



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 7 NOV 2002

SEPTEMBER KEY FIGURES

	Jul 2002	Aug 2002	Sep 2002
Dwelling units approved			
Original	128	84	108
Trend	99	108	115
.....			
	% change Jun 2002 to Jul 2002	% change Jul 2002 to Aug 2002	% change Aug 2002 to Sep 2002
Dwelling units approved			
Original	4.9	-34.4	28.6
Trend	9.0	9.2	6.6

SEPTEMBER KEY POINTS

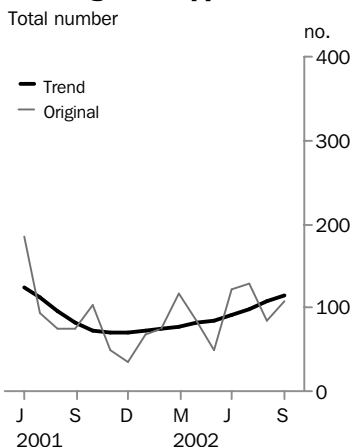
TREND ESTIMATES

- The trend estimate for total dwelling units approved has risen for the last nine months.

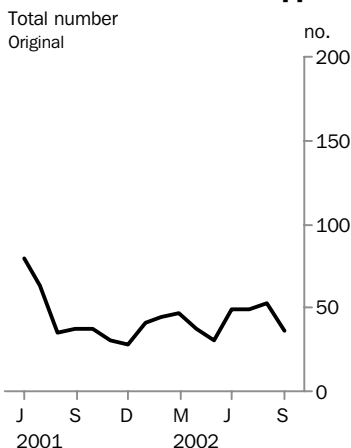
ORIGINAL ESTIMATES

- Total dwelling units approved in the September 2002 quarter was 320, a rise of 25.4% from the June quarter. Approvals in the September quarter were concentrated in Darwin City (154), Palmerston-East Arm (45) and Alice Springs (43).
- During the September 2002 quarter, there were 166 houses and 154 other dwellings approved. Compared to the June quarter, this represents a fall of 6 houses and a rise of 71 other dwellings.
- The value of total building work approved rose from \$71.4 million in the June 2002 quarter to \$132.4 million in the September quarter (+\$61.1 million). The value of residential building rose by \$15.0 million, while the value of non-residential building rose by \$46.1 million.

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 and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2002	10 February 2003
March 2003	12 May 2003

CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2000-2001, which has resulted in revisions to growth rates, small in most cases, for the latest year. The reference year has been advanced to 2000-2001, which has resulted in revisions to levels, but not growth rates for all periods (see paragraphs 19-20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2002 Edition (see paragraph 21 of the Explanatory Notes).

DATA NOTES

Special articles have been included in recent issues of '*Building Approvals, Australia*' (ABS Cat. no. 8731.0). '*Building Activity in Sydney and Melbourne*' was included in the July 2002 issue and '*Functional Classification of Buildings*' was included in the August 2002 issue. These articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

REVISIONS THIS QUARTER

There are no significant revisions this quarter.

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>	
1999-00	739	170	909	528	102	630	1 267	272	1 539	n.a.
2000-01	474	136	610	288	203	491	762	339	1 101	n.a.
2001-02	481	162	643	296	11	307	777	173	950	n.a.
3 months to Sep 2001	136	15	151	93	0	93	229	15	244	n.a.
3 months to Sep 2002	138	28	166	142	12	154	280	40	320	n.a.
2001										
July	63	0	63	31	0	31	94	0	94	113
August	35	9	44	31	0	31	66	9	75	97
September	38	6	44	31	0	31	69	6	75	82
October	38	29	67	36	0	36	74	29	103	73
November	30	5	35	13	2	15	43	7	50	70
December	28	4	32	0	4	4	28	8	36	70
2002										
January	41	21	62	2	5	7	43	26	69	73
February	44	17	61	14	0	14	58	17	75	75
March	47	16	63	55	0	55	102	16	118	78
April	38	18	56	28	0	28	66	18	84	82
May	30	6	36	13	0	13	43	6	49	85
June	49	31	80	42	0	42	91	31	122	91
July	49	6	55	61	12	73	110	18	128	99
August	53	13	66	18	0	18	71	13	84	108
September	36	9	45	63	0	63	99	9	108	115

