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BUILDING APPROVALS, NORTHERN TERRITORY, FEBRUARY 1995

MAIN FEATURES

Residential

- A total of 143 dwelling units (83 houses and 60 other residential buildings) were approved for February 1995 having a combined value of \$14.4m. Of the 83 houses approved, 20 were for Palmerston, 20 for Darwin Rural Areas and 24 for various Aboriginal Communities. The 60 other residential building approvals were all for Darwin City.
- For the eight months to February 1995, 1203 dwellings were approved, an 11.7 per cent increase on the 1077 dwellings approved for the same period last year.

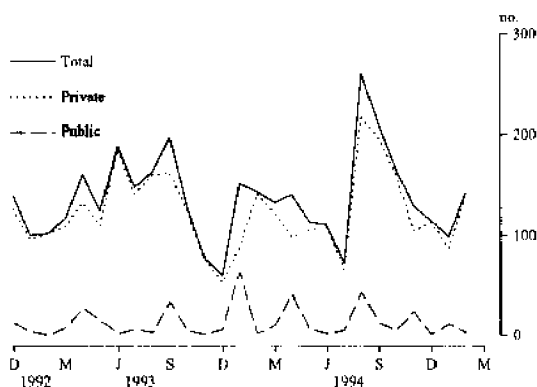
Non-residential

- Approvals for the month of February 1995 totalled \$31.2m. For the eight months to February 1995 approvals totalled \$98.2m, a 16.4 per cent increase on the \$84.4m total for the same period last year.

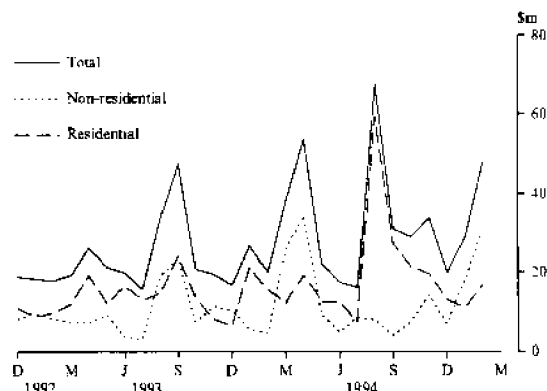
Total

- For the eight months to February 1995 approvals totalled \$274.4m, a 37.1 per cent increase on the \$200.2m 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.

