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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

BUILDING STATISTICS - NORTHERN TERRITORY

NO. 31 : JUNE QUARTER, 1963

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EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the June Quarter, 1963. For comparison, figures for earlier periods are also shown.

2. Details relate only to the erection of new buildings, as distinct from the construction of railways, bridges, earthworks, water storage, etc. Additions of £5,000 and over to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs are excluded.

3. The figures do not include temporary dwellings, sheds, huts, etc. Figures for houses exclude flats. The number of dwellings attached to other new buildings is not shown but their value is included with the value of the buildings to which they are attached.

4. The following definitions apply throughout:-

COMMENCED: A building is regarded as having been commenced when work on its foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by informants may not be entirely uniform.

COMPLETED: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classification made may not be entirely uniform.

UNDER CONSTRUCTION: A building is regarded as being under construction if it has been commenced but has not been completed, whether or not work on the building is actively proceeding.

5. The statistics shown are based on returns received from government authorities, contractors and owner-builders who undertake the erection of new buildings. Details obtained from government authorities and building contractors refer to all areas. Details for owner-builders cover only proclaimed health areas.

6. Comparisons as to trend are generally best made by relating complete years or corresponding periods of years. Quarterly totals are affected by seasonal influences.

7. VALUE OF NEW BUILDINGS: Table 2 shows the value (when completed) of new buildings commenced, completed and under construction. The values shown exclude the value of land and represent the estimated value of buildings on completion. The value of new buildings is classified by type of building. The classification is according to the function a building is intended to serve. A building which is ancillary to other buildings or forms part of a group of related buildings is classified according to the major function of the group as a whole.

Table 3 shows the value of work done during the period. The values shown represent the estimated value of work actually carried out on buildings during the period. For any building the sum of these values obtained during its construction equals the value of the building on completion. The figures exclude the value of work done on owner-built houses.

8. NUMBER OF NEW HOUSES AND FLATS: Tables 4 and 5 show figures of the number of new houses and flats commenced, completed and under construction.

The number of houses commenced, completed and under construction shown in Table 4 have been classified according to whether they were contract-built or owner-built and according to whether they are private or government. The following definitions apply to these statistics:-

CONTRACT-BUILT: Includes the operations of all building contractors and governmental instrumentalities which undertake the erection of new buildings.

OWNER-BUILT: For the purpose of the bulletin, an "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

PRIVATE AND GOVERNMENT: Building is classified as private or government according to ownership at date of commencement. Thus government includes buildings erected for the Commonwealth Government either by contractors or by day labour, whether these buildings are for its own use, for rental or for sale after completion. Houses erected for particular persons under government-sponsored home building schemes or with government financial assistance are classified as private.

9. PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS: The figures shown in table 6 relate to persons actually working on the jobs of contractors who undertake the erection of new buildings and of government authorities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and authorities.

Contractors and authorities are asked to give details of all persons working on their jobs on a specified day, including working principals, men working as or for sub-contractors and men temporarily laid off on account of weather. Because of the intermittent employment of various types of sub-contractors on any particular job, it is sometimes difficult for contractors and authorities to provide precise particulars of the number of sub-contractors and the number of employees of sub-contractors working on their jobs on the specified day. This factor may cause some estimation by persons completing returns, and some degree of understatement in the figures shown in the tables. On the other hand, because of frequent movement between jobs of some types of tradesmen (such as electricians) who may work on several jobs on the one day, a small element of duplication may occur.

The figures exclude persons working on owner-built houses, and persons working on jobs of builders who undertake only alterations, additions, repairs and maintenance.

As from 29th September, 1961, figures also include persons actually working on new private buildings (other than houses) which are erected without the services of a contractor responsible for the whole job. The additional numbers of persons included were:- 29th September, 1961 : 38; 20th December, 1961 : 21; 30th March, 1962 : 4; 29th June, 1962 : 22; 28th September, 1962 : 6; 12th December, 1962 : 23; 29th March, 1963 : 34; and 28th June, 1963 : 29.

TABLE 1. - NUMBER AND VALUE (WHEN COMPLETED) OF NEW HOUSES AND FLATS AND VALUE
(WHEN COMPLETED) OF OTHER NEW BUILDINGS : NORTHERN TERRITORY
(Including estimated value of owner-built houses)

