



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 FEB 2001

DECEMBER KEY FIGURES

	Oct 2000	Nov 2000	Dec 2000
Dwelling units approved			
Original	70	61	37
Trend	65	53	42
.....			
	% change Sep 2000 to Oct 2000	% change Oct 2000 to Nov 2000	% change Nov 2000 to Dec 2000
Dwelling units approved			
Original	12.9	-12.9	-39.3
Trend	-17.5	-19.4	-20.8

DECEMBER KEY POINTS

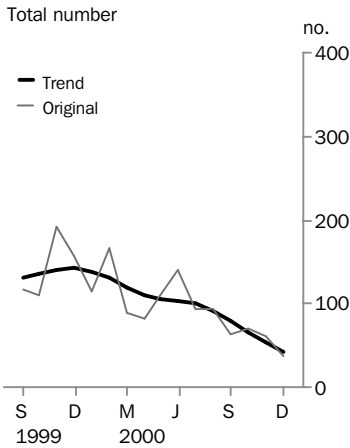
TREND ESTIMATES

- The trend estimate for total dwelling units approved fell throughout the whole of calendar year 2000. The estimate of 42 for December is the lowest since the series began in July 1983.

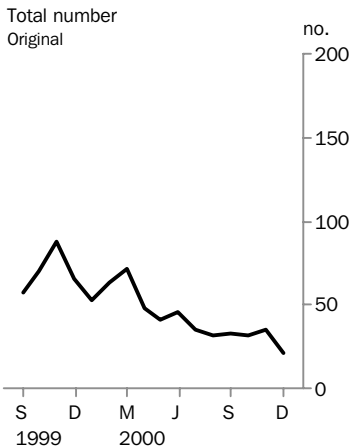
ORIGINAL ESTIMATES

- The total number of dwelling units approved in December 2000 fell 39.3% to 37, the lowest number recorded for the series since July 1990. The number of houses fell 52.6% to 27 while the number of other dwellings increased slightly from a low of 4 in November 2000 to 10.
- The majority of the new dwellings approved during the December 2000 quarter were in Palmerston-East Arm (48) and Darwin City (41).
- The total value of building approved during the December 2000 quarter decreased by 52.5% to \$57.4m. Residential building fell by 14.3% to \$30.3m while non-residential building fell 68.3% to \$27.1m. The value of new houses approved fell to \$3.4m, the lowest value recorded since June 1991.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2001	11 May 2001
June 2001	7 August 2001



CHANGES IN THIS ISSUE

The Explanatory Notes (Pages 12-15) have been updated to include more information about building approval values, including the treatment of the Goods and Services Tax (GST).



DATA NOTES

There are no notes about the data for this issue.



REVISIONS THIS MONTH

There has been a decrease of \$6.4m in the value recorded for Educational buildings and a corresponding \$6.4m increase in the value of Miscellaneous building when compared with the data released in the November issue of *Building Approvals, Australia (8731.0)*.



ROBYN ELLIOTT
Regional Director, Northern Territory

DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS.....			TOTAL DWELLING UNITS.....			
	<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>Trend estimate</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>	<i>no.</i>
1997-1998	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
1998-1999	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
1999-2000	738	170	908	528	102	630	1 266	272	1 538	n.a.
6 months to Dec 1999	416	93	509	282	46	328	698	139	837	n.a.
6 months to Dec 2000	187	81	268	109	40	149	296	121	417	n.a.
1999										
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
2000										
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	104
July	35	3	38	55	0	55	90	3	93	100
August	31	37	68	22	4	26	53	41	94	92
September	33	4	37	5	20	25	38	24	62	79
October	32	9	41	21	8	29	53	17	70	65
November	35	22	57	4	0	4	39	22	61	53
December	21	6	27	2	8	10	23	14	37	42

