

Territory Economic Review July 2015

The Territory Economic Review provides an overview of the state of the Territory economy, interpreting key economic indicators and economic conditions influencing households and businesses.

*Summary*

In 2013-14, Territory gross state product (GSP) increased by 6.5 per cent. This was the highest growth rate of all jurisdictions. Nationally, gross domestic product (GDP) in 2013-14 grew by 2.5 per cent. Economic growth in the Territory was supported by higher levels of private investment, household consumption and net exports.

Territory state final demand (SFD) increased by 6.7 per cent to $30.6 billion in the year to March 2015. Growth was driven by private investment (up by 11.1 per cent), public investment (up by 21.7 per cent) and consumption (up by 2.1 per cent).

SFD in the Territory is expected to be highly volatile over the coming years and the impact of progress payments for components of the Ichthys project means that it will not be an accurate measure of onshore economic activity in the Territory.

The Territory’s trend unemployment rate was 4.5 per cent in May 2015, 0.4 percentage points higher than the same time last year. Despite the annual increase, Territory’s unemployment rate is the second lowest of the jurisdictions and compares with 6.0 per cent nationally.

Trend retail trade turnover in the Territory decreased by 0.1 per cent to $255 million in May 2015.

Annual growth in the Darwin CPI has continued the downward trend over the past year since peaking at 4.4 per cent growth in the December quarter 2013. Annual growth in Darwin CPI has moderated to 0.8 per cent in the March quarter 2015. This was due to easing pressures on housing and transportation costs.

Economic indicators for the Territory should be interpreted with care, particularly over short periods. They can be highly volatile due to the small size of the Territory economy and will be heavily influenced by major projects and international trade.

**Table 1: Summary of change in the Territory’s key economic indicators**

|  | **Monthly** | **Quarterly** | **Year on Year** | |
| --- | --- | --- | --- | --- |
| **Economic Growth** | | | | |
| GSP, 2013-14 | n.a. | n.a. | 6.5% | |
| SFD, Mar Qtr 20125 | n.a. | 1.4% | 6.7% | |
| International goods exports May 2015 | 25.9% | n.a. | -5.6% | |
| International goods imports May 2015 | 20.1% | n.a. | 28.6% | |
| **Population** | | | | |
| NT population, Dec Qtr 2014 | n.a. | -0.3% | 0.4%1 | |
| **Labour Market** | | | | |
| Employment, May 2015 | 0.5% | n.a. | | flat |
| Unemployment rate, May 2015 | flat | n.a. | | 0.4ppt1 |
| **Prices and Wages** | | | | |
| CPI, Mar Qtr 2015 | n.a. | -0.2% | 0.8%1 | |
| WPI, Dec Qtr 2014 | n.a. | 0.6% | 2.8% | |
| **Construction** | | | | |
| Construction activity,  Dec Qtr 2014 | n.a. | n.a. | 59.6% | |
| **Property Market** | | | | |
| Darwin house price,  Dec Qtr 2014 | n.a. | -4.1% | -4.1% | |
| Building approvals,  May 2015 | 10.5% | n.a. | -14.3% | |
| **Business Environment** | | | | |
| Retail trade, May 2015 | -0.1 | n.a. | 1.2% | |
| Sales of new motor vehicles, May 2015 | 0.8% | n.a. | -0.3% | |

1. Annual percentage change

Sources: ABS; REINT

| *Note: Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omissions. For queries please contact the Department of Treasury and Finance, Economic Analysis Unit by email, economics.dtf@nt.gov.au* |
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**Economic Growth**

**Territory economy records highest growth in Australia in 2013-14**

**Territory private capital expenditure at record levels in 2013-14**

Economic growth

In 2013-14, economic growth in the Territory, as measured by Gross State Product (GSP), increased by 6.5 per cent to $21.2 billion. This was the strongest growth of all jurisdictions, and compares with 2.5 per cent nationally (Chart 1). Economic growth in the Territory was driven by private investment, household consumption and net exports.

Chart 1: Year on year change in gross state product, 2013-14

Source: ABS, *Australian National Accounts: State Accounts*, Cat. No. 5520.0

Private capital expenditure

In 2013-14, private capital expenditure in the Territory increased by 8.0 per cent to $11.8 billion, the highest level on record. This was the strongest growth of all states, which varied between ‑12.9 per cent in the Australian Capital Territory and 6.8 per cent in Victoria.

