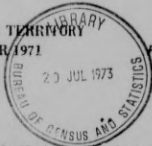


BUILDING STATISTICS: NORTHERN TERRITORY
NO. 65 DECEMBER QUARTER 1971

Reference No. 3.4



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| <u>Table</u> | <u>CONTENTS</u> | <u>Page</u> |
|--------------|--|-------------|
| .. | Explanatory notes .. | 1-3 |
| 1. | Summary : Number and value of new houses and flats and value of other new buildings : 1968-69 to December quarter 1971 | 4 |
| 2. | Value of new buildings by type of building : 1968-69 to December quarter 1971 | 5-6 |
| 3. | Number of new houses and flats by ownership and type of builder : 1968-69 to December quarter 1971 | 7 |
| 4. | Number of new houses and flats completed : Greater Darwin, Alice Springs and other recorded areas : 1968-69 to December quarter 1971 | 7 |
| 5. | Number of persons working on jobs carried out by builders of new buildings : 28 June 1968 to 15 December 1971 .. | 8 |

EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the December quarter 1971. For comparison, figures for earlier periods are also shown.

2. The details relate only to the erection of new buildings and exclude the construction of roads, railways, bridges, earthworks, water storages, etc. Alterations and/or additions of \$10,000 and over are included with new buildings.

3. These 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 classifications made may not be entirely uniform.

UNDER CONSTRUCTION. A building is regarded as being under construction if it has been commenced but not 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 of 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. Tables 1 and 2 show the value (when completed) of new buildings commenced, completed and under construction. The values of new houses include the estimated value of owner-built houses. 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 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 function of the group as a whole.

Tables 1 and 2 show also the value of work done during the period. The values shown represent the estimated value of work 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.

8. NUMBER OF NEW HOUSES AND FLATS. Tables 3 and 4 show numbers of new houses and flats commenced, completed and under construction. The numbers of flats shown relate to individual new flats constructed as separate living units.

The houses shown in Table 3 have been classified according to whether they are 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 government authorities 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 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 in Table 5 relate to persons 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 engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and authorities. They exclude persons working on owner-built houses, and persons working on jobs of builders who undertake only minor alterations, additions, repairs and maintenance.

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 by some types of tradesmen (such as electricians) who may work on several jobs on the one day, a small element of duplication may occur.