Period	New Houses and Flats		Other New Buildings	Total New Buildings
	Number (a)	Value £'000	Value £'000	Value £'000
COMMENCED				
<u>Year ended</u>				
June, 1955	249	1,000	605	1,605
" 1956	341	1,414	886	2,300
" 1957	251	1,022	743	1,765
" 1958	311	1,374	885	2,259
" 1959	334	1,355	882	2,237
" 1960	426	1,596	1,182	2,778
" 1961	415	1,728	2,706	4,434
" 1962	489	2,022	1,960	3,982
" 1963	382	1,742	2,381	4,123
<u>Quarter ended</u>				
March, 1962	148	610	435	1,045
June, 1962	127	520	341	861
September, 1962	86	379	237	616
December, 1962	128	555	342	897
March, 1963	100	495	822	1,317
June, 1963	68	313	980	1,293
COMPLETED				
<u>Year ended</u>				
June, 1955	199	837	816	1,653
" 1956	312	1,245	690	1,935
" 1957	328	1,378	907	2,285
" 1958	275	1,201	909	2,110
" 1959	356	1,516	1,072	2,588
" 1960	341	1,382	1,179	2,561
" 1961	403	1,599	1,519	3,118
" 1962	396	1,782	1,721	3,503
" 1963	491	2,075	2,361	4,436
<u>Quarter ended</u>				
March, 1962	111	468	522	990
June, 1962	102	480	562	1,042
September, 1962	122	489	503	992
December, 1962	133	564	849	1,413
March, 1963	111	509	290	799
June, 1963	125	513	719	1,232
UNDER CONSTRUCTION AT END OF PERIOD				
<u>Year ended</u>				
June, 1955	211	846	727	1,573
" 1956	240	1,019	948	1,967
" 1957	163	696	859	1,555
" 1958	199	859	886	1,745
" 1959	177	754	967	1,721
" 1960	262	1,008	990	1,998
" 1961	274	1,222	2,188	3,410
" 1962	367	1,480	2,448	3,928
" 1963	258	1,193	2,484	3,677
<u>Quarter ended</u>				
March, 1962	342	1,413	2,625	4,038
June, 1962	367	1,480	2,448	3,928
September, 1962	331	1,384	2,183	3,567
December, 1962	326	1,374	1,668	3,042
March, 1963	315	1,384	2,187	3,571
June, 1963	258	1,193	2,484	3,677

(a) Individual living units.

TABLE 2. - VALUE (WHEN COMPLETED) OF NEW BUILDINGS CLASSIFIED BY TYPE (a)

NORTHERN TERRITORY

(£'000)

Type of Building	Year ended			Quarter ended					
	June, 1961	June, 1962	June, 1963	March, 1962	June, 1962	Sept., 1962	Dec., 1962	March, 1963	June, 1963
COMMENCED									
Houses		1,899	1,696	600	457	379	555	464	298
Flats	1,728	123	46	10	63	..	..	31	15
Total Houses and Flats	1,728	2,022	1,742	610	520	379	555	495	313
Hotels, Hostels, etc.	289	117	150	93	..	104	..	10	36
Shops	108	221	111	4	45	11	26	37	37
Factories	736	34	530	1	..	12	34	436	48
Offices	770	148	771	35	49	11	105	..	655
Other Business Premises	161	112	176	20	8	..	31	109	36
Educational	190	637	59	43	..	14	19	26	..
Religious	155	..	13	..	..	..	..	13	..
Health		243	91	154	10	..	..	82	9
Entertainment and Recreation	56	10	111	3	1	..	..	91	20
Miscellaneous	241	438	369	82	228	85	127	18	139
Total Other New Buildings	2,706	1,960	2,381	435	341	237	342	822	980
<u>TOTAL</u>	4,434	3,982	4,123	1,045	861	616	897	1,317	1,293

COMPLETED

Houses		1,778	1,909	468	476	432	546	502	429
Flats	1,599	4	166	..	4	57	18	7	84
Total Houses and Flats	1,599	1,782	2,075	468	480	489	564	509	513
Hotels, Hostels, etc.	(b)	293	124	236	12	39	75	..	10
Shops	145	77	196	27	4	134	8	10	44
Factories	223	561	34	4	454	..	20	14	..
Offices	284	207	629	89	40	42	524	33	30
Other Business Premises	88	193	44	74	37	4	4	28	8
Educational	311	28	645	14	..	49	141	9	446
Religious	(b)	..	163	..	..	140	10	..	13
Health	90	74	63	28	2	..	63	..	..
Entertainment and Recreation	117	24	4	..	4	3	..	1	..
Miscellaneous	215	264	459	50	9	92	4	195	168
Total Other New Buildings	1,519	1,721	2,361	522	562	503	849	290	719
<u>TOTAL</u>	3,118	3,503	4,436	990	1,042	992	1,413	799	1,232

UNDER CONSTRUCTION AT END OF PERIOD

Houses		1,346	1,155	1,341	1,346	1,306	1,316	1,291	1,155
Flats	1,222	134	38	72	134	78	58	93	38
Total Houses and Flats	1,222	1,480	1,193	1,413	1,480	1,384	1,374	1,384	1,193
Hotels, Hostels, etc.	269	95	119	107	95	160	83	93	119
Shops	75	217	121	178	217	94	112	139	121
Factories	547	19	562	473	19	31	44	468	562
Offices	737	633	765	624	633	603	184	140	765
Other Business Premises	82	8	145	30	8	4	31	118	145
Educational	253	623	36	623	623	588	465	482	36
Religious		150	..	110	150	10	..	13	..
Health	23	305	333	297	305	305	241	323	333
Entertainment and Recreation		8	115	11	8	5	5	95	115
Miscellaneous	202	390	288	172	390	383	503	316	288
Total Other New Buildings	2,188	2,448	2,484	2,625	2,448	2,183	1,668	2,187	2,484
<u>TOTAL</u>	3,410	3,928	3,677	4,038	3,928	3,567	3,042	3,571	3,677

(a) See also para. 7 of Explanatory Notes, page 2.

