

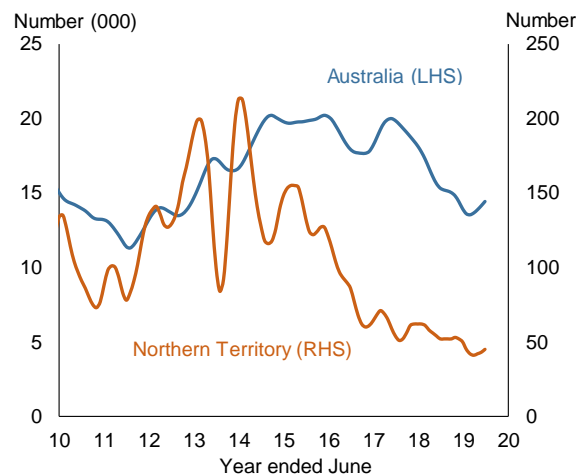
ECONOMIC BRIEF

Building approvals

December 2019

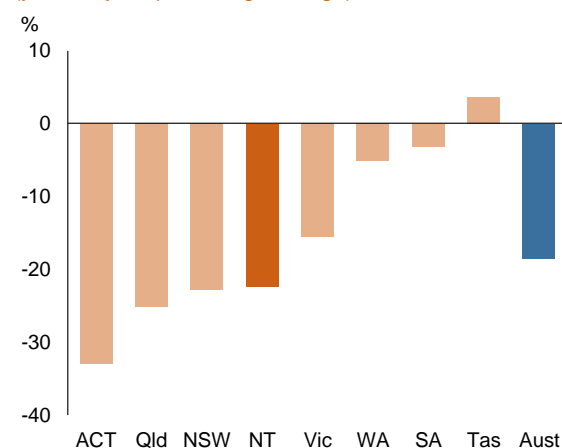
Released: 3 February 2020 | Next release: 3 March 2020

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



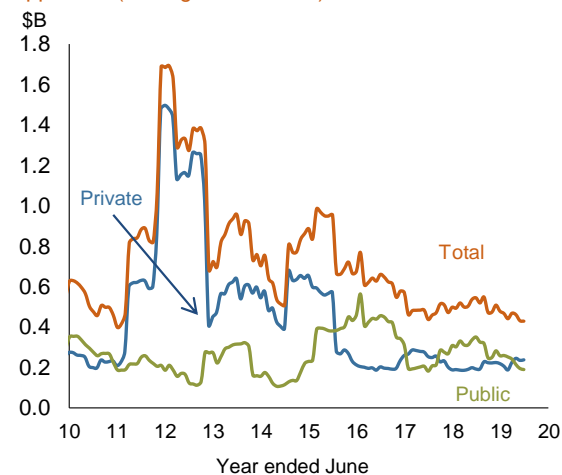
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	▲ 4.7%	▲ 2.1%
Annual change (trend)	▼ 13.5%	▼ 5.9%
Year-on-year change (original)	▼ 22.4%	▼ 18.5%

In December 2019, the trend number of residential building approvals in the Territory increased by 4.7 per cent to 45 approvals (Chart 1). Across the jurisdictions, the monthly change in building approvals ranged from a decline of 2.0 per cent in Tasmania to a 6.1 per cent increase in Victoria. Nationally, residential building approvals increased by 2.1 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 22.4 per cent to 565 approvals, recording the fourth lowest decline of the jurisdictions (Chart 2). The year-on-year result reflects declines in approvals for alterations, additions and conversions (down 54.2 per cent) and houses (down 30.1 per cent), partly offset by increases in other residential approvals (units and townhouses) (up 26.6 per cent).

Value of residential approvals	NT	Aust
Change in month (original)	▼ 12.1%	▼ 11.2%
Year-on-year change (original)	▼ 10.4%	▼ 13.8%

The value of residential building approvals in the Territory declined by 10.4 per cent to \$331 million in 2019. This remains below the 10-year average of \$561 million. Nationally, the total value of residential building approvals declined by 13.8 per cent to \$65.0 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	▲ 5.4%	▲ 22.9%
Year-on-year change (original)	▼ 21.4%	▲ 14.1%

The value of non-residential building approvals in the Territory decreased by 21.4 per cent to a total of \$425 million in 2019 (Chart 3). The value remains below the 10-year average of \$709 million.

The decrease was driven by a 46.1 per cent decrease in the value of public building approvals to \$189 million, partly offset by a 23.9 per cent increase in private building approvals to a total value of \$237 million. Nationally, the value of non-residential building approvals increased by 14.1 per cent to \$50.2 billion.

Building approvals December 2019

Table 1 - Residential building approvals

	December 2019		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Number					
Original	45	565	-13.5%	-11.8%	-22.4%
– houses	37	416	-2.6%	19.4%	-30.1%
– other residential (such as units or townhouses)	8	138	-42.9%	-60.0%	26.6%
– alterations, additions and conversions	0	11	n.a.	n.a.	-54.2%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	
Trend	45	569	4.7%	-13.5%	
Value (\$M)					
Original	29	331	-12.1%	4.6%	-10.4%
Australia					
Number					
Original	13 120	172 510	-14.8%	6.5%	-18.5%
Seasonally adjusted	14 752	172 878	-0.2%	2.7%	
Trend	14 423	171 682	2.1%	-5.9%	
Value (\$M)					
Original	4 976	65 036	-11.2%	7.8%	-13.8%

Table 2 - Non-residential building approvals

	December 2019		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Value (\$M)					
Original	25	425	5.4%	-9.2%	-21.4%
– private	12	237	9.6%	30.2%	23.9%
– public	12	189	1.6%	-29.8%	-46.1%
Australia					
Value (\$M)					
Original	4 236	50 195	22.9%	29.9%	14.1%

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.

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:

Economic Group | Department of Treasury and Finance

P: 08 8999 6801 | E: economics.dtf@nt.gov.au | W: <https://nteconomy.nt.gov.au/>