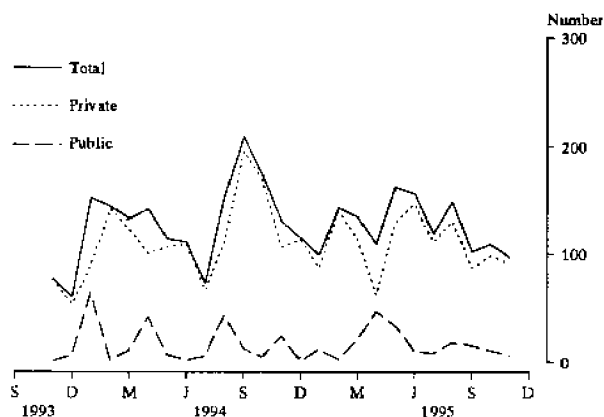


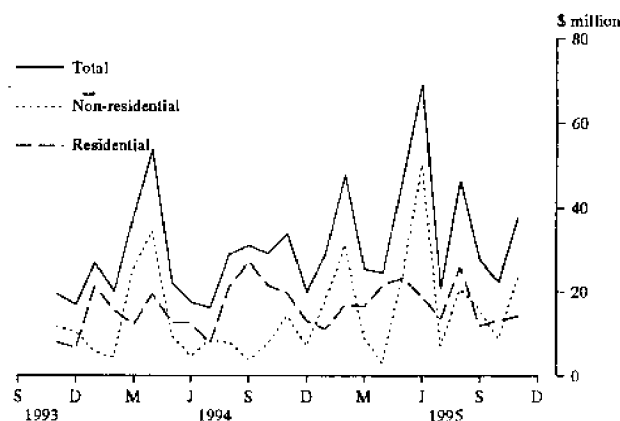
BUILDING APPROVALS, NORTHERN TERRITORY, NOVEMBER 1995

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential

- The total number of dwelling units approved in November 1995 was 97. Of the total 70 were houses.
- There were 15 houses approved in Palmerston-East Arm and 19 in Darwin Rural Areas. Darwin City accounted for 11 other residential building approvals followed by Alice Springs with 8.
- The value of new residential building approved was \$9.6 million for the month of November. New house approvals were \$7.2 million of this total.
- The value of alterations and additions was \$4.6 million, significantly higher than the last few months.

Non-residential

- Non-residential approvals for November were \$23.5 million. For the five months to November 1995 approvals totalled \$75.8 million, 80% higher than for the same period last year (\$42.2 million).
- There were 3 projects valued at more than \$1 million approved for the Northern Territory during the month.

Total building

- The value of total building work approved for November 1995 was \$37.6 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED (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	
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	..
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	..
1994-95											
July-November	346	59	405	293	32	325	10	649	91	740	..
1995-96											
July-November	361	55	416	147	2	149	11	518	58	576	..
1994—											
September	71	10	81	125	3	128	—	196	13	209	141
October	66	3	69	95	2	97	8	169	5	174	142
November	82	—	82	23	24	47	2	107	24	131	138
December	79	1	80	35	—	35	—	114	1	115	130
1995—											
January	55	—	55	32	—	32	—	87	12	99	124
February	80	3	83	60	—	60	—	140	3	143	124
March	68	15	83	43	6	49	3	114	21	135	133
April	51	47	98	11	—	11	—	62	47	109	145
May	102	26	128	25	8	33	2	129	34	163	154
June	87	10	97	55	—	55	5	147	10	157	154
July	68	8	76	35	—	35	8	111	8	119	145
August	82	17	99	48	—	48	2	131	18	149	131
September	63	15	78	24	—	24	—	87	15	102	115
October	82	11	93	15	—	15	1	98	11	109	102
November	66	4	70	25	2	27	—	91	6	97	87

(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					
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
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
1994-95														
July-November	33,528	9,488	43,017	36,856	7,517	44,373	70,385	17,005	87,389	9,300	22,484	42,160	101,759	138,849
1995-96														
July-November	36,272	8,171	44,443	20,451	394	20,845	56,724	8,565	65,289	13,552	25,939	75,788	92,044	154,629
1994—														
September	7,320	1,479	8,799	16,134	321	16,455	23,454	1,800	25,254	1,828	3,323	3,939	28,605	31,021
October	6,274	321	6,595	13,693	196	13,888	19,967	517	20,483	881	4,278	7,615	25,126	28,979
November	7,177	—	7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770	—	3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995—														
January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	9,948	15,965	25,424
April	5,228	10,428	15,656	740	—	740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083
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

