

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

BUILDING STATISTICS - NORTHERN TERRITORY

NO. 37 : DECEMBER QUARTER, 1964

Table

CONTENTS

		<u>Page</u>
..	Explanatory Notes	1 & 2
1.	Number and Value of New Houses and Flats and Value of Other New Buildings; 1954-55 to December Quarter, 1964	3
2.	Value of New Buildings by Type of Building : 1961-62 to December Quarter, 1964	4
3.	Value of Work Done During Period by Type of Building : 1961-62 to December Quarter, 1964	5
4.	Number of New Houses and Flats by Ownership and Type of Builder : 1961-62 to December Quarter, 1964	5
5.	Number of New Houses and Flats Completed : Darwin and Other Recorded Areas : 1961-62 to December Quarter, 1964	5
6.	Number of Persons Working on Jobs carried out by Builders of New Buildings : 30th June, 1961 to 16th December, 1964 ..	6

EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the December Quarter, 1964. 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. 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. 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 at which this represents the beginning of 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 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 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.

Table 3 shows 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. In previous issues of this bulletin the figures in Table 3 excluded the estimated value of work done on owner-built houses.

8. NUMBER OF NEW HOUSES AND FLATS: Table 4 and 5 show the numbers of new houses and flats commenced, completed and under construction.

The houses shown in Table 4 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 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 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 6 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.

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.

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 New Buildings	Total New Buildings
	Number (a)	Value £'000	Value £'000	Value £'000
COMMENCED				
<u>Year ended</u>				
June, 1955	294	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
" 1963	382	1,742	2,381	4,123
" 1964	558	2,505	2,577	5,082
<u>Quarter ended</u>				
September, 1963	94	452	654	1,106
December, 1963	173	675	550	1,225
March, 1964	148	745	751	1,496
June, 1964	143	633	622	1,255
September, 1964	107	646	1,168	1,814
December, 1964	317	1,358	409	1,767
COMPLETED				
<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
" 1963	491	2,075	2,361	4,436
" 1964	336	1,646	2,335	3,981
<u>Quarter ended</u>				
September, 1963	88	430	898	1,328
December, 1963	122	563	426	989
March, 1964	80	430	376	806
June, 1964	46	223	635	858
September, 1964	99	472	590	1,062
December, 1964	121	561	780	1,341
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
" 1963	258	1,193	2,484	3,677
" 1964	480	2,090	2,795	4,885
<u>Quarter ended</u>				
September, 1963	264	1,220	2,257	3,477
December, 1963	315	1,337	2,383	3,720
March, 1964	383	1,669	2,796	4,465
June, 1964	480	2,090	2,795	4,885
September, 1964	488	2,262	3,377	5,639
December, 1964	684	3,029	3,078	6,107

(a) Individual living units.

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

NORTHERN TERRITORY

(£'000)

Type of Building	Year ended -				Quarter ended -				
	June, 1962	June, 1963	June, 1964	Sept., 1963	Dec., 1963	March, 1964	June, 1964	Sept., 1964	Dec., 1964
COMMENCED									
Houses	1,899	1,696	2,017	406	353	625	633	439	1,112
Flats	123	46	488	46	322	120	..	207	246
Total Houses and Flats	2,022	1,742	2,505	452	675	745	633	646	1,358
Hotels, Hostels, etc.	117	150	428	132	72	49	175	65	54
Shops	221	111	118	29	20	14	55	29	13
Factories	34	530	261	141	66	42	12	50	13
Offices	148	771	115	7	31	77	..	74	..
Other Business Premises	112	176	265	17	48	143	57	89	96
Education	637	59	395	164	57	171	3	658	40
Religious	..	13	33	20	13	..	..	..	..
Health	243	91	328	14	174	121	19	55	141
Entertainment and Recreation	10	111	106	23	4	42	37	25	..
Miscellaneous	438	369	528	107	65	92	264	123	52
Total Other New Buildings	1,960	2,381	2,577	654	550	751	622	1,168	409
<u>TOTAL</u>	3,982	4,123	5,082	1,106	1,225	1,496	1,255	1,814	1,767

COMPLETED

Houses	1,778	1,909	1,555	417	531	400	207	396	547
Flats	4	166	21	13	32	30	16	76	14
Total Houses and Flats	1,782	2,075	1,646	430	563	430	223	472	561
Hotels, Hostels, etc.	293	124	131	89	13	..	29	169	28
Shops	77	196	99	42	37	20	..	4	6
Factories	561	34	733	448	101	20	164	53	41
Offices	207	629	148	110	..	7	31	17	262
Other Business Premises	193	44	221	25	78	30	88	2	162
Education	28	645	243	21	16	90	116	24	10
Religious	..	163	20	..	..	20	..	13	..
Health	74	63	196	90	96	10	..	233	174
Entertainment and Recreation	24	4	94	5	2	6	81	52	21
Miscellaneous	264	459	450	68	83	173	126	23	76
Total Other New Buildings	1,721	2,361	2,335	898	426	376	635	590	780
<u>TOTAL</u>	3,503	4,436	3,981	1,328	989	806	858	1,062	1,341

