

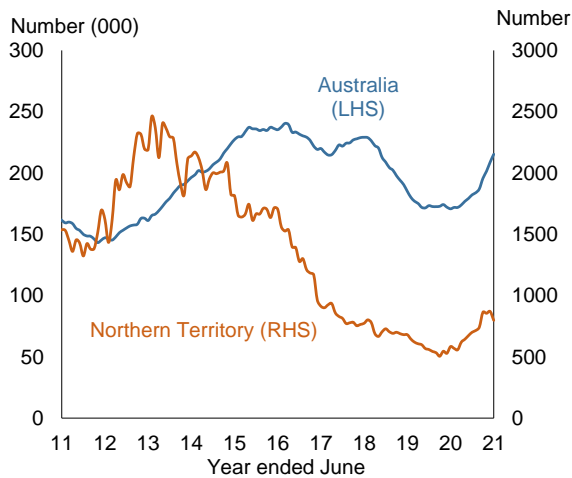
ECONOMIC BRIEF

Building approvals

June 2021

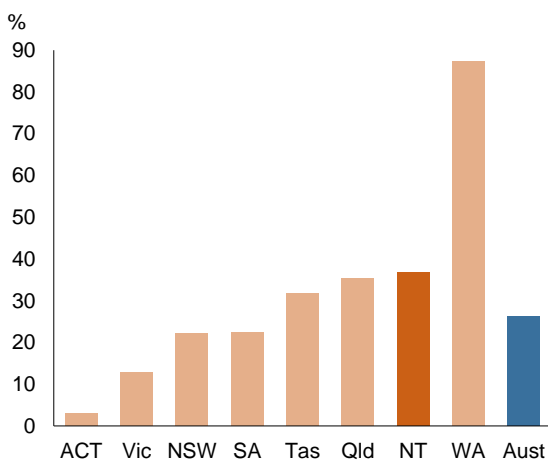
Released: 3 August 2021 | Next release: 31 August 2021

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



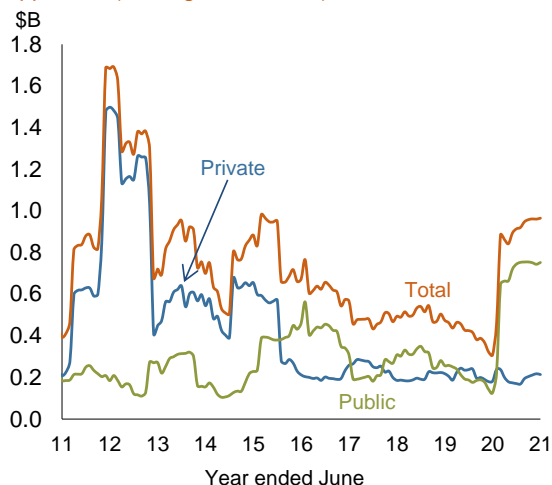
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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

This 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 can be volatile.

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (original)	↓13.3%	↓6.8%
Annual change (original)	↓58.4%	↑49.6%
Year-on-year change (original)	↑36.7%	↑26.3%

In June 2021, the number of residential building approvals in the Territory decreased by 13.3% to 52, the third largest decrease of the jurisdictions, which otherwise ranged from a 31.3% decrease in Western Australian to a 31.3% increase in the Australian Capital Territory. The monthly decrease was largely due to a fall in unit and townhouse approvals, which were down from 19 to 2 in the month. Nationally residential building approvals decreased by 6.8% in the month.

In year-on-year terms, residential building approvals in the Territory increased by 36.7% to 797 and increased by 26.3% nationally (Chart 1). The Territory reported the second largest increase of the jurisdictions, behind Western Australia (up by 87.3%) (Chart 2). In 2020-21, house approvals in the Territory increased by 77.1%, unit and townhouse approvals decreased by 59.2%, and alterations, additions and conversions approvals increased by 43.8%.

Value of residential approvals	NT	Aust
Change in month (original)	↑26.6%	↓3.1%
Year-on-year change (original)	↑19.1%	↑27.9%

In 2020-21, the value of residential building approvals in the Territory increased by 19.1% to \$410 million. Nationally, the total value of residential building approvals increased by 27.9% to \$84 billion.

Non-residential building approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑48.5%	↓7.9%
Year-on-year change (original)	↑213.4%	↓0.9%

In June 2021, the value of non-residential building approvals in the Territory increased by 48.5% to \$34 million, reflecting a 198.1% increase in the value of public non-residential building approvals, partly offset by an 8.0% decrease in the value of private non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 7.9% to \$4.9 billion.

Building approvals June 2021

Table 1 - Residential building approvals

	Period				Change		
	Jun 20	May 21	Jun 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	125	60	52	797	-13.3%	-58.4%	36.7%
– houses	48	39	49	705	25.6%	2.1%	77.1%
– other residential ⁴	75	19	2	69	-89.5%	-97.3%	-59.2%
– alterations, additions and conversions	2	2	1	23	-50.0%	-50.0%	43.8%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend ⁵	n/a	n/a	n/a	n/a	n/a	n/a	
Value (\$M)							
Original	52	30	38	410	26.6%	-28.0%	19.1%
Australia							
Number							
Original	13 119	21 055	19 629	219 273	-6.8%	49.6%	26.3%
Seasonally adjusted	12 701	20 263	18 911	219 720	-6.7%	48.9%	
Trend ⁵	n/a	n/a	n/a	n/a	n/a	n/a	
Value (\$M)							
Original	5 143	8 002	7 752	83 990	-3.1%	50.7%	27.9%

Table 2 - Non-residential building approvals

	Period				Change		
	Jun 20	May 21	Jun 21	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	29	23	34	965	48.5%	15.7%	213.4%
– private	19	16	15	213	-8.0%	-20.8%	17.6%
– public	10	6	19	752	198.1%	85.8%	494.2%
Australia							
Value (\$M)							
Original	4 091	5 341	4 919	51 488	-7.9%	20.2%	-0.9%

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.

5 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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