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BUILDING APPROVALS, NORTHERN TERRITORY, JANUARY 1995

MAIN FEATURES

Residential

- A total of 99 dwelling units (55 houses and 44 other residential buildings) were approved for January 1995 having a combined value of \$9.7m. Of the 55 houses approved, 21 were for Palmerston, 12 for Alice Spring, 9 for Darwin City, 8 for Darwin Rural Areas and 3 for various Aboriginal Communities. Of the other residential buildings approved 42 were for Darwin City and 2 were for Palmerston.
- For the seven months to January 1995, 1060 dwellings were approved, a 13.6 per cent increase on the 933 dwellings approved for the same period last year.

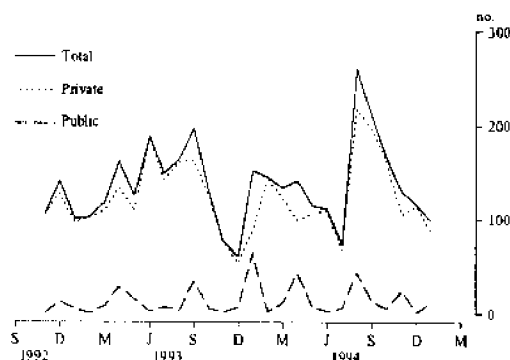
Non-residential

- Approvals for the month of January 1995 totalled \$17.9m. For the seven months to January 1995 approvals totalled \$67.0m, a 16.3 per cent decrease on the \$80.0m total for the same period last year.

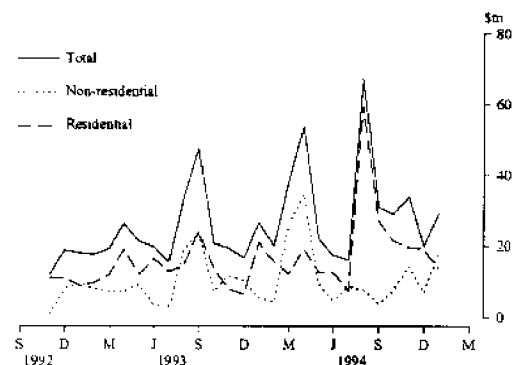
Total

- For the seven months to January 1995 approvals totalled \$226.3m, a 25.5 per cent increase on the \$180.3m total for the same period last year.

NEW DWELLING UNIT APPROVALS



VALUE OF BUILDING APPROVED



Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- Permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands and Housing, in areas subject to building control by this authority;
- Contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval process (e.g. buildings on remote mine sites) is also included.

Explanatory notes are published at the back of this publication.

BOB HARRISON
Statistician, Northern Territory.

PHONE INQUIRIES

- for more information about *these statistics* and *other inquiries*, including copies of publications — contact **Information Services** on Darwin (089) 432111, or any of our State offices.
- for information about *other ABS statistics and services* please refer to the back page of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conv- ersions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1991-92	728	244	972	438	49	487	8	1,174	293	1,467	1,515
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	1,486
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	1,600
1993-94											
July-January	513	119	632	294	2	296	5	812	121	933	940
1994-95											
July-January	480	60	540	466	44	510	10	956	104	1,060	1,023
1993—											
November	62	1	63	14	—	14	—	76	1	77	112
December	49	7	56	4	—	4	—	53	7	60	111
1994—											
January	72	64	136	16	—	16	—	88	64	152	120
February	104	2	106	38	—	38	—	142	2	144	129
March	79	7	86	43	4	47	—	122	11	133	132
April	83	34	117	16	8	24	1	100	42	142	132
May	81	7	88	26	—	26	—	107	7	114	131
June	62	2	64	47	—	47	—	109	2	111	136
July	56	6	62	10	—	10	—	66	6	72	147
August	71	40	111	146	3	149	—	217	43	260	159
September	71	10	81	125	3	128	—	196	13	209	163
October	66	3	69	95	2	97	8	169	5	174	158
November	82	—	82	23	24	47	2	107	24	131	146
December	79	1	80	35	—	35	—	114	1	115	132
1995—											
January	55	—	55	32	12	44	—	87	12	99	117