ANY DISCREPANCIES BETWEEN TOTALS AND SUMS OF COMPONENTS
IN TABLES ARE DUE TO ROUNDING

TABLE 1. -- SUMMARY : NUMBER AND VALUE OF NEW HOUSES AND FLATS AND VALUE
OF OTHER NEW BUILDINGS : NORTHERN TERRITORY

| Period | New houses and flats | | Other new buildings | Total new buildings | |
|-------------------------------------|----------------------|--------------|------------------------|------------------------|--------|
| | Number | Value \$'000 | Value \$'000 | Value \$'000 | |
| COMMENCED | | | | | |
| Year ended - | | | | | |
| June | 1969 | 1,411 | 17,449 | 12,452 | 29,901 |
| " | 1970 | 1,200 | 14,882 | 29,143 | 44,025 |
| " | 1971 | 1,506 | 20,675 | 36,916 | 57,593 |
| Quarter ended - | | | | | |
| September | 1970 | 386 | 5,557 | 14,905 | 20,462 |
| December | 1970 | 224 | 3,015 | 5,652 | 8,668 |
| March | 1971 | 346 | 4,799 | 10,565 | 15,364 |
| June | 1971 | 550 | 7,304 | 5,794 | 13,099 |
| September | 1971 | 481 | 7,009 | 14,611 | 21,620 |
| December | 1971 | 492 | 8,127 | 6,491 | 14,618 |
| COMPLETED | | | | | |
| Year ended - | | | | | |
| June | 1969 | 1,209 | 13,162 | 12,764 | 25,926 |
| " | 1970 | 1,425 | 18,116 | 25,290 | 43,406 |
| " | 1971 | 1,222 | 16,624 | 17,382 | 34,006 |
| Quarter ended - | | | | | |
| September | 1970 | 166 | 2,098 | 4,013 | 6,111 |
| December | 1970 | 433 | 6,253 | 4,840 | 11,093 |
| March | 1971 | 363 | 4,391 | 4,122 | 8,513 |
| June | 1971 | 260 | 3,882 | 4,407 | 8,289 |
| September | 1971 | 398 | 5,555 | 7,287 | 12,842 |
| December | 1971 | 541 | 8,343 | 10,124 | 18,466 |
| UNDER CONSTRUCTION AT END OF PERIOD | | | | | |
| Year ended - | | | | | |
| June | 1969 | 1,221 | 15,390 | 13,731 | 29,121 |
| " | 1970 | 941 | 12,092 | 17,576 | 29,668 |
| " | 1971 | 1,190 | 15,795 | 37,176 | 52,971 |
| Quarter ended - | | | | | |
| September | 1970 | 1,160 | 15,984 | 28,509 | 44,493 |
| December | 1970 | 952 | 12,490 | 29,412 | 41,902 |
| March | 1971 | 925 | 12,776 | 36,221 | 48,997 |
| June | 1971 | 1,190 | 15,795 | 37,176 | 52,971 |
| September | 1971 | 1,278 | 17,813 | 44,406 | 62,218 |
| December | 1971 | 1,223 | 17,328 | 40,733 | 58,061 |
| WORK DONE DURING PERIOD | | | | | |
| Year ended - | | | | | |
| June | 1969 | .. | 15,087 | 12,659 | 27,746 |
| " | 1970 | .. | 17,043 | 26,514 | 43,557 |
| " | 1971 | .. | 20,463 | 26,984 | 47,446 |
| Quarter ended - | | | | | |
| September | 1970 | .. | 4,309 | 6,005 | 10,314 |
| December | 1970 | .. | 5,510 | 6,185 | 11,695 |
| March | 1971 | .. | 4,980 | 6,922 | 11,901 |
| June | 1971 | .. | 5,664 | 7,872 | 13,536 |
| September | 1971 | .. | 6,332 | 10,751 | 17,083 |
| December | 1971 | .. | 7,531 | 8,774 | 16,305 |

TABLE 2. - VALUE OF NEW BUILDINGS CLASSIFIED BY TYPE OF BUILDING

NORTHERN TERRITORY

(\$'000)

| Type of building | Year ended - | | | Quarter ended - | | | | | |
