

# Building Approvals

August 2025 | Economic brief

## Residential Building Approvals

| Number of residential approvals         | NT      | Aust   |
|---|---------|--------|
| Monthly change (seasonally adjusted)    | n.a.    | ↓ 6.0% |
| Monthly change (trend)                  | flat    | ↓ 1.0% |
| Year-ended change (seasonally adjusted) | n.a.    | ↑ 3.0% |
| Year-ended change (trend)               | ↑ 22.2% | ↑ 5.8% |

The trend number of residential building approvals in the Territory was unchanged at 44 in August 2025 (Chart 1), this is the third strongest result of the jurisdictions, which ranged from a decline of 3.4% in Victoria to an increase of 3.7% in Tasmania. Nationally, residential building approvals declined by 1.0%.

The number of residential building approvals in the Territory increased by 22.2% over the year to August 2025. This was the third strongest result of the jurisdictions, which ranged from a decline of 15.1% in Victoria to an increase of 200.8% in the Australian Capital Territory. Nationally, residential building approvals increased by 5.8%.

| Value of residential approvals | NT      | Aust   |
|--------------------------------|---------|--------|
| Year-ended change (original)   | ↑ 49.9% | ↑ 2.5% |

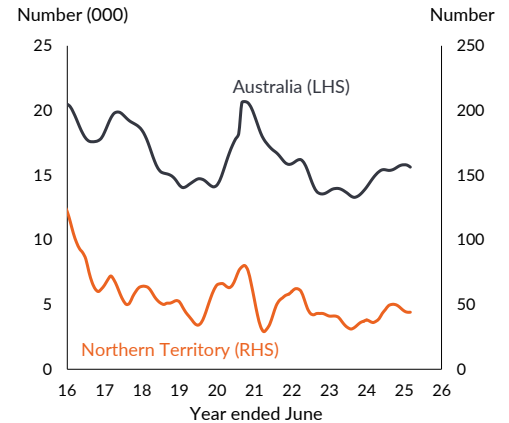
The value of residential building approvals in the Territory increased by 49.9% to \$36.4 million over the year to August 2025, compared with an increase of 2.5% to \$8.9 billion nationally.

## Non-residential approvals

| Value of non-residential approvals | NT      | Aust    |
|------------------------------------|---------|---------|
| Year-ended change (original)       | ↓ 25.5% | ↑ 48.0% |

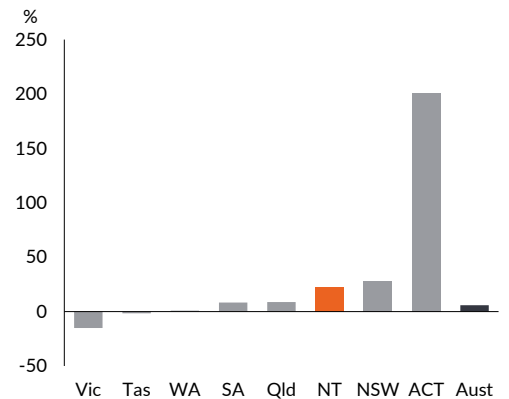
The value of non-residential building approvals in the Territory declined by 25.5% to \$57.2 million over the year to August 2025. This reflects a decline of 54.9% in public non-residential building approvals, partly offset by an increase of 47.0% in private non-residential building approvals. Nationally, the value of non-residential building approvals increased by 48.0% to \$8.4 billion.

Chart 1: Number of residential building approvals (monthly, trend)



Source: DTF; ABS, Building Approvals

Chart 2: Number of residential building approvals (year-ended change, trend)