NOTE: (i) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector (See paragraph 16). (b) Includes Conversions, etc. See paragraphs 7-9 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89,940	40,279	130,219	17,842	38,219	93,230	141,298	241,292
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1993-94														
July-January	44,912	20,685	65,597	25,166	199	25,364	70,078	20,883	90,962	9,335	37,913	80,003	116,826	180,300
1994-95														
July-January	45,527	9,588	55,115	82,544	8,917	91,461	128,071	18,505	146,576	12,756	32,996	66,977	173,171	226,310
1993—														
November	5,437	100	5,537	1,160	—	1,160	6,597	100	6,697	1,263	5,911	11,543	13,771	19,503
December	4,141	793	4,934	450	—	450	4,591	793	5,384	1,049	4,044	10,310	9,683	16,743
1994														
January	6,536	12,780	19,316	1,091	—	1,091	7,627	12,780	20,407	710	5,172	5,632	13,509	26,749
February	10,084	250	10,334	3,600	—	3,600	13,684	250	13,934	1,619	1,956	4,375	17,159	19,928
March	6,796	702	7,498	2,593	265	2,858	9,389	966	10,356	1,891	2,743	25,910	14,023	38,156
April	8,963	6,751	15,714	1,210	575	1,786	10,173	7,327	17,500	1,862	22,464	34,464	34,449	53,826
May	7,956	654	8,610	2,758	—	2,758	10,715	654	11,369	1,332	1,810	9,409	13,857	22,110
June	6,285	270	6,555	4,778	—	4,778	11,063	270	11,333	1,268	1,456	4,786	13,711	17,386
July	4,913	694	5,606	1,092	—	1,092	6,004	694	6,698	856	3,376	8,463	10,236	16,016
August	7,844	6,995	14,839	42,314	1,200	43,514	50,159	8,195	58,354	1,243	5,049	7,826	56,451	67,423
September	7,320	1,479	8,799	16,134	321	16,455	23,454	1,800	25,254	1,828	3,323	3,939	28,605	31,021
October	6,274	321	6,595	13,693	196	13,888	19,967	517	20,483	881	4,278	7,615	25,126	28,979
November	7,177	—	7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770	—	3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995—														
January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963

TABLE 3. VALUE OF BUILDING APPROVED. (a) BY CLASS OF BUILDING AND OWNERSHIP
(S'000)

Class of building	1992-93	1993-94	July-January		1994		1995
			1993-94	1994-95	November	December	January
PRIVATE SECTOR							
New houses	82,911	84,997	44,912	45,527	7,177	7,103	4,895
New other residential buildings	27,595	40,105	25,166	82,544	2,124	3,770	3,418
<i>Total new residential building</i>	<i>110,506</i>	<i>125,102</i>	<i>70,078</i>	<i>128,071</i>	<i>9,301</i>	<i>10,873</i>	<i>8,313</i>
Alterations and additions to residential buildings	17,109	16,582	8,835	12,104	4,083	2,067	1,146
Hotels, etc.	1,710	10,420	10,370	8,753	460	5,000	3,000
Shops	2,690	30,011	5,452	6,828	2,268	410	350
Factories	1,350	1,686	1,404	2,509	1,026	190	50
Offices	7,312	2,027	1,577	4,453	1,111	350	55
Other business premises	9,290	8,432	6,087	5,931	418	450	126
Educational	1,735	5,835	5,130	567	250	---	317
Religious	187	60	60	---	---	---	---
Health	1,845	1,506	986	785	---	---	---
Entertainment and recreational	834	5,325	4,410	2,420	390	---	---
Miscellaneous	2,164	3,039	2,436	750	535	---	215
<i>Total non-residential building</i>	<i>29,117</i>	<i>68,342</i>	<i>37,913</i>	<i>32,996</i>	<i>6,458</i>	<i>6,400</i>	<i>4,113</i>
Total	156,733	210,026	116,826	173,171	19,841	19,340	13,572
PUBLIC SECTOR							
New houses	16,059	29,312	20,685	9,588	---	100	---
New other residential buildings	639	1,038	199	8,917	5,800	---	1,400
<i>Total new residential building</i>	<i>16,698</i>	<i>30,350</i>	<i>20,883</i>	<i>18,505</i>	<i>5,800</i>	<i>100</i>	<i>1,400</i>
Alterations and additions to residential buildings	2,088	725	500	652	409	---	243
Hotels, etc.	---	---	---	---	---	---	---
Shops	485	---	---	90	---	---	---
Factories	---	4,213	77	3,150	---	---	---
Offices	14,837	19,142	15,049	2,322	---	---	---
Other business premises	813	10,754	2,101	1,850	---	---	---
Educational	11,309	23,443	14,859	1,416	215	472	170
Religious	---	---	---	---	---	---	---
Health	6,726	10,946	1,152	202	---	86	---
Entertainment and recreational	300	4,846	3,314	1,807	---	---	112
Miscellaneous	17,484	17,261	5,538	23,145	7,644	---	13,465
<i>Total non-residential building</i>	<i>51,954</i>	<i>90,605</i>	<i>42,090</i>	<i>33,981</i>	<i>7,859</i>	<i>558</i>	<i>13,747</i>
Total	70,740	121,680	63,474	53,139	14,068	658	15,390
TOTAL							
New houses	98,970	114,309	65,597	55,115	7,177	7,203	4,895
New other residential buildings	28,234	41,144	25,364	91,461	7,924	3,770	4,818
<i>Total new residential building</i>	<i>127,204</i>	<i>155,452</i>	<i>90,962</i>	<i>146,576</i>	<i>15,101</i>	<i>10,973</i>	<i>9,713</i>
Alterations and additions to residential buildings	19,197	17,307	9,335	12,756	4,492	2,067	1,389
Hotels, etc.	1,710	10,420	10,370	8,753	460	5,000	3,000
Shops	3,175	30,011	5,452	6,918	2,268	410	350
Factories	1,350	5,899	1,481	5,659	1,026	190	50
Offices	22,149	21,169	16,626	6,775	1,111	350	55
Other business premises	10,103	19,186	8,188	7,781	418	450	126
Educational	13,044	29,278	19,989	1,983	465	472	487
Religious	187	60	60	---	---	---	---
Health	8,571	12,452	2,139	987	---	86	---
Entertainment and recreational	1,134	10,171	7,724	4,227	390	---	112
Miscellaneous	19,648	20,300	7,974	23,894	8,179	---	13,680
<i>Total non-residential building</i>	<i>81,072</i>	<i>158,946</i>	<i>80,003</i>	<i>66,977</i>	<i>14,317</i>	<i>6,957</i>	<i>17,860</i>
Total	227,472	331,706	180,300	226,310	33,910	19,998	28,963

