

This brief is based on preliminary ABS construction activity data. The ABS will release 'final' data for building and engineering construction activity in approximately six weeks.

Construction Work Done	NT	Aust
Change in the quarter (s.a.)	↓ 5.4%	↓ 0.1%
Year on year (original)	↑ 59.0%	↑ 9.4%

In seasonally adjusted terms, construction work done in the Territory in the June 2009 quarter decreased by 5.4% to \$787M from the previous quarter. Nationally, construction work done decreased by 0.1% over the same period.

In 2008-09 total construction work done in the Territory was \$3.2B, an increase of 59% from 2007-08 (see Chart 1).

Engineering Work Done (seasonally adjusted data)

Engineering work done is the major driver of construction work done in the Territory. In the June 2009 quarter, seasonally adjusted engineering work done in the Territory decreased by 6.7% to \$613M compared with the previous quarter.

In 2008-09, engineering work done increased by 101.0% to \$2.4B, compared with 2007-08. Engineering construction activity in the Territory in 2008-09 was supported by major mining projects including the expansion of the GEMCO manganese refinery and ENI's Bonaparte Gas Pipeline project. In addition, ongoing construction activity related to the Darwin Waterfront Redevelopment and major road works, including the Tiger Brennan Drive development, contributed to the growth in engineering work done in the Territory in 2008-09.

Nationally, in 2008-09 engineering construction work done increased by 20.5% from 2007-08.

Residential Building Work Done (original data)

Residential building work done in the Territory increased by 40.1% to \$97M in the June 2009 quarter compared with the previous quarter (see Chart 2). Despite the increase, residential building activity in 2008-09 declined by 9.2% from 2007-08. The decrease in the year may reflect the high level of residential work undertaken in 2007-08, including Mantra Pandanus and Evolution on Gardiner.

Non-residential Building Work Done (original data)

Non-residential building activity in small jurisdictions such as the Territory tends to be volatile. Between 2007-08 and 2008-09, non-residential building work done increased by 0.4% to \$376M due to the increase in public sector non-residential building construction, partly offset by a decrease in the private sector (see Chart 3).

Work in the Pipeline

Total building work in the pipeline is activity that has been approved, but has not yet been done (excluding engineering construction). In the June 2009 quarter, works in the pipeline increased by 6.1% to \$365M from the previous quarter. The increase may be attributed to work associated with the Commonwealth's stimulus package and the Territory Government infrastructure investment plan.

Released: 26 August 2009

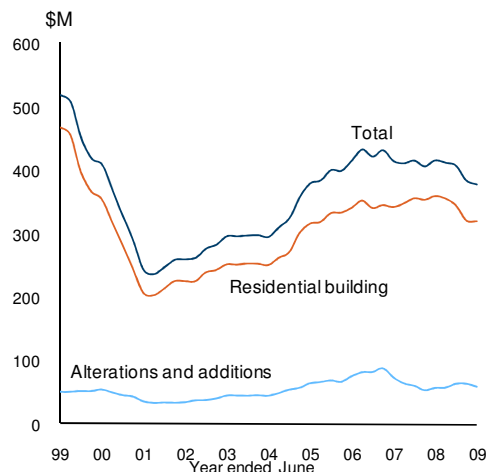
Next Release: 25 November 2009

Chart 1: Territory Construction (moving annual total, chain volume)



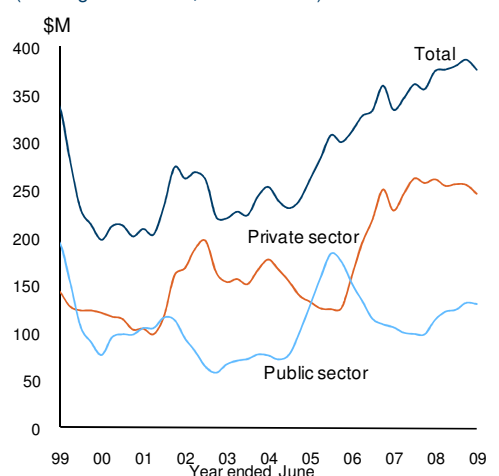
Source: ABS Cat. No. 8755.0

Chart 2: Territory Residential Building (moving annual total, chain volume)



Source: ABS Cat. No. 8755.0

Chart 3: Territory Non-residential Building (moving annual total, chain volume)



Source: ABS Cat. No. 8755.0



Construction Work Done (\$M, chain volume)

	June Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
building					
<i>original</i>	177	754	10.7%	-8.6%	-4.6%
<i>residential</i>	97	378	40.1%	-5.9%	-9.2%
<i>non-residential</i>	79	376	-12.0%	-11.7%	0.4%
<i>seasonally adj</i>	174	744	-0.2%	-10.4%	
<i>trend</i>	172	741	-4.9%	-12.3%	
engineering					
<i>original</i>	603	2 408	-4.5%	46.0%	101.0%
<i>seasonally adj</i>	613	2 408	-6.7%	45.7%	
<i>trend</i>	665	2 446	1.6%	72.3%	
total construction					
<i>original</i>	780	3 162	-1.4%	28.6%	59.0%
<i>seasonally adj</i>	787	3 152	-5.4%	28.0%	
<i>trend</i>	837	3 187	0.2%	43.7%	

Building Work in the Pipeline (\$M, original, chain volume)

	June Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
work yet to be done	314		6.5%	8.4%	
<i>residential</i>	170		-2.8%	11.9%	
<i>non-residential</i>	144		18.4%	4.5%	
work approved but not yet commenced	51		3.3%	-66.1%	
<i>residential</i>	37		-2.7%	-59.9%	
<i>non-residential</i>	14		21.0%	-75.6%	
total work in the pipeline	365		6.1%	-17.1%	
<i>residential</i>	207		-2.8%	-15.4%	
<i>non-residential</i>	158		18.7%	-19.1%	

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 quarterly data for the Territory, which is often derived from small samples and highly volatile.

Source: ABS Cat. No. 8755.0

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