

Building approvals

November 2023 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑2.6%	↑0.3%
Annual change (trend)	↓14.9%	↓8.3%
Year-on-year change (original)	↓28.3%	↓13.5%

In November 2023, the number of residential building approvals in the Territory increased by 2.6% to 40, the second strongest result of the jurisdictions, which ranged from a decrease of 3.9% in New South Wales and Tasmania to an increase of 22.5% 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 14.9%. This was the second weakest result of the jurisdictions, which ranged from a decrease of 21.5% in New South Wales to an increase of 65.8% in the Australian Capital Territory. Nationally, residential building approvals decreased by 8.3%.

In the year to November 2023, residential building approvals in the Territory decreased by 28.3% to 471, compared with a decrease of 13.5% to 165,946 nationally (Chart 1). The Territory reported the weakest result of the jurisdictions, which otherwise ranged from a decrease of 23.3% in the Australian Capital Territory to a decrease of 10.0% in Queensland (Chart 2). Alterations, additions and conversions approvals decreased by 91.5% from 71 to 6, unit and townhouse approvals decreased by 27.1%, and house approvals decreased by 19.4%.

Value of residential approvals	NT	Aust
Change in month (original)	↓16.0%	↑3.3%
Annual change (original)	↑66.2%	↑1.6%
Year-on-year change (original)	↑5.5%	↓3.3%

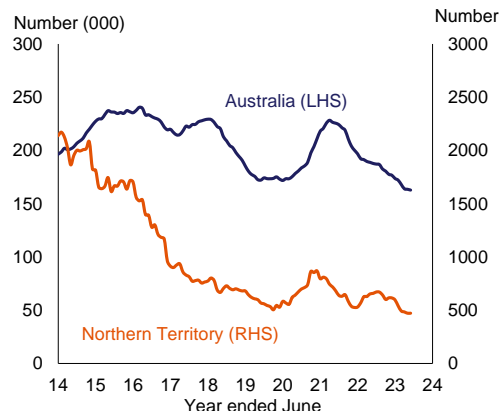
In the year to November 2023, the value of residential building approvals in the Territory increased by 5.5% to \$383.9 million, compared with a decrease of 3.3% to \$87.3 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↓77.0%	↓23.1%
Annual change (original)	↑18.3%	↓23.3%
Year-on-year change (original)	↑20.6%	↑17.0%

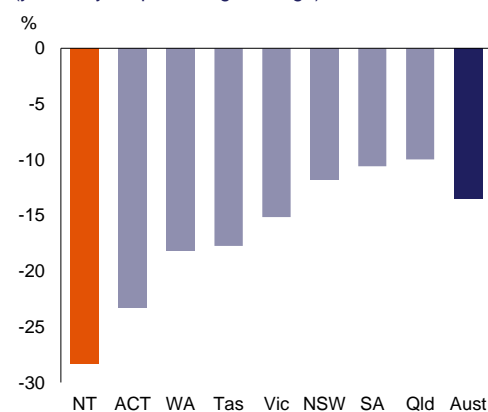
In November 2023, the value of non-residential building approvals in the Territory decreased by 77.0% to \$23.8 million, reflecting a decrease of 84.1% in private non-residential building approvals, partly offset by an increase of 163.5% in public non-residential building approvals (Chart 3). Nationally, the value of non-residential building approvals decreased by 23.1% to \$4.7 billion.

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



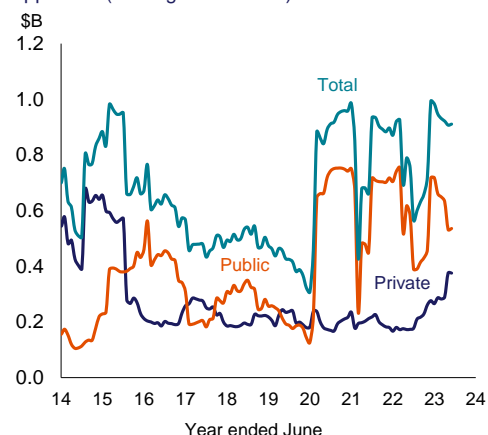
Source: DTF; ABS Cat. No. 8731.0

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		
	Nov 22	Oct 23	Nov 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Number							
Original	46	33	46	471	39.4%	0.0%	-28.3%
– houses	44	33	17	395	-48.5%	-61.4%	-19.4%
– other residential ⁴	2	0	26	70	n/a	1200.0%	-27.1%
– alterations, additions and conversions	0	0	3	6	n/a	n/a	-91.5%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend	47	39	40	466	2.6%	-14.9%	
Value (\$M)							
Original	27.0	53.4	44.8	383.9	-16.0%	66.2%	5.5%
Australia							
Number							
Original	16 380	14 840	15 476	165 946	4.3%	-5.5%	-13.5%
Seasonally adjusted	15 223	14 295	14 529	166 127	1.6%	-4.6%	
Trend	15 378	14 061	14 101	166 113	0.3%	-8.3%	
Value (\$M)							
Original	8 052	7 917	8 182	87 291	3.3%	1.6%	-3.3%

Table 2 - Non-residential building approvals

	Period				Change		
	Nov 22	Oct 23	Nov 23	Year to date	Monthly ¹	Annual ²	Year-on-year ³
Northern Territory							
Value (\$M)							
Original	20.1	103.3	23.8	911.0	-77.0%	18.3%	20.6%
– private	16.1	100.3	16.0	375.3	-84.1%	-0.5%	116.7%
– public	4.0	3.0	7.8	535.6	163.5%	94.0%	-7.9%
Australia							
Value (\$M)							
Original	6 082	6 066	4 664	72 147	-23.1%	-23.3%	17.0%

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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