VALUE OF BUILDING APPROVED: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$'000)						
1997-1998	120 218	101 354	19 630	241 202	102 259	343 462
1998-1999	132 521	69 281	23 004	224 806	94 020	318 826
1999-2000	103 269	65 781	24 676	193 725	68 309	262 035
6 months to Dec 1999	58 052	29 625	13 306	100 983	31 538	132 521
6 months to Dec 2000	27 931	9 879	9 708	47 518	32 724	80 242
1999						
October	9 187	695	1 950	11 832	6 664	18 496
November	13 322	5 599	2 170	21 091	8 451	29 542
December	8 495	7 077	2 543	18 114	3 144	21 258
2000						
January	8 163	7 765	1 077	17 005	8 905	25 910
February	6 741	7 581	2 253	16 574	5 705	22 280
March	9 597	507	1 514	11 618	5 534	17 152
April	6 433	3 720	2 221	12 374	5 155	17 529
May	5 971	4 413	2 390	12 773	4 063	16 836
June	8 312	12 170	1 917	22 398	7 409	29 807
July	4 835	4 667	1 021	10 523	3 618	14 141
August	4 865	1 590	1 280	7 735	2 342	10 077
September	5 549	467	1 855	7 871	16 545	24 416
October	5 724	2 630	1 932	10 286	2 885	13 171
November	4 474	525	2 134	7 133	3 174	10 307
December	2 483	0	1 486	3 970	4 160	8 130
PUBLIC SECTOR (\$'000)						
1997-1998	43 637	8 224	8 137	59 999	145 294	205 292
1998-1999	75 832	4 624	7 569	88 024	94 091	182 115
1999-2000	24 487	12 113	5 727	42 327	71 336	113 663
6 months to Dec 1999	13 570	5 999	2 816	22 385	36 132	58 517
6 months to Dec 2000	12 341	4 097	1 757	18 195	79 754	97 949
1999						
October	3 738	712	671	5 121	4 149	9 270
November	1 970	4 557	180	6 707	18 396	25 102
December	1 155	730	893	2 778	1 211	3 989
2000						
January	798	0	0	798	1 485	2 283
February	4 344	781	1 290	6 415	5 085	11 500
March	1 256	188	80	1 524	9 938	11 463
April	1 005	198	705	1 908	6 466	8 374
May	1 800	2 147	437	4 384	1 481	5 865
June	1 713	2 800	400	4 913	10 748	15 661
July	213	0	240	452	855	1 307
August	5 710	428	50	6 188	60 808	66 996
September	640	1 903	70	2 613	1 234	3 846
October	1 235	846	344	2 426	3 472	5 897
November	3 640	0	502	4 141	7 683	11 825
December	903	920	552	2 375	5 702	8 077

(a) Refer to Explanatory Notes paragraph 18.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1997-1998	163 855	109 578	27 768	301 201	247 553	548 754
1998-1999	208 353	73 905	30 572	312 831	188 110	500 941
1999-2000	127 756	77 894	30 404	236 053	139 645	375 698
6 months to Dec 1999	71 622	35 624	16 121	123 368	67 670	191 038
6 months to Dec 2000	40 272	13 976	11 465	65 712	112 478	178 190
1999						
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
2000						
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
October	6 960	3 476	2 276	12 712	6 357	19 069
November	8 114	525	2 636	11 275	10 857	22 132
December	3 387	920	2 038	6 345	9 862	16 207

(a) Refer to Explanatory Notes paragraph 18.

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)										
1997-1998	1 248	241	155	396	170	55	335	560	956	2 204
1998-1999	1 518	120	36	156	154	53	319	526	682	2 200
1999-2000	903	187	81	268	98	40	203	341	609	1 512
1999										
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
2000										
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
October	41	8	12	20	0	9	0	9	29	70
November	57	2	2	4	0	0	0	0	4	61
December	26	8	0	8	0	0	0	0	8	34

VALUE (\$'000)

1997-1998	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
1998-1999	208 353	9 750	5 660	15 410	11 665	5 010	41 820	58 495	73 905	282 258
1999-2000	127 755	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 649
1999										
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
2000										
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
October	6 960	846	1 800	2 646	0	830	0	830	3 476	10 436
November	8 114	232	293	525	0	0	0	0	525	8 639
December	3 387	920	0	920	0	0	0	0	920	4 307

