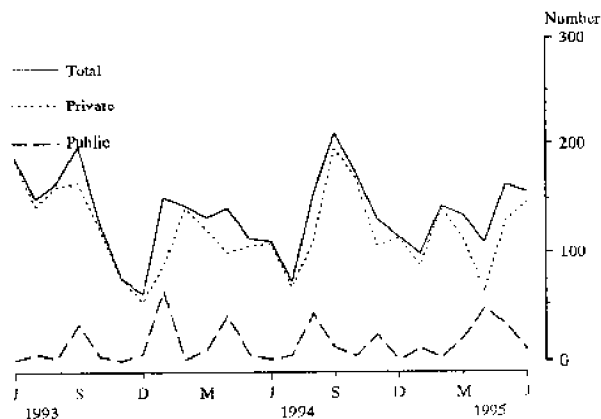


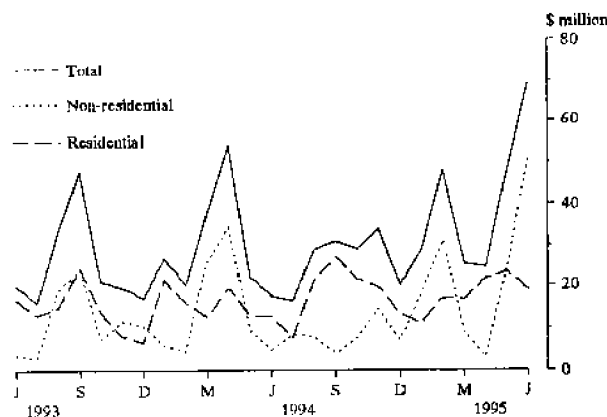
BUILDING APPROVALS, NORTHERN TERRITORY, JUNE 1995

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential

- The total number of dwelling units approved in June 1995 was 157. This total comprises 97 houses, 55 other residential dwellings and 5 dwellings that were created as a result of conversions to existing structures. The value for new residential building approved was \$16.6 million.
- Of the 97 new houses approved, 28 were for Palmerston, 22 for Darwin Rural Areas and 19 for Alice Springs. Darwin City (29) and Palmerston (26) were responsible for all of the other residential building approvals.
- For the twelve months ended June 1995 1,661 dwelling units were approved, a 5.3 per cent increase on the 1,577 dwellings approved in 1993–94. For the corresponding periods the value of dwelling units approved rose to \$187.7 million from \$155.5 million, a change of 20.8 per cent. The total number of houses approved in a year remained steady at 1,029 for 1994–95, compared with 1,093 (1993–94) and 1,055 (1992–93).
- Alterations and additions were valued at \$2.2 million for June 1995 and \$30.0 million for 1994–95.

Non residential

- Non-residential approvals for June 1995 were valued at \$50.5 million. This large jump from last months figure of \$23.9 million was the result of the inclusion of two large projects, one a retail development in Palmerston, the other the redevelopment of the Yulara tourist resort. The redevelopment of the tourist resort contributed significantly to the categories of Hotels, etc., Miscellaneous, Shops and Entertainment and Recreational. Although formal approval has not yet been granted for this project, the redevelopment has been approved in principle and work has commenced.
- For 1994–95 approvals totalled \$184.5 million, a 16.1 per cent decrease on the 1993–94 figure of \$158.9 million.

Total Building

- The value of total building work approved for June 1995 was \$69.3 million.
- For the year 1994–95 approvals totalled \$402.2 million, a 21.2 per cent increase on the \$331.7 million total for 1993–94.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED (a)

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	
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	1,584
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	1,667
<i>1994—</i>											
April	83	34	117	16	8	24	1	100	42	142	132
May	81	7	88	26	—	26	—	107	7	114	125
June	62	2	64	47	—	47	—	109	2	111	123
July	56	6	62	10	—	10	—	66	6	72	128
August	71	40	111	40	3	43	—	111	43	154	137
September	71	10	81	125	3	128	—	196	13	209	143
October	66	3	69	95	2	97	8	169	5	174	145
November	82	—	82	23	24	47	2	107	24	131	141
December	79	1	80	35	—	35	—	114	1	115	134
<i>1995—</i>											
January	55	—	55	32	12	44	—	87	12	99	128
February	80	3	83	60	—	60	—	140	3	143	129
March	68	15	83	43	6	49	3	114	21	135	135
April	51	47	98	11	—	11	—	62	47	109	143
May	102	26	128	25	8	33	2	129	34	163	149
June	87	10	97	55	—	55	5	147	10	157	156

