

Summary

In the June 2009 quarter, the Territory recorded a 64.9% growth in dwelling commencements from the previous quarter, the highest increase of all jurisdictions. In 2008-09, there were 1150 dwelling commencements, an increase of 9.8% from 2007-08.

Total dwelling commencements is based on seasonally adjusted data. However, only original data is available for private and public sector dwelling commencements.

Total Commencements (seasonally adjusted)

	NT	Aust
Change in the quarter	↑64.9%	↓3.7%
Change in the year	↑9.8%	↓17.7%

In the June 2009 quarter, the number of dwelling commencements in the Territory increased by 64.9% to 343 from the March 2009 quarter. The growth was driven by the increase in the number of 'new houses' commencements.

Nationally, the number of dwelling commencements decreased by 3.7% to 30 411 over the same period (see Chart 1).

In 2008-09, there were 1150 dwelling commencements in the Territory, an increase of 9.8% from 2007-08. The Territory recorded the second highest growth over that period behind the Australian Capital Territory (16.6%). Nationally, the number of dwelling commencements declined by -17.7% between 2007-08 and 2008-09.

Residential dwelling construction activity in the Territory was supported by the historically low interest rates, the Commonwealth's First Home Owners Boost and the Territory Government's Buildstart program.

Private Sector Commencements (original)

	NT	Aust
Change in the quarter	↑59.1%	↑5.5%
Change in the year	↑9.8%	↓17.6%

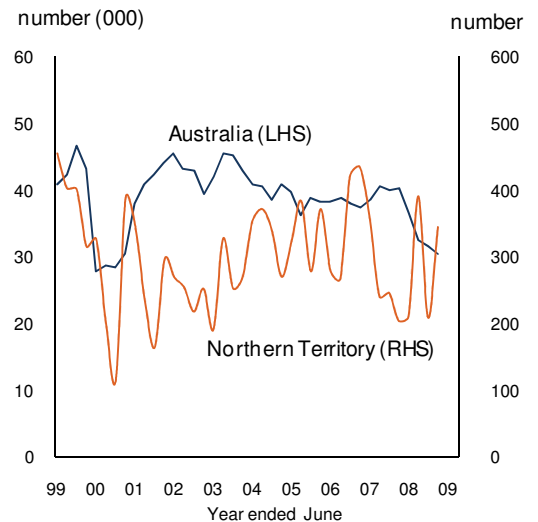
In the June 2009 quarter, the number of private sector dwelling commencements in the Territory increased by 59.1% to 261 (see Chart 3). The growth in the quarter was due to increases in: 'house commencements' by 50.0% to 165; 'other dwelling' by 78.4% to 91; and 'conversions' by 66.7 to 5.

Public Sector Commencements (original)

	NT	Aust
Change in the quarter	↑545.5%	↑21.1%
Change in the year	↓10.1%	↓5.1%

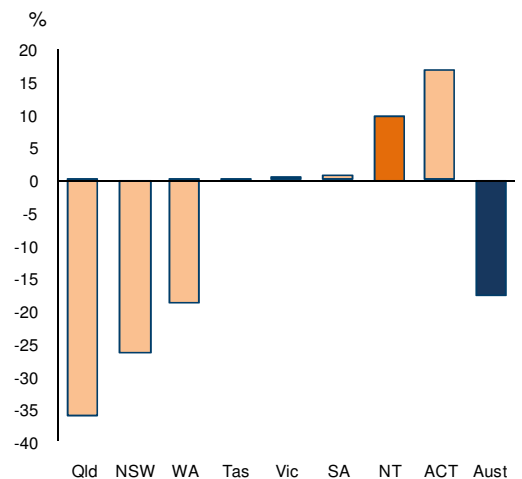
In the June 2009 quarter, the number of public sector dwelling commencement in the Territory increased by 545.5%. The increase in the Territory was primarily driven by defence housing.

Chart 1: Dwelling Commencements
(seasonally adjusted, quarterly data)



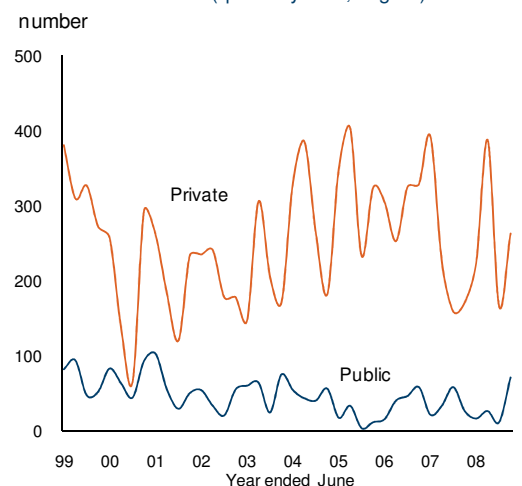
Source: ABS Cat. No. 8750.0

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



Source: ABS Cat. No. 8750.0

Chart 3: Territory Dwelling Commencements
(quarterly data, original)



Source: ABS Cat. No. 8750.0

Dwelling Commencements

	June Quarter		change		
	quarter	year to date	quarterly ¹	annual ²	year on year ³
Northern Territory					
original	332	1 157	89.7%	70.3%	7.3%
<i>private sector</i>	261	1 033	59.1%	54.4%	9.8%
<i>houses</i>	165	569	50.0%	46.0%	17.6%
<i>other dwellings</i>	91	451	78.4%	85.7%	1.3%
<i>conversions</i>	5	13	66.7%	-28.6%	18.2%
<i>public sector</i>	71	124	545.5%	173.1%	-10.1%
<i>houses</i>	71	122	545.5%	222.7%	-1.6%
<i>other dwellings</i>	0	2	n.a.	n.a.	-80.0%
<i>conversions</i>	0	0	n.a.	-100.0%	-100.0%
<i>total</i>	332	1 157	89.7%	70.3%	7.3%
<i>houses</i>	236	691	95.0%	74.8%	13.5%
<i>other dwellings</i>	91	453	78.4%	85.7%	-0.4%
<i>conversions</i>	5	13	66.7%	-54.5%	-13.3%
seasonally adj ⁴	343	1 150	64.9%	69.0%	9.8%
trend	308	1 143	2.7%	39.4%	
Australia					
original	30 322	131 061	5.9%	-23.9%	-17.3%
<i>private sector</i>	29 259	127 264	5.5%	-24.8%	-17.6%
<i>public sector</i>	1 063	3 797	21.1%	18.6%	-5.1%
seasonally adj ⁴	30 411	130 642	-3.7%	-24.1%	-17.7%
trend	30 066	131 155	-4.1%	-23.0%	

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

⁴ seasonal adjustment removes from a series influences that are systematic and calendar related

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.