

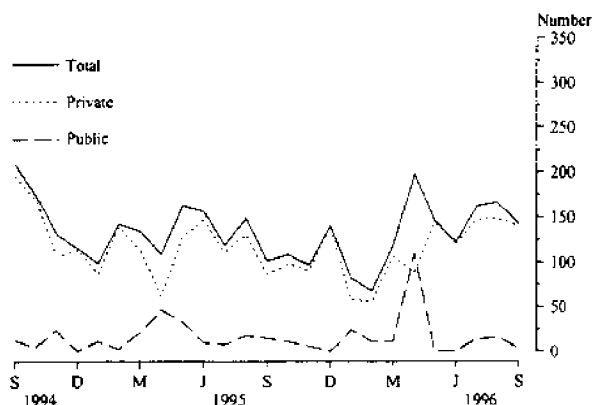
BUILDING APPROVALS, NORTHERN TERRITORY, SEPTEMBER 1996

MAIN FEATURES

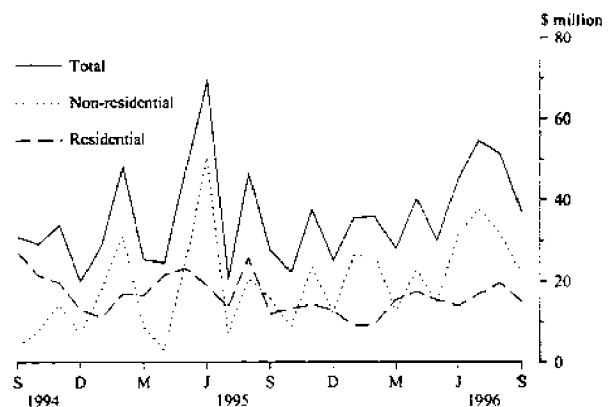
NUMBER OF DWELLING UNITS APPROVED

	September 1995	August 1996	September 1996	September 1995 to September 1996 change	August 1996 to September 1996 change
Original series	102	166	143	40.2%	-13.9%
Trend estimate	119	158	155	30.3%	-1.9%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The trend for the total number of dwelling units approved has flattened out in September following strong growth in the early months of 1996.
- In original terms, the number of dwelling units approved was 143. Of the total, 70 were private sector houses and 68 were new dwelling units within other residential buildings.
- There were 29 new houses approved in Palmerston-East Arm, followed by Darwin Rural Areas (13) and Alice Springs (10). There were 32 new other residential dwelling units approved in Alice Springs and 23 in Darwin City.

- The value of new residential building approved was \$13.6 million, down by \$4.2 million from the previous month.
- Alterations and additions to residential buildings in September was \$1.4 million.

Non-residential building

- Non-residential approvals for September were valued at \$22.1 million. The office category with \$18.3 million accounted for a majority of the total value and this in turn was mostly due to the approval of two large projects.
- One project valued at \$5 million or more and one other project valued at more than \$1 million were approved this month.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. 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	
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	..
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	..
1995-96	835	96	931	386	119	505	16	1,234	218	1,452	..
1995-96 July-September	213	40	253	107	—	107	10	329	41	370	..
1996-97 July-September	192	32	224	241	2	243	4	437	34	471	..
1995—											
July	68	8	76	35	—	35	8	111	8	119	137
August	82	17	99	48	—	48	2	131	18	149	129
September	63	15	78	24	—	24	—	87	15	102	119
October	82	11	93	15	—	15	1	98	11	109	109
November	66	4	70	25	2	27	—	91	6	97	101
December	73	—	73	68	—	68	—	141	—	141	101
1996—											
January	24	16	40	33	7	40	2	58	24	82	105
February	49	10	59	6	2	8	1	56	12	68	112
March	82	10	92	25	2	27	—	107	12	119	122
April	67	4	71	21	106	127	—	88	110	198	134
May	87	—	87	58	—	58	1	145	1	146	146
June	92	1	93	28	—	28	1	121	1	122	154
July	56	14	70	91	—	91	1	148	14	162	157
August	66	15	81	82	2	84	1	149	17	166	158
September	70	3	73	68	—	68	2	140	3	143	155

