

Summary

Although declining in 2008-09, building activity in the Territory remained near its highest levels in around 10 years. The decrease was primarily driven by declining levels of house construction and private sector commercial buildings.

Total Building Work Done	NT	Aust
Change in the quarter (s.a.)	↑1.5%	↓5.3%
Change in the year (original)	↓4.5%	↑0.6%

Compared to the March quarter 2009, total building work done in the Territory increased by 1.5% to \$176M in the June quarter 2009. Nationally it decreased by 5.3% to \$16.9B.

In 2008-09, total building work done in the Territory decreased by 4.5% to \$756M (see Chart 1) while increasing by 0.6% to \$71.5B nationally.

Residential Building Work Done	NT	Aust
Change in the year (original)	↓8.6%	↓0.6%

The ABS does not report seasonally adjusted data, in real terms, for residential and non-residential building work done in the Territory. In the June quarter 2009, residential building work done in the Territory increased by 42.8% to \$99M and increased by 5.7% to \$9.7B nationally.

In 2008-09, residential building activity in the Territory decreased by 8.6% to \$380M:

- 'House' construction decreased by 13.9% to \$176M, with credit restrictions and a shortage of vacant residential land constraining activity;
- 'Other residential' (primarily units) construction decreased by 5.9% to \$145M, reflecting the completion on a number of high rise apartment complexes in the Darwin CBD (e.g. One30 Esplanade, Pinnacle, Arkaba and similar projects); and
- 'Alterations and additions' increased by 2.9% to \$58M, supported by declining interest rates and increasing property prices.

Non-residential Building Work Done	NT	Aust
Change in the year (original)	↑0.2%	↑2.2%

Non-residential building activity in small jurisdictions like the Territory, tends to be volatile. In the June quarter 2009, non-residential building work done decreased by 11.2% to \$79M and increased by 1.5% to \$7.3B nationally.

In 2008-09, non-residential building work done increased by 0.2% to \$375M. Public sector work undertaken increased by 15.2% to \$131M, reflecting ongoing work on the middle schools program and the Casuarina police station. Private sector non-residential work undertaken decreased by 6.4% to \$244M.

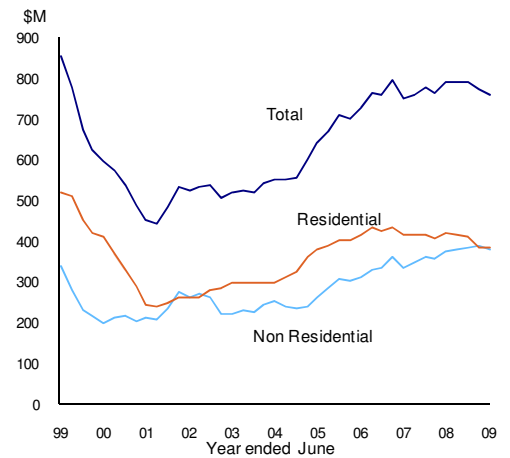
Building Work Yet to be Done	NT	Aust
Change over the year (original)	↑14.2%	↓13.2%

Over the year to June 2009, building work yet to be done increased by 14.2% to \$340M in the Territory (see Chart 3).

Released: 14 October 2009

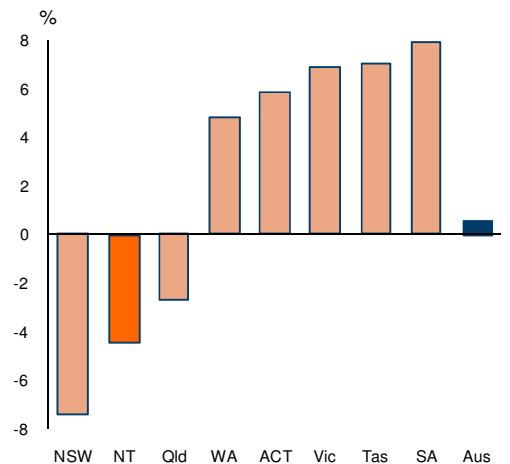
Next Release: 20 January 2010

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



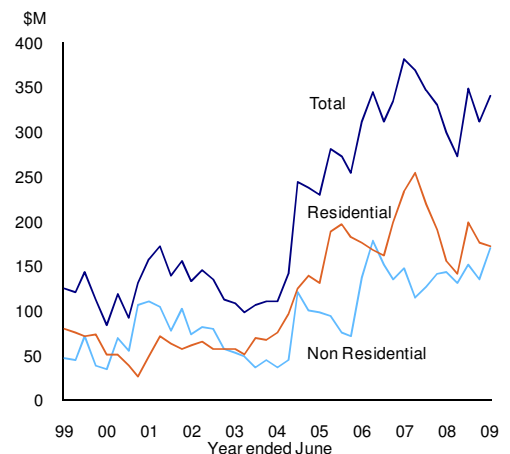
Source: ABS Cat. No. 8752.0

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)

	June Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
work done					
<i>original</i>	179	756	12.4%	-7.5%	-4.5%
<i>seasonally adj</i>	176	746	1.5%	-9.1%	
<i>trend</i>	173	743	-4.6%	-11.8%	
work yet to be done					
<i>original</i>	340		9.6%	14.2%	
Australia					
work done					
<i>original</i>	17 010	71 534	3.9%	-7.7%	0.6%
<i>seasonally adj</i>	16 943	71 358	-5.3%	-7.8%	
<i>trend</i>	17 215	71 489	-2.9%	-5.1%	
work yet to be done					
<i>original</i>	34 172		-8.9%	-13.2%	

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

	June Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory	99	380	42.8%	-3.9%	-8.6%
<i>houses</i>	60	176	62.2%	27.1%	-13.9%
<i>units</i>	27	145	25.4%	-29.6%	-5.9%
<i>alterations & addns.</i>	12	58	11.4%	-30.9%	2.9%
Australia	9 745	40 836	5.7%	-7.7%	-0.6%
<i>houses</i>	5 617	23 683	6.5%	-10.9%	-2.7%
<i>units</i>	2 725	10 889	7.6%	4.1%	6.0%
<i>alterations & addns.</i>	1 403	6 265	-0.7%	-14.0%	-3.3%

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

	June Quarter			change	
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory	79	375	-11.2%	-11.6%	0.2%
<i>Private</i>	44	244	-20.1%	-18.2%	-6.4%
<i>Public</i>	36	131	2.8%	-1.9%	15.2%
Australia	7 265	30 697	1.5%	-7.7%	2.2%
<i>Private</i>	5 285	23 720	-0.7%	-16.5%	-1.0%
<i>Public</i>	1 979	6 977	8.1%	28.0%	14.8%

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

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