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BUILDING STATISTICS : NORTHERN TERRITORY  
NO. 64 SEPTEMBER QUARTER 1971

Reference No. 3.4

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EXPLANATORY NOTES

These statistics relate to building operations in the Northern Territory during the September 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	Total	
	Number	Value \$'000	new buildings Value \$'000	new buildings Value \$'000	
COMMENCED					
Year ended -					
June	1969	1,411	17,449	12,452	29,901
"	1970	1,200	14,882	29,143	44,025
"	1971	1,506	20,675	36,916	57,593
Quarter ended -					
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
June	1971	550	7,304	5,794	13,099
September	1971	481	7,009	14,611	21,620
COMPLETED					
Year ended -					
June	1969	1,209	13,162	12,764	25,926
"	1970	1,425	18,116	25,290	43,406
"	1971	1,222	16,624	17,382	34,006
Quarter ended -					
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
June	1971	260	3,882	4,407	8,289
September	1971	398	5,555	7,287	12,842
UNDER CONSTRUCTION AT END OF PERIOD					
Year ended -					
June	1969	1,221	15,390	13,731	29,121
"	1970	941	12,092	17,576	29,668
"	1971	1,190	15,795	37,176	52,971
Quarter ended -					
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
June	1971	1,190	15,795	37,176	52,971
September	1971	1,278	17,813	44,406	62,218
WORK DONE DURING PERIOD					
Year ended -					
June	1969	..	15,087	12,659	27,746
"	1970	..	17,043	26,514	43,557
"	1971	..	20,463	26,984	47,446
Quarter ended -					
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
June	1971	..	5,664	7,872	13,536
September	1971	..	6,332	10,751	17,083

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

## NORTHERN TERRITORY

(\$'000)

Type of building	Year ended -				Quarter ended -				
	June 1969	June 1970	June 1971	June 1970	Sept. 1970	Dec. 1970	March 1971	June 1971	Sept. 1971
<b>COMMENCED</b>									
Houses	12,985	11,750	15,906	3,244	4,490	1,505	3,489	6,422	4,226
Flats	4,464	3,132	4,769	830	1,066	1,511	1,310	882	2,783
<u>Total houses and flats</u>	17,449	14,882	20,675	4,074	5,557	3,015	4,799	7,304	7,009
Hotels, hostels, etc.	1,181	3,387	7,767	500	4,336	2,337	242	852	2,133
Shops	1,198	979	2,284	256	1,116	762	97	309	388
Factories	1,504	5,426	1,666	367	435	330	408	493	564
Offices	3,065	2,286	4,127	1,911	1,256	66	1,707	1,098	4,698
Other business premises	1,432	3,621	2,095	984	890	338	678	189	649
Education	1,479	4,756	7,603	794	1,364	1,139	3,971	1,129	3,448
Religion	45	70	355	..	28	8	319	..	119
Health	86	318	4,045	..	3,455	226	..	364	78
Entertainment and recreation									
Miscellaneous	373	467	1,384	101	1,163	104	42	75	207
	2,089	7,834	5,590	444	863	342	3,100	1,285	2,327
<u>Total other new buildings</u>	12,452	29,143	36,916	5,357	14,905	5,652	10,565	5,794	14,611
<u>TOTAL</u>	29,901	44,025	57,593	9,432	20,462	8,668	15,364	13,099	21,620
<b>COMPLETED</b>									
Houses	8,901	13,779	12,724	2,883	1,713	4,717	2,997	3,297	4,270
Flats	4,261	4,337	3,900	1,790	385	1,536	1,394	585	1,285
<u>Total houses and flats</u>	13,162	18,116	16,624	4,673	2,098	6,253	4,391	3,882	5,555
Hotels, hostels, etc.	2,257	2,051	1,508	835	804	495	57	152	617
Shops	480	1,300	849	269	327	170	263	89	901
Factories	1,508	2,880	4,153	934	768	1,378	1,350	657	1,213
Offices	1,949	3,973	1,808	1,793	190	1,308	88	222	1,918
Other business premises	1,877	1,557	3,158	519	337	684	170	1,967	1,180
Education	994	5,290	3,250	1,063	670	476	1,821	283	397
Religion	240	..	162	..	..	20	71	71	..
Health	145	924	297	51	15	30	..	252	..
Entertainment and recreation									
Miscellaneous	214	351	486	77	260	57	71	98	153
	3,100	6,967	1,715	599	644	223	231	617	909
<u>Total other new buildings</u>	12,764	25,290	17,382	6,139	4,013	4,840	4,122	4,407	7,287
<u>TOTAL</u>	25,926	43,406	34,006	10,812	6,111	11,093	8,513	8,289	12,842

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

## NORTHERN TERRITORY

(\$'000)

