



# BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 NOV 2000

## SEPTEMBER KEY FIGURES

	Jul 2000	Aug 2000	Sep 2000
Dwelling units approved			
Original	93	94	62
Trend	100	95	91
.....			
	<b>% change Jun 2000 to Jul 2000</b>	<b>% change Jul 2000 to Aug 2000</b>	<b>% change Aug 2000 to Sep 2000</b>
Dwelling units approved			
Original	-34.0	1.1	-34.0
Trend	-3.3	-5.1	-3.9

## SEPTEMBER KEY POINTS

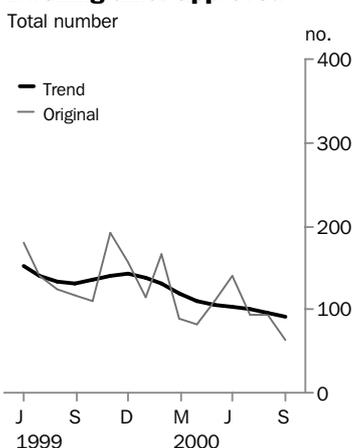
### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 11.6% over the September 2000 quarter. The trend estimate for the month of September 2000 is 31.1% below the estimate for September 1999.

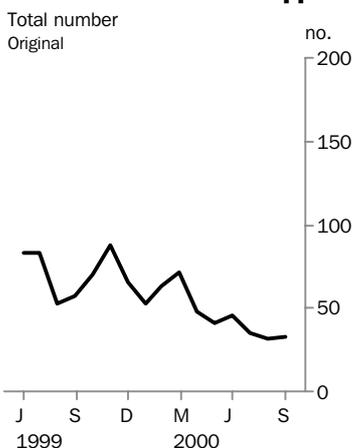
### ORIGINAL ESTIMATES

- After a decrease of 34.0% in July and a marginal increase in August the total number of dwelling units approved fell by 34.0% to 62 in September 2000. The number of houses fell 45.6% to 37 while other dwellings fell 3.8% to 25.
- The majority of the new dwellings approved during the September 2000 quarter were in Palmerston-East Arm (85) and Darwin City (56).
- The total value of building approved during the September 2000 quarter increased by 28.4% to \$120.8m. Residential building fell by 39.8% to \$35.4m while non-residential building increased 141.8% to \$85.4m. Contributing to the large non-residential building value are two significant public sector health projects valued at \$59.6m.

### 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 Service on 1300 135 070.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2000	9 February 2001
March 2001	11 May 2001



## CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates of building activity, resulting in revisions to the growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1998-99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also the reference year has been advanced to 1998-99, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2000 Edition (see paragraph 22 of the Explanatory Notes).



## DATA NOTES

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS) introduced from 1 July 2000. TNTS included the removal of Wholesale Sales Tax (WST) and the introduction of the Goods and Services Tax (GST). In this publication, and in future issues, value series from July 2000 for both residential and non-residential building approved will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series in the period around the introduction of TNTS, as they may have been affected in a number of ways, including:

- changing patterns in demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the GST and the abolition of the WST; and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded GST.

For further information, see the technical note in the July and August issues of *Building Approvals, Australia* (Cat. No. 8731.0)



## 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
	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>	
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	
<b>1997-1998</b>	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
<b>1998-1999</b>	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
<b>1999-2000</b>	738	170	908	528	102	630	1 266	272	1 538	n.a.
3 months to Sep 1999	193	43	236	143	0	143	336	43	379	n.a.
3 months to Sep 2000	99	44	143	82	24	106	181	68	249	n.a.
<b>1999</b>										
July	83	20	103	37	0	37	120	20	140	140
August	53	4	57	66	0	66	119	4	123	133
September	57	19	76	40	0	40	97	19	116	132
October	70	28	98	6	6	12	76	34	110	136
November	88	13	101	55	36	91	143	49	192	141
December	65	9	74	78	4	82	143	13	156	142
<b>2000</b>										
January	53	5	58	56	0	56	109	5	114	139
February	63	28	91	68	6	74	131	34	165	130
March	71	9	80	6	2	8	77	11	88	119
April	48	7	55	26	2	28	74	9	83	111
May	41	14	55	33	22	55	74	36	110	106
June	46	14	60	57	24	81	103	38	141	103
July	35	3	38	55	0	55	90	3	93	100
August	31	37	68	22	4	26	53	41	94	95
September	33	4	37	5	20	25	38	24	62	91

## VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
<b>1997-1998</b>	120 218	101 354	19 630	241 202	102 259	<b>343 462</b>
<b>1998-1999</b>	132 521	69 281	23 004	224 806	94 020	<b>318 826</b>
<b>1999-2000</b>	103 269	65 781	24 676	193 725	68 309	<b>262 035</b>
3 months to Sep 1999	27 049	16 254	6 643	49 946	13 279	<b>63 225</b>
3 months to Sep 2000	15 249	6 724	4 156	26 129	22 505	<b>48 634</b>
<b>1999</b>						
July	11 071	4 006	2 421	17 498	4 430	<b>21 928</b>
August	7 222	7 968	2 345	17 535	5 160	<b>22 695</b>
September	8 756	4 280	1 878	14 914	3 689	<b>18 603</b>
October	9 187	695	1 950	11 832	6 664	<b>18 496</b>
November	13 322	5 599	2 170	21 091	8 451	<b>29 542</b>
December	8 495	7 077	2 543	18 114	3 144	<b>21 258</b>
<b>2000</b>						
January	8 163	7 765	1 077	17 005	8 905	<b>25 910</b>
February	6 741	7 581	2 253	16 574	5 705	<b>22 280</b>
March	9 597	507	1 514	11 618	5 534	<b>17 152</b>
April	6 433	3 720	2 221	12 374	5 155	<b>17 529</b>
May	5 971	4 413	2 390	12 773	4 063	<b>16 836</b>
June	8 312	12 170	1 917	22 398	7 409	<b>29 807</b>
July	4 835	4 667	1 021	10 523	3 618	<b>14 141</b>
August	4 865	1 590	1 280	7 735	2 342	<b>10 077</b>
September	5 549	467	1 855	7 871	16 545	<b>24 416</b>
PUBLIC SECTOR (\$'000)						
<b>1997-1998</b>	43 637	8 224	8 137	59 999	145 294	<b>205 292</b>
<b>1998-1999</b>	75 832	4 624	7 569	88 024	94 091	<b>182 115</b>
<b>1999-2000</b>	24 487	12 113	5 727	42 327	71 336	<b>113 663</b>
3 months to Sep 1999	6 708	0	1 072	7 779	12 376	<b>20 156</b>
3 months to Sep 2000	6 563	2 331	359	9 252	62 897	<b>72 149</b>
<b>1999</b>						
July	2 982	0	542	3 523	740	<b>4 263</b>
August	781	0	480	1 261	8 883	<b>10 144</b>
September	2 945	0	50	2 995	2 753	<b>5 749</b>
October	3 738	712	671	5 121	4 149	<b>9 270</b>
November	1 970	4 557	180	6 707	18 396	<b>25 102</b>
December	1 155	730	893	2 778	1 211	<b>3 989</b>
<b>2000</b>						
January	798	0	0	798	1 485	<b>2 283</b>
February	4 344	781	1 290	6 415	5 085	<b>11 500</b>
March	1 256	188	80	1 524	9 938	<b>11 463</b>
April	1 005	198	705	1 908	6 466	<b>8 374</b>
May	1 800	2 147	437	4 384	1 481	<b>5 865</b>
June	1 713	2 800	400	4 913	10 748	<b>15 661</b>
July	213	0	240	452	855	<b>1 307</b>
August	5 710	428	50	6 188	60 808	<b>66 996</b>
September	640	1 903	70	2 613	1 234	<b>3 846</b>

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED: **Original** *continued*