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)						
1999-00	103 361	65 781	24 676	193 817	68 309	262 127
2000-01	69 058	30 043	17 990	117 091	96 206	213 297
2001-02	75 348	32 787	19 688	127 823	140 315	268 138
3 months to Sep 2001	19 816	8 661	5 601	34 078	22 999	57 077
3 months to Sep 2002	23 670	21 645	7 041	52 356	50 309	102 665
2001						
July	8 832	3 207	1 861	13 900	5 387	19 287
August	5 197	2 686	1 934	9 817	7 566	17 383
September	5 787	2 768	1 806	10 361	10 046	20 407
October	6 779	3 589	2 195	12 563	5 955	18 518
November	4 625	1 782	1 636	8 043	6 411	14 454
December	4 502	0	1 202	5 703	15 477	21 181
2002						
January	6 551	164	1 201	7 915	3 837	11 752
February	7 364	2 565	1 433	11 362	52 441	63 802
March	7 459	6 210	1 463	15 132	10 287	25 419
April	5 456	4 050	1 521	11 027	6 823	17 850
May	4 482	1 509	1 822	7 813	5 729	13 542
June	8 315	4 258	1 616	14 189	10 357	24 545
July	8 307	9 530	1 424	19 261	13 008	32 269
August	8 993	2 920	1 514	13 428	9 136	22 564
September	6 370	9 195	4 103	19 667	28 165	47 832
PUBLIC SECTOR (\$'000)						
1999-00	24 487	12 113	5 727	42 327	71 336	113 663
2000-01	21 225	35 131	4 023	60 379	100 413	160 792
2001-02	26 957	1 860	5 068	33 884	19 083	52 967
3 months to Sep 2001	2 865	0	1 117	3 983	7 655	11 638
3 months to Sep 2002	4 941	1 533	969	7 443	22 334	29 777
2001						
July	0	0	698	698	2 380	3 078
August	2 001	0	381	2 382	2 433	4 816
September	864	0	38	902	2 842	3 744
October	4 165	0	572	4 737	1 537	6 274
November	906	274	84	1 264	1 239	2 503
December	670	927	192	1 789	696	2 485
2002						
January	3 206	659	632	4 498	1 902	6 399
February	2 250	0	537	2 787	247	3 034
March	2 795	0	274	3 069	2 145	5 214
April	3 590	0	37	3 627	2 818	6 445
May	1 347	0	129	1 476	119	1 595
June	5 162	0	1 493	6 656	725	7 381
July	767	1 533	0	2 300	1 610	3 910
August	2 160	0	0	2 160	19 974	22 134
September	2 014	0	969	2 983	750	3 733

(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)						
1999-00	127 848	77 894	30 404	236 145	139 645	375 790
2000-01	90 283	65 174	22 013	177 469	196 619	374 089
2001-02	102 305	34 647	24 756	161 708	159 397	321 105
3 months to Sep 2001	22 681	8 661	6 719	38 060	30 654	68 714
3 months to Sep 2002	28 611	23 179	8 010	59 799	72 643	132 442
2001						
July	8 832	3 207	2 559	14 598	7 767	22 365
August	7 198	2 686	2 315	12 199	9 999	22 198
September	6 651	2 768	1 844	11 263	12 888	24 151
October	10 944	3 589	2 766	17 299	7 492	24 792
November	5 530	2 056	1 720	9 306	7 651	16 957
December	5 171	927	1 394	7 492	16 173	23 666
2002						
January	9 757	823	1 833	12 413	5 738	18 151
February	9 614	2 565	1 970	14 149	52 687	66 836
March	10 255	6 210	1 737	18 201	12 431	30 633
April	9 046	4 050	1 558	14 654	9 641	24 295
May	5 829	1 509	1 951	9 289	5 848	15 137
June	13 477	4 258	3 109	20 844	11 082	31 926
July	9 074	11 064	1 424	21 561	14 618	36 179
August	11 153	2 920	1 514	15 588	29 110	44 698
September	8 384	9 195	5 072	22 651	28 915	51 565

(a) Refer to Explanatory Notes paragraph 16.

