

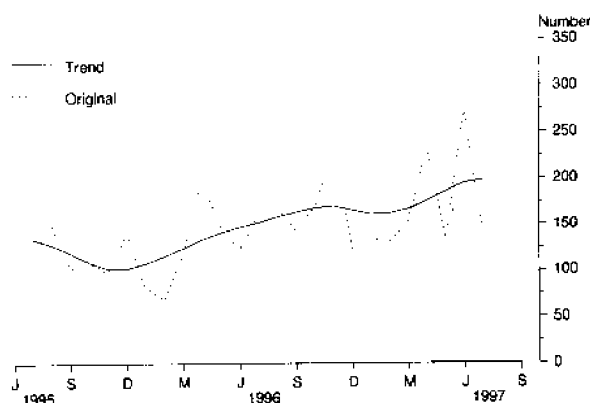
BUILDING APPROVALS, NORTHERN TERRITORY, JULY 1997

MAIN FEATURES

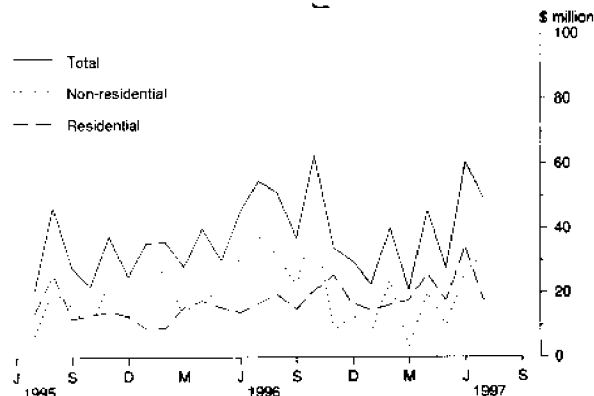
NUMBER OF DWELLING UNITS APPROVED

	July 1996	June 1997	July 1997	July 1996 to July 1997 change	June 1997 to July 1997 change
Original series	162	276	137	-15.4%	-50.4%
Trend estimate	152	195	198	30.2%	1.5%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- In July, 137 dwelling units were approved, which is down from the 276 approved in June (the highest level in ten years). However, the trend has increased by 12.5% in the last 3 months and 30.3% in the last year.
- The total for July included 82 new houses and 52 other residential dwellings. There were 35 new houses approved in Palmerston-East Arm and 20 in Darwin Rural Areas. There were 28 other residential dwelling units in Palmerston-East Arm and 16 in Darwin City.
- The value of new residential buildings approved was \$15.8 million and the value of residential alterations and additions was \$1.9 million.
- The value of new residential building, at average 1989-90 prices, increased markedly to \$53.0 million in the June

quarter from \$32.5 million in the March quarter. In the 1996-97 year the value approved was \$164.4 million, up from \$112.9 million in 1995-96.

Non-residential

- The value of non-residential building approved in July was \$31.6 million. Of the total, other business premises contributed \$22.5 million, of which \$21.0 million was new work for the Department of Defence at Robertson Barracks.
- The value of non-residential building approved in the June quarter, at average 1989-90 prices, was \$49.9 million, an increase of 61.5% on the previous quarter. In the year 1996-97, \$219.5 million of work was approved, up from \$200.5 million in 1995-96.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED (a)

Period	New houses			New other residential buildings			Conv. ersions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	..
1995-96	835	96	931	386	119	505	16	1,234	218	1,452	..
1996-97	947	206	1,153	837	26	863	41	1,813	244	2,057	..
<i>1996—</i>											
May	87	—	87	58	—	58	1	145	1	146	141
June	92	1	93	28	—	28	1	121	1	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	11	—	11	13	81	42	123	165
<i>1997—</i>											
January	63	14	77	39	2	41	17	119	16	135	161
February	59	13	72	54	—	54	1	118	13	131	162
March	69	22	91	53	10	63	—	122	32	154	167
April	73	16	89	137	5	142	3	213	21	234	176
May	101	6	107	28	—	28	1	130	6	136	186
June	151	32	183	92	—	92	1	244	32	276	195
July	79	3	82	52	—	52	3	134	3	137	198

(a) Buildings for Aboriginal Communities are included in the Private Sector. However, if the building is owned by a Community Government Council it will be included in the Public Sector. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1995-96	83,369	15,473	98,841	38,318	7,640	45,958	121,687	23,113	144,800	27,426	112,754	222,043	255,839	394,269
1996-97	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
<i>1996—</i>														
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
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	13,391	820	—	820	9,405	4,806	14,211	2,365	4,111	13,161	15,467	29,737
<i>1997—</i>														
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
July	10,510	524	11,034	4,731	—	4,731	15,241	524	15,765	1,884	8,928	31,638	25,988	49,287

