



# BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 9 MAY 2002

## MARCH KEY FIGURES

	Jan 2002	Feb 2002	Mar 2002
Dwelling units approved			
Original	69	75	118
Trend	76	86	98
.....			
	<b>% change Dec 2001 to Jan 2002</b>	<b>% change Jan 2002 to Feb 2002</b>	<b>% change Feb 2002 to Mar 2002</b>
Dwelling units approved			
Original	91.7	8.7	57.3
Trend	11.2	13.9	13.3

## MARCH KEY POINTS

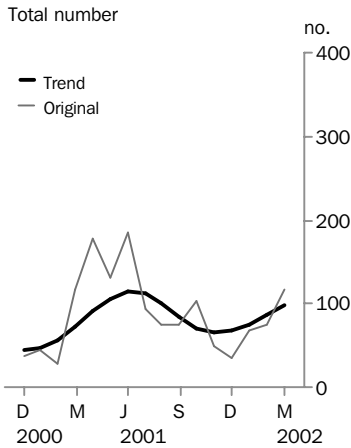
### TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved has increased for the past four months after falling for the previous five months to November 2001.

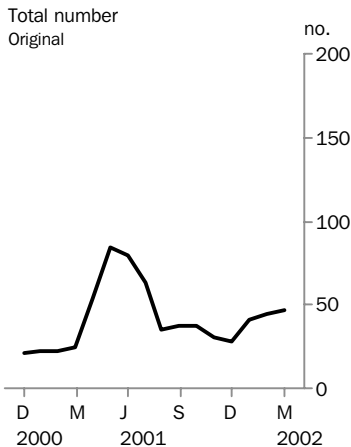
### ORIGINAL ESTIMATES

- In original terms, the total number of dwelling units approved in the March 2002 quarter was 262, an increase of 73 from the December 2001 quarter. The highest number of approvals in the March 2002 quarter were in Palmerston-East Arm (84), Darwin City (66) and Alice Springs (30).
- During the March 2002 quarter there were 186 houses and 76 other dwellings approved. When compared with the December 2001 quarter this represented an increased of 52 houses and 21 other dwellings.
- The value of total building work approved rose from \$65.4m in the December 2001 quarter to \$115.6m in the March 2002 quarter. The value of residential building rose \$10.7m to \$44.8m in the March 2002 quarter, while non-residential building increased \$39.6m to \$70.9m in the March 2002 quarter.

### 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
June 2002	6 August 2002
September 2002	7 November 2002

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

A special article on 'Average Value of New Houses' in the years 1987-88 to 2000-01 was included in the March 2002 issue of *'Building Approvals Australia'* (ABS Cat. no. 8731.0). This article is available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Australia Now' tab on the home page then select 'Construction'.

Information about ABS Building and Construction statistics and other related data is now available from the 'Building and Construction Theme Page' on the ABS website (click on the 'Themes' button and then click on 'Building and Construction'). The theme page includes information about:

- the Building and Construction Program's major papers and publications (electronic and hardcopy) and contact details;
- each of our major data collections, and examples of uses of building and construction statistics;
- issues of importance to providers and clients, including publication timetables;
- help for providers, including contact details and the survey dispatch timetables;
- alternative sources of Australian building and construction data.

## REVISIONS THIS QUARTER

Revisions have been made to total dwelling units in this issue as a result of receiving previously unreported data. A revision of +1 has been made in the 2000-2001 financial year.

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>
<b>1998-1999</b>	1 014	513	1 527	644	47	691	1 658	560	2 218	n.a.
<b>1999-2000</b>	739	170	909	528	102	630	1 267	272	1 539	n.a.
<b>2000-2001</b>	474	136	610	288	203	491	762	339	1 101	n.a.
9 months to Mar 2001	257	118	375	192	40	232	449	158	607	n.a.
9 months to Mar 2002	364	107	471	213	11	224	577	118	695	n.a.
<b>2001</b>										
January	22	21	43	2	0	2	24	21	45	46
February	22	4	26	2	0	2	24	4	28	56
March	25	12	37	80	0	80	105	12	117	73
April	54	11	65	45	68	113	99	79	178	91
May	84	4	88	44	0	44	128	4	132	106
June	79	3	82	7	95	102	86	98	184	114
July	63	0	63	31	0	31	94	0	94	112
August	35	9	44	31	0	31	66	9	75	100
September	38	6	44	31	0	31	69	6	75	84
October	38	29	67	36	0	36	74	29	103	70
November	30	5	35	13	2	15	43	7	50	65
December	28	4	32	0	4	4	28	8	36	68
<b>2002</b>										
January	41	21	62	2	5	7	43	26	69	76
February	44	17	61	14	0	14	58	17	75	86
March	47	16	63	55	0	55	102	16	118	98