(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					
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
1995-96	83,369	15,473	98,841	38,318	7,640	45,958	121,687	23,113	144,800	27,426	112,754	222,043	255,839	394,269
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
1996-97 July-September	21,667	5,037	26,703	19,516	400	19,916	41,182	5,437	46,619	4,704	66,069	91,747	111,945	143,070
1995—														
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
October	8,303	1,145	9,448	2,308	—	2,308	10,611	1,145	11,756	1,574	6,057	8,886	18,243	22,217
November	6,871	329	7,200	1,965	394	2,359	8,836	723	9,559	4,636	6,998	23,451	16,956	37,646
December	6,412	—	6,412	4,981	—	4,981	11,393	—	11,393	2,397	12,065	12,189	24,855	24,979
1996—														
January	2,211	2,825	5,036	2,564	540	3,104	4,775	3,365	8,140	1,064	25,801	26,191	31,220	35,394
February	4,901	1,783	6,685	435	510	945	5,336	2,293	7,630	1,658	16,666	26,556	23,609	35,843
March	8,048	2,110	10,158	1,290	116	1,406	9,338	2,226	11,564	3,934	3,735	12,620	15,994	28,118
April	6,977	498	7,475	1,920	6,080	8,000	8,897	6,578	15,475	1,961	11,999	22,699	22,842	40,135
May	8,931	—	8,931	4,656	—	4,656	13,587	—	13,587	1,746	8,277	14,705	23,265	30,038
June	9,616	85	9,701	2,021	—	2,021	11,637	85	11,722	2,115	8,272	31,296	22,009	45,133
July	6,475	2,479	8,954	6,231	—	6,231	12,706	2,479	15,185	1,611	37,303	37,807	51,620	54,603
August	7,681	1,867	9,548	7,864	400	8,264	15,545	2,267	17,813	1,738	12,661	31,802	29,933	51,353
September	7,511	690	8,201	5,421	—	5,421	12,931	690	13,621	1,355	16,106	22,138	30,392	37,114

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

Class of building	1994-95	1995-96	July-September		1996		
			1995-96	1996-97	July	August	September
PRIVATE SECTOR							
New houses	84,947	83,369	21,098	21,667	6,475	7,681	7,511
New other residential buildings	63,327	38,318	16,178	19,516	6,231	7,864	5,421
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>37,276</i>	<i>41,182</i>	<i>12,706</i>	<i>15,545</i>	<i>12,931</i>
Alterations and additions to residential buildings	21,640	21,398	6,686	4,693	1,611	1,727	1,355
Hotels, etc.	25,584	38,821	2,760	22,100	22,100	—	—
Shops	37,862	14,599	2,819	18,890	12,051	6,389	450
Factories	3,940	3,212	339	920	515	—	405
Offices	6,261	13,302	411	15,161	1,433	244	13,484
Other business premises	10,489	19,837	1,406	4,727	765	2,571	1,392
Educational	3,922	5,255	594	1,950	190	1,578	182
Religious	—	609	288	—	—	—	—
Health	1,027	3,210	3,150	—	—	—	—
Entertainment and recreational	3,536	10,216	1,117	—	—	—	—
Miscellaneous	5,524	3,693	—	2,323	250	1,880	193
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>12,884</i>	<i>66,069</i>	<i>37,303</i>	<i>12,661</i>	<i>16,106</i>
Total	268,058	255,839	56,846	111,945	51,620	29,933	30,392
PUBLIC SECTOR							
New houses	29,137	15,473	6,697	5,037	2,479	1,867	690
New other residential buildings	10,319	7,640	—	400	—	400	—
<i>Total new residential building</i>	<i>39,456</i>	<i>23,113</i>	<i>6,697</i>	<i>5,437</i>	<i>2,479</i>	<i>2,267</i>	<i>690</i>
Alterations and additions to residential buildings	8,318	6,028	656	11	—	11	—
Hotels, etc.	—	—	—	—	—	—	—
Shops	1,762	4,246	—	1,816	—	1,816	—
Factories	11,706	1,824	259	12,601	—	12,601	—
Offices	3,466	13,412	8,050	5,315	105	415	4,795
Other business premises	2,354	14,147	5,133	4,108	230	3,878	—
Educational	28,985	26,037	8,497	278	—	180	98
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	278	1,253	169	251	833
Entertainment and recreational	2,016	11,551	4,039	307	—	—	307
Miscellaneous	34,431	34,279	1,950	—	—	—	—
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>30,567</i>	<i>25,678</i>	<i>504</i>	<i>19,141</i>	<i>6,032</i>
Total	134,125	138,430	37,920	31,125	2,983	21,419	6,722
TOTAL							
New houses	114,085	98,841	27,795	26,703	8,954	9,548	8,201
New other residential buildings	73,645	45,958	16,178	19,916	6,231	8,264	5,421
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>43,973</i>	<i>46,619</i>	<i>15,185</i>	<i>17,813</i>	<i>13,621</i>
Alterations and additions to residential buildings	29,958	27,426	7,342	4,704	1,611	1,738	1,355
Hotels, etc.	25,584	38,821	2,760	22,100	22,100	—	—
Shops	39,624	18,845	2,819	20,706	12,051	8,204	450
Factories	15,646	5,036	598	13,520	515	12,601	405
Offices	9,727	26,715	8,461	20,476	1,538	659	18,279
Other business premises	12,844	33,984	6,539	8,835	995	6,449	1,392
Educational	32,907	31,293	9,091	2,228	190	1,758	280
Religious	—	2,969	2,649	—	—	—	—
Health	2,658	4,643	3,428	1,253	169	251	833
Entertainment and recreational	5,552	21,767	5,156	307	—	—	307
Miscellaneous	39,955	37,972	1,950	2,323	250	1,880	193
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>43,451</i>	<i>91,747</i>	<i>37,807</i>	<i>31,802</i>	<i>22,138</i>
Total	402,184	394,269	94,766	143,070	54,603	51,353	37,114