Private capital expenditure in the Territory in 2013-14 was driven by non-dwelling construction activity, which increased by 2.9 per cent to $8.6 billion. This reflects a number of major projects, including: the INPEX Ichthys LNG project; expansion at the McArthur River zinc-lead mine; the Marine Supply Base; and the Darwin Correctional Precinct.

Residential housing and unit development in Darwin and Palmerston also contributed to private dwelling construction growing by 39.4 per cent in 2013‑14.

Household consumption

In 2013-14, household consumption in the Territory, increased by 3.4 per cent to $9.5 billion.

The main contributor to growth in household consumption in the Territory in 2013-14 was net expenditure interstate, contributing 1.0 percentage points to growth. Other main contributors were: rent and other dwelling services (0.5 percentage points), health (0.4 percentage points), and food (0.2 percentage points).

The only category that detracted from household consumption growth in the Territory in 2013‑14 was transport (detracting 0.4 percentage points).

Public consumption and capital expenditure

In 2013-14, public final demand increased by 0.7 per cent driven by a 3.3 per cent increase in public consumption, partly offset by an 11.4 per cent decline in public investment.

Government final consumption expenditure in the Territory increased by 3.3 per cent to $6.5 billion in 2013-14. This reflects a 2.2 per cent increase in state and local government expenditure to $3.6 billion and a 4.7 per cent increase in national government expenditure to $2.8 billion.

Government capital expenditure declined by 11.4 per cent to $1.2 billion. This comprised a 25.9 per cent decline for public corporations and a 4.7 per cent decline in general government expenditure on capital expenditure.

International trade

The Territory’s goods trade surplus narrowed from $3.1 billion in the year to May 2014 to $1.7 billion in the year to May 2015. This was driven by a $1.0 billion increase in goods imports and a $0.4 billion decrease in goods exports.

The increase in goods imports reflects higher machinery and manufactured goods imports. Caution should be used when interpreting data following the ABS decision to suppress reported feedstock gas imports from the Joint Petroleum Development Area.

Lower goods exports largely reflect decreases in exports of confidential goods.

**Population**

**244 265 people residing in the Territory**

**Net overseas migration of 1461 people to the Territory in 2014**

**4025 births in the Territory in 2014**

The Territory’s estimated resident population (ERP) increased in 2014 by 0.4 per cent to 244 265 persons (Table 2). The Territory recorded the second lowest annual growth in ERP of all jurisdictions.

Components of growth

In 2014, the Territory’s population increased by 925 persons due to net overseas migration (adding 1461 persons) and natural increase (adding 2856 persons). This was partly offset by net interstate migration, which detracted 3392 persons through 2014.

Chart 2: Components of Territory population growth, moving annual total

Source: ABS, *Aus. Demographic Statistics*, Cat. No. 3101.0

*Net overseas migration*

In 2014, the Territory recorded net overseas migration of 1461 persons (Chart 2). Net overseas migration has declined from historically high levels in 2012 and 2013, and is returning to long term trend levels. The reduction in net overseas migration over 2014 was a key contributor to the slowing of the Territory’s population growth.

*Net interstate migration*

Net interstate migration in the Territory is highly volatile, reflecting the young and transient nature of the Territory’s population. In 2014, net interstate migration detracted 3392 persons from the Territory’s population.

*Natural Increase*

In 2014, natural increase contributed 2856 persons to the Territory’s population, down slightly from the previous year, when natural increase contributed 2947 persons. This was due to a decline in births (0.4 per cent) and an increase in deaths (7.5 per cent).

Population measurement

The ABS model for estimating interstate migration flows is largely based on Medicare ‘change of address’ information.

Due to the age profile of the Territory’s interstate migrants, there is generally a lag in recording population movements into the Territory, but a timely recording of people leaving the Territory.

People arriving in the Territory tend to be relatively young, transient and highly mobile and these characteristics mean that they are less likely to update their Medicare records. Conversely, the age profile of those leaving the Territory tends to be older and they are more likely to update their Medicare records in a timely manner.

