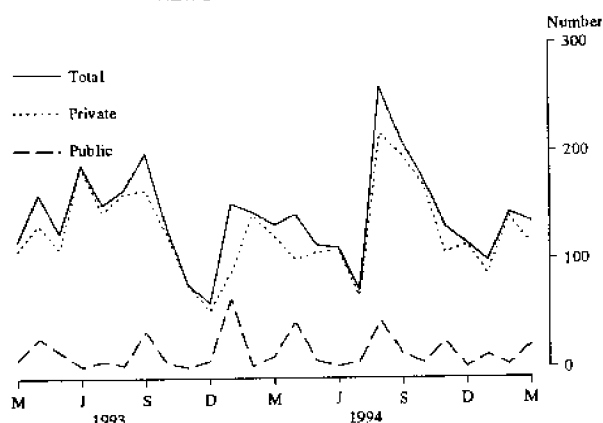


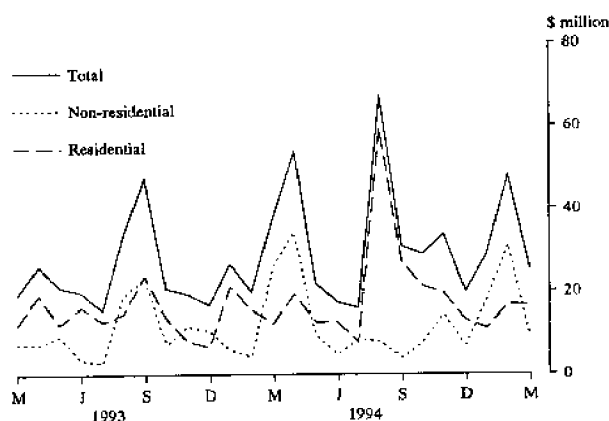
BUILDING APPROVALS, NORTHERN TERRITORY, MARCH 1995

MAIN FEATURES

NEW DWELLING UNIT APPROVALS



VALUE OF BUILDING APPROVED



Residential

- A total of 135 dwelling units, comprising 83 new houses, 49 other residential dwellings and 3 houses created from alterations to existing structures, were approved for March 1995.
- Of the 83 new houses approved, 35 were for Palmerston, 17 for Darwin Rural Areas and 12 for Alice Springs. The majority of other residential dwelling approvals were spread between the Darwin City area (23), Alice Springs (12) and Palmerston (8).
- For the nine months ended March 1995, 1,338 dwellings have been approved, a 10.6 per cent increase on the 1,210 dwellings approved for the same period of the previous year.
- The value of new residential building approved for March 1995 was \$14.3 million a slight drop from the \$14.4 million for February.

Non residential

- The value of non residential building work approved for March 1995 was \$8.9 million. For the nine months ended March 1995 approvals totalled \$107.1million, a 2.9 per cent decrease on the \$110.3 million for the same period of the previous year.

Total Building

- The value of total building work approved for March 1995 was \$25.4 million, compared with \$48.0 million for the previous month. This difference was almost entirely due to the lower value of non residential building.
- For the nine months ended March 1995 approvals totalled \$299.8 million, a 25.8 per cent increase on the \$238.4 million total for the same period of the previous 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

Period	New houses			New other residential buildings			Conversions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1991-92	728	244	972	438	49	487	8	1,174	293	1,467	1,515
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	1,486
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	1,600
1993-94 July-March	696	128	824	375	6	381	5	1,076	134	1,210	1,200
1994-95 July-March	628	78	706	569	50	619	13	1,210	128	1,338	1,296
1994—											
January	72	64	136	16	—	16	—	88	64	152	120
February	104	2	106	38	—	38	—	142	2	144	129
March	79	7	86	43	4	47	—	122	11	133	132
April	83	34	117	16	8	24	1	100	42	142	132
May	81	7	88	26	—	26	—	107	7	114	131
June	62	2	64	47	—	47	—	109	2	111	136
July	56	6	62	10	—	10	—	66	6	72	147
August	71	40	111	146	3	149	—	217	43	260	159
September	71	10	81	125	3	128	—	196	13	209	163
October	66	3	69	95	2	97	8	169	5	174	158
November	82	—	82	23	24	47	2	107	24	131	146
December	79	1	80	35	—	35	—	114	1	115	135
1995—											
January	55	—	55	32	12	44	—	87	12	99	129
February	80	3	83	60	—	60	—	140	3	143	128
March	68	15	83	43	6	49	3	114	21	135	132