(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>	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
NORTHERN TERRITORY	124	18	14	32	0	9	0	9	41	165
Darwin (SD)	45	18	14	32	0	9	0	9	41	86
Darwin City (SSD)	15	0	14	14	0	9	0	9	23	38
Palmerston-East Arm (SSD)	30	18	0	18	0	0	0	0	18	48
Northern Territory Balance (SD)	79	0	0	0	0	0	0	0	0	79
Darwin Rural Areas (SSD)	27	0	0	0	0	0	0	0	0	27
Bathurst-Melville (SSD)	11	0	0	0	0	0	0	0	0	11
Alligator (SSD)	10	0	0	0	0	0	0	0	0	10
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	4	0	0	0	0	0	0	0	0	4
Lower Top End NT (SSD)	15	0	0	0	0	0	0	0	0	15
Katherine (T)	5	0	0	0	0	0	0	0	0	5
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	12	0	0	0	0	0	0	0	0	12
Alice Springs (T)	10	0	0	0	0	0	0	0	0	10
VALUE (\$'000)										
NORTHERN TERRITORY	18 460	1 998	2 093	4 091	0	830	0	830	4 921	23 381
Darwin (SD)	8 297	1 998	2 093	4 091	0	830	0	830	4 921	13 219
Darwin City (SSD)	4 170	0	2 093	2 093	0	830	0	830	2 923	7 093
Palmerston-East Arm (SSD)	4 128	1 998	0	1 998	0	0	0	0	1 998	6 126
Northern Territory Balance (SD)	10 163	0	0	0	0	0	0	0	0	10 163
Darwin Rural Areas (SSD)	2 618	0	0	0	0	0	0	0	0	2 618
Bathurst-Melville (SSD)	1 848	0	0	0	0	0	0	0	0	1 848
Alligator (SSD)	1 690	0	0	0	0	0	0	0	0	1 690
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	687	0	0	0	0	0	0	0	0	687
Lower Top End NT (SSD)	2 073	0	0	0	0	0	0	0	0	2 073
Katherine (T)	507	0	0	0	0	0	0	0	0	507
Barkly (SSD)	0	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0	0
Central NT (SSD)	1 248	0	0	0	0	0	0	0	0	1 248
Alice Springs (T)	1 030	0	0	0	0	0	0	0	0	1 030

(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)							
1997-1998	164.5	111.6	275.4	27.8	303.5	243.9	548.3
1998-1999	208.3	73.9	282.2	30.6	312.8	188.1	501.0
1999-2000	124.1	75.5	199.6	29.6	229.2	139.7	368.9
1999							
June	46.9	21.9	68.8	6.9	75.7	26.1	101.6
September	33.1	16.2	49.3	7.6	56.9	25.7	82.6
December	36.9	19.3	56.2	8.2	64.4	42.0	106.4
2000							
March	29.8	16.2	46.0	6.0	52.0	36.7	88.7
June	24.3	23.8	48.1	7.8	55.9	35.3	91.2
September	19.3	8.2	27.5	4.0	31.4	85.3	116.7
ORIGINAL (% change from preceding quarter)							
1999							
June	6.6	64.7	20.1	-1.4	17.7	-35.1	-2.9
September	-29.4	-26.0	-28.3	10.1	-24.8	-1.5	-18.7
December	11.5	19.1	14.0	7.9	13.2	63.4	28.8
2000							
March	-19.2	-16.1	-18.1	-26.8	-19.3	-12.6	-16.6
June	-18.5	46.9	4.6	30.0	7.5	-3.8	2.8
September	-20.6	-65.5	-42.8	-48.7	-43.8	141.6	28.0

(a) Reference year for chain volume measures is 1998-99.
Refer to Explanatory Notes paragraphs 21-22.