(a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector (see paragraph 16).

TABLE 4. BUILDING APPROVED (a) IN SELECTED AREAS, JANUARY 1995

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	9	989	—	—	30	3,200	12	1,400	417	3,210	9,216
Palmerston-East Arm (SSD)	21	1,980	—	—	2	218	—	—	180	50	2,428
Darwin (SD)	30	2,969	—	—	32	3,418	12	1,400	597	3,260	11,644
Alice Springs (T)	12	820	—	—	—	—	—	—	569	291	1,679
Katherine (T)	2	212	—	—	—	—	—	—	—	—	212
Tennant Creek (T)	—	—	—	—	—	—	—	—	43	—	43
Darwin Rural Areas (SSD)	8	640	—	—	—	—	—	—	180	14,309	15,129
Remainder of Balance (SD)	3	255	—	—	—	—	—	—	—	—	255
Northern Territory Balance (SD)	25	1,927	—	—	—	—	—	—	792	14,600	17,318
Northern Territory	55	4,895	—	—	32	3,418	12	1,400	1,389	17,860	28,962

(a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector (see paragraph 16). (b) Excludes Conversions, etc.

TABLE 5. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS OUTER WALLS IN SELECTED AREAS JANUARY 1995

Selected statistical areas	Material of outer walls						Total
	Double brick (b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	9	—	—	—	18	3	27
Alice Springs (T)	6	1	1	—	4	—	12
Darwin Rural Areas (SSD)	4	—	—	—	4	—	8
Northern Territory	22	1	1	—	28	3	55

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Private sector	Total	Private sector	Total
	Private sector	Total	Private sector	Total					
1991-92	51.5	83.5	33.5	117.0	16.1	35.7	87.1	128.6	220.2
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	76.2	139.2	204.0
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	149.0	184.6	294.0
1993—									
Sept. qtr.	21.5	26.9	13.3	40.3	4.3	20.8	42.5	59.4	87.0
Dec. qtr.	11.2	12.5	8.4	20.8	3.0	10.0	27.3	32.8	51.2
1994—									
Mar. qtr.	19.1	30.2	6.7	36.9	3.4	9.3	33.6	38.4	74.0
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8
Sept. qtr.	15.8	23.0	54.2	77.2	3.1	10.9	18.9	83.0	99.2
Dec. qtr.	16.0	16.3	22.6	38.9	5.7	16.0	27.0	55.3	71.6

(a) See paragraphs 20-22 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, BY TYPE
JANUARY 1995