NOTE: 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					
1991-92	57,519	35,714	93,232	32,421	4,566	36,987	89,940	40,279	130,219	17,842	38,219	93,230	141,298	241,292
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1993-94 July-March	61,793	21,637	83,430	31,358	463	31,821	93,151	22,100	115,251	12,845	42,612	110,287	148,008	238,383
1994-95 July-March	61,196	11,709	72,905	92,761	9,623	102,384	153,957	21,332	175,289	17,360	47,552	107,131	217,808	299,779
1994—														
January	6,536	12,780	19,316	1,091	—	1,091	7,627	12,780	20,407	710	5,172	5,632	13,509	26,749
February	10,084	250	10,334	3,600	—	3,600	13,684	250	13,934	1,619	1,956	4,375	17,159	19,928
March	6,796	702	7,498	2,593	265	2,858	9,389	966	10,356	1,891	2,743	25,910	14,023	38,156
April	8,963	6,751	15,714	1,210	575	1,786	10,173	7,327	17,500	1,862	22,464	34,464	34,449	53,826
May	7,956	654	8,610	2,758	—	2,758	10,715	654	11,369	1,332	1,810	9,409	13,857	22,110
June	6,285	270	6,555	4,778	—	4,778	11,063	270	11,333	1,268	1,456	4,786	13,711	17,386
July	4,913	694	5,606	1,092	—	1,092	6,004	694	6,698	856	3,376	8,463	10,236	16,016
August	7,844	6,995	14,839	42,314	1,200	43,514	50,159	8,195	58,354	1,243	5,049	7,826	56,451	67,423
September	7,320	1,479	8,799	16,134	321	16,455	23,454	1,800	25,254	1,828	3,323	3,939	28,605	31,021
October	6,274	321	6,595	13,693	196	13,888	19,967	517	20,483	881	4,278	7,615	25,126	28,979
November	7,177	—	7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770	—	3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995—														
January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
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

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

Class of building	1992-93	1993-94	July-March		1995		
			1993-94	1994-95	January	February	March
PRIVATE SECTOR							
New houses	82,911	84,997	61,793	61,196	4,895	8,742	6,927
New other residential buildings	27,595	40,105	31,358	92,761	3,418	5,490	4,727
Total new residential building	110,506	125,102	93,151	153,957	8,313	14,232	11,654
Alterations and additions to residential buildings	17,109	16,582	12,245	16,299	1,146	2,329	1,866
Hotels, etc.	1,710	10,420	10,420	17,453	3,000	8,700	—
Shops	2,690	30,011	8,176	8,809	350	55	1,926
Factories	1,350	1,686	1,454	2,683	50	114	60
Offices	7,312	2,027	1,577	4,601	55	148	—
Other business premises	9,290	8,432	6,832	6,756	126	440	385
Educational	1,735	5,835	5,130	3,037	317	2,470	—
Religious	187	60	60	—	—	—	—
Health	1,845	1,506	1,506	785	—	—	—
Entertainment and recreational	834	5,325	4,970	2,495	—	—	75
Miscellaneous	2,164	3,039	2,486	934	215	184	—
Total non-residential building	29,117	68,342	42,612	47,552	4,113	12,111	2,446
Total	156,733	210,026	148,008	217,808	13,572	28,672	15,965
PUBLIC SECTOR							
New houses	16,059	29,312	21,637	11,709	—	206	1,915
New other residential buildings	639	1,038	463	9,623	1,400	—	706
Total new residential building	16,698	30,350	22,100	21,332	1,400	206	2,621
Alterations and additions to residential buildings	2,088	725	600	1,061	243	72	337
Hotels, etc.	—	—	—	—	—	—	—
Shops	485	—	—	1,762	—	—	1,672
Factories	—	4,213	3,786	11,706	—	8,066	490
Offices	14,837	19,142	19,087	2,502	—	60	120
Other business premises	813	10,754	7,554	2,218	—	180	188
Educational	11,309	23,443	16,798	14,378	170	10,670	2,292
Religious	—	—	—	—	—	—	—
Health	6,726	10,946	1,814	202	—	—	—
Entertainment and recreational	300	4,846	3,480	2,016	112	119	90
Miscellaneous	17,484	17,261	15,155	24,795	13,465	—	1,650
Total non-residential building	51,954	90,605	67,675	59,578	13,747	19,095	6,502
Total	70,740	121,680	90,375	81,971	15,390	19,373	9,460
TOTAL							
New houses	98,970	114,309	83,430	72,905	4,895	8,948	8,841
New other residential buildings	28,234	41,144	31,821	102,384	4,818	5,490	5,433
Total new residential building	127,204	155,452	115,251	175,289	9,713	14,438	14,274
Alterations and additions to residential buildings	19,197	17,307	12,845	17,360	1,389	2,401	2,202
Hotels, etc.	1,710	10,420	10,420	17,453	3,000	8,700	—
Shops	3,175	30,011	8,176	10,571	350	55	3,598
Factories	1,350	5,899	5,240	14,389	50	8,180	550
Offices	22,149	21,169	20,664	7,103	55	208	120
Other business premises	10,103	19,186	14,386	8,974	126	620	573
Educational	13,044	29,278	21,928	17,415	487	13,140	2,292
Religious	187	60	60	—	—	—	—
Health	8,571	12,452	3,321	987	—	—	—
Entertainment and recreational	1,134	10,171	8,450	4,511	112	119	165
Miscellaneous	19,648	20,300	17,641	25,729	13,680	184	1,650
Total non-residential building	81,072	158,946	110,287	107,131	17,860	31,206	8,948
Total	227,472	331,706	238,383	299,779	28,963	48,045	25,424