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
<b>1997-1998</b>	163 855	109 578	27 768	301 201	247 553	548 754
<b>1998-1999</b>	208 353	73 905	30 572	312 831	188 110	500 941
<b>1999-2000</b>	127 756	77 894	30 404	236 053	139 645	375 698
3 months to Sep 1999	33 757	16 254	7 715	57 726	25 655	83 381
3 months to Sep 2000	21 811	9 055	4 515	35 381	85 402	120 783
<b>1999</b>						
July	14 052	4 006	2 962	21 021	5 170	26 191
August	8 003	7 968	2 825	18 796	14 043	32 838
September	11 702	4 280	1 928	17 910	6 442	24 352
October	12 924	1 407	2 622	16 953	10 813	27 766
November	15 292	10 156	2 350	27 797	26 847	54 644
December	9 649	7 807	3 436	20 892	4 356	25 248
<b>2000</b>						
January	8 961	7 765	1 077	17 804	10 390	28 194
February	11 085	8 362	3 543	22 989	10 791	33 779
March	10 854	695	1 594	13 142	15 473	28 615
April	7 438	3 918	2 926	14 281	11 621	25 903
May	7 772	6 560	2 826	17 158	5 544	22 701
June	10 025	14 970	2 317	27 312	18 157	45 468
July	5 048	4 667	1 261	10 976	4 473	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

(a) Refer to Explanatory Notes paragraph 12.

## 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)										
<b>1997-1998</b>	1 248	241	155	396	170	55	335	560	956	2 204
<b>1998-1999</b>	1 518	120	36	156	154	53	319	526	682	2 200
<b>1999-2000</b>	903	187	81	268	98	40	203	341	609	1 512
<b>1999</b>										
July	102	6	8	14	4	9	10	23	37	139
August	55	8	0	8	17	24	17	58	66	121
September	76	23	0	23	4	0	13	17	40	116
October	98	8	2	10	2	0	0	2	12	110
November	101	13	4	17	44	0	30	74	91	192
December	73	16	11	27	0	0	39	39	66	139
<b>2000</b>										
January	58	9	26	35	0	0	20	20	55	113
February	91	36	14	50	0	0	24	24	74	165
March	79	4	2	6	2	0	0	2	8	87
April	55	4	2	6	0	7	12	19	25	80
May	55	36	10	46	8	0	0	8	54	109
June	60	24	2	26	17	0	38	55	81	141
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
VALUE (\$'000)										
<b>1997-1998</b>	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
<b>1998-1999</b>	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
<b>1999-2000</b>	127 755	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 649
<b>1999</b>										
July	14 052	362	1 272	1 634	200	1 272	900	2 372	4 006	18 059
August	8 003	692	0	692	3 176	2 000	2 100	7 276	7 968	15 971
September	11 702	1 802	0	1 802	478	0	2 000	2 478	4 280	15 982
October	12 924	907	400	1 307	100	0	0	100	1 407	14 331
November	15 292	1 056	320	1 376	5 100	0	3 680	8 780	10 156	25 448
December	9 649	1 120	1 585	2 705	0	0	5 102	5 102	7 807	17 456
<b>2000</b>										
January	8 961	585	4 300	4 885	0	0	2 880	2 880	7 765	16 726
February	11 085	3 672	1 251	4 923	0	0	3 439	3 439	8 362	19 446
March	10 854	345	250	595	100	0	0	100	695	11 549
April	7 438	348	270	618	0	1 800	1 500	3 300	3 918	11 356
May	7 772	3 710	2 380	6 090	470	0	0	470	6 560	14 331
June	10 025	2 800	520	3 320	1 850	0	9 800	11 650	14 970	24 995
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