|----------------------------------|--------------|--------------|--------------|-----------------|--------------|---------------|--------------|---------------|--------------|
| | June 1969 | June 1970 | June 1971 | Sept. 1970 | Dec. 1970 | March 1971 | June 1971 | Sept. 1971 | Dec. 1971 |
| COMMENCED | | | | | | | | | |
| Houses | 12,985 | 11,750 | 15,906 | 4,490 | 1,505 | 3,489 | 6,422 | 4,226 | 6,863 |
| Flats | 4,464 | 3,132 | 4,769 | 1,066 | 1,511 | 1,310 | 882 | 2,783 | 1,264 |
| <u>Total houses and flats</u> | 17,449 | 14,882 | 20,675 | 5,557 | 3,015 | 4,799 | 7,304 | 7,009 | 8,127 |
| Hotels, hostels, etc. | 1,181 | 3,387 | 7,767 | 4,336 | 2,337 | 242 | 852 | 2,133 | 644 |
| Shops | 1,198 | 979 | 2,284 | 1,116 | 762 | 97 | 309 | 388 | 747 |
| Factories | 1,504 | 5,426 | 1,666 | 435 | 330 | 408 | 493 | 564 | 436 |
| Offices | 3,065 | 2,286 | 4,127 | 1,256 | 66 | 1,707 | 1,098 | 4,698 | 2,314 |
| Other business premises | 1,432 | 3,621 | 2,095 | 890 | 338 | 678 | 189 | 649 | 500 |
| Education | 1,479 | 4,756 | 7,603 | 1,364 | 1,139 | 3,971 | 1,129 | 3,448 | 460 |
| Religion | 45 | 70 | 355 | 28 | 8 | 319 | .. | 119 | .. |
| Health | 86 | 318 | 4,045 | 3,455 | 226 | .. | 364 | 78 | 152 |
| Entertainment and recreation | 373 | 467 | 1,384 | 1,163 | 104 | 42 | 75 | 207 | 350 |
| Miscellaneous | 2,089 | 7,834 | 5,590 | 863 | 342 | 3,100 | 1,285 | 2,327 | 887 |
| <u>Total other new buildings</u> | 12,452 | 29,143 | 36,916 | 14,905 | 5,652 | 10,565 | 5,794 | 14,611 | 6,491 |
| <u>TOTAL</u> | 29,901 | 44,025 | 57,593 | 20,462 | 8,668 | 15,364 | 13,099 | 21,620 | 14,618 |
| COMPLETED | | | | | | | | | |
| Houses | 8,901 | 13,779 | 12,724 | 1,713 | 4,717 | 2,997 | 3,297 | 4,270 | 6,361 |
| Flats | 4,261 | 4,337 | 3,900 | 385 | 1,536 | 1,394 | 585 | 1,285 | 1,982 |
| <u>Total houses and flats</u> | 13,162 | 18,116 | 16,624 | 2,098 | 6,253 | 4,391 | 3,882 | 5,555 | 8,343 |
| Hotels, hostels, etc. | 2,257 | 2,051 | 1,508 | 804 | 495 | 57 | 152 | 617 | 2,104 |
| Shops | 480 | 1,300 | 849 | 327 | 170 | 263 | 89 | 901 | 746 |
| Factories | 1,508 | 2,860 | 4,153 | 768 | 1,378 | 1,350 | 657 | 1,213 | 653 |
| Offices | 1,949 | 3,973 | 1,808 | 190 | 1,308 | 88 | 222 | 1,918 | 601 |
| Other business premises | 1,877 | 1,557 | 3,158 | 337 | 684 | 170 | 1,967 | 1,180 | 799 |
| Education | 994 | 5,290 | 3,250 | 670 | 476 | 1,821 | 283 | 397 | 2,088 |
| Religion | 240 | .. | 162 | .. | 20 | 71 | 71 | .. | 308 |
| Health | 145 | 924 | 297 | 15 | 30 | .. | 252 | .. | .. |
| Entertainment and recreation | 214 | 351 | 486 | 260 | 57 | 71 | 98 | 153 | 65 |
| Miscellaneous | 3,100 | 6,967 | 1,715 | 644 | 223 | 231 | 617 | 909 | 2,760 |
| <u>Total other new buildings</u> | 12,764 | 25,290 | 17,382 | 4,013 | 4,840 | 4,122 | 4,407 | 7,287 | 10,124 |
| <u>TOTAL</u> | 25,926 | 43,406 | 34,006 | 6,111 | 11,093 | 8,513 | 8,289 | 12,842 | 18,466 |

