

Building approvals

April 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↓2.4%	↓4.2%
Annual change (trend)	↓29.8%	↓25.5%
Year-on-year change (original)	↑15.5%	↓14.6%

In April 2023, the number of residential building approvals in the Territory decreased by 2.4% to 40 in trend terms, the fourth strongest result of the jurisdictions, which otherwise ranged from a decrease of 15.1% in the Australian Capital Territory to an increase of 0.5% in Western Australia. Nationally, residential building approvals decreased by 4.2%.

In annual terms, the number of residential building approvals in the Territory decreased by 29.8%. This was the third weakest result of the jurisdictions, which otherwise ranged from a decrease of 52.5% in the Australian Capital Territory to a decrease of 7.3% in South Australia. Nationally, residential building approvals decreased by 25.5%.

In the year to April 2023, residential building approvals in the Territory increased by 15.5% to 619, compared with a decrease of 14.6% to 177,940 nationally (Chart 1). The Territory reported the strongest result of the jurisdictions, which otherwise ranged from a decrease of 21.6% in Western Australia to a decrease of 5.9% in Tasmania (Chart 2). House approvals increased by 38.1%, unit and townhouse approvals decreased by 4.7%, and alterations, additions and conversions approvals decreased by 82.9% from 70 to 12.

Value of residential approvals	NT	Aust
Change in month (original)	↓23.2%	↓21.3%
Annual change (original)	↑108.0%	↓14.4%
Year-on-year change (original)	↑28.7%	↓0.2%

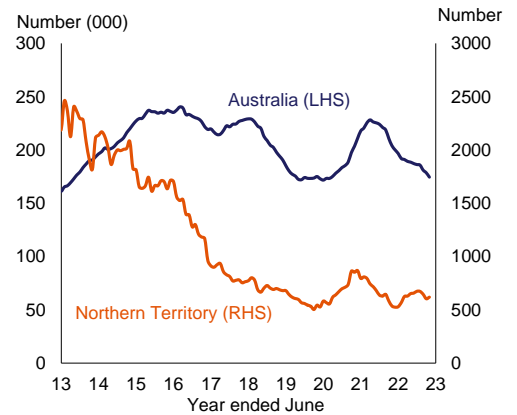
In the year to April 2023, the value of residential building approvals in the Territory increased by 28.7% to \$391.3 million, compared with a decrease of 0.2% to \$88.2 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑50.2%	↓2.9%
Annual change (original)	↑713.6%	↑28.1%
Year-on-year change (original)	↓18.8%	↑7.0%

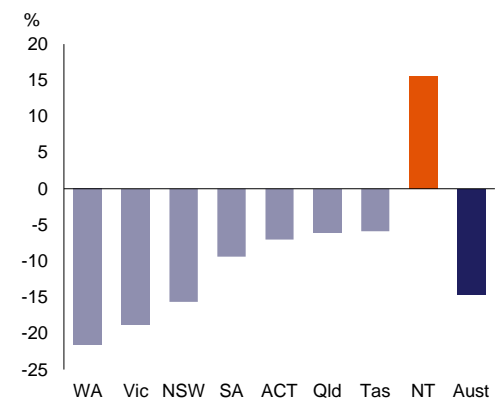
In April 2023, the value of non-residential building approvals in the Territory increased by 50.2% to \$68.2 million, reflecting an increase of 86.3% in private non-residential building approvals, and an increase of 19.1% in public non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 2.9% to \$5.1 billion.

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



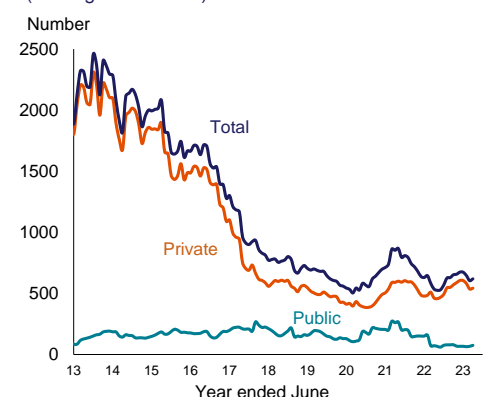
Source: DTF; ABS Cat. No. 8731.0

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		
	Apr 22	Mar 23	Apr 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	19	61	34	619	-44.3%	78.9%	15.5%
– houses	19	53	34	526	-35.8%	78.9%	38.1%
– other residential ⁴	0	6	0	81	-100.0%	n/a	-4.7%
– alterations, additions and conversions	0	2	0	12	-100.0%	n/a	-82.9%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	57	41	40	623	-2.4%	-29.8%	
Value (\$M)							
Original	14.4	39.1	30.0	391.3	-23.2%	108.0%	28.7%
Australia							
Number							
Original	14 461	13 961	10 421	177 940	-25.4%	-27.9%	-14.6%
Seasonally adjusted	15 281	12 613	11 594	177 675	-8.1%	-24.1%	
Trend	15 897	12 367	11 850	176 741	-4.2%	-25.5%	
Value (\$M)							
Original	6 802	7 398	5 819	88 241	-21.3%	-14.4%	-0.2%

Table 2 - Non-residential building approvals

	Period				Change		
	Apr 22	Mar 23	Apr 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	8.4	45.4	68.2	717.3	50.2%	713.6%	-18.8%
– private	7.0	21.1	39.2	259.5	86.3%	462.7%	42.5%
– public	1.4	24.4	29.0	457.7	19.1%	1949.8%	-34.7%
Australia							
Value (\$M)							
Original	4 011	5 294	5 138	62 875	-2.9%	28.1%	7.0%

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, April 2023 | Australian Bureau of Statistics \(abs.gov.au\)](https://abs.gov.au)

More information

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