

Building approvals

December 2021 | Economic brief

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)	↓31.7%	↓6.0%
Annual change (original)	↓60.0%	↓6.9%
Year-on-year change (original)	↓8.7%	↑22.5%

In December 2021, the number of residential building approvals in the Territory decreased by 31.7% to 28, the lowest result of the jurisdictions, which otherwise ranged from a decrease of 23.9% in Queensland to an increase of 136.5% in the Australian Capital Territory. The decrease reflects a decrease in house approvals, down from 39 to 28. Nationally residential building approvals decreased by 6.0% in the month.

Through the year, the number of residential building approvals in the Territory decreased by 60.0%, reflecting lower house approvals, down from 63 to 28. Nationally, residential building approvals decreased by 6.9%.

In year-on-year terms, residential building approvals in the Territory decreased by 8.7% to 638, compared with an increase of 22.5% nationally (Chart 1). The Territory reported the only decrease of the jurisdictions, which otherwise ranged from an increase of 11.5% in Tasmania to an increase of 37.5% in Western Australia (Chart 2). House approvals increased by 13.7%, unit and townhouse approvals decreased by 67.3%, and alterations, additions and conversions approvals decreased by 65.4%.

Value of residential approvals	NT	Aust
Change in month (original)	↓55.9%	↓4.4%
Annual change (original)	↓47.5%	↑6.9%
Year-on-year change (original)	↑7.9%	↑29.3%

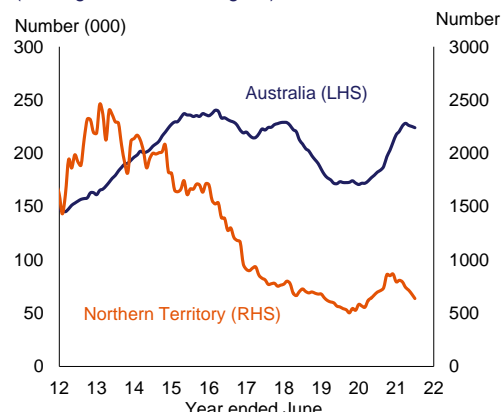
In 2021, the value of residential building approvals in the Territory increased by 7.9% to \$375 million, compared with an increase of 29.3% to \$91.4 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑617.6%	↓15.5%
Annual change (original)	↑611.5%	↓5.2%
Year-on-year change (original)	↓1.2%	↑12.2%

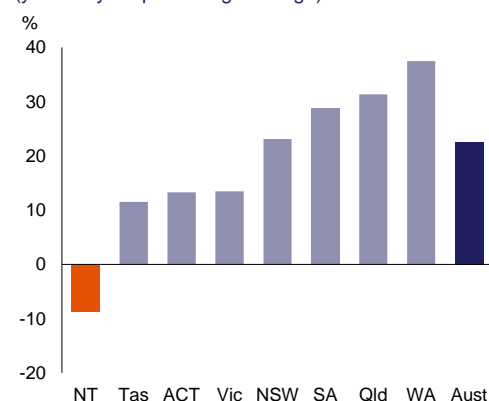
In December 2021, the value of non-residential building approvals in the Territory increased by 617.6% to \$317 million, reflecting a 941.6% increase in public non-residential building approvals, partly offset by a 2.6% decrease in private non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 15.5% to \$4.2 billion.

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



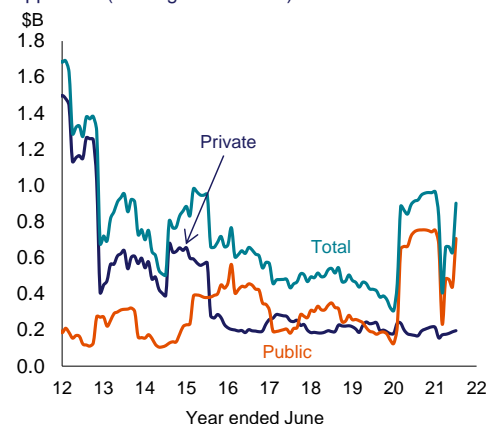
Source: DTF; ABS Cat. No. 8731.0

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 20	Nov 21	Dec 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	70	41	28	638	-31.7%	-60.0%	-8.7%
– houses	63	39	28	574	-28.2%	-55.6%	13.7%
– other residential ⁴	6	0	0	55	n/a	-100.0%	-67.3%
– alterations, additions and conversions	1	2	0	9	-100.0%	-100.0%	-65.4%
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	32	38	17	375	-55.9%	-47.5%	7.9%
Australia							
Number							
Original	17 279	17 112	16 087	227 779	-6.0%	-6.9%	22.5%
Seasonally adjusted	19 136	16 363	17 698	228 055	8.2%	-7.5%	
Trend ⁵	n/a	n/a	n/a	n/a	n/a	n/a	
Value (\$M)							
Original	6 532	7 304	6 983	91 347	-4.4%	6.9%	29.3%

Table 2 - Non-residential building approvals

	Period				Change		
	Dec 20	Nov 21	Dec 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	45	44	317	902	617.6%	611.5%	-1.2%
– private	9	15	15	196	-2.6%	72.4%	15.3%
– public	36	29	302	706	941.6%	739.7%	-5.0%
Australia							
Value (\$M)							
Original	4 393	4 925	4 164	55 405	-15.5%	-5.2%	12.2%

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, 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.

More information

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