



BUILDING APPROVALS

NORTHERN TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) WED 30 SEPT 1998

AUGUST KEY FIGURES

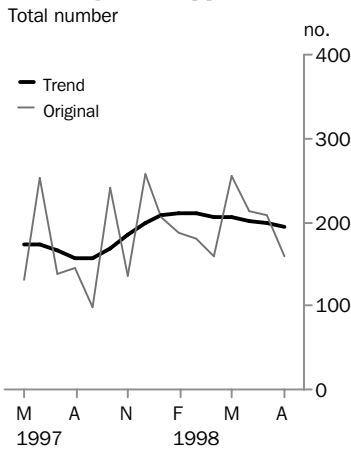
TREND ESTIMATES	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Total dwelling units	194	-2.0	23.7

ORIGINAL	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	71	-29.0	-1.4
Total dwelling units	158	-24.4	8.2

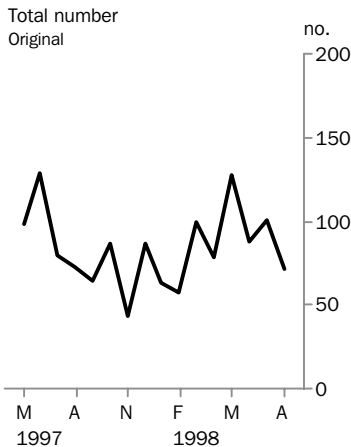
AUGUST KEY POINTS

- The total number of dwelling units approved in August was 158. Of these 113 were houses and 45 were other dwellings.
- Palmerston accounted for most approvals with 94 dwellings (49 public sector).
- The value of residential building approved was \$22.9 million with \$20.0 million attributable to new work and \$2.8 million for alterations and additions.
- The value of non-residential work approved in August was \$13.8 million. Of this, the categories of public sector education (\$2.8million) and private sector other business premises (\$2.6 million) contributed the most.
- There were no jobs valued at \$5million or more and six jobs valued between \$1 million and \$5 million.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	2 November 1998
October 1998	1 December 1998
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no notes about the data for this issue.



REVISIONS THIS MONTH

There are no significant revisions this month.



Dan Black
Acting Regional Director, Northern Territory



DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS(a) ..			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>	
1995-96	838	97	935	396	121	517	1 234	218	1 452	n.a.
1996-97	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
1997-98	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
2 months to Aug 1997	152	39	191	92	0	92	244	39	283	n.a.
2 months to Aug 1998	171	116	287	66	14	80	237	130	367	n.a.
1997										
June	129	32	161	92	0	92	221	32	253	174
July	80	3	83	54	0	54	134	3	137	165
August	72	36	108	38	0	38	110	36	146	157
September	64	9	73	23	2	25	87	11	98	156
October	87	48	135	105	2	107	192	50	242	168
November	43	26	69	66	0	66	109	26	135	184
December	87	28	115	142	0	142	229	28	257	199
1998										
January	63	41	104	103	0	103	166	41	207	209
February	57	18	75	49	64	113	106	82	188	211
March	99	22	121	58	0	58	157	22	179	210
April	78	23	101	45	13	58	123	36	159	207
May	128	15	143	113	0	113	241	15	256	205
June	88	39	127	87	0	87	175	39	214	202
July	100	74	174	35	0	35	135	74	209	198
August	71	42	113	31	14	45	102	56	158	194

(a) See Glossary for definition.