Source: DTF; ABS, Building Approvals

Table 1 - Residential building approvals

|  | Period |        |        |              | Change               |                         |                           |
|--|--------|--------|--------|--------------|----------------------|-------------------------|---------------------------|
|  | Aug 24 | Jul 25 | Aug 25 | Year to date | Monthly <sup>1</sup> | Year-ended <sup>2</sup> | Year-average <sup>3</sup> |
| <b>Northern Territory</b>                |        |        |        |              |                      |                         |                           |
| <b>Number</b>                            |        |        |        |              |                      |                         |                           |
| Original                                 | 34     | 53     | 42     | 543          | n.p.                 | 23.5%                   | 28.4%                     |
| - houses                                 | 28     | 43     | 41     | 440          | n.p.                 | 46.4%                   | 24.6%                     |
| - other residential <sup>4</sup>         | 6      | 10     | 0      | 94           | n.p.                 | -100.0%                 | 40.3%                     |
| - alterations, additions and conversions | 0      | 0      | 1      | 9            | n.p.                 | n.a.                    | 200.0%                    |
| Seasonally adjusted                      | n.a.   | n.a.   | n.a.   | n.a.         | n.a.                 | n.a.                    |                           |
| Trend                                    | 36     | 44     | 44     | 543          | 0.0%                 | 22.2%                   |                           |
| <b>Value (\$M)</b>                       |        |        |        |              |                      |                         |                           |
| Original                                 | 24.3   | 36.3   | 36.4   | 384.1        | n.p.                 | 49.9%                   | 5.9%                      |
| <b>Australia</b>                         |        |        |        |              |                      |                         |                           |
| <b>Number</b>                            |        |        |        |              |                      |                         |                           |
| Original                                 | 14 727 | 17 463 | 14 782 | 187 691      | n.p.                 | 0.4%                    | 12.3%                     |
| Seasonally adjusted                      | 14 321 | 15 684 | 14 744 | 189 103      | -6.0%                | 3.0%                    |                           |
| Trend                                    | 14 763 | 15 776 | 15 624 | 186 068      | -1.0%                | 5.8%                    |                           |
| <b>Value (\$M)</b>                       |        |        |        |              |                      |                         |                           |
| Original                                 | 8 637  | 10 338 | 8 853  | 108 551      | n.p.                 | 2.5%                    | 16.5%                     |

Table 2 - Non-residential building approvals

|                           | Period |        |        |              | Change               |                         |                           |
|---------------------------|--------|--------|--------|--------------|----------------------|-------------------------|---------------------------|
|                           | Aug 24 | Jul 25 | Aug 25 | Year to date | Monthly <sup>1</sup> | Year-ended <sup>2</sup> | Year-average <sup>3</sup> |
| <b>Northern Territory</b> |        |        |        |              |                      |                         |                           |
| <b>Value (\$M)</b>        |        |        |        |              |                      |                         |                           |
| Original                  | 76.8   | 54.1   | 57.2   | 1259.7       | n.p.                 | -25.5%                  | 19.8%                     |
| - private                 | 22.1   | 17.2   | 32.5   | 351.1        | n.p.                 | 47.0%                   | 6.1%                      |
| - public                  | 54.6   | 36.9   | 24.6   | 908.7        | n.p.                 | -54.9%                  | 26.1%                     |
| <b>Australia</b>          |        |        |        |              |                      |                         |                           |
| <b>Value (\$M)</b>        |        |        |        |              |                      |                         |                           |
| Original                  | 5 684  | 6 248  | 8 415  | 78 982       | n.p.                 | 48.0%                   | 22.8%                     |

n.a.: not applicable or not available; n.p.: not published

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.

Caution is advised when using original monthly data, which is often derived from small samples and highly volatile.

Source: Department of Treasury and Finance; ABS, *Building Approvals, Australia*

| Term                           | Definition  |
|--------------------------------|---|
| Residential building           | Buildings that contain one or more dwellings, intended for the provision of long-term accommodation.  |
| Non-residential building       | Building either classified as a commercial building, industrial building and other non-residential building.  |
| Commercial building            | Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily for retail and wholesale trade, office and transport activities. |
| Industrial building            | Buildings used for warehousing, primary production and the production and assembly activities of industrial or manufacturing processes.   |
| Other non-residential building | Non-residential buildings for the provision of education, religious worship or other religious activities, aged and health care, recreation, entertainment, or commercial temporary accommodation.          |

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

[Building Approvals, Australia | Australian Bureau of Statistics \(abs.gov.au\)](https://abs.gov.au)

## More information

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