Table 2: Estimated resident population, as at December 2014

|  | NSW | Vic | Qld | WA | SA | Tas | ACT | NT | Aust1 |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ERP (‘000) | 7 565.5 | 5 886.4 | 4 750.5 | 2 581.3 | 1 691.5 | 515.2 | 387.6 | 244.3 | 23 625.6 |
| Annual growth | 1.4% | 1.8% | 1.4% | 1.6% | 0.9% | 0.3% | 1.1% | 0.4% | 1.4% |

1. Includes Other Territories – Jervis Bay Territory, Christmas Island and the Cocos (Keeling) Islands.

Source: ABS, *Australian Demographic Statistics*, Cat. No. 3101.0

**Labour Market**

**137 700 resident employment in the Territory**

**Unemployment rate at 4.5 per cent is the second lowest of the jurisdictions**

**The Territory’s participation rate at 76.4 per cent is the highest among jurisdictions**

Employment

In May 2015, the trend number of people employed in the Territory increased by 0.5 per cent to 137 700 people. This was the highest monthly increase of all jurisdictions. Nationally, trend employment grew by 0.1 per cent in the month.

In the year to May 2015, employment in the Territory was unchanged. In other jurisdictions, the yearly change in employment ranged from a decrease of 0.4 per cent in the Australian Capital Territory to an increase of 3.1 per cent in Tasmania (Chart 3). Nationally, employment grew by 1.4 per cent over the same period.

Chart 3: Year on year change in employment, year to May 2015

Source: ABS, *Labour Force Australia*, Cat. No. 6202.0

*Jobs versus employment*

The ABS labour force statistics estimate employment based on an individual’s place of residence, not their place of employment. This is a significant issue for the Territory due to the relatively large proportion of people working within the Territory, but whose usual residence is outside the Territory. As such, the ABS labour force estimates significantly understate the number of jobs in the Territory and, potentially, the growth in jobs in the Territory.

The ABS 2011 Census data reports that there were 5200 people working in the Territory with a usual place of residence interstate. These workers are not included in the Territory’s labour force statistics.

In addition, there is a large defence force contingent based in the Territory. Members of the Australian Defence Force are not captured in ABS labour force statistics.

Overseas military personnel working in the Territory such as US Marines and temporary overseas workers employed on major projects across the Territory are also excluded from the Territory’s labour force data.

While the ABS treat interstate resident and overseas workers consistently across all jurisdictions, the exclusion of these workers has a larger impact on Territory labour force data due to the size of this workforce in the Territory relative to other states.

*Employment by industry*

In the year to the May quarter 2015 the rate of employment growth in the Territory varied substantially across the different sectors.

Industries that experienced growth in the year to the May quarter 2015 included:

* professional, scientific and technical services’, up by 25.6 per cent;
* ‘accommodation and food services’, up by 10.7 per cent;
* ‘electricity, gas, water and waste services’, up by 18.7 per cent;
* ‘transport and storage’, up by 5.8 per cent ; and
* ‘health care and social assistance’, up by 2.8 per cent.

Industries that experienced declines in the year to the May quarter 2015 included:

* ‘manufacturing’, down by 23.3 per cent;
* ‘retail trade’, down by 7.4 per cent;
* ‘education and training’, down by 5.3 per cent;
* ‘mining’, down by 8.0 per cent;
* ‘rental, hiring and real estate services’, down by 16.2 per cent; and
* ‘public administration and safety’, down by 1.2 per cent.

Care should be taken in interpreting changes in employment numbers by industry due to the small sample of employees in the ABS survey. As such, employment numbers by industry in the Territory can be highly volatile.

*Employment by gender and full-time status*

In annual terms, the trend number of people employed in the Territory increased by 3750. This reflects an increase of 3027 employed females and an increase of 723 males.

The unemployment rate for females increased by 0.1 percentage points to 3.9 per cent through the year to May 2015 and the male unemployment rate increased by 0.6 percentage points to 5.0 per cent over the same period.

In trend terms, full-time employment accounted for 80.7 per cent of total employment in May 2015. In annual terms, the number of people employed on a full‑time basis decreased by 0.3 per cent in May 2015, while part‑time employment increased by 18.4 per cent.

