

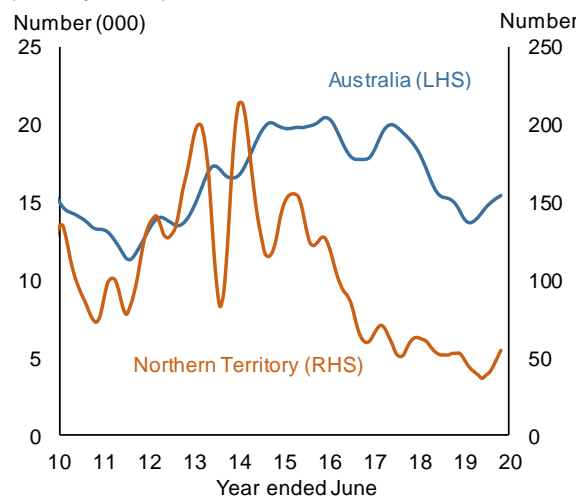
ECONOMIC BRIEF

Building approvals

April 2020

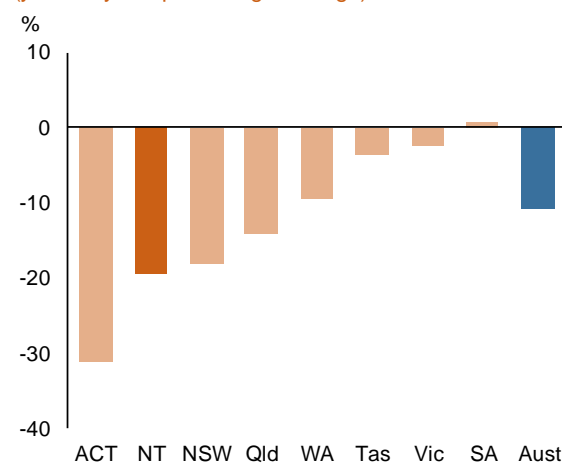
Released: 3 June 2020 | Next release: 1 July 2020

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



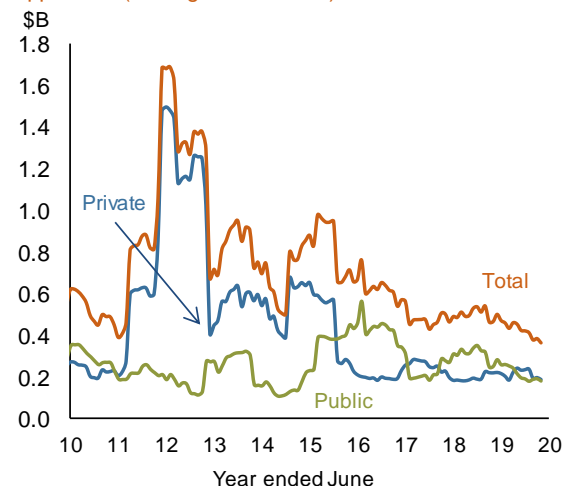
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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)	↑10.0%	↑1.0%
Annual change (trend)	↑3.8%	↑3.9%
Year-on-year change (original)	↓19.6%	↓10.9%

In April 2020, the trend number of residential building approvals in the Territory increased by 10.0 per cent to 55 approvals (Chart 1). Across the jurisdictions, the monthly change in building approvals ranged from a decline of 0.7 per cent in Victoria to an increase of 13.2 per cent in the Australian Capital Territory. Nationally, residential building approvals increased by 1.0 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 19.6 per cent to 553 approvals, recording the second largest decline of the jurisdictions, behind the Australia Capital Territory (Chart 2). The year-on-year result reflects declines in approvals for other residential approvals (units and townhouses) (down 26.9 per cent), alterations, additions and conversions (down 17.6 per cent), and houses (down 17.5 per cent).

Value of residential approvals	NT	Aust
Change in month (original)	↑46.9%	↓3.5%
Year-on-year change (original)	↓5.9%	↓7.2%

The value of residential building approvals in the Territory declined by 5.9 per cent to \$331 million in the year to April 2020. This remains below the 10-year average of \$550 million. Nationally, the total value of residential building approvals declined by 7.2 per cent to \$65.9 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓25.1%	↓8.6%
Year-on-year change (original)	↓21.7%	↑14.1%

The value of non-residential building approvals in the Territory decreased by 21.7 per cent to a total of \$368 million in the year to April 2020 (Chart 3). The value remains below the 10-year average of \$702 million.

The decrease was driven by a 28.3 per cent decrease in the value of public building approvals to \$178 million and a 14.4 per cent decrease in private building approvals to a total value of \$189 million. Nationally, the value of non-residential building approvals increased by 14.1 per cent to \$52 billion.

Building approvals April 2020

Table 1 - Residential building approvals

	April 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Number					
Original	76	553	76.7%	117.1%	-19.6%
– houses	41	425	13.9%	36.7%	-17.5%
– other residential (such as units or townhouses)	34	114	580.0%	580.0%	-26.9%
– alterations, additions and conversions	1	14	-50.0%	n.a.	-17.6%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	
Trend	55	539	10.0%	3.8%	
Value (\$M)					
Original	32	331	46.9%	61.4%	-5.9%
Australia					
Number					
Original	15 171	174 719	-2.6%	10.2%	-10.9%
Seasonally adjusted	15 294	174 010	-1.8%	5.7%	
Trend	15 400	173 194	1.0%	3.9%	
Value (\$M)					
Original	5 546	65 926	-3.5%	10.4%	-7.2%

Table 2 - Non-residential building approvals

	April 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Value (\$M)					
Original	14	368	-25.1%	-59.3%	-21.7%
– private	7	189	-29.1%	-57.5%	-14.4%
– public	7	178	-20.6%	-61.0%	-28.3%
Australia					
Value (\$M)					
Original	3 167	51 828	-8.6%	-16.8%	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/>