

BUILDING APPROVALS

NORTHERN TERRITORY

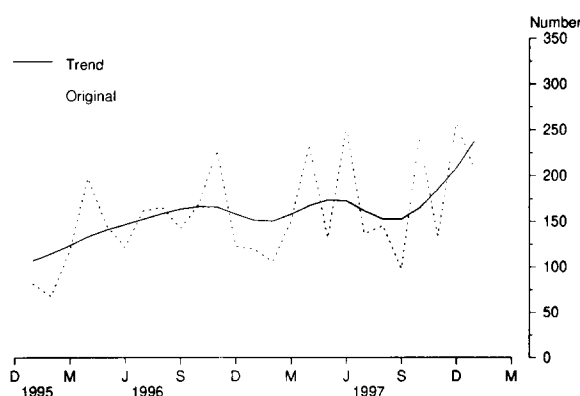
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MAIN FEATURES

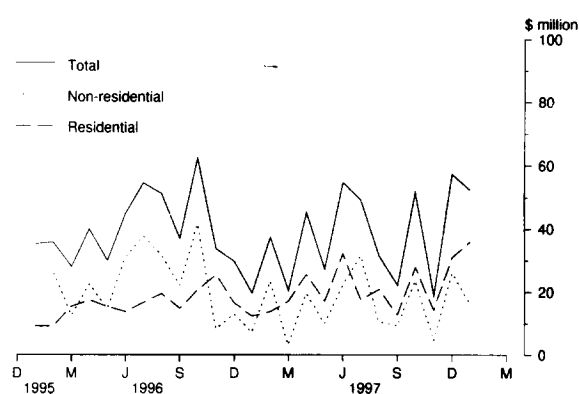
NUMBER OF DWELLING UNITS APPROVED

	January 1997	December 1997	January 1998	January 1997 to January 1998 change	December 1997 to January 1998 change
Original series	120	257	207	72.5%	-19.4%
Trend estimate	152	209	238	56.6%	13.9%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The total number of dwelling units approved in January was 207. Of the total, 103 were new houses and 103 were new other residential buildings.
- Darwin City accounted for most approvals with two new houses and 99 new other residential dwelling units whilst Palmerston recorded 51 new houses and four new other residential dwellings.
- The value of new residential building approved was \$34.3 million. Residential alterations and additions approved totalled \$1.8 million.

Non-residential building

- The value of non-residential building approved in January was \$16.4 million. Of the total, the Educational category accounted for \$7.7 million, followed by Entertainment and recreational with \$3.3 million.

Value of total building

- In terms of average 1989-90 prices the value of building work approved in the December quarter 1997 was \$101.8 million, an increase of 24.0% on the previous quarter, but a 1.7% decrease on the December quarter 1996.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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	
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	..
1996-97	902	203	1,105	816	26	842	40	1,746	241	1,987	..
1996-97											
July-January	483	114	597	469	11	480	34	974	137	1,111	..
1997-98											
July-January	494	191	685	526	4	530	7	1,027	195	1,222	..
1996—											
November	76	25	101	119	7	126	1	196	32	228	166
December	69	30	99	11	—	11	13	81	42	123	158
1997—											
January	52	11	63	39	2	41	16	107	13	120	152
February	55	13	68	37	—	37	1	93	13	106	151
March	66	22	88	53	10	63	—	119	32	151	158
April	73	16	89	137	5	142	3	213	21	234	168
May	97	6	103	28	—	28	1	126	6	132	174
June	128	32	160	92	—	92	1	221	32	253	173
July	79	3	82	52	—	52	3	134	3	137	162
August	72	36	108	37	—	37	1	110	36	146	153
September	64	9	73	22	2	24	1	87	11	98	153
October	87	48	135	104	2	106	1	192	50	242	165
November	43	26	69	66	—	66	—	109	26	135	186
December	87	28	115	142	—	142	—	229	28	257	209
1998—											
January	62	41	103	103	—	103	1	166	41	207	238