(b) Refer to Explanatory Notes paragraph 18.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommoda- tion	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											
1997-1998	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1998-1999	12 551	12 172	6 223	13 103	19 217	3 134	351	1 934	21 626	3 709	94 020
1999-2000	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	68 309
1999											
December	0	400	130	278	1 966	320	50	0	0	0	3 144
2000											
January	0	3 317	302	1 955	1 576	0	0	0	55	1 700	8 905
February	1 020	560	0	380	2 506	0	500	0	0	739	5 705
March	0	711	330	2 527	1 867	0	0	0	0	100	5 534
April	0	1 007	0	501	2 047	0	0	55	650	895	5 155
May	0	1 693	0	1 005	1 165	0	0	0	0	200	4 063
June	160	1 896	250	753	2 542	0	0	0	1 057	750	7 409
July	0	1 297	0	215	2 004	0	0	0	0	102	3 618
August	700	872	0	205	165	0	0	0	100	300	2 342
September	0	7 651	0	3 130	5 008	220	300	236	0	0	16 545
October	0	400	0	305	1 890	290	0	0	0	0	2 885
November	0	211	432	668	413	0	0	250	0	1 200	3 174
December	0	0	0	545	3 315	0	0	0	60	240	4 160
PUBLIC SECTOR											
1997-1998	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1998-1999	143	620	264	26 581	10 244	11 617	0	21 182	1 258	22 181	94 091
1999-2000	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	71 336
1999											
December	0	0	0	0	0	951	0	0	0	260	1 211
2000											
January	0	350	0	0	0	1 135	0	0	0	0	1 485
February	0	568	0	1 390	760	300	0	0	869	1 199	5 085
March	0	0	0	120	0	9 279	0	258	0	282	9 938
April	0	0	66	0	5 489	0	0	817	0	95	6 466
May	0	0	0	171	806	0	0	215	52	236	1 481
June	0	0	0	329	0	1 487	0	7 736	940	256	10 748
July	0	0	0	350	0	505	0	0	0	0	855
August	0	0	0	93	107	750	0	59 784	0	74	60 808
September	0	270	0	0	50	425	0	253	99	137	1 234
October	0	0	0	1 288	0	1 039	0	0	0	1 144	3 472
November	0	0	0	208	0	210	0	403	0	6 862	7 683
December	0	0	0	196	164	98	0	4 360	0	884	5 702
TOTAL											
1997-1998	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1998-1999	12 694	12 792	6 487	39 685	29 461	14 751	351	23 116	22 884	25 890	188 110
1999-2000	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	139 645
1999											
December	0	400	130	278	1 966	1 271	50	0	0	260	4 356
2000											
January	0	3 667	302	1 955	1 576	1 135	0	0	55	1 700	10 390
February	1 020	1 128	0	1 770	3 266	300	500	0	869	1 938	10 791
March	0	711	330	2 647	1 867	9 279	0	258	0	382	15 473
April	0	1 007	66	501	7 536	0	0	872	650	990	11 621
May	0	1 693	0	1 176	1 971	0	0	215	52	436	5 544
June	160	1 896	250	1 082	2 542	1 487	0	7 736	1 997	1 006	18 157
July	0	1 297	0	565	2 004	505	0	0	0	102	4 473
August	700	872	0	298	272	750	0	59 784	100	374	63 150
September	0	7 921	0	3 130	5 058	645	300	489	99	137	17 779
October	0	400	0	1 593	1 890	1 329	0	0	0	1 144	6 357
November	0	211	432	876	413	210	0	653	0	8 062	10 857
December	0	0	0	741	3 479	98	0	4 360	60	1 124	9 862

