

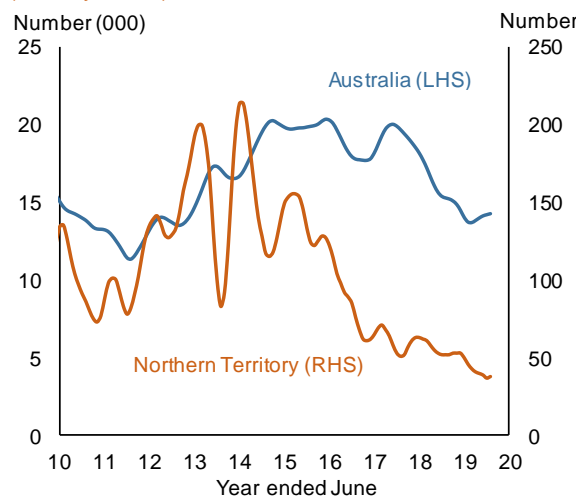
ECONOMIC BRIEF

Building approvals

January 2020

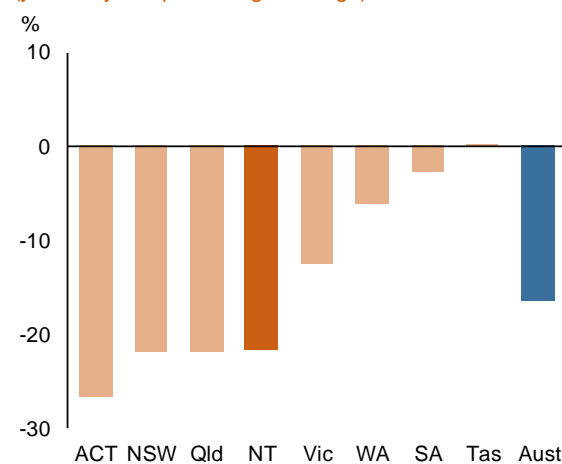
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Chart 1: Number of residential building approvals (monthly, trend)



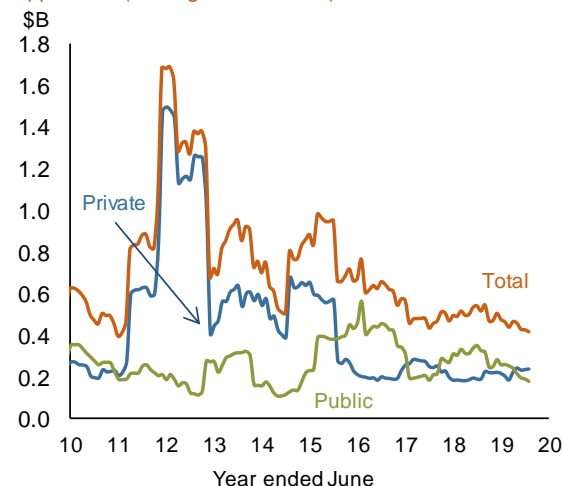
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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)	▲ 2.7%	▲ 0.5%
Annual change (trend)	▼ 26.9%	▼ 6.7%
Year-on-year change (original)	▼ 21.7%	▼ 16.5%

In January 2020, the trend number of residential building approvals in the Territory increased by 2.7 per cent to 38 approvals (Chart 1). Across the jurisdictions, the monthly change in building approvals ranged from a decline of 3.7 per cent in Tasmania to an increase of 7.3 per cent in the Australian Capital Territory. Nationally, residential building approvals increased by 0.5 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 21.7 per cent to 551 approvals, recording the fourth lowest decline of the jurisdictions (Chart 2). The year-on-year result reflects declines in approvals for alterations, additions and conversions (down 45.5 per cent) and houses (down 27.7 per cent), partly offset by an increase in other residential approvals (units and townhouses) (up 10.9 per cent).

Value of residential approvals	NT	Aust
Change in month (original)	▼ 48.5%	▼ 21.5%
Year-on-year change (original)	▼ 7.5%	▼ 11.9%

The value of residential building approvals in the Territory declined by 7.5 per cent to \$331 million in the year to January 2020. This remains below the 10-year average of \$561 million. Nationally, the total value of residential building approvals declined by 11.9 per cent to \$65.1 billion.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	▼ 66.4%	▲ 6.3%
Year-on-year change (original)	▼ 19.3%	▲ 15.5%

The value of non-residential building approvals in the Territory decreased by 19.3 per cent to a total of \$416 million in the year to January 2020 (Chart 3). The value remains below the 10-year average of \$707 million.

The decrease was driven by a 45.5 per cent decrease in the value of public building approvals to \$177 million, partly offset by a 25.1 per cent increase in private building approvals to a total value of \$239 million. Nationally, the value of non-residential building approvals increased by 15.5 per cent to \$51.5 billion.

Building approvals January 2020

Table 1 - Residential building approvals

	January 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Number					
Original	19	551	-57.8%	-42.4%	-21.7%
– houses	14	407	-62.2%	-39.1%	-27.7%
– other residential (such as units or townhouses)	4	132	-50.0%	-60.0%	10.9%
– alterations, additions and conversions	1	12	n.a.	n.a.	-45.5%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	
Trend	38	545	2.7%	-26.9%	
Value (\$M)					
Original	15	331	-48.5%	-1.4%	-7.5%
Australia					
Number					
Original	10 628	172 571	-22.4%	-10.5%	-16.5%
Seasonally adjusted	13 016	172 631	-15.3%	-11.3%	
Trend	14 229	171 046	0.5%	-6.7%	
Value (\$M)					
Original	4 045	65 125	-21.5%	-6.9%	-11.9%

Table 2 - Non-residential building approvals

	January 2020		Change		
	Month	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory					
Value (\$M)					
Original	8	416	-66.4%	-53.2%	-19.3%
– private	7	239	-43.3%	60.8%	25.1%
– public	1	177	-88.8%	-89.6%	-45.5%
Australia					
Value (\$M)					
Original	4 588	51 459	6.3%	23.3%	15.5%

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:

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