(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. (b) Includes Conversions, etc. See paragraphs 9-11 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					
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
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
<i>1994—</i>														
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	3,814	1,200	5,014	11,659	8,195	19,854	1,243	5,049	7,826	17,951	28,923
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
<i>1995—</i>														
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
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	8,948	15,965	25,424
April	5,228	10,428	15,656	740	—	740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083
June	8,598	1,878	10,476	6,120	—	6,120	14,718	1,878	16,596	2,206	48,029	50,518	64,816	69,320

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

Class of building	1992-93	1993-94	1994-95	1995			
				March	April	May	June
PRIVATE SECTOR							
New houses	82,911	84,997	84,947	6,927	5,228	9,925	8,598
New other residential buildings	27,595	40,105	63,327	4,727	740	2,206	6,120
<i>Total new residential building</i>	<i>110,506</i>	<i>125,102</i>	<i>148,274</i>	<i>11,654</i>	<i>5,968</i>	<i>12,131</i>	<i>14,718</i>
Alterations and additions to residential buildings	17,109	16,582	21,640	1,866	1,620	1,652	2,069
Hotels, etc.	1,710	10,420	25,584	—	—	—	8,131
Shops	2,690	30,011	37,862	1,926	218	—	28,835
Factories	1,350	1,686	3,940	60	293	550	414
Offices	7,312	2,027	6,261	—	122	75	1,463
Other business premises	9,290	8,432	10,489	385	616	290	2,827
Educational	1,735	5,835	3,922	—	—	—	885
Religious	187	60	—	—	—	—	—
Health	1,845	1,506	1,027	—	—	100	142
Entertainment and recreational	834	5,325	3,536	75	—	—	1,041
Miscellaneous	2,164	3,039	5,524	—	150	150	4,290
<i>Total non-residential building</i>	<i>29,117</i>	<i>68,342</i>	<i>98,145</i>	<i>2,446</i>	<i>1,399</i>	<i>1,165</i>	<i>48,029</i>
Total	156,733	210,026	268,058	15,965	8,987	14,948	64,816
PUBLIC SECTOR							
New houses	16,059	29,312	29,137	1,915	10,428	5,122	1,878
New other residential buildings	639	1,038	10,319	706	—	696	—
<i>Total new residential building</i>	<i>16,698</i>	<i>30,350</i>	<i>39,456</i>	<i>2,621</i>	<i>10,428</i>	<i>5,818</i>	<i>1,878</i>
Alterations and additions to residential buildings	2,088	725	8,318	337	3,564	3,556	137
Hotels, etc.	—	—	—	—	—	—	—
Shops	485	—	1,762	1,672	—	—	—
Factories	—	4,213	11,706	490	—	—	—
Offices	14,837	19,142	3,466	120	70	388	506
Other business premises	813	10,754	2,354	188	—	—	136
Educational	11,309	23,443	28,985	2,292	1,367	12,380	860
Religious	—	—	—	—	—	—	—
Health	6,726	10,946	1,631	—	—	533	896
Entertainment and recreational	300	4,846	2,016	90	—	—	—
Miscellaneous	17,484	17,261	34,431	1,650	87	9,460	90
<i>Total non-residential building</i>	<i>51,954</i>	<i>90,605</i>	<i>86,351</i>	<i>6,502</i>	<i>1,524</i>	<i>22,760</i>	<i>2,489</i>
Total	70,740	121,680	134,125	9,460	15,515	32,135	4,504
TOTAL							
New houses	98,970	114,309	114,085	8,841	15,656	15,048	10,476
New other residential buildings	28,234	41,144	73,645	5,433	740	2,902	6,120
<i>Total new residential building</i>	<i>127,204</i>	<i>155,452</i>	<i>187,730</i>	<i>14,274</i>	<i>16,396</i>	<i>17,949</i>	<i>16,596</i>
Alterations and additions to residential buildings	19,197	17,307	29,958	2,202	5,184	5,208	2,206
Hotels, etc.	1,710	10,420	25,584	—	—	—	8,131
Shops	3,175	30,011	39,624	3,598	218	—	28,835
Factories	1,350	5,899	15,646	550	293	550	414
Offices	22,149	21,169	9,727	120	192	463	1,969
Other business premises	10,103	19,186	12,844	573	616	290	2,964
Educational	13,044	29,278	32,907	2,292	1,367	12,380	1,745
Religious	187	60	—	—	—	—	—
Health	8,571	12,452	2,658	—	—	633	1,038
Entertainment and recreational	1,134	10,171	5,552	165	—	—	1,041
Miscellaneous	19,648	20,300	39,955	1,650	237	9,610	4,380
<i>Total non-residential building</i>	<i>81,072</i>	<i>158,946</i>	<i>184,496</i>	<i>8,948</i>	<i>2,923</i>	<i>23,925</i>	<i>50,518</i>
Total	227,472	331,706	402,184	25,424	24,502	47,083	69,320

(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.

