

CATALOGUE NO. 8731.7
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BUILDING APPROVALS, NORTHERN TERRITORY, AUGUST 1994

MAIN FEATURES

Residential

- A total of 260 dwelling units (111 houses and 149 other residential buildings) were approved for August 1994 having a combined value of \$58.4m. Of the 111 houses approved, 39 were for the Dept. of Defence, 23 for Palmerston, 25 for Darwin Rural Areas and 9 for various Aboriginal Communities.
- Other residential building approvals for August were more than three times that for any other single month in this calendar year. Two private developers received approval to construct a total of 106 two and three bedroom apartments in Darwin City.

- For the two months to August 1994 332 dwelling units were approved, a 6.1 per cent increase on the 313 dwellings approved for the same period last year.

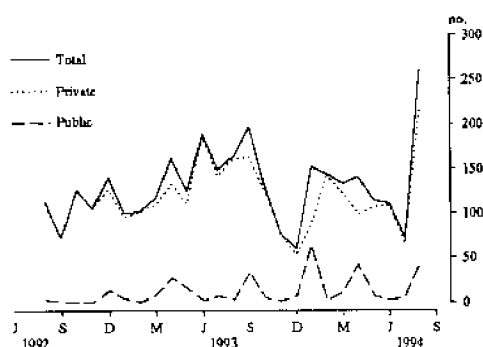
Non-residential

- Approvals for the month of August 1994 totalled \$7.8m. For the two months to August 1994 approvals totalled \$16.3m, a 24.9 per cent decrease on the \$21.7m total for the same period last year.

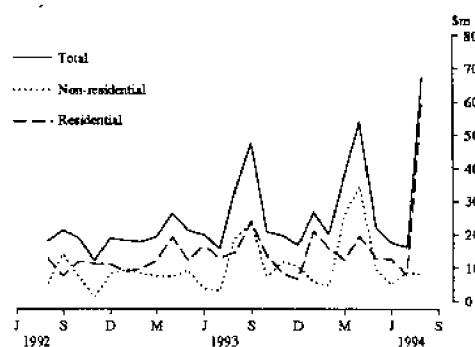
Total

- For the two months to August 1994 approvals totalled \$83.4m, a 70.1 per cent increase on the \$49.1m total for the same period last year.

NEW DWELLING UNIT APPROVALS



VALUE OF BUILDING APPROVED



Introduction

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

- 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;
- 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.

BOB HARRISON
Statistician, Northern Territory.

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	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
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
1993-94	922	171	1,093	464	14	478	1,386	185	1,571
1993-94									
July-August	200	8	208	103	2	105	303	10	313
1994-95									
July-August	127	46	173	156	3	159	283	49	332
1993-									
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
December	49	7	56	4	—	4	53	7	60
1994—									
January	72	64	136	16	—	16	88	64	152
February	104	2	106	38	—	38	142	2	144
March	79	7	86	43	4	47	122	11	133
April	83	34	117	16	8	24	99	42	141
May	81	7	88	26	—	26	107	7	114
June	62	2	64	47	—	47	109	2	111
July	56	6	62	10	—	10	66	6	72
August	71	40	111	146	3	149	217	43	260

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 August 1994.

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					
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89,940	40,279	130,219	17,842	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
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
1993-94														
July-August	16,444	1,399	17,842	6,499	199	6,697	22,942	1,597	24,539	2,828	11,475	21,683	37,245	49,051
1994-95														
July-August	12,757	7,689	20,446	43,406	1,200	44,606	56,163	8,889	65,052	2,099	8,425	16,288	66,687	83,439
1993-														
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
December	4,141	793	4,934	450	—	450	4,591	793	5,384	1,049	4,044	10,310	9,683	16,743
1994														
January	6,536	12,780	19,316	1,091	—	1,091	7,627	12,780	20,407	710	5,172	5,632	13,509	26,749
February	10,084	250	10,334	3,600	—	3,600	13,684	250	13,934	1,619	1,956	4,375	17,159	19,928
March	6,796	702	7,498	2,593	265	2,858	9,389	966	10,356	1,891	2,743	25,910	14,023	38,156
April	8,963	6,751	15,714	1,210	575	1,786	10,173	7,327	17,500	1,862	22,464	34,464	34,449	53,826
May	7,956	654	8,610	2,758	—	2,758	10,715	654	11,369	1,332	1,810	9,409	13,857	22,110
June	6,285	270	6,555	4,778	—	4,778	11,063	270	11,333	1,268	1,456	4,786	13,711	17,386
July	4,913	694	5,606	1,092	—	1,092	6,004	694	6,698	856	3,376	8,463	10,236	16,016
August	7,844	6,995	14,839	42,314	1,200	43,514	50,159	8,195	58,354	1,243	5,049	7,826	56,451	67,423