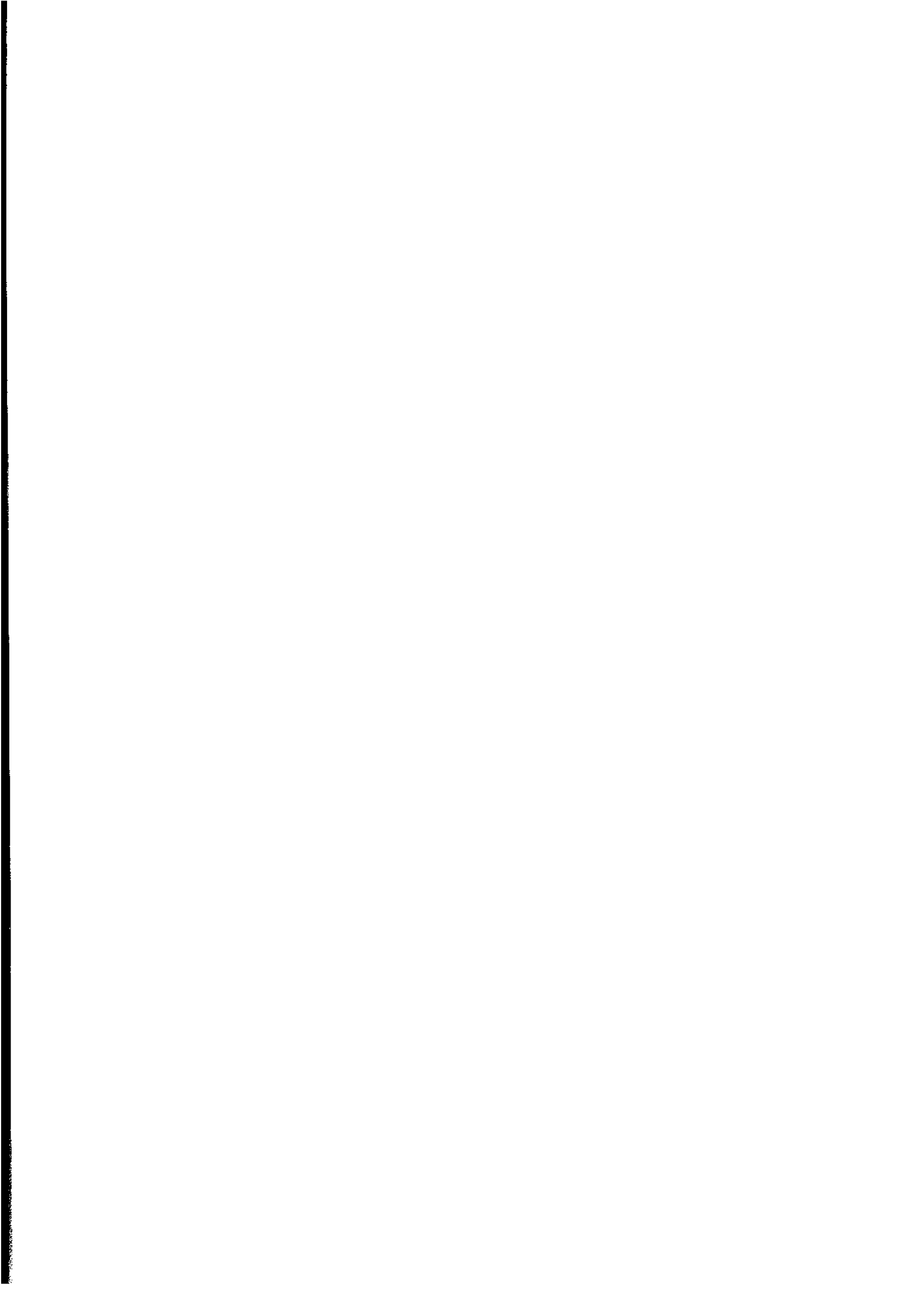


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, 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-February	617	121	738	332	2	334	5	954	123	1,077	1,068
1994-95 July-February	560	63	623	526	44	570	10	1,096	107	1,203	1,142
1993 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	147
December	79	1	80	35	—	35	—	114	1	115	134
1995 January	55	—	55	32	12	44	—	87	12	99	123
February	80	3	83	60	—	60	—	140	3	143	111

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-February	54,997	20,935	75,932	28,765	199	28,964	83,762	21,133	104,895	10,955	39,869	84,378	133,986	200,228
1994-95 July-February	54,269	9,794	64,063	88,034	8,917	96,951	142,303	18,711	161,014	15,158	45,107	98,183	201,843	274,355
1993 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
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045

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

Class of building	1992-93	1993-94	July-February		1994		1995	
			1993-94	1994-95	December	January	February	
PRIVATE SECTOR								
New houses	82,911	84,997	54,997	54,269	7,103	4,895	8,742	
New other residential buildings	27,595	40,105	28,765	88,034	3,770	3,418	5,490	
<i>Total new residential building</i>	<i>110,506</i>	<i>125,102</i>	<i>83,762</i>	<i>142,303</i>	<i>10,873</i>	<i>8,313</i>	<i>14,232</i>	
Alterations and additions to residential buildings	17,109	16,582	10,355	14,433	2,067	1,146	2,329	
Hotels, etc.	1,710	10,420	10,420	17,453	5,000	3,000	8,700	
Shops	2,690	30,011	6,799	6,883	410	350	55	
Factories	1,350	1,686	1,404	2,623	190	50	114	
Offices	7,312	2,027	1,577	4,601	350	55	148	
Other business premises	9,290	8,432	6,087	6,371	450	126	440	
Educational	1,735	5,835	5,130	3,037	—	317	2,470	
Religious	187	60	60	—	—	—	—	
Health	1,845	1,506	986	785	—	—	—	
Entertainment and recreational	834	5,325	4,970	2,420	—	—	—	
Miscellaneous	2,164	3,039	2,436	934	—	215	184	
<i>Total non-residential building</i>	<i>29,117</i>	<i>68,342</i>	<i>39,869</i>	<i>45,107</i>	<i>6,400</i>	<i>4,113</i>	<i>12,111</i>	
Total	156,733	210,026	133,986	201,843	19,340	13,572	28,672	
PUBLIC SECTOR								
New houses	16,059	29,312	20,935	9,794	100	—	206	
New other residential buildings	639	1,038	199	8,917	—	1,400	—	
<i>Total new residential building</i>	<i>16,698</i>	<i>30,350</i>	<i>21,133</i>	<i>18,711</i>	<i>100</i>	<i>1,400</i>	<i>206</i>	
Alterations and additions to residential buildings	2,088	725	600	725	—	243	72	
Hotels, etc.	—	—	—	—	—	—	—	
Shops	485	—	—	90	—	—	—	
Factories	—	4,213	77	11,216	—	—	8,066	
Offices	14,837	19,142	15,190	2,382	—	—	60	
Other business premises	813	10,754	2,154	2,030	—	—	180	
Educational	11,309	23,443	16,738	12,086	472	170	10,670	
Religious	—	—	—	—	—	—	—	
Health	6,726	10,946	1,496	202	86	—	—	
Entertainment and recreational	300	4,846	3,314	1,926	—	112	119	
Miscellaneous	17,484	17,261	5,538	23,145	—	13,465	—	
<i>Total non-residential building</i>	<i>51,954</i>	<i>90,605</i>	<i>44,509</i>	<i>53,076</i>	<i>558</i>	<i>13,747</i>	<i>19,095</i>	
Total	70,740	121,680	66,242	72,512	658	15,390	19,373	
TOTAL								
New houses	98,970	114,309	75,932	64,063	7,203	4,895	8,948	
New other residential buildings	28,234	41,144	28,964	96,951	3,770	4,818	5,490	
<i>Total new residential building</i>	<i>127,204</i>	<i>155,452</i>	<i>104,895</i>	<i>161,014</i>	<i>10,973</i>	<i>9,713</i>	<i>14,438</i>	
Alterations and additions to residential buildings	19,197	17,307	10,955	15,158	2,067	1,389	2,401	
Hotels, etc.	1,710	10,420	10,420	17,453	5,000	3,000	8,700	
Shops	3,175	30,011	6,799	6,973	410	350	55	
Factories	1,350	5,899	1,481	13,839	190	50	8,180	
Offices	22,149	21,169	16,767	6,983	350	55	208	
Other business premises	10,103	19,186	8,241	8,401	450	126	620	
Educational	13,044	29,278	21,868	15,123	472	487	13,140	
Religious	187	60	60	—	—	—	—	
Health	8,571	12,452	2,483	987	86	—	—	
Entertainment and recreational	1,134	10,171	8,284	4,346	—	112	119	
Miscellaneous	19,648	20,300	7,974	24,079	—	13,680	184	
<i>Total non-residential building</i>	<i>81,072</i>	<i>158,946</i>	<i>84,378</i>	<i>98,183</i>	<i>6,957</i>	<i>17,860</i>	<i>31,206</i>	
Total	227,472	331,706	200,228	274,355	19,998	28,963	48,045	