## 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>1998-1999</b>	132 521	69 281	23 004	224 806	94 020	<b>318 826</b>
<b>1999-2000</b>	103 361	65 781	24 676	193 817	68 309	<b>262 127</b>
<b>2000-2001</b>	69 058	30 043	17 990	117 091	96 206	<b>213 297</b>
9 months to Mar 2001	37 806	15 575	13 536	66 917	55 684	<b>122 601</b>
9 months to Mar 2002	57 095	22 971	14 730	94 795	117 406	<b>212 201</b>
<b>2001</b>						
January	3 161	330	1 418	4 909	6 643	<b>11 551</b>
February	2 926	210	1 262	4 399	3 061	<b>7 459</b>
March	3 788	5 156	1 068	10 012	13 337	<b>23 349</b>
April	8 338	7 200	1 252	16 790	3 823	<b>20 613</b>
May	11 313	6 168	1 704	19 185	32 616	<b>51 802</b>
June	11 601	1 100	1 498	14 199	4 082	<b>18 281</b>
July	8 832	3 207	1 861	13 900	5 387	<b>19 287</b>
August	5 197	2 686	1 934	9 817	7 566	<b>17 383</b>
September	5 787	2 768	1 806	10 361	10 046	<b>20 407</b>
October	6 779	3 589	2 195	12 563	5 955	<b>18 518</b>
November	4 625	1 782	1 636	8 043	6 411	<b>14 454</b>
December	4 502	0	1 202	5 703	15 477	<b>21 181</b>
<b>2002</b>						
January	6 551	164	1 201	7 915	3 837	<b>11 752</b>
February	7 364	2 565	1 433	11 362	52 441	<b>63 802</b>
March	7 459	6 210	1 463	15 132	10 287	<b>25 419</b>
PUBLIC SECTOR (\$'000)						
<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>
<b>2000-2001</b>	21 225	35 131	4 023	60 379	100 413	<b>160 792</b>
9 months to Mar 2001	18 415	4 097	2 814	25 326	89 474	<b>114 801</b>
9 months to Mar 2002	16 857	1 860	3 408	22 125	15 421	<b>37 546</b>
<b>2001</b>						
January	3 500	0	193	3 693	2 867	<b>6 559</b>
February	669	0	90	758	872	<b>1 630</b>
March	1 906	0	775	2 681	5 981	<b>8 662</b>
April	1 964	7 034	368	9 365	3 804	<b>13 169</b>
May	529	0	830	1 359	2 667	<b>4 026</b>
June	317	24 000	11	24 328	4 468	<b>28 796</b>
July	0	0	698	698	2 380	<b>3 078</b>
August	2 001	0	381	2 382	2 433	<b>4 816</b>
September	864	0	38	902	2 842	<b>3 744</b>
October	4 165	0	572	4 737	1 537	<b>6 274</b>
November	906	274	84	1 264	1 239	<b>2 503</b>
December	670	927	192	1 789	696	<b>2 485</b>
<b>2002</b>						
January	3 206	659	632	4 498	1 902	<b>6 399</b>
February	2 250	0	537	2 787	247	<b>3 034</b>
March	2 795	0	274	3 069	2 145	<b>5 214</b>