Selected statistical area	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	9	23	4	27	15	--	--	15	42	51
Palmerston-East Arm (SSD)	21	2	--	2	--	--	--	--	2	23
Darwin (SD)	30	25	4	29	15	--	--	15	44	74
Alice Springs (T)	12	--	--	--	--	--	--	--	--	12
Katherine (T)	2	--	--	--	--	--	--	--	--	2
Tennant Creek (T)	--	--	--	--	--	--	--	--	--	--
Darwin Rural Areas (SSD)	8	--	--	--	--	--	--	--	--	8
Remainder of Balance (SD)	3	--	--	--	--	--	--	--	--	3
Northern Territory Balance (SD)	25	--	--	--	--	--	--	--	--	25
Northern Territory	55	25	4	29	15	--	--	15	44	99
VALUE (\$'000)										
Darwin City (SSD)	989	2,600	700	3,300	1,300	--	--	1,300	4,600	5,589
Palmerston-East Arm (SSD)	1,980	218	--	218	--	--	--	--	218	2,198
Darwin (SD)	2,969	2,818	700	3,518	1,300	--	--	1,300	4,818	7,787
Alice Springs (T)	820	--	--	--	--	--	--	--	--	820
Katherine (T)	212	--	--	--	--	--	--	--	--	212
Tennant Creek (T)	--	--	--	--	--	--	--	--	--	--
Darwin Rural Areas (SSD)	640	--	--	--	--	--	--	--	--	640
Remainder of Balance (SD)	255	--	--	--	--	--	--	--	--	255
Northern Territory Balance (SD)	1,927	--	--	--	--	--	--	--	--	1,927
Northern Territory	4,895	2,818	700	3,518	1,300	--	--	1,300	4,818	9,713

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Scope and Coverage

The statistics relate to approvals for *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (eg. construction of roads, bridges, railways, earthworks etc.) is excluded.

2. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

3. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).

(b) all approved alterations and addition of residential buildings valued at \$10,000 or more.

(c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more.)

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

4. A *building* is defined as rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

5. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long term* residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals; or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of "non-residential buildings" approved.

6. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (eg. includes townhouses, duplexes, apartment buildings etc.)

7. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units showing in the table. Previously, such dwellings were only included as a footnote.

8. In addition, the January 1995 issue of this publication introduced trends estimates for the total number of dwelling units approved, in Table 1. The number of dwelling units approved as part of these conversions, etc., is included in these trend estimates.

Building classification

9. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

10. From July 1992, an expanded function classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

11. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

12. In particular, for Building Approvals, DSC allows *new other residential building* to be classified as follows:

(a) *Semi-detached, row or terrace houses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
- one storey;
- two or more storeys;

(b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
- three storeys;
- two or more storeys;

13. More details on the DSC are contained in the ABS Information paper, *Dwelling Structure Classification (DSC)* (1296.0).

14. *Ownership.* The ownership of a building is classified at the time of approval as either *private* sector or *public* sector according to expected ownership of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

Aboriginal Communities

15. The table relating to building approvals on Aboriginal communities has been removed from the Publication due to possible undercoverage of sources.

General

16. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi-storey buildings) approved in particular months and also by the administrative arrangements of government authorities.

Australian Standard Geographical Classification

17. Statistics presented in Tables 4, 5, and 7 of this publication have been classified according to the Australian Standard Geographical Classification (ASGC). Revisions affecting the N.T. were introduced in Edition 2.1. released in January 1991.

For additional information concerning other changes to the ASGC, users are referred to the manual Australian Standard Geographical Classification, Edition 2.1 (1216.0).

Estimates at constant prices

18. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 6 (Note: monthly value data at constant prices are not available).

19. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'gross fixed capital expenditure'.

20. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of the Australian National Accounts: Concepts, Sources and Methods (5216.0).

Unpublished data and related publications

21. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data may be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

22. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) - issued monthly.
Building Activity, Australia: Dwelling Unit Commencements (Preliminary Estimates) (8752.0) - issued quarterly.
Construction Activity at Constant Prices, Australia - (8782.0) issued quarterly.
Building Activity, Australia (8752.0) - issued quarterly
Building Activity, Northern Territory (8752.7) - issued quarterly.
Engineering Construction Survey, Australia (8762.0) - issued quarterly.

23. Current Publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia*. (1101.0) The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

SD Statistical Division
 SSD Statistical Subdivision
 (T) town
 — nil or rounded to zero
 r figures revised since previous issue

24. Where figures have been rounded, discrepancies may occur between the sums of the component items and their totals.

RICHARD MADDEN
 Australian Statistician



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