Unemployment

In May 2015, the Territory’s trend unemployment rate was unchanged at 4.5 per cent. The Territory’s unemployment rate was the second lowest of all jurisdictions, which ranged between 4.3 per cent in the Australian Capital Territory to 7.2 per cent in South Australia. Nationally, the unemployment rate was 6.0 per cent (Chart 4).

Chart 4: Trend unemployment rate, May 2015

Source: ABS, *Labour Force Australia*, Cat. No. 6202.

The Territory’s reported unemployment rate is more sensitive than other states due to the small sample size increasing the impact of households rotating into and out of the ABS labour force survey and to small changes in employment status of respondents within the survey, particularly households in remote Indigenous communities, which comprise a relatively large proportion of survey respondents.

Chart 5: Historical trend unemployment rate, Northern Territory

Source: ABS, *Labour Force Australia*, Cat. No. 6202.0

Participation

Compared to April 2015, Territory’s trend participation rate increased by 0.3 percentage points to a record level at 76.4 per cent in May 2015. The Territory recorded the highest trend participation rate of all jurisdictions, which ranged from 60.6 per cent in Tasmania to 70.3 per cent the Australian Capital Territory. Nationally, the participation rate was 64.8 per cent.

Vacancies

The ABS reports that in the year to May 2015, the number of job vacancies in the Territory decreased by 12.6 per cent to 3300. This was driven by a 15.7 per cent decline in the number of private sector vacancies, partly offset by a 17.6 per cent increase in public sector vacancies (Chart 6).

Chart 6: Number of Job Vacancies, Northern Territory

Source: ABS, *Job Vacancies Australia*, Cat. No. 6354.0

The Commonwealth Department of Employment’s internet vacancy report shows that trend vacancies in the Territory decreased by 4.0 per cent in May 2015.

The monthly decrease in the Territory reflects declines in vacancies in all categories with the exception of ‘sales workers’ (up by 0.8 per cent). Nationally, the number of internet vacancies declined by 0.9 per cent over the same period.

In original terms (three month moving average), the number of internet vacancies in the Territory decreased by 18.8 per cent in May 2015 compared to the same time last year. This was driven by a 22.3 per cent decline in vacancies in Greater Darwin (473 less vacancies) and a 1.2 per cent decline in vacancies in regional areas in the Territory (5 less vacancies).

**Prices and Wages**

**Darwin CPI decreased by 0.2 per cent in the March quarter 2015**

**Territory WPI grew by 0.5 per cent in March quarter 2015**

**Average unleaded fuel price in the Territory – 136.7 cents per litre**

Prices

Compared to the December quarter 2014, Darwin's consumer price index (CPI) decreased by 0.2 per cent in the March quarter 2015 (Chart 7). This is the first quarterly decrease since the December quarter 2011. In other capitals cities, the quarterly change in the CPI ranged from a 0.1 per cent decline in Canberra to 0.5 per cent increase in Sydney.

Chart 7: Percentage point contribution to CPI change in the quarter

Source: ABS, *Consumer Price Index*, Cat. No. 6401.0

The main contributors to the quarterly decrease in Darwin CPI were decreases in the costs of:

* recreation and culture (detracting 0.31 percentage points); and
* transportation(detracting 0.29 percentage points);

In annual terms, Darwin’s CPI moderated from the recent high of 4.4 per cent in the December quarter 2013 to 0.8 per cent in the March quarter 2015. The moderation was due to easing pressures on rents, housing purchases and transportation costs.

Darwin recorded the second lowest annual CPI increase of the jurisdictions, which ranged from 0.6 per cent in Canberra to 1.6 per cent in Sydney. Across all eight capital cities annual CPI increased by 1.3 per cent.

Wages

In the year to March 2015, the Territory’s wage price index (WPI) grew by 2.7 per cent. This consists of a 3.0 per cent increase in public sector WPI and a 2.6 per cent increase in private sector WPI. Nationally, the WPI grew by 2.5 per cent over the same period.

The Territory recorded the equal highest increase in the WPI of all jurisdictions in the year to March 2015 along with Victoria and South Australia. In other jurisdictions, the increase in the WPI ranged from 1.9 per cent in the Australian Capital Territory to 2.5 per cent in Queensland.

