

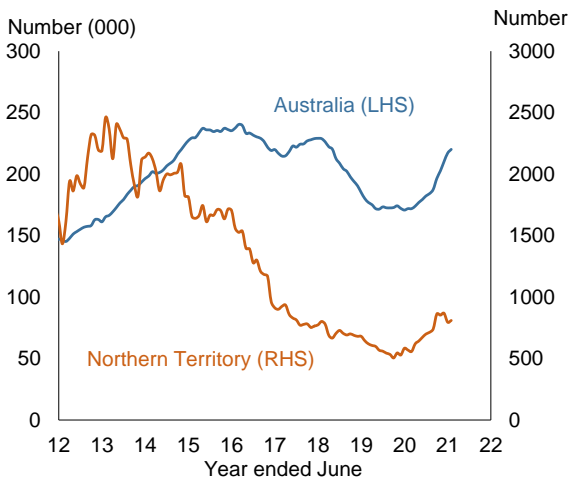
# ECONOMIC BRIEF

## Building approvals

July 2021

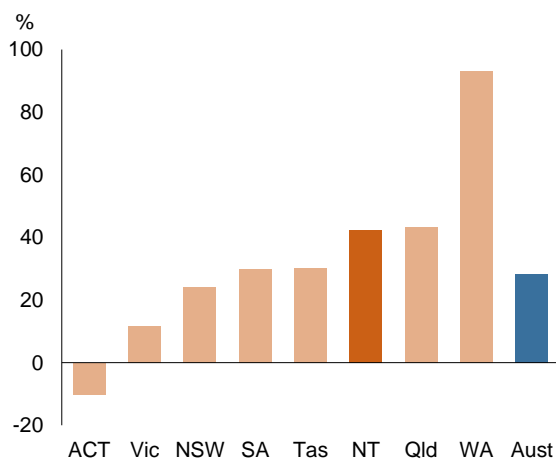
Released: 31 August 2021 | Next release: 30 September 2021

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



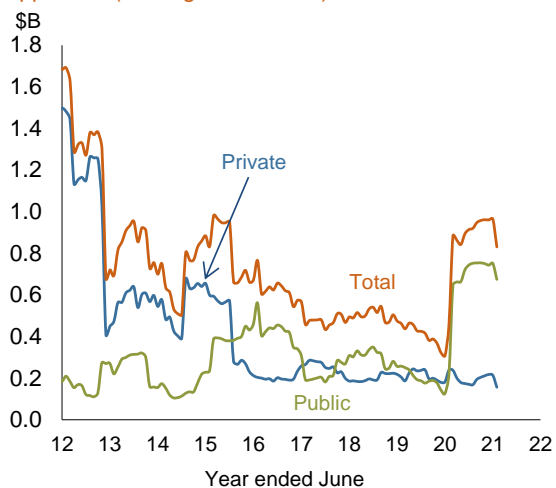
Source: Department of Treasury and Finance, ABS Cat. No. 8731.0

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)	↓13.5%	↓6.4%
Annual change (original)	↑45.2%	↑19.1%
Year-on-year change (original)	↑42.4%	↑28.1%

In July 2021, the number of residential building approvals in the Territory decreased by 13.5% to 45, the fourth strongest result of the jurisdictions, with New South Wales reporting the only increase (up by 3.5%). The decrease largely reflects a fall in house approvals, down from 49 to 35. Nationally residential building approvals fell by 6.4% in the month.

Through the year, the number of residential building approvals increased by 45.2%, reflecting more house approvals (from 26 to 35) and unit and townhouse approvals (from 2 to 10). Nationally, residential building approvals were up by 19.1%.

In year-on-year terms, residential building approvals in the Territory increased by 42.4% to 809, compared with an increase of 28.1% nationally (Chart 1). The Territory reported the third largest increase of the jurisdictions, behind Western Australia and Queensland (up by 93.1% and 43.1% respectively) (Chart 2). House approvals increased by 86.9%, unit and townhouse approvals decreased by 53.9%, and alterations, additions and conversions approvals decreased by 5.3%.

Value of residential approvals	NT	Aust
Change in month (original)	↓26.2%	↓2.7%
Annual change (original)	↑45.6%	↑27.6%
Year-on-year change (original)	↑23.8%	↑30.4%

In the year to July 2021, the value of residential building approvals in the Territory increased by 23.8% to \$418 million, compared with an increase of 30.4% to \$86 billion nationally.

## Non-residential building approvals

Value of non-residential approvals	NT	Aust
Change in month (original)	↑1.8%	↓23.5%
Annual change (original)	↓79.6%	↓8.4%
Year-on-year change (original)	↑81.9%	↑0.3%

In July 2021, the value of non-residential building approvals in the Territory increased by 1.8% to \$34 million, reflecting a 32.6% increase in public non-residential building approvals, partly offset by a 35.8% decrease in private non-residential building approvals. Nationally, the value of non-residential building approvals decreased by 23.5% to \$3.8 billion.

## Building approvals July 2021

Table 1 - Residential building approvals

	Period				Change		
	Jul 20	Jun 21	Jul 21	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Number</b>							
Original	31	52	45	809	-13.5%	45.2%	42.4%
– houses	26	49	35	714	-28.6%	34.6%	86.9%
– other residential <sup>4</sup>	2	2	10	77	400.0%	400.0%	-53.9%
– alterations, additions and conversions	3	1	0	18	-100.0%	-100.0%	-5.3%
Seasonally adjusted	n/a	n/a	n/a	n/a	n/a	n/a	
Trend <sup>5</sup>	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Value (\$M)</b>							
Original	19	38	28	418	-26.2%	45.6%	23.8%
<b>Australia</b>							
<b>Number</b>							
Original	15 708	19 986	18 716	223 976	-6.4%	19.1%	28.1%
Seasonally adjusted	14 487	19 264	17 601	224 559	-8.6%	21.5%	
Trend <sup>5</sup>	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Value (\$M)</b>							
Original	6 026	7 898	7 687	86 341	-2.7%	27.6%	30.4%

Table 2 - Non-residential building approvals

	Period				Change		
	Jul 20	Jun 21	Jul 21	Year to date	Monthly <sup>1</sup>	Annual <sup>2</sup>	Year-on-year <sup>3</sup>
<b>Northern Territory</b>							
<b>Value (\$M)</b>							
Original	168	34	34	831	1.8%	-79.6%	81.9%
– private	67	15	10	156	-35.8%	-85.5%	-34.5%
– public	101	19	25	675	32.6%	-75.8%	208.7%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	4 158	4 983	3 811	51 901	-23.5%	-8.4%	0.3%

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.

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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