

Building approvals

February 2025 | Economic brief

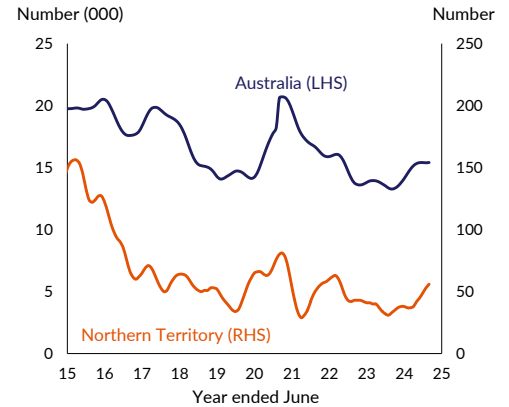
Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↓0.3%
Monthly change (trend)	↑5.7%	↑0.1%
Year-ended change (seasonally adjusted)	n.a.	↑25.7%
Year-ended change (trend)	↑69.7%	↑16.1%

In February 2025, the trend number of residential building approvals in the Territory increased by 5.7% to 56 (Chart 1), the second strongest result of the jurisdictions, which ranged from a decline of 2.8% in Queensland to an increase of 9.3% in the Australian Capital Territory. Nationally, residential building approvals increased by 0.1%.

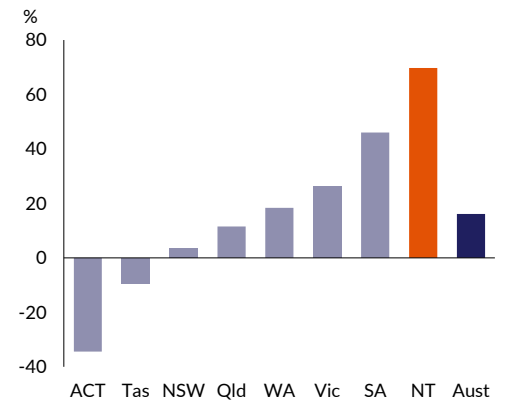
Over the year to February 2025, the number of residential building approvals in the Territory increased by 69.7% (Chart 2). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 34.4% in the Australian Capital Territory to an increase of 46.0% in South Australia. Nationally, residential building approvals increased by 16.1%.

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



Source: DTF; ABS Cat. No. 8731.0

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



Source: DTF; ABS Cat. No. 8731.0

Value of residential approvals	NT	Aust
Year-ended change (original)	↑91.3%	↑27.4%

Over the year to February 2025, the value of residential building approvals in the Territory increased by 91.3% to \$38.4 million, compared with an increase of 27.4% to \$9.1 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↑367.5%	flat

Over the year to February 2025, the value of non-residential building approvals in the Territory increased by 367.5% to \$127.3 million, reflecting an increase of 647.1% in public non-residential building approvals, and an increase of 73.9% in private non-residential building approvals. Nationally, the value of non-residential building approvals was flat at \$4.4 billion.

Table 1 - Residential building approvals

	Period				Change		
	Feb 24	Jan 25	Feb 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	23	63	49	515	n.p.	113.0%	15.0%
- houses	19	35	37	411	n.p.	94.7%	9.9%
- other residential ⁴	4	28	12	102	n.p.	200.0%	50.0%
- alterations, additions and conversions	0	0	0	2	n.p.	n.a.	-66.7%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	33	53	56	505	5.7%	69.7%	
Value (\$M)							
Original	20.1	32.8	38.4	360.6	n.p.	91.3%	-7.2%
Australia							
Number							
Original	13 294	13 032	15 924	177 406	n.p.	19.8%	7.5%
Seasonally adjusted	13 210	16 650	16 606	178 578	-0.3%	25.7%	
Trend	13 270	15 386	15 406	176 140	0.1%	16.1%	
Value (\$M)							
Original	7 170	7 235	9 134	100 396	n.p.	27.4%	12.8%

Table 2 - Non-residential building approvals

	Period				Change		
	Feb 24	Jan 25	Feb 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	27.2	17.1	127.3	1351.0	n.p.	367.5%	86.8%
- private	13.3	6.4	23.1	336.4	n.p.	73.9%	18.3%
- public	14.0	10.7	104.2	1014.6	n.p.	647.1%	131.1%
Australia							
Value (\$M)							
Original	4 442	4 790	4 440	66 010	n.p.	0.0%	-8.6%

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 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 \(abs.gov.au\)](#)

More information

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