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

Class of building	1993-94	1994-95	July-November		1995		November
			1994-95	1995-96	September	October	
PRIVATE SECTOR							
New houses	84,997	84,947	33,528	36,272	5,912	8,303	6,871
New other residential buildings	40,105	63,327	36,856	20,451	2,498	2,308	1,965
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>70,385</i>	<i>56,724</i>	<i>8,410</i>	<i>10,611</i>	<i>8,836</i>
Alterations and additions to residential buildings	16,582	21,640	8,891	9,382	1,512	1,574	1,121
Hotels, etc.	10,420	25,584	753	2,760	—	—	—
Shops	30,011	37,862	6,068	4,426	460	1,232	375
Factories	1,686	3,940	2,269	1,469	263	570	560
Offices	2,027	6,261	4,049	1,041	246	450	180
Other business premises	8,432	10,489	5,355	5,238	—	335	3,497
Educational	5,835	3,922	250	1,782	203	678	510
Religious	60	—	—	491	288	203	—
Health	1,506	1,027	785	3,150	—	—	—
Entertainment and recreational	5,325	3,536	2,420	4,692	341	2,060	1,515
Miscellaneous	3,039	5,524	535	891	—	530	361
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>22,484</i>	<i>25,939</i>	<i>1,801</i>	<i>6,057</i>	<i>6,998</i>
Total	210,026	268,058	101,759	92,044	11,724	18,243	16,956
PUBLIC SECTOR							
New houses	29,312	29,137	9,488	8,171	1,555	1,145	329
New other residential buildings	1,038	10,319	7,517	394	—	—	394
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>17,005</i>	<i>8,565</i>	<i>1,555</i>	<i>1,145</i>	<i>723</i>
Alterations and additions to residential buildings	725	8,318	409	4,171	506	—	3,515
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	90	—	—	—	—
Factories	4,213	11,706	3,150	259	—	—	—
Offices	19,142	3,466	2,322	8,109	50	59	—
Other business premises	10,754	2,354	1,850	5,878	—	745	—
Educational	23,443	28,985	774	8,639	8,113	—	142
Religious	—	—	—	2,361	—	—	—
Health	10,946	1,631	116	645	—	56	311
Entertainment and recreational	4,846	2,016	1,695	4,293	3,746	254	—
Miscellaneous	17,261	34,431	9,680	19,664	1,950	1,714	16,000
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>19,677</i>	<i>49,849</i>	<i>13,859</i>	<i>2,829</i>	<i>16,453</i>
Total	121,680	134,125	37,090	62,584	15,920	3,974	20,690
TOTAL							
New houses	114,309	114,085	43,017	44,443	7,467	9,448	7,200
New other residential buildings	41,144	73,645	44,373	20,845	2,498	2,308	2,359
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>87,389</i>	<i>65,289</i>	<i>9,965</i>	<i>11,756</i>	<i>9,559</i>
Alterations and additions to residential buildings	17,307	29,958	9,300	13,552	2,018	1,574	4,636
Hotels, etc.	10,420	25,584	753	2,760	—	—	—
Shops	30,011	39,624	6,158	4,426	460	1,232	375
Factories	5,899	15,646	5,419	1,728	263	570	560
Offices	21,169	9,727	6,371	9,151	296	509	180
Other business premises	19,186	12,844	7,205	11,116	—	1,080	3,497
Educational	29,278	32,907	1,024	10,421	8,316	678	652
Religious	60	—	—	2,851	288	203	—
Health	12,452	2,658	901	3,795	—	56	311
Entertainment and recreational	10,171	5,552	4,115	8,984	4,087	2,314	1,515
Miscellaneous	20,300	39,955	10,214	20,555	1,950	2,244	16,361
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>42,160</i>	<i>75,788</i>	<i>15,660</i>	<i>8,886</i>	<i>23,451</i>
Total	331,706	402,184	138,849	154,629	27,643	22,217	37,646