TABLE 4. BUILDING APPROVED (a) IN SELECTED AREAS, JUNE 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)	17	2,038	—	—	29	4,596	—	—	1,128	6,987	14,750
Palmerston-East Arm (SSD)	20	2,046	8	1,621	26	1,524	—	—	57	21,580	26,827
Darwin (SD)	37	4,084	8	1,621	55	6,120	—	—	1,185	28,567	41,576
Alice Springs (T)	19	1,689	—	—	—	—	—	—	358	2,325	4,371
Katherine (T)	—	—	—	—	—	—	—	—	16	186	202
Tennant Creek (T)	—	—	—	—	—	—	—	—	35	—	35
Darwin Rural Areas (SSD)	22	1,977	—	—	—	—	—	—	490	1,946	4,413
Remainder of Balance (SD)	9	849	2	257	—	—	—	—	122	17,494	18,721
Northern Territory Balance (SD)	50	4,515	2	257	—	—	—	—	1,021	21,950	27,743
Northern Territory	87	8,598	10	1,878	55	6,120	—	—	2,206	50,518	69,320

(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. (b) Excludes Conversions, etc.

TABLE 5. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS JUNE 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)	30	1	—	—	12	2	45
Alice Springs (T)	15	1	—	—	2	1	19
Darwin Rural Areas (SSD)	6	1	3	—	12	—	22
Northern Territory	53	3	3	—	33	5	97

(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	83.5	33.5	117.0	16.3	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—									
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	20.0	43.1	3.1	10.9	18.9	48.8	65.0
Dec. qtr.	16.0	16.3	22.6	38.9	5.7	16.0	27.0	55.3	71.6
1995—									
Mar. qtr.	15.8	17.4	13.8	31.3	4.6	17.4	54.0	49.8	89.9

(a) See para the Explan Notes. Coi estim bject each note 1 nformation ices and cc dity

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

Selected statistical area	New other residential building									
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	17	16	5	21	2	6	..	8	29	46
Palmerston-East Arm (SSD)	28	4	—	4	4	18	—	22	26	54
Darwin (SD)	45	20	5	25	6	24	—	30	55	100
Alice Springs (T)	19	..	—	—	—	—	—	—	—	19
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	22	—	—	—	—	—	—	—	—	22
Remainder of Balance (SD)	11	—	—	—	—	—	—	—	—	11
Northern Territory Balance (SD)	52	—	—	—	—	—	—	—	—	52
Northern Territory	97	20	5	25	6	24	—	30	55	152
VALUE (\$'000)										
Darwin City (SSD)	2,038	1,824	985	2,809	1,437	350	—	1,787	4,596	6,634
Palmerston-East Arm (SSD)	3,667	274	—	274	280	970	—	1,250	1,524	5,190
Darwin (SD)	5,705	2,098	985	3,083	1,717	1,320	—	3,037	6,120	11,824
Alice Springs (T)	1,689	—	—	—	—	—	—	—	—	1,689
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,977	—	—	—	—	—	—	—	—	1,977
Remainder of Balance (SD)	1,106	—	—	—	—	—	—	—	—	1,106
Northern Territory Balance (SD)	4,772	—	—	—	—	—	—	—	—	4,772
Northern Territory	10,476	2,098	985	3,083	1,717	1,320	—	3,037	6,120	16,596

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) 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;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. 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) approved alterations and additions to 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

7. A *building* is defined as a 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.

8. 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.

9. 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.

- (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 caretaker's 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 (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings 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 shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc.. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of 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.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner 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.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part

of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. 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.)

17. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. 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 *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished Data and Related Publications

20. 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 can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

21. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Northern Territory (8752.7) – issued quarterly.

22. 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 *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

SD	Statistical Division
SSD	Statistical Subdivision
(T)	towa
–	nil or rounded to zero
r	figure revised since previous issue

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

BOB HARRISON
 Statistician, Northern Territory



For more information ...

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