

BUILDING APPROVALS

**NORTHERN
TERRITORY**

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAY 1999

MARCH KEY FIGURES

TREND ESTIMATES

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Total dwelling units	149	-9.1	-28.7

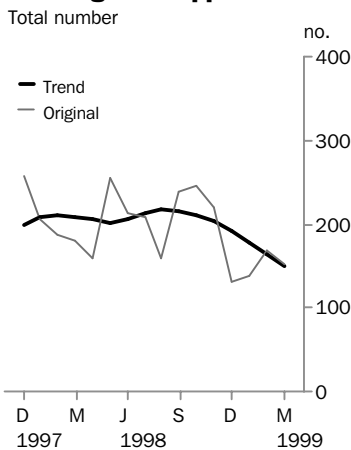
ORIGINAL

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	83	-2.4	-16.2
Total dwelling units	152	-9.5	-15.1

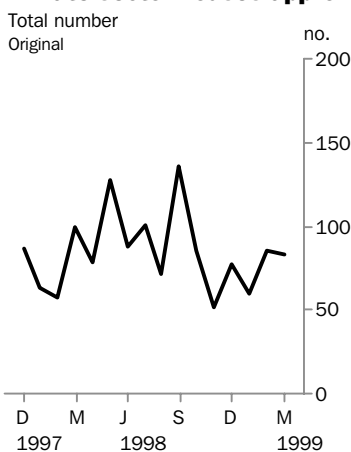
MARCH KEY POINTS

- In March there were 152 dwellings approved for construction: houses accounted for 116 and flats, units etc. 36.
- For the nine months ended March the total number of dwellings approved was 1,662, which is 4.6% more than the corresponding period in the previous year. The number of house approvals increased strongly (+30.2%) at the expense of other dwellings (down by 27.5%).
- In March the most substantial number of dwelling approvals were issued for the Palmerston - East Arm area, which accounted for 44 houses and 24 other dwellings (see page 11).
- The value of new residential building approved was \$19.1 million, with alterations and additions to residential building valued at \$2.9 million.
- Non-residential building approvals were valued at \$15.4 million, with a major contribution from the Hotels, motels category of \$8.0 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>
April 1999	2 June 1999
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period October 1998 to December 1998 will be released at the same time as this publication. Associated with this release will be an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

There are no significant revisions this month.



ROBYN ELLIOTT
Regional Director, Northern Territory

DWELLING UNITS APPROVED: Original and Trend

Period	HOUSES.....			OTHER DWELLINGS.....			TOTAL DWELLING UNITS.....			
	<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>
1995-1996	838	97	935	396	121	517	1 234	218	1 452	n.a.
1996-1997	909	203	1 112	837	38	875	1 746	241	1 987	n.a.
1997-1998	946	308	1 254	883	81	964	1 829	389	2 218	n.a.
9 months to Mar 1998	652	231	883	638	68	706	1 290	299	1 589	n.a.
9 months to Mar 1999	748	402	1 150	465	47	512	1 213	449	1 662	n.a.
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	209
April	78	23	101	45	13	58	123	36	159	205
May	128	15	143	113	0	113	241	15	256	202
June	88	39	127	87	0	87	175	39	214	205
July	100	74	174	35	0	35	135	74	209	212
August	71	42	113	31	14	45	102	56	158	217
September	136	74	210	27	2	29	163	76	239	216
October	85	76	161	82	2	84	167	78	245	211
November	51	41	92	125	4	129	176	45	221	203
December	77	15	92	37	2	39	114	17	131	191
1999										
January	60	27	87	50	2	52	110	29	139	177
February	85	20	105	51	12	63	136	32	168	164
March	83	33	116	27	9	36	110	42	152	149

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)						
1995-1996	83 369	38 318	21 398	143 085	112 754	255 839
1996-1997	108 382	70 015	20 162	198 558	153 401	351 959
1997-1998	120 218	101 354	19 630	241 202	102 259	343 462
9 months to Mar 1998	82 370	67 144	13 631	163 144	63 972	227 116
9 months to Mar 1999	97 097	47 318	17 092	161 506	76 367	237 873
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
September	18 643	2 107	2 095	22 844	8 012	30 856
October	10 351	8 459	1 997	20 807	5 883	26 690
November	6 591	16 146	2 186	24 923	17 408	42 331
December	8 918	3 410	1 525	13 853	6 242	20 094
1999						
January	7 566	4 517	1 450	13 532	5 350	18 882
February	11 147	4 317	1 684	17 148	6 187	23 335
March	10 743	1 995	1 867	14 604	13 111	27 715
PUBLIC SECTOR (\$'000)						
1995-1996	15 473	7 640	6 028	29 141	109 290	138 430
1996-1997	29 083	2 337	3 180	34 600	87 848	122 448
1997-1998	43 637	8 224	8 137	59 999	145 294	205 292
9 months to Mar 1998	33 169	6 924	5 234	45 328	92 811	138 139
9 months to Mar 1999	59 594	4 624	6 550	70 767	84 671	155 438
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
September	11 052	278	1 546	12 876	4 594	17 470
October	11 633	239	519	12 391	6 268	18 659
November	4 984	351	370	5 705	10 012	15 717
December	2 294	150	1 072	3 516	9 181	12 697
1999						
January	3 767	295	165	4 227	1 852	6 079
February	2 362	1 100	882	4 344	11 287	15 631
March	5 291	1 051	999	7 341	2 276	9 617

