

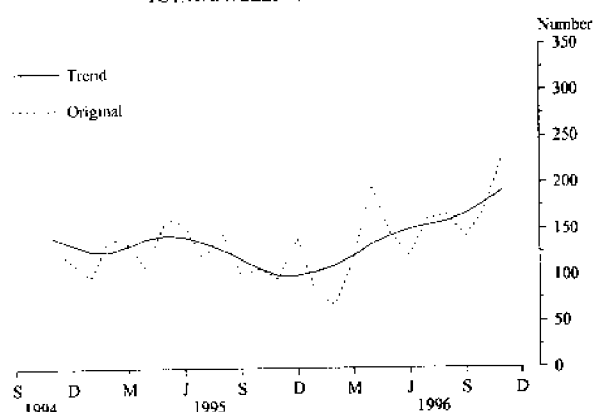
BUILDING APPROVALS, NORTHERN TERRITORY, NOVEMBER 1996

MAIN FEATURES

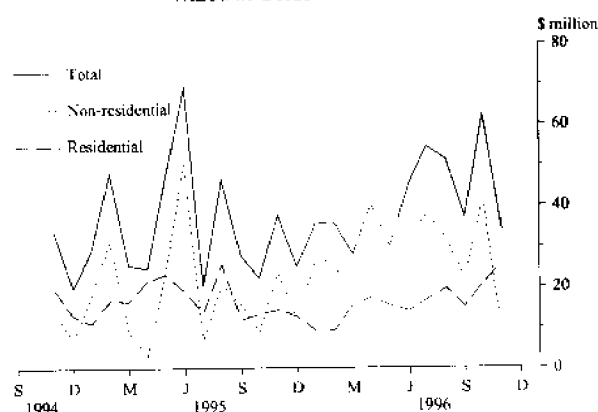
NUMBER OF DWELLING UNITS APPROVED

	November 1995	October 1996	November 1996	November 1995 to November 1996 change	October 1996 to November 1996 change
Original series	97	169	228	135.1%	34.9%
Trend estimate	101	178	192	90.1%	7.9%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The trend for the total number of dwelling units approved increased by 7.9% in November, mainly brought about by the approval of a large number of other residential dwellings.
- In original terms, there were 228 dwelling units approved, the highest number approved in any month since October 1987 which also reported 228. The total for November included 126 other residential dwellings and 101 new houses.
- There were 31 new houses approved in Palmerston-East Arm, 24 in Alice Springs, 21 in Remainder of Balance (SD) and 18 in Darwin Rural Areas. Of the 126 other residential dwellings approved, 80 were in Darwin City and 44 were in Alice Springs.

- The value of new residential building approved was \$23.5 million, with new houses accounting for \$11.6 million.

Non-residential

- The value of non-residential building approved in November was \$8.4 million, the lowest figure since July 1995 when the figure was \$7.1 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED (a)

Period	New houses			New other residential buildings			Conversions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	..
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	..
1995-96	835	96	931	386	119	505	16	1,234	218	1,452	..
1995-96 July-November	361	55	416	147	2	149	11	518	58	576	..
1996-97 July-November	362	73	435	419	9	428	5	786	82	868	..
1995 ..											
September	63	15	78	24	—	24	—	87	15	102	119
October	82	11	93	15	—	15	1	98	11	109	109
November	66	4	70	25	2	27	—	91	6	97	101
December	73	—	73	68	—	68	—	141	—	141	101
1996—											
January	24	16	40	33	7	40	2	58	24	82	105
February	49	10	59	6	2	8	1	56	12	68	112
March	82	10	92	25	2	27	—	107	12	119	122
April	67	4	71	21	106	127	—	88	110	198	135
May	87	—	87	58	—	58	1	145	1	146	144
June	92	1	93	28	—	28	1	121	1	122	151
July	56	14	70	91	—	91	1	148	14	162	155
August	66	15	81	82	2	84	1	149	17	166	159
September	70	3	73	68	—	68	2	140	3	143	167
October	94	16	110	59	—	59	—	153	16	169	178
November	76	25	101	119	7	126	1	196	32	228	192