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)		
1999-00	904	187	81	268	98	40	203	341	609	1 513
2000-01	607	243	30	273	30	16	167	213	486	1 093
2001-02	643	87	39	126	76	7	94	177	303	946
2001										
July	63	0	2	2	10	0	18	28	30	93
August	44	8	0	8	22	0	0	22	30	74
September	44	0	2	2	17	0	12	29	31	75
October	67	8	12	20	0	0	16	16	36	103
November	35	6	8	14	0	0	0	0	14	49
December	32	4	0	4	0	0	0	0	4	36
2002										
January	62	7	0	7	0	0	0	0	7	69
February	61	4	0	4	2	7	0	9	13	74
March	63	7	12	19	17	0	19	36	55	118
April	56	11	0	11	0	0	17	17	28	84
May	36	10	3	13	0	0	0	0	13	49
June	80	22	0	22	8	0	12	20	42	122
July	54	24	2	26	0	22	25	47	73	127
August	65	4	6	10	0	7	0	7	17	82
September	45	6	2	8	2	0	53	55	63	108
.....										
VALUE (\$'000)										
1999-00	127 847	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 741
2000-01	90 283	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	155 457
2001-02	102 305	8 907	5 165	14 072	6 613	1 800	12 163	20 576	34 647	136 952
2001										
July	8 832	0	300	300	1 107	0	1 800	2 907	3 207	12 039
August	7 198	1 130	0	1 130	1 556	0	0	1 556	2 686	9 884
September	6 651	0	200	200	1 370	0	1 198	2 568	2 768	9 419
October	10 944	599	990	1 589	0	0	2 000	2 000	3 589	14 533
November	5 530	651	1 405	2 056	0	0	0	0	2 056	7 587
December	5 171	927	0	927	0	0	0	0	927	6 098
2002										
January	9 757	823	0	823	0	0	0	0	823	10 580
February	9 614	450	0	450	315	1 800	0	2 115	2 565	12 179
March	10 255	505	1 820	2 325	1 385	0	2 500	3 885	6 210	16 465
April	9 046	990	0	990	0	0	3 060	3 060	4 050	13 096
May	5 829	1 059	450	1 509	0	0	0	0	1 509	7 338
June	13 477	1 773	0	1 773	880	0	1 605	2 485	4 258	17 735
July	9 074	3 475	367	3 842	0	4 042	3 180	7 222	11 064	20 138
August	11 153	660	1 265	1 925	0	995	0	995	2 920	14 073
September	8 384	651	604	1 255	170	0	7 770	7 940	9 195	17 579