In the year to November 2014, the AWFTE in the Territory declined by 0.7 per cent. This comprised of a 0.4 per cent decline in private sector wages, partly offset by a 2.6 per cent increase in public sector wages (Chart 8).

Chart 8: Average weekly full time earnings, year on year change

Source: ABS, *Average Weekly Earnings*, Cat. No. 6302.0

Nationally, the AWFTE increased by 2.5 per cent in the year to November 2014. This was driven by a 3.1 per cent increase in private sector wages and a 2.4 per cent increase in public sector wages.

Fuel prices

In the week ending 28 June 2015, the average price for unleaded fuel (ULP) in the Territory was 136.7 cents per litre (cpl), a decrease of 37.0 cpl from the same period last year. The average retail ULP price over the period was 135.5 cpl in Darwin,   
138.9 cpl in Alice Springs, 137.2 cpl in Katherine and 162.3 cpl in Tennant Creek. In the week ending 28 June 2015, Darwin had the lowest ULP price of all the capital cities and was 5.4 cpl lower than the national average of 140.9 cpl.

**Construction**

**Construction activity in the Territory at record levels**

**Major projects driving engineering construction**

**Private residential unit and house construction near record levels**

In the year to March 2015, total construction work done in the Territory increased by 78.0 per cent to $8.4 billion (Chart 9), the highest level on record, driven by record levels of engineering construction partly offset by declines in non‑residential and residential construction.

Chart 9: Total construction work done, Northern Territory, moving annual total

Engineering

In the year to March 2015, engineering construction work done in the Territory increased by 145.2 per cent to $7.0 billion (Chart 10). This is the highest level on record and the highest year-on-year increase of all jurisdictions. The year-on-year change in other jurisdictions ranged from a decrease of 26.1 per cent in South Australia and an increase of 20.9 per cent in Tasmania.

Chart 10: Year on year change in engineering construction activity, Northern Territory

Source: ABS, *Construction Work Done*, Cat. No. 8755.0

Non-residential

In the year to March 2015, non‑residential construction work done decreased by 32.8 per cent to $761 million. This decline was primarily driven by a 32.7 per cent decrease in private construction to $587 million. Despite the decline, the private sector non-residential work done remains above the ten year average of $402 million.

Public sector non-residential building declined by 33.1 per cent to $174 million in the year to March 2015.

Private residential

Private residential construction activity decreased by 7.5 per cent to $659 million, in the year to March 2015 (Chart 11). Despite the decline in activity, private residential construction is still above the ten year average of $491 million.

Public residential

In the year to March 2015, total public residential construction activity decreased by 4.7 per cent to $49 million in the Territory. Public residential construction has been moderating since the peak of $374 million in the June quarter 2011 following the winding down of works related to the Strategic Indigenous Housing and Infrastructure Program (SIHIP). Public residential construction activity has now declined to levels more consistent with those prior to SIHIP.

Chart 11: Residential construction, Northern Territory, moving annual total

Source: ABS, *Construction Work Done,* Cat. No. 8755.0

**Property Market**

**Median house prices ranged from $280 000 in Tennant Creek to $625 000 in Darwin in the March quarter 2015**

**Housing finance commitments for owner occupation increased in the year to April 2015.**

The Territory property market, particularly in the Top End, is experiencing increasing sale volumes, home purchase prices and rents.

Sales activity

Overall dwelling sales in the Territory (houses and units) increased by 12.6 per cent to 3745 in 2014 (Chart 12).

Despite the recent increase in dwelling sales, volumes remain significantly below the levels observed between 2003 and 2009, when annual dwelling sales averaged 4178.

The number of housing finance commitments for owner occupation (excluding refinancing) increased by 6.0 per cent to 3127 in the year to April 2015 (Chart 12).   
  
Chart 12: Territory Moving Annual Dwelling Sales and Housing Finance Commitments

Source: ABS, *Housing Finance*, Cat. No. 5609.0; REINT, Real Estate Local Market Facts

Median Property Prices

REINT reported that, in the March quarter 2015, the median house prices in Darwin Overall increased by 6.8 per cent to $625 000 (Chart 13). The majority of sales in the March quarter 2015 were in the higher dollar bracket, pushing up the median house price. Quarterly data reported by REINT can be volatile. REINT reports the median price for all properties sold in the quarter and does not adjust for quality and location of houses sold.