UNDER CONSTRUCTION AT END OF PERIOD

Houses	1,346	1,155	1,625	1,149	976	1,196	1,625	1,671	2,210
Flats	134	38	465	71	361	473	465	591	819
Total Houses and Flats	1,480	1,193	2,090	1,220	1,337	1,669	2,090	2,262	3,029
Hotels, Hostels, etc.	95	119	416	162	221	270	416	297	358
Shops	217	121	136	112	93	81	136	159	168
Factories	19	562	103	261	224	251	103	95	68
Offices	633	765	732	663	694	763	732	779	539
Other Business Premises	8	145	201	138	108	230	201	286	220
Education	623	36	189	179	221	302	189	823	855
Religious	150	..	13	20	33	12	13	..	..
Health	305	333	499	257	336	480	499	321	291
Entertainment and Recreation	8	115	136	138	141	174	136	113	95
Miscellaneous	390	288	370	327	312	233	370	504	484
Total Other New Buildings	2,448	2,484	2,795	2,257	2,383	2,796	2,795	3,377	3,078
<u>TOTAL</u>	3,928	3,677	4,885	3,477	3,720	4,465	4,885	5,639	6,107

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

NORTHERN TERRITORY

(Including estimated value of work done on owner-built houses)

(£'000)

Type of Building	Year ended -			Quarter ended -						
	June, 1962	June, 1963	June, 1964	Sept., 1963	Dec., 1963	March, 1964	June, 1964	Sept., 1964	Dec., 1964	
Houses and Flats	1,868	1,969	1,967	443	510	511	503	692	647	
Other New Buildings	2,076	1,953	2,749	758	599	577	815	710	746	
<u>TOTAL</u>	3,944	3,922	4,716	1,201	1,109	1,088	1,318	1,402	1,393	

NOTE: In previous issues of this bulletin the figures in this table excluded the estimated value of work done on owner-built houses.

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, 1962	June, 1963	June, 1964	Sept., 1963	Dec., 1963	March, 1964	June, 1964	Sept., 1964	Dec., 1964	

COMMENCED

Built by or for Government Authorities	295	253	408	44	136	110	118	47	273	
Contract-built for Private Persons	116	82	104	34	23	31	16	42	21	
Owner-built	78	47	46	16	14	7	9	18	23	
<u>TOTAL</u>	489	382	558	94	173	148	143	107	317	

COMPLETED

Built by or for Government Authorities	252	325	181	52	66	43	20	67	90	
Contract-built for Private Persons	85	104	93	25	38	17	13	14	13	
Owner-built	59	62	62	11	18	20	13	18	18	
<u>TOTAL</u>	396	491	336	88	122	80	46	99	121	

UNDER CONSTRUCTION AT END OF PERIOD

Built by or for Government Authorities	203	131	358	123	193	260	358	338	521	
Contract-built for Private Persons	73	51	62	60	45	59	62	90	98	
Owner-built	91	76	60	81	77	64	60	60	65	
<u>TOTAL</u>	367	258	480	264	315	383	480	488	684	

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, 1962	June, 1963	June, 1964	Sept., 1963	Dec., 1963	March, 1964	June, 1964	Sept., 1964	Dec., 1964	
Darwin (a)	295	358	217	55	61	61	40	54	96	
Other Recorded Areas	101	133	119	33	61	19	6	45	25	
<u>TOTAL</u>	396	491	336	88	122	80	46	99	121	

(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 owner-built houses)**

Particulars	30th June, 1961(a)	29th June, 1962	28th June, 1963	11th Dec., 1963	31st March, 1964	30th June, 1964	30th Sept., 1964	16th Dec., 1964
<u>Occupational Status</u>								
Contractors	63	71	63	58	61	81	82	77
Sub-Contractors	114	136	112	120	110	154	156	138
Wage Earners	431	460	403	497	517	667	674	632
<u>TOTAL</u>	608	667	578	675	688	902	912	847
<u>Occupation</u>								
Carpenters	212	203	179	222	213	257	256	236
Bricklayers	46	81	72	73	85	143	129	132
Painters	49	64	57	56	54	72	73	73
Electricians	56	61	56	49	53	72	77	57
Plumbers	52	74	59	69	67	79	81	75
Builders' Labourers	98	123	87	116	134	197	213	185
Other	95	61	68	90	82	82	83	89
<u>TOTAL</u>	608	667	578	675	688	902	912	847
<u>Type of Building Work</u>								
New Houses and Flats	277	348	319	245	253	389	422	438
Repair and Maintenance	4	..	..	2	8	1	1	9
Other Building Work (b)	327	319	259	428	427	512	489	400
<u>TOTAL</u>	608	667	578	675	688	902	912	847

- (a) Excludes persons working on new private buildings (other than houses) which were erected without the services of a contractor responsible for the whole job.
- (b) 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.

19TH MARCH, 1965

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