

BUILDING STATISTICS : NORTHERN TERRITORY
NO. 62 MARCH QUARTER 1971

Reference No. 3.4

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EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the March 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 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 1968	1,068	11,558	14,138	25,696
" 1969	1,411	17,449	12,452	29,901
" 1970	1,200	14,882	29,143	44,025
Quarter ended -				
December 1969	329	3,030	12,049	15,079
March 1970	302	4,260	8,780	13,040
June 1970	298	4,074	5,357	9,432
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
COMPLETED				
Year ended -				
June 1968	910	9,523	10,772	20,295
" 1969	1,209	13,162	12,764	25,926
" 1970	1,425	18,116	25,290	43,406
Quarter ended -				
December 1969	407	5,288	4,865	10,153
March 1970	341	3,833	10,318	14,151
June 1970	367	4,673	6,139	10,812
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
UNDER CONSTRUCTION AT END OF PERIOD				
Year ended -				
June 1968	1,019	10,823	14,382	25,205
" 1969	1,221	15,390	13,731	29,121
" 1970	941	12,092	17,576	29,668
Quarter ended -				
December 1969	1,092	12,334	19,660	31,994
March 1970	1,021	12,474	18,306	30,780
June 1970	941	12,092	17,576	29,668
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
WORK DONE DURING PERIOD				
Year ended -				
June 1968	..	10,909	11,601	22,510
" 1969	..	15,087	12,659	27,746
" 1970	..	17,043	26,514	43,557
Quarter ended -				
December 1969	..	4,306	12,014	16,321
March 1970	..	3,423	5,174	8,597
June 1970	..	3,918	6,030	9,948
September 1970	..	4,309	6,005	10,314
December 1970	..	5,510	6,185	11,695
March 1971	..	4,980	6,922	11,901

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

NORTHERN TERRITORY

(\$'000)

Type of building	Year ended -			Quarter ended -					
	June 1968	June 1969	June 1970	Dec. 1969	March 1970	June 1970	Sept. 1970	Dec. 1970	March 1971
COMMENCED									
Houses	8,894	12,985	11,750	1,729	3,919	3,244	4,490	1,505	3,489
Flats	2,664	4,464	3,132	1,301	341	830	1,066	1,511	1,310
<u>Total houses and flats</u>	11,558	17,449	14,882	3,030	4,260	4,074	5,557	3,015	4,799
Hotels, hostels, etc.	1,929	1,181	3,387	1,371	1,126	500	4,336	2,337	242
Shops	449	1,198	979	390	293	256	1,116	762	97
Factories	909	1,504	5,426	2,446	1,867	367	435	330	408
Offices	2,674	3,065	2,286	54	265	1,911	1,256	66	1,707
Other business premises	1,061	1,432	3,621	689	1,251	984	890	338	678
Education	2,991	1,479	4,756	1,506	2,456	794	1,364	1,139	3,971
Religious	277	45	70	35	35	..	28	8	319
Health	761	86	318	60	258	..	3,455	226	..
Entertainment and recreation	215	373	467	134	113	101	1,163	104	42
Miscellaneous	2,872	2,089	7,834	5,364	1,117	444	863	342	3,100
<u>Total other new buildings</u>	14,138	12,452	29,143	12,049	8,780	5,357	14,905	5,652	10,565
<u>TOTAL</u>	25,696	29,901	44,025	15,079	13,040	9,432	20,462	8,668	15,364
COMPLETED									
Houses	7,932	8,901	13,779	4,093	3,160	2,883	1,713	4,717	2,997
Flats	1,591	4,261	4,337	1,195	673	1,790	385	1,536	1,394
<u>Total houses and flats</u>	9,523	13,162	18,116	5,288	3,833	4,673	2,098	6,253	4,391
Hotels, hostels, etc.	1,010	2,257	2,051	615	299	835	804	495	57
Shops	484	480	1,300	727	151	269	327	170	263
Factories	989	1,508	2,880	604	1,002	934	768	1,378	1,350
Offices	1,120	1,949	3,973	279	121	1,793	190	1,308	88
Other business premises	2,045	1,877	1,557	500	159	519	337	684	170
Education	1,021	994	5,290	902	3,135	1,063	670	476	1,821
Religious	154	240	..	..	..	..	..	20	71
Health	2,829	145	924	379	208	51	15	30	..
Entertainment and recreation	228	214	351	199	..	77	260	57	71
Miscellaneous	892	3,100	6,967	660	5,244	599	644	223	231
<u>Total other new buildings</u>	10,772	12,764	25,290	4,865	10,318	6,139	4,013	4,840	4,122
<u>TOTAL</u>	20,295	25,926	43,406	10,153	14,151	10,812	6,111	11,093	8,513

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

NORTHERN TERRITORY

(\$'000)

