

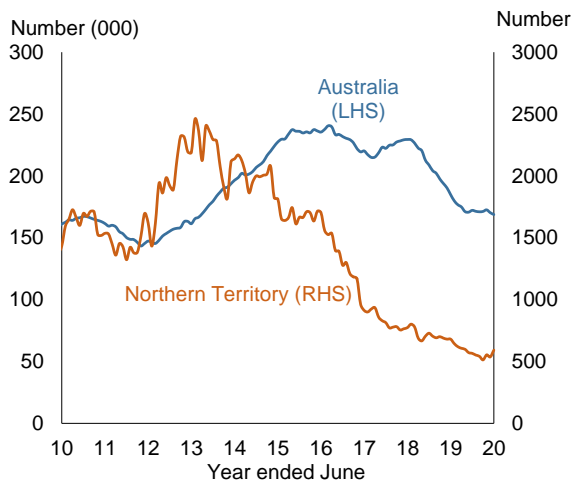
ECONOMIC BRIEF

Building approvals

June 2020

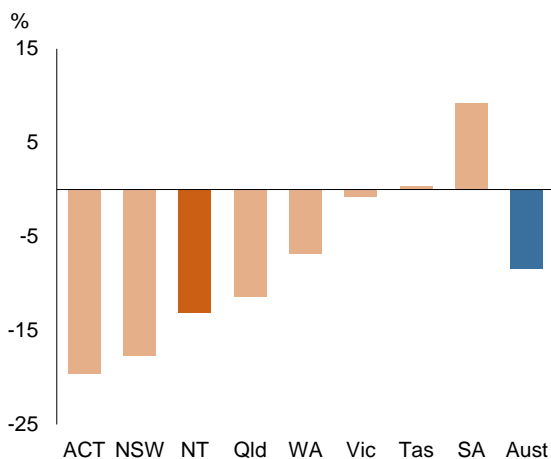
Released: 30 July 2020 | Next release: 1 September 2020

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



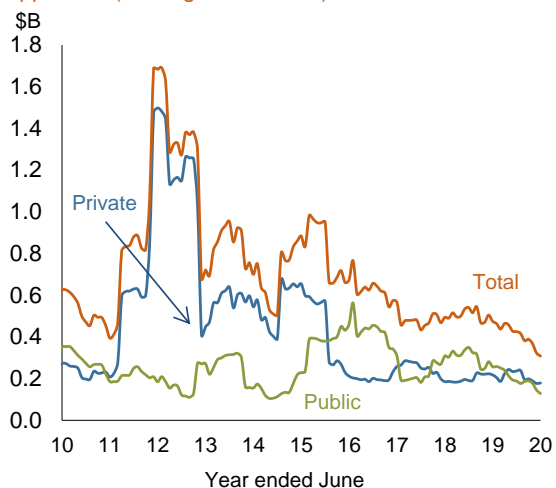
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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

The following 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 tends to be volatile.

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (original)	↑184.1%	↓5.4%
Annual change (original)	↑78.6%	↓10.7%
Year-on-year change (original)	↓13.3%	↓8.4%

In June 2020, the number of residential building approvals in the Territory increased by 184.1 per cent to 125, reflecting a strong increase in public sector approvals, and a modest increase in private sector approvals. Across the jurisdictions, the monthly change in building approvals ranged from a decline of 19.2 per cent in Western Australia to an increase of 192.4 per cent in the Australian Capital Territory (ACT). Nationally, residential building approvals decreased by 5.4 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 13.1 per cent to 591 (Chart 1). This is a considerable improvement on the minus 21.2 per cent reported in May 2020. The Territory reported the third largest decline of the jurisdictions in 2019-20, behind the ACT and New South Wales (Chart 2). In 2019-20 housing approvals in the Territory decreased by 21.3 per cent, while approvals for units and townhouses, and alterations, additions and conversions increased by 10.6 and 14.3 per cent respectively.

Value of residential approvals	NT	Aust
Change in month (original)	↑81.1%	↓0.5%
Year-on-year change (original)	↓1.4%	↓5.9%

In 2019-20, the value of residential building approvals in the Territory declined by 1.4 per cent to \$346 million. Nationally, the total value of residential building approvals declined by 5.9 per cent to \$65 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑22.9%	↓2.6%
Year-on-year change (original)	↓35.1%	↑8.6%

In 2019-20, the value of non-residential building approvals in the Territory decreased by 35.1 per cent to \$308 million (Chart 3), reflecting a 49.9 per cent decline in the value of public approvals, and 17.7 per cent in the value of private approvals. Nationally, the value of non-residential building approvals increased by 8.6 per cent to \$51 billion.

Building approvals June 2020

Table 1 - Residential building approvals

	June 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Number					
Original	125	591	184.1%	78.6%	-13.1%
– houses	48	398	41.2%	-5.9%	-21.3%
– other residential (such as units or townhouses)	75	177	837.5%	316.7%	10.6%
– alterations, additions and conversions	2	16	0.0%	100.0%	14.3%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	
Trend ⁴	n.a.	n.a.	n.a.	n.a.	
Value (\$M)					
Original	52	346	81.1%	40.4%	-1.4%
Australia					
Number					
Original	12 850	171 419	-5.4%	-10.7%	-8.4%
Seasonally adjusted	12 213	170 661	-4.9%	-15.8%	
Trend ⁴	n.a.	n.a.	n.a.	n.a.	
Value (\$M)					
Original	5 059	64 798	-0.5%	-5.8%	-5.9%

Table 2 - Non-residential building approvals

	June 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Value (\$M)					
Original	29	308	22.9%	-33.5%	-35.1%
– private	19	179	128.0%	13.0%	-17.7%
– public	10	129	-34.8%	-62.9%	-49.9%
Australia					
Value (\$M)					
Original	3 773	50 953	-2.6%	-4.8%	8.6%

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 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, 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:

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