(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 1996

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)	7	1,012	—	—	23	2,395	—	—	717	6,213	10,337
Palmerston-East Arm (SSD)	29	3,381	—	—	6	422	—	—	262	12,180	16,245
Darwin (SD)	36	4,393	—	—	29	2,817	—	—	979	18,393	26,583
Alice Springs (T)	10	921	—	—	32	2,382	—	—	157	1,029	4,488
Katherine (T)	9	739	—	—	7	222	—	—	148	—	1,108
Tennant Creek (T)	1	26	—	—	—	—	—	—	—	1,200	1,226
Darwin Rural Areas (SSD)	13	1,255	—	—	—	—	—	—	71	682	2,008
Remainder of Balance (SD)	1	176	3	690	—	—	—	—	—	835	1,701
Northern Territory Balance (SD)	34	3,117	3	690	39	2,604	—	—	375	3,745	10,532
Northern Territory	70	7,511	3	690	68	5,421	—	—	1,355	22,138	37,114

(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 1996

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	31	1	—	—	4	—	36
Alice Springs (T)	7	1	1	1	—	—	10
Darwin Rural Areas (SSD)	4	1	—	—	7	1	13
Northern Territory	44	4	2	1	21	1	73

(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							
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	90.3	169.9	230.4	346.1
1995-96	61.9	73.4	39.4	112.9	20.3	101.5	200.2	214.2	333.4
1995—									
Mar. qtr.	15.8	17.4	13.7	31.2	4.6	17.2	53.4	49.4	89.2
June qtr.	18.2	31.5	8.5	40.1	9.6	46.3	70.8	77.0	120.5
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	11.7	39.5	47.1	80.0
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.7	40.2	50.1	71.2
1996—									
Mar. qtr.	11.2	16.2	4.7	20.9	4.9	41.6	58.9	60.9	84.7
June qtr.	18.8	19.2	12.5	31.7	4.3	25.5	61.5	56.1	97.5

(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 1996**

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			
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	7	4	—	4	5	—	14	19	23	30
Palmerston-East Arm (SSD)	29	6	—	6	—	—	—	—	6	35
Darwin (SD)	36	10	—	10	5	—	14	19	29	65
Alice Springs (T)	10	—	32	32	—	—	—	—	32	42
Katherine (T)	9	—	—	—	7	—	—	7	7	16
Tennant Creek (T)	1	—	—	—	—	—	—	—	—	1
Darwin Rural Areas (SSD)	13	—	—	—	—	—	—	—	—	13
Remainder of Balance (SD)	4	—	—	—	—	—	—	—	—	4
Northern Territory Balance (SD)	37	—	32	32	7	—	—	7	39	76
Northern Territory	73	10	32	42	12	—	14	26	68	141
VALUE (\$'000)										
Darwin City (SSD)	1,012	345	—	345	550	—	1,500	2,050	2,395	3,407
Palmerston-East Arm (SSD)	3,381	422	—	422	—	—	—	—	422	3,803
Darwin (SD)	4,393	767	—	767	550	—	1,500	2,050	2,817	7,210
Alice Springs (T)	921	—	2,382	2,382	—	—	—	—	2,382	3,303
Katherine (T)	739	—	—	—	222	—	—	222	222	960
Tennant Creek (T)	26	—	—	—	—	—	—	—	—	26
Darwin Rural Areas (SSD)	1,255	—	—	—	—	—	—	—	—	1,255
Remainder of Balance (SD)	866	—	—	—	—	—	—	—	—	866
Northern Territory Balance (SD)	3,807	—	2,382	2,382	222	—	—	222	2,604	6,411
Northern Territory	8,201	767	2,382	3,149	772	—	1,500	2,272	5,421	13,621

(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, Planning and Environment, in areas subject to building control by those authorities;
- (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 Tables 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, includes 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).

Trend Estimates

19. Table 1 shows trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of the Statistical Local Areas (SLAs) of Alice Springs (T) and Sandover - Balance were amended by the transfer of part of Sandover - Balance to Alice Springs (T).
- (b) The boundaries of the SLAs of Katherine (T) and Elsey - Balance were amended by the transfer of part of Katherine (T) to Elsey - Balance.
- (c) The LGA/SLA of Alice Springs (T) has been split into five SLAs. These new SLAs are: Alice Springs (T) - Charles, Alice Springs (T) - Heavitree, Alice Springs (T) - Larapinta, Alice Springs (T) - Ross, Alice Springs (T) - Stuart.

Unpublished Data and Related Publications

22. 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.

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

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

24. 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)	town
-	nil or rounded to zero (including null cells)
r	figure or series revised since previous issue

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

BOB HARRISON
 Regional Director

For more information . . .

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