

Building approvals

September 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑2.7%	↓0.7%
Annual change (trend)	↓40.6%	↓17.4%
Year-on-year change (original)	↓22.4%	↓13.9%

In September 2023, the number of residential building approvals in the Territory increased by 2.7% to 38, the third strongest result of the jurisdictions, which otherwise ranged from a decrease of 6.8% in New South Wales to an increase of 4.5% in Tasmania. Nationally, residential building approvals decreased by 0.7%.

In annual terms, the number of residential building approvals in the Territory decreased by 40.6%. This was the weakest result of the jurisdictions, which otherwise ranged from a decrease of 27.2% in New South Wales to a decrease of 6.6% in Tasmania. Nationally, residential building approvals decreased by 17.4%.

In the year to September 2023, residential building approvals in the Territory decreased by 22.4% to 488, compared with a decrease of 13.9% to 166,789 nationally (Chart 1). The Territory reported the third weakest result of the jurisdictions, which otherwise ranged from a decrease of 35.0% in the Australian Capital Territory to a decrease of 4.4% in South Australia (Chart 2). Alterations, additions and conversions approvals decreased by 91.4% from 70 to 6, unit and townhouse approvals decreased by 54.0%, and house approvals decreased by 5.0%.

Value of residential approvals	NT	Aust
Change in month (original)	↑32.1%	↓7.8%
Annual change (original)	↑27.4%	↓17.7%
Year-on-year change (original)	↓4.8%	↓2.3%

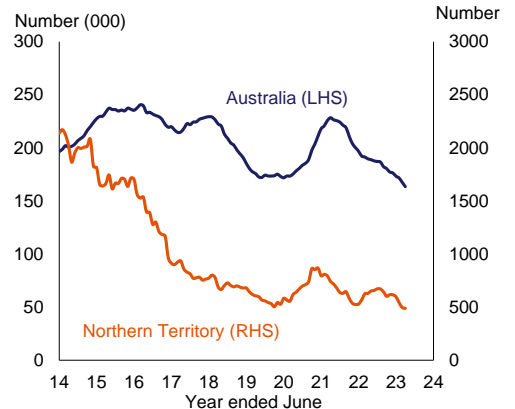
In the year to September 2023, the value of residential building approvals in the Territory decreased by 4.8% to \$344.3 million, compared with a decrease of 2.3% to \$86.9 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑31.4%	↓25.7%
Annual change (original)	↓21.3%	↑2.1%
Year-on-year change (original)	↑32.6%	↑22.4%

In the year to September 2023, the value of non-residential building approvals in the Territory increased by 32.6% to \$920 million, reflecting an increase of 63.9% in private non-residential building approvals and an increase of 22.0% in public non-residential building approvals (Chart 3). Nationally, the value of non-residential building approvals increased by 22.4% to \$72.7 billion.

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



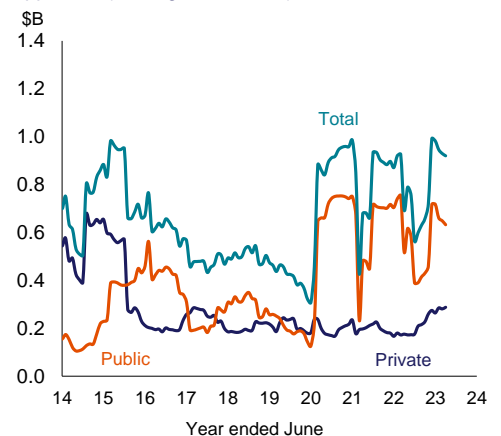
Source: DTF; ABS Cat. No. 8731.0

Chart 2: Number of residential building approvals (year-on-year percentage change)



Source: DTF; ABS Cat. No. 8731.0

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



Source: DTF; ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Sep 22	Aug 23	Sep 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	48	35	39	488	11.4%	-18.8%	-22.4%
– houses	42	25	39	436	56.0%	-7.1%	-5.0%
– other residential ⁴	6	10	0	46	-100.0%	-100.0%	-54.0%
– alterations, additions and conversions	0	0	0	6	n/a	n/a	-91.4%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	64	37	38	494	2.7%	-40.6%	
Value (\$M)							
Original	29.7	28.7	37.9	344.3	32.1%	27.4%	-4.8%
Australia							
Number							
Original	17 535	14 306	13 497	166 789	-5.7%	-23.0%	-13.9%
Seasonally adjusted	16 553	13 784	13 144	167 168	-4.6%	-20.6%	
Trend	16 224	13 503	13 404	167 799	-0.7%	-17.4%	
Value (\$M)							
Original	8 585	7 657	7 062	86 888	-7.8%	-17.7%	-2.3%

Table 2 - Non-residential building approvals

	Period				Change		
	Sep 22	Aug 23	Sep 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	45.3	27.1	35.6	920.2	31.4%	-21.3%	32.6%
– private	14.5	10.4	21.6	287.8	107.6%	48.5%	63.9%
– public	30.7	16.7	14.0	632.5	-16.0%	-54.3%	22.0%
Australia							
Value (\$M)							
Original	5 113	7 029	5 220	72 736	-25.7%	2.1%	22.4%

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://www.abs.gov.au)

More information

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