(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					
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
1996-97	108,382	29,083	137,465	70,015	2,337	72,352	178,397	31,421	209,817	23,341	153,401	241,249	351,959	474,407
1996-97														
July-January	55,144	17,456	72,601	39,731	1,304	41,036	94,876	18,760	113,636	13,059	121,761	162,245	228,204	288,940
1997-98														
July-January	60,842	27,662	88,504	59,344	445	59,789	120,186	28,107	148,293	12,641	42,858	122,298	173,916	283,231
1996—														
November	8,246	3,329	11,575	11,257	654	11,911	19,503	3,983	23,486	2,024	6,342	8,367	27,366	33,878
December	8,585	4,806	13,391	820	—	820	9,405	4,806	14,211	2,365	4,111	13,161	15,467	29,737
1997—														
January	6,246	1,714	7,960	2,845	250	3,095	9,090	1,964	11,054	1,466	4,886	7,238	15,442	19,758
February	6,701	2,318	9,019	3,464	—	3,464	10,165	2,318	12,483	1,446	3,732	23,585	15,130	37,514
March	8,838	2,160	10,998	3,649	580	4,229	12,486	2,740	15,227	2,038	2,736	3,234	16,539	20,499
April	9,554	1,992	11,546	11,173	453	11,626	20,726	2,445	23,172	2,548	5,988	19,653	28,869	45,373
May	12,479	1,115	13,595	1,716	—	1,716	14,195	1,115	15,310	1,866	2,639	10,129	18,550	27,305
June	15,666	4,041	19,707	10,283	—	10,283	25,949	4,041	29,990	2,385	16,546	22,402	44,667	54,777
July	10,510	524	11,034	4,731	—	4,731	15,241	524	15,765	1,884	8,928	31,638	25,988	49,287
August	9,487	5,731	15,217	3,757	—	3,757	13,243	5,731	18,974	1,940	6,852	10,535	21,776	31,449
September	8,484	1,525	10,009	1,458	295	1,753	9,942	1,820	11,762	1,101	5,833	9,338	16,876	22,201
October	10,349	7,234	17,583	7,983	150	8,133	18,332	7,384	25,715	2,304	7,718	23,655	27,603	51,675
November	4,677	2,820	7,497	5,714	—	5,714	10,391	2,820	13,210	1,054	4,232	4,632	15,655	18,896
December	10,481	4,072	14,553	14,045	—	14,045	24,526	4,072	28,598	2,571	6,377	26,128	33,274	57,297
1998—														
January	6,854	5,757	12,612	21,657	—	21,657	28,511	5,757	34,269	1,786	2,918	16,372	32,743	52,427

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

Class of building	1995-96	1996-97	July-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	83,369	108,382	55,144	60,842	4,677	10,481	6,854
New other residential buildings	38,318	70,015	39,731	59,344	5,714	14,045	21,657
Total new residential building	121,687	178,397	94,876	120,186	10,391	24,526	28,511
Alterations and additions to residential buildings	21,398	20,162	11,567	10,872	1,032	2,371	1,313
Hotels, etc.	38,821	26,940	22,380	780	—	—	—
Shops	14,599	71,060	60,206	11,403	1,608	552	238
Factories	3,212	4,996	3,650	3,609	300	897	300
Offices	13,302	18,793	16,335	5,487	830	861	956
Other business premises	19,837	18,289	11,061	11,448	1,294	1,401	892
Educational	5,255	6,476	3,291	1,797	—	88	290
Religious	609	180	180	591	—	—	—
Health	3,210	373	373	406	200	—	152
Entertainment and recreational	10,216	2,004	1,171	4,203	—	—	90
Miscellaneous	3,693	4,290	3,114	3,133	—	2,579	—
Total non-residential building	112,754	153,401	121,761	42,858	4,232	6,377	2,918
Total	255,839	351,959	228,204	173,916	15,655	33,274	32,743
PUBLIC SECTOR							
New houses	15,473	29,083	17,456	27,662	2,820	4,072	5,757
New other residential buildings	7,640	2,337	1,304	445	—	—	—
Total new residential building	23,113	31,421	18,760	28,107	2,820	4,072	5,757
Alterations and additions to residential buildings	6,028	3,180	1,491	1,769	22	200	473
Hotels, etc.	—	1,648	1,395	—	—	—	—
Shops	4,246	3,369	2,816	52	—	—	—
Factories	1,824	12,691	12,601	80	—	—	—
Offices	13,412	8,987	6,956	15,146	—	400	646
Other business premises	14,147	5,424	4,788	21,460	—	460	—
Educational	26,037	36,303	4,644	11,234	—	1,927	7,383
Religious	2,361	—	—	—	—	—	—
Health	1,433	2,460	2,195	1,284	—	447	125
Entertainment and recreational	11,551	4,458	1,477	3,728	400	—	3,200
Miscellaneous	34,279	12,858	3,962	26,457	—	16,517	2,100
Total non-residential building	109,290	87,848	40,484	79,440	400	19,751	13,454
Total	138,430	122,448	60,736	109,316	3,241	24,023	19,684
TOTAL							
New houses	98,841	137,465	72,601	88,504	7,497	14,553	12,612
New other residential buildings	45,958	72,352	41,036	59,789	5,714	14,045	21,657
Total new residential building	144,800	209,817	113,636	148,293	13,210	28,598	34,269
Alterations and additions to residential buildings	27,426	23,341	13,059	12,641	1,054	2,571	1,786
Hotels, etc.	38,821	28,588	23,775	780	—	—	—
Shops	18,845	74,429	63,022	11,455	1,608	552	238
Factories	5,036	17,686	16,251	3,689	300	897	300
Offices	26,715	27,781	23,292	20,633	830	1,261	1,602
Other business premises	33,984	23,363	15,499	32,908	1,294	1,861	892
Educational	31,293	42,780	7,935	13,031	—	2,015	7,673
Religious	2,969	180	180	591	—	—	—
Health	4,643	2,833	2,568	1,690	200	447	278
Entertainment and recreational	21,767	6,462	2,648	7,931	400	—	3,290
Miscellaneous	37,972	17,148	7,076	29,590	—	19,095	2,100
Total non-residential building	222,043	241,249	162,245	122,298	4,632	26,128	16,372
Total	394,269	474,407	288,940	283,231	18,896	57,297	52,427

