

Building approvals

July 2023 | Economic brief

Residential building approvals

| Number of residential approvals | NT | Aust |
|---------------------------------|--------|--------|
| Monthly change (trend) | ↓5.3% | ↑1.6% |
| Annual change (trend) | ↓44.6% | ↓15.1% |
| Year-on-year change (original) | ↓4.6% | ↓11.0% |

In July 2023, the trend number of residential building approvals in the Territory decreased by 5.3% to 36, the weakest result of the jurisdictions, which otherwise ranged from a decrease of 1.5% in Queensland to an increase of 8.4% in the Australian Capital Territory. Nationally, residential building approvals increased by 1.6%.

In annual terms, the trend number of residential building approvals in the Territory decreased by 44.6%. This was the second weakest result of the jurisdictions, which ranged from a decrease of 46.2% in the Australian Capital Territory to a decrease of 3.6% in South Australia. Nationally, residential building approvals decreased by 15.1%.

In the year to July 2023, residential building approvals in the Territory decreased by 4.6% to 542, compared with a decrease of 11.0% to 174,663 nationally (Chart 1). The Territory reported the third strongest result of the jurisdictions, which ranged from a decrease of 37.5% in the Australian Capital Territory to a decrease of 3.3% in New South Wales (Chart 2). Alterations, additions and conversions approvals decreased by 90.1% from 71 to 7, unit and townhouse approvals decreased by 26.2%, and house approvals increased by 14.5%.

| Value of residential approvals | NT | Aust |
|--------------------------------|--------|--------|
| Change in month (original) | ↓17.5% | ↓10.4% |
| Annual change (original) | ↓56.4% | ↓1.8% |
| Year-on-year change (original) | ↑5.9% | ↑3.2% |

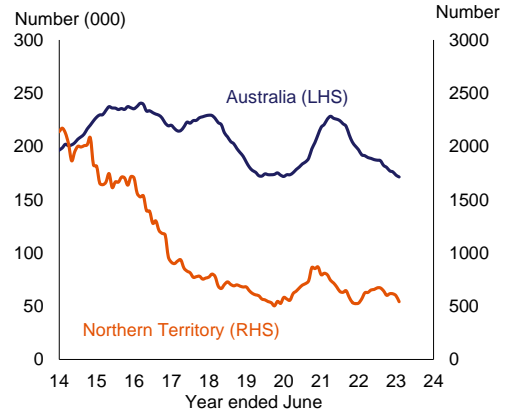
In the year to July 2023, the value of residential building approvals in the Territory increased by 5.9% to \$350.5 million, compared with an increase of 3.2% to \$89.9 billion nationally.

Non-residential approvals

| Value of non-residential approvals | NT | Aust |
|------------------------------------|---------|--------|
| Change in month (original) | ↑147.6% | ↓29.4% |
| Annual change (original) | ↓43.3% | ↑45.9% |
| Year-on-year change (original) | ↑2.7% | ↑18.8% |

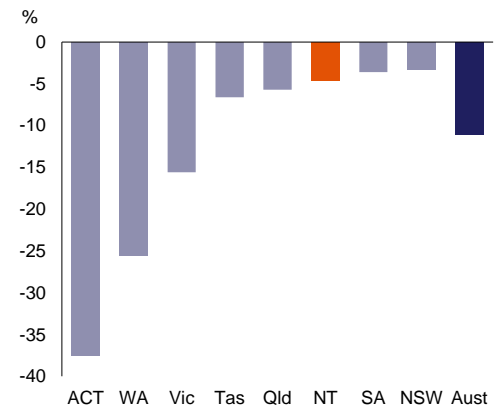
In July 2023, the value of non-residential building approvals in the Territory increased by 147.6% to \$47.5 million, reflecting an increase of 252.2% in private non-residential building approvals, partly offset by a decrease of 52.7% in public non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 29.4% to \$5.7 billion.

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



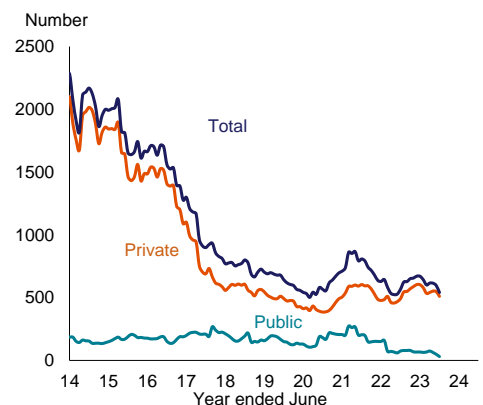
Source: DTF; ABS Cat. No. 8731.0

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 | | |
|--|--------|--------|--------|--------------|----------------------|---------------------|---------------------------|
| | Jul 22 | Jun 23 | Jul 23 | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | | | |
| Number | | | | | | | |
| Original | 84 | 38 | 28 | 542 | -26.3% | -66.7% | -4.6% |
| – houses | 60 | 34 | 28 | 473 | -17.6% | -53.3% | 14.5% |
| – other residential ⁴ | 23 | 4 | 0 | 62 | -100.0% | -100.0% | -26.2% |
| – alterations, additions and conversions | 1 | 0 | 0 | 7 | n/a | -100.0% | -90.1% |
| Seasonally adjusted | n/a | n/a | n/a | n/a | n/a | n/a | |
| Trend | 65 | 38 | 36 | 548 | -5.3% | -44.6% | |
| Value (\$M) | | | | | | | |
| Original | 50.6 | 26.7 | 22.0 | 350.5 | -17.5% | -56.4% | 5.9% |
| Australia | | | | | | | |
| Number | | | | | | | |
| Original | 14 197 | 13 865 | 12 513 | 174 663 | -9.8% | -11.9% | -11.0% |
| Seasonally adjusted | 14 164 | 13 790 | 12 668 | 174 051 | -8.1% | -10.6% | |
| Trend | 16 036 | 13 407 | 13 618 | 172 928 | 1.6% | -15.1% | |
| Value (\$M) | | | | | | | |
| Original | 6 856 | 7 518 | 6 734 | 89 886 | -10.4% | -1.8% | 3.2% |

Table 2 - Non-residential building approvals

| | Period | | | | Change | | |
|---------------------------|--------|--------|--------|--------------|----------------------|---------------------|---------------------------|
| | Jul 22 | Jun 23 | Jul 23 | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | | | |
| Value (\$M) | | | | | | | |
| Original | 83.7 | 19.2 | 47.5 | 945.2 | 147.6% | -43.3% | 2.7% |
| – private | 23.3 | 12.6 | 44.4 | 284.3 | 252.2% | 90.7% | 57.8% |
| – public | 60.5 | 6.6 | 3.1 | 661.0 | -52.7% | -94.9% | -10.7% |
| Australia | | | | | | | |
| Value (\$M) | | | | | | | |
| Original | 3 893 | 8 040 | 5 680 | 70 154 | -29.4% | 45.9% | 18.8% |

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, July 2023 | Australian Bureau of Statistics](#)

More information

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