(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 &amp; additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
<b>1998-1999</b>	208 353	73 905	30 572	312 831	188 110	<b>500 941</b>
<b>1999-2000</b>	127 848	77 894	30 404	236 145	139 645	<b>375 790</b>
<b>2000-2001</b>	90 283	65 174	22 013	177 469	196 619	<b>374 089</b>
9 months to Mar 2001	56 221	19 672	16 350	92 243	145 159	<b>237 402</b>
9 months to Mar 2002	73 952	24 831	18 138	116 920	132 827	<b>249 747</b>
<b>2001</b>						
January	6 661	330	1 611	8 601	9 509	<b>18 111</b>
February	3 595	210	1 352	5 157	3 933	<b>9 090</b>
March	5 694	5 156	1 843	12 693	19 318	<b>32 011</b>
April	10 302	14 234	1 620	26 155	7 627	<b>33 783</b>
May	11 842	6 168	2 534	20 544	35 283	<b>55 827</b>
June	11 918	25 100	1 509	38 527	8 550	<b>47 077</b>
July	8 832	3 207	2 559	14 598	7 767	<b>22 365</b>
August	7 198	2 686	2 315	12 199	9 999	<b>22 198</b>
September	6 651	2 768	1 844	11 263	12 888	<b>24 151</b>
October	10 944	3 589	2 766	17 299	7 492	<b>24 792</b>
November	5 530	2 056	1 720	9 306	7 651	<b>16 957</b>
December	5 171	927	1 394	7 492	16 173	<b>23 666</b>
<b>2002</b>						
January	9 757	823	1 833	12 413	5 738	<b>18 151</b>
February	9 614	2 565	1 970	14 149	52 687	<b>66 836</b>
March	10 255	6 210	1 737	18 201	12 431	<b>30 633</b>

(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)										
<b>1998-1999</b>	1 518	120	36	156	154	53	319	526	682	2 200
<b>1999-2000</b>	904	187	81	268	98	40	203	341	609	1 513
<b>2000-2001</b>	607	243	30	273	30	16	167	213	486	1 093
<b>2001</b>										
January	43	0	0	0	2	0	0	2	2	45
February	26	0	0	0	2	0	0	2	2	28
March	36	80	0	80	0	0	0	0	80	116
April	65	81	0	81	0	0	32	32	113	178
May	88	10	14	24	0	0	19	19	43	131
June	82	0	0	0	0	7	95	102	102	184
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
<b>2002</b>										
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
VALUE (\$'000)										
<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>	127 847	17 399	12 548	29 947	11 474	5 072	31 401	47 947	77 894	205 741
<b>2000-2001</b>	90 283	21 403	4 448	25 851	2 788	1 930	34 605	39 323	65 174	155 457
<b>2001</b>										
January	6 661	0	0	0	330	0	0	330	330	6 991
February	3 595	0	0	0	210	0	0	210	210	3 805
March	5 694	5 156	0	5 156	0	0	0	0	5 156	10 850
April	10 302	8 234	0	8 234	0	0	6 000	6 000	14 234	24 536
May	11 842	1 275	2 128	3 403	0	0	2 765	2 765	6 168	18 010
June	11 918	0	0	0	0	1 100	24 000	25 100	25 100	37 018
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
<b>2002</b>										
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

(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>	<b>186</b>	<b>18</b>	<b>12</b>	<b>30</b>	<b>19</b>	<b>7</b>	<b>19</b>	<b>45</b>	<b>75</b>	<b>261</b>
<b>Darwin (SD)(b)</b>	<b>108</b>	<b>13</b>	<b>12</b>	<b>25</b>	<b>11</b>	<b>7</b>	<b>19</b>	<b>37</b>	<b>62</b>	<b>170</b>
Darwin City (SSD)	19	9	12	21	0	7	19	26	47	66
Palmerston-East Arm (SSD)	69	4	0	4	11	0	0	11	15	84
Litchfield Shire (SSD)	20	0	0	0	0	0	0	0	0	20
<b>Northern Territory Balance (SD)</b>	<b>78</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>13</b>	<b>91</b>
Finniss (SSD)	5	0	0	0	0	0	0	0	0	5
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	0	0	0	0	0	0	0	3
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	19	5	0	5	0	0	0	0	5	24
Lower Top End NT (SSD)	17	0	0	0	0	0	0	0	0	17
Katherine (T)	3	0	0	0	0	0	0	0	0	3
Barkly (SSD)	12	0	0	0	0	0	0	0	0	12
Tennant Creek (T)	7	0	0	0	0	0	0	0	0	7
Central NT (SSD)	22	0	0	0	8	0	0	8	8	30
Alice Springs (T)	21	0	0	0	8	0	0	8	8	29
VALUE (\$'000)										
<b>NORTHERN TERRITORY</b>	<b>29 625</b>	<b>1 778</b>	<b>1 820</b>	<b>3 598</b>	<b>1 700</b>	<b>1 800</b>	<b>2 500</b>	<b>6 000</b>	<b>9 598</b>	<b>39 223</b>
<b>Darwin (SD)</b>	<b>17 516</b>	<b>1 119</b>	<b>1 820</b>	<b>2 939</b>	<b>885</b>	<b>1 800</b>	<b>2 500</b>	<b>5 185</b>	<b>8 124</b>	<b>25 640</b>
Darwin City (SSD)	4 473	669	1 820	2 489	0	1 800	2 500	4 300	6 789	11 261
Palmerston-East Arm (SSD)	10 211	450	0	450	885	0	0	885	1 335	11 546
Litchfield Shire (SSD)	2 833	0	0	0	0	0	0	0	0	2 833
<b>Northern Territory Balance (SD)</b>	<b>12 109</b>	<b>659</b>	<b>0</b>	<b>659</b>	<b>815</b>	<b>0</b>	<b>0</b>	<b>815</b>	<b>1 474</b>	<b>13 583</b>
Finniss (SSD)	573	0	0	0	0	0	0	0	0	573
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0	0
Alligator (SSD)	487	0	0	0	0	0	0	0	0	487
Daly (SSD)	0	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	3 289	659	0	659	0	0	0	0	659	3 948
Lower Top End NT (SSD)	2 366	0	0	0	0	0	0	0	0	2 366
Katherine (T)	366	0	0	0	0	0	0	0	0	366
Barkly (SSD)	1 632	0	0	0	0	0	0	0	0	1 632
Tennant Creek (T)	853	0	0	0	0	0	0	0	0	853
Central NT (SSD)	3 763	0	0	0	815	0	0	815	815	4 578
Alice Springs (T)	3 663	0	0	0	815	0	0	815	815	4 478

