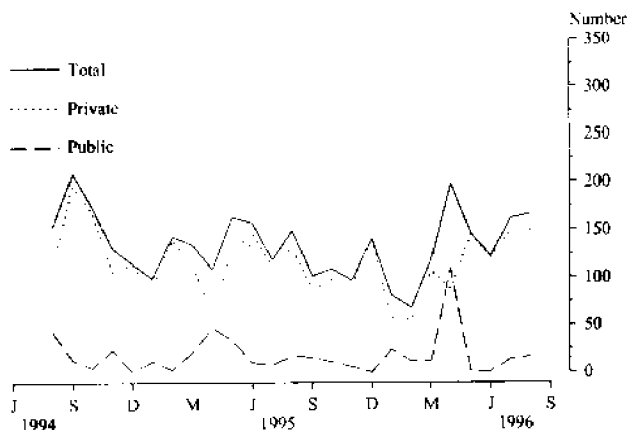


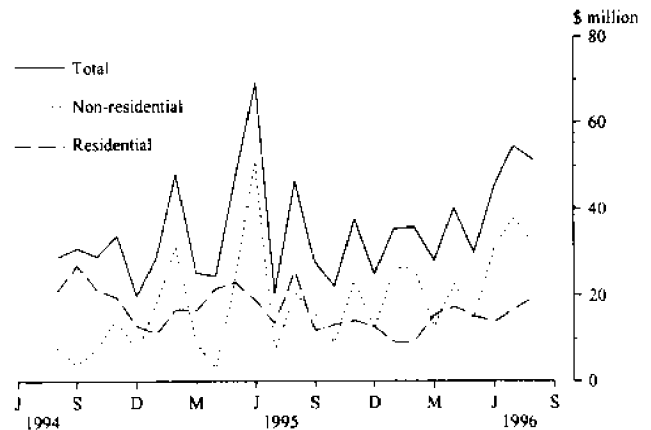
BUILDING APPROVALS, NORTHERN TERRITORY, AUGUST 1996

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- In August the trend for the total number of dwelling units approved increased 3.1%. This follows increases of 4.5% in July and 6.9% in June.
- In original terms, the number of dwelling units approved was 166. Of the total, 66 were private sector houses, 15 were public sector houses and 84 were new dwelling units within other residential buildings.
- There were 30 new houses approved in Palmerston-East Arm, followed by Darwin City (14) and Darwin Rural Areas (11). There were 37 other residential dwelling units approved in Darwin City and 35 in Palmerston-East Arm.
- The value of new residential building approved was \$17.8 million of which \$8.3 million was other residential building.
- Alterations and additions to residential buildings in August was \$1.7 million.

Non-residential building

- Non-residential approvals for August were valued at \$31.8 million. Of this, factories accounted for \$12.6 million (entirely due to 2 public sector approvals), followed by shops (\$8.2 million) and other business premises (\$6.4 million).
- Two projects valued at \$5 million or more and 7 other projects 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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-August	150	25	175	83	—	83	10	242	26	268	..
1996-97 July-August	122	29	151	173	2	175	2	297	31	328	..
1995—											
June	87	10	97	55	—	55	5	147	10	157	143
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	133
May	87	—	87	58	—	58	1	145	1	146	145
June	92	1	93	28	—	28	1	121	1	122	155
July	56	14	70	91	—	91	1	148	14	162	162
August	66	15	81	82	2	84	1	149	17	166	167

(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-August	15,185	5,143	20,328	13,680	—	13,680	28,866	5,143	34,008	5,324	11,082	27,791	45,122	67,123
1996-97 July-August	14,156	4,347	18,502	14,095	400	14,495	28,251	4,747	32,998	3,349	49,964	69,609	81,553	105,956
1995—														
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
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	1,397	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