(b) Confidential, not available for publication.

TABLE 3. - VALUE OF WORK-DONE DURING PERIOD : CLASSIFIED BY TYPE OF BUILDING (a)

NORTHERN TERRITORY
(Excluding owner-built houses)
(£'000)

Type of Building	Year ended			Quarter ended					
	June, 1961	June, 1962	June, 1963	March, 1962	June, 1962	Sept., 1962	Dec., 1962	March, 1963	June, 1963
Houses and Flats (b)	1,309	1,622	1,753	398	449	521	394	441	397
Other New Buildings	2,017	2,052	1,953	508	471	476	426	587	464
<u>TOTAL (b)</u>	3,326	3,674	3,706	906	920	997	820	1,028	861

(a) See also paragraph 7 of Explanatory Notes, page 2.

(b) Excludes also work done on owner-built flats prior to 1st July, 1961.

TABLE 4. - NUMBER OF NEW HOUSES AND FLATS : CLASSIFIED BY OWNERSHIP AND TYPE OF BUILDER (a)

NORTHERN TERRITORY
(Individual living units)

Ownership and Type of Builder	Year ended			Quarter ended					
	June, 1961	June, 1962	June, 1963	March, 1962	June, 1962	Sept., 1962	Dec., 1962	March, 1963	June, 1963
COMMENCED									
Built by or for Government Authorities	219	295	253	110	63	55	97	67	34
Contract-built for Private Persons	102	116	82	24	44	21	18	21	22
Owner-built	94	78	47	14	20	10	13	12	12
<u>TOTAL</u>	415	489	382	148	127	86	128	100	68

COMPLETED

Built by or for Government Authorities	178	252	325	82	69	87	81	75	82
Contract-built for Private Persons	108	85	104	17	17	27	30	21	26
Owner-built	117	59	62	12	16	8	22	15	17
<u>TOTAL</u>	403	396	491	111	102	122	133	111	125

UNDER CONSTRUCTION AT END OF PERIOD

Built by or for Government Authorities	160	203	131	209	203	171	187	179	131
Contract-built for Private Persons	42	73	51	46	73	67	55	55	51
Owner-built	72	91	76	87	91	93	84	81	76
<u>TOTAL</u>	274	367	258	342	367	331	326	315	258

(a) See also paragraph 8 of Explanatory Notes, page 2.

TABLE 5. - NUMBER OF NEW HOUSES AND FLATS COMPLETED (INCLUDING OWNER-BUILT HOUSES) (a) :

DARWIN AND OTHER RECORDED AREAS
(Individual living units)

Area	Year ended			Quarter ended					
	June, 1961	June, 1962	June, 1963	March, 1962	June, 1962	Sept., 1962	Dec., 1962	March, 1963	June, 1963
Darwin (b)	281	295	358	85	85	83	88	93	94
Other Recorded Areas	122	101	133	26	17	39	45	18	31
<u>TOTAL</u>	403	396	491	111	102	122	133	111	125

(a) See also paragraph 8 of Explanatory Notes, page 2.

(b) Area as defined in the Schedule to the Darwin Acquisition Act (No. 24 of 1945).

**TABLE 6. - NUMBER OF PERSONS WORKING ON JOBS CARRIED OUT
BY BUILDERS OF NEW BUILDINGS : NORTHERN TERRITORY
(Excluding persons working on owner-built houses)(a)**

Particulars	30th June, 1960	30th June, 1961	30th March, 1962	29th June, 1962	28th Sept., 1962	12th Dec., 1962	29th March, 1963	28th June, 1963
Occupational Status								
Contractors	39	63	66	71	69	70	63	63
Sub-Contractors	83	114	129	136	127	133	126	112
Wage Earners	283	431	497	460	485	482	491	403
<u>TOTAL</u>	405	608	692	667	681	685	680	578
Occupation								
Carpenters	197	212	206	203	220	213	210	179
Bricklayers	44	46	78	81	89	101	72	72
Painters	28	49	60	64	62	73	78	57
Electricians	26	56	52	61	57	58	56	56
Plumbers	29	52	66	74	70	68	61	59
Builders' Labourers	46	98	129	123	121	107	124	87
Other	35	95	101	61	62	65	79	68
<u>TOTAL</u>	405	608	692	667	681	685	680	578
Type of Building Work								
New Houses and Flats	186	277	363	348	335	382	305	319
Repair and Maintenance	4	4	4	..	4	..	..	..
Other Building Work (b)	215	327	325	319	342	303	375	259
<u>TOTAL</u>	405	608	692	667	681	685	680	578

(a) See also paragraph 9 of Explanatory Notes, page 2.

(b) Includes persons working on alterations and additions carried out by builders of new buildings.

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CANBERRA, A.C.T. 5TH SEPTEMBER, 1963

NOTE: - Inquiries concerning these statistics may be made in Darwin by telephoning Darwin 489 Extension 372.