Median house prices in other urban areas of the Territory in the quarter:

* decreased by 3.4 per cent to $443 750 in Alice Springs;
* increased by 3.9 per cent to $395 000 in Katherine; and
* decreased by 3.9 per cent to $280 000 in Tennant Creek.

Chart 13: Territory Median House Prices

Source: REINT, Real Estate Local Market Facts

Capital city median house prices

There are a number of data sources that report on median prices across all capital cities. The reported median price of each capital city may vary between sources due to different methodologies and geographical boundaries used.

The Australian Property Monitors (APM) reports that in the March quarter 2015, the median house price in Darwin increased by 1.1 per cent to $647 402, the third highest house price of all the capital cities. Median house prices in the other capital cities ranged from $325 975 in Hobart to $929 842 in Sydney (Chart 14).

Compared to the March quarter 2014, the median Darwin house price declined by 2.8 per cent in the March quarter 2015. Darwin and Perth were the only capital cities to record an annual decline in median house prices. Nationally, median house prices rose by 9.6 per cent over the same period.

The median unit price in Darwin increased by 14.9 per cent to $472 841 in the March quarter 2015. This was the second highest unit price behind Sydney ($615 547). Median unit prices in the other capital cities ranged from $260 742 in Hobart to $430 553 in Melbourne.

In annual terms, Darwin recorded an increase of   
6.2 per cent in median unit prices. Other capital cities annual change ranged from a decrease of 4.3 per cent in Brisbane to an increase of 10.0 per cent in Sydney. Nationally, median unit prices increased by 5.7 per cent over the same period.

Chart 14: Capital city median house prices, March Quarter 2015

Source: APM, *APM House Price Report*

The ABS Residential Property Price Indexes (RPPI) allows a comparison of movements in Darwin residential property prices relative to other capital cities.

In the March quarter 2015, Darwin’s RPPI decreased by 0.2 per cent, the largest decline of all the jurisdictions. This reflects decreases of 0.1 per cent in the established house price index and 0.5 per cent in the attached dwelling price index. Perth was the only other capital city to record a decline in the RPPI. In other jurisdictions, the RPPI growth in the quarter ranged between an increase of 0.4 per cent in Brisbane to 3.1 per cent in Sydney. Nationally, the RPPI grew by 1.6 per cent in the quarter (Chart 15).

Chart 15: ABS Residential Property Price Indexes, quarterly change March 2015

Source: ABS, *Residential Property Price Indexes*, Cat. No. 6416.0

Vacancy Rates

Compared to the same time last year, rental vacancy rates for a three bedroom house in the March quarter 2015, increased by 2.3 percentage points to 6.7 per cent in Darwin; 2.3 percentage points to 7.9 per cent in Palmerston; 0.4 percentage points to 6.0 per cent in Katherine; and 0.6 percentage points to 6.4 per cent in Alice Springs (Chart 16).

Chart 16: Territory Vacancy rates\*

\*3 bedroom house and 2 bedroom unit

Source: Department of Treasury and Finance

Rental Prices

REINT reported the weekly median rent for a three bedroom house in Darwin was $598 in the March quarter 2015. Median weekly rent for a house in Alice Springs was $440 and $400 in Katherine.

APM reports that the median weekly asking rent for a three bedroom house in Darwin in the March quarter 2015 was $650. In other capital cities, the median weekly rental asking price for a house ranged from $330 in Hobart to $520 in Sydney (Table 3).

Table 3: Median House Rents, March quarter 2015

|  | Median house rents |
| --- | --- |
| Sydney1 | $520 |
| Melbourne1 | $390 |
| Brisbane1 | $400 |
| Perth1 | $450 |
| Adelaide1 | $350 |
| Hobart1 | $330 |
| Canberra1 | $450 |
| Darwin2 | $598 |
| Alice Springs2 | $440 |
| Katherine2 | $400 |

Sources: 1APM,*APM House Price Report*; 2 REINT, *Real Estate Local Market Facts*

**Business Environment**

**Business outlook for the next three months is less optimistic**

**New motor vehicle sales in the Territory increased by 0.8 per cent in May 2015**

**Retail trade decreased by 0.1 per cent in May 2015**

Business confidence

In the Sensis Business Index March 2015 it was reported that confidence levels of Small and Medium Enterprises (SMEs) in the Territory for the next twelve months decreased by 11 percentage points to +35 per cent. Despite the decline, confidence levels in the Territory were the second highest of all jurisdictions. Nationally, business confidence levels were unchanged at +27 per cent for the same period.

