

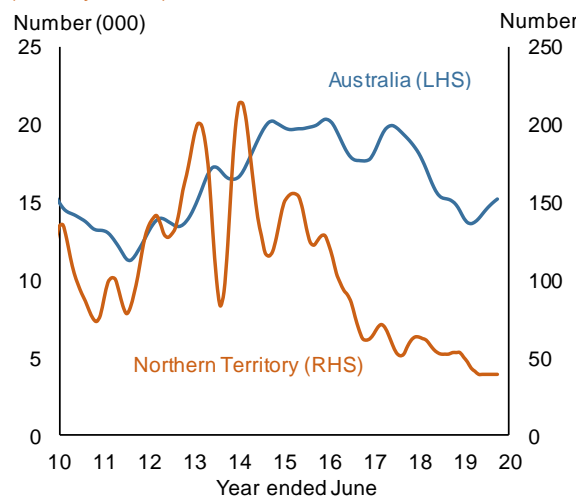
ECONOMIC BRIEF

Building approvals

March 2020

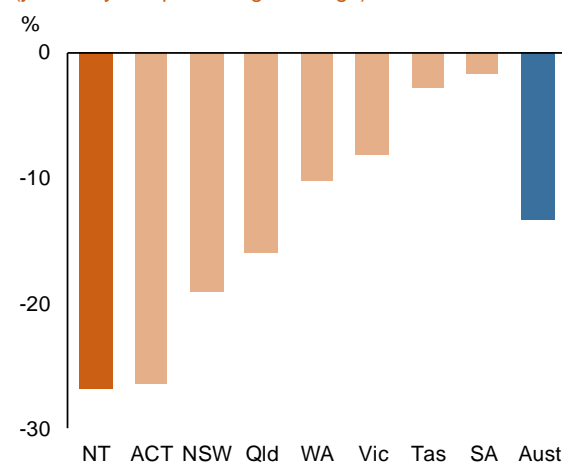
Released: 4 May 2020 | Next release: 3 June 2020

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



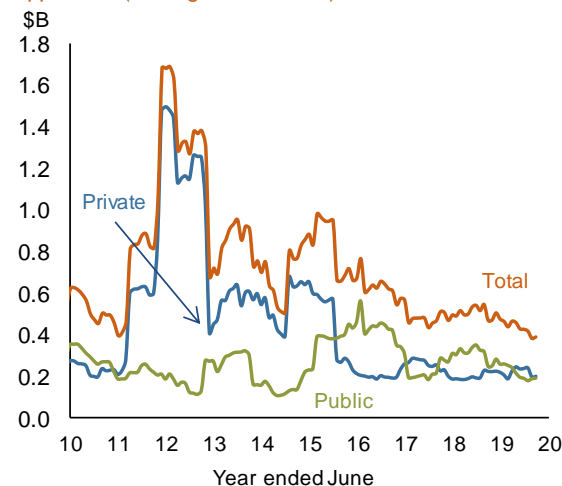
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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) | flat | ↑1.3% |
| Annual change (trend) | ↓26.4% | ↑1.0% |
| Year-on-year change (original) | ↓26.9% | ↓13.4% |

In March 2020, the trend number of residential building approvals in the Territory remained unchanged at 39 approvals (Chart 1). Across the jurisdictions, the monthly change in building approvals ranged from a decline of 7.0 per cent in the Australian Capital Territory to an increase of 5.2 per cent in New South Wales. Nationally, residential building approvals increased by 1.3 per cent in the month.

In year-on-year terms, residential building approvals in the Territory decreased by 26.9 per cent to 512 approvals, recording the largest decline of the jurisdictions (Chart 2). The year-on-year result reflects declines in approvals for other residential approvals (units and townhouses) (down 46.2 per cent), alterations, additions and conversions (down 35.0 per cent), and houses (down 20.7 per cent).

| Value of residential approvals | NT | Aust |
|--------------------------------|--------|-------|
| Change in month (original) | ↓12.0% | ↓3.7% |
| Year-on-year change (original) | ↓10.5% | ↓9.8% |

The value of residential building approvals in the Territory declined by 10.5 per cent to \$319 million in the year to March 2020. This remains below the 10-year average of \$561 million. Nationally, the total value of residential building approvals declined by 9.8 per cent to \$65.3 billion.

Non-residential approvals

| Value of non-residential approvals | NT | Aust |
|------------------------------------|--------|--------|
| Change in month (original) | ↓20.8% | ↓20.7% |
| Year-on-year change (original) | ↓17.1% | ↑16.9% |

The value of non-residential building approvals in the Territory decreased by 17.1 per cent to a total of \$388 million in the year to March 2020 (Chart 3). The value remains below the 10-year average of \$704 million.

The decrease was driven by a 23.1 per cent decrease in the value of public building approvals to \$189 million and a 10.5 per cent decrease in private building approvals to a total value of \$199 million. Nationally, the value of non-residential building approvals increased by 16.9 per cent to \$52 billion.

Building approvals March 2020

Table 1 - Residential building approvals

| | March 2020 | | Change | | |
|---|------------|--------------|----------------------|---------------------|---------------------------|
| | Month | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | |
| Number | | | | | |
| Original | 43 | 512 | 26.5% | -40.3% | -26.9% |
| – houses | 36 | 414 | 28.6% | 38.5% | -20.7% |
| – other residential (such as units or townhouses) | 5 | 85 | 25.0% | -88.9% | -46.2% |
| – alterations, additions and conversions | 2 | 13 | 0.0% | 100.0% | -35.0% |
| Seasonally adjusted | n.a. | n.a. | n.a. | n.a. | |
| Trend | 39 | 521 | 0.0% | -26.4% | |
| Value (\$M) | | | | | |
| Original | 22 | 319 | -12.0% | -39.6% | -10.5% |
| Australia | | | | | |
| Number | | | | | |
| Original | 15 437 | 173 067 | -2.2% | 0.3% | -13.4% |
| Seasonally adjusted | 15 279 | 172 735 | -4.0% | 0.2% | |
| Trend | 15 234 | 172 406 | 1.3% | 1.0% | |
| Value (\$M) | | | | | |
| Original | 5 683 | 65 253 | -3.7% | 0.7% | -9.8% |

Table 2 - Non-residential building approvals

| | March 2020 | | Change | | |
|---------------------------|------------|--------------|----------------------|---------------------|---------------------------|
| | Month | Year to date | Monthly ¹ | Annual ² | Year-on-year ³ |
| Northern Territory | | | | | |
| Value (\$M) | | | | | |
| Original | 19 | 388 | -20.8% | 54.0% | -17.1% |
| – private | 10 | 199 | 14.7% | 54.2% | -10.5% |
| – public | 9 | 189 | -40.9% | 53.8% | -23.1% |
| Australia | | | | | |
| Value (\$M) | | | | | |
| Original | 3 425 | 51 992 | -20.7% | -5.7% | 16.9% |

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.

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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