

Summary

(number in the quarter, annual % change, trend)

Northern Territory	297	↓ 6.9%
Australia	39 113	↑ 2.7%

Northern Territory

In the December quarter 2007, Territory dwelling commencements decreased by 22 (6.9%) to 297 in annual trend terms.

In original terms, when compared to the December quarter 2006;

- private sector commencements decreased by 33 dwellings to 218, and public sector commencements decreased by 2 to 38 (see Chart 1).
- total house commencements increased by 3 to 142, total unit commencements decreased by 37 to 112, and conversions decreased by 1 to 2.

In 2007, dwelling commencements in the Territory increased by 246 (20.9%) to 1 422. Queensland, Tasmania, South Australia and Victoria all recorded positive year on year growth while Western Australia recorded the largest decline (see Chart 3).

- Private sector commencements increased by 152 to 1 259, and public sector commencements increased by 94 to 163.
- Total house commencements decreased by 18 to 715, while total unit commencements increased by 286 to 700 and there were 9 conversions in the year.

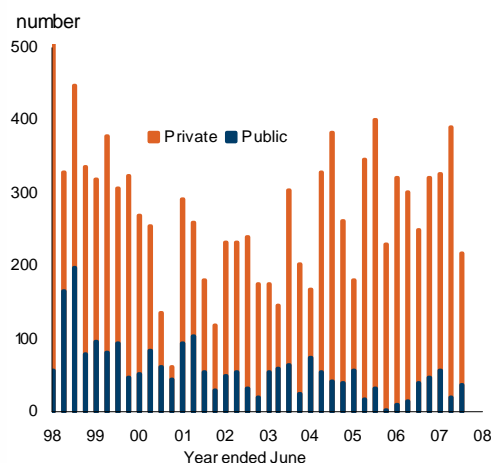
In 2007 dwelling commencement in the Territory have rebounded to the highest level since mid 2000. These high levels were driven by several large apartment projects within Darwin and significant public sector housing commencements in 2007. The strength in Territory public sector commencements in 2007 (up by 424.1%) primarily reflects ongoing development at the Lyons estate in Darwin.

Australia

Nationally, in the December quarter 2007, dwelling commencements increased by 2.7% to 39 113 in annual trend terms.

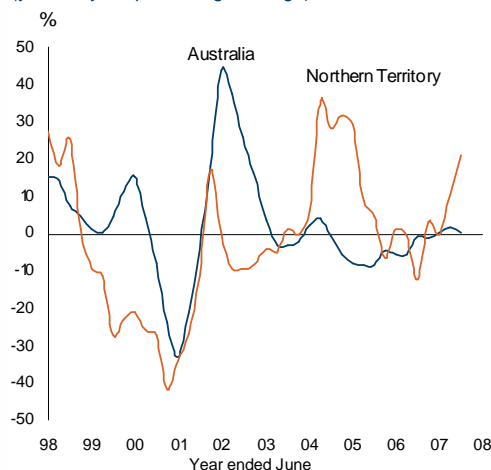
In original terms, dwelling commencements were unchanged despite a 17.0% increase in commencements in the public sector offset by 0.3% decrease in private sector commencements, (see Chart 2).

Chart 1: Territory Dwelling Commencements
(original)



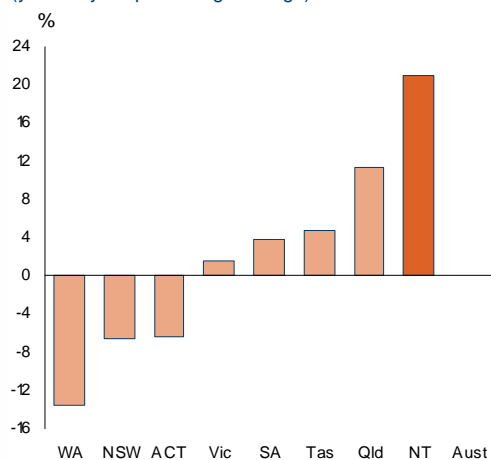
Source: ABS Cat. No. 8750.0

Chart 2: Dwelling Commencements
(year on year percentage change)



Source: ABS Cat. No. 8750.0

Chart 3: Dwelling Commencements
(year on year percentage change)



Source: ABS Cat. No. 8750.0

Dwelling Commencements

	December Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
original	256	1 422	-37.9%	-12.0%	20.9%
<i>private sector</i>	218	1 259	-44.2%	-13.1%	13.7%
<i>houses</i>	114	562	-28.3%	-13.0%	-15.9%
<i>other dwellings</i>	102	689	-55.8%	-12.8%	84.2%
<i>conversions</i>	2	9	100.0%	-33.3%	-86.2%
<i>public sector</i>	38	163	81.0%	-5.0%	136.2%
<i>houses</i>	28	152	33.3%	250.0%	424.1%
<i>other dwellings</i>	10	11	n.a.	-68.8%	-72.5%
<i>conversions</i>	0	0	n.a.	n.a.	n.a.
<i>total</i>	256	1 422	-37.9%	-12.0%	20.9%
<i>houses</i>	142	715	-21.5%	2.2%	2.6%
<i>other dwellings</i>	112	700	-51.5%	-24.8%	69.1%
<i>conversions</i>	2	9	100.0%	-33.3%	-86.2%
seasonally adj	237	1 463	-33.4%	-9.9%	
trend	297	1 450	-17.5%	-6.9%	
Australia					
original	41 073	153 094	0.7%	2.2%	0.0%
<i>private sector</i>	40 172	149 193	1.6%	1.8%	-0.3%
<i>public sector</i>	901	3 899	-27.7%	22.3%	17.2%
seasonally adj	39 477	153 213	2.6%	2.6%	
trend	39 113	153 238	2.0%	2.7%	

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

n.a. = not applicable

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

Source: ABS Cat. No. 8750.0

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