(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)						
1995-1996	98 842	45 958	27 426	172 226	222 043	394 269
1996-1997	137 465	72 352	23 341	233 159	241 249	474 407
1997-1998	163 855	109 578	27 768	301 201	247 553	548 754
9 months to Mar 1998	115 539	74 068	18 865	208 472	156 784	365 256
9 months to Mar 1999	156 690	51 942	23 641	232 273	161 038	393 311
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
September	29 695	2 385	3 640	35 720	12 606	48 326
October	21 984	8 698	2 516	33 198	12 151	45 349
November	11 575	16 497	2 556	30 628	27 419	58 048
December	11 212	3 560	2 598	17 369	15 422	32 791
1999						
January	11 333	4 812	1 615	17 759	7 201	24 961
February	13 509	5 417	2 566	21 492	17 473	38 965
March	16 033	3 046	2 865	21 945	15 386	37 331

(a) Refer to Explanatory Notes paragraph 12.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached row or terrace houses, townhouses, etc. of		Flats, units or apartments in a building of				Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
1995-1996	931	101	65	166	234	9	96	339	505	1 436
1996-1997	1 105	136	81	217	236	27	362	625	842	1 947
1997-1998	1 248	241	155	396	170	55	335	560	956	2 204
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
September	210	4	4	8	21	0	0	21	29	239
October	161	8	5	13	28	0	41	69	82	243
November	92	15	2	17	28	0	82	110	127	219
December	90	8	4	12	3	23	0	26	38	128
1999										
January	86	19	0	19	2	0	31	33	52	138
February	105	14	2	16	4	12	29	45	61	166
March	116	0	2	2	9	9	15	33	35	151
VALUE (\$'000)										
1995-1996	98 842	8 129	8 103	16 232	15 091	1 040	13 595	29 726	45 958	144 800
1996-1997	137 465	10 671	7 785	18 457	16 454	2 000	35 442	53 896	72 352	209 817
1997-1998	163 855	17 701	17 260	34 960	14 903	4 945	54 770	74 618	109 578	273 433
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
September	29 695	455	680	1 135	1 250	0	0	1 250	2 385	32 080
October	21 984	741	600	1 341	1 962	0	5 395	7 357	8 698	30 682
November	11 575	1 116	148	1 264	1 303	0	13 930	15 233	16 497	28 072
December	11 212	577	420	997	293	2 270	0	2 563	3 560	14 771
1999										
January	11 333	1 347	0	1 347	175	0	3 290	3 465	4 812	16 144
February	13 509	1 291	373	1 664	398	1 290	2 065	3 753	5 417	18 927
March	16 033	0	250	250	981	750	1 065	2 796	3 046	19 080

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Statistical Area	New houses	Semi-detached, row or terrace houses, townhouses, etc of						Total	Total new residential building	
		Flats, units or apartments in a building of.....			Total					
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			Total
DWELLING UNITS (Number)										
NORTHERN TERRITORY	116	0	2	2	9	9	15	33	35	151
Darwin (SD)	50	0	0	0	9	9	15	33	33	83
Darwin City (SSD)	6	0	0	0	0	9	0	9	9	15
Palmerston-East Arm (SSD)	44	0	0	0	9	0	15	24	24	68
Northern Territory Balance (SD)	66	0	2	2	0	0	0	0	2	68
Darwin Rural Areas (SSD)	17	0	0	0	0	0	0	0	0	17
Bathurst-Melville (SSD)	4	0	0	0	0	0	0	0	0	4
Alligator (SSD)	2	0	0	0	0	0	0	0	0	2
Daly (SSD)	1	0	0	0	0	0	0	0	0	1
East Arnhem (SSD)	17	0	0	0	0	0	0	0	0	17
Lower Top End NT (SSD)	16	0	0	0	0	0	0	0	0	16
Katherine (T)	10	0	0	0	0	0	0	0	0	10
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	2	2	0	0	0	0	2	11
Alice Springs (T)	6	0	0	0	0	0	0	0	0	6
VALUE (\$'000)										
NORTHERN TERRITORY	16 035	0	250	250	981	750	1 065	2 796	3 046	19 081
Darwin (SD)	7 618	0	0	0	981	750	1 065	2 796	2 796	10 414
Darwin City (SSD)	1 765	0	0	0	0	750	0	750	750	2 515
Palmerston-East Arm (SSD)	5 853	0	0	0	981	0	1 065	2 046	2 046	7 899
Northern Territory Balance (SD)	8 417	0	250	250	0	0	0	0	250	8 667
Darwin Rural Areas (SSD)	1 814	0	0	0	0	0	0	0	0	1 814
Bathurst-Melville (SSD)	636	0	0	0	0	0	0	0	0	636
Alligator (SSD)	315	0	0	0	0	0	0	0	0	315
Daly (SSD)	150	0	0	0	0	0	0	0	0	150
East Arnhem (SSD)	3 030	0	0	0	0	0	0	0	0	3 030
Lower Top End NT (SSD)	1 162	0	0	0	0	0	0	0	0	1 162
Katherine (T)	473	0	0	0	0	0	0	0	0	473
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)	1 310	0	250	250	0	0	0	0	250	1 560
Alice Springs (T)	665	0	0	0	0	0	0	0	0	665