The actual conditions experienced by Territory SMEs in the three months prior to the survey increased in terms of size of workforce and wages bill, but declined in the areas of sales value, prices, and profitability.

For the next three months, Territory SMEs were more optimistic compared to the previous quarter, recording increases across all categories (Table 4).

Table 4: Expectations of SMEs over next three months

|  | Previous Quarter | Current Quarter |
| --- | --- | --- |
|  | Net balance | Net balance |
| Sales value | +9% | +45% |
| Size of workforce | -2% | +10% |
| Wages bill | -2% | +21% |
| Prices | +18% | +29% |
| Profitability | +15% | +33% |
| Capital expenditure | -18% | n.a. |

Source: Sensis Business Index

Retail trade turnover

In trend terms, retail trade turnover decreased by 0.1 per cent to $255 million in May 2015.

In the year to May 2015, retail trade turnover in the Territory increased by 1.2 per cent (Table 5). The increase was primarily due to higher spending on household goods (up by 2.9 per cent), clothing, footwear and personal accessory (up by 2.3 per cent), food retailing (up by 2.0 per cent) and pharmaceutical, cosmetic and toiletry (up by 18.2 per cent).

The year on year growth was partly offset by lower spending on cafes, restaurants and takeaway food (down by 1.5 per cent), other recreational goods (down by 10.1 per cent) and newspaper and book (down by 35.2 per cent).

Table 5: Retail turnover in the Territory, year to May 2015 (original terms)

|  | Value1 | Change2 |
| --- | --- | --- |
|  | $M | % |
| Food retailing | 1 439.2 | 2.0 |
| Household goods retailing | 497.2 | 2.9 |
| Clothing, footwear and personal accessory retailing | 157.1 | 2.3 |
| Cafes, restaurants and takeaway food services | 441.4 | -1.5 |
| Other3 | 528.5 | -0.5 |
| **Total** | **3 063.4** | **1.2** |

1. Annual total in the year to May 2015
2. Year to May 2014 to year to May 2015
3. Comprises newspaper and book, pharmaceutical, cosmetic and toiletry, other recreational goods and confidential items

Sales of new motor vehicles

In May 2015, the trend number of new motor vehicle sales in the Territory increased by   
0.8 per cent to 966. The Territory recorded the largest monthly increase of all the jurisdictions. In other jurisdictions the monthly change in new motor vehicle sales ranged from a decrease of 0.8 per cent in Western Australia to an increase of 0.4 per cent in New South Wales.

In the year to May 2015, the number of new motor vehicles sold in the Territory declined by 0.3 per cent to 11 138. This was driven by a decline in passenger vehicle sales (down by 11.0 per cent), partly offset by increases in SUV sales (up by 11.3 per cent) and in other vehicle sales (up by 2.0 per cent).

Tourism

In the year to September 2014, the total number of visitors to the Territory increased by 12.9 per cent to 1.3 million. Growth was driven by a 14.2 per cent increase in domestic visitor arrivals and an 8.5 per cent increase in international visitors. The rise in international visitors was led by increasing visitors from New Zealand, Indonesia, the United States of America and the United Kingdom.

