



BUILDING STATISTICS : NORTHERN TERRITORY
SEPTEMBER QUARTER 1973

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EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the September quarter 1973. For comparison, figures for earlier periods are also shown.

2. The details relate only to the erection of 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 buildings.

3. Because of the increasing activity in constructing dwellings not readily classifiable as houses or flats, the term 'new houses and flats' has been replaced with 'dwellings'. In building statistics the term dwelling is used in its limited sense; that it is contained in a building, is private (i.e. not generally accessible to the public) and self-contained (i.e. includes bathing and cooking facilities). The scope of buildings included under each term is statistically comparable.

4. Dwellings have been classified as either 'houses' or 'other dwellings'. For this purpose, a house is defined as a building which has been designed or adapted so that its prime purpose is a single self-contained dwelling unit which is completely detached from other buildings; and occupies (except in such cases as dwellings built for employees or families of the owner or lessee of the land) a separate titled block of land. Dwellings described as flats, semi-detached, home units, villa units, duplexes, etc., will be classified as 'other dwellings'. Non-self-contained dwelling units such as might be found in motels, hostels and institutions, are not included as dwellings and the value of this building is included in the appropriate category of other buildings approved. Temporary or makeshift dwellings are excluded from building statistics.

5. New buildings valued at less than \$2,000 and alterations and additions valued at less than \$10,000 are excluded. As has been the previous practice, alterations and additions of \$10,000 and over are included with "houses" or "other dwellings" as appropriate. However the term "new" has been deleted from the title of building statistical series.

6. 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.

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

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

9. **VALUE OF BUILDINGS.** Tables 1 and 2 show the value (when completed) of buildings commenced, completed and under construction. The values of 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 building 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.

10. **NUMBER OF DWELLINGS.** Tables 3 and 4 show numbers of dwellings commenced, completed and under construction. The numbers of flats, semi-detached, home units, villa units, duplexes, etc., are shown as 'other buildings' and relate to individual self-contained 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 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 Australian 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.

11. **PERSONS WORKING ON BUILDING JOBS.** The figures in Table 5 relate to persons working on the jobs of contractors who undertake the erection of buildings and of government authorities which erect 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 DWELLINGS AND VALUE OF OTHER BUILDINGS: NORTHERN TERRITORY

Period	Dwellings		Other buildings	Total buildings
	Number	Value \$'000	Value \$'000	Value \$'000
COMMENCED				
Year ended —				
June 1969	1,411	17,449	12,452	29,901
June 1970	1,200	14,882	29,143	44,025
June 1971	1,506	20,675	36,916	57,593
June 1972	2,006	30,687	36,555	67,242
June 1973	1,528	22,663	50,164	72,827
Quarter ended —				
June 1972	557	7,423	8,835	16,258
September 1972	465	6,101	21,213	27,314
December 1972	368	5,387	5,130	10,517
March 1973	319	5,718	16,251	21,969
June 1973	376	5,457	7,570	13,027
September 1973	423	7,162	11,151	18,313
COMPLETED				
Year ended —				
June 1969	1,209	13,162	12,764	25,926
June 1970	1,425	18,116	25,290	43,406
June 1971	1,222	16,624	17,382	34,006
June 1972	1,979	30,489	40,644	71,132
June 1973	1,421	19,803	31,721	51,524
Quarter ended —				
June 1972	623	8,903	13,290	22,193
September 1972	405	5,842	8,094	13,936
December 1972	466	6,000	6,300	12,300
March 1973	215	3,250	3,842	7,092
June 1973	335	4,711	13,485	18,196
September 1973	460	7,019	7,389	14,408
UNDER CONSTRUCTION AT END OF PERIOD				
Quarter ended —				
June 1969	1,221	15,390	13,731	29,121
June 1970	941	12,092	17,576	29,668
June 1971	1,190	15,795	37,176	52,971
March 1972	1,257	17,439	37,100	54,539
June 1972	1,189	16,205	33,283	49,487
September 1972	1,246	16,524	46,499	63,023
December 1972	1,125	15,879	43,770	59,649
March 1973	1,199	18,219	56,169	74,388
June 1973	1,234	19,060	50,648	69,708
September 1973	1,178	19,844	53,384	73,228
WORK DONE DURING PERIOD				
Year ended —				
June 1969	..	15,087	12,659	27,746
June 1970	..	17,043	26,514	43,557
June 1971	..	20,463	26,984	47,446
June 1972	..	30,546	42,558	73,104
June 1973	..	21,848	38,684	60,531
Quarter ended —				
June 1972	..	7,945	9,719	17,664
September 1972	..	6,000	8,030	14,030
December 1972	..	5,768	10,028	15,796
March 1973	..	4,034	10,374	14,407
June 1973	..	6,046	10,252	16,298
September 1973	..	7,595	10,728	18,324

