

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

BUILDING STATISTICS - NORTHERN TERRITORY

NO.29 : DECEMBER QUARTER, 1962

CONTENTS

<u>Table</u>		<u>Page</u>
	Explanatory Notes	1 & 2
1.	Summary: Number and Value of New Houses and Flats and Value of Other New Buildings, 1954-55 to December Quarter, 1962	3
2.	Value of New Buildings by Type of Building : 1959-60 to December Quarter, 1962	4
3.	Value of Work Done During Period by Type of Building : 1959-60 to December Quarter, 1962	5
4.	Number of New Houses and Flats by Ownership and Type of Builder : 1959-60 to December Quarter, 1962	5
5.	Number of New Houses and Flats Completed : Darwin and Other Recorded Areas : 1959-60 to December Quarter, 1962	5
6.	Number of Persons Working on Jobs carried out by Builders of New Buildings : 30th June, 1959 to 12th December, 1962	6

EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the December Quarter, 1962. 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. Each flat is counted as an individual living unit. 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; and 12th December, 1962 : 23.

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	Total
	Number	Value £'000	New Buildings Value £'000	New Buildings Value £'000
COMMENCED DURING PERIOD				
<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
<u>Quarter ended</u>				
September, 1961	117	529	981	1,510
December, 1961	97	363	203	566
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
COMPLETED DURING PERIOD				
<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
<u>Quarter ended</u>				
September, 1961	75	346	382	728
December, 1961	108	488	255	743
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
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
<u>Quarter ended</u>				
September, 1961	316	1,419	2,751	4,170
December, 1961	305	1,282	2,804	4,086
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

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

NORTHERN TERRITORY

(£'000)

Type of Building	Year ended			Quarter ended						
	June, 1960	June, 1961	June, 1962	Sept. 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962	Dec., 1962	
COMMENCED										
Houses	1,596	1,728	1,899	520	322	600	457	379	555	
Flats				9	41	10	63	..	..	
Total Houses and Flats	1,596	1,728	2,022	529	363	610	520	379	555	
Hotels, Hostels, etc.	82	289	117	(a)	(a)	93	..	104	..	
Shops	(a)	108	221	55	117	4	45	11	26	
Factories	52	736	34	14	19	1	..	12	34	
Offices	283	770	148	111	(a)	35	49	11	105	
Other Business Premises	42	161	112		13	20	8	..	31	
Educational	204	190	637	577	(a)	43	..	14	19	
Religious	..	155	..	..	..	..	..	..	..	
Health	(a)		243	(a)	..	154	10	..	..	
Entertainment and Recreation	(a)	56	10	(a)	(a)	3	1	..	..	
Miscellaneous	232	241	438	128	..	82	228	85	127	
Total Other New Buildings	1,182	2,706	1,960	981	203	435	341	237	342	
<u>TOTAL</u>	2,778	4,434	3,982	1,510	566	1,045	861	616	897	
COMPLETED										
Houses	1,382	1,599	1,778	346	488	468	476	432	546	
Flats				..	..	..	4	57	18	
Total Houses and Flats	1,382	1,599	1,782	346	488	468	480	489	564	
Hotels, Hostels, etc.	245	(a)	293	(a)	(a)	236	12	39	75	
Shops	109	145	77	(a)	(a)	27	4	134	8	
Factories	(a)	223	561	21	82	4	454	..	20	
Offices	29	284	207	95	65	89	40	42	524	
Other Business Premises	159	88	193			74	37	4	4	
Educational	96	311	28	..	(a)	14	..	49	141	
Religious	..	(a)	..	..	..	..	..	140	10	
Health	(a)	90	74	44	..	28	2	..	63	
Entertainment and Recreation	55	117	24	(a)	50	..	4	3	..	
Miscellaneous	342	215	264	161		50	9	92	4	
Total Other New Buildings	1,179	1,519	1,721	382	255	522	562	503	849	
<u>TOTAL</u>	2,561	3,118	3,503	728	743	990	1,042	992	1,413	
UNDER CONSTRUCTION AT END OF PERIOD										
Houses	1,008	1,222	1,346	1,398	1,220	1,341	1,346	1,306	1,316	
Flats				21	62	72	134	78	58	
Total Houses and Flats	1,008	1,222	1,480	1,419	1,282	1,413	1,480	1,384	1,374	
Hotels, Hostels, etc.	..	269	95	(a)	(a)	107	95	*160	83	
Shops	106	75	217	113	200	178	217	*94	112	
Factories	29	547	19	532	475	473	19	31	44	
Offices	259	737	633	721	763	624	633	603	184	
Other Business Premises	}	82	8	121	84	30	8	4	31	
Educational		}	623	591	608	623	623	588	465	
Religious	426	253	150	(a)	276	110	150	10	..	
Health	}	}	305	(a)		297	305	305	241	
Entertainment and Recreation			8	11	(a)	11	8	5	5	
Miscellaneous	170	202	390	169	140	172	390	383	503	
Total Other New Buildings	990	2,188	2,448	2,751	2,804	2,625	2,448	2,183	1,668	
<u>TOTAL</u>	1,998	3,410	3,928	4,170	4,086	4,038	3,928	3,567	3,042	