Type of building	Year ended -			Quarter ended -					
	June 1968	June 1969	June 1970	Dec. 1969	March 1970	June 1970	Sept. 1970	Dec. 1970	March 1971
UNDER CONSTRUCTION AT END OF PERIOD									
Houses	7,103	11,463	9,766	8,442	9,224	9,766	12,973	9,510	9,956
Flats	3,720	3,927	2,326	3,891	3,250	2,326	3,006	2,980	2,820
<u>Total houses and flats</u>	10,823	15,390	12,092	12,334	12,474	12,092	15,984	12,490	12,776
Hotels, hostels, etc.	1,847	788	2,137	1,632	2,470	2,137	5,669	7,664	7,850
Shops	331	1,093	740	610	753	740	1,529	2,122	1,956
Factories	502	422	4,010	3,369	4,394	4,010	3,693	2,645	1,877
Offices	3,244	4,476	2,868	2,606	2,750	2,868	3,934	2,654	4,288
Other business premises	1,104	758	2,523	944	2,048	2,523	3,092	2,725	3,244
Education	2,680	3,418	2,885	3,833	3,154	2,885	3,580	4,243	6,406
Religious	200	..	90	55	90	90	118	106	354
Health	702	605	..	..	50	..	3,440	3,633	3,633
Entertainment and recreation	159	424	395	258	371	395	1,298	1,345	1,317
Miscellaneous	3,613	1,747	1,927	6,354	2,227	1,927	2,156	2,275	5,297
<u>Total other new buildings</u>	14,382	13,731	17,576	19,660	18,306	17,576	28,509	29,412	36,221
<u>TOTAL</u>	25,205	29,121	29,668	31,994	30,780	29,668	44,493	41,902	48,997

WORK DONE DURING PERIOD

Houses	8,185	10,391	13,357	2,957	2,891	3,071	3,543	3,826	3,658
Flats	2,724	4,696	3,685	1,350	531	847	767	1,684	1,322
<u>Total houses and flats</u>	10,909	15,087	17,043	4,306	3,423	3,918	4,309	5,510	4,980
Hotels, hostels, etc.	1,425	1,809	2,484	702	689	905	770	1,390	1,643
Shops	377	901	1,082	337	169	352	292	341	516
Factories	1,016	1,384	4,859	1,914	1,192	1,427	971	623	898
Offices	1,953	2,368	3,126	937	273	886	679	857	688
Other business premises	2,247	1,417	1,867	773	298	552	1,459	679	904
Education	1,124	1,485	5,054	2,101	1,289	981	966	1,229	879
Religious	174	158	36	18	18	..	..	35	93
Health	794	452	495	119	218	41	154	317	192
Entertainment and recreation	199	290	482	90	59	209	127	105	79
Miscellaneous	2,292	2,395	7,032	5,025	970	678	588	609	1,030
<u>Total other new buildings</u>	11,601	12,659	26,514	12,014	5,174	6,030	6,005	6,185	6,922
<u>TOTAL</u>	22,510	27,746	43,557	16,321	8,597	9,948	10,314	11,695	11,901

**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 1968	June 1969	June 1970	Dec. 1969	March 1970	June 1970	Sept. 1970	Dec. 1970	March 1971
COMMENCED									
Built by or for govern- ment authorities	715	818	659	143	200	159	218	82	197
Contract-built for private persons	173	263	295	97	59	89	83	85	113
Owner-built	180	330	246	89	43	50	85	57	36
TOTAL	1,068	1,411	1,200	329	302	298	386	224	346
COMPLETED									
Built by or for govern- ment authorities	613	799	900	253	281	181	92	258	198
Contract-built for private persons	160	219	289	101	24	119	34	122	129
Owner-built	137	191	236	53	36	67	40	53	36
TOTAL	910	1,209	1,425	407	341	367	166	433	363
UNDER CONSTRUCTION AT END OF PERIOD									
Built by or for govern- ment authorities	791	810	564	672	591	564	693	517	516
Contract-built for private persons	86	130	143	139	174	143	192	155	137
Owner-built	142	281	234	281	256	234	275	280	272
TOTAL	1,019	1,221	941	1,092	1,021	941	1,160	952	925

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

Area	Year ended -			Quarter ended -					
	June 1968	June 1969	June 1970	Dec. 1969	March 1970	June 1970	Sept. 1970	Dec. 1970	March 1971
Greater Darwin (a)	563	905	1,050	239	331	292	125	298	74
Alice Springs	157	199	247	94	2	44	20	52	158
Other recorded areas	190	105	128	74	8	31	21	83	131
TOTAL	910	1,209	1,425	407	341	367	166	433	363

(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

B BUILDERS OF NEW BUILDINGS : NORTHERN TERRITORY

(Excludes persons working on owner-built houses)

Particulars	30 June 1967	28 June 1968	30 June 1969	31 March 1970	30 June 1970	30 Sept. 1970	16 Dec. 1970	31 March 1971
Occupational status -								
Contractors	65	92	79	69	79	69	76	71
Sub-contractors	190	339	354	245	290	243	253	301
Wage earners	799	1,135	1,229	1,123	1,299	1,439	1,635	2,059
Sub-contractors								
Wage earners								
TOTAL	1,054	1,566	1,662	1,437	1,668	1,751	1,964	2,407
Occupation -								
Carpenters	265	433	371	371	476	517	523	757
Bricklayers	90	141	176	144	134	122	125	111
Painters	82	114	149	93	134	119	96	123
Electricians	71	111	112	77	89	102	123	139
Plumbers	93	140	164	103	126	131	138	176
Builders' labourers	224	352	330	373	344	344	420	439
Others	229	275	360	276	365	416	539	632
TOTAL	1,054	1,566	1,662	1,437	1,668	1,751	1,964	2,407
Type of building work -								
New houses and flats	490	759	937	583	667	734	874	912
Repairs and maintenance	41	14	20	23	45	51	45	207
Other building work (a)	563	793	705	831	956	966	1,045	1,288
TOTAL	1,054	1,566	1,662	1,437	1,668	1,751	1,964	2,407

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

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CANBERRA, A.C.T. 2600 19 JULY 1971

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning 49 0211 extension 371 or, in Darwin by telephoning Darwin 9381.

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