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
PRIVATE SECTOR									
NORTHERN TERRITORY	87	25	115	12 682	3 155	5 552	21 389	10 219	31 608
Darwin (SD)	41	25	69	7 848	3 155	3 113	14 116	7 814	21 929
Darwin City (SSD)	11	23	37	3 720	2 923	2 525	9 168	6 261	15 429
Palmerston—East Arm (SSD)	30	2	32	4 128	232	588	4 948	1 553	6 501
Northern Territory Balance (SD)	46	0	46	4 834	0	2 439	7 274	2 405	9 679
Darwin Rural Areas (SSD)	27	0	27	2 618	0	1 466	4 084	545	4 629
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	1	0	1	186	0	177	363	0	363
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0
Lower Top End NT (SSD)	8	0	8	1 001	0	330	1 331	1 560	2 891
Katherine (T)	4	0	4	357	0	330	687	1 560	2 247
Barkly (SSD)	0	0	0	0	0	17	17	0	17
Tennant Creek (T)	0	0	0	0	0	17	17	0	17
Central NT (SSD)	10	0	10	1 030	0	450	1 480	300	1 780
Alice Springs (T)	10	0	10	1 030	0	450	1 480	240	1 720
PUBLIC SECTOR									
NORTHERN TERRITORY	37	16	53	5 778	1 766	1 397	8 942	16 857	25 799
Darwin (SD)	4	16	20	450	1 766	15	2 231	12 209	14 440
Darwin City (SSD)	4	0	4	450	0	15	465	7 561	8 026
Palmerston—East Arm (SSD)	0	16	16	0	1 766	0	1 766	4 648	6 414
Northern Territory Balance (SD)	33	0	33	5 329	0	1 382	6 711	4 648	11 359
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	0	0
Bathurst—Melville (SSD)	11	0	11	1 848	0	169	2 017	0	2 017
Alligator (SSD)	9	0	9	1 504	0	0	1 504	700	2 204
Daly (SSD)	0	0	0	0	0	165	165	116	281
East Arnhem (SSD)	4	0	4	687	0	179	866	332	1 198
Lower Top End NT (SSD)	7	0	7	1 072	0	798	1 869	919	2 788
Katherine (T)	1	0	1	150	0	318	468	769	1 236
Barkly (SSD)	0	0	0	0	0	0	0	103	103
Tennant Creek (T)	0	0	0	0	0	0	0	103	103
Central NT (SSD)	2	0	2	218	0	72	290	2 478	2 768
Alice Springs (T)	0	0	0	0	0	0	0	1 414	1 414

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential buildings	Non-residential building	Total building
TOTAL									
NORTHERN TERRITORY	124	41	168	18 460	4 921	6 950	30 331	27 076	57 407
Darwin (SD)	45	41	89	8 297	4 921	3 128	16 347	20 023	36 369
Darwin City (SSD)	15	23	41	4 170	2 923	2 540	9 632	13 822	23 454
Palmerston—East Arm (SSD)	30	18	48	4 128	1 998	588	6 714	6 201	12 915
Northern Territory Balance (SD)	79	0	79	10 163	0	3 822	13 985	7 053	21 038
Darwin Rural Areas (SSD)	27	0	27	2 618	0	1 466	4 084	545	4 629
Bathurst—Melville (SSD)	11	0	11	1 848	0	169	2 017	0	2 017
Alligator (SSD)	10	0	10	1 690	0	177	1 867	700	2 567
Daly (SSD)	0	0	0	0	0	165	165	116	281
East Arnhem (SSD)	4	0	4	687	0	179	866	332	1 198
Lower Top End NT (SSD)	15	0	15	2 073	0	1 128	3 200	2 479	5 679
Katherine (T)	5	0	5	507	0	648	1 155	2 329	3 484
Barkly (SSD)	0	0	0	0	0	17	17	103	120
Tennant Creek (T)	0	0	0	0	0	17	17	103	120
Central NT (SSD)	12	0	12	1 248	0	522	1 770	2 778	4 548
Alice Springs (T)	10	0	10	1 030	0	450	1 480	1 654	3 134

(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 18.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands, Planning and Environment, in areas subject to building control by those authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

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

4 From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more;
- approved alterations and additions to residential building valued at \$10,000 or more;
- all approved non-residential building jobs valued at \$50,000 or more.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

13 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the specific building, not to the function of the group as a whole.

14 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.

15 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.

16 In the case of a large multi-function building, which at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

17 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.

18 The Type of Work classification refers to the building activity carried out. Conversion jobs are included within existing categories, as follows: in tables 1 and 7 the number of Conversions are included in the appropriate Type of Building category, while the value of Conversions are included in the 'Alterations and additions to residential buildings' category in tables 2, 5 and 7.

EXPLANATORY NOTES

TREND ESTIMATES

19 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

20 While the smoothing techniques described in paragraph 19 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

21 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

22 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).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

23 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

UNPUBLISHED DATA

24 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

25 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Northern Territory* (Cat. no. 8752.7)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building, Six State Capital Cities* (Cat. no. 6407.0).

EXPLANATORY NOTES

RELATED PUBLICATIONS *continued* **26** While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.7 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING **27** 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

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 18.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month. See also Explanatory Notes paragraph 18.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.

GLOSSARY

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

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- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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