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	103.0	46.6	149.5	28.6	177.9	225.5	403.5
1996-1997	137.5	72.4	209.8	23.3	233.2	241.3	474.4
1997-1998	160.4	106.5	266.7	27.1	293.9	239.6	533.7
1997							
September	35.4	10.1	45.5	4.8	50.3	50.5	100.9
December	38.7	27.3	65.9	5.8	71.7	53.0	124.7
1998							
March	38.9	34.9	73.7	7.8	81.6	49.1	130.7
June	47.4	34.2	81.6	8.7	90.3	87.0	177.4
September	69.8	9.5	79.2	8.8	88.0	62.8	150.8
December	43.8	27.3	71.1	7.5	78.6	52.0	130.7
ORIGINAL (% change from preceding quarter)							
1997							
September	-19.7	-56.8	-32.6	-28.4	-32.2	-2.1	-19.6
December	9.3	170.3	44.8	20.8	42.5	5.0	23.6
1998							
March	0.5	27.8	11.8	34.5	13.8	-7.4	4.8
June	21.9	-2.0	10.7	11.5	10.7	77.2	35.7
September	47.3	-72.2	-2.9	1.1	-2.5	-27.8	-15.0
December	-37.2	187.4	-10.2	-14.8	-10.7	-17.2	-13.3

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraphs 15-16.

(b) Refer to Explanatory Notes paragraph 12.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accomm- odation	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											
1995-1996	38 821	14 599	3 212	13 302	19 837	5 256	609	3 210	10 216	3 693	112 754
1996-1997	26 940	71 060	4 996	18 793	18 289	6 476	180	373	2 004	4 290	153 401
1997-1998	780	39 603	5 502	13 248	22 841	2 626	721	486	12 502	3 951	102 259
1998											
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
September	2 963	470	0	1 020	1 163	190	56	0	200	1 950	8 012
October	0	1 726	0	1 713	1 894	0	0	0	305	245	5 883
November	0	760	0	330	1 008	0	0	0	15 310	0	17 408
December	0	405	216	770	1 534	92	0	0	2 650	575	6 242
1999											
January	320	820	1 560	0	1 498	1 002	0	0	150	0	5 350
February	0	722	450	150	4 034	0	0	0	531	300	6 187
March	8 018	355	0	1 500	758	0	0	0	2 480	0	13 111
PUBLIC SECTOR											
1995-1996	0	4 246	1 824	13 412	14 147	26 037	2 361	1 433	11 551	34 279	109 290
1996-1997	1 648	3 369	12 691	8 987	5 074	36 304	0	2 460	4 458	12 858	87 848
1997-1998	0	414	80	29 879	41 150	24 048	0	1 603	3 850	44 270	145 294
1998											
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
September	143	400	0	302	1 650	1 047	0	1 052	0	0	4 594
October	0	0	0	0	1 190	1 631	0	963	362	2 122	6 268
November	0	0	0	578	298	440	0	486	106	8 104	10 012
December	0	0	0	660	1 839	532	0	0	0	6 150	9 181
1999											
January	0	0	0	220	60	853	0	299	273	146	1 852
February	0	0	0	243	56	339	0	10 000	0	649	11 287
March	0	0	0	180	1 356	188	0	0	154	397	2 276
TOTAL											
1995-1996	38 821	18 845	5 036	26 714	33 984	31 293	2 969	4 643	21 767	37 972	222 043
1996-1997	28 588	74 429	17 686	27 781	23 363	42 780	180	2 833	6 462	17 148	241 249
1997-1998	780	40 017	5 582	43 126	63 991	26 674	721	2 090	16 351	48 221	247 553
1998											
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
September	3 106	870	0	1 322	2 813	1 237	56	1 052	200	1 950	12 606
October	0	1 726	0	1 713	3 084	1 631	0	963	667	2 367	12 151
November	0	760	0	908	1 305	440	0	486	15 416	8 104	27 419
December	0	405	216	1 430	3 373	624	0	0	2 650	6 725	15 422
1999											
January	320	820	1 560	220	1 558	1 855	0	299	423	146	7 201
February	0	722	450	393	4 090	339	0	10 000	531	949	17 473
March	8 018	355	0	1 680	2 114	188	0	0	2 634	397	15 386