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

Class of building	1994-95	1995-96	July-August		1996		
			1995-96	1996-97	June	July	August
PRIVATE SECTOR							
New houses	84,947	83,369	15,185	14,156	9,616	6,475	7,681
New other residential buildings	63,327	38,318	13,680	14,095	2,021	6,231	7,864
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>28,866</i>	<i>28,251</i>	<i>11,637</i>	<i>12,706</i>	<i>15,545</i>
Alterations and additions to residential buildings	21,640	21,398	5,174	3,338	2,100	1,611	1,727
Hotels, etc.	25,584	38,821	2,760	22,100	333	22,100	—
Shops	37,862	14,599	2,359	18,440	918	12,051	6,389
Factories	3,940	3,212	76	515	190	515	—
Offices	6,261	13,302	165	1,677	2,118	1,433	244
Other business premises	10,489	19,837	1,406	3,335	3,182	765	2,571
Educational	3,922	5,255	391	1,768	450	190	1,578
Religious	—	609	—	—	—	—	—
Health	1,027	3,210	3,150	—	60	—	—
Entertainment and recreational	3,536	10,216	776	—	802	—	—
Miscellaneous	5,524	3,693	—	2,130	220	250	1,880
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>11,082</i>	<i>49,964</i>	<i>8,272</i>	<i>37,303</i>	<i>12,661</i>
Total	268,058	255,839	45,122	81,553	22,009	51,620	29,933
PUBLIC SECTOR							
New houses	29,137	15,473	5,143	4,347	85	2,479	1,867
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>5,143</i>	<i>4,747</i>	<i>85</i>	<i>2,479</i>	<i>2,267</i>
Alterations and additions to residential buildings	8,318	6,028	150	11	15	—	11
Hotels, etc.	—	—	—	—	—	—	—
Shops	1,762	4,246	—	1,816	—	—	1,816
Factories	11,706	1,824	259	12,601	1,500	—	12,601
Offices	3,466	13,412	8,000	520	3,160	105	415
Other business premises	2,354	14,147	5,133	4,108	—	230	3,878
Educational	28,985	26,037	384	180	9,720	—	180
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	278	420	—	169	251
Entertainment and recreational	2,016	11,551	293	—	1,380	—	—
Miscellaneous	34,431	34,279	—	—	7,264	—	—
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>16,708</i>	<i>19,645</i>	<i>23,024</i>	<i>504</i>	<i>19,141</i>
Total	134,125	138,430	22,001	24,403	23,124	2,983	21,419
TOTAL							
New houses	114,085	98,841	20,328	18,502	9,701	8,954	9,548
New other residential buildings	73,645	45,958	13,680	14,495	2,021	6,231	8,264
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>34,008</i>	<i>32,998</i>	<i>11,722</i>	<i>15,185</i>	<i>17,813</i>
Alterations and additions to residential buildings	29,958	27,426	5,324	3,349	2,115	1,611	1,738
Hotels, etc.	25,584	38,821	2,760	22,100	333	22,100	—
Shops	39,624	18,845	2,359	20,256	918	12,051	8,204
Factories	15,646	5,036	335	13,115	1,690	515	12,601
Offices	9,727	26,715	8,165	2,197	5,278	1,538	659
Other business premises	12,844	33,984	6,539	7,443	3,182	995	6,449
Educational	32,907	31,293	775	1,948	10,170	190	1,758
Religious	—	2,969	2,361	—	—	—	—
Health	2,658	4,643	3,428	420	60	169	251
Entertainment and recreational	5,552	21,767	1,069	—	2,182	—	—
Miscellaneous	39,955	37,972	—	2,130	7,484	250	1,880
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>27,791</i>	<i>69,609</i>	<i>31,296</i>	<i>37,807</i>	<i>31,802</i>
Total	402,184	394,269	67,123	105,956	45,133	54,603	51,353

(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, AUGUST 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)	14	2,576	—	—	37	4,923	—	—	473	10,976	18,948
Palmerston-East Arm (SSD)	30	3,155	—	—	35	2,213	—	—	62	50	5,480
Darwin (SD)	44	5,732	—	—	72	7,136	—	—	535	11,026	24,429
Alice Springs (T)	4	313	1	52	10	728	—	—	910	2,559	4,562
Katherine (T)	3	350	4	400	—	—	—	—	40	2,003	2,793
Tennant Creek (T)	—	—	8	1,000	—	—	—	—	37	110	1,147
Darwin Rural Areas (SSD)	11	1,019	—	—	—	—	—	—	216	12,716	13,950
Remainder of Balance (SD)	4	267	2	416	—	—	2	400	—	3,390	4,472
Northern Territory Balance (SD)	22	1,949	15	1,867	10	728	2	400	1,202	20,777	26,924
Northern Territory	66	7,681	15	1,867	82	7,864	2	400	1,738	31,802	51,353

(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 AUGUST 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)	29	2	—	—	13	—	44
Alice Springs (T)	3	—	—	—	2	—	5
Darwin Rural Areas (SSD)	4	—	2	—	5	—	11
Northern Territory	43	2	2	2	30	2	81

(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
AUGUST 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	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	14	—	4	4	6	—	27	33	37	51
Palmerston-East Arm (SSD)	30	6	—	6	20	—	—	29	35	65
Darwin (SD)	44	6	4	10	35	—	27	62	72	116
Alice Springs (T)	5	2	8	10	—	—	—	—	10	15
Katherine (T)	7	—	—	—	—	—	—	—	—	7
Tennant Creek (T)	8	—	—	—	—	—	—	—	—	8
Darwin Rural Areas (SSD)	11	—	—	—	—	—	—	—	—	11
Remainder of Balance (SD)	6	2	—	2	—	—	—	—	2	8
Northern Territory Balance (SD)	37	4	8	12	—	—	—	—	12	49
Northern Territory	81	10	12	22	35	—	27	62	84	165
VALUE (\$'000)										
Darwin City (SSD)	2,576	—	548	548	1,500	—	2,875	4,375	4,923	7,499
Palmerston-East Arm (SSD)	3,155	414	—	414	1,800	—	—	1,800	2,213	5,368
Darwin (SD)	5,732	414	548	962	3,300	—	2,875	6,175	7,136	12,868
Alice Springs (T)	365	128	600	728	—	—	—	—	728	1,093
Katherine (T)	750	—	—	—	—	—	—	—	—	750
Tennant Creek (T)	1,000	—	—	—	—	—	—	—	—	1,000
Darwin Rural Areas (SSD)	1,019	—	—	—	—	—	—	—	—	1,019
Remainder of Balance (SD)	683	400	—	400	—	—	—	—	400	1,083
Northern Territory Balance (SD)	3,817	528	600	1,128	—	—	—	—	1,128	4,945
Northern Territory	9,548	942	1,148	2,090	3,300	—	2,875	6,175	8,264	17,813

(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.

ROBYN ELLIOTT
 Acting Regional Director

For more information . . .

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