TABLE 2. - VALUE OF NEW BUILDINGS CLASSIFIED BY TYPE OF BUILDING - continued

NORTHERN TERRITORY

(\$'000)

| Type of building | Year ended - | | | Quarter ended - | | | | | |
|-------------------------------------|--------------|--------------|--------------|-----------------|--------------|---------------|--------------|---------------|--------------|
| | June 1969 | June 1970 | June 1971 | Sept. 1970 | Dec. 1970 | March 1971 | June 1971 | Sept. 1971 | Dec. 1971 |
| UNDER CONSTRUCTION AT END OF PERIOD | | | | | | | | | |
| Houses | 11,463 | 9,766 | 12,665 | 12,978 | 9,510 | 9,956 | 12,665 | 13,267 | 13,942 |
| Flats | 3,927 | 2,326 | 3,130 | 3,006 | 2,980 | 2,820 | 3,130 | 4,546 | 3,386 |
| <u>Total houses and flats</u> | 15,390 | 12,092 | 15,795 | 15,984 | 12,490 | 12,776 | 15,795 | 17,813 | 17,328 |
| Hotels, hostels, etc. | 788 | 2,137 | 8,555 | 5,669 | 7,664 | 7,850 | 8,555 | 10,227 | 8,624 |
| Shops | 1,093 | 740 | 2,176 | 1,529 | 2,122 | 1,956 | 2,176 | 1,637 | 1,631 |
| Factories | 422 | 4,010 | 1,734 | 3,693 | 2,645 | 1,877 | 1,734 | 1,066 | 816 |
| Offices | 4,476 | 2,868 | 5,176 | 3,934 | 2,654 | 4,288 | 5,176 | 7,467 | 9,310 |
| Other business premises | 758 | 2,523 | 1,557 | 3,092 | 2,725 | 3,244 | 1,557 | 1,050 | 753 |
| Education | 3,418 | 2,885 | 7,208 | 3,580 | 4,243 | 6,406 | 7,208 | 10,265 | 8,559 |
| Religion | .. | 90 | 303 | 118 | 106 | 354 | 303 | 423 | 119 |
| Health | 605 | .. | 3,744 | 3,440 | 3,633 | 3,633 | 3,744 | 3,938 | 4,090 |
| Entertainment and recreation | 424 | 395 | 1,270 | 1,298 | 1,345 | 1,317 | 1,270 | 1,321 | 1,637 |
| Miscellaneous | 1,747 | 1,927 | 5,452 | 2,156 | 2,275 | 5,297 | 5,452 | 7,012 | 5,194 |
| <u>Total other new buildings</u> | 13,731 | 17,576 | 37,176 | 28,509 | 29,412 | 36,221 | 37,176 | 44,406 | 40,733 |
| <u>TOTAL</u> | 29,121 | 29,668 | 52,971 | 44,493 | 41,902 | 48,997 | 52,971 | 62,218 | 58,061 |
| WORK DONE DURING PERIOD | | | | | | | | | |
| Houses | 10,391 | 13,357 | 15,700 | 3,543 | 3,826 | 3,658 | 4,673 | 4,529 | 6,033 |
| Flats | 4,696 | 3,685 | 4,765 | 767 | 1,684 | 1,322 | 992 | 1,803 | 1,407 |
| <u>Total houses and flats</u> | 15,087 | 17,043 | 20,463 | 4,309 | 5,510 | 4,980 | 5,664 | 6,332 | 7,531 |
| Hotels, hostels, etc. | 1,809 | 2,484 | 5,599 | 770 | 1,390 | 1,643 | 1,796 | 2,092 | 1,054 |
| Shops | 901 | 1,082 | 1,577 | 292 | 341 | 516 | 428 | 549 | 666 |
| Factories | 1,384 | 4,859 | 2,995 | 971 | 623 | 898 | 503 | 522 | 382 |
| Offices | 2,368 | 3,126 | 3,083 | 679 | 857 | 688 | 859 | 1,326 | 1,593 |
| Other business premises | 1,417 | 1,867 | 3,813 | 1,459 | 679 | 904 | 771 | 632 | 277 |
| Education | 1,485 | 5,054 | 4,534 | 966 | 1,229 | 879 | 1,460 | 2,087 | 1,791 |
| Religion | 158 | 36 | 233 | .. | 35 | 93 | 105 | 145 | 73 |
| Health | 452 | 495 | 1,023 | 154 | 317 | 192 | 360 | 1,386 | 849 |
| Entertainment and recreation | 290 | 482 | 416 | 127 | 105 | 79 | 105 | 276 | 75 |
| Miscellaneous | 2,395 | 7,032 | 3,712 | 588 | 609 | 1,030 | 1,485 | 1,736 | 2,014 |
| <u>Total other new buildings</u> | 12,659 | 26,514 | 26,984 | 6,005 | 6,185 | 6,922 | 7,872 | 10,751 | 8,774 |
| <u>TOTAL</u> | 27,746 | 43,557 | 47,446 | 10,314 | 11,695 | 11,901 | 13,536 | 17,083 | 16,305 |

TABLE 3. - NUMBER OF NEW HOUSES AND FLATS CLASSIFIED BY OWNERSHIP AND TYPE OF BUILDER

NORTHERN TERRITORY

| Ownership and type of builder | Year ended - | | | Quarter ended - | | | | | |
|--|--------------|--------------|--------------|-----------------|------------|------------|--------------|--------------|--------------|
| | June 1969 | June 1970 | June 1971 | Sept. 1970 | Dec. 1970 | March 1971 | June 1971 | Sept. 1971 | Dec. 1971 |
| COMMENCED | | | | | | | | | |
| Built by or for government authorities | 818 | 659 | 905 | 218 | 82 | 197 | 408 | 212 | 151 |
| Contract-built for private persons | 263 | 295 | 352 | 83 | 85 | 113 | 71 | 179 | 206 |
| Owner-built | 330 | 246 | 249 | 85 | 57 | 36 | 71 | 90 | 135 |
| TOTAL | 1,411 | 1,200 | 1,506 | 386 | 224 | 346 | 550 | 481 | 492 |
| COMPLETED | | | | | | | | | |
| Built by or for government authorities | 799 | 900 | 711 | 92 | 258 | 198 | 163 | 232 | 248 |
| Contract-built for private persons | 219 | 289 | 337 | 34 | 122 | 129 | 52 | 95 | 233 |
| Owner-built | 191 | 236 | 174 | 40 | 53 | 36 | 45 | 71 | 60 |
| TOTAL | 1,209 | 1,425 | 1,222 | 166 | 433 | 363 | 260 | 398 | 541 |
| UNDER CONSTRUCTION AT END OF PERIOD | | | | | | | | | |
| Built by or for government authorities | 810 | 564 | 751 | 695 | 517 | 516 | 751 | 748 | 651 |
| Contract-built for private persons | 130 | 143 | 154 | 192 | 155 | 137 | 154 | 235 | 207 |
| Owner-built | 281 | 234 | 285 | 275 | 280 | 272 | 285 | 295 | 365 |
| TOTAL | 1,221 | 941 | 1,190 | 1,160 | 952 | 925 | 1,190 | 1,278 | 1,223 |

