

# Building approvals

January 2025 | Economic brief

## Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↑6.3%
Monthly change (trend)	↑8.0%	↓1.1%
Year-ended change (seasonally adjusted)	n.a.	↑21.7%
Year-ended change (trend)	↑74.2%	↑13.8%

In January 2025, the number of residential building approvals in the Territory increased by 8.0% to 54 (Chart 1), the strongest result of the jurisdictions, which otherwise ranged from a decline of 2.9% in Victoria to an increase of 3.6% in the Australian Capital Territory. Nationally, residential building approvals declined by 1.1%.

Over the year to January 2025, the number of residential building approvals in the Territory increased by 74.2% (Chart 2). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 58.2% in the Australian Capital Territory to an increase of 36.9% in South Australia. Nationally, residential building approvals increased by 13.8%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↑69.5%	↑8.9%

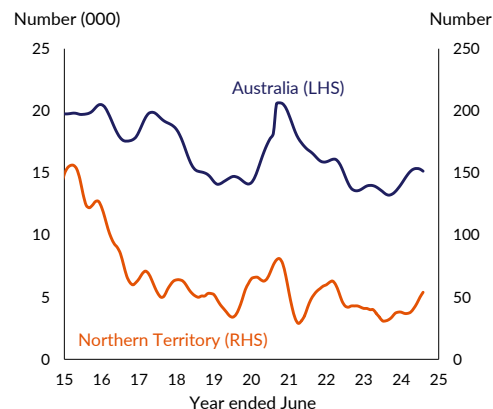
Over the year to January 2025, the value of residential building approvals in the Territory increased by 69.5% to \$32.8 million, compared with an increase of 8.9% to \$7.2 billion nationally.

## Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↓31.8%	↑0.3%

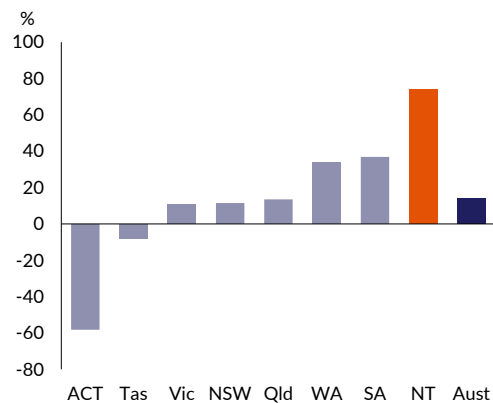
Over the year to January 2025, the value of non-residential building approvals in the Territory declined by 31.8% to \$17.1 million, reflecting a decline of 4.3% in public non-residential building approvals, and a decline of 53.9% in private non-residential building approvals. Nationally, the value of non-residential building approvals increased by 0.3% to \$4.8 billion.

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



Source: DTF; ABS Cat. No. 8731.0

Chart 2: Number of residential building approvals (year-ended change, trend)



Source: DTF; ABS Cat. No. 8731.0

Table 1 - Residential building approvals

	Period				Change		
	Jan 24	Dec 24	Jan 25	Year to date	Monthly <sup>1</sup>	Year-ended <sup>2</sup>	Year-average <sup>3</sup>
<b>Northern Territory</b>							
<b>Number</b>							
Original	14	25	63	489	n.p.	350.0%	2.7%
- houses	14	25	35	393	n.p.	150.0%	0.8%
- other residential <sup>4</sup>	0	0	28	94	n.p.	n/a	17.5%
- alterations, additions and conversions	0	0	0	2	n.p.	n.a.	-66.7%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	31	50	54	481	8.0%	74.2%	
<b>Value (\$M)</b>							
Original	19.3	18.8	32.8	342.3	n.p.	69.5%	-14.3%
<b>Australia</b>							
<b>Number</b>							
Original	10 993	14 161	13 014	174 478	n.p.	18.4%	5.8%
Seasonally adjusted	13 619	15 603	16 579	174 942	6.3%	21.7%	
Trend	13 303	15 309	15 142	173 447	-1.1%	13.8%	
<b>Value (\$M)</b>							
Original	6 605	8 051	7 190	98 222	n.p.	8.9%	10.6%

Table 2 - Non-residential building approvals

	Period				Change		
	Jan 24	Dec 24	Jan 25	Year to date	Monthly <sup>1</sup>	Year-ended <sup>2</sup>	Year-average <sup>3</sup>
<b>Northern Territory</b>							
<b>Value (\$M)</b>							
Original	25.0	195.8	17.1	1250.9	n.p.	-31.8%	67.1%
- private	13.9	28.5	6.4	326.6	n.p.	-53.9%	13.8%
- public	11.1	167.3	10.7	924.3	n.p.	-4.3%	100.2%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	4 757	6 817	4 773	65 644	n.p.	0.3%	-11.1%

n.a.: not applicable or not available; n.p.: not published

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.

Caution is advised when using original monthly data, which is often derived from small samples and highly volatile.

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

Term	Definition
Residential building	Buildings that contain one or more dwellings, intended for the provision of long-term accommodation.
Non-residential building	Building either classified as a commercial building, industrial building and other non-residential building.
Commercial building	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily for retail and wholesale trade, office and transport activities.
Industrial building	Buildings used for warehousing, primary production and the production and assembly activities of industrial or manufacturing processes.
Other non-residential building	Non-residential buildings for the provision of education, religious worship or other religious activities, aged and health care, recreation, entertainment, or commercial temporary accommodation.

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 \(abs.gov.au\)](#)

## More information

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