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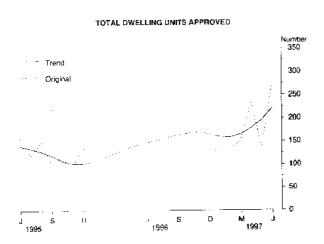
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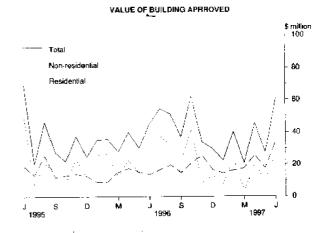
# **BUILDING APPROVALS, NORTHERN TERRITORY, JUNE 1997**

#### MAIN FEATURES

# NUMBER OF DWELLING UNITS APPROVED

	June 1996	Мау 1997	June 1997	June 1996 to June 1997 change	May 1997 to June 1997 change
Original series	122	136	276	126.2%	102.9%
Trend estimate	147	196	221	50.3%	12.8%





## Residential building

- There were 276 dwelling units approved in June, the highest number since April 1987. The total included two jobs involving 64 dwelling units.
- The total for June included 183 new houses and 92 other residential dwellings. There were 114 new houses approved in Palmerston-East Arm, 34 in Darwin Rural Areas and 71 other residential dwelling units in Darwin City.
- The trend for the total number of dwelling units approved in June increased by 12.8%.

- The value of new residential buildings approved was \$31.9 million and the value of residential alterations and additions was \$2.5 million.
- For the year ended June 1997, there were 2,057 dwelling units approved, 41.7% more than the 1,452 approved in the previous year.

# Non-residential

• The value of non-residential building approved in June was \$26.2 million. Of the total, education accounted for \$10.7 million, followed by shops \$7.1 million and hotels \$4.7 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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)

	٨	New houses			residential bui	ldings		Total (b)			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Conv- = ersions, etc.	Private sector	Public sector	Total	Trend 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	947	206	1,153	837	26	863	41	1,813	244	2,057	
1996											
Apri!	67	4	71	21	106	127		88	110	198	134
May	87		87	58		58	1	145	1	146	141
June	92	1	93	28	_	28	1	121	l	122	147
July	56	14	70	91		91	1	148	14	162	152
August	66	15	81	82	2	84	1	149	17	166	158
September	70	3	73	68	_	68	2	140	3	143	163
October	94	16	110	59		59		153	16	169	168
November	76	25	101	119	7	126	1	196	32	228	170
December	69	30	99	1 l	_	11	13	81	42	123	165
1997 <u>—</u>						_					
January	63	14	77	39	2	41	17	119	16	135	160
February	59	13	72	58	-	58	l	118	13	131	159
March	69	22	91	53	10	63		122	32	154	165
April	73	16	89	137	5	142	3	213	21	234	179
May	101	6	107	28		28	1	130	6	136	196
June	151	32	183	92	-	92	1	244	32	276	221

<sup>(</sup>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)

							(2000)						•••	
				New res	idential h	nulding				Alterations				
		Houses			Other residential buildings		Total		and additions	Non-residential huilding		Total huilding		
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	to residential buildings	Private sector	Total	Private sector	Total
1994-95	B4,947	29,137	1 14,085	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	112,972	29.574	142.546	71,795	2.337	74,132	184,767	31,911	216,678	23,976	154,202	245,995	359,764	486.649
1996—														
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	B,272	31,296	22,009	45,133
July	6,475	2,479	8,954	6,231	_	6,231	12,706	2,479	15,185	1,611	37,303	37,807	51,620	54,603
August	7,681	1,867	9,548	7.864	400	8,264	15,545	2,267	17,813	1,738	12,661	31,802	29,933	51,353
September	7.511	690	8,201	5,421		5,421	12,931	690	13,621	1,355	16,106	22.138	30,392	37,114
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	62,497
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	13.341	820		820	9,405	4,806	14.211	2,365	4.111	13,161	15,467	29,737
1997—														
January	7.532	2,205	9.736	2,845	250	3,095	10,377	2,455	12,831	1.815	5,088	7,790	17.279	22,435
February	7.245	2,318	9,563	5,244		5,244	12,489	2,318	14.807	1.493	3,849	23,702	17.619	40,002
March	9,241	2,160	11,401	3,649	580	4.229	12,890	2,740	15,630	2.038	2.736	3,234	16,943	20,902
April	9,554	1,992	11,546	11,173	453	11.626	20,726	2.445	23,172	2,638	6,233	19,898	29,204	45,708
May	12.879	1.115	13.995	1,716		1.716	14,595	1,115	15.710	1,866	2,639	10,129	18.950	27,705
June	17.622	4.041	21,663	10,283	_	10,283	27.905	4,041	31,946	2,533	16,782	26,235	47,008	60,714