(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)										
NORTHERN TERRITORY	164	34	10	44	2	29	78	109	153	317
Darwin (SD)(b)	98	6	10	16	2	29	78	109	125	223
Darwin City (SSD)	31	6	10	16	0	29	78	107	123	154
Palmerston-East Arm (SSD)	43	0	0	0	2	0	0	2	2	45
Litchfield Shire (SSD)	24	0	0	0	0	0	0	0	0	24
Northern Territory Balance (SD)	66	28	0	28	0	0	0	0	28	94
Finniss (SSD)	7	0	0	0	0	0	0	0	0	7
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	6	0	0	0	0	0	0	0	0	6
Daly (SSD)	10	2	0	2	0	0	0	0	2	12
East Arnhem (SSD)	10	0	0	0	0	0	0	0	0	10
Lower Top End NT (SSD)	7	0	0	0	0	0	0	0	0	7
Katherine (T)	2	0	0	0	0	0	0	0	0	2
Barkly (SSD)	9	0	0	0	0	0	0	0	0	9
Tennant Creek (T)	7	0	0	0	0	0	0	0	0	7
Central NT (SSD)	17	26	0	26	0	0	0	0	26	43
Alice Springs (T)	17	26	0	26	0	0	0	0	26	43
VALUE (\$'000)										
NORTHERN TERRITORY	28 611	4 786	2 236	7 022	170	5 037	10	16	23	51 790
Darwin (SD)	17 685	1 008	2 236	3 244	170	5 037	10	16	19	37 086
Darwin City (SSD)	6 873	1 008	2 236	3 244	0	5 037	10	15	19	26 104
Palmerston-East Arm (SSD)	7 146	0	0	0	170	0	0	170	170	7 316
LitchfieldShire (SSD)	3 666	0	0	0	0	0	0	0	0	3 666
Northern Territory Balance (SD)	10 926	3 778	0	3 778	0	0	0	0	3 778	14 704
Finniss (SSD)	1 069	0	0	0	0	0	0	0	0	1 069
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	889	0	0	0	0	0	0	0	0	889
Daly (SSD)	1 790	342	0	342	0	0	0	0	342	2 132
East Arnhem (SSD)	1 629	0	0	0	0	0	0	0	0	1 629
Lower Top End NT (SSD)	1 496	0	0	0	0	0	0	0	0	1 496
Katherine (T)	222	0	0	0	0	0	0	0	0	222
Barkly (SSD)	1 500	0	0	0	0	0	0	0	0	1 500
Tennant Creek (T)	1 155	0	0	0	0	0	0	0	0	1 155
Central NT (SSD)	2 553	3 436	0	3 436	0	0	0	0	3 436	5 989
Alice Springs (T)	2 553	3 436	0	3 436	0	0	0	0	3 436	5 989

(a) See Glossary for definition.

(b) Changes were made to the Statistical Divisions of Darwin and NT Balance from July 2001. Refer to Explanatory Notes paragraph 21.

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)							
1999-00	139.5	82.8	222.0	33.1	255.2	138.4	387.7
2000-01	90.3	65.1	155.4	22.0	177.5	196.7	374.0
2001-02	101.1	34.3	135.4	24.6	159.9	157.6	317.6
2001							
March	15.9	5.7	21.5	4.8	26.3	32.9	59.3
June	34.4	45.5	80.2	5.7	86.0	51.6	136.1
September	22.9	8.7	31.5	6.8	38.3	30.6	68.9
December	21.6	6.5	28.2	5.9	34.1	31.1	65.2
2002							
March	29.2	9.5	38.7	5.5	44.1	69.9	114.1
June	27.4	9.6	37.0	6.4	43.4	26.0	69.4
ORIGINAL (% change from preceding quarter)							
2001							
March	-13.1	16.3	-6.9	-30.4	-12.3	21.4	4.6
June	116.4	698.2	273.0	18.8	227.0	56.8	129.5
September	-33.4	-80.9	-60.7	19.3	-55.5	-40.7	-49.4
December	-5.7	-25.3	-10.5	-13.2	-11.0	1.6	-5.4
2002							
March	35.2	46.2	37.2	-6.8	29.3	124.8	75.0
June	-6.2	1.1	-4.4	16.4	-1.6	-62.8	-39.2

(a) Reference year for chain volume measures is 2000-2001
Refer to Explanatory Notes paragraphs 19-20.

(b) Refer to Explanatory Notes paragraph 16.

