

# Building approvals

April 2024 | Economic brief

## Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	flat	↓0.6%
Annual change (trend)	↓39.0%	↓6.7%
Year-on-year change (original)	↓36.7%	↓9.7%

In April 2024, the number of residential building approvals in the Territory was unchanged at 25, the fourth weakest result of the jurisdictions, which ranged from a decrease of 13.8% in the Australian Capital Territory to an increase of 2.7% in Western Australia. Nationally, residential building approvals decreased by 0.6%.

In annual terms, the number of residential building approvals in the Territory decreased by 39.0%. This was the weakest result of the jurisdictions, which otherwise ranged from a decrease of 16.9% in New South Wales to an increase of 42.8% in Western Australia. Nationally, residential building approvals decreased by 6.7%.

In the year to April 2024, residential building approvals in the Territory decreased by 36.7% to 387, compared with a decrease of 9.7% to 163,518 nationally (Chart 1). The Territory reported the weakest result of the jurisdictions, which otherwise ranged from a decrease of 16.6% in Tasmania to an increase of 0.2% in Western Australia (Chart 2). Alterations, additions and conversions approvals decreased by 55.6% (from 9 to 4), house approvals decreased by 38.3%, and unit and townhouse approvals decreased by 23.8%.

Value of residential approvals	NT	Aust
Change in month (original)	↑2.4%	↑3.4%
Annual change (original)	↓27.7%	↑21.4%
Year-on-year change (original)	↓14.3%	↓1.3%

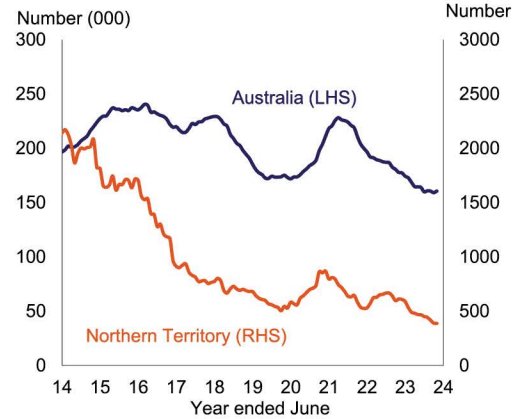
In the year to April 2024, the value of residential building approvals in the Territory decreased by 14.3% to \$332.2 million, compared with a decrease of 1.3% to \$88.8 billion nationally.

## Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓83.6%	↓10.9%
Annual change (original)	↓46.1%	↓15.1%
Year-on-year change (original)	↑30.5%	↑8.5%

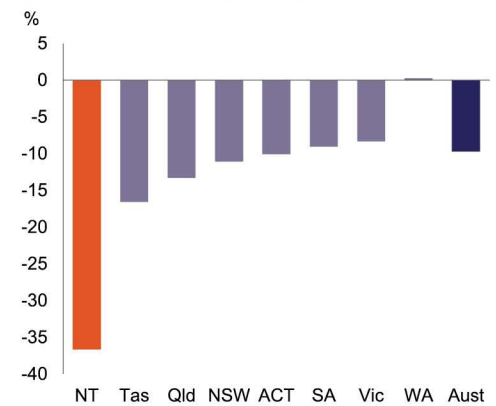
In April 2024, the value of non-residential building approvals in the Territory decreased by 83.6% to \$41.7 million, reflecting a decrease of 91.5% in public non-residential building approvals, partly offset by an increase of 124.8% in private non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 10.9% to \$4.7 billion.

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



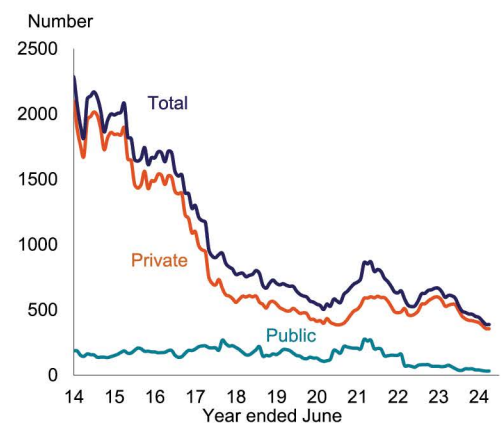
Source: DTF; ABS Cat. No. 8731.0

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: DTF, ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Apr 23	Mar 24	Apr 24	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Number</b>							
Original	34	34	32	387	-5.9%	-5.9%	-36.7%
– houses	34	34	24	322	-29.4%	-29.4%	-38.3%
– other residential <sup>4</sup>	0	0	8	61	n/a	n/a	-23.8%
– alterations, additions and conversions	0	0	0	4	n/a	n/a	-55.6%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	41	25	25	384	0.0%	-39.0%	
<b>Value (\$M)</b>							
Original	30.0	21.2	21.7	332.2	2.4%	-27.7%	-14.3%
<b>Australia</b>							
<b>Number</b>							
Original	11 550	12 949	13 118	163 518	1.3%	13.6%	-9.7%
Seasonally adjusted	12 636	13 122	13 078	163 493	-0.3%	3.5%	
Trend	13 536	12 702	12 628	160 920	-0.6%	-6.7%	
<b>Value (\$M)</b>							
Original	6 075	7 131	7 373	88 806	3.4%	21.4%	-1.3%

Table 2 - Non-residential building approvals

	Period				Change		
	Apr 23	Mar 24	Apr 24	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Value (\$M)</b>							
Original	77.3	254.0	41.7	950.0	-83.6%	-46.1%	30.5%
– private	39.2	9.3	20.9	308.1	124.8%	-46.7%	18.0%
– public	38.1	244.7	20.8	641.9	-91.5%	-45.5%	37.5%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	5 497	5 238	4 669	69 806	-10.9%	-15.1%	8.5%

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.

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

Caution is advised when using 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.

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

## More information

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