

# Building approvals

May 2025 | Economic brief

## Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↑3.2%
Monthly change (trend)	↓3.8%	↓0.2%
Year-ended change (seasonally adjusted)	n.a.	↑6.5%
Year-ended change (trend)	↑37.8%	↑9.8%

The trend number of residential building approvals in the Territory declined by 3.8% to 51 in May 2025 (Chart 1). This is the second weakest result of the jurisdictions, which ranged from a decline of 8.0% in the Australian Capital Territory to an increase of 1.8% in New South Wales. Nationally, residential building approvals declined by 0.2%.

The trend number of residential building approvals in the Territory increased by 37.8% over the year to May 2025. This was the strongest result of the jurisdictions (Chart 2), which otherwise ranged from a decline of 13.4% in Tasmania to an increase of 29.6% in the Australian Capital Territory. Nationally, residential building approvals increased by 9.8%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↑18.5%	↑11.5%

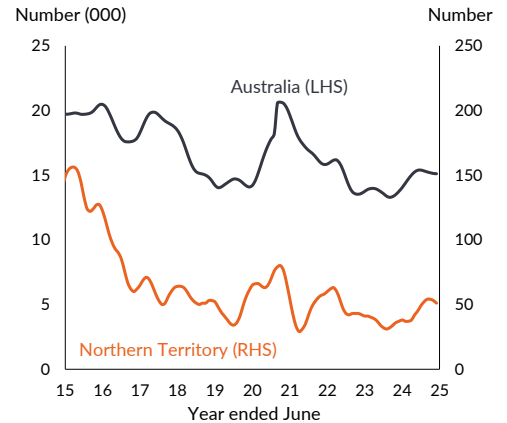
The value of residential building approvals in the Territory increased by 18.5% to \$34.5 million over the year to May 2025, compared with an increase of 11.5% to \$9.9 billion nationally.

## Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↓0.4%	↑0.5%

The value of non-residential building approvals in the Territory declined by 0.4% to \$110.6 million over the year to May 2025, reflecting a decline of 87.5% in public non-residential building approvals, partly offset by an increase of 324.7% in private non-residential building approvals. Nationally, the value of non-residential building approvals increased by 0.5% to \$6.9 billion.

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



Source: DTF; ABS, Building Approvals

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



Source: DTF; ABS, Building Approvals

Table 1 - Residential building approvals

	Period				Change		
	May 24	Apr 25	May 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	40	63	40	536	n.p.	0.0%	21.3%
- houses	33	44	40	425	n.p.	21.2%	18.1%
- other residential <sup>4</sup>	7	14	0	103	n.p.	-100.0%	30.4%
- alterations, additions and conversions	0	5	0	8	n.p.	n.a.	166.7%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	37	53	51	550	-3.8%	37.8%	
<b>Value (\$M)</b>							
Original	29.2	34.3	34.5	361.8	n.p.	18.5%	-4.4%
<b>Australia</b>							
<b>Number</b>							
Original	15 946	14 326	16 633	181 643	n.p.	4.3%	10.2%
Seasonally adjusted	14 289	14 736	15 212	182 894	3.2%	6.5%	
Trend	13 768	15 142	15 119	180 283	-0.2%	9.8%	
<b>Value (\$M)</b>							
Original	8 866	8 270	9 884	104 251	n.p.	11.5%	15.4%

Table 2 - Non-residential building approvals

	Period				Change		
	May 24	Apr 25	May 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	111.1	420.9	110.6	1527.7	n.p.	-0.4%	118.9%
- private	23.5	19.6	99.6	437.3	n.p.	324.7%	76.0%
- public	87.6	401.3	11.0	1090.3	n.p.	-87.5%	142.6%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	6 907	8 105	6 942	71 222	n.p.	0.5%	0.3%

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, *Building Approvals, Australia*

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 monthly data for the Territory, which is often derived from small samples and highly volatile. Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.

[Building Approvals, Australia | Australian Bureau of Statistics \(abs.gov.au\)](https://abs.gov.au)

## More information

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