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)						
1995-96	83 369	38 318	21 398	143 085	112 754	255 839
1996-97	108 382	70 015	20 162	198 558	153 401	351 959
1997-98	120 218	101 354	19 630	241 202	102 259	343 462
2 months to Aug 1997	19 996	8 488	3 500	31 984	15 780	47 765
2 months to Aug 1998	23 139	6 368	4 288	33 794	14 177	47 971
1997						
June	15 666	10 283	2 172	28 121	16 546	44 667
July	10 510	4 731	1 819	17 060	8 928	25 988
August	9 487	3 757	1 681	14 924	6 852	21 776
September	8 484	1 458	1 102	11 044	5 833	16 876
October	10 349	7 983	1 554	19 886	7 718	27 603
November	4 677	5 714	1 032	11 423	4 232	15 655
December	10 481	14 045	2 371	26 897	6 377	33 274
1998						
January	6 854	21 657	1 313	29 825	2 918	32 743
February	7 591	2 921	1 407	11 919	7 460	19 379
March	13 937	4 879	1 352	20 168	13 654	33 822
April	8 967	5 403	922	15 291	9 096	24 387
May	17 089	13 673	3 044	33 806	8 392	42 198
June	11 792	15 135	2 034	28 961	20 799	49 760
July	13 909	3 485	1 925	19 319	6 803	26 122
August	9 230	2 883	2 363	14 475	7 374	21 850
PUBLIC SECTOR (\$'000)						
1995-96	15 473	7 640	6 028	29 141	109 290	138 430
1996-97	29 083	2 337	3 180	34 600	87 848	122 448
1997-98	43 637	8 224	8 137	59 999	145 294	205 292
2 months to Aug 1997	6 255	0	325	6 579	26 393	32 972
2 months to Aug 1998	18 210	1 160	998	20 368	39 201	59 569
1997						
June	4 041	0	213	4 253	5 857	10 110
July	524	0	65	589	22 710	23 299
August	5 731	0	260	5 990	3 683	9 673
September	1 525	295	0	1 820	3 505	5 325
October	7 234	150	750	8 134	15 938	24 071
November	2 820	0	22	2 841	400	3 241
December	4 072	0	200	4 272	19 751	24 023
1998						
January	5 758	0	473	6 231	13 454	19 684
February	2 741	6 479	2 812	12 031	12 099	24 130
March	2 767	0	654	3 421	1 273	4 693
April	2 539	1 300	2 245	6 084	12 801	18 885
May	2 081	0	658	2 739	31 477	34 217
June	5 848	0	0	5 848	8 204	14 052
July	11 443	0	538	11 981	32 796	44 778
August	6 767	1 160	459	8 386	6 405	14 791

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations & additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
TOTAL (\$'000)						
1995-96	98 842	45 958	27 426	172 226	222 043	394 269
1996-97	137 465	72 352	23 341	233 159	241 249	474 407
1997-98	163 855	109 578	27 768	301 201	247 553	548 754
2 months to Aug 1997	26 251	8 488	3 825	38 563	42 173	80 736
2 months to Aug 1998	41 349	7 528	5 285	54 162	53 378	107 540
1997						
June	19 707	10 283	2 385	32 374	22 402	54 777
July	11 034	4 731	1 884	17 649	31 638	49 287
August	15 217	3 757	1 940	20 914	10 535	31 449
September	10 009	1 753	1 102	12 863	9 338	22 201
October	17 583	8 133	2 304	28 019	23 655	51 675
November	7 497	5 714	1 054	14 264	4 632	18 896
December	14 553	14 045	2 571	31 169	26 128	57 297
1998						
January	12 612	21 657	1 786	36 055	16 372	52 427
February	10 331	9 400	4 219	23 950	19 559	43 509
March	16 704	4 879	2 005	23 588	14 927	38 515
April	11 506	6 703	3 166	21 375	21 897	43 272
May	19 170	13 673	3 702	36 545	39 869	76 414
June	17 640	15 135	2 034	34 809	29 003	63 812
July	25 352	3 485	2 464	31 300	39 599	70 899
August	15 997	4 043	2 822	22 862	13 779	36 641

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

NEW OTHER RESIDENTIAL BUILDING

Period	Total 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)										
1995-96	931	101	65	166	234	9	96	339	505	1 436
1996-97	1 105	136	81	217	236	27	362	625	842	1 947
1997-98	1 248	241	155	396	170	55	335	560	956	2 204
1997										
June	160	6	14	20	8	0	64	72	92	252
July	82	2	14	16	20	0	16	36	52	134
August	108	9	0	9	13	15	0	28	37	145
September	73	4	0	4	20	0	0	20	24	97
October	135	35	31	66	29	0	11	40	106	241
November	69	16	4	20	18	12	16	46	66	135
December	115	21	10	31	27	18	66	111	142	257
1998										
January	103	0	5	5	4	0	94	98	103	206
February	75	78	23	101	0	0	10	10	111	186
March	121	18	21	39	9	0	9	18	57	178
April	99	13	9	22	26	10	0	36	58	157
May	141	45	28	73	4	0	36	40	113	254
June	127	0	10	10	0	0	77	77	87	214
July	173	12	0	12	0	0	22	22	34	207
August	111	13	0	13	21	0	11	32	45	156
VALUE (\$'000)										
1995-96	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	144 800
1996-97	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
1997-98	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
1997										
June	19 707	442	1 721	2 163	520	0	7 600	8 120	10 283	29 990
July	11 034	185	1 470	1 655	1 276	0	1 800	3 076	4 731	15 765
August	15 217	1 115	0	1 115	1 467	1 175	0	2 642	3 757	18 974
September	10 009	463	0	463	1 290	0	0	1 290	1 753	11 762
October	17 583	2 502	3 090	5 592	1 641	0	900	2 541	8 133	25 715
November	7 497	1 014	600	1 614	1 830	770	1 500	4 100	5 714	13 210
December	14 553	1 611	1 050	2 661	2 379	1 400	7 605	11 384	14 045	28 598
1998										
January	12 612	0	500	500	307	0	20 850	21 157	21 657	34 269
February	10 331	4 800	3 400	8 200	0	0	1 200	1 200	9 400	19 731
March	16 704	1 340	1 580	2 920	959	0	1 000	1 959	4 879	21 583
April	11 506	1 108	900	2 008	3 095	1 600	0	4 695	6 703	18 209
May	19 170	3 563	3 150	6 713	660	0	6 300	6 960	13 673	32 842
June	17 640	0	1 520	1 520	0	0	13 615	13 615	15 135	32 775
July	25 352	910	0	910	0	0	2 575	2 575	3 485	28 837
August	15 997	972	0	972	1 781	0	1 290	3 071	4 043	20 040

