

Building approvals

March 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑5.0%	↓3.7%
Annual change (trend)	↓22.2%	↓21.5%
Year-on-year change (original)	↑3.6%	↓15.6%

In March 2023, the number of residential building approvals in the Territory increased by 5.0% to 42, the strongest result of the jurisdictions, which otherwise ranged from a decrease of 13.3% in the Australian Capital Territory to an increase of 0.5% in Western Australia. Nationally, residential building approvals decreased by 3.7%.

In annual terms, the number of residential building approvals in the Territory decreased by 22.2%. This was the fourth strongest result of the jurisdictions, which otherwise ranged from a decrease of 42.0% in the Australian Capital Territory to an increase of 6.6% in Queensland. Nationally, residential building approvals decreased by 21.5%.

In the year to March 2023, residential building approvals in the Territory increased by 3.6% to 604, compared with a decrease of 15.6% to 181,544 nationally (Chart 1). The Territory reported the strongest result of the jurisdictions, which otherwise ranged from a decrease of 26.5% in Western Australia to a decrease of 6.3% in South Australia (Chart 2). House approvals increased by 20.0%, unit and townhouse approvals decreased by 6.9%, and alterations, additions and conversions approvals decreased by 82.9%.

Value of residential approvals	NT	Aust
Change in month (original)	↑32.1%	↑8.4%
Annual change (original)	↑9.2%	↓4.8%
Year-on-year change (original)	↑17.2%	↓1.2%

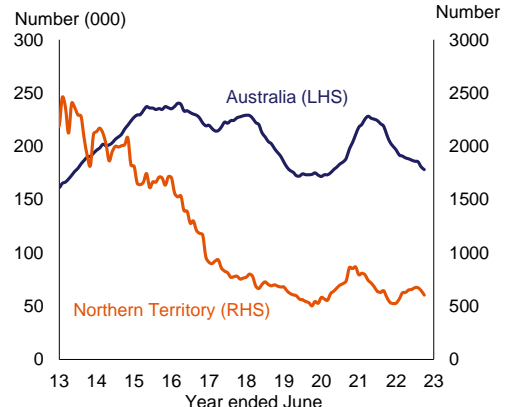
In the year to March 2023, the value of residential building approvals in the Territory increased by 17.2% to \$375.7 million, compared with a decrease of 1.2% to \$88.9 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓12.8%	↓8.2%
Annual change (original)	↑157.2%	↓13.4%
Year-on-year change (original)	↓25.5%	↑4.8%

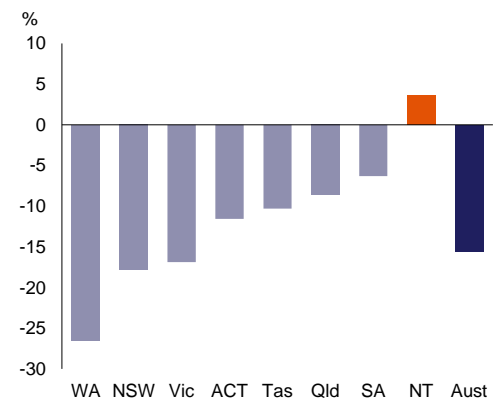
In March 2023, the value of non-residential building approvals in the Territory decreased by 12.8% to \$45.4 million, reflecting a decrease of 33.6% in public non-residential building approvals, partly offset by an increase of 36.5% in private non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 8.2% to \$5.3 billion.

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



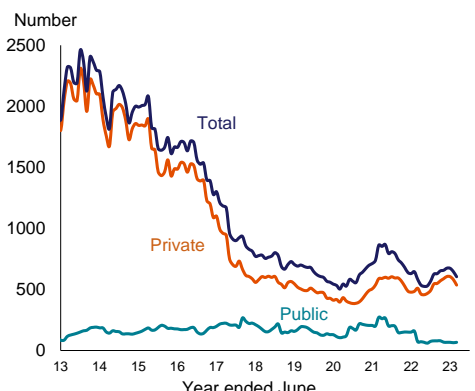
Source: DTF; ABS Cat. No. 8731.0

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		
	Mar 22	Feb 23	Mar 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	103	49	61	604	24.5%	-40.8%	3.6%
– houses	42	35	53	511	51.4%	26.2%	20.0%
– other residential ⁴	0	14	6	81	-57.1%	n/a	-6.9%
– alterations, additions and conversions	61	0	2	12	n/a	-96.7%	-82.9%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	54	40	42	641	5.0%	-22.2%	
Value (\$M)							
Original	35.8	29.6	39.1	375.7	32.1%	9.2%	17.2%
Australia							
Number							
Original	16 514	12 524	13 871	181 544	10.8%	-16.0%	-15.6%
Seasonally adjusted	15 348	12 705	12 686	180 893	-0.1%	-17.3%	
Trend	16 055	13 090	12 611	180 612	-3.7%	-21.5%	
Value (\$M)							
Original	7 636	6 706	7 269	88 873	8.4%	-4.8%	-1.2%

Table 2 - Non-residential building approvals

	Period				Change		
	Mar 22	Feb 23	Mar 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	17.7	52.1	45.4	657.4	-12.8%	157.2%	-25.5%
– private	9.1	15.4	21.1	227.3	36.5%	131.2%	20.0%
– public	8.5	36.7	24.4	430.2	-33.6%	184.9%	-38.0%
Australia							
Value (\$M)							
Original	6 123	5 779	5 302	61 342	-8.2%	-13.4%	4.8%

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

More information

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