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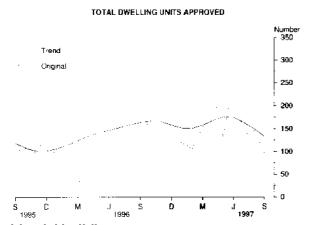
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BUILDING APPROVALS, NORTHERN TERRITORY, SEPTEMBER 1997

MAIN FEATURES

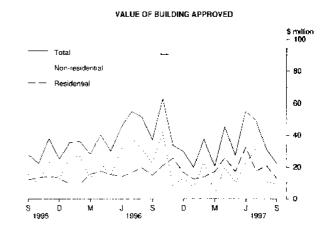
NUMBER OF DWELLING UNITS APPROVED

	September 1996	August 1997	September 1997	September 1996 to September 1997 change	August 1997 to September 1997 change
Original series	143	146	98	-31.5%	-32.9%
Trend estimate	164	150	133	-18.9%	-11.3%



Residential building

- In September, there were 98 dwelling units approved, compared with 146 in August and 137 in July. This is the lowest number recorded since February 1996.
- The total for September included 73 new houses and 24 new other residential dwellings. There were 42 new houses and 22 new other residential dwelling units approved in Palmerston-East Arm.



The value of new residential buildings approved was \$11.8 million and the value of alterations and additions was \$1.1 million.

Non-residential building

• The value of non-residential building approved in September was \$9.3 million. Of the total, shops contributed \$3.2 million, followed by miscellaneous with \$2.7 million.

NOTE: This publication contains revisions to data for the second half of 1996–97, which result in lower estimates of dwelling numbers and value of residential work approved. For the dwelling unit series the changes have been:

	January	February	March	April	May	June
Dwelling units approved Value of new residential building approved (\$`000)	-15 -1,777	-25 -2,324	_3 _403	_	-4 -400	-23 -1,956

(The value of non-residential work approved for June 1997 has also been revised downwards by \$3.8 million.)

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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)

	λ	New houses			residential bui	dings	_		Total (l	b)	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Conv- = ersions, etc.	Private sector	Public sector	Total	Trena estimate
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-September	192	32	224	241	2	243	4	437	34	471	
1997-98											
July-September	215	48	263	111	2	113	5	331	50	381	
1996—											
luly	56	14	70	91		91	1	148	14	162	153
August	66	15	81	82	2	84	1	149	17	166	159
September	70	3	73	68		68	2	140	3	143	164
October	94	16	110	59		59		153	16	169	167
November	76	2.5	101	119	7	126	1	1 96	32	228	160
December	69	30	99	11		13	13	81	42	123	158
1997											
lanuary	52	11	63	39	2	41	16	107	13	120	152
ebruary	55	13	68	37	_	37	1	93	13	106	151
viarch .	66	2 2	88	53	10	63	_	119	32	151	158
April	73	16	89	137	5	142	3	213	21	234	169
Иay	97	6	103	28	_	28	1	126	6	132	176
une	128	32	160	92	_	92	1	221	32	253	174
uly	79	3	82	52	_	52	3	134	3	137	164
, Lugust	72	36	108	37	_	37	1	110	36	146	150
September	64	9	73	22	2	24	1	87	11	98	133

(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)

							(\$'000)							
		_		New res	idential b	wilding				Alterations				
		Houses			Other residential buildings			Total		and additions	Non-residential huilding		Total building	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	to residential buildings	Private sector	Total	Private sector	Tota
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	402,18
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	394,26
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	474,40
1996-97														
July-September 1997-98	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	143,07
July-September	28,480	7,779	36,259	9,946	295	10.241	38,426	8,074	46,500	4,926	21,613	51,511	64,641	102,93
1996—														
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	54,60
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	51,35
September	7,511	690	8,201	5,421		5,421	12,931	690	13,621	1,355	16,106	22,138	30,392	37,11
October	10,401	2,571	12,972	5,294	_	5,294	15,695	2,571	18,265	2,500	40,352	41,732	57,985	62,49
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	33,87
December	8,585	4,806	13.391	820	_	820	9,405	4,806	14,211	2,365	4,111	13,161	15,467	29,73
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	19,75
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	37,51
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	20,49
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	45,37
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	27,30
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	54,77
July	10,510	524	11,034	4,731	_	4,731	15,241	524	15,765	1,884	8,928	31,638	25,988	49,28
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	31,44
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	22,20

