

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS
BUILDING STATISTICS - NORTHERN TERRITORY
NO. 52 : SEPTEMBER QUARTER 1968

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EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the September Quarter 1968. 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 storage, etc. Minor additions and alterations, renovation and repairs are excluded. Prior to 1 July 1966, additions of \$10,000 and over to existing buildings are included with new buildings. From 1 July 1966, alterations and/or additions of \$10,000 and over are included with new buildings. A line drawn across a column between two consecutive figures indicates the break in continuity of series.

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 commencement, 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 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. 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 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 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.

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	1966	630	6,250	9,155	15,405
"	1967	874	8,841	8,966	17,807
"	1968	1,068	11,558	14,138	25,696
Quarter ended -					
June	1967	179	1,550	3,438	4,988
September	1967	276	3,029	2,516	5,545
December	1967	130	1,494	2,476	3,970
March	1968	262	3,215	5,675	8,890
June	1968	400	3,820	3,471	7,291
September	1968	395	3,978	2,987	6,965
COMPLETED					
Year ended -					
June	1966	782	7,618	4,447	12,065
"	1967	484	5,183	8,060	13,243
"	1968	910	9,523	10,772	20,295
Quarter ended -					
June	1967	107	1,206	1,545	2,751
September	1967	156	1,560	1,055	2,615
December	1967	285	2,929	2,927	5,856
March	1968	215	2,769	5,253	8,022
June	1968	254	2,265	1,537	3,802
September	1968	222	2,628	4,553	7,181
UNDER CONSTRUCTION AT END OF PERIOD					
Year ended -					
June	1966	471	4,809	10,007	14,816
"	1967	861	8,614	11,197	19,811
"	1968	1,019	10,823	14,382	25,205
Quarter ended -					
June	1967	861	8,614	11,197	19,811
September	1967	981	10,113	12,702	22,815
December	1967	826	8,825	12,203	21,028
March	1968	873	9,298	12,691	21,989
June	1968	1,019	10,823	14,382	25,205
September	1968	1,192	12,169	12,913	25,082
WORK DONE DURING PERIOD					
Year ended -					
June	1966	..	6,855	6,894	13,749
"	1967	..	7,454	9,181	16,635
"	1968	..	10,909	11,601	22,510
Quarter ended -					
June	1967	..	2,308	2,893	5,201
September	1967	..	2,373	2,515	4,888
December	1967	..	2,438	2,725	5,163
March	1968	..	2,837	3,698	6,535
June	1968	..	3,261	2,663	5,924
September	1968	..	2,961	3,279	6,240

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

NORTHERN TERRITORY

(\$'000)

Type of building	Year ended -			Quarter ended (a) -					
	June 1966	June 1967 (a)	June 1968 (a)	June 1967	Sept. 1967	Dec. 1967	March 1968	June 1968	Sept. 1968
COMMENCED									
Houses	5,370	6,238	8,894	1,178	2,470	1,058	2,738	2,628	2,975
Flats	880	2,603	2,664	372	559	436	477	1,192	1,003
<u>Total houses and flats</u>	6,250	8,841	11,558	1,550	3,029	1,494	3,215	3,820	3,978
Hotels, hostels, etc.	1,890	1,413	1,929	552	359	326	773	471	72
Shops	171	356	449	105	90	87	..	272	551
Factories	507	862	909	281	223	118	291	277	131
Offices	1,270	792	2,674	148	162	272	1,195	1,045	361
Other business premises	368	2,161	1,061	1,345	366	366	199	130	384
Education	456	620	2,991	43	254	238	2,212	287	..
Religious	184	84	277	..	60	182	..	35	41
Health	2,423	399	761	254	72	308	300	81	17
Entertainment and recreation	235	50	215	33	121	32	..	62	131
Miscellaneous	1,651	2,229	2,872	677	809	547	705	811	1,299
<u>Total other new buildings</u>	9,155	8,966	14,138	3,438	2,516	2,476	5,675	3,471	2,987
<u>TOTAL</u>	15,405	17,807	25,696	4,988	5,545	3,970	8,890	7,291	6,965
COMPLETED									
Houses	6,528	4,181	7,932	1,004	1,330	2,667	2,409	1,526	1,978
Flats	1,090	1,002	1,591	202	230	262	360	739	650
<u>Total houses and flats</u>	7,618	5,183	9,523	1,206	1,560	2,929	2,769	2,265	2,628
Hotels, hostels, etc.	627	1,974	1,010	1,096	263	461	126	160	568
Shops	256	181	464	25	24	281	116	63	..
Factories	293	762	989	148	154	311	158	366	194
Offices	251	329	1,120	138	10	147	859	104	1,532
Other business premises	531	397	2,045	32	209	867	578	391	425
Education	833	1,240	1,021	17	121	391	405	104	743
Religious	48	172	154	42	77	..	77	..	..
Health	383	1,082	2,829	..	63	..	2,766	..	16
Entertainment and recreation	165	56	228	..	45	60	61	62	26
Miscellaneous	1,060	1,867	892	47	89	409	107	287	1,049
<u>Total other new buildings</u>	4,447	8,060	10,772	1,545	1,055	2,927	5,253	1,537	4,553
<u>TOTAL</u>	12,065	13,243	20,295	2,751	2,615	5,856	8,022	3,802	7,181

(a) See paragraph 2, page 1.