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

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	111	13	0	13	21	0	11	32	45	156
Darwin (SD)	77	13	0	13	21	0	11	32	45	122
Darwin City (SSD)	8	2	0	2	7	0	11	18	20	28
Palmerston-East Arm (SSD)	69	11	0	11	14	0	0	14	25	94
Northern Territory Balance (SD)	34	0	0	0	0	0	0	0	0	34
Darwin Rural Areas (SSD)	10	0	0	0	0	0	0	0	0	10
Bathurst-Melville (SSD)	3	0	0	0	0	0	0	0	0	3
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	2	0	0	0	0	0	0	0	0	2
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0	0
Lower Top End (SSD)	10	0	0	0	0	0	0	0	0	10
Katherine (T)	4	0	0	0	0	0	0	0	0	4
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)	9	0	0	0	0	0	0	0	0	9
Alice Springs (T)	9	0	0	0	0	0	0	0	0	9
VALUE (\$'000)										
NORTHERN TERRITORY	15 997	972	0	972	1 781	0	1 290	3 071	4 043	20 040
Darwin (SD)	12 003	972	0	972	1 781	0	1 290	3 071	4 043	16 046
Darwin City (SSD)	1 695	162	0	162	621	0	1 290	1 911	2 073	3 768
Palmerston-East Arm (SSD)	10 308	810	0	810	1 160	0	0	1 160	1 970	12 278
Northern Territory Balance (SD)	3 994	0	0	0	0	0	0	0	0	3 994
Darwin Rural Areas (SSD)	1 293	0	0	0	0	0	0	0	0	1 293
Bathurst-Melville (SSD)	318	0	0	0	0	0	0	0	0	318
Alligator (SSD)	0	0	0	0	0	0	0	0	0	0
Daly (SSD)	300	0	0	0	0	0	0	0	0	300
East Arnhem (SSD)	0	0	0	0	0	0	0	0	0	0
Lower Top End (SSD)	999	0	0	0	0	0	0	0	0	999
Katherine (T)	384	0	0	0	0	0	0	0	0	384
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)	1 084	0	0	0	0	0	0	0	0	1 084
Alice Springs (T)	1 084	0	0	0	0	0	0	0	0	1 084

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	73.4	39.5	112.8	20.3	133.3	200.4	333.7
1996-97	97.8	61.2	159.1	16.7	175.9	214.4	390.2
1997-98	114.4	90.0	204.4	19.3	223.7	213.5	437.3
1997							
March	19.8	9.1	28.9	3.5	32.5	30.1	62.6
June	31.4	19.8	51.2	4.8	56.0	45.8	101.8
September	25.3	8.5	33.8	3.4	37.2	44.9	82.1
December	27.6	23.0	50.6	4.1	54.7	47.1	101.9
1998							
March	27.7	29.5	57.2	5.6	62.8	43.8	106.6
June	33.8	29.0	62.8	6.2	69.0	77.7	146.7
ORIGINAL (% change from preceding quarter)							
1997							
March	-26.7	-40.5	-31.8	-28.6	-31.3	-46.5	-39.6
June	58.6	117.6	77.2	37.1	72.3	52.2	62.6
September	-19.4	-57.1	-34.0	-29.2	-33.6	-2.0	-19.4
December	9.1	170.6	49.7	20.6	47.0	4.9	24.1
1998							
March	0.4	28.3	13.0	36.6	14.8	-7.0	4.6
June	22.0	-1.7	9.8	10.7	9.9	77.4	37.6