(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, MARCH 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)	4	537	—	—	23	3,196	—	—	801	2,213	6,747
Palmerston-East Arm (SSD)	25	2,668	10	1,323	8	378	—	—	79	88	4,536
Darwin (SD)	29	3,205	10	1,323	31	3,574	—	—	881	2,301	11,284
Alice Springs (T)	10	1,072	2	182	12	1,153	—	—	170	6,327	8,904
Katherine (T)	—	—	—	—	—	—	—	—	59	—	59
Tennant Creek (T)	—	—	—	—	—	—	—	—	129	90	219
Darwin Rural Areas (SSD)	17	1,570	—	—	—	—	—	—	632	110	2,312
Remainder of Balance (SD)	12	1,079	3	410	—	—	6	706	332	120	2,647
Northern Territory Balance (SD)	39	3,721	5	592	12	1,153	6	706	1,322	6,647	14,141
Northern Territory	68	6,927	15	1,915	43	4,727	6	706	2,202	8,948	25,424

(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 MARCH 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)	29	—	—	—	8	2	39
Alice Springs (T)	9	2	1	—	—	—	12
Darwin Rural Areas (SSD)	9	—	—	—	6	2	17
Northern Territory	50	2	1	—	23	7	83

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	51.5	83.4	33.6	117.0	16.0	35.7	87.1	128.7	220.1
1992-93	71.8	85.7	25.3	111.0	16.6	27.4	76.3	139.1	204.0
1993-94	70.0	94.1	36.7	130.8	14.3	64.1	149.1	184.5	294.1
1993—									
Sept. qtr.	21.5	26.9	13.3	40.2	4.3	20.7	42.5	59.3	87.0
Dec. qtr.	11.2	12.5	8.4	20.9	3.0	10.0	27.3	32.8	51.2
1994—									
Mar. qtr.	19.1	30.3	6.7	37.0	3.4	9.2	33.7	38.4	74.1
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8
Sept. qtr.	15.8	23.1	54.1	77.2	3.1	11.0	18.9	83.0	99.2
Dec. qtr.	15.9	16.2	22.6	38.9	5.8	16.0	27.0	55.3	71.6

(a) See paragraphs 21-23 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
MARCH 1995**

March 1992

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)	4	—	9	9	14	—	—	14	23	27
Palmerston-East Arm (SSD)	35	6	—	6	2	—	—	2	8	43
Darwin (SD)	39	6	9	15	16	—	—	16	31	70
Alice Springs (T)	12	8	—	8	4	—	—	4	12	24
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	17	—	—	—	—	—	—	—	—	17
Remainder of Balance (SD)	15	6	—	6	—	—	—	—	6	21
Northern Territory Balance (SD)	44	14	—	14	4	—	—	4	18	62
Northern Territory	83	20	9	29	20	—	—	20	49	132
VALUE (\$'000)										
Darwin City (SSD)	537	—	1,396	1,396	1,800	—	—	1,800	3,196	3,733
Palmerston-East Arm (SSD)	3,991	278	—	278	100	—	—	100	378	4,369
Darwin (SD)	4,528	278	1,396	1,674	1,900	—	—	1,900	3,574	8,102
Alice Springs (T)	1,254	728	—	728	425	—	—	425	1,153	2,407
Katherine (T)	—	—	—	—	—	—	—	—	—	—
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,570	—	—	—	—	—	—	—	—	1,570
Remainder of Balance (SD)	1,489	706	—	706	—	—	—	—	706	2,195
Northern Territory Balance (SD)	4,313	1,434	—	1,434	425	—	—	425	1,859	6,172
Northern Territory	8,841	1,712	1,396	3,108	2,325	—	—	2,325	5,433	14,274

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. 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.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

3. 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.

4. 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.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) all approved alterations and addition of residential buildings valued at \$10,000 or more.
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. 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.

7. 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.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and

consisting of only one dwelling unit. Thus, detached granny flats and detached dwelling units such as caretakers' residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

9. 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.

10. In addition, the January 1995 issue of this publication introduced trend estimates for the total number of dwelling units approved, which are shown in Table 1. The number of dwelling units approved as part of these conversions, etc., is included in these trend estimates.

11. 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.

12. Values 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 value of the completed building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the value of the completed building.

Building classification

13. *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.

14. *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 in the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

15. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification*

(DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

19. 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.

Australian Standard Geographical Classification (ASGC)

20. 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.

Estimates at Constant Prices

21. 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.)

22. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying

the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

23. 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).

Unpublished Data and Related Publications

24. 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.

25. 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.

26. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

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

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

BOB HARRISON
 Statistician, Northern Territory



For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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