(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)							
<b>1998-1999</b>	214.5	76.1	290.7	31.5	322.2	187.0	<b>509.2</b>
<b>1999-2000</b>	127.8	77.8	205.7	30.4	236.1	139.6	<b>375.8</b>
<b>2000-2001</b>	82.8	61.3	144.0	20.1	164.2	198.4	<b>362.5</b>
<b>2000</b>							
September	19.9	8.5	28.3	4.2	32.5	85.9	<b>118.4</b>
December	16.8	4.6	21.4	6.3	27.7	27.3	<b>55.1</b>
<b>2001</b>							
March	14.6	5.4	20.0	4.4	24.4	33.2	<b>57.5</b>
June	31.5	42.8	74.3	5.2	79.6	52.0	<b>131.5</b>
September	20.9	8.2	29.1	6.2	35.3	30.8	<b>66.1</b>
December	19.8	6.2	26.0	5.4	31.3	31.3	<b>62.7</b>
ORIGINAL (% change from preceding quarter)							
<b>2000</b>							
September	-20.4	-65.3	-42.8	-47.5	-43.5	142.7	<b>27.3</b>
December	-15.6	-45.9	-24.4	50.0	-14.8	-68.2	<b>-53.5</b>
<b>2001</b>							
March	-13.1	17.4	-6.5	-30.2	-11.9	21.6	<b>4.4</b>
June	115.8	692.6	271.5	18.2	226.2	56.6	<b>128.7</b>
September	-33.7	-80.8	-60.8	19.2	-55.7	-40.8	<b>-49.7</b>
December	-5.3	-24.4	-10.7	-12.9	-11.3	1.6	<b>-5.1</b>

