

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.)	↓36.1%	↓3.7%
Year on year (original)	↑45.4%	↑9.6%

In the March quarter 2009, seasonally adjusted construction work done decreased by 36.1% to \$568M in the Territory, compared to a national decrease of 3.7%. In the year to March 2009, total construction work done has increased by 45.4% to \$2.72B in the Territory (see Chart 1).

Engineering Work Done

In the March quarter 2009, seasonally adjusted engineering work done in the Territory decreased by 41.4% to \$406M. In the year to March 2009, engineering work done increased by 77.3% to \$1.97B. Engineering construction activity in the year to March 2009 was supported by:

- Expansion of the GEMCO manganese refinery,
- ENI's Bonaparte Gas Pipeline project,
- Darwin Waterfront Redevelopment, and
- The Territory Government's record capital works program, which includes the upgrade to Tiger Brennan Drive.

Residential Building Work Done (original data)

In the March quarter 2009, residential work done in the Territory decreased by 33.9% to \$70M. In the year to March 2009, residential work done decreased by 5.4% to \$385M. Residential activity also includes alterations and additions, which increased by 19.5% in the year (see Chart 2).

Residential construction activity in the year to March 2009 was supported by:

- Sky Towers and Arkaba Apartment Towers in Woods St,
- Pinnacle Apartment Building, and
- housing construction in Palmerston and Lyons.

Non-residential Building Work Done (original data)

Non-residential building activity in small jurisdictions such as the Territory tends to be volatile. In the year to March 2009, non-residential building work done increased by 4.4% to \$372M. Work undertaken for the private sector decreased by 4.5% to \$245M in the year, while work undertaken in the public sector increased by 27.5% to \$126M. Public sector building work includes Vibe and Medina hotels at the Waterfront, warehouses at Darwin Business Park, the Middle Schools Program and Leanyer Recreation Park stage 2 (see Chart 3).

Work in the Pipeline

Work in the pipeline for total building (which excludes engineering construction activity) is a forward indicator of activity that has been planned, but has not yet been completed. In annual terms, works in the pipeline decreased by 27.9% to \$345M.

Released: 27 May 2009

Next Release: 26 Aug 2009

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

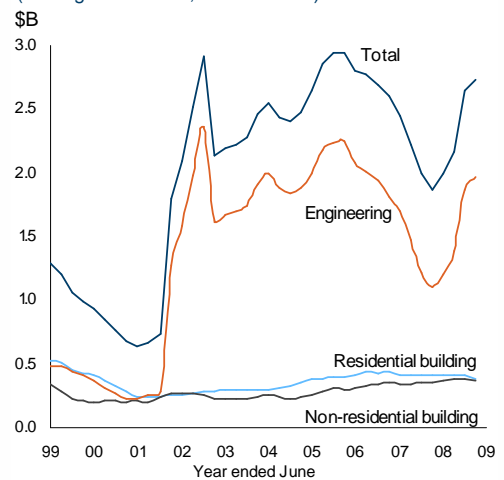


Chart 2: Territory Residential Building
(moving annual total, chain volume)

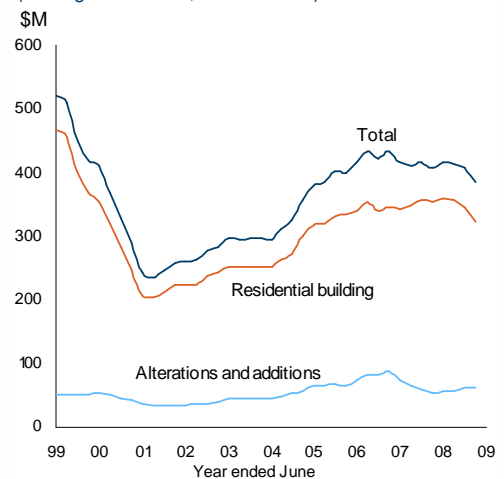
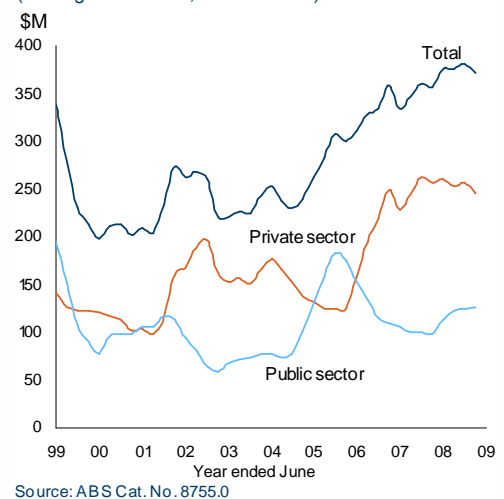


Chart 3: Territory Non-residential Building
(moving annual total, chain volume)



Construction Work Done (\$M, chain volume)

	March Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
building					
<i>original</i>	144	756	-32.4%	-18.5%	-0.8%
<i>residential</i>	70	385	-33.9%	-24.6%	-5.4%
<i>non-residential</i>	74	372	-30.9%	-11.7%	4.4%
<i>seasonally adj</i>	162	748	-17.5%	-18.5%	
<i>trend</i>	175	754	-6.1%	-11.8%	
engineering					
<i>original</i>	381	1 968	-45.2%	38.6%	77.3%
<i>seasonally adj</i>	406	1 956	-41.4%	39.2%	
<i>trend</i>	528	1 967	-2.0%	83.3%	
total construction					
<i>original</i>	526	2 724	-42.2%	16.3%	45.4%
<i>seasonally adj</i>	568	2 703	-36.1%	15.9%	
<i>trend</i>	704	2 721	-3.0%	44.5%	

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

	March Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
work yet to be done	306		-7.3%	-4.7%	
<i>residential</i>	186		-1.9%	0.2%	
<i>non-residential</i>	122		-14.1%	-10.6%	
work approved but not yet commenced	39		-29.4%	-75.3%	
<i>residential</i>	24		-41.2%	-73.4%	
<i>non-residential</i>	15		0.9%	-77.5%	
total work in the pipeline	345		-10.5%	-27.9%	
<i>residential</i>	209		-8.8%	-23.7%	
<i>non-residential</i>	137		-12.6%	-33.0%	

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.