(a) Confidential, not available for publication.

* Revised.

TABLE 3. - VALUE OF WORK DONE DURING PERIOD : CLASSIFIED BY TYPE OF BUILDING**NORTHERN TERRITORY**

(Excluding owner-built houses)

(£'000)

Type of Building	Year ended			Quarter ended					
	June, 1960	June, 1961	June, 1962	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962	Dec., 1962
Houses and Flats (a)	1,184	1,309	1,622	455	320	398	449	521	387
Other New Buildings	1,120	2,017	2,052	482	591	508	471	476	426
TOTAL (a)	2,304	3,326	3,674	937	911	906	920	997	813

(a) 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**NORTHERN TERRITORY**

(Individual living units)

Ownership and Type of Builder	Year ended			Quarter ended					
	June, 1960	June, 1961	June, 1962	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962	Dec., 1962
COMMENCED									
Built by or for Government Authorities	199	219	295	61	61	110	63	55	97
Contract-built for Private Persons	122	102	116	27	21	24	44	21	18
Owner-built	105	94	78	29	15	14	20	10	13
TOTAL	426	415	489	117	97	148	127	86	128

COMPLETED

Built by or for Government Authorities	146	178	252	34	67	82	69	87	81
Contract-built for Private Persons	116	108	85	23	28	17	17	27	30
Owner-built	79	117	59	18	13	12	16	8	22
TOTAL	341	403	396	75	108	111	102	122	133

UNDER CONSTRUCTION AT END OF PERIOD

Built by or for Government Authorities	119	160	203	187	181	209	203	171	187
Contract-built for Private Persons	48	42	73	46	39	46	73	67	55
Owner-built	95	72	91	83	85	87	91	93	84
TOTAL	262	274	367	316	305	342	367	331	326

TABLE 5. - NUMBER OF NEW HOUSES AND FLATS COMPLETED (INCLUDING OWNER-BUILT HOUSES) :**DARWIN AND OTHER RECORDED AREAS**

(Individual living units)

Area	Year ended			Quarter ended					
	June, 1960	June, 1961	June, 1962	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962	Dec., 1962
Darwin (a)	233	281	295	47	78	85	85	83	88
Other Recorded Areas	108	122	101	28	30	26	17	39	45
TOTAL	341	403	396	75	108	111	102	122	133

(a) 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 cane-built houses)**

Particulars	At 30th June, 1959	At 30th June, 1960	At 30th June, 1961	At 20th Dec., 1961	At 30th March, 1962	At 29th June, 1962	At 28th Sept., 1962	At 12th Dec., 1962
<u>Occupational Status</u>								
Contractors	50	39	63	61	66	71	69	70
Sub-Contractors	80	83	114	110	129	136	127	133
Wage Earners	271	283	431	405	497	460	485	482
<u>TOTAL</u>	401	405	608	576	692	667	681	685
<u>Occupation</u>								
Carpenters	182	197	212	197	206	203	220	213
Bricklayers	34	44	46	49	78	81	89	101
Painters	28	28	49	66	60	64	62	73
Electricians	20	26	56	40	52	61	57	58
Plumbers	39	29	52	56	66	74	70	68
Builders' Labourers	54	46	98	90	129	123	121	107
Other	44	35	95	78	101	61	62	65
<u>TOTAL</u>	401	405	608	576	692	667	681	685
<u>Type of Building Work</u>								
New Houses and Flats	265	186	277	272	363	348	335	382
Repair and Maintenance	..	4	4	6	4	..	4	..
Other Building Work (a)	136	215	327	298	325	319	342	303
<u>TOTAL</u>	401	405	608	576	692	667	681	685

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

K.M. ARCHER
COMMONWEALTH STATISTICIAN

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS
CANBERRA, A.C.T. 11TH MARCH, 1963.

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