

Residential Building Approvals

The number of trend residential building approvals in the Territory continued to rebound strongly from the low recorded in July 2008. In December 2009, there were 153 residential building approvals, an increase of 10.9% from the previous month. Nationally, there was a 3.1% increase in residential building approvals in the month.

Number of Residential Approvals	NT	AUS
Change in the month (trend)	↑10.9%	↑3.1%
Annual change (trend)	↑86.6%	↑44.3%
Year on year change (original)	↑43.0%	↓2.1%

In December 2009, the trend number of residential building approvals in the Territory increased by 10.9% from the previous month and by 86.6% compared to December 2008.

Data on the value of residential building approvals is only available in original terms. In December 2009, the value of residential approvals in the Territory increased by 236.5% compared with December 2008.

In year on year terms, the number of residential building approvals in the Territory increased by 43.0% to 1311. The Territory had the highest growth rate of the jurisdictions and well above the national average of residential building approvals which declined by 2.1% over the same period (Chart 2). Data on residential building type is only available in original terms. In 2009, the number of:

- 'House' approvals increased by 54.5% to 882;
- 'Unit' approvals increased by 24.6% to 405; and
- 'Other' approvals (alterations, additions and conversions) increased by 14.3% to 24.

In 2009, the number of private house approvals in the Territory increased by 38.8% to 687, public house approvals increased by 156.6% to 195 and private unit approvals increased by 4.0% to 336.

In December 2009, residential building approvals in the Territory were supported by relatively low interest rates and government housing initiatives, including the Territory Government's Buildstart program.

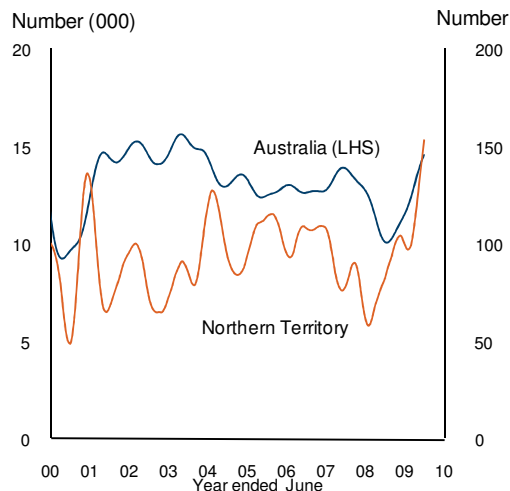
Non-Residential Approvals

Value of Approvals	NT	AUS
Change in the month (original)	↓31.2%	↓17.9%
Change in the year (original)	↑44.1%	↑4.4%

In 2009, the value of Territory non-residential building approvals increased by 44.1% to \$511M. This was driven by a 104.1% increase in public sector approvals relating to the Rosebery primary and middle school and Commonwealth Government stimulus measures. Private sector approvals increased by 6.5% in the year (Chart 3).

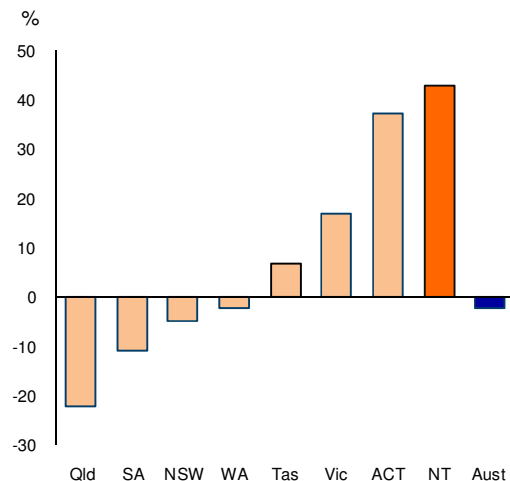
Released: 4 February 2010
Next Release: 2 March 2010

Chart 1: No. of Residential Building Approvals (Trend)



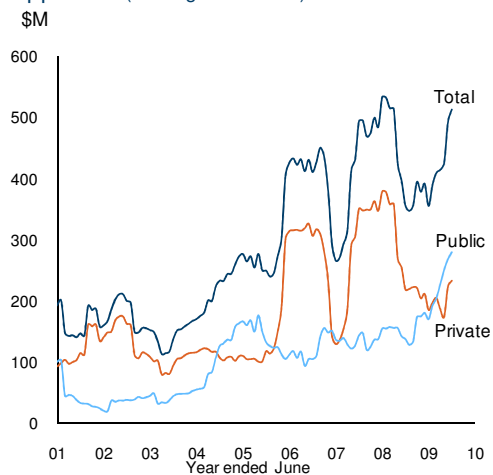
Source: ABS Cat. No. 8731.0

Chart 2: No. of Residential Building Approvals (Year on year percentage change)



Source: ABS Cat. No. 8731.0

Chart 3: Territory Non Residential Building Approvals (Moving annual total)



Source: ABS Cat. No. 8731.0



Residential Building Approvals

	December		change		
	month	year to date	monthly ¹	annual ²	year on year ³
Northern Territory					
Number					
original	186	1 311	44.2%	257.7%	43.0%
<i>houses</i>	86	882	7.5%	109.8%	54.5%
<i>units</i>	97	405	120.5%	1112.5%	24.6%
<i>other</i>	3	24	-40.0%	0.0%	14.3%
seasonally adj.	na	na	na	na	
trend	153	1 306	10.9%	86.6%	
Value (\$M)					
original	59	462	32.5%	236.5%	25.6%
Australia					
Number					
original	13 560	145 060	-6.4%	51.3%	-2.1%
seasonally adj	14 869	144 992	2.2%	53.3%	
trend	14 594	144 163	3.1%	44.3%	
Value (\$M)					
original	3 702	39 756	-5.3%	47.0%	-7.2%

Non Residential Building Approvals

	December		change		
	month	year to date	monthly ¹	annual ²	year on year ³
Northern Territory					
Value (\$M)					
original	57.3	511	-31.2%	58.6%	44.1%
Australia					
Value (\$M)					
original	3 760	37 596	-17.9%	127.8%	4.4%

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

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

Source: ABS Cat. No. 8731.0

Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.