

Summary

The value of residential building work done in the Territory declined slightly in 2008. In 2008, the value of non-residential building work done increased by 5.3% primarily due to construction works by the Territory Government.

Total Building Work Done	NT	Aust
Change in the quarter (s.a.)	↓1.3%	↓1.6%
Change in the year (original)	↑1.3%	↑4.1%

In the December quarter 2008, total building work done in the Territory decreased by 1.3% to \$199M and decreased by 1.6% to \$18B nationally.

In 2008, total building work done in the Territory increased by 1.3% to \$787M (see Chart 1) and increased by 4.1% to \$72.2B nationally. The Territory has the second lowest growth of the jurisdictions, but well ahead of New South Wales (see Chart 2).

Residential Building Work Done	NT	Aust
Change in the year (original)	↓2.0%	↑2.3%

The ABS does not report seasonally adjusted data for residential and non-residential building work done in the Territory. In the December quarter 2008, residential building work done in the Territory increased by 1.0% to \$106M and decreased by 3.7% to \$10.7B nationally.

In 2008, residential building activity in the Territory decreased by 2.0% to \$407M:

- 'Houses' decreased by 13.0% to \$177M, with credit restrictions, a shortage of vacant residential land and declining housing affordability constraining new house construction;
- 'Other residential' (primarily units) increased by 9.7% to \$167M, with construction of high rise apartment complexes in the Darwin CBD (e.g. Evolution on Gardiner, OneEsplanade and similar projects); and
- 'Alterations and additions' increased by 5.1% to \$63M, with more households potentially choosing to renovate.

Non-residential Building Work Done	NT	Aust
Change in the year (original)	↑5.3%	↑6.7%

Non-residential building activity in small jurisdictions like the Territory, tend to be volatile. In the December quarter 2008, non-residential building work done increased by 5.1% to \$106M and decreased by 0.9% to \$7.9B nationally.

In 2008, non-residential building work done increased by 5.3% to \$380M. Public sector work undertaken increased by 24.5% to \$124M, reflecting the ongoing work on the middle schools program and the Casuarina police station. Private sector non-residential work undertaken decreased by 2.0% to \$256M.

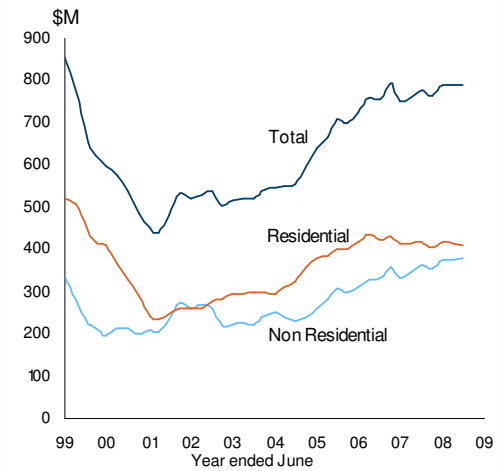
Building Work Yet to be Done	NT	Aust
Change in the year (original)	↓13.1%	↑17.2%

In 2008, building work yet to be done decreased by 13.1% to \$341M in the Territory, primarily reflecting the progress of works for the Darwin Waterfront Development (see Chart 3).

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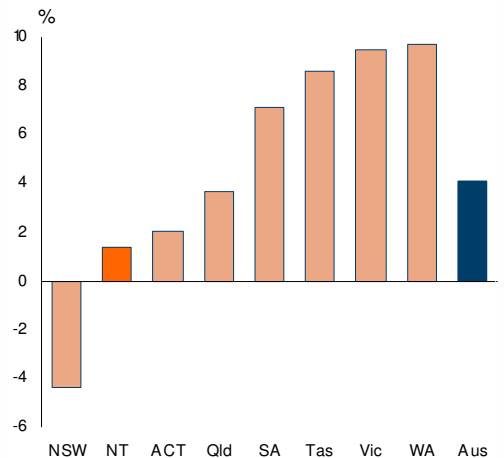
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Chart 1: Territory Building Work Done
(Moving annual total, chain volume)



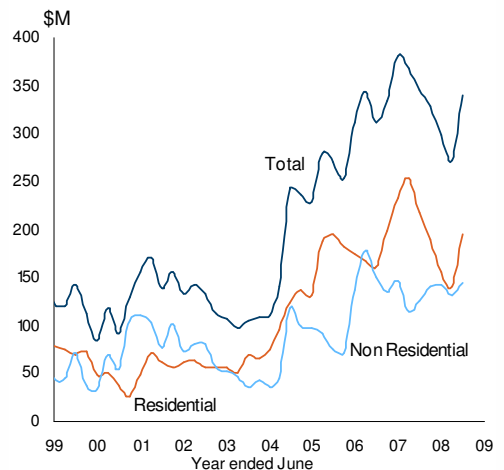
Source: ABS Cat. No. 8752.0

Chart 2: Territory Building Work Done
(Year on year percentage change, chain volume)



Source: ABS Cat. No. 8752.0

Chart 3: Territory Work Yet to Be Done
(Chain volume)



Source: ABS Cat. No. 8752.0, 8782.065.001



Total Building (\$M, chain volume)

	December Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
work done					
<i>original</i>	212	787	3.0%	-0.7%	1.3%
<i>seasonally adj</i>	199	785	-1.3%	-1.4%	
<i>trend</i>	201	790	1.5%	2.0%	
work yet to be done					
<i>original</i>	340		24.8%	-1.4%	
Australia					
work done					
<i>original</i>	18 607	72 221	-2.5%	3.2%	4.1%
<i>seasonally adj</i>	17 989	72 113	-1.6%	3.2%	
<i>trend</i>	18 181	72 189	0.1%	3.7%	
work yet to be done					
<i>original</i>	36 173		-7.4%	3.6%	

Residential Building (\$M, original, chain volume)

	December Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
houses	106	407	1.0%	-4.6%	-2.0%
<i>units</i>	44	177	21.2%	-13.5%	-13.0%
<i>alterations & addns.</i>	41	167	-26.5%	-9.6%	9.7%
<i>units</i>	22	63	60.2%	38.2%	5.1%
Australia					
houses	10 660	41 783	-3.7%	1.9%	2.3%
<i>units</i>	6 299	24 767	-2.5%	2.3%	2.5%
<i>alterations & addns.</i>	2 656	10 525	-8.2%	4.4%	2.4%
<i>units</i>	1 705	6 490	-0.5%	-2.9%	1.6%

Non-residential Building (\$M, original, chain volume)

	December Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
Private	106	380	5.1%	3.6%	5.3%
<i>Public</i>	76	256	8.4%	3.6%	-2.0%
<i>Public</i>	30	124	-2.5%	3.6%	24.5%
Australia					
Private	7 946	30 439	-0.9%	5.0%	6.7%
<i>Public</i>	6 332	24 468	-3.0%	5.6%	9.2%
<i>Public</i>	1 614	5 971	8.3%	2.9%	-2.5%

¹ compares the latest quarter with the previous quarter

² compares the latest quarter with the same quarter last year

³ compares the 4 quarters up to and including the latest quarter with the previous 4 quarter period

Caution is advised when using monthly data for the Territory, which is often derived from small samples and highly volatile.

Source: ABS Cat. No. 8752.0

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Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.