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

Class of building	1992-93	1993-94	July-August		1994		
			1993-94	1994-95	June	July	August
PRIVATE SECTOR							
New houses	82,911	84,997	16,444	12,757	6,285	4,913	7,844
New other residential buildings	27,595	40,105	6,599	43,406	4,778	1,092	42,314
<i>Total new residential building</i>	<i>110,506</i>	<i>125,102</i>	<i>22,942</i>	<i>56,163</i>	<i>11,063</i>	<i>6,004</i>	<i>50,159</i>
Alterations and additions to residential buildings	17,109	16,582	2,828	2,099	1,193	856	1,243
Hotels, etc.	1,710	10,420	4,420	293	—	158	135
Shops	2,690	30,011	729	956	1,120	161	795
Factories	1,350	1,686	504	588	—	—	588
Offices	7,312	2,027	464	1,818	50	1,177	641
Other business premises	9,290	8,432	2,572	4,345	230	1,580	2,765
Educational	1,735	5,835	1,670	—	—	—	—
Religious	187	60	—	—	—	—	—
Health	1,845	1,506	186	300	—	300	—
Entertainment and recreational	834	5,325	500	125	—	—	125
Miscellaneous	2,164	3,039	430	—	56	—	—
<i>Total non-residential building</i>	<i>29,117</i>	<i>69,342</i>	<i>11,475</i>	<i>8,425</i>	<i>1,456</i>	<i>3,376</i>	<i>5,049</i>
Total	156,733	210,026	37,245	66,687	13,711	10,236	56,451
PUBLIC SECTOR							
New houses	16,059	29,312	1,399	7,689	270	694	6,995
New other residential buildings	639	1,038	199	1,200	—	—	1,200
<i>Total new residential building</i>	<i>16,698</i>	<i>30,350</i>	<i>1,597</i>	<i>8,889</i>	<i>270</i>	<i>694</i>	<i>8,195</i>
Alterations and additions to residential buildings	2,088	725	—	—	75	—	—
Hotels, etc.	—	—	—	—	—	—	—
Shops	485	—	—	—	—	—	—
Factories	—	4,213	—	3,150	—	3,000	150
Offices	14,837	19,142	9,000	2,137	—	2,087	50
Other business premises	813	10,754	—	—	—	—	—
Educational	11,309	23,443	—	100	1,840	—	100
Religious	—	—	—	—	—	—	—
Health	6,726	10,946	293	—	130	—	—
Entertainment and recreational	300	4,846	—	1,350	1,300	—	1,350
Miscellaneous	17,484	17,261	916	1,127	60	—	1,127
<i>Total non-residential building</i>	<i>51,954</i>	<i>90,605</i>	<i>10,208</i>	<i>7,864</i>	<i>3,330</i>	<i>5,087</i>	<i>2,777</i>
Total	70,740	121,680	11,806	16,752	3,675	5,780	10,972
TOTAL							
New houses	98,970	114,309	17,842	20,446	6,555	5,606	14,839
New other residential buildings	28,234	41,144	6,697	44,606	4,778	1,092	43,514
<i>Total new residential building</i>	<i>127,204</i>	<i>155,452</i>	<i>24,539</i>	<i>65,052</i>	<i>11,333</i>	<i>6,698</i>	<i>58,354</i>
Alterations and additions to residential buildings	19,197	17,307	2,828	2,099	1,268	856	1,243
Hotels, etc.	1,710	10,420	4,420	293	—	158	135
Shops	3,175	30,011	729	956	1,120	161	795
Factories	1,350	5,899	504	3,738	—	3,000	738
Offices	22,149	21,169	9,464	3,954	50	3,264	691
Other business premises	10,103	19,186	2,572	4,345	230	1,580	2,765
Educational	13,044	29,278	1,670	100	1,840	—	100
Religious	187	60	—	—	—	—	—
Health	8,571	12,452	479	300	130	300	—
Entertainment and recreational	1,134	10,171	500	1,475	1,300	—	1,475
Miscellaneous	19,648	20,300	1,346	1,127	116	—	1,127
<i>Total non-residential building</i>	<i>81,072</i>	<i>158,946</i>	<i>21,683</i>	<i>16,288</i>	<i>4,786</i>	<i>8,463</i>	<i>7,826</i>
Total	227,472	331,706	49,051	83,439	17,386	16,016	67,423