(a) Reference year for chain volume measures is 1999-2000.  
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											
<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>2000-2001</b>	25 508	24 095	542	10 462	20 728	1 182	390	486	10 737	2 077	<b>96 206</b>
<b>2001</b>											
March	10 808	689	110	620	880	110	0	0	50	70	<b>13 337</b>
April	100	320	0	2 447	701	0	90	0	0	165	<b>3 823</b>
May	10 000	7 388	0	737	3 735	380	0	0	10 377	0	<b>32 616</b>
June	0	3 553	0	80	449	0	0	0	0	0	<b>4 082</b>
July	300	290	1 374	395	1 648	220	0	1 160	0	0	<b>5 387</b>
August	450	756	0	927	698	3 700	0	1 035	0	0	<b>7 566</b>
September	210	3 073	3 505	1 320	1 531	217	190	0	0	0	<b>10 046</b>
October	1 226	1 786	460	1 051	1 262	0	0	0	170	0	<b>5 955</b>
November	800	758	156	2 745	1 593	115	0	245	0	0	<b>6 411</b>
December	12 578	840	56	651	1 178	175	0	0	0	0	<b>15 477</b>
<b>2002</b>											
January	250	60	0	206	837	2 355	74	0	55	0	<b>3 837</b>
February	0	10 173	180	33 708	845	200	0	277	0	7 058	<b>52 441</b>
March	5 948	93	0	1 929	965	976	0	0	152	225	<b>10 287</b>
PUBLIC SECTOR											
<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>2000-2001</b>	173	1 092	50	2 438	2 452	12 635	0	69 160	965	11 450	<b>100 413</b>
<b>2001</b>											
March	0	0	0	0	0	5 551	0	0	0	430	<b>5 981</b>
April	0	0	0	167	108	730	0	2 122	0	678	<b>3 804</b>
May	173	0	0	0	0	1 503	0	0	0	991	<b>2 667</b>
June	0	0	0	0	380	1 730	0	2 140	92	125	<b>4 468</b>
July	0	0	0	80	80	1 344	0	539	0	336	<b>2 380</b>
August	0	0	0	567	0	1 203	0	663	0	0	<b>2 433</b>
September	0	0	0	130	0	1 335	0	677	0	700	<b>2 842</b>
October	0	0	0	207	800	100	0	0	430	0	<b>1 537</b>
November	0	0	0	358	300	145	0	0	112	325	<b>1 239</b>
December	0	0	0	50	0	510	0	0	136	0	<b>696</b>
<b>2002</b>											
January	0	0	0	507	0	1 291	0	104	0	0	<b>1 902</b>
February	0	0	0	0	0	134	0	0	113	0	<b>247</b>
March	0	0	0	661	0	182	0	517	0	785	<b>2 144</b>
TOTAL											
<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>2000-2001</b>	25 681	25 187	592	12 900	23 179	13 816	390	69 646	11 702	13 527	<b>196 619</b>
<b>2001</b>											
March	10 808	689	110	620	880	5 661	0	0	50	500	<b>19 318</b>
April	100	320	0	2 614	809	730	90	2 122	0	843	<b>7 627</b>
May	10 173	7 388	0	737	3 735	1 883	0	0	10 377	991	<b>35 283</b>
June	0	3 553	0	80	829	1 730	0	2 140	92	125	<b>8 550</b>
July	300	290	1 374	475	1 728	1 564	0	1 699	0	336	<b>7 767</b>
August	450	756	0	1 494	698	4 903	0	1 698	0	0	<b>9 999</b>
September	210	3 073	3 505	1 450	1 531	1 552	190	677	0	700	<b>12 888</b>
October	1 226	1 786	460	1 258	2 062	100	0	0	600	0	<b>7 492</b>
November	800	758	156	3 103	1 893	260	0	245	112	325	<b>7 651</b>
December	12 578	840	56	701	1 178	685	0	0	136	0	<b>16 173</b>
<b>2002</b>											
January	250	60	0	713	837	3 646	74	104	55	0	<b>5 738</b>
February	0	10 173	180	33 708	845	334	0	277	113	7 058	<b>52 687</b>
March	5 948	93	0	2 590	965	1 158	0	517	152	1 010	<b>12 431</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>	<b>132</b>	<b>70</b>	<b>203</b>	<b>21 374</b>	<b>8 939</b>	<b>4 097</b>	<b>34 409</b>	<b>66 564</b>	<b>100 973</b>
<b>Darwin (SD)(c)</b>	<b>108</b>	<b>62</b>	<b>170</b>	<b>17 516</b>	<b>8 124</b>	<b>3 153</b>	<b>28 793</b>	<b>56 266</b>	<b>85 059</b>
Darwin City (SSD)	19	47	66	4 473	6 789	2 570	13 831	55 372	69 203
Palmerston—East Arm (SSD)	69	15	84	10 211	1 335	203	11 750	275	12 025
Litchfield Shire (SSD)	20	0	20	2 833	0	380	3 212	619	3 832
<b>Northern Territory Balance (SD)</b>	<b>24</b>	<b>8</b>	<b>33</b>	<b>3 857</b>	<b>815</b>	<b>943</b>	<b>5 616</b>	<b>10 298</b>	<b>15 914</b>
Finniss (SSD)	5	0	5	573	0	27	600	0	600
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	0	0	0	0
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	1	0	1	160	0	0	160	0	160
Lower Top End NT (SSD)	0	0	0	0	0	50	50	698	748
Katherine (T)	0	0	0	0	0	50	50	228	278
Barkly (SSD)	1	0	1	73	0	10	83	470	553
Tennant Creek (T)	1	0	1	73	0	10	83	470	553
Central NT (SSD)	17	8	26	3 051	815	857	4 723	9 130	13 853
Alice Springs (T)	16	8	25	2 951	815	857	4 623	3 425	8 047
PUBLIC SECTOR									
<b>NORTHERN TERRITORY</b>	<b>54</b>	<b>5</b>	<b>59</b>	<b>8 252</b>	<b>659</b>	<b>1 443</b>	<b>10 354</b>	<b>4 293</b>	<b>14 646</b>
<b>Darwin (SD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>976</b>	<b>976</b>
Darwin City (SSD)	0	0	0	0	0	0	0	921	921
Palmerston—East Arm (SSD)	0	0	0	0	0	0	0	55	55
Litchfield Shire (SSD)	0	0	0	0	0	0	0	0	0
<b>Northern Territory Balance (SD)</b>	<b>54</b>	<b>5</b>	<b>59</b>	<b>8 252</b>	<b>659</b>	<b>1 443</b>	<b>10 354</b>	<b>3 317</b>	<b>13 670</b>
Finniss (SSD)	0	0	0	0	0	0	0	0	0
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	3	487	0	0	487	785	1 272
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	18	5	23	3 129	659	0	3 788	213	4 001
Lower Top End NT (SSD)	17	0	17	2 366	0	714	3 079	100	3 179
Katherine (T)	3	0	3	366	0	149	515	100	615
Barkly (SSD)	11	0	11	1 558	0	383	1 941	61	2 002
Tennant Creek (T)	6	0	6	780	0	0	780	61	840
Central NT (SSD)	5	0	5	712	0	346	1 058	2 158	3 216
Alice Springs (T)	5	0	5	712	0	346	1 058	2 158	3 216