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											
1999-00	4 285	14 901	1 277	11 142	23 011	3 919	1 278	55	3 622	4 821	68 309
2000-01	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	96 206
2001-02	22 059	23 369	5 966	47 860	17 249	9 332	264	2 967	3 567	7 683	140 315
2001											
September	210	3 073	3 505	1 320	1 531	217	190	0	0	0	10 046
October	1 226	1 786	460	1 051	1 262	0	0	0	170	0	5 955
November	800	758	156	2 745	1 593	115	0	245	0	0	6 411
December	12 578	840	56	651	1 178	175	0	0	0	0	15 477
2002											
January	250	60	0	206	837	2 355	74	0	55	0	3 837
February	0	10 173	180	33 708	845	200	0	277	0	7 058	52 441
March	5 948	93	0	1 929	965	976	0	0	152	225	10 287
April	0	205	170	335	1 428	1 245	0	250	3 191	0	6 823
May	297	510	65	3 473	984	0	0	0	0	400	5 729
June	0	4 826	0	1 120	4 281	130	0	0	0	0	10 357
July	1 360	194	470	556	718	4 925	0	4 075	331	380	13 008
August	4 070	875	830	515	1 726	1 120	0	0	0	0	9 136
September	11 370	5 764	0	1 076	618	0	0	4 900	4 437	0	28 165
PUBLIC SECTOR											
1999-00	0	918	66	4 874	7 675	19 481	0	10 968	2 296	25 058	71 336
2000-01	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	100 413
2001-02	0	0	0	2 933	1 444	8 764	0	2 752	791	2 398	19 083
2001											
September	0	0	0	130	0	1 335	0	677	0	700	2 842
October	0	0	0	207	800	100	0	0	430	0	1 537
November	0	0	0	358	300	145	0	0	112	325	1 239
December	0	0	0	50	0	510	0	0	136	0	696
2002											
January	0	0	0	507	0	1 291	0	104	0	0	1 902
February	0	0	0	0	0	134	0	0	113	0	247
March	0	0	0	661	0	182	0	517	0	785	2 144
April	0	0	0	256	0	2 060	0	250	0	252	2 818
May	0	0	0	119	0	0	0	0	0	0	119
June	0	0	0	0	264	461	0	0	0	0	725
July	0	0	0	557	440	0	0	0	500	113	1 610
August	115	0	0	17 857	75	0	0	250	0	1 677	19 974
September	0	0	0	350	50	100	0	0	0	250	750
TOTAL											
1999-00	4 285	15 818	1 343	16 016	30 686	23 399	1 278	11 023	5 918	29 879	139 645
2000-01	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	196 619
2001-02	22 059	23 369	5 966	50 793	18 693	18 097	264	5 718	4 359	10 081	159 397
2001											
September	210	3 073	3 505	1 450	1 531	1 552	190	677	0	700	12 888
October	1 226	1 786	460	1 258	2 062	100	0	0	600	0	7 492
November	800	758	156	3 103	1 893	260	0	245	112	325	7 651
December	12 578	840	56	701	1 178	685	0	0	136	0	16 173
2002											
January	250	60	0	713	837	3 646	74	104	55	0	5 738
February	0	10 173	180	33 708	845	334	0	277	113	7 058	52 687
March	5 948	93	0	2 590	965	1 158	0	517	152	1 010	12 431
April	0	205	170	590	1 428	3 305	0	500	3 191	252	9 641
May	297	510	65	3 592	984	0	0	0	0	400	5 848
June	0	4 826	0	1 120	4 545	591	0	0	0	0	11 082
July	1 360	194	470	1 113	1 158	4 925	0	4 075	831	493	14 618
August	4 185	875	830	18 372	1 801	1 120	0	250	0	1 677	29 110
September	11 370	5 764	0	1 426	668	100	0	4 900	4 437	250	28 915

