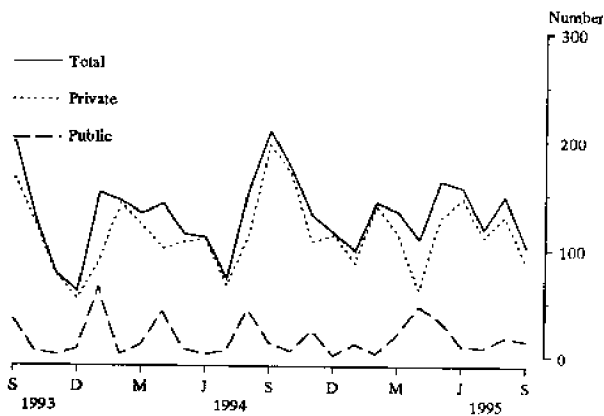


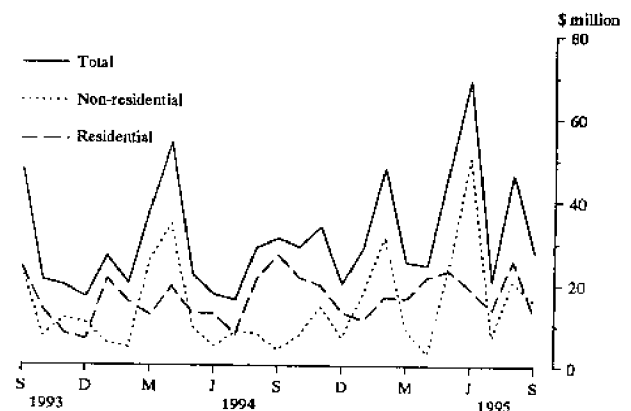
BUILDING APPROVALS, NORTHERN TERRITORY, SEPTEMBER 1995

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential

- The total number of dwelling units approved in September 1995 was 102. The total comprised 78 houses and 24 other residential dwellings.
- There were 21 new houses approved in Alice Springs by one or more authorities, followed by Darwin Rural Areas (20) and Palmerston-East Arm (19). Darwin City and Alice Springs each accounted for 8 other residential buildings approvals in the private sector. Table 4 gives a breakdown of building approved in selected areas.
- The value for new residential building approved was \$10.0 million for the month of September. New house approvals were responsible for \$7.5 million of the total value for residential approvals.
- Alterations and additions fell to \$2.0 million for September 1995. Tables 2 and 3 give a more detailed breakdown of the value of building approved.

Non residential

- Non-residential approvals for September 1995 were \$15.7 million. For the three months to September 1995 approvals totalled \$43.5 million, more than double the \$20.2 million for the same period last year.
- There was one project for the Northern Territory valued at more than \$5 million (public sector, educational) and 2 projects in the \$1 million to \$5 million category.

Total Building

- The value of total building work approved for September 1995 was \$27.6 million. The three months to September 1995 recorded \$94.8 million in building work approved compared with \$76.0 million for the same period last year.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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	1,519
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	1,578
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	1,646
1994-95 July-September	198	56	254	175	6	181	—	373	62	435	406
1995-96 July-September	213	40	253	107	—	107	10	329	41	370	410
1994—											
July	56	6	62	10	—	10	—	66	6	72	129
August	71	40	111	40	3	43	—	111	43	154	136
September	71	10	81	125	3	128	—	196	13	209	141
October	66	3	69	95	2	97	8	169	5	174	142
November	82	—	82	23	24	47	2	107	24	131	138
December	79	1	80	35	—	35	—	114	1	115	130
1995—											
January	55	—	55	32	12	44	—	87	12	99	124
February	80	3	83	60	—	60	—	140	3	143	124
March	68	15	83	43	6	49	3	114	21	135	133
April	51	47	98	11	—	11	—	62	47	109	144
May	102	26	128	25	8	33	2	129	34	163	152
June	87	10	97	55	—	55	5	147	10	157	153
July	68	8	76	35	—	35	8	111	8	119	147
August	82	17	99	48	—	48	2	131	18	149	137
September	63	15	78	24	—	24	—	87	15	102	126

