

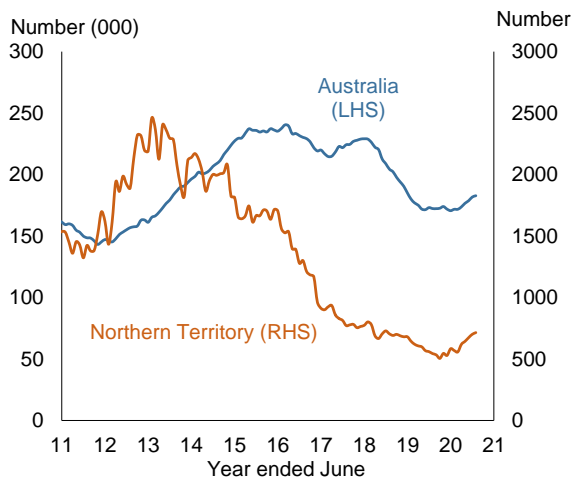
ECONOMIC BRIEF

Building approvals

January 2021

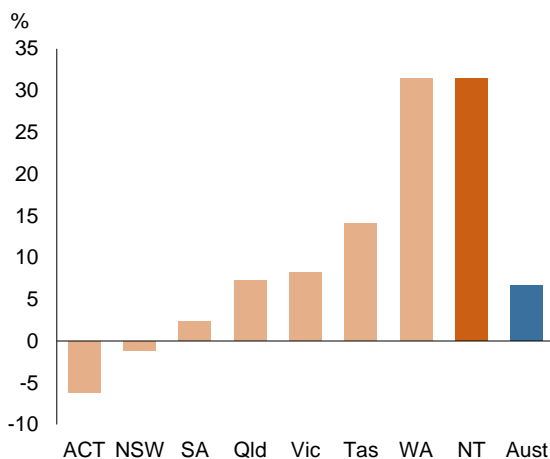
Released: 2 March 2021 | Next release: 31 March 2021

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



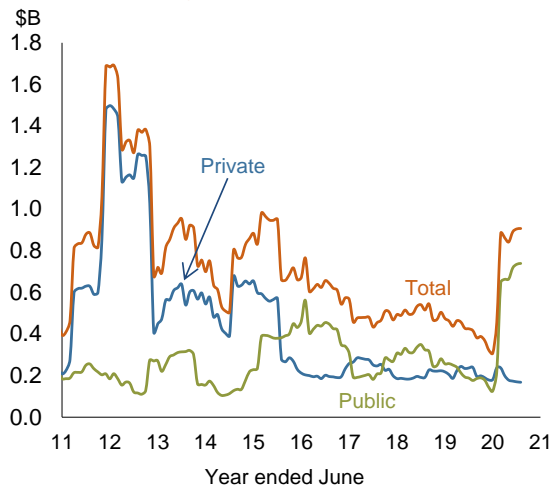
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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

This brief uses 'original' data as the Australian Bureau of Statistics has suspended reporting the trend series. Caution is advised in interpreting monthly 'original' data as it can be volatile.

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (original)	↓55.7%	↓27.4%
Annual change (original)	↑82.4%	↑11.2%
Year-on-year change (original)	↑31.5%	↑6.7%

In January 2021, the number of residential building approvals in the Territory decreased by 55.7 per cent to 31, the largest decrease of the jurisdictions, which otherwise ranged from 46.5 per cent in the Australian Capital Territory to 15.8 per cent in South Australia. The monthly decline in the Territory is largely due to housing approvals, which were down from 63 to 25 in the month. Nationally, residential building approvals decreased by 27.4 per cent in the month.

In year-on-year terms, residential building approvals in the Territory increased by 31.5 per cent to 714 and increased by 6.7 per cent nationally (Chart 1), with the Territory reporting the largest increase of the jurisdictions (Chart 2). In the year to January 2021, house approvals in the Territory increased by 26.8 per cent, unit and townhouse approvals increased by 38.7 per cent, while approvals for alterations, additions and conversions increased from 12 to 26.

Value of residential approvals	NT	Aust
Change in month (original)	↓43.5%	↓29.2%
Year-on-year change (original)	↑6.8%	↑7.0%

In the year to January 2021, the value of residential building approvals in the Territory increased by 6.8 per cent to \$351 million. Nationally, the total value of residential building approvals increased by 7.0 per cent to \$71 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓71.7%	↓19.5%
Year-on-year change (original)	↑117.9%	↓11.4%

In January 2021, the value of non-residential building approvals in the Territory decreased by 71.7 per cent to \$11 million, reflecting a 43.7 per cent decrease in the value of private non-residential building approvals and a 79.7 per cent decrease in the value of public non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 19.5 per cent to \$3.2 billion.

Building approvals January 2021

Table 1 - Residential building approvals

	Period				Change		
	Jan 20	Dec 20	Jan 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	17	70	31	714	-55.7%	82.4%	31.5%
– houses	14	63	25	516	-60.3%	78.6%	26.8%
– other residential ⁴	2	6	6	172	0.0%	200.0%	38.7%
– alterations, additions and conversions	1	1	0	26	-100.0%	-100.0%	116.7%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend ⁵	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Value (\$M)							
Original	14	32	18	351	-43.5%	25.8%	6.8%
Australia							
Number							
Original	11 194	17 154	12 447	186 407	-27.4%	11.2%	6.7%
Seasonally adjusted	13 384	19 753	15 926	187 685	-19.4%	19.0%	
Trend ⁵	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Value (\$M)							
Original	4 217	6 480	4 590	70 592	-29.2%	8.9%	7.0%

Table 2 - Non-residential building approvals

	Period				Change		
	Jan 20	Dec 20	Jan 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	9	39	11	907	-71.7%	22.7%	117.9%
– private	7	9	5	168	-43.7%	-30.1%	-29.9%
– public	2	30	6	739	-79.7%	206.3%	317.6%
Australia							
Value (\$M)							
Original	4 797	3 937	3 169	46 353	-19.5%	-33.9%	-11.4%

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.

5 Building approvals trend series suspended from the May 2020 release.

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/>