

Building approvals

July 2024 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↑10.4%
Monthly change (trend)	flat	↑2.1%
Annual change (seasonally adjusted)	n.a.	↑14.3%
Annual change (trend)	↓4.9%	↑2.4%

In July 2024, the trend number of residential building approvals in the Territory was unchanged at 39 (Chart 1). This was the third lowest result of the jurisdictions, which ranged from a decrease of 13.9% in the Australian Capital Territory to an increase of 3.8% in Queensland and South Australia. Nationally, residential building approvals increased by 2.1%.

In annual terms, the trend number of residential building approvals in the Territory decreased by 4.9% (Chart 2). This was the fourth lowest result of the jurisdictions, which ranged from a decrease of 46.0% in the Australian Capital Territory to an increase of 60.7% in Western Australia. Nationally, residential building approvals increased by 2.4%.

In the year to July 2024, there were 431 residential building approvals (in original terms).

Value of residential approvals	NT	Aust
Annual change (original)	↑1.5%	↑30.4%
Year-on-year change (original)	↑4.3%	↑0.9%

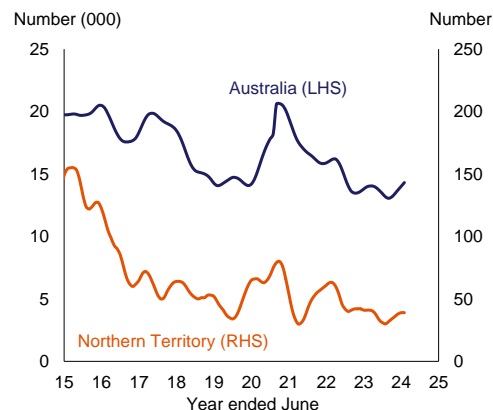
In the year to July 2024, the original value of residential building approvals in the Territory increased by 4.3% to \$370.0 million, below the 10-year average of \$412.6 million. Nationally, the value of residential building approvals increased by 0.9% to \$91.3 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Annual change (original)	↑180.2%	↓24.7%
Year-on-year change (original)	↑4.1%	↓12.1%

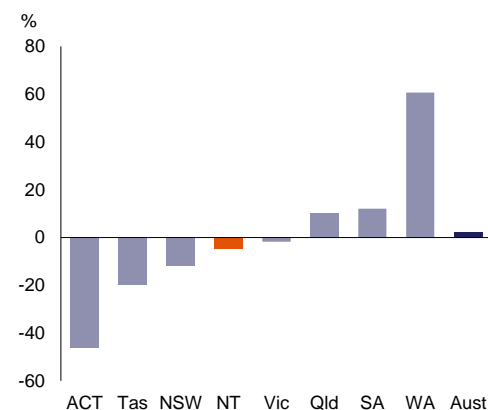
In the year to July 2024, the original value of non-residential building approvals in the Territory increased by 4.1% to \$994.8 million (Chart 3), above the 10-year average of \$718.7 million. This reflects an increase of 10.4% in private non-residential building approvals, and an increase of 1.5% in public non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 12.1% to \$63.3 billion.

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



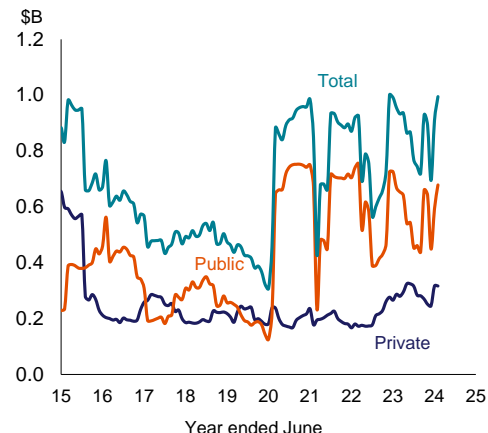
Source: DTF; ABS Cat. No. 8731.0

Chart 2: Number of residential building approvals (annual change, trend)



Source: DTF; ABS Cat. No. 8731.0

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



Source: DTF; ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Jul 23	Jun 24	Jul 24	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	44	32	41	431	n.p.	-6.8%	-21.5%
- houses	39	32	36	353	n.p.	-7.7%	-25.8%
- other residential ⁴	5	0	5	75	n.p.	0.0%	13.6%
- alterations, additions and conversions	0	0	0	3	n.p.	n.a.	-57.1%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	41	39	39	430	0.0%	-4.9%	
Value (\$M)							
Original	31.9	20.1	32.4	370.0	n.p.	1.5%	4.3%
Australia							
Number							
Original	12 791	12 701	15 834	166 137	n.p.	23.8%	-5.7%
Seasonally adjusted	12 950	13 398	14 797	165 443	10.4%	14.3%	
Trend	13 981	14 020	14 319	164 009	2.1%	2.4%	
Value (\$M)							
Original	6 890	7 296	8 981	91 333	n.p.	30.4%	0.9%

Table 2 - Non-residential building approvals

	Period				Change		
	Jul 23	Jun 24	Jul 24	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	47.5	234.7	133.0	994.8	n.p.	180.2%	4.1%
- private	44.4	84.3	44.4	316.3	n.p.	0.1%	10.4%
- public	3.1	150.4	88.6	678.5	n.p.	2751.3%	1.5%
Australia							
Value (\$M)							
Original	6 546	4 134	4 930	63 304	n.p.	-24.7%	-12.1%

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.

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

n.p.: not published

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

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 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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