(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 10-12 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
1994-95 July-September	20,077	9,167	29,244	21,040	1,521	22,561	41,117	10,688	51,805	3,927	11,748	20,228	56,792	75,960
1995-96 July-September	21,098	6,697	27,795	16,178	—	16,178	37,276	6,697	43,973	7,342	12,884	43,451	56,846	94,766
1994—														
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
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
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
July	6,743	1,601	8,344	3,145	—	3,145	9,888	1,601	11,490	2,138	6,380	7,066	18,407	20,694
August	8,442	3,541	11,983	10,535	—	10,535	18,977	3,541	22,518	3,186	4,702	20,725	26,715	46,429
September	5,912	1,555	7,467	2,498	—	2,498	8,410	1,555	9,965	2,018	1,801	15,660	11,724	27,643

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

Class of building	1993-94	1994-95	July-September		1995		
			1994-95	1995-96	July	August	September
PRIVATE SECTOR							
New houses	84,997	84,947	20,077	21,098	6,743	8,442	5,912
New other residential buildings	40,105	63,327	21,040	16,178	3,145	10,535	2,498
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>41,117</i>	<i>37,276</i>	<i>9,888</i>	<i>18,977</i>	<i>8,410</i>
Alterations and additions to residential buildings	16,582	21,640	3,927	6,686	2,138	3,036	1,512
Hotels, etc.	10,420	25,584	293	2,760	2,560	200	—
Shops	30,011	37,862	2,142	2,819	465	1,894	460
Factories	1,686	3,940	743	339	76	—	263
Offices	2,027	6,261	2,718	411	—	165	246
Other business premises	8,432	10,489	4,837	1,406	644	762	—
Educational	5,835	3,922	—	594	391	—	203
Religious	60	—	—	288	—	—	288
Health	1,506	1,027	785	3,150	1,750	1,400	—
Entertainment and recreational	5,325	3,536	230	1,117	495	281	341
Miscellaneous	3,039	5,524	—	—	—	—	—
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>11,748</i>	<i>12,884</i>	<i>6,380</i>	<i>4,702</i>	<i>1,801</i>
Total	210,026	268,058	56,792	56,846	18,407	26,715	11,724
PUBLIC SECTOR							
New houses	29,312	29,137	9,167	6,697	1,601	3,541	1,555
New other residential buildings	1,038	10,319	1,521	—	—	—	—
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>10,688</i>	<i>6,697</i>	<i>1,601</i>	<i>3,541</i>	<i>1,555</i>
Alterations and additions to residential buildings	725	8,318	—	656	—	150	506
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	90	—	—	—	—
Factories	4,213	11,706	3,150	259	259	—	—
Offices	19,142	3,466	2,322	8,050	—	8,000	50
Other business premises	10,754	2,354	—	5,133	133	5,000	—
Educational	23,443	28,985	164	8,497	—	384	8,113
Religious	—	—	—	2,361	—	2,361	—
Health	10,946	1,631	116	278	—	278	—
Entertainment and recreational	4,846	2,016	1,511	4,039	293	—	3,746
Miscellaneous	17,261	34,431	1,127	1,950	—	—	1,950
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>8,480</i>	<i>30,567</i>	<i>685</i>	<i>16,023</i>	<i>13,839</i>
Total	121,680	134,125	19,168	37,920	2,287	19,714	15,920
TOTAL							
New houses	114,309	114,085	29,244	27,795	8,344	11,983	7,467
New other residential buildings	41,144	73,645	22,561	16,178	3,145	10,535	2,498
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>51,805</i>	<i>43,973</i>	<i>11,490</i>	<i>22,518</i>	<i>9,965</i>
Alterations and additions to residential buildings	17,307	29,958	3,927	7,342	2,138	3,186	2,018
Hotels, etc.	10,420	25,584	293	2,760	2,560	200	—
Shops	30,011	39,624	2,232	2,819	465	1,894	460
Factories	5,899	15,646	3,893	598	335	—	263
Offices	21,169	9,727	5,039	8,461	—	8,165	296
Other business premises	19,186	12,844	4,837	6,539	777	5,762	—
Educational	29,278	32,907	164	9,091	391	384	8,316
Religious	60	—	—	2,649	—	2,361	288
Health	12,452	2,658	901	3,428	1,750	1,678	—
Entertainment and recreational	10,171	5,552	1,741	5,156	788	281	4,087
Miscellaneous	20,300	39,955	1,127	1,950	—	—	1,950
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>20,228</i>	<i>43,451</i>	<i>7,066</i>	<i>20,725</i>	<i>15,660</i>
Total	331,706	402,184	75,960	94,766	20,694	46,429	27,643

