

# Building approvals

April 2022 | 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)	↓81.6%	↓15.2%
Annual change (original)	↓71.2%	↓34.2%
Year-on-year change (original)	↓37.1%	↑0.6%

In April 2022, the number of residential building approvals in the Territory decreased by 81.6% to 19, the second lowest result of the jurisdictions, which ranged from a decrease of 86.3% in the Australian Capital Territory to an increase of 29.1% in South Australia. The decrease reflects a decrease in house approvals, down from 42 to 19, and alterations, additions, and conversions approvals, down from 61 to 0. Nationally residential building approvals decreased by 15.2%.

Through the year to April 2022, the number of residential building approvals in the Territory decreased by 71.2%. This largely reflects a decrease in house approvals, down from 64 to 19. Nationally, residential building approvals decreased by 34.2%.

In year-on-year terms to April 2022, residential building approvals in the Territory decreased by 37.1% to 536, compared with an increase of 0.6% nationally to 208,889 (Chart 1). The Territory reported the weakest result of the jurisdictions, which otherwise ranged from a decrease of 18.6% in Western Australia to an increase of 6.2% in the Australian Capital Territory (Chart 2). House approvals decreased by 45.4%, unit and townhouse approvals decreased by 35.1%, while alterations, additions and conversions approvals increased by 204.3%.

Value of residential approvals	NT	Aust
Change in month (original)	↓59.7%	↓13.4%
Annual change (original)	↓53.4%	↓20.2%
Year-on-year change (original)	↓28.1%	↑11.5%

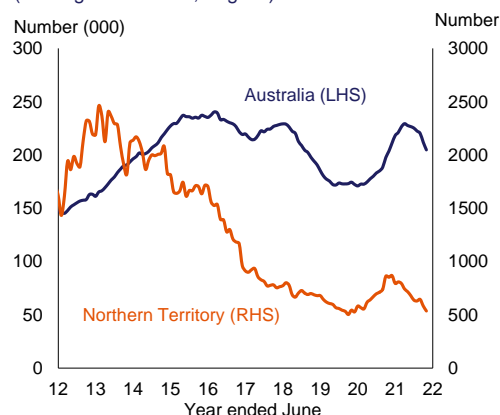
In year-on-year terms to April 2022, the value of residential building approvals in the Territory decreased by 28.1% to \$304.1 million, compared with an increase of 11.5% to \$88.5 billion nationally.

## Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓52.5%	↓34.9%
Annual change (original)	↓52.5%	↑0.7%
Year-on-year change (original)	↓9.0%	↑12.3%

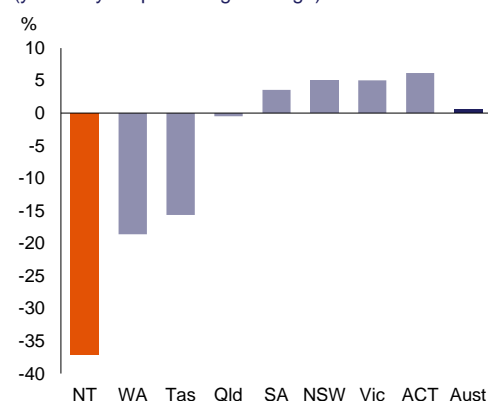
In April 2022, the value of non-residential building approvals in the Territory decreased by 52.5% to \$8.4 million, reflecting a 23.5% decrease in private non-residential building approvals, and an 83.4% decrease in public non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 34.9% to \$3.8 billion.

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



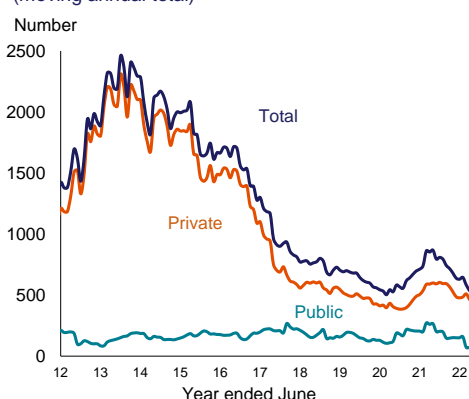
Source: DTF; ABS Cat. No. 8731.0

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



Source: DTF; ABS Cat. No. 8731.0

Chart 3: Territory Residential Building Approvals (moving annual total)



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

Table 1 - Residential building approvals

	Period				Change		
	Apr 21	Mar 22	Apr 22	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Number</b>							
Original	66	103	19	536	-81.6%	-71.2%	-37.1%
– houses	64	42	19	381	-54.8%	-70.3%	-45.4%
– other residential <sup>4</sup>	2	0	0	85	n/a	-100.0%	-35.1%
– alterations, additions and conversions	0	61	0	70	-100.0%	n/a	204.3%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend <sup>5</sup>	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Value (\$M)</b>							
Original	30.9	35.8	14.4	304.1	-59.7%	-53.4%	-28.1%
<b>Australia</b>							
<b>Number</b>							
Original	21 325	16 538	14 026	208 889	-15.2%	-34.2%	0.6%
Seasonally adjusted	22 050	15 281	14 908	208 826	-2.4%	-32.4%	
Trend <sup>5</sup>	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Value (\$M)</b>							
Original	8 275	7 621	6 600	88 454	-13.4%	-20.2%	11.5%

Table 2 - Non-residential building approvals

	Period				Change		
	Apr 21	Mar 22	Apr 22	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Value (\$M)</b>							
Original	17.6	17.7	8.4	873.6	-52.5%	-52.5%	-9.0%
– private	14.4	9.1	7.0	182.1	-23.5%	-51.4%	-13.7%
– public	3.3	8.5	1.4	691.5	-83.4%	-57.0%	-7.7%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	3 806	5 893	3 834	57 672	-34.9%	0.7%	12.3%

n/a: not applicable or not available

<sup>1</sup> Compares the latest month with the previous month.<sup>2</sup> Compares the latest month with the same month last year.<sup>3</sup> Compares the 12 months up to and including the latest month with the previous 12-month period.<sup>4</sup> Includes units and townhouses.<sup>5</sup> 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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