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

		(\$10	100)				
Cluss of building	1994-95	1995-96	1996-97	March	1997 April	Мау	June
	1,7,4-75		SECTOR	17247111		1-240 /	
NI	84,947	83,369	112,972	9,241	9,554	12,879	17,622
New houses	63,327	38,318	71,795	3,649	11,173	1,716	10.283
New other residential buildings  Total new residential building	148.274	121,687	184,767	12,890	20,726	14.595	27,905
Total new residential building	140.274	121,007	104,750	72.070	20,720	1 -12-7	27,37,3
Alterations and additions to	21,640	21,398	20,796	1,317	2,245	1,716	2.321
residential buildings	21,040	21,376	20,790	1,517	N444	1,710	
Hotels, etc.	25,584	38.821	26,940		22.	-	4,560
Shops	37,862	14,599	71.774	694	924	583 500	7,104 5 <b>6</b> 0
Factories	3,940	3,212	4,996			325	1,568
Offices	6,261	13,302	18.880	250 879	3,338	1,181	730
Other business premises	10,489	19.837	18,289	6/7	1.555	1,161	1,630
Educational	3,922	5,255 609	6.476 180	_	1.333	_	1,050
Religious	1.027	3,210	373	_			_
Health	1,027 3,536	10,216	2,004	203			630
Entertainment and recreational	5,524	3,693	4.290	710	416	50	-
Miscellaneous  Total non-residential building	5,324 98,145	3,893 112,754	1.54,202	2,736	6,233	2,639	16,782
Total non-residential building	70,240	172,554					
Total	268,058	255,839	359.764	16,943	29,204	18,950	47,008
		PUBLIC	SECTOR				
New houses	29.137	15,473	29,574	2.160	1.992	1,115	4.041
New other residential buildings	10,319	7.640	2,337	580	<del>-</del> 453	-	
Total new residential building	39,456	23,113	31,911	2,740	2,445	1.115	4,041
Alterations and additions to		-					
residential buildings	8.318	6.028	3,180	721	393	150	213
Hotels, etc.			1,648			150	103
Shops	1.762	4,246	3.369		553		
Factories	11,706	1.824	12,691		90	_	
Offices	3,466	13,412	8,987		370	1,095	250
Other business premises	2,354	14.147	5,424	_	89	130	_
Educational	28,985	26.037	39,899	17 <b>0</b>	7,728	5,560	9,100
Religious		2.361			_	_	_
Health	1,631	1.433	2,460		265	_	_
Entertainment and recreational	2.016	11.551	4,458	_	2,926	_	
Miscellaneous	34.431	34.279	12,858	329	1,645	555	
Total non-residential building	86,351	109,290	91,793	198	13.666	7,490	9,452
Total	134,125	138,430	126,884	3,960	16.504	8,755	13,706
		TO	TAL				
	111.005	001.041	143.647	11,401	11,546	13,995	21,663
New houses	114,085	98,841	142,546	4,229	11,626	1,716	10,283
New other residential buildings	73,645	45,958	74,132 216,678	15,630	23,172	15.710	31,946
Total new residential building	187,730	144,800	210,070	73,000	± 37, • 7 =	10	21,
Alterations and additions to	250	77. 12/	27.074	2.028	2.638	1,866	2,533
residential buildings	29,958	27,426	23.976	2,038	2.036	1,600	2,233
Hotels, etc.	25,584	38,821	28,588	_		150	4,663
Shops	39,624	18,845	75,143	694	1.477	583	7,104
Factories	15,646	5,036	17,686	-1.0	90	500	560
Offices	9.727	26,715	27.867	250 270	370	1.419	1,818 730
Other business premises	12,844	33,984	23,713	879	3,427	1,311	10,730
Educational	32,907	31,293	46,375	170	9,283	5,560 -	10,730
Religious	<b>-</b> 2	2,969	180		— 346	-	
Health	2,658	4,643	2.833	202	265 2 926		630
Entertainment and recreational	5.552	21,767	6,462	203	2,926	605	UJU
Miscellaneous Total non-residential building	39,955 184,496	37,972 222,043	17,148 245,995	1.0 <b>3</b> 9 3,23 <b>4</b>	2,061 19,898	10,129	26,235
TOTAL MALLE WARRENCE CONTRACK							
Total	402,184	394,2 <del>6</del> 9	486,649	20,902	45,708	27,705	60,714
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<sup>(</sup>a) Buildings for Abortiginal 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, JUNE 1997