(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, JANUARY 1998

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)	2	214	—	—	99	21,350	—	—	624	6,807	28,995
Palmerston-East Arm (SSD)	37	4,486	14	2,054	4	307	—	—	90	7,007	13,943
Darwin (SD)	39	4,700	14	2,054	103	21,657	—	—	714	13,814	42,938
Alice Springs (T)	5	726	—	—	—	—	—	—	102	—	828
Katherine (T)	1	34	4	600	—	—	—	—	176	90	899
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	15	1,115	—	—	—	—	—	—	345	2,468	3,927
Remainder of Balance (SD)	2	280	23	3,104	—	—	—	—	450	—	3,834
Northern Territory Balance (SD)	23	2,154	27	3,704	—	—	—	—	1,073	2,558	9,488
Northern Territory	62	6,854	41	5,757	103	21,657	—	—	1,786	16,371	52,427

(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 JANUARY 1998

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	46	1	1	—	4	1	53
Alice Springs (T)	3	2	—	—	—	—	5
Darwin Rural Areas (SSD)	4	—	—	—	11	—	15
Northern Territory	57	3	1	—	17	25	103

(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)

(\$ 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							
1994-95	65.9	88.3	64.9	153.2	23.1	90.2	169.8	230.4	346.1
1995-96	61.9	73.4	39.5	112.9	20.3	101.7	200.5	214.4	333.8
1996-97	77.2	97.9	61.1	159.0	16.6	136.7	214.5	289.4	390.1
1996—									
Sept. qtr.	15.9	19.6	17.0	36.6	3.4	59.2	82.1	95.7	122.1
Dec. qtr.	19.4	27.0	15.3	42.3	4.9	45.2	56.4	83.9	103.6
1997—									
Mar. qtr.	15.5	19.9	9.1	29.0	3.5	10.1	30.2	37.1	62.6
June qtr.	26.4	31.4	19.8	51.1	4.8	22.1	45.8	72.7	101.7
Sept. qtr.	19.8	25.3	8.5	33.8	3.4	18.8	44.9	50.5	82.1
Dec. qtr.	17.7	27.5	23.1	50.6	4.1	15.8	47.1	60.4	101.8

(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
JANUARY 1998**

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)	2	—	5	5	—	—	94	94	99	101
Palmerston-East Arm (SSD)	51	—	—	—	4	—	—	4	4	55
Darwin (SD)	53	—	5	5	4	—	94	98	103	156
Alice Springs (T)	5	—	—	—	—	—	—	—	—	5
Katherine (T)	5	—	—	—	—	—	—	—	—	5
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	15	—	—	—	—	—	—	—	—	15
Remainder of Balance (SD)	25	—	—	—	—	—	—	—	—	25
Northern Territory Balance (SD)	50	—	—	—	—	—	—	—	—	50
Northern Territory	103	—	5	5	4	—	94	98	103	206
VALUE (\$'000)										
Darwin City (SSD)	214	—	500	500	—	—	20,850	20,850	21,350	21,564
Palmerston-East Arm (SSD)	6,540	—	—	—	307	—	—	307	307	6,847
Darwin (SD)	6,754	—	500	500	307	—	20,850	21,157	21,657	28,411
Alice Springs (T)	726	—	—	—	—	—	—	—	—	726
Katherine (T)	633	—	—	—	—	—	—	—	—	633
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,115	—	—	—	—	—	—	—	—	1,115
Remainder of Balance (SD)	3,384	—	—	—	—	—	—	—	—	3,384
Northern Territory Balance (SD)	5,858	—	—	—	—	—	—	—	—	5,858
Northern Territory	12,612	—	500	500	307	—	20,850	21,157	21,657	34,269

(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* (Cat. no. 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 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* (Cat. no. 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* (Cat. no. 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* (Cat. no. 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: 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 (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0) – issued quarterly
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24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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.

Zia Abbasi
Regional Director
Northern Territory

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