

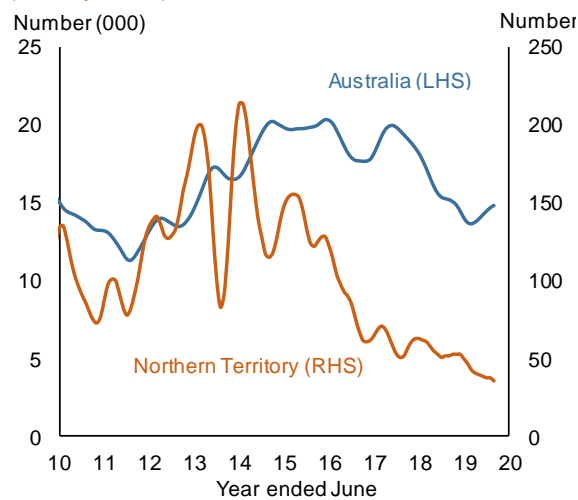
ECONOMIC BRIEF

Building approvals

February 2020

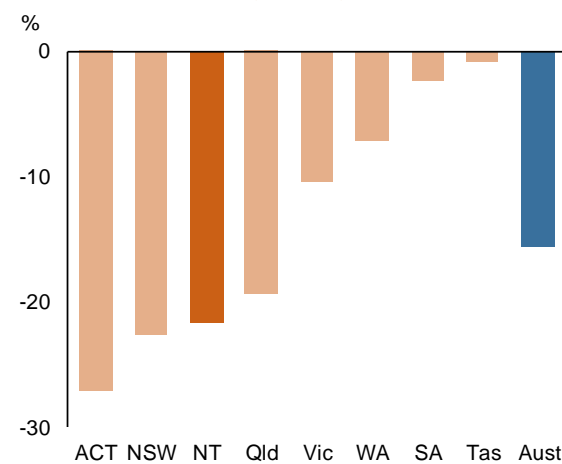
Released: 1 April 2020 | Next release: 4 May 2020

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



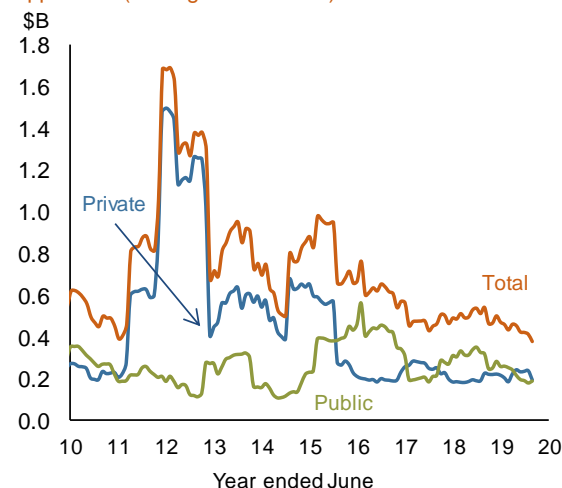
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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) | ↓5.3% | ↑1.0% |
| Annual change (trend) | ↓30.8% | ↓2.5% |
| Year-on-year change (original) | ↓21.7% | ↓15.6% |

In February 2020, the trend number of residential building approvals in the Territory decreased by 5.3 per cent to 36 approvals (Chart 1). Across the jurisdictions, the monthly change in building approvals ranged from a decline of 7.7 per cent in the Australian Capital Territory to an increase of 3.9 per cent in Victoria. Nationally, residential building approvals increased by 1.0 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 21.7 per cent to 541 approvals, recording the third lowest decline of the jurisdictions (Chart 2). The year-on-year result reflects declines in approvals for alterations, additions and conversions (down 40.0 per cent), houses (down 25.9 per cent), and other residential approvals (units and townhouses) (down 0.8 per cent).

| Value of residential approvals | NT | Aust |
|--------------------------------|--------|--------|
| Change in month (original) | ↑67.2% | ↑42.3% |
| Year-on-year change (original) | ↓4.5% | ↓11.7% |

The value of residential building approvals in the Territory declined by 4.5 per cent to \$333 million in the year to February 2020. This remains below the 10-year average of \$561 million. Nationally, the total value of residential building approvals declined by 11.7 per cent to \$65.0 billion.

Non-residential approvals

| Value of non-residential approvals | NT | Aust |
|------------------------------------|---------|--------|
| Change in month (original) | ↑168.7% | ↓5.9% |
| Year-on-year change (original) | ↓30.0% | ↑18.3% |

The value of non-residential building approvals in the Territory decreased by 30.0 per cent to a total of \$382 million in the year to February 2020 (Chart 3). The value remains below the 10-year average of \$706 million.

The decrease was driven by a 41.4 per cent decrease in the value of public building approvals to \$186 million and a 13.9 per cent decrease in private building approvals to a total value of \$195 million. Nationally, the value of non-residential building approvals increased by 18.3 per cent to \$52.1 billion.

Building approvals February 2020

Table 1 - Residential building approvals

| | February 2020 | | Change | | |
|---|---------------|--------------|----------------------|---------------------|---------------------------|
| | Month | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | |
| Number | | | | | |
| Original | 34 | 541 | 78.9% | -22.7% | -21.7% |
| – houses | 28 | 404 | 100.0% | -9.7% | -25.9% |
| – other residential (such as units or townhouses) | 4 | 125 | 0.0% | -63.6% | -0.8% |
| – alterations, additions and conversions | 2 | 12 | 100.0% | 0.0% | -40.0% |
| Seasonally adjusted | n.a. | n.a. | n.a. | n.a. | |
| Trend | 36 | 531 | -5.3% | -30.8% | |
| Value (\$M) | | | | | |
| Original | 25 | 333 | 67.2% | 9.3% | -4.5% |
| Australia | | | | | |
| Number | | | | | |
| Original | 15 593 | 172 424 | 44.6% | -3.2% | -15.6% |
| Seasonally adjusted | 15 698 | 172 021 | 19.9% | -5.8% | |
| Trend | 14 823 | 171 607 | 1.0% | -2.5% | |
| Value (\$M) | | | | | |
| Original | 5 839 | 65 029 | 42.3% | -3.8% | -11.7% |

Table 2 - Non-residential building approvals

| | February 2020 | | Change | | |
|---------------------------|---------------|--------------|----------------------|---------------------|---------------------------|
| | Month | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | |
| Value (\$M) | | | | | |
| Original | 24 | 382 | 168.7% | -59.3% | -30.0% |
| – private | 9 | 195 | 25.7% | -83.6% | -13.9% |
| – public | 15 | 186 | 662.5% | 156.0% | -41.4% |
| Australia | | | | | |
| Value (\$M) | | | | | |
| Original | 4 324 | 52 065 | -5.9% | 15.0% | 18.3% |

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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