(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, SEPTEMBER 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)	5	900	—	—	8	950	—	—	718	2,139	4,707
Palmerston-East Arm (SSD)	18	1,456	1	187	6	368	—	—	49	7,330	9,389
Darwin (SD)	23	2,356	1	187	14	1,318	—	—	767	9,469	14,097
Alice Springs (T)	14	1,462	7	752	8	1,030	—	—	516	432	4,192
Katherine (T)	2	147	—	—	2	150	—	—	25	—	322
Tennant Creek (T)	—	—	—	—	—	—	—	—	27	—	27
Darwin Rural Areas (SSD)	19	1,483	1	118	—	—	—	—	243	351	2,196
Remainder of Balance (SD)	5	464	6	498	—	—	—	—	441	5,408	6,811
Northern Territory Balance (SD)	40	3,556	14	1,368	10	1,180	—	—	1,251	6,191	13,547
Northern Territory	63	5,912	15	1,555	24	2,498	—	—	2,018	15,660	27,643

(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 SEPTEMBER 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)	22	—	—	—	2	—	24	
Alice Springs (T)	7	3	—	3	1	7	21	
Darwin Rural Areas (SSD)	5	—	3	1	11	—	20	
Northern Territory	35	3	4	5	24	7	78	

(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							
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
1994-95	65.9	88.3	64.9	153.2	23.1	90.9	171.0	231.1	347.3
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	18.8	48.8	65.0
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	26.9	55.1	71.4
1995—									
Mar. qtr.	15.8	17.4	13.8	31.2	4.6	17.3	53.7	49.6	89.6
June qtr.	18.2	31.5	8.6	40.1	9.6	46.8	71.5	77.5	121.3

(a) See paragraphs 16-18 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
SEPTEMBER 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)	5	—	5	5	3	—	—	3	8	13
Palmerston-East Arm (SSD)	19	4	—	4	2	—	—	2	6	25
Darwin (SD)	24	4	5	9	5	—	—	5	14	38
Alice Springs (T)	21	—	—	—	8	—	—	8	8	29
Katherine (T)	2	2	—	2	—	—	—	—	2	4
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	20	—	—	—	—	—	—	—	—	20
Remainder of Balance (SD)	11	—	—	—	—	—	—	—	—	11
Northern Territory Balance (SD)	54	2	—	2	8	—	—	8	10	64
Northern Territory	78	6	5	11	13	—	—	13	24	102
VALUE (\$'000)										
Darwin City (SSD)	900	—	650	650	300	—	—	300	950	1,850
Palmerston-East Arm (SSD)	1,642	293	—	293	75	—	—	75	368	2,010
Darwin (SD)	2,542	293	650	943	375	—	—	375	1,318	3,860
Alice Springs (T)	2,215	—	—	—	1,030	—	—	1,030	1,030	3,245
Katherine (T)	147	150	—	150	—	—	—	—	150	297
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,601	—	—	—	—	—	—	—	—	1,601
Remainder of Balance (SD)	962	—	—	—	—	—	—	—	—	962
Northern Territory Balance (SD)	4,925	150	—	150	1,030	—	—	1,030	1,180	6,105
Northern Territory	7,467	443	650	1,093	1,405	—	—	1,405	2,498	9,965

(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 townhouses, 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 2.5* (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.

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Symbols and other usages

SD	Statistical Division
SSD	Statistical Subdivision
(T)	town
—	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



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Produced by the Australian Government Publishing Service

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Recommended retail price: \$10.00



2873170009955

ISSN 0813-1260