

Building approvals

December 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	flat	↓0.1%
Annual change (trend)	↓12.2%	↓7.3%
Year-on-year change (original)	↓32.4%	↓15.7%

In December 2023, the number of residential building approvals in the Territory was unchanged at 36, the fourth strongest result of the jurisdictions, which ranged from a decrease of 4.3% in Tasmania to an increase of 5.2% in the Australian Capital Territory. Nationally, residential building approvals decreased by 0.1%.

In annual terms, the number of residential building approvals in the Territory decreased by 12.2%. This was the third weakest result of the jurisdictions, which ranged from a decrease of 19.8% in Tasmania to an increase of 17.9% in Western Australia. Nationally, residential building approvals decreased by 7.3%.

In 2023, residential building approvals in the Territory decreased by 32.4% to 450, compared with a decrease of 15.7% to 161,628 nationally (Chart 1). The Territory reported the weakest result of the jurisdictions, which otherwise ranged from a decrease of 20.0% in the Australian Capital Territory to a decrease of 9.5% in South Australia (Chart 2). Alterations, additions and conversions approvals decreased by 91.5% from 71 to 6, unit and townhouse approvals decreased by 29.6%, and house approvals decreased by 24.5%.

Value of residential approvals	NT	Aust
Change in month (original)	↓63.6%	↓23.8%
Annual change (original)	↓42.4%	↓20.3%
Year-on-year change (original)	↓1.0%	↓5.7%

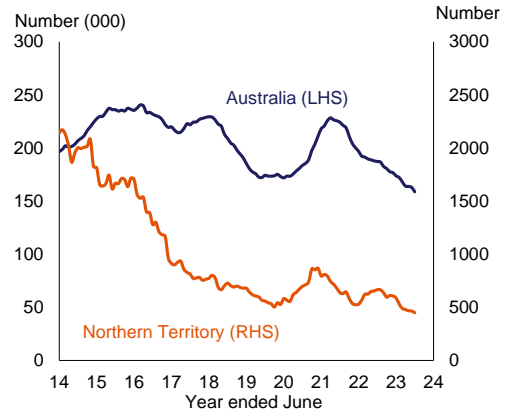
In 2023, the value of residential building approvals in the Territory decreased by 1.0% to \$369.2 million, compared with a decrease of 5.7% to \$85.8 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑23.9%	↓20.9%
Annual change (original)	↓77.1%	↓29.6%
Year-on-year change (original)	↑43.0%	↑13.6%

In December 2023, the value of non-residential building approvals in the Territory increased by 23.9% to \$29.5 million, reflecting an increase of 153.7% in public non-residential building approvals, partly offset by a decrease of 39.2% in private non-residential building approvals (Chart 3). Nationally, the value of non-residential building approvals decreased by 20.9% to \$3.7 billion.

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



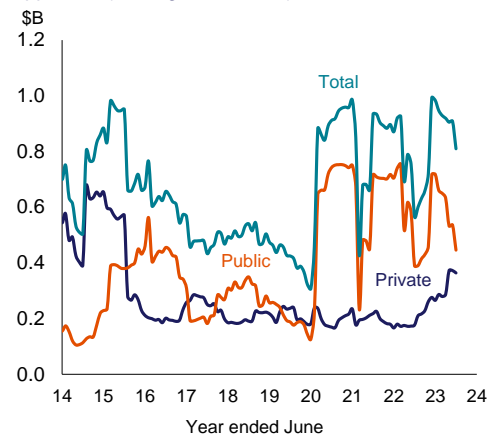
Source: DTF; ABS Cat. No. 8731.0

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		
	Dec 22	Nov 23	Dec 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	40	44	24	450	-45.5%	-40.0%	-32.4%
– houses	38	15	22	375	46.7%	-42.1%	-24.5%
– other residential ⁴	2	26	2	69	-92.3%	0.0%	-29.6%
– alterations, additions and conversions	0	3	0	6	-100.0%	n/a	-91.5%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	41	36	36	454	0.0%	-12.2%	
Value (\$M)							
Original	27.4	43.5	15.8	369.2	-63.6%	-42.4%	-1.0%
Australia							
Number							
Original	15 916	15 457	11 450	161 628	-25.9%	-28.1%	-15.7%
Seasonally adjusted	17 208	14 463	13 085	162 194	-9.5%	-24.0%	
Trend	14 728	13 666	13 654	164 363	-0.1%	-7.3%	
Value (\$M)							
Original	7 834	8 189	6 242	85 780	-23.8%	-20.3%	-5.7%

Table 2 - Non-residential building approvals

	Period				Change		
	Dec 22	Nov 23	Dec 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	128.4	23.8	29.5	809.9	23.9%	-77.1%	43.0%
– private	18.2	16.0	9.7	364.0	-39.2%	-46.6%	106.1%
– public	110.2	7.8	19.7	445.8	153.7%	-82.1%	14.4%
Australia							
Value (\$M)							
Original	5 279	4 696	3 715	71 043	-20.9%	-29.6%	13.6%

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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