(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)										
<b>NORTHERN TERRITORY</b>	143	54	2	56	26	0	21	47	103	246
<b>Darwin (SD)</b>	54	46	0	46	20	0	21	41	87	141
Darwin City (SSD)	13	22	0	22	0	0	21	21	43	56
Palmerston-East Arm (SSD)	41	24	0	24	20	0	0	20	44	85
<b>Northern Territory Balance (SD)</b>	89	8	2	10	6	0	0	6	16	105
Darwin Rural Areas (SSD)	22	0	0	0	0	0	0	0	0	22
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	0	0	0	0	0	0	0	2
Daly (SSD)	3	0	0	0	0	0	0	0	0	3
East Arnhem (SSD)	25	0	0	0	0	0	0	0	0	25
Lower Top End NT (SSD)	24	4	0	4	0	0	0	0	4	28
Katherine (T)	8	0	0	0	0	0	0	0	0	8
Barkly (SSD)	4	0	0	0	0	0	0	0	0	4
Tennant Creek (T)	2	0	0	0	0	0	0	0	0	2
Central NT (SSD)	9	4	2	6	6	0	0	6	12	21
Alice Springs (T)	9	4	2	6	6	0	0	6	12	21
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	21 811	4 740	227	4 967	2 248	0	1 840	4 088	9 055	30 866
<b>Darwin (SD)</b>	9 876	3 912	0	3 912	1 700	0	1 840	3 540	7 452	17 327
Darwin City (SSD)	3 761	1 590	0	1 590	0	0	1 840	1 840	3 430	7 191
Palmerston-East Arm (SSD)	6 114	2 322	0	2 322	1 700	0	0	1 700	4 022	10 136
<b>Northern Territory Balance (SD)</b>	11 936	828	227	1 055	548	0	0	548	1 603	13 539
Darwin Rural Areas (SSD)	2 591	0	0	0	0	0	0	0	0	2 591
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	155	0	0	0	0	0	0	0	0	155
Daly (SSD)	213	0	0	0	0	0	0	0	0	213
East Arnhem (SSD)	3 916	0	0	0	0	0	0	0	0	3 916
Lower Top End NT (SSD)	3 305	428	0	428	0	0	0	0	428	3 733
Katherine (T)	901	0	0	0	0	0	0	0	0	901
Barkly (SSD)	430	0	0	0	0	0	0	0	0	430
Tennant Creek (T)	150	0	0	0	0	0	0	0	0	150
Central NT (SSD)	1 326	400	227	627	548	0	0	548	1 175	2 501
Alice Springs (T)	1 326	400	227	627	548	0	0	548	1 175	2 501

(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)							
<b>1997-1998</b>	164.5	110.4	274.7	27.8	302.6	243.2	<b>546.7</b>
<b>1998-1999</b>	208.3	73.9	282.3	30.6	312.9	188.2	<b>501.0</b>
<b>1999-2000</b>	124.1	77.6	201.6	29.6	231.1	139.8	<b>371.0</b>
<b>1999</b>							
March	44.0	13.3	57.3	7.0	64.3	40.3	<b>104.7</b>
June	46.9	22.0	68.9	6.9	75.8	26.2	<b>101.8</b>
September	33.1	16.2	49.3	7.6	56.9	25.8	<b>82.7</b>
December	36.9	19.3	56.2	8.2	64.4	42.1	<b>106.6</b>
<b>2000</b>							
March	29.8	16.8	46.5	6.0	52.5	36.7	<b>89.2</b>
June	24.3	25.3	49.6	7.8	57.3	35.2	<b>92.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1999</b>							
March	-4.1	-53.8	-23.3	-9.1	-22.0	-26.9	<b>-23.9</b>
June	6.6	65.4	20.2	-1.4	17.9	-35.0	<b>-2.8</b>
September	-29.4	-26.4	-28.4	10.1	-24.9	-1.5	<b>-18.8</b>
December	11.5	19.1	14.0	7.9	13.2	63.2	<b>28.9</b>
<b>2000</b>							
March	-19.2	-13.0	-17.3	-26.8	-18.5	-12.8	<b>-16.3</b>
June	-18.5	50.6	6.7	30.0	9.1	-4.1	<b>3.7</b>

(a) Reference year for chain volume measures is 1998-99.  
Refer to Explanatory Notes paragraphs 15-16.

(b) Refer to Explanatory Notes paragraph 12.