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

Class of building	1994-95	1995-96	1996-97	1997			
				April	May	June	July
PRIVATE SECTOR							
New houses	84,947	83,369	112,972	9,554	12,879	17,622	10,510
New other residential buildings	63,327	38,318	71,795	11,173	1,716	10,283	4,731
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>184,767</i>	<i>20,726</i>	<i>14,595</i>	<i>27,905</i>	<i>15,241</i>
Alterations and additions to residential buildings	21,640	21,398	20,796	2,245	1,716	2,321	1,819
Hotels, etc.	25,584	38,821	26,940	—	—	4,560	530
Shops	37,862	14,599	71,774	924	583	7,104	2,804
Factories	3,940	3,212	4,996	—	500	560	1,650
Offices	6,261	13,302	18,880	—	325	1,568	403
Other business premises	10,489	19,837	18,289	3,338	1,181	730	1,466
Educational	3,922	5,255	6,476	1,555	—	1,630	908
Religious	—	609	180	—	—	—	591
Health	1,027	3,210	373	—	—	—	—
Entertainment and recreational	3,536	10,216	2,004	—	—	630	476
Miscellaneous	5,524	3,693	4,290	416	50	—	100
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>154,202</i>	<i>6,233</i>	<i>2,639</i>	<i>16,782</i>	<i>8,928</i>
Total	268,058	255,839	359,764	29,204	18,950	47,008	25,988
PUBLIC SECTOR							
New houses	29,137	15,473	29,574	1,992	1,115	4,041	524
New other residential buildings	10,319	7,640	2,337	453	—	—	—
<i>Total new residential building</i>	<i>39,456</i>	<i>23,113</i>	<i>31,911</i>	<i>2,445</i>	<i>1,115</i>	<i>4,041</i>	<i>524</i>
Alterations and additions to residential buildings	8,318	6,028	3,180	393	150	213	65
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	—	21,000
Educational	28,985	26,037	39,899	7,728	5,560	9,100	1,710
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	1,645	555	—	—
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>91,793</i>	<i>13,666</i>	<i>7,490</i>	<i>9,452</i>	<i>22,710</i>
Total	134,125	138,430	126,884	16,504	8,755	13,706	23,299
TOTAL							
New houses	114,085	98,841	142,546	11,546	13,995	21,663	11,034
New other residential buildings	73,645	45,958	74,132	11,626	1,716	10,283	4,731
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>216,678</i>	<i>23,172</i>	<i>15,710</i>	<i>31,946</i>	<i>15,765</i>
Alterations and additions to residential buildings	29,958	27,426	23,976	2,638	1,866	2,533	1,884
Hotels, etc.	25,584	38,821	28,588	—	150	4,663	530
Shops	39,624	18,845	75,143	1,477	583	7,104	2,804
Factories	15,646	5,036	17,686	90	500	560	1,650
Offices	9,727	26,715	27,867	370	1,419	1,818	403
Other business premises	12,844	33,984	23,713	3,427	1,311	730	22,466
Educational	32,907	31,293	46,375	9,283	5,560	10,730	2,618
Religious	—	2,969	180	—	—	—	591
Health	2,658	4,643	2,833	265	—	—	—
Entertainment and recreational	5,552	21,767	6,462	2,926	—	630	476
Miscellaneous	39,955	37,972	17,148	2,061	605	—	100
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>245,995</i>	<i>19,898</i>	<i>10,129</i>	<i>26,235</i>	<i>31,638</i>
Total	402,184	394,269	486,649	45,708	27,705	60,714	49,287

(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, JULY 1997

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)	15	2,917	--	--	16	1,800	--	--	779	6,155	11,651
Palmerston-East Arm (SSD)	34	4,349	1	120	28	2,431	--	--	154	120	7,174
Darwin (SD)	49	7,266	1	120	44	4,231	--	--	932	6,275	18,824
Alice Springs (T)	5	525	--	--	8	500	--	--	248	88	1,361
Katherine (T)	4	531	2	404	--	--	--	--	215	535	1,685
Tennant Creek (T)	--	--	--	--	--	--	--	--	--	64	64
Darwin Rural Areas (SSD)	20	2,007	--	--	--	--	--	--	474	24,553	27,035
Remainder of Balance (SD)	1	180	--	--	--	--	--	--	16	123	319
Northern Territory Balance (SD)	30	3,243	2	404	8	500	--	--	952	25,363	30,463
Northern Territory	79	10,510	3	524	52	4,731	--	--	1,884	31,638	49,287

(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 JULY 1997

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	38	2	1	--	7	2	50
Alice Springs (T)	3	--	--	--	--	2	5
Darwin Rural Areas (SSD)	7	--	1	1	11	--	20
Northern Territory	51	2	3	1	21	4	82

(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							
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—									
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
1997—									
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 (a) APPROVED IN SELECTED AREAS, BY TYPE
JULY 1997**

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)	15	—	—	—	—	—	16	16	16	31
Palmerston-East Arm (SSD)	35	2	14	16	12	—	—	12	28	63
Darwin (SD)	50	2	14	16	12	—	16	28	44	94
Alice Springs (T)	5	—	—	—	8	—	—	8	8	13
Katherine (T)	6	—	—	—	—	—	—	—	—	6
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	20	—	—	—	—	—	—	—	—	20
Remainder of Balance (SD)	1	—	—	—	—	—	—	—	—	1
Northern Territory Balance (SD)	32	—	—	—	8	—	—	8	8	40
Northern Territory	82	2	14	16	20	—	16	36	52	134
VALUE (\$'000)										
Darwin City (SSD)	2,917	—	—	—	—	—	1,800	1,800	1,800	4,717
Palmerston-East Arm (SSD)	4,469	185	1,470	1,655	776	—	—	776	2,431	6,900
Darwin (SD)	7,386	185	1,470	1,655	776	—	1,800	2,576	4,231	11,617
Alice Springs (T)	525	—	—	—	500	—	—	500	500	1,025
Katherine (T)	935	—	—	—	—	—	—	—	—	935
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	2,007	—	—	—	—	—	—	—	—	2,007
Remainder of Balance (SD)	180	—	—	—	—	—	—	—	—	180
Northern Territory Balance (SD)	3,647	—	—	—	500	—	—	500	500	4,147
Northern Territory	11,034	185	1,470	1,655	1,276	—	1,800	3,076	4,731	15,765

(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 town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, includes these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) *as reported on approval documents*. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 6. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (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.

Zia Abbasi
Regional Director

For more information . . .

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