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>	<b>186</b>	<b>75</b>	<b>262</b>	<b>29 625</b>	<b>9 598</b>	<b>5 540</b>	<b>44 763</b>	<b>70 857</b>	<b>115 619</b>
<b>Darwin (SD)</b>	<b>108</b>	<b>62</b>	<b>170</b>	<b>17 516</b>	<b>8 124</b>	<b>3 153</b>	<b>28 793</b>	<b>57 242</b>	<b>86 036</b>
Darwin City (SSD)	19	47	66	4 473	6 789	2 570	13 831	56 293	70 124
Palmerston—East Arm (SSD)	69	15	84	10 211	1 335	203	11 750	330	12 080
Litchfield Shire (SSD)	20	0	20	2 833	0	380	3 212	619	3 832
<b>Northern Territory Balance (SD)</b>	<b>78</b>	<b>13</b>	<b>92</b>	<b>12 109</b>	<b>1 474</b>	<b>2 386</b>	<b>15 969</b>	<b>13 614</b>	<b>29 584</b>
Finniss (SSD)	5	0	5	573	0	27	600	0	600
Bathurst—Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	3	0	3	487	0	0	487	785	1 272
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	19	5	24	3 289	659	0	3 948	213	4 161
Lower Top End NT (SSD)	17	0	17	2 366	0	764	3 129	798	3 927
Katherine (T)	3	0	3	366	0	199	565	328	893
Barkly (SSD)	12	0	12	1 632	0	393	2 025	531	2 555
Tennant Creek (T)	7	0	7	853	0	10	863	531	1 393
Central NT (SSD)	22	8	31	3 763	815	1 203	5 781	11 288	17 069
Alice Springs (T)	21	8	30	3 663	815	1 203	5 681	5 583	11 263

(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.

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

# 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><b>18</b> 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><b>19</b> 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><b>20</b> 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><b>21</b> Area statistics are now classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (Cat. no. 1216.0), effective from 1 July 2001. 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><b>22</b> 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><b>23</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <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>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)</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>Producer Price Indexes, Australia</i> (Cat. no. 6427.0)</li> </ul>								
RELATED PUBLICATIONS <i>continued</i>	<p><b>24</b> 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><b>25</b> When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>								
SYMBOLS AND OTHER USAGES	<table border="0"> <tr> <td style="padding-right: 20px;">n.a.</td> <td>not available</td> </tr> <tr> <td>SD</td> <td>Statistical Division</td> </tr> <tr> <td>SSD</td> <td>Statistical Subdivision</td> </tr> <tr> <td>T</td> <td>Town</td> </tr> </table>	n.a.	not available	SD	Statistical Division	SSD	Statistical Subdivision	T	Town
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 16.
<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 16.
<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. caretaker's 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.









## FOR MORE INFORMATION...

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- 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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