TABLE 4. - NUMBER OF NEW HOUSES AND FLATS COMPLETED

GREATER DARWIN, ALICE SPRINGS AND OTHER RECORDED AREAS

| Area | Year ended - | | | Quarter ended - | | | | | |
|----------------------|--------------|--------------|--------------|-----------------|------------|------------|------------|------------|------------|
| | June 1969 | June 1970 | June 1971 | Sept. 1970 | Dec. 1970 | March 1971 | June 1971 | Sept. 1971 | Dec. 1971 |
| Greater Darwin (a) | 905 | 1,050 | 685 | 125 | 298 | 74 | 188 | 236 | 313 |
| Alice Springs | 199 | 247 | 263 | 20 | 52 | 158 | 33 | 64 | 168 |
| Other recorded areas | 105 | 128 | 274 | 21 | 83 | 131 | 39 | 98 | 60 |
| TOTAL | 1,209 | 1,425 | 1,222 | 166 | 433 | 363 | 260 | 398 | 541 |

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

TABLE 5. - NUMBER OF PERSONS WORKING ON JOBS CARRIED OUT

BY BUILDERS OF NEW BUILDINGS : NORTHERN TERRITORY

(Excludes persons working on owner-built houses)

| Particulars | 28 June 1968 | 30 June 1969 | 30 June 1970 | 15 Dec. 1970 | 31 March 1971 | 30 June 1971 | 30 Sept. 1971 | 15 Dec. 1971 |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------|---------------------|--------------------|
| Occupational status - | | | | | | | | |
| Contractors | 92 | 79 | 79 | 76 | 47 | 66 | 65 | 58 |
| Sub-contractors | 339 | 354 | 290 | 253 | 301 | 346 | 353 | 383 |
| Wage earners | 1,135 | 1,229 | 1,299 | 1,635 | 2,059 | 2,231 | 2,373 | 2,006 |
| <u>TOTAL</u> | 1,566 | 1,662 | 1,668 | 1,964 | 2,407 | 2,643 | 2,791 | 2,447 |
| Occupation - | | | | | | | | |
| Carpenters | 433 | 371 | 476 | 523 | 757 | 731 | 780 | 653 |
| Bricklayers | 141 | 176 | 134 | 125 | 141 | 176 | 159 | 150 |
| Painters | 114 | 149 | 134 | 96 | 123 | 174 | 193 | 186 |
| Electricians | 111 | 112 | 89 | 123 | 139 | 122 | 149 | 152 |
| Plumbers | 140 | 164 | 126 | 138 | 176 | 174 | 204 | 211 |
| Builders' labourers | 352 | 330 | 344 | 420 | 439 | 477 | 425 | 349 |
| Other | 275 | 360 | 365 | 539 | 632 | 789 | 881 | 746 |
| <u>TOTAL</u> | 1,566 | 1,662 | 1,668 | 1,964 | 2,407 | 2,643 | 2,791 | 2,447 |
| Type of building work - | | | | | | | | |
| New houses and flats | 759 | 937 | 667 | 874 | 912 | 1,300 | 1,371 | 1,125 |
| Repairs and maintenance | 14 | 20 | 45 | 45 | 207 | 69 | 24 | 59 |
| Other building work (a) | 793 | 705 | 956 | 1,045 | 1,288 | 1,274 | 1,396 | 1,263 |
| <u>TOTAL</u> | 1,566 | 1,662 | 1,668 | 1,964 | 2,407 | 2,643 | 2,791 | 2,447 |

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

J.P. O'NEILL
COMMONWEALTH STATISTICIAN

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

CANBERRA, A.C.T. 2600

7 APRIL 1972

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning 49 0211 extension 341 or, in Darwin by telephoning Darwin 819411.