## 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											
<b>1997-1998</b>	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	<b>102 259</b>
<b>1998-1999</b>	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	<b>94 020</b>
<b>1999-2000</b>	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	<b>68 309</b>
<b>1999</b>											
September	0	0	0	654	2 729	306	0	0	0	0	<b>3 689</b>
October	1 700	1 986	0	1 153	527	0	78	0	1 220	0	<b>6 664</b>
November	450	2 305	0	500	3 341	1 440	50	0	90	275	<b>8 451</b>
December	0	400	130	278	1 966	320	50	0	0	0	<b>3 144</b>
<b>2000</b>											
January	0	3 317	302	1 955	1 576	0	0	0	55	1 700	<b>8 905</b>
February	1 020	560	0	380	2 506	0	500	0	0	739	<b>5 705</b>
March	0	711	330	2 527	1 867	0	0	0	0	100	<b>5 534</b>
April	0	1 007	0	501	2 047	0	0	55	650	895	<b>5 155</b>
May	0	1 693	0	1 005	1 165	0	0	0	0	200	<b>4 063</b>
June	160	1 896	250	753	2 542	0	0	0	1 057	750	<b>7 409</b>
July	0	1 297	0	215	2 004	0	0	0	0	102	<b>3 618</b>
August	700	872	0	205	165	0	0	0	100	300	<b>2 342</b>
September	0	7 651	0	3 130	5 008	220	300	236	0	0	<b>16 545</b>
PUBLIC SECTOR											
<b>1997-1998</b>	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	<b>145 294</b>
<b>1998-1999</b>	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	<b>94 091</b>
<b>1999-2000</b>	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	<b>71 336</b>
<b>1999</b>											
September	0	0	0	0	0	1 005	0	1 203	0	545	<b>2 753</b>
October	0	0	0	2 765	52	350	0	360	435	187	<b>4 149</b>
November	0	0	0	0	568	1 135	0	230	0	16 463	<b>18 396</b>
December	0	0	0	0	0	951	0	0	0	260	<b>1 211</b>
<b>2000</b>											
January	0	350	0	0	0	1 135	0	0	0	0	<b>1 485</b>
February	0	568	0	1 390	760	300	0	0	869	1 199	<b>5 085</b>
March	0	0	0	120	0	9 279	0	258	0	282	<b>9 938</b>
April	0	0	66	0	5 489	0	0	817	0	95	<b>6 466</b>
May	0	0	0	171	806	0	0	215	52	236	<b>1 481</b>
June	0	0	0	329	0	1 487	0	7 736	940	256	<b>10 748</b>
July	0	0	0	350	0	505	0	0	0	0	<b>855</b>
August	0	0	0	93	107	750	0	59 784	0	74	<b>60 808</b>
September	0	270	0	0	50	425	0	253	99	137	<b>1 234</b>
TOTAL											
<b>1997-1998</b>	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	<b>247 553</b>
<b>1998-1999</b>	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	<b>188 110</b>
<b>1999-2000</b>	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	<b>139 645</b>
<b>1999</b>											
September	0	0	0	654	2 729	1 311	0	1 203	0	545	<b>6 442</b>
October	1 700	1 986	0	3 918	579	350	78	360	1 655	187	<b>10 813</b>
November	450	2 305	0	500	3 909	2 575	50	230	90	16 738	<b>26 847</b>
December	0	400	130	278	1 966	1 271	50	0	0	260	<b>4 356</b>
<b>2000</b>											
January	0	3 667	302	1 955	1 576	1 135	0	0	55	1 700	<b>10 390</b>
February	1 020	1 128	0	1 770	3 266	300	500	0	869	1 938	<b>10 791</b>
March	0	711	330	2 647	1 867	9 279	0	258	0	382	<b>15 473</b>
April	0	1 007	66	501	7 536	0	0	872	650	990	<b>11 621</b>
May	0	1 693	0	1 176	1 971	0	0	215	52	436	<b>5 544</b>
June	160	1 896	250	1 082	2 542	1 487	0	7 736	1 997	1 006	<b>18 157</b>
July	0	1 297	0	565	2 004	505	0	0	0	102	<b>4 473</b>
August	700	872	0	298	272	750	0	59 784	100	374	<b>63 150</b>
September	0	7 921	0	3 130	5 058	645	300	489	99	137	<b>17 779</b>