TABLE 2. - VALUE OF BUILDINGS CLASSIFIED BY TYPE OF BUILDING
NORTHERN TERRITORY
('000)

COMMENCED								
Period	Houses	Other dwellings	Total dwellings	Hotels, hostels, etc.	Shops	Factories	Offices	
Year ended -								
June 1969	12,985	4,464	17,449	1,181	1,198	1,504	3,065	
June 1970	11,750	3,132	14,882	3,387	979	5,426	2,286	
June 1971	15,906	4,769	20,675	7,767	2,284	1,666	4,127	
June 1972	23,955	6,732	30,687	3,936	5,571	1,844	8,167	
June 1973	17,197	5,465	22,663	7,186	1,551	3,877	3,224	
Quarter ended -								
June 1972	5,832	1,591	7,423	876	4,215	303	417	
September 1972	4,503	1,597	6,101	5,001	600	985	1,688	
December 1972	4,259	1,128	5,387	486	191	1,059	218	
March 1973	5,228	490	5,718	1,046	393	1,252	101	
June 1973	3,207	2,250	5,457	653	367	581	1,217	
September 1973	5,559	1,603	7,162	685	883	1,018	316	
Period	Other business premises	Education	Religion	Health	Entertainment and recreation	Miscellaneous	Total other buildings	Total
Year ended -								
June 1969	1,432	1,479	45	86	373	2,089	12,452	29,901
June 1970	3,621	4,756	70	318	467	7,834	29,143	44,025
June 1971	2,095	7,603	355	4,045	1,384	5,590	36,916	57,593
June 1972	2,900	7,320	177	955	963	4,722	36,555	67,242
June 1973	5,106	7,270	115	15,324	730	5,783	50,164	72,827
Quarter ended -								
June 1972	1,321	118	..	545	321	720	8,835	16,258
September 1972	1,323	6,656	..	2,225	57	2,679	21,213	27,314
December 1972	543	432	..	304	60	1,837	5,130	10,517
March 1973	88	109	..	12,329	..	933	16,251	21,969
June 1973	3,152	73	115	466	613	334	7,570	13,027
September 1973	551	3,289	181	1,762	606	1,861	11,151	18,313
COMPLETED								
Period	Houses	Other dwellings	Total dwellings	Hotels, hostels, etc.	Shops	Factories	Offices	
Year ended -								
June 1969	8,901	4,261	13,162	2,257	480	1,508	1,949	
June 1970	13,779	4,337	18,116	2,051	1,300	2,880	3,973	
June 1971	12,724	3,900	16,624	1,508	849	4,153	1,808	
June 1972	25,196	5,295	30,489	7,566	3,316	2,953	5,061	
June 1973	15,439	4,365	19,803	6,037	3,309	2,301	5,322	
Quarter ended -								
June 1972	7,424	1,480	8,903	588	1,422	759	1,490	
September 1972	4,879	963	5,842	925	90	351	1,639	
December 1972	4,516	1,485	6,000	2,212	622	756	916	
March 1973	2,799	451	3,250	355	104	538	301	
June 1973	3,245	1,466	4,711	2,545	2,493	656	2,466	
September 1973	5,512	1,507	7,019	144	232	1,192	675	
Period	Other business premises	Education	Religion	Health	Entertainment and recreation	Miscellaneous	Total other buildings	Total
Year ended -								
June 1969	1,877	994	240	145	214	3,100	12,764	25,926
June 1970	1,557	5,290	..	924	351	6,967	25,290	43,406
June 1971	3,158	3,250	162	297	486	1,715	17,382	34,006
June 1972	2,512	5,330	366	4,665	1,578	7,299	40,644	71,132
June 1973	2,175	6,478	104	2,154	828	3,012	31,721	51,524
Quarter ended -								
June 1972	423	931	58	4,123	1,230	2,267	13,290	22,193
September 1972	607	2,400	..	..	486	1,596	8,094	13,936
December 1972	383	277	94	617	221	202	6,300	12,300
March 1973	689	400	..	512	86	857	3,842	7,092
June 1973	496	3,401	10	1,025	35	357	13,485	18,196
September 1973	1,308	482	..	404	24	2,929	7,389	14,408

