

Building approvals

August 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↓5.4%	↓0.4%
Annual change (trend)	↓47.8%	↓15.8%
Year-on-year change (original)	↓20.5%	↓12.9%

In August 2023, the number of residential building approvals in the Territory decreased by 5.4% to 35, the weakest result of the jurisdictions, which otherwise ranged from a decrease of 4.7% in New South Wales to an increase of 18.4% in the Australian Capital Territory. Nationally, residential building approvals decreased by 0.4%.

In annual terms, the number of residential building approvals in the Territory decreased by 47.8%. This was the weakest result of the jurisdictions, which otherwise ranged from a decrease of 23.7% in Queensland to a decrease of 3.2% in the Australian Capital Territory. Nationally, residential building approvals decreased by 15.8%.

In the year to August 2023, residential building approvals in the Territory decreased by 20.5% to 497, compared with a decrease of 12.9% to 170,345 nationally (Chart 1). The Territory reported the third weakest result of the jurisdictions, which ranged from a decrease of 32.1% in the Australian Capital Territory to a decrease of 5.9% in South Australia (Chart 2). Alterations, additions and conversions approvals decreased by 91.7% (from 72 to 6), unit and townhouse approvals decreased by 48.0%, and house approvals decreased by 3.1%.

Value of residential approvals	NT	Aust
Change in month (original)	↑30.1%	↑11.3%
Annual change (original)	↓33.4%	↓18.3%
Year-on-year change (original)	↓6.3%	↓0.1%

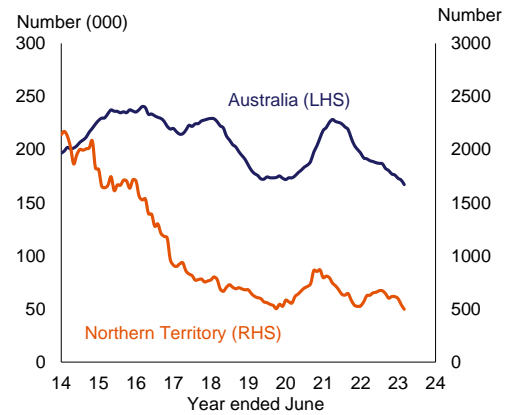
In the year to August 2023, the value of residential building approvals in the Territory decreased by 6.3% to \$336.1 million, compared with a decrease of 0.1% to \$88.2 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓42.9%	↑21.9%
Annual change (original)	↓37.4%	↑26.5%
Year-on-year change (original)	↑0.4%	↑21.3%

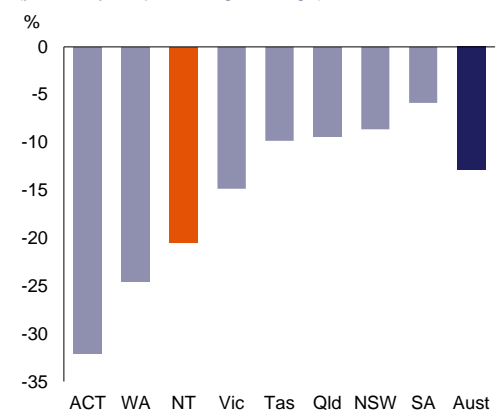
In August 2023, the value of non-residential building approvals in the Territory decreased by 42.9% to \$27.1 million, reflecting a decrease of 76.5% in private non-residential building approvals, partly offset by an increase of 437.8% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 21.9% to \$7.0 billion.

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



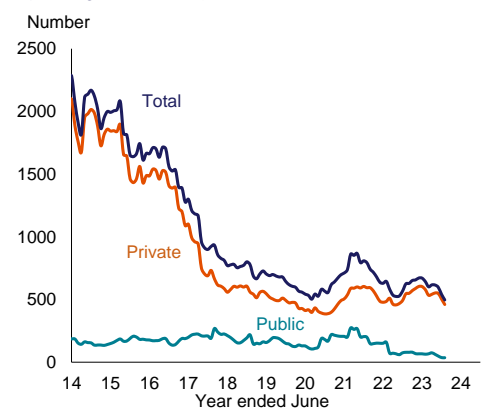
Source: DTF, ABS Cat. No. 8731.0

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: DTF, ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Aug 22	Jul 23	Aug 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	80	28	35	497	25.0%	-56.3%	-20.5%
– houses	59	28	25	439	-10.7%	-57.6%	-3.1%
– other residential ⁴	20	0	10	52	n/a	-50.0%	-48.0%
– alterations, additions and conversions	1	0	0	6	n/a	-100.0%	-91.7%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	67	37	35	517	-5.4%	-47.8%	
Value (\$M)							
Original	43.0	22.0	28.7	336.1	30.1%	-33.4%	-6.3%
Australia							
Number							
Original	18 434	12 554	14 112	170 345	12.4%	-23.4%	-12.9%
Seasonally adjusted	17 707	12 758	13 647	170 107	7.0%	-22.9%	
Trend	16 163	13 655	13 603	170 543	-0.4%	-15.8%	
Value (\$M)							
Original	9 249	6 788	7 556	88 205	11.3%	-18.3%	-0.1%

Table 2 - Non-residential building approvals

	Period				Change		
	Aug 22	Jul 23	Aug 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	43.3	47.5	27.1	929.9	-42.9%	-37.4%	0.4%
– private	14.7	44.4	10.4	280.7	-76.5%	-29.4%	63.1%
– public	28.5	3.1	16.7	649.1	437.8%	-41.5%	-13.9%
Australia							
Value (\$M)							
Original	5 543	5 753	7 011	71 852	21.9%	26.5%	21.3%

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](#)

More information

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