

Building approvals

October 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑2.8%	↑0.3%
Annual change (trend)	↓33.9%	↓12.7%
Year-on-year change (original)	↓27.5%	↓13.8%

In October 2023, the number of residential building approvals in the Territory increased by 2.8% to 37, the third strongest result of the jurisdictions, which otherwise ranged from a decrease of 4.9% in New South Wales to an increase of 12.3% in the Australian Capital Territory. Nationally, residential building approvals increased by 0.3%.

In annual terms, the number of residential building approvals in the Territory decreased by 33.9%. This was the weakest result of the jurisdictions, which otherwise ranged from a decrease of 26.5% in New South Wales to an increase of 3.6% in Western Australia. Nationally, residential building approvals decreased by 12.7%.

In the year to October 2023, residential building approvals in the Territory decreased by 27.5% to 473, compared with a decrease of 13.8% to 166,177 nationally (Chart 1). The Territory reported the second weakest result of the jurisdictions, which otherwise ranged from a decrease of 30.1% in the Australian Capital Territory to a decrease of 7.0% in South Australia (Chart 2). Alterations, additions and conversions approvals decreased by 95.9% from 73 to 3, unit and townhouse approvals decreased by 51.1%, and house approvals decreased by 12.6%.

Value of residential approvals	NT	Aust
Change in month (original)	↑40.9%	↑10.3%
Annual change (original)	↑93.7%	↑1.9%
Year-on-year change (original)	↓1.9%	↓3.0%

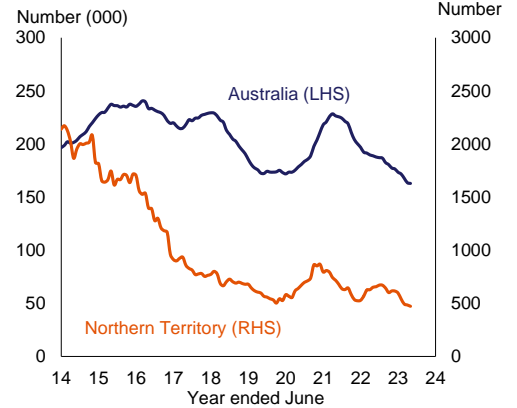
In the year to October 2023, the value of residential building approvals in the Territory decreased by 1.9% to \$367.7 million, compared with a decrease of 3.0% to \$86.9 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑189.9%	↑11.4%
Annual change (original)	↓12.3%	↑9.9%
Year-on-year change (original)	↑14.8%	↑20.7%

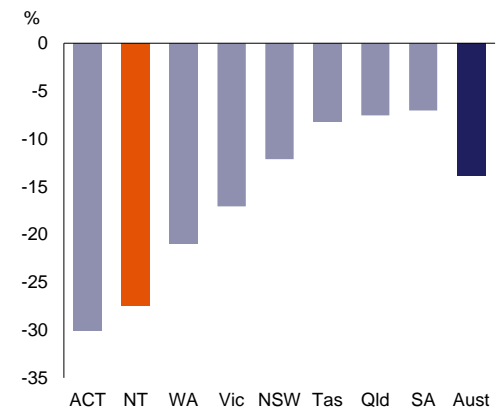
In October 2023, the value of non-residential building approvals in the Territory increased by 189.9% to \$103.3 million, reflecting an increase of 364.6% in private non-residential building approvals, partly offset by a decrease of 79.0% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 11.4% to \$5.8 billion.

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



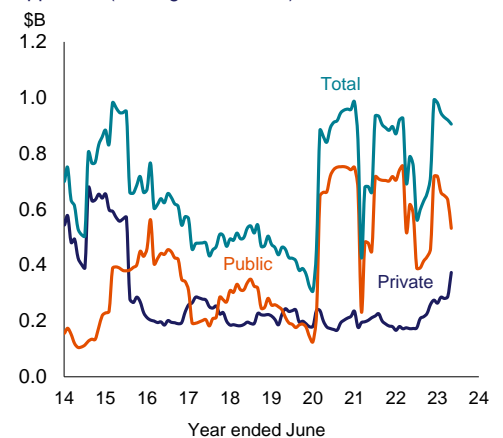
Source: DTF; ABS Cat. No. 8731.0

Chart 2: Number of residential building approvals (year-on-year percentage change)



Source: DTF; ABS Cat. No. 8731.0

Chart 3: Value of Territory non-residential building approvals (moving annual total)



Source: DTF; ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Oct 22	Sep 23	Oct 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	45	39	33	473	-15.4%	-26.7%	-27.5%
– houses	42	39	33	424	-15.4%	-21.4%	-12.6%
– other residential ⁴	0	0	0	46	n/a	n/a	-51.1%
– alterations, additions and conversions	3	0	0	3	n/a	-100.0%	-95.9%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	56	36	37	471	2.8%	-33.9%	
Value (\$M)							
Original	27.6	37.9	53.4	367.7	40.9%	93.7%	-1.9%
Australia							
Number							
Original	15 350	13 399	14 674	166 177	9.5%	-4.4%	-13.8%
Seasonally adjusted	15 146	13 231	14 223	166 236	7.5%	-6.1%	
Trend	15 914	13 846	13 885	166 768	0.3%	-12.7%	
Value (\$M)							
Original	7 632	7 049	7 776	86 942	10.3%	1.9%	-3.0%

Table 2 - Non-residential building approvals

	Period				Change		
	Oct 22	Sep 23	Oct 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	117.8	35.6	103.3	905.8	189.9%	-12.3%	14.8%
– private	14.2	21.6	100.3	373.9	364.6%	604.8%	117.0%
– public	103.5	14.0	3.0	531.9	-79.0%	-97.1%	-13.8%
Australia							
Value (\$M)							
Original	5 310	5 237	5 836	73 218	11.4%	9.9%	20.7%

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

More information

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