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	83	26	110	10 744	1 995	1 868	14 607	13 111	27 718
Darwin (SD)	50	26	77	7 618	1 995	900	10 513	4 873	15 386
Darwin City (SSD)	6	9	16	1 765	750	873	3 388	2 237	5 625
Palmerston–East Arm (SSD)	44	17	61	5 853	1 245	27	7 125	2 636	9 761
Northern Territory Balance (SD)	33	0	33	3 126	0	968	4 094	8 238	12 332
Darwin Rural Areas (SSD)	16	0	16	1 723	0	693	2 416	60	2 476
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)	1	0	1	150	0	0	150	0	150
East Arnhem (SSD)	0	0	0	0	0	130	130	0	130
Lower Top End NT (SSD)	10	0	10	473	0	10	483	100	583
Katherine (T)	10	0	10	473	0	0	473	0	473
Barkly (SSD)	0	0	0	0	0	10	10	0	10
Tennant Creek (T)	0	0	0	0	0	10	10	0	10
Central NT (SSD)	6	0	6	780	0	125	905	8 078	8 983
Alice Springs (T)	5	0	5	565	0	0	690	3 660	4 350
PUBLIC SECTOR									
NORTHERN TERRITORY	33	9	42	5 291	1 051	999	7 341	2 276	9 617
Darwin (SD)	0	7	7	0	801	0	801	1 672	2 473
Darwin City (SSD)	0	0	0	0	0	0	0	1 672	1 672
Palmerston–East Arm (SSD)	0	7	7	0	801	0	801	0	801
Northern Territory Balance (SD)	33	2	35	5 291	250	999	6 540	604	7 144
Darwin Rural Areas (SSD)	1	0	1	91	0	0	91	188	279
Bathurst–Melville (SSD)	4	0	4	636	0	0	636	0	636
Alligator (SSD)	2	0	2	315	0	0	315	0	315
Daly (SSD)	0	0	0	0	0	0	0	72	72
East Arnhem (SSD)	17	0	17	3 030	0	980	4 010	0	4 010
Lower Top End NT (SSD)	6	0	6	689	0	0	689	344	1 033
Katherine (T)	0	0	0	0	0	0	0	154	154
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)	3	2	5	530	250	19	799	0	799
Alice Springs (T)	1	0	1	100	0	0	119	0	119

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	116	35	152	16 035	3 046	2 867	21 948	15 387	37 335
Darwin (SD)	50	33	84	7 618	2 796	900	11 314	6 545	17 859
Darwin City (SSD)	6	9	16	1 765	750	873	3 388	3 909	7 297
Palmerston–East Arm (SSD)	44	24	68	5 853	2 046	27	7 926	2 636	10 562
Northern Territory Balance (SD)	66	2	68	8 417	250	1 967	10 634	8 842	19 476
Darwin Rural Areas (SSD)	17	0	17	1 814	0	693	2 507	248	2 755
Bathurst–Melville (SSD)	4	0	4	636	0	0	636	0	636
Alligator (SSD)	2	0	2	315	0	0	315	0	315
Daly (SSD)	1	0	1	150	0	0	150	72	222
East Arnhem (SSD)	17	0	17	3 030	0	1 110	4 140	0	4 140
Lower Top End NT (SSD)	16	0	16	1 162	0	10	1 172	444	1 616
Katherine (T)	10	0	10	473	0	0	473	154	627
Barkly (SSD)	0	0	0	0	0	10	10	0	10
Tennant Creek (T)	0	0	0	0	0	10	10	0	10
Central NT (SSD)	9	2	11	1 310	250	144	1 704	8 078	9 782
Alice Springs (T)	6	0	6	665	0	144	809	3 660	4 469

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

TREND ESTIMATES

13 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

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

CHAIN VOLUME MEASURES

15 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	17 Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.
UNPUBLISHED DATA	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.
RELATED PUBLICATIONS	19 Users may also wish to refer to the following publications: <ul style="list-style-type: none">▪ <i>Building Activity, Building Work Done, Australia</i> (Cat. no 8755.0)▪ <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>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>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).
ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.
SYMBOLS AND OTHER USAGES	n.a. not available SD Statistical Division SSD Statistical Subdivision T Town

GLOSSARY

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 (e.g. caretakers residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.

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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