Type of building	Year ended -			Quarter ended -					
	June 1969	June 1970	June 1971	June 1970	Sept. 1970	Dec. 1970	March 1971	June 1971	Sept. 1971
<b>UNDER CONSTRUCTION AT END OF PERIOD</b>									
Houses	11,463	9,766	12,665	9,766	12,978	9,510	9,956	12,665	13,267
Flats	3,927	2,326	3,130	2,326	3,006	2,980	2,820	3,130	4,546
<u>Total houses and flats</u>	15,390	12,092	15,795	12,092	15,984	12,490	12,776	15,795	17,813
Hotels, hostels, etc.	788	2,137	8,555	2,137	5,669	7,664	7,850	8,555	10,227
Shops	1,093	740	2,176	740	1,529	2,122	1,956	2,176	1,637
Factories	422	4,010	1,734	4,010	3,693	2,645	1,877	1,734	1,066
Offices	4,476	2,868	5,176	2,868	3,934	2,654	4,288	5,176	7,467
Other business premises	758	2,523	1,557	2,523	3,092	2,725	3,244	1,557	1,050
Education	3,418	2,885	7,208	2,885	3,580	4,243	6,406	7,208	10,265
Religion	..	90	303	90	118	106	354	303	423
Health	605	..	3,744	..	3,440	3,633	3,633	3,744	3,938
Entertainment and recreation	424	395	1,270	395	1,298	1,345	1,317	1,270	1,321
Miscellaneous	1,747	1,927	5,452	1,927	2,156	2,275	5,297	5,452	7,012
<u>Total other new buildings</u>	13,731	17,576	37,176	17,576	28,509	29,412	36,221	37,176	44,406
<u>TOTAL</u>	29,121	29,668	52,971	29,668	44,493	41,902	48,997	52,971	62,218
<b>WORK DONE DURING PERIOD</b>									
Houses	10,391	13,357	15,700	3,071	3,543	3,826	3,658	4,673	4,529
Flats	4,696	3,685	4,765	847	767	1,684	1,322	992	1,803
<u>Total houses and flats</u>	15,087	17,043	20,463	3,918	4,309	5,510	4,980	5,664	6,332
Hotels, hostels, etc.	1,809	2,484	5,599	905	770	1,390	1,643	1,796	2,092
Shops	901	1,082	1,577	352	292	341	516	428	549
Factories	1,384	4,859	2,995	1,427	971	623	898	503	522
Offices	2,368	3,126	3,083	886	679	857	688	859	1,326
Other business premises	1,417	1,867	3,813	552	1,459	679	904	771	632
Education	1,485	5,054	4,534	981	966	1,229	879	1,460	2,087
Religion	158	36	233	..	..	35	93	105	145
Health	452	495	1,023	41	154	317	192	360	1,386
Entertainment and recreation	290	482	416	209	127	105	79	105	276
Miscellaneous	2,395	7,032	3,712	678	588	609	1,030	1,485	1,736
<u>Total other new buildings</u>	12,659	26,514	26,984	6,030	6,005	6,185	6,922	7,872	10,751
<u>TOTAL</u>	27,746	43,557	47,446	9,948	10,314	11,695	11,901	13,536	17,083

**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 1969	June 1970	June 1971	June 1970	Sept. 1970	Dec. 1970	March 1971	June 1971	Sept. 1971
<b>COMMENCED</b>									
Built by or for govern- ment authorities	818	659	905	159	218	82	197	408	212
Contract-built for private persons	263	295	352	89	83	85	113	71	179
Owner-built	330	246	249	50	85	57	36	71	90
<u>TOTAL</u>	1,411	1,200	1,506	298	386	224	346	550	481
<b>COMPLETED</b>									
Built by or for govern- ment authorities	799	900	711	181	92	258	198	163	232
Contract-built for private persons	219	289	337	119	34	122	129	52	95
Owner-built	191	236	174	67	40	53	36	45	71
<u>TOTAL</u>	1,209	1,425	1,222	367	166	433	363	260	398
<b>UNDER CONSTRUCTION AT END OF PERIOD</b>									
Built by or for govern- ment authorities	810	564	751	564	693	517	516	751	748
Contract-built for private persons	130	143	154	143	192	155	137	154	235
Owner-built	281	234	285	234	275	280	272	285	295
<u>TOTAL</u>	1,221	941	1,190	941	1,160	952	925	1,190	1,278

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

Area	Year ended -			Quarter ended -					
	June 1969	June 1970	June 1971	June 1970	Sept. 1970	Dec. 1970	March 1971	June 1971	Sept. 1971
Greater Darwin (a)	905	1,050	685	292	125	298	74	188	236
Alice Springs	199	247	263	44	20	52	158	33	64
Other recorded areas	105	128	274	31	21	83	131	39	98
<u>TOTAL</u>	1,209	1,425	1,222	367	166	433	363	260	398

(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	28 June 1968	30 June 1969	30 June 1970	30 Sept. 1970	16 Dec. 1970	31 March 1971	30 June 1971	30 Sept. 1971
<b>Occupational status -</b>								
Contractors	92	79	79	69	76	47	66	65
Sub-contractors	339	354	290	243	253	301	346	353
Wage earners	1,135	1,229	1,299	1,439	1,635	2,059	2,231	2,373
<b>TOTAL</b>	1,566	1,662	1,668	1,751	1,964	2,407	2,643	2,791
<b>Occupation -</b>								
Carpenters	433	371	476	517	523	757	731	780
Bricklayers	141	176	134	122	125	141	176	159
Painters	114	149	134	119	96	123	174	193
Electricians	111	112	89	102	123	139	122	149
Plumbers	140	164	126	131	138	176	174	204
Builders' labourers	352	330	344	344	420	439	477	425
Other	275	360	365	416	539	632	789	881
<b>TOTAL</b>	1,566	1,662	1,668	1,751	1,964	2,407	2,643	2,791
<b>Type of building work -</b>								
New houses and flats	759	937	667	734	874	912	1,300	1,371
Repairs and maintenance	14	20	45	51	45	207	69	24
Other building work (a)	793	705	956	966	1,045	1,288	1,274	1,396
<b>TOTAL</b>	1,566	1,662	1,668	1,751	1,964	2,407	2,643	2,791

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

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CANBERRA, A.C.T. 2600

28 JANUARY 1972

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning 49 0211 extension 341 or, in Darwin by telephoning Darwin 9381.