

Building approvals

January 2022 | Economic brief

This brief uses 'original' data as the Australian Bureau of Statistics has suspended reporting the trend series. Caution is advised in interpreting monthly 'original' data as it can be volatile.

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (original)	↓17.9%	↓38.6%
Annual change (original)	↓25.8%	↓24.7%
Year-on-year change (original)	↓11.5%	↑19.8%

In January 2022, the number of residential building approvals in the Territory decreased by 17.9% to 23, the equal highest result with Queensland of the jurisdictions, which otherwise ranged from a 91.9% decrease in the Australian Capital Territory to a decrease of 27.9% in Tasmania. The decrease solely reflects house approvals, down from 28 to 23. Nationally residential building approvals decreased by 38.6% in the month.

Through the year, the number of residential building approvals in the Territory decreased by 25.8%, reflecting lower house approvals, down from 25 to 23, and unit and townhouse approvals, down from 6 to 0. Nationally, residential building approvals decreased by 24.7%.

In year-on-year terms, residential building approvals in the Territory decreased by 11.5% to 630, compared with an increase of 19.8% nationally (Chart 1). The Territory reported the only decrease of the jurisdictions, which otherwise ranged from an increase of 8.3% in Tasmania to an increase of 30.9% in Queensland (Chart 2). House approvals increased by 10.9%, unit and townhouse approvals decreased by 71.5%, and alterations, additions and conversions approvals decreased by 62.5%.

Value of residential approvals	NT	Aust
Change in month (original)	↓25.7%	↓38.8%
Annual change (original)	↓31.0%	↓11.0%
Year-on-year change (original)	↑5.2%	↑27.7%

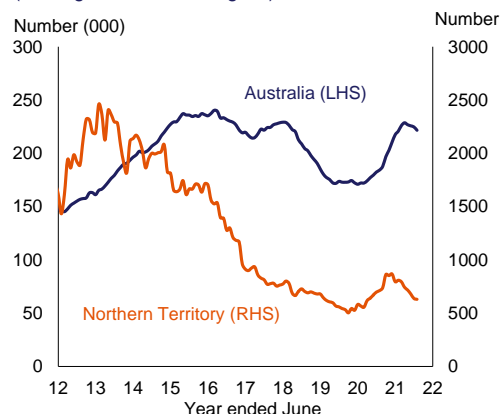
In year-on-year terms, the value of residential building approvals in the Territory increased by 5.2% to \$369 million, compared with an increase of 27.7% to \$91.1 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓95.1%	↓47.3%
Annual change (original)	↑0.7%	↓33.5%
Year-on-year change (original)	↑0.6%	↑14.0%

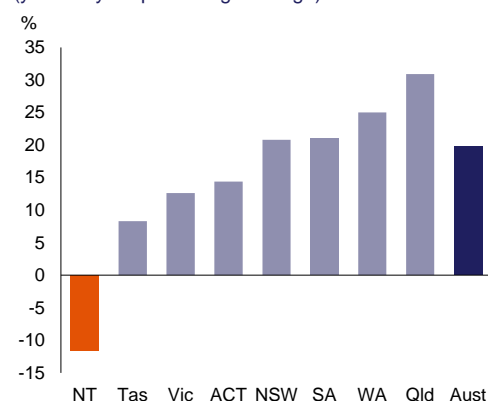
In January 2022, the value of non-residential building approvals in the Territory decreased by 95.1% to \$15 million, reflecting a 99.2% decrease in public non-residential building approvals, due to significant defence related approvals in the previous month. Private non-residential building approvals decreased by 12.6%. Nationally, the value of non-residential building approvals decreased by 47.3% to \$2.3 billion.

Chart 1: Number of residential building approvals (moving annual total, original)



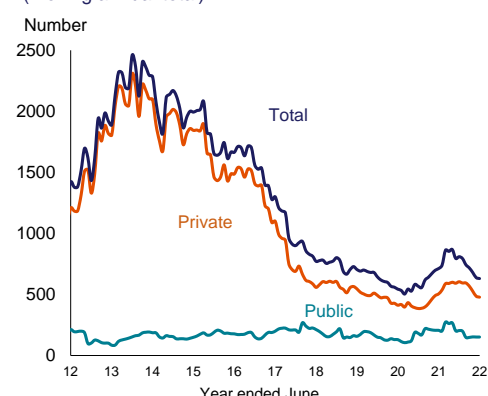
Source: DTF; ABS Cat. No. 8731.0

Chart 2: Number of residential building approvals (year-on-year percentage change)



Source: DTF; ABS Cat. No. 8731.0

Chart 3: Territory Residential Building Approvals (moving annual total)



Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Jan 21	Dec 21	Jan 22	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	31	28	23	630	-17.9%	-25.8%	-11.5%
– houses	25	28	23	572	-17.9%	-8.0%	10.9%
– other residential ⁴	6	0	0	49	n/a	-100.0%	-71.5%
– alterations, additions and conversions	0	0	0	9	n/a	n/a	-62.5%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend ⁵	n/a	n/a	n/a	n/a	n/a	n/a	
Value (\$M)							
Original	18	17	12	369	-25.7%	-31.0%	5.2%
Australia							
Number							
Original	13 273	16 281	10 000	225 240	-38.6%	-24.7%	19.8%
Seasonally adjusted	17 011	17 904	12 916	224 693	-27.9%	-24.1%	
Trend ⁵	n/a	n/a	n/a	n/a	n/a	n/a	
Value (\$M)							
Original	4 894	7 112	4 355	91 132	-38.8%	-11.0%	27.7%

Table 2 - Non-residential building approvals

	Period				Change		
	Jan 21	Dec 21	Jan 22	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	15	317	15	924	-95.1%	0.7%	0.6%
– private	5	15	13	226	-12.6%	167.5%	34.7%
– public	10	302	3	698	-99.2%	-76.1%	-7.0%
Australia							
Value (\$M)							
Original	3 383	4 275	2 251	54 856	-47.3%	-33.5%	14.0%

n/a: not applicable or not available

¹ Compares the latest month with the previous month.² Compares the latest month with the same month last year.³ Compares the 12 months up to and including the latest month with the previous 12-month period.⁴ Includes units and townhouses.⁵ Building approvals trend series suspended from the May 2020 release.

Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

Caution is advised when using monthly data for the Territory, as it is often derived from small samples and can be highly volatile. Although all due care has been exercised in preparing this material, no responsibility is accepted for any errors or omission.

More information

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