(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, FEBRUARY 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)	6	1,129	—	—	60	5,490	—	—	1,229	12,287	20,135
Palmerston-East Arm (SSD)	20	1,709	—	—	—	—	—	—	30	13,019	14,758
Darwin (SD)	26	2,838	—	—	60	5,490	—	—	1,259	25,306	34,893
Alice Springs (T)	10	1,089	—	—	—	—	—	—	110	2,766	3,965
Katherine (T)	—	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	15	—	15
Darwin Rural Areas (SSD)	20	1,478	—	—	—	—	—	—	470	2,770	4,718
Remainder of Balance (SD)	24	3,338	3	206	—	—	—	—	547	364	4,455
Northern Territory Balance (SD)	54	5,904	3	206	—	—	—	—	1,142	5,900	13,152
Northern Territory	80	8,742	3	206	60	5,490	—	—	2,401	31,206	48,045

(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 FEBRUARY 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)	23	—	1	—	2	—	26
Alice Springs (T)	7	1	—	—	2	—	10
Darwin Rural Areas (SSD)	7	3	—	1	9	—	20
Northern Territory	39	4	1	1	37	1	83

(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	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	51.5	83.4	33.6	117.0	16.0	35.7	87.1	128.7	220.1
1992-93	71.8	85.7	25.3	111.0	16.6	27.4	76.3	139.1	204.0
1993-94	70.0	94.1	36.7	130.8	14.3	64.1	149.1	184.5	294.1
1993—									
Sept. qtr.	21.5	26.9	13.3	40.2	4.3	20.7	42.5	59.3	87.0
Dec. qtr.	11.2	12.5	8.4	20.9	3.0	10.0	27.3	32.8	51.2
1994—									
Mar. qtr.	19.1	30.3	6.7	37.0	3.4	9.2	33.7	38.4	74.1
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8
Sept. qtr.	15.8	23.1	54.1	77.2	3.1	11.0	18.9	83.0	99.2
Dec. qtr.	15.9	16.2	22.6	38.9	5.8	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
FEBRUARY 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)	6		4	4	—		56	56	60	66
Palmerston-East Arm (SSD)	20	—	—	—	—	—	—	—	—	20
<i>Darwin (SD)</i>	26	—	4	4	—	—	56	56	60	86
Alice Springs (T)	10	—	—	—	—	—	—	—	—	10
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	20	—	—	—	—	—	—	—	—	20
Remainder of Balance (SD)	27	—	—	—	—	—	—	—	—	27
<i>Northern Territory Balance (SD)</i>	57	—	—	—	—	—	—	—	—	57
Northern Territory	83	—	4	4	—	—	56	56	60	143
VALUE (\$'000)										
Darwin City (SSD)	1,129		340	340	—	—	5,150	5,150	5,490	6,619
Palmerston-East Arm (SSD)	1,709	—	—	—	—	—	—	—	—	1,709
<i>Darwin (SD)</i>	2,838	—	340	340	—	—	5,150	5,150	5,490	8,328
Alice Springs (T)	1,089	—	—	—	—	—	—	—	—	1,089
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,478	—	—	—	—	—	—	—	—	1,478
Remainder of Balance (SD)	3,544	—	—	—	—	—	—	—	—	3,544
<i>Northern Territory Balance (SD)</i>	6,110	—	—	—	—	—	—	—	—	6,110
Northern Territory	8,948	—	340	340	—	—	5,150	5,150	5,490	14,438

(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 institution al 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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