(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, NOVEMBER 1995

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	3	378	—	—	11	1,095	—	—	3,948	4,075	9,496
Palmerston-East Arm (SSD)	14	1,311	1	107	4	256	—	—	139	16,250	18,062
Darwin (SD)	17	1,688	1	107	15	1,351	—	—	4,087	20,325	27,558
Alice Springs (TY)	8	1,257	—	—	8	424	—	—	103	1,661	3,445
Katherine (T)	3	280	—	—	—	—	—	—	60	—	340
Tennant Creek (T)	1	130	1	10	—	—	—	—	—	—	140
Darwin Rural Areas (SSD)	19	1,850	—	—	—	—	2	394	221	1,404	3,869
Remainder of Balance (SD)	18	1,666	2	212	2	190	—	—	165	61	2,294
Northern Territory Balance (SD)	49	5,183	3	222	10	614	2	394	549	3,125	10,088
Northern Territory	66	6,871	4	329	25	1,965	2	394	4,636	23,451	37,646

(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 NOVEMBER 1995

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	16	—	—	—	—	2	18
Alice Springs (T)	2	4	—	—	2	—	8
Darwin Rural Areas (SSD)	7	—	—	—	12	—	19
Northern Territory	32	5	1	—	27	5	70

(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							
1992-93	71.8	85.7	25.4	111.1	16.7	27.4	139.2	204.0	
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	184.6	294.0	
1994-95	65.9	88.3	64.9	153.2	23.1	90.4	230.5	346.4	
1994—									
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	54.0	81.8	
Sept. qtr.	15.8	23.0	20.0	43.1	3.1	10.9	48.8	65.0	
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	55.1	71.4	
1995—									
Mar. qtr.	15.8	17.4	13.7	31.2	4.6	17.2	49.5	89.3	
June qtr.	18.2	31.5	8.5	40.1	9.6	46.4	77.1	120.7	
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	11.8	47.2	80.2	

(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
NOVEMBER 1995

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	3	—	6	6	5	—	—	5	11	14
Palmerston-East Arm (SSD)	15	4	—	4	—	—	—	—	4	19
<i>Darwin (SD)</i>	<i>18</i>	<i>4</i>	<i>6</i>	<i>10</i>	<i>5</i>	<i>—</i>	<i>—</i>	<i>5</i>	<i>15</i>	<i>33</i>
Alice Springs (T)	8	—	—	—	8	—	—	8	8	16
Katherine (T)	3	—	—	—	—	—	—	—	—	3
Tennant Creek (T)	2	—	—	—	—	—	—	—	—	2
Darwin Rural Areas (SSD)	19	2	—	2	—	—	—	—	2	21
Remainder of Balance (SD)	20	2	—	2	—	—	—	—	2	22
<i>Northern Territory Balance (SD)</i>	<i>52</i>	<i>4</i>	<i>—</i>	<i>4</i>	<i>8</i>	<i>—</i>	<i>—</i>	<i>8</i>	<i>12</i>	<i>64</i>
Northern Territory	70	8	6	14	13	—	—	13	27	97
VALUE (\$'000)										
Darwin City (SSD)	378	—	870	870	225	—	—	225	1,095	1,473
Palmerston-East Arm (SSD)	1,417	256	—	256	—	—	—	—	256	1,673
<i>Darwin (SD)</i>	<i>1,795</i>	<i>256</i>	<i>870</i>	<i>1,126</i>	<i>225</i>	<i>—</i>	<i>—</i>	<i>225</i>	<i>1,351</i>	<i>3,146</i>
Alice Springs (T)	1,257	—	—	—	424	—	—	424	424	1,681
Katherine (T)	280	—	—	—	—	—	—	—	—	280
Tennant Creek (T)	140	—	—	—	—	—	—	—	—	140
Darwin Rural Areas (SSD)	1,850	394	—	394	—	—	—	—	394	2,244
Remainder of Balance (SD)	1,878	190	—	190	—	—	—	—	190	2,068
<i>Northern Territory Balance (SD)</i>	<i>5,405</i>	<i>584</i>	<i>—</i>	<i>584</i>	<i>424</i>	<i>—</i>	<i>—</i>	<i>424</i>	<i>1,008</i>	<i>6,413</i>
Northern Territory	7,200	840	870	1,710	649	—	—	649	2,359	9,559

(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 and Housing, in areas subject to building control by this authority;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (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 Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include 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).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are not being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished data and related publications

20. 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.

21. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Northern Territory (8752.7) - issued quarterly

22. 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
r	figure revised since previous issue
..	not applicable

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

ROBYN ELLIOTT
 Acting Statistician, Northern Territory



For more information ...

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

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