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellan- eous	Total non- residential building
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PRIVATE SECTOR											
1995-96	38 821	14 599	3 212	13 302	19 837	5 256	609	3 210	10 216	3 693	112 754
1996-97	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	153 401
1997-98	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1997											
August	250	635	80	1 875	3 146	511	0	0	130	225	6 852
September	0	3 158	0	212	684	0	0	54	1 725	0	5 833
October	0	2 409	382	350	2 565	0	0	0	1 782	230	7 718
November	0	1 608	300	830	1 294	0	0	200	0	0	4 232
December	0	552	897	861	1 401	88	0	0	0	2 579	6 377
1998											
January	0	238	300	956	892	290	0	152	90	0	2 918
February	0	1 361	0	870	4 689	475	0	0	65	0	7 460
March	0	719	100	1 952	2 445	0	0	0	8 014	425	13 654
April	0	6 098	600	567	1 305	300	0	80	0	146	9 096
May	0	5 378	0	1 237	1 530	0	0	0	0	247	8 392
June	0	14 644	1 193	3 135	1 424	54	130	0	220	0	20 799
July	0	808	180	4 694	966	0	0	0	0	155	6 803
August	0	1 178	1 470	1 920	2 596	0	0	0	0	210	7 374
PUBLIC SECTOR											
1995-96	0	4 246	1 824	13 412	14 147	26 037	2 361	1 433	11 551	34 279	109 290
1996-97	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	87 848
1997-98	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1997											
August	0	0	0	2 000	0	0	0	0	128	1 555	3 683
September	0	0	80	0	0	0	0	711	0	2 714	3 505
October	0	52	0	12 100	0	214	0	0	0	3 572	15 938
November	0	0	0	0	0	0	0	0	400	0	400
December	0	0	0	400	460	1 927	0	447	0	16 517	19 751
1998											
January	0	0	0	646	0	7 383	0	125	3 200	2 100	13 454
February	0	0	0	0	0	7 431	0	205	0	4 463	12 099
March	0	142	0	50	330	402	0	115	0	234	1 273
April	0	0	0	0	10 100	1 510	0	0	122	1 069	12 801
May	0	0	0	14 170	9 260	0	0	0	0	8 047	31 477
June	0	220	0	513	0	3 471	0	0	0	4 000	8 204
July	0	0	0	22 800	0	2 666	0	4 700	0	2 630	32 796
August	0	0	0	388	67	2 774	0	1 381	363	1 432	6 405
TOTAL											
1995-96	38 821	18 845	5 036	26 714	33 984	31 293	2 969	4 643	21 767	37 972	222 043
1996-97	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	241 249
1997-98	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1997											
August	250	635	80	3 875	3 146	511	0	0	258	1 780	10 535
September	0	3 158	80	212	684	0	0	765	1 725	2 714	9 338
October	0	2 461	382	12 450	2 565	214	0	0	1 782	3 801	23 655
November	0	1 608	300	830	1 294	0	0	200	400	0	4 632
December	0	552	897	1 261	1 861	2 015	0	447	0	19 095	26 128
1998											
January	0	238	300	1 602	892	7 673	0	278	3 290	2 100	16 372
February	0	1 361	0	870	4 689	7 906	0	205	65	4 463	19 559
March	0	862	100	2 002	2 775	402	0	115	8 014	659	14 927
April	0	6 098	600	567	11 405	1 810	0	80	122	1 215	21 897
May	0	5 378	0	15 407	10 790	0	0	0	0	8 294	39 869
June	0	14 864	1 193	3 648	1 424	3 525	130	0	220	4 000	29 003
July	0	808	180	27 494	966	2 666	0	4 700	0	2 785	39 599
August	0	1 178	1 470	2 308	2 663	2 774	0	1 381	363	1 642	13 779