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

	-	(\$'00	July-Septen	iber		1 99 7	
Class of building	1995-96	1996-97	1996-97	1997-98	July	August	September
		PRIVATE :	SECTOR				
		100 000	01.667	70.400	10.510	9,487	8,484
New houses	83,369	108,382	21,667	28,480	10,510	3,757	1,458
New other residential buildings	38,318	70,015	19,516	9,946	4,731		9,942
Total new residential building	121,687	178,397	41,182	<i>38,426</i>	15.241	13,243	9,942
Alterations and additions to					, ,,,	1.703	1.101
residential buildings	21,398	20,162	4,693	4,602	1,819	1,681	1,101
Hotels, etc.	38,821	26,940	22,100	780	530	250	_
Shops	14,599	71,060	18,890	6,597	2,804	635	3,158
Factories	3,212	4,996	920	1,730	1,650	80	
Offices	13,302	18.793	15,161	2,490	403	1,875	217
Other business premises	19,837	18,289	4,727	5,296	1,466	3,146	684
Educational	5,255	6,476	1,950	1,419	908	511	
Religious	609	180	_	591	591		_
Health	3,210	373	_	54	-		54
Entertainment and recreational	10,216	2,004	_	2,331	476	130	1.725
Miscellaneous	3,693	4,290	2,323	325	100	225	-
Total non-residential building	112,754	153,401	66,069	21,613	8,928	6.852	5,83.
Total	255,839	351,959	111,945	64,641	25,988	21,776	16,876
Lota	200,000	PUBLIC S					·
		TODLIC	•				
New houses	15,473	29,083	5,037	7,779	524	5,731	1,525
New other residential buildings	7,640	2,337	400	295	_	_	293
Total new residential building	23,113	31,421	5,437	8,074	524	5,731	1,820
Afterations and additions to					_		
residential buildings	6,028	3,180	11	325	65	260	_
Horels, etc.	_	1,648	_			_	_
Shops	4,246	3,369	1,816	_	_	_	
Factories	1.824	12.691	12,601	80			81
Offices	13,412	8,987	5,315	2,000		2,000	_
	14,147	5,424	4,108	21,000	21,000	· —	_
Other business premises	26,037	36,303	278	1,710	1,710	_	_
Educational	2,361	-··			_	_	.
Religious		2,460	1,253	711		_	71
Health	1,433		307	128	_	128	
Entertainment and recreational	11,551	4,458		4,269		1,555	2,714
Miscellaneous Total non-residential building	34,279 109,290	12,858 <i>87,84</i> 8	 25,678	4,269 29,898	22.710	3,683	3,50
Intal non-residential outlaing					33 300	0.473	5,32
Total	138,430	122,448	31,125	38,296	23,299	9,673	3,34.
		TOT	AL	<u> </u>			
New houses	98,841	137,465	26,703	36,259	11,034	15,217	10,00
New other residential buildings	45,958	72,352	19,916	10,241	4,731	3,757	1,75
Total new residential huilding	144,800	209,817	46,619	46,500	15,7 65	18,974	11,762
Alterations and additions to							
residential buildings	27,426	23,341	4,704	4,926	1,884	1,940	1,10
Hotels, etc.	38,821	28,588	22,100	780	530	250	_
Shops	18,845	74,429	20,706	6,597	2,804	635	3,15
-	5,036	17,686	13,520	1,810	1,650	80	86
Factories Offices	26,715	27,781	20,476	4,490	403	3,875	21
Offices	33,984	23,363	8,835	26,296	22.466	3,146	68
Other business premises			2,228	3,129	2,618	511	_
Educational	31,293	42,780		591	591		
Religious	2,969	180	1 252				76
Health	4,643	2,833	1,253	765 3.460		258	1,72
Entertainment and recreational	21,767	6,462	307	2,459	476		
Miscellaneous	37,972 222,043	17,148 241,249	2,323 91,747	4,594 51,511	100 31,638	1.780 10,535	2,71- 9,33-
Total non-residential building							•
Total	394,269	474,407	143,070	102,937	49,287	31,449	22,201

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⁽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 1997

New residential building (h)											
	Houses				Other residential buildings				Alterations and additions		
	Private sector		Public sector		Private sector		Public sector		additions to residential	Non- residential	Total
Selected statistical areas	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)	huildings (\$ 000)	building (\$'000)	hulding (\$'000)
Darwin City (SSD)	В	2,116	_	_	_		_		344	2,220	4,680
Palmerston-East Arm (SSD)	42	4,633	_	_	22	1.458	-		194	157	6,442
Darwin (SD)	50	6.749	_	_	22	1,458	_		537	2,377	11,122
Alice Springs (T)	5	775	-	_	_		_	_	80	2,095	2,950
Katherine (T)	1	207		_	_	_	_	_			207
Tennant Creek (T)		· —	_		_	_	_			_	_
Darwin Rural Areas (SSD)	6	553	_	_	_	_		_	475	4.727	5,755
Remainder of Balance (SD)	2	200	9	1,525	_		2	295	10	138	2,168
Northern Territory Balance (SD)	14	1,735	9	1,525		_	2	295	\$64	6,960	11,079
Northern Territory	64	8,484	9	1,525	22	1,458	2	295	1,101	9,338	22,201