TABLE 2. - VALUE OF BUILDINGS CLASSIFIED BY TYPE OF BUILDING - continued
NORTHERN TERRITORY
(\$'000)

UNDER CONSTRUCTION AT END OF PERIOD								
Period	Houses	Other dwellings	Total dwellings	Hotels, hostels, etc.	Shops	Factories	Offices	
Quarter ended -								
June 1969	11,463	3,927	15,390	788	1,093	422	4,476	
June 1970	9,766	2,326	12,092	2,137	740	4,010	2,868	
June 1971	12,665	3,130	15,795	8,555	2,176	1,734	5,176	
March 1972	13,540	3,899	17,439	4,717	1,446	1,041	9,035	
June 1972	12,326	3,879	16,205	4,880	4,329	585	7,907	
September 1972	11,998	4,527	16,524	8,971	4,839	1,461	8,004	
December 1972	11,645	4,234	15,879	7,215	2,780	1,730	7,286	
March 1973	14,132	4,087	18,219	7,974	2,899	2,447	7,169	
June 1973	14,173	4,887	19,060	6,123	773	2,437	5,857	
September 1973	14,331	5,514	19,844	6,678	1,425	2,199	5,976	

Period	Other business premises	Education	Religion	Health	Entertainment and recreation	Miscellaneous	Total other buildings	Total
Quarter ended -								
June 1969	758	3,418	..	605	424	1,747	13,731	29,121
June 1970	2,523	2,885	90	374	395	1,927	17,576	29,668
June 1971	1,557	7,208	303	3,744	1,270	5,452	37,176	52,971
March 1972	1,025	9,852	177	3,728	1,668	4,411	37,100	54,539
June 1972	1,989	9,054	119	638	909	2,873	33,283	49,487
September 1972	2,716	13,120	101	2,863	479	3,946	46,499	63,023
December 1972	2,895	13,294	13	2,560	343	5,655	43,770	59,649
March 1973	2,188	13,112	13	14,377	258	5,734	56,169	74,388
June 1973	4,976	9,832	115	14,029	835	5,672	50,648	69,708
September 1973	2,254	12,686	216	15,405	1,417	5,128	53,384	73,228

WORK DONE DURING PERIOD								
Period	Houses	Other dwellings	Total dwellings	Hotels, hostels, etc.	Shops	Factories	Offices	
Year ended -								
June 1969	10,391	4,696	15,087	1,809	901	1,384	2,368	
June 1970	13,357	3,685	17,043	2,484	1,082	4,859	3,126	
June 1971	15,700	4,765	20,463	5,599	1,577	2,995	3,083	
June 1972	24,636	5,909	30,546	6,232	3,659	1,973	6,647	
June 1973	16,829	5,018	21,848	5,014	3,114	3,344	5,702	
Quarter ended -								
June 1972	6,208	1,736	7,945	1,337	1,839	388	1,698	
September 1972	4,500	1,500	6,000	1,024	915	662	1,689	
December 1972	4,566	1,202	5,768	1,454	867	720	1,435	
March 1973	3,358	675	4,034	1,133	707	1,121	1,398	
June 1973	4,405	1,641	6,046	1,403	625	841	1,180	
September 1973	5,730	1,865	7,595	2,117	351	974	1,017	

Period	Other business premises	Education	Religion	Health	Entertainment and recreation	Miscellaneous	Total other buildings	Total
Year ended -								
June 1969	1,417	1,485	158	452	290	2,395	12,659	27,746
June 1970	1,867	5,054	36	495	482	7,032	26,514	43,557
June 1971	3,813	4,534	233	1,023	416	3,712	26,984	47,446
June 1972	1,800	9,498	316	4,137	1,936	6,361	42,558	73,104
June 1973	3,450	8,955	95	3,936	459	4,614	38,684	60,531
Quarter ended -								
June 1972	556	779	39	916	734	1,434	9,719	17,664
September 1972	633	1,654	17	300	222	914	8,030	14,030
December 1972	910	2,188	17	709	160	1,570	10,028	15,796
March 1973	918	2,675	..	1,248	17	1,156	10,374	14,407
June 1973	989	2,438	61	1,679	60	974	10,252	16,298
September 1973	860	1,907	17	1,742	368	1,375	10,728	18,324