BUILDING APPROVED IN STATISTICAL AREAS

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	69	31	102	9 230	2 883	2 365	14 478	7 374	21 852
Darwin (SD)	41	31	72	5 939	2 883	1 023	9 845	7 214	17 059
Darwin City (SSD)	7	20	27	1 326	2 073	858	4 257	5 387	9 644
Palmerston-East Arm (SSD)	34	11	45	4 613	810	165	5 588	1 827	7 415
Northern Territory Balance (SD)	28	0	30	3 291	0	1 342	4 633	160	4 793
Darwin Rural Areas (SSD)	10	0	11	1 293	0	597	1 890	0	1 890
Bathurst-Melville (SSD)	0	0	0	0	0	0	0	0	0
Alligator (SSD)	0	0	0	0	0	171	171	0	171
Daly (SSD)	0	0	0	0	0	0	0	0	0
East Arnhem (SSD)	0	0	0	0	0	0	0	160	160
Lower Top End (SSD)	10	0	10	999	0	310	1 309	0	1 309
Katherine (T)	4	0	4	384	0	150	534	0	534
Barkly (SSD)	0	0	0	0	0	0	0	0	0
Tennant Creek (T)	0	0	0	0	0	0	0	0	0
Central NT (SSD)	8	0	9	999	0	264	1 263	0	1 263
Alice Springs (T)	8	0	9	999	0	0	1 263	0	1 263
PUBLIC SECTOR									
NORTHERN TERRITORY	42	14	56	6 767	1 160	459	8 386	6 405	14 791
Darwin (SD)	36	14	50	6 064	1 160	10	7 234	1 469	8 703
Darwin City (SSD)	1	0	1	369	0	10	379	862	1 241
Palmerston-East Arm (SSD)	35	14	49	5 695	1 160	0	6 855	607	7 462
Northern Territory Balance (SD)	6	0	6	703	0	449	1 152	4 936	6 088
Darwin Rural Areas (SSD)	0	0	0	0	0	0	0	0	0
Bathurst-Melville (SSD)	3	0	3	318	0	0	318	0	318
Alligator (SSD)	0	0	0	0	0	0	0	500	500
Daly (SSD)	2	0	2	300	0	0	300	0	300
East Arnhem (SSD)	0	0	0	0	0	224	224	1 092	1 316
Lower Top End (SSD)	0	0	0	0	0	225	225	2 671	2 896
Katherine (T)	0	0	0	0	0	0	0	2 620	2 620
Barkly (SSD)	0	0	0	0	0	0	0	118	118
Tennant Creek (T)	0	0	0	0	0	0	0	50	50
Central NT (SSD)	1	0	1	85	0	0	85	555	640
Alice Springs (T)	1	0	1	85	0	0	85	339	424

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	111	45	158	15 997	4 043	2 824	22 864	13 779	36 643
Darwin (SD)	77	45	122	12 003	4 043	1 033	17 079	8 683	25 762
Darwin City (SSD)	8	20	28	1 695	2 073	868	4 636	6 249	10 885
Palmerston-East Arm (SSD)	69	25	94	10 308	1 970	165	12 443	2 434	14 877
Northern Territory Balance (SD)	34	0	36	3 994	0	1 791	5 785	5 096	10 881
Darwin Rural Areas (SSD)	10	0	11	1 293	0	597	1 890	0	1 890
Bathurst-Melville (SSD)	3	0	3	318	0	0	318	0	318
Alligator (SSD)	0	0	0	0	0	171	171	500	671
Daly (SSD)	2	0	2	300	0	0	300	0	300
East Arnhem (SSD)	0	0	0	0	0	224	224	1 252	1 476
Lower Top End (SSD)	10	0	10	999	0	535	1 534	2 671	4 205
Katherine (T)	4	0	4	384	0	150	534	2 620	3 154
Barkly (SSD)	0	0	0	0	0	0	0	118	118
Tennant Creek (T)	0	0	0	0	0	0	0	50	50
Central NT (SSD)	9	0	10	1 084	0	264	1 348	555	1 903
Alice Springs (T)	9	0	10	1 084	0	264	1 348	339	1 687

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential building.

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

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

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion. Buildings for Aboriginal Communities are included in the private sector. However, if the building is owned by a Community Government Council it will be included in the public sector.

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

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

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are included within existing categories, as follows: in tables 1 and 7 the number of Conversions are included in the appropriate Type of Building category, while the value of Conversions are included in the 'Alterations and additions to residential buildings' category in tables 2 and 7.

TREND ESTIMATES

13 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

14 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

CONSTANT PRICE ESTIMATES

15 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

16 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>17 Area statistics are now being classified to the <i>Australian Standard Geographic Classification, 1998 Edition</i> (1216.0), effective 1 July 1998 and Australian Standard Geographic Classification terminology has been adopted in the presentation of building statistics.</p>								
UNPUBLISHED DATA	<p>18 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>								
RELATED PUBLICATIONS	<p>19 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (8752.0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)▪ <i>Building Activity, Northern Territory</i> (8752.7)▪ <i>Building Approvals, Australia</i> (8731.0)▪ <i>Engineering Construction Activity, Australia</i> (8762.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)▪ <i>Price Index of Materials Used in House Building</i> (6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).								
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>								
SYMBOLS AND OTHER USAGES	<table><tr><td>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

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 12.
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 12.
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 (eg. 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.

GLOSSARY

New building work	Building activity which will result in the creation of a building which previously did not exist.
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 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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