**Comparative Economic Indicators\***

| **Indicator** | **Period** | **Measure** | **NSW** | **Vic** | **Qld** | **WA** | **SA** | **Tas** | **ACT** | **NT** | **Aust** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Economic Growth** |  |  |  |  |  |  |  |  |  |  |  |
| Gross State Product (a) | 2013-14 | % change | 2.1 | 1.7 | 2.3 | 5.5 | 1.3 | 1.2 | 0.7 | 6.5 | 2.5 |
| State Final Demand (a) | Year to Mar 15 | % change | 3.5 | 2.8 | -1.9 | -3.9 | 1.6 | 1.8 | 2.1 | 6.7 | 1.0 |
| International goods exports (b) | Year to May 15 | % change | -0.6 | -1.8 | 3.5 | -14.3 | -7.7 | -8.2 | 300 | -5.6 | -6.5 |
| International goods imports (b) | Year to May 15 | % change | 6.6 | 1.6 | -11.2 | -0.3 | -2.1 | -1.7 | flat | 28.6 | 0.8 |
| **Demography** |  |  |  |  |  |  |  |  |  |  |  |
| Population | Dec 13 Qtr to Dec 14 Qtr | % change | 1.4 | 1.8 | 1.4 | 1.6 | 0.9 | 0.3 | 1.1 | 0.4 | 1.4 |
| **Labour Market** |  |  |  |  |  |  |  |  |  |  |  |
| Employment | Year to May 15 | % change | 1.2 | 2.0 | 0.7 | 2.5 | 0.6 | 3.1 | -0.4 | flat | 1.4 |
| Participation rate (c) | As at May 15 | % | 63.1 | 64.9 | 65.4 | 68.5 | 62.2 | 60.6 | 70.3 | 76.4 | 64.8 |
| Unemployment rate (c) | As at May 15 | % | 5.9 | 6.0 | 6.5 | 5.4 | 7.2 | 7.0 | 4.3 | 4.5 | 6.0 |
| **Prices and Wages** |  |  |  |  |  |  |  |  |  |  |  |
| Consumer Price Index | Mar 14 Qtr to Mar 15 Qtr | % change | 1.6 | 1.0 | 1.4 | 1.4 | 1.1 | 0.9 | 0.6 | 0.8 | 1.3 |
|  | Year to Mar 15 | % change | 2.1 | 1.9 | 2.3 | 2.3 | 2.0 | 1.7 | 1.5 | 2.2 | 2.1 |
| Wage Price Index | Year to Mar 15 | % change | 2.4 | 2.7 | 2.5 | 2.2 | 2.7 | 2.4 | 1.9 | 2.7 | 2.5 |
| Average weekly earnings (FTE)(c) | As at Nov 2014 | $ | 1538 | 1447 | 1529 | 1790 | 1406 | 1302 | 1719 | 1565 | 1539 |
| **Construction** |  |  |  |  |  |  |  |  |  |  |  |
| Construction Work Done | Year to Mar 15 | % change | -0.1 | 3.7 | -15.8 | -11.7 | -10.8 | 15.3 | -4.9 | 78.0 | -5.6 |
| **Housing Sector** |  |  |  |  |  |  |  |  |  |  |  |
| Building approvals (number) | Year to May 15 | % change | 9.8 | 25.3 | 14.5 | 5.4 | -0.4 | 36.7 | -16.9 | -14.3 | 13.1 |
| Housing finance for owner occupation (excluding refinancing) (number) | Year to April 15 | % change | -1.6 | 0.8 | 0.1 | -5.7 | -2.3 | 0.6 | 4.9 | 6.0 | -1.1 |
| **Consumer Spending** |  |  |  |  |  |  |  |  |  |  |  |
| Retail trade | Year to May 15 | % change | 7.3 | 5.2 | 2.5 | 2.3 | 4.0 | 4.6 | 2.7 | 1.2 | 4.8 |
| New motor vehicle sales | Year to May 15 | % change | 2.7 | 1.2 | -0.9 | -7.4 | -0.1 | -5.2 | -0.7 | -0.3 | 0.1 |
| Petrol prices (d) | Week ending  28 June 15 | cpl | 140.4 | 136.3 | 145.0 | 140.5 | 138.5 | 143.6 | 144.3 | 135.5 | 140.9 |
| **Business Index** |  |  |  |  |  |  |  |  |  |  |  |
| Sensis Business Index | As at Mar 15 Qtr | Level (%) | 38.0 | 33.0 | 10.0 | 29.0 | 6.0 | 32.0 | 19.0 | 35.0 | 27.0 |

\*original data unless stated otherwise.

(a) In real, inflation adjusted terms.

(b) The value of international trade in the ACT is very low, therefore small variations in the value can have a large impact on year-on- year percentage changes.

(c) Trend.

(d) Capital cities

Sources: ABS data, Australian Institute of Petroleum