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

Type of building	NORTHERN TERRITORY								
	(\$'000)								
	Year ended -			Quarter ended (a) -					
	June 1966	June 1967 (a)	June 1968 (a)	June 1967	Sept. 1967	Dec. 1967	March 1968	June 1968	Sept. 1968
UNDER CONSTRUCTION AT END OF PERIOD									
Houses	3,870	6,040	7,103	6,040	7,175	r5,607	5,962	7,103	8,112
Flats	939	2,574	3,720	2,574	2,938	3,218	3,336	3,720	4,057
<u>Total houses and flats</u>	4,809	8,614	10,823	8,614	10,113	r8,825	9,298	10,823	12,169
Hotels, hostels, etc.	1,384	885	1,847	885	999	889	1,536	1,847	1,351
Shops	141	331	331	331	398	204	88	331	882
Factories	378	447	502	447	517	352	601	502	447
Offices	1,236	1,891	3,244	1,891	2,043	1,947	2,304	3,244	2,087
Other business premises	223	1,968	1,104	1,968	2,147	1,837	1,375	1,104	1,062
Education	1,556	960	2,680	960	1,092	939	2,747	2,680	2,187
Religious	144	77	200	77	60	242	165	200	238
Health	3,394	2,721	702	2,721	2,730	3,087	621	702	703
Entertainment and recreation	253	272	159	272	351	229	172	159	264
Miscellaneous	1,298	1,645	3,613	1,645	2,365	2,477	3,082	3,613	3,692
<u>Total other new buildings</u>	10,007	11,197	14,382	11,197	12,702	12,203	12,691	14,382	12,913
<u>TOTAL</u>	14,816	19,811	25,205	19,811	22,815	r21,028	21,989	25,205	25,082
WORK DONE DURING PERIOD									
Houses	5,845	5,894	8,185	1,653	1,959	1,878	2,144	2,204	2,060
Flats	1,010	1,560	2,724	655	414	560	693	1,057	901
<u>Total houses and flats</u>	6,855	7,454	10,909	2,308	2,373	2,438	2,837	3,261	2,961
Hotels, hostels, etc.	1,229	1,816	1,425	813	392	293	353	387	473
Shops	247	275	377	161	131	132	36	78	104
Factories	507	679	1,016	180	218	241	269	288	218
Offices	248	912	1,953	264	291	366	796	500	701
Other business premises	419	1,019	2,247	397	504	732	689	322	295
Education	1,281	734	1,124	277	173	270	478	203	247
Religious	132	146	174	52	40	31	70	33	27
Health	1,409	1,863	794	434	337	255	171	31	177
Entertainment and recreation	171	69	199	12	71	40	21	67	91
Miscellaneous	1,251	1,668	2,292	303	358	365	815	754	946
<u>Total other new buildings</u>	6,894	9,181	11,601	2,893	2,515	2,725	3,698	2,663	3,279
<u>TOTAL</u>	13,749	16,635	22,510	5,201	4,888	5,163	6,535	5,924	6,240

(a) See paragraph 2, page 1.

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**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 1966	June 1967	June 1968	June 1967	Sept. 1967	Dec. 1967	March 1968	June 1968	Sept. 1968
COMMENCED									
Built by or for govern- ment authorities	471	622	715	124	198	67	160	290	209
Contract-built for private persons	77	106	173	17	55	27	38	53	107
Owner-built	82	146	180	38	23	36	64	57	79
<u>TOTAL</u>	630	874	1,068	179	276	130	262	400	395
COMPLETED									
Built by or for govern- ment authorities	626	246	613	46	111	230	119	153	135
Contract-built for private persons	95	88	160	17	20	29	65	46	62
Owner-built	61	150	137	44	25	26	31	55	25
<u>TOTAL</u>	782	484	910	107	156	285	215	254	222
UNDER CONSTRUCTION AT END OF PERIOD									
Built by or for govern- ment authorities	313	689	791	689	776	613	654	791	865
Contract-built for private persons	55	73	86	73	108	106	79	86	131
Owner-built	103	99	142	99	97	107	140	142	196
<u>TOTAL</u>	471	861	1,019	861	981	826	873	1,019	1,192

**TABLE 4. - NUMBER OF NEW HOUSES AND FLATS COMPLETED
GREATER DARWIN, ALICE SPRINGS AND OTHER RECORDED AREAS**

Area	Year ended -			Quarter ended -					
	June 1966	June 1967	June 1968	June 1967	Sept. 1967	Dec. 1967	March 1968	June 1968	Sept. 1968
Greater Darwin (a)	513	273	563	56	123	179	115	146	159
Alice Springs	67	54	157	6	21	44	18	74	29
Other recorded areas	202	157	190	45	12	62	82	34	34
<u>TOTAL</u>	782	484	910	107	156	285	215	254	222

(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	30 June 1965	30 June 1966	30 June 1967	29 Sept. 1967	13 Dec. 1967	29 March 1968	28 June 1968	30 Sept. 1968
Occupational status -								
Contractors	87	76	65	82	92	123	92	106
Sub-contractors	187	212	190	298	277	210	339	321
Wage earners	718	575	799	1,001	972	844	1,135	1,193
<u>TOTAL</u>	992	863	1,054	1,381	1,341	1,177	1,566	1,620
Occupation -								
Carpenters	316	296	265	342	332	312	433	427
Bricklayers	137	100	90	160	144	112	141	174
Painters	87	63	82	109	113	85	114	100
Electricians	68	63	71	106	105	72	111	120
Plumbers	101	92	93	115	125	114	140	150
Builders' labourers	168	144	224	273	271	265	352	355
Other	115	105	229	276	251	217	275	294
<u>TOTAL</u>	992	863	1,054	1,381	1,341	1,177	1,566	1,620
Type of building work -								
New houses and flats	566	490	490	740	665	563	759	892
Repairs and maintenance	8	5	1	..	6	25	14	6
Other building work (a)	418	368	563	641	670	589	793	722
<u>TOTAL</u>	992	863	1,054	1,381	1,341	1,177	1,566	1,620

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

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NOTE. Inquiries concerning these statistics may be made in Darwin by telephoning Darwin 48 319.