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, AUGUST 1994

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)	2	420	32	5,700	106	38,500	3	1,200	515	4,221	50,557
Palmerston-East Arm (SSD)	23	2,402	—	—	2	300	—	—	113	—	2,815
Darwin (SD)	25	2,822	32	5,700	108	38,800	3	1,200	628	4,221	53,372
Alice Springs (T)	13	1,366	—	—	—	—	—	—	166	200	1,731
Katherine (T)	—	—	—	—	—	—	—	—	—	218	218
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	25	2,771	7	1,200	36	3,408	—	—	331	590	8,300
Remainder of Balance (SD)	8	885	1	95	2	106	—	—	119	2,596	3,802
Northern Territory Balance (SD)	46	5,022	8	1,295	38	3,514	—	—	615	3,604	14,051
Northern Territory	71	7,844	40	6,995	146	42,314	3	1,200	1,243	7,826	67,423

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 AUGUST 1994

Selected statistical areas	Material of outer walls						Total
	Double brick(a)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	51	—	—	2	4	—	57
Alice Springs (T)	11	—	1	—	1	—	13
Darwin Rural Areas (SSD)	20	—	—	3	9	—	32
Northern Territory	89	—	1	5	16	—	111

(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							
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	76.2	139.2	204.0
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	149.0	184.6	294.0
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	36.7	4.4	5.3	18.6	39.3	59.7
Sept. qtr.	21.5	26.9	13.3	40.3	4.3	20.8	42.5	59.4	87.0
Dec. qtr.	11.2	12.5	8.4	20.8	3.0	10.0	27.3	32.8	51.2
1994—									
Mar. qtr.	19.1	30.2	6.7	36.9	3.4	9.3	33.6	38.4	74.0
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8

(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
AUGUST 1994

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)	34	3	—	3	—	—	106	106	109	143
Palmerston-East Arm (SSD)	23	2	—	2	—	—	—	—	2	25
<i>Darwin (SD)</i>	<i>57</i>	<i>5</i>	<i>—</i>	<i>5</i>	<i>—</i>	<i>—</i>	<i>106</i>	<i>106</i>	<i>111</i>	<i>168</i>
Alice Springs (T)	13	—	—	—	—	—	—	—	—	13
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	32	36	—	36	—	—	—	—	36	68
Remainder of Balance (SD)	9	2	—	2	—	—	—	—	2	11
<i>Northern Territory Balance (SD)</i>	<i>54</i>	<i>38</i>	<i>—</i>	<i>38</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>38</i>	<i>92</i>
Northern Territory	111	43	—	43	—	—	106	106	149	260
VALUE (\$'000)										
Darwin City (SSD)	6,120	1,200	—	1,200	—	—	38,500	38,500	39,700	45,820
Palmerston-East Arm (SSD)	2,402	300	—	300	—	—	—	—	300	2,702
<i>Darwin (SD)</i>	<i>8,522</i>	<i>1,500</i>	<i>—</i>	<i>1,500</i>	<i>—</i>	<i>—</i>	<i>38,500</i>	<i>38,500</i>	<i>40,000</i>	<i>48,522</i>
Alice Springs (T)	1,366	—	—	—	—	—	—	—	—	1,366
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	3,971	3,408	—	3,408	—	—	—	—	3,408	7,379
Remainder of Balance (SD)	980	106	—	106	—	—	—	—	106	1,087
<i>Northern Territory Balance (SD)</i>	<i>6,317</i>	<i>3,514</i>	<i>—</i>	<i>3,514</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>3,514</i>	<i>9,832</i>
Northern Territory	14,839	5,014	—	5,014	—	—	38,500	38,500	43,514	58,354

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* (S216.0).

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.



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