⁽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 1997

	Material of outer walls										
Selected statistical areas	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	Tota				
Darwin (SD)	39	2	1		8	_	50				
Alice Springs (T)	4		_	_	_	1	5				
Darwin Rural Areas (SSD)	1	1	_	_	4	•	6				
Northern Territory	46	4	1	_	12	10	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)

				(\$ million	1)				
		New resi denti d	ıl building		Alterations	Non-residential building		Total huilding	
	Houses		Other		and — additions to				
Period	Private sector	Total	residential buildings	Total	residential buildings	Private sector	Total	Private sector	Total
1994-95	65.9	88.3	64.9	153.2	23.1	90.2	169.8	230.4	346.0
1995-96	61.9	73.4	39.5	112.9	20.3	101.7	200.5	214.4	333.8
1996-97	80.4	101.5	62.9	164.4	17.0	137.8	219.5	296.0	401.0
1996—							*** *		0.4.0
Mar. qtr.	11.2	16.2	4.7	20.9	4.9	41.7	59.0	61.0	84.8
June qtr.	18.8	19.2	12.5	31.8	4.3	25.6	61.7	56.3	97.8
Sept. qtr.	15.9	19,6	17.0	36.6	3.4	59.2	82.2	95. 7	122.2
Dec. qtr.	19.4	27.0	15.3	42.3	4.9	45.4	56,6	84.1	103.8
1 99 7—									45.1
Mar. qtr.	17.0	21.8	10.7	32.5	3.8	10.4	30.9	40.8	67.1
June qtr.	28.1	33.1	20.0	53.0	4.9	22.8	49.9	75,4	107.8

⁽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 (2) APPROVED IN SELECTED AREAS, BY TYPE SEPTEMBER 1997

				λ	lew other reside	ntial building				
a	_		iched, row or ter townhouses, etc.		Flats, u		Total new			
Selected statistical area	New houses	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or mare storeys	Total	Total	residential building
			NU	MBER OF I	OWELLING UN	NTS				
Darwin City (SSD)	8		_	_		_	_	_	-	8
Palmerston-East										
Arm (SSD)	42	2	_	2	20		_	20	22	64
Darwin (SD)	50	2		2	20	_	-	20	22	72
Alice Springs (T)	5	_	_	_		_	_	_	_	5
Katherine (T)	1	-		_				_	_	1
Tennant Creek (T)	_		_		_	_	_	. —	-	_
Darwin Rural Areas (SSD)	6	_		_	_	_	_		_	6
Remainder of Balance (SD)	11	2	_	2	_	_	_	_	2	13
Northern Territory Balance (SD)	23	2		2	_	_	_		2	25
Northern Territory	73	4	_	4	20	_		20	24	97
				VALI	Æ (\$1000)			<u></u> <u> </u>		
Darwin City (SSD)	2,116	-		_	_	_	_	_		2,116
Palmerston-East				440	1 000			1.290	1,458	6,091
Arm (SSD)	4,633	168	_	168	1,290 1,290			4,290	1,458	8,207
Darwin (SD)	6,7 49	168	·- 	168	1,290	_	_	4,270	.,	
Alice Springs (T)	775		_	_	_	_	_	_		775
Katherine (T)	207		_	_			_	_	_	207
Tennant Creek (T)	_	_		_	_	_	_		_	
Darwin Rural Areas (SSD)	553	_	_	_	-		_	_	_	553
Remainder of Balance (SD)	1,725	295		295	_	_	_	_	295	2,020
Northern Territory Balance (SD)	3,260	295	_	295				_	295	3,555
Northern Territory	10,009	463	_	463	1,290	_	_	1,290	1,753	11,762

⁽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

Further details are:

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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.

(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 (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
- SSD Statistical Sub (T) town

Γ

- nil or rounded to zero (including null cells)
 - figure or series revised since previous issue
- 25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Dan Black Acting Regional Director

For more information . . .

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2873170009979 ISSN 0813-1260

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Recommended retail price: \$15.00