

Total Commencements	NT	Aust
<b>Change in the quarter</b> (s.a)	<b>↓46.3%</b>	<b>↓4.0%</b>
<b>Change in the year</b> (original)	<b>↓19.4%</b>	<b>↓10.3%</b>

In the March quarter 2009, the number of seasonally adjusted dwelling commencements in the Territory decreased by 46.3% to 209. Nationally, the number of dwelling commencements decreased by 4.0% to 30 949 (see Chart 1).

The large decline in the number of Territory dwelling commencements in the March quarter 2009 primarily reflects a large fall in the number of 'other residential' (units, apartments and townhouses) commencements.

In the year to March 2009, dwelling commencements in the Territory decreased by 19.4% to 1022 and by 10.3% to 139 875 nationally (see Chart 2). The Territory recorded the second largest decline in the number of dwelling commencements of the jurisdictions behind Queensland over this period (See Chart 2).

Private Sector Commencements	NT	Aust
<b>Change in the quarter</b> (original)	<b>↓57.3%</b>	<b>↓16.6%</b>
<b>Change in the year</b> (original)	<b>↓14.3%</b>	<b>↓10.3%</b>

In the March quarter 2009, the number of private sector dwelling commencements in the Territory decreased by 57.3% to 165 (see Chart 3):

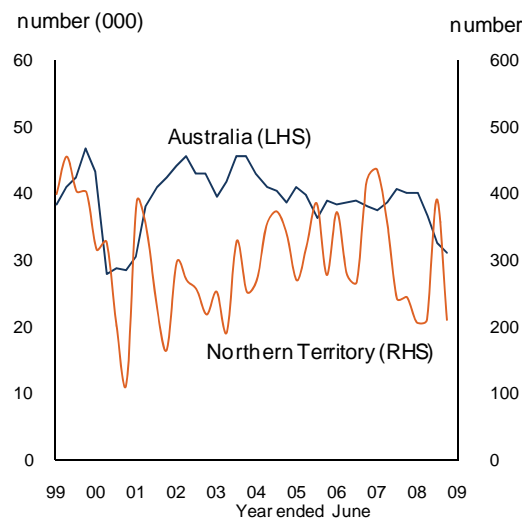
- House commencements decreased by 35.6% to 112;
- Other dwellings commencements decreased by 76.1% to 50; and
- Conversions were unchanged at 3.

Public Sector Commencements	NT	Aust
<b>Change in the quarter</b> (original)	<b>↓53.8%</b>	<b>↑15.3%</b>
<b>Change in the year</b> (original)	<b>↓52.9%</b>	<b>↓11.1%</b>

In the March quarter 2009, the number of public sector dwelling commencement in the Territory decreased by 53.8% to 12, all of which were new houses.

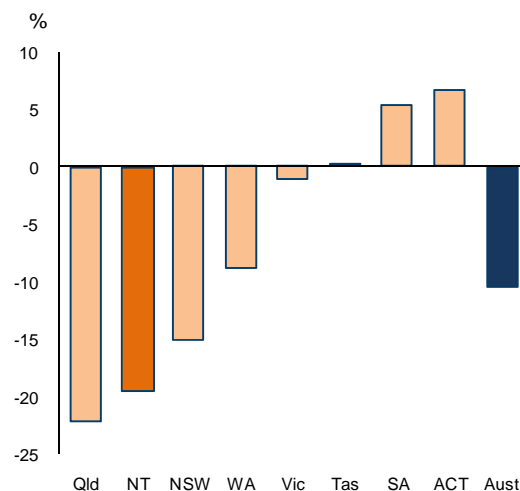
Residential dwelling construction activity in the Territory over 2009 is expected to be supported by improvements in affordability from lower interest rates, Government home ownership incentives, an accelerated land release program and increased public investment through the Strategic Indigenous Housing and Infrastructure Program.

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



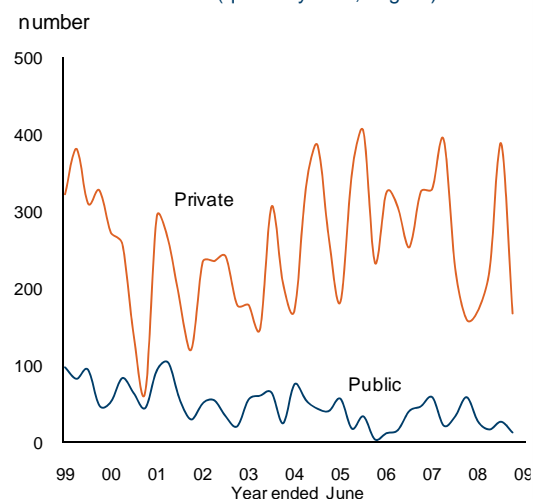
Source: ABS Cat. No. 8750.0

**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

	March Quarter		change		
	quarter	year to date	quarterly <sup>1</sup>	annual <sup>2</sup>	year on year <sup>3</sup>
<b>Northern Territory</b>					
original	177	1 022	-57.0%	-17.7%	-19.4%
<i>private sector</i>	165	942	-57.3%	5.1%	-14.3%
<i>houses</i>	112	519	-35.6%	24.4%	-3.4%
<i>other dwellings</i>	50	408	-76.1%	-24.2%	-26.4%
<i>conversions</i>	3	15	0.0%	200.0%	87.5%
<i>public sector</i>	12	80	-53.8%	-79.3%	-52.9%
<i>houses</i>	12	74	-50.0%	-79.3%	-53.8%
<i>other dwellings</i>	0	2	-100.0%	n.a.	-80.0%
<i>conversions</i>	0	4	n.a.	n.a.	n.a.
<i>total</i>	177	1 022	-57.0%	-17.7%	-19.4%
<i>houses</i>	124	593	-37.4%	-16.2%	-15.0%
<i>other dwellings</i>	50	410	-76.3%	-24.2%	-27.3%
<i>conversions</i>	3	19	0.0%	200.0%	137.5%
seasonally adj	209	1 012	-46.3%	-14.0%	
trend	282	1 041	0.4%	31.2%	
<b>Australia</b>					
original	28 007	139 875	-15.9%	-22.4%	-10.3%
<i>private sector</i>	27 186	136 301	-16.6%	-22.6%	-10.3%
<i>public sector</i>	822	3 575	15.3%	-15.3%	-11.1%
seasonally adj	30 949	139 459	-4.0%	-22.5%	
trend	30 388	138 925	-8.5%	-24.7%	

<sup>1</sup> compares the latest quarter w ith the previous quarter

<sup>2</sup> compares the latest quarter w ith the same quarter last year

<sup>3</sup> compares the 4 quarters up to and including the latest quarter w ith the previous 4 quarter period

n.a. = not applicable

Caution is advised w hen using quarterly data for the Territory, w hich 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.