			Nev								
		Houses				ier residen	tial buildin	gs	Alterations and additions to	Non-	
	Private	sector	Public sector		Private sector		Public sector				T- 4 . [
Selected statistical areas	Number	Value (\$ '000)	Number	Value (\$ 000)	Number	Value (\$'000)	Number	Value (\$'000)	residential buildings (\$'000)	residential huilding (\$'000)	Fotal building (\$ 000)
Darwin City (SSD)	14	2,534			71	8,750	_		1,727	9.717	22,728
Palmerston-East Arm (SSD)	92	10,820	22	3,703	13	1,013	_	_	238	1,333	17,106
Durwin (SD)	106	13,354	22	3,703	84	9.763	_	_	1,965	11,050	39,834
Alice Springs (T)	3	374	_	_	8	520		_	119	4,807	5,820
Katherine (T)	5	511	_					_	23	5,274	5.807
Tennant Creek (T)							_			50	50
Darwin Rural Areas (SSD)	34	3,047						_	427	4,765	8,239
Remainder of Balance (SD)	3	337	10	338	-	_	_			289	964
Northern Territory Balance (SD)	45	4,269	10	338	8	520		_	568	15,185	20,880
Northern Territory	151	17,622	32	4,041	92	10,283	_		2,533	26,235	60,714

<sup>(</sup>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 (2) APPROVED BY MATERIAL OF OUTER WALLS IN SELECTED AREAS JUNE 1997

	Material of outer walls										
Selected statistical areas	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Noi stated	Total				
Darwin (SD)	107	4	2	_	15		128				
Alice Springs (I')	3		_	_	_		3				
Darwin Rural Areas (SSD)	10	_	2	1	21		34				
Northern Territory	122	6	5	1	39	10	183				

<sup>(</sup>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) (\$ raillion)

· · · ·				(э шппо	<u> </u>				
		lew residentie	al building		Alterations and —	Non-residential building		Total building	
	Houses		Other		ana additions to				
	Private sector	Total	residential buildings	Total	residential huildings	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	39.5	t 12.9	20.3	101.7	200.6	214.5	333.X
1995									
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.7	40.3	50.1	71.2
1996									
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	61.8	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.	194	27.0	15.3	42.3	4.9	45.4	56.5	84.0	103.7
1997—									
Mar. qtr.	17 0	21.8	10.7	32.4	3.8	10.4	30.8	40 8	67.0

<sup>(</sup>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 JUNE 1997

		New other residential building										
Selected	_	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, v	nits or apartm	enis in a biáldin	g of		Total		
statistical area	New houses	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total	new residential huilding		
			טא	MBER OF I	WELLING UI	NITS						
Darwin City (SSD)	14	_	7	7	_		64	64	71	85		
Palmerston-East									1.1	122		
Ann (SSD)	114	6	7	13	_				13	127		
Darwin (SD)	128	Ó	14	20		_	64	64	84	212		
Alice Springs (T)	3	_			8		_	8	8	11		
Katherine (T)	5		_				_			5		
Tennant Creek (T)					_	_	_	_	_			
Darwin Rural Areas (SSD)	34	_			_	_	_	_	_	34		
Remainder of	27											
Balance (SD)	13	-	_		_		_		_	13		
Northern Territory Balance (SD)	55		_		8	_	_	8	8	6.3		
Northern Territory	183	6	14	20	8	_	64	72	92	275		
				VALI	ЛЕ (\$1000)							
Darwin City (SSD)	2,534		1,150	1,150		-	7,600	7,600	8,750	11,284		
Palmerston-Fast										15.535		
Arm (SSD)	14,523	442	571	1.013		•	7.505	7.608	1,013 <i>9,763</i>	26,819		
Darwin (SD)	17,057	442	1,721	2,163	_		7,600	7,600	y, 703	20,019		
Alice Springs (T)	374	_	F	_	520		_	520	520	894		
Katherine (T)	511	_		_		_			_	511		
Tennant Creek (T)	_		_			_	_	_	_			
Darwin Rural Areas (SSD)	3.047	_	_		_	_	_	_		3,047		
Remainder of	=== ::											
Balance (SD)	675	_		_	4.7	_	_		_	675		
Northern Territory Balance (SD)	4,607	_	-	_	520		_	520	520	5,127		
Northern Territory	21,663	442	1,721	2,163	520		7,600	8,120	10,283	31,946		

<sup>(</sup>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)
  - 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)
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

# For more information . . .

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