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									
<b>NORTHERN TERRITORY</b>	99	79	181	15 249	6 724	4 156	26 129	22 505	<b>48 634</b>
<b>Darwin (SD)</b>	54	67	122	9 876	5 549	1 960	17 384	17 315	<b>34 700</b>
Darwin City (SSD)	13	43	57	3 761	3 430	1 674	8 865	14 313	23 178
Palmerston—East Arm (SSD)	41	24	65	6 114	2 119	286	8 519	3 002	11 521
<b>Northern Territory Balance (SD)</b>	45	12	59	5 373	1 175	2 196	8 744	5 190	<b>13 934</b>
Darwin Rural Areas (SSD)	22	0	24	2 591	0	1 280	3 871	334	4 205
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	2	155	0	0	155	0	155
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	2	0	2	250	0	0	250	85	335
Lower Top End NT (SSD)	8	0	8	901	0	51	952	1 225	2 177
Katherine (T)	8	0	8	901	0	51	952	1 225	2 177
Barkly (SSD)	2	0	2	150	0	0	150	0	150
Tennant Creek (T)	2	0	2	150	0	0	150	0	150
Central NT (SSD)	9	12	21	1 326	1 175	865	3 366	3 546	6 912
Alice Springs (T)	9	12	21	1 326	1 175	865	3 366	3 121	6 487
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	44	24	68	6 563	2 331	359	9 252	62 897	<b>72 149</b>
<b>Darwin (SD)</b>	0	20	20	0	1 903	0	1 903	44 674	<b>46 576</b>
Darwin City (SSD)	0	0	0	0	0	0	0	43 924	43 924
Palmerston—East Arm (SSD)	0	20	20	0	1 903	0	1 903	750	2 653
<b>Northern Territory Balance (SD)</b>	44	4	48	6 563	428	359	7 350	18 223	<b>25 573</b>
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	250	250
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	172	172	0	172
Daly (SSD)	3	0	3	213	0	104	316	0	316
East Arnhem (SSD)	23	0	23	3 666	0	0	3 666	0	3 666
Lower Top End NT (SSD)	16	4	20	2 404	428	0	2 832	0	2 832
Katherine (T)	0	0	0	0	0	0	0	0	0
Barkly (SSD)	2	0	2	280	0	0	280	0	280
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	0	0	0	0	0	83	83	17 973	18 057
Alice Springs (T)	0	0	0	0	0	0	0	17 815	17 815

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									
<b>NORTHERN TERRITORY</b>	143	103	249	21 811	9 055	4 515	35 381	85 402	<b>120 783</b>
<b>Darwin (SD)</b>	54	87	142	9 876	7 452	1 960	19 287	61 989	<b>81 276</b>
Darwin City (SSD)	13	43	57	3 761	3 430	1 674	8 865	58 237	67 102
Palmerston—East Arm (SSD)	41	44	85	6 114	4 022	286	10 422	3 752	14 174
<b>Northern Territory Balance (SD)</b>	89	16	107	11 936	1 603	2 555	16 094	23 413	<b>39 507</b>
Darwin Rural Areas (SSD)	22	0	24	2 591	0	1 280	3 871	584	4 455
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	2	0	2	155	0	172	327	0	327
Daly (SSD)	3	0	3	213	0	104	316	0	316
East Arnhem (SSD)	25	0	25	3 916	0	0	3 916	85	4 001
Lower Top End NT (SSD)	24	4	28	3 305	428	51	3 784	1 225	5 009
Katherine (T)	8	0	8	901	0	51	952	1 225	2 177
Barkly (SSD)	4	0	4	430	0	0	430	0	430
Tennant Creek (T)	2	0	2	150	0	0	150	0	150
Central NT (SSD)	9	12	21	1 326	1 175	948	3 449	21 520	24 969
Alice Springs (T)	9	12	21	1 326	1 175	865	3 366	20 936	24 302

(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 12.

# 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 activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

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.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** 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

**6** 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'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** 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 building, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**8** 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.

**9** 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.

**10** In the case of a large multi-function building, i.e. a single large physical 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.

**11** 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.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, 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 and 7.

### TREND ESTIMATES

**13** 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 respective 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 *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

**14** While the smoothing techniques described in paragraph 13 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**15** 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 (currently 1998–99). The reference year will be updated annually in the July 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.

**16** Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

## EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<b>17</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 2000 Edition</i> (Cat. no. 1216.0), effective 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.
UNPUBLISHED DATA	<b>18</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.
RELATED PUBLICATIONS	<b>19</b> Users may also wish to refer to the following publications: <ul style="list-style-type: none"><li>▪ <i>Building Activity, Building Work Done, Australia</i> (Cat. no 8755.0)</li><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Activity, Northern Territory</i> (Cat. no. 8752.7)</li><li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).</li></ul>
ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.
SYMBOLS AND OTHER USAGES	n.a. not available SD Statistical Division SSD Statistical Subdivision T Town

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.

## G L O S S A R Y

<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 7). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 9 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.







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