

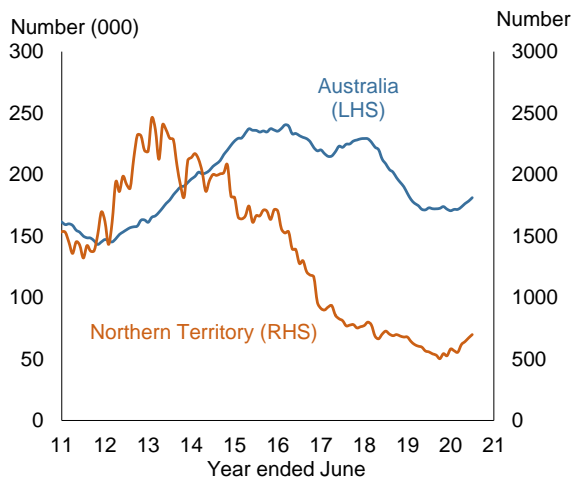
ECONOMIC BRIEF

Building approvals

December 2020

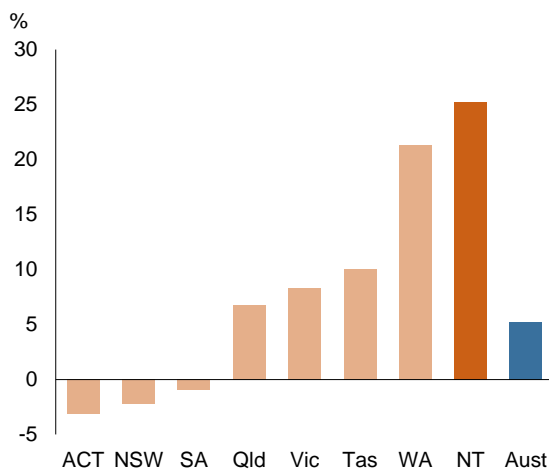
Released: 3 February 2021 | Next release: 2 March 2021

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



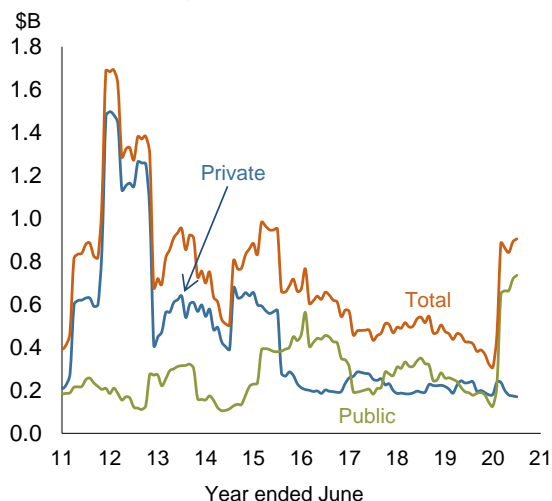
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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

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)	↓10.3%	↓4.8%
Annual change (original)	↑62.8%	↑20.6%
Year-on-year change (original)	↑25.2%	↑5.2%

In December 2020, the number of residential building approvals in the Territory decreased by 10.3 per cent to 70, the third lowest decrease of the jurisdictions, which otherwise ranged from a decrease of 14.7 per cent in New South Wales to an increase of 42.4 per cent in Tasmania. The monthly decline in the Territory is largely due to housing approvals, which were down from 74 to 63 in the month. Nationally, residential building approvals decreased by 4.8 per cent in the month.

In year-on-year terms, residential building approvals in the Territory increased by 25.2 per cent to 700 and increased by 5.2 per cent nationally (Chart 1), with the Territory reporting the largest increase of the jurisdictions (Chart 2). In 2020, house approvals in the Territory increased by 21.4 per cent, unit and townhouse approvals increased by 27.3 per cent, while approvals for alterations, additions and conversions increased from 11 to 27.

Value of residential approvals	NT	Aust
Change in month (original)	↓14.3%	↓5.6%
Year-on-year change (original)	↑5.5%	↑6.0%

In 2020, the value of residential building approvals in the Territory increased by 5.5 per cent to \$347 million. Nationally, the total value of residential building approvals increased by 6.0 per cent to \$70 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓46.2%	↑16.0%
Year-on-year change (original)	↑112.9%	↓6.9%

In December 2020, the value of non-residential building approvals in the Territory decreased by 46.2 per cent to \$39 million, reflecting a 54.0 per cent decrease in the value of public non-residential building approvals following work at border checkpoints and the Howard Springs quarantine facility in November 2020. Nationally, the value of non-residential building approvals increased by 16.0 per cent to \$3.9 billion.

Building approvals December 2020

Table 1 - Residential building approvals

	Period				Change		
	Dec 19	Nov 20	Dec 20	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	43	78	70	700	-10.3%	62.8%	25.2%
– houses	37	74	63	505	-14.9%	70.3%	21.4%
– other residential ⁴	6	0	6	168	na	0.0%	27.3%
– alterations, additions and conversions	0	4	1	27	-75.0%	n.a.	145.5%
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	28	37	32	347	-14.3%	13.6%	5.5%
Australia							
Number							
Original	14 066	17 815	16 966	184 659	-4.8%	20.6%	5.2%
Seasonally adjusted	15 914	17 614	19 537	184 630	10.9%	22.8%	
Trend ⁵	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Value (\$M)							
Original	5 291	6 792	6 409	70 050	-5.6%	21.1%	6.0%

Table 2 - Non-residential building approvals

	Period				Change		
	Dec 19	Nov 20	Dec 20	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	25	72	39	905	-46.2%	57.1%	112.9%
– private	12	7	9	170	31.5%	-29.2%	-28.2%
– public	12	65	30	735	-54.0%	140.8%	290.1%
Australia							
Value (\$M)							
Original	4 509	3 330	3 864	47 733	16.0%	-14.3%	-6.9%

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, 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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