	—	—	—	2	49
Northern Territory	63	2	—	2	—	—	12	12	14	77
VALUE (\$'000)										
Darwin City (SSD)	1,454	—	—	—	—	—	1,000	1,000	1,000	2,454
Palmerston-East Arm (SSD)	690	—	—	—	—	—	—	—	—	690
Darwin (SD)	2,143	—	—	—	—	—	1,000	1,000	1,000	3,143
Alice Springs (T)	388	160	—	160	—	—	—	—	160	548
Katherine (T)	180	—	—	—	—	—	—	—	—	180
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,592	—	—	—	—	—	—	—	—	1,592
Remainder of Balance (SD)	1,234	—	—	—	—	—	—	—	—	1,234
Northern Territory Balance (SD)	3,394	160	—	160	—	—	—	—	160	3,554
Northern Territory	5,537	160	—	160	—	—	1,000	1,000	1,160	6,697

EXPLANATORY NOTES

Scope and coverage

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.

2. 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.

3. 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) all approved alterations and addition of 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

4. 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.

5. 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.

6. 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* as follows:

- (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 caretakers' 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.).

7. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new "non-residential buildings" is not included in the tables but is shown as a footnote to Table 1.

8. 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 value of the completed building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the value of the completed building.

Building classification

9. *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 in the treatment of group accommodation building where, for example, a student accommodation building on a university campus would be classified to Educational.

10. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

11. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

12. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey;
 - two or more storeys;
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

13. More details on the DSC are contained in the ABS Information paper, *Dwelling Structure Classification (DSC)* (1296.0).

14. *Ownership.* The ownership of a building is classified at the time of approval as either *private* sector or *public* sector according to expected ownership 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.

Aboriginal Communities

15. The table relating to building approvals on Aboriginal communities has been removed from the Publication due to possible undercoverage of sources.

General

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

Australian Standard Geographical Classification

17. Statistics presented in Tables 4, 5, and 7 of this publication have been classified according to the Australian Standard Geographical Classification (ASGC). Revisions affecting the N.T. were introduced in Edition 2.1, released in January 1991.

For additional information concerning other changes to the ASGC, users are referred to the manual *Australian Standard Geographical Classification, Edition 2.1* (1216.0).

Estimates at constant prices

18. 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).

19. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'gross fixed capital expenditure'.

20. 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 the *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Unpublished data and related publications.

21. 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 may be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

22. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) — issued monthly.
Building Activity, Australia: Dwelling Unit Commencements (Preliminary Estimates) (8750.0) — issued quarterly.
Construction Activity at Constant Prices, Australia — (8782.0) issued quarterly.
Building Activity, Australia (8752.0) — issued quarterly.
Building Activity, Northern Territory (8752.7) — issued quarterly.
Engineering Construction Survey, Australia (8762.0) — issued quarterly.

23. 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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications 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

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

25.



For more information . . .

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