TABLE 3. — NUMBER OF DWELLINGS CLASSIFIED BY OWNERSHIP AND TYPE OF BUILDER
NORTHERN TERRITORY

Period		Built by or for government authorities	Contract-built for private persons	Owner-built	Total
COMMENCED					
Year ended —					
June	1969	818	263	330	1,411
June	1970	659	295	246	1,200
June	1971	905	352	249	1,506
June	1972	800	693	513	2,006
June	1973	709	339	480	1,528
Quarter ended —					
June	1972	264	112	181	557
September	1972	230	90	145	465
December	1972	161	83	124	368
March	1973	214	38	67	319
June	1973	104	128	144	376
September	1973	174	83	166	423
COMPLETED					
Year ended —					
June	1969	799	219	191	1,209
June	1970	900	289	236	1,425
June	1971	711	337	174	1,222
June	1972	974	650	355	1,979
June	1973	704	363	354	1,421
Quarter ended —					
June	1972	357	101	165	623
September	1972	249	83	73	405
December	1972	237	127	102	466
March	1973	123	26	66	215
June	1973	95	127	113	335
September	1973	234	74	152	460
UNDER CONSTRUCTION AT END OF PERIOD					
Quarter ended —					
June	1969	810	130	281	1,221
June	1970	564	143	234	941
June	1971	751	154	285	1,190
March	1972	688	177	392	1,257
June	1972	604	188	397	1,189
September	1972	585	195	466	1,246
December	1972	500	161	464	1,125
March	1973	591	173	435	1,199
June	1973	600	174	460	1,234
September	1973	540	183	455	1,178

TABLE 4. — NUMBER OF DWELLINGS COMPLETED
GREATER DARWIN, ALICE SPRINGS AND OTHER RECORDED AREAS

Period		Greater Darwin (a)	Alice Springs	Other recorded areas	Total
Year ended —					
June	1969	905	199	105	1,209
June	1970	1,050	247	128	1,425
June	1971	685	263	274	1,222
June	1972	1,071	227	681	1,979
June	1973	933	245	243	1,421
Quarter ended —					
June	1972	396	79	148	623
September	1972	321	47	37	405
December	1972	191	131	144	466
March	1973	186	12	17	215
June	1973	235	55	45	335
September	1973	408	22	30	460

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

TABLE 5. — NUMBER OF PERSONS WORKING ON BUILDING JOBS :
NORTHERN TERRITORY
(Excludes persons working on owner-built houses)

Period	Occupation —							Total
	Carpenters	Brick-layers	Painters	Electricians	Plumbers	Builders' labourers	Other	
Quarter ended —								
30 June 1969	371	176	149	112	164	330	360	1,662
30 June 1970	476	134	134	89	126	344	365	1,668
30 June 1971	731	176	174	122	174	477	789	2,643
30 March 1972	592	169	167	149	184	368	681	2,310
30 June 1972	614	177	150	123	136	339	336	1,875
29 September 1972	598	190	163	170	176	387	424	2,108
15 December 1972	493	174	124	155	135	376	345	1,802
30 March 1973	574	175	146	156	154	443	418	2,066
29 June 1973	598	183	120	170	170	485	426	2,152
28 September 1973	576	178	138	177	165	444	452	2,130

Period	Occupational status —			Type of building work —			Total
	Contractors	Sub-contractors	Wage earners	Dwellings	Repairs and maintenance	Other building work (a)	
Quarter ended —							
30 June 1969	79	354	1,229	937	20	705	1,662
30 June 1970	79	290	1,299	667	45	956	1,668
30 June 1971	66	346	2,231	1,300	69	1,274	2,643
30 March 1972	27	325	1,958	960	59	1,291	2,310
30 June 1972	47	323	1,505	774	72	1,029	1,875
29 September 1972	62	330	1,716	681	60	1,367	2,108
15 December 1972	58	305	1,439	532	17	1,253	1,802
30 March 1973	59	395	1,612	667	10	1,389	2,066
29 June 1973	79	322	1,751	661	17	1,474	2,152
28 September 1973	74	460	1,596	647	9	1,474	2,130

(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 Canberra by telephoning Mr D. Michaels on 49 0211 extension 341 or, in Darwin, by telephoning Darwin 819411.