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	136	141	280	23 670	21 645	7 041	52 356	50 309	102 665
Darwin (SD)(c)	91	125	219	16 492	19 401	3 868	39 761	42 479	82 240
Darwin City (SSD)	24	123	147	5 680	19 231	2 586	27 497	37 631	65 128
Palmerston—East Arm (SSD)	43	2	45	7 146	170	347	7 663	4 042	11 705
Litchfield Shire (SSD)	24	0	27	3 666	0	935	4 602	806	5 408
Northern Territory Balance (SD)	45	16	61	7 178	2 244	3 173	12 595	7 830	20 425
Finniss (SSD)	3	0	3	369	0	0	369	70	439
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	6	0	6	889	0	136	1 025	0	1 025
Daly (SSD)	10	2	12	1 790	342	0	2 132	0	2 132
East Arnhem (SSD)	5	0	5	817	0	0	817	0	817
Lower Top End NT (SSD)	3	0	3	372	0	15	387	1 664	2 051
Katherine (T)	2	0	2	222	0	15	237	1 664	1 901
Barkly (SSD)	7	0	7	1 155	0	10	1 165	0	1 165
Tennant Creek (T)	7	0	7	1 155	0	10	1 165	0	1 165
Central NT (SSD)	11	14	25	1 787	1 902	3 012	6 701	6 095	12 796
Alice Springs (T)	11	14	25	1 787	1 902	3 012	6 701	6 095	12 796
PUBLIC SECTOR									
NORTHERN TERRITORY	28	12	40	4 941	1 533	969	7 443	22 334	29 777
Darwin (SD)	7	0	7	1 193	0	0	1 193	20 462	21 655
Darwin City (SSD)	7	0	7	1 193	0	0	1 193	20 044	21 237
Palmerston—East Arm (SSD)	0	0	0	0	0	0	0	168	168
Litchfield Shire (SSD)	0	0	0	0	0	0	0	250	250
Northern Territory Balance (SD)	21	12	33	3 748	1 533	969	6 250	1 872	8 122
Finniss (SSD)	4	0	4	700	0	320	1 020	0	1 020
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	410	410
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	5	0	5	812	0	128	940	0	940
Lower Top End NT (SSD)	4	0	4	1 124	0	440	1 564	50	1 614
Katherine (T)	0	0	0	0	0	0	0	50	50
Barkly (SSD)	2	0	2	345	0	81	426	1 337	1 763
Tennant Creek (T)	0	0	0	0	0	0	0	1 337	1 337
Central NT (SSD)	6	12	18	767	1 533	0	2 300	75	2 375
Alice Springs (T)	6	12	18	767	1 533	0	2 300	0	2 300

(b) Changes were made to the Statistical Divisions of Darwin and NT Balance from July 2001. Refer to Explanatory Notes paragraph 21.

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	164	153	320	28 611	23 179	8 010	59 799	72 643	132 442
Darwin (SD)	98	125	226	17 685	19 401	3 868	40 954	62 941	103 895
Darwin City (SSD)	31	123	154	6 873	19 231	2 586	28 690	57 675	86 365
Palmerston—East Arm (SSD)	43	2	45	7 146	170	347	7 663	4 210	11 873
Litchfield Shire (SSD)	24	0	27	3 666	0	935	4 602	1 056	5 658
Northern Territory Balance (SD)	66	28	94	10 926	3 778	4 142	18 846	9 702	28 547
Finniss (SSD)	7	0	7	1 069	0	320	1 389	70	1 459
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	6	0	6	889	0	136	1 025	410	1 435
Daly (SSD)	10	2	12	1 790	342	0	2 132	0	2 132
East Arnhem (SSD)	10	0	10	1 629	0	128	1 757	0	1 757
Lower Top End NT (SSD)	7	0	7	1 496	0	455	1 951	1 714	3 665
Katherine (T)	2	0	2	222	0	15	237	1 714	1 951
Barkly (SSD)	9	0	9	1 500	0	91	1 591	1 337	2 928
Tennant Creek (T)	7	0	7	1 155	0	10	1 165	1 337	2 502
Central NT (SSD)	17	26	43	2 553	3 436	3 012	9 001	6 170	15 171
Alice Springs (T)	17	26	43	2 553	3 436	3 012	9 001	6 095	15 096

(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 16.

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. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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.

11 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.

12 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.

13 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.

14 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.

15 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.

16 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.

TREND ESTIMATES

17 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.

EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p>18 While the smoothing techniques described in paragraph 17 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.</p>
CHAIN VOLUME MEASURES	<p>19 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.</p> <p>20 Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>21 Area statistics are now classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>
ABS DATA AVAILABLE ON REQUEST	<p>22 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>23 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, cat. no. 8752.0▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0▪ <i>Building Activity, Northern Territory</i>, cat. no. 8752.7▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0
RELATED PUBLICATIONS <i>continued</i>	<p>24 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 <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>25 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

EXPLANATORY NOTES

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 16.
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 16.
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. caretaker's 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.

G L O S S A R Y

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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