

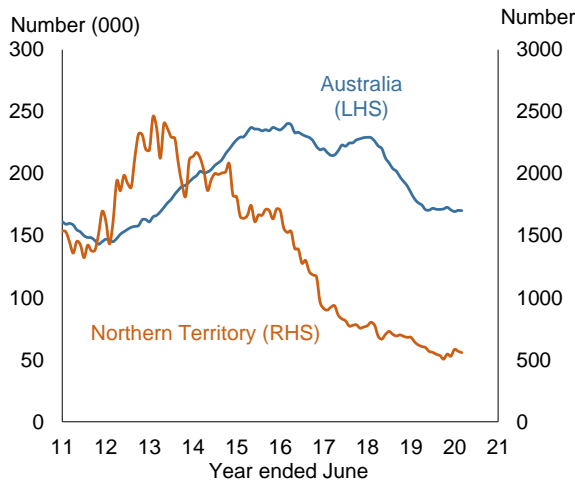
ECONOMIC BRIEF

Building approvals

August 2020

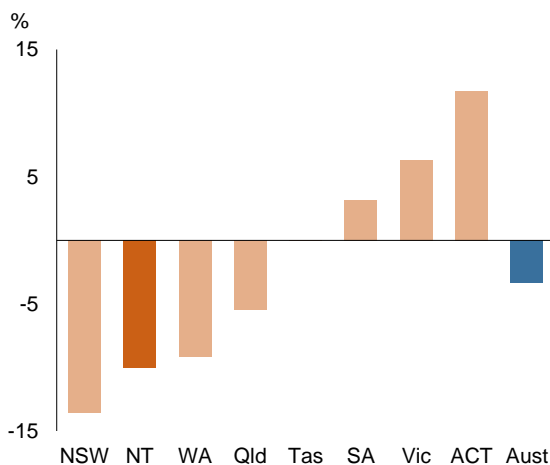
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Chart 1: Number of residential building approvals (moving annual total, original)



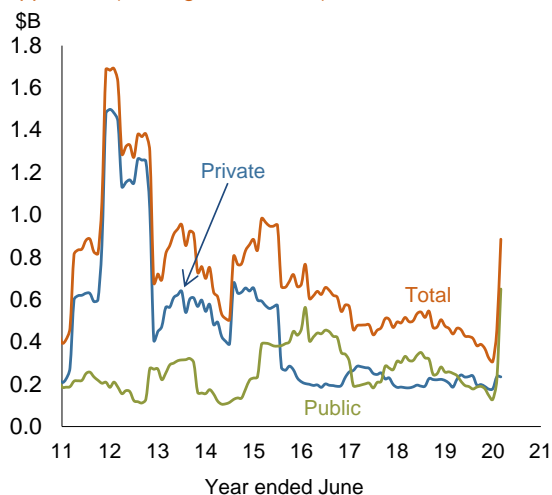
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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



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

Chart 3: Value of Territory non-residential building approvals (moving annual total)



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

The following 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)	▲22.6%	▼9.6%
Annual change (original)	▼22.4%	▼1.4%
Year-on-year change (original)	▼10.0%	▼3.4%

In August 2020, the number of residential building approvals in the Territory increased by 22.6 per cent to 38, the largest monthly increase of the jurisdictions, which otherwise ranged from a decline of 32.0 per cent in the Australian Capital Territory to an increase of 14.9 per cent in Western Australia. Nationally, residential building approvals decreased by 9.6 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 10.0 per cent to 557 (Chart 1). In the year to August 2020, the Territory reported the second largest decline of the jurisdictions, behind New South Wales (Chart 2). In the year to August 2020, housing approvals and unit and townhouse approvals in the Territory decreased by 13.6 per cent and 4.2 per cent respectively, while approvals for alterations, additions and conversions increased by 45.5 per cent.

Value of residential approvals	NT	Aust
Change in month (original)	▲3.5%	▼6.7%
Year-on-year change (original)	▼6.1%	▼1.4%

In the year to August 2020, the value of residential building approvals in the Territory decreased by 6.1 per cent to \$318 million. Nationally, the total value of residential building approvals declined by 1.4 per cent to \$66 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	▲174.7%	▲6.3%
Year-on-year change (original)	▲102.4%	▼1.4%

In August 2020, the value of non-residential building approvals in the Territory increased by 174.7 per cent to \$462 million (Chart 3), reflecting a strong increase in the value of public sector approvals, which appears to be related to Defence. Nationally, the value of non-residential building approvals increased by 6.3 per cent to \$4.1 billion.

Building approvals August 2020

Table 1 - Residential building approvals

	August 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Number					
Original	38	557	22.6%	-22.4%	-10.0%
– houses	31	381	19.2%	-3.1%	-13.6%
– other residential (such as units or townhouses)	6	160	200.0%	-53.8%	-4.2%
– alterations, additions and conversions	1	16	-66.7%	-75.0%	45.5%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	
Trend ⁴	n.a.	n.a.	n.a.	n.a.	
Value (\$M)					
Original	20	318	3.5%	-49.7%	-6.1%
Australia					
Number					
Original	13 971	173 110	-9.6%	-1.4%	-3.4%
Seasonally adjusted	13 691	172 569	-1.6%	0.6%	
Trend ⁴	n.a.	n.a.	n.a.	n.a.	
Value (\$M)					
Original	5 509	65 665	-6.7%	2.7%	-1.4%

Table 2 - Non-residential building approvals

	August 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Value (\$M)					
Original	462	885	174.7%	1259.8%	102.4%
– private	6	235	-91.2%	-14.0%	26.0%
– public	456	650	350.6%	1582.9%	159.1%
Australia					
Value (\$M)					
Original	4 132	48 739	6.3%	-35.2%	-1.4%

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 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, which is often derived from small samples and can be highly volatile.

Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.

More information:

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