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1995-96	83,369	15,473	98,841	38,318	7,640	45,958	121,687	23,113	144,800	27,426	112,754	222,043	255,839	394,269
1995-96 July-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
1996-97 July-November	40,314	10,936	51,250	36,067	1,054	37,121	76,381	11,990	88,371	9,228	112,764	141,847	197,295	239,445
1995 ..														
September	5,912	1,555	7,467	2,498	—	2,498	8,410	1,555	9,965	2,018	1,801	15,660	11,724	27,643
October	8,303	1,145	9,448	2,308	—	2,308	10,611	1,145	11,756	1,574	6,057	8,886	18,243	22,217
November	6,871	329	7,200	1,965	394	2,359	8,836	723	9,559	4,636	6,998	23,451	16,956	37,646
December	6,412	—	6,412	4,981	—	4,981	11,393	—	11,393	1,397	12,065	12,189	24,855	24,979
1996—														
January	2,211	2,825	5,036	2,564	540	3,104	4,775	3,365	8,140	1,064	25,801	26,191	31,220	35,394
February	4,901	1,783	6,685	435	510	945	5,336	2,293	7,630	1,658	16,666	26,556	23,609	35,843
March	8,048	2,110	10,158	1,290	116	1,406	9,338	2,226	11,564	3,934	3,735	12,620	15,994	28,118
April	6,977	498	7,475	1,920	6,080	8,000	8,897	6,578	15,475	1,961	11,999	22,699	22,842	40,135
May	8,931	—	8,931	4,656	—	4,656	13,587	—	13,587	1,746	8,277	14,705	23,265	30,038
June	9,616	85	9,701	2,021	—	2,021	11,637	85	11,722	2,115	8,272	31,296	22,009	45,133
July	6,475	2,479	8,954	6,231	—	6,231	12,706	2,479	15,185	1,611	37,303	37,807	51,620	54,603
August	7,681	1,867	9,548	7,864	400	8,264	15,545	2,267	17,813	1,738	12,661	31,802	29,933	51,353
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

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

TABLE 3. VALUE OF BUILDINGS							
Class of building	(\$'000)						
	1994-95	1995-96	July-November		September	1996	
			1995-96	1996-97		October	November
PRIVATE SECTOR							
New houses	84,947	83,369	36,272	40,314	7,511	10,401	8,246
New other residential buildings	63,327	38,318	20,451	36,067	5,421	5,294	11,257
Total new residential building	148,274	121,687	56,724	76,381	12,931	15,695	19,503
Alterations and additions to residential buildings	21,640	21,398	9,382	8,151	1,355	1,938	1,520
Hotels, etc.	25,584	38,821	2,760	22,380	—	—	280
Shops	37,862	14,599	4,426	57,994	450	37,654	1,451
Factories	3,940	3,212	1,469	1,864	405	500	445
Offices	6,261	13,302	1,041	15,806	13,484	261	384
Other business premises	10,489	19,837	5,238	8,509	1,392	1,382	2,400
Educational	3,922	5,255	1,782	2,006	182	—	56
Religious	—	609	491	—	—	—	—
Health	1,027	3,210	3,150	—	—	—	—
Entertainment and recreational	3,536	10,216	4,692	1,171	—	95	1,076
Miscellaneous	5,524	3,693	891	3,034	193	460	251
Total non-residential building	98,145	112,754	25,939	112,764	16,106	40,352	6,342
Total	268,058	255,839	92,044	197,295	30,392	57,985	27,366
PUBLIC SECTOR							
New houses	29,137	15,473	8,171	10,936	690	2,571	3,329
New other residential buildings	10,319	7,640	394	1,054	—	—	654
Total new residential building	39,456	23,113	8,565	11,990	690	2,571	3,983
Alterations and additions to residential buildings	8,318	6,028	4,171	1,077	—	561	505
Hotels, etc.	—	—	—	—	—	—	—
Shops	1,762	4,246	—	2,646	—	—	830
Factories	11,706	1,824	259	12,601	—	—	—
Offices	3,466	13,412	8,109	6,380	4,795	—	1,065
Other business premises	2,354	14,147	5,878	4,108	—	—	—
Educational	28,985	26,037	8,639	488	98	80	130
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	645	1,503	833	250	—
Entertainment and recreational	2,016	11,551	4,293	1,357	307	1,050	—
Miscellaneous	34,431	34,279	19,664	—	—	—	—
Total non-residential building	86,351	109,290	49,849	29,083	6,032	1,380	2,025
Total	134,125	138,430	62,584	42,150	6,722	4,512	6,512
TOTAL							
New houses	114,085	98,841	44,443	51,250	8,201	12,972	11,575
New other residential buildings	73,645	45,958	20,845	37,121	5,421	5,294	11,911
Total new residential building	187,730	144,800	65,289	88,371	13,621	18,265	23,486
Alterations and additions to residential buildings	29,958	27,426	13,552	9,228	1,355	2,500	2,024
Hotels, etc.	25,584	38,821	2,760	22,380	—	—	280
Shops	39,624	18,845	4,426	60,640	450	37,654	2,281
Factories	15,646	5,036	1,728	14,465	405	500	445
Offices	9,727	26,715	9,151	22,186	18,279	261	1,449
Other business premises	12,844	33,984	11,116	12,617	1,392	1,382	2,400
Educational	32,907	31,293	10,421	2,494	280	80	186
Religious	—	2,969	2,851	—	—	—	—
Health	2,658	4,643	3,795	1,503	833	250	—
Entertainment and recreational	5,552	21,767	8,984	2,528	307	1,145	1,076
Miscellaneous	39,955	37,972	20,555	3,034	193	460	251
Total non-residential building	184,496	222,043	75,788	141,847	22,138	41,732	8,367
Total	402,184	394,169	154,629	239,445	37,114	62,497	33,878

(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 1996

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	4	469	1	95	75	8,834	5	474	569	2,285	12,725
Palmerston-East Arm (SSD)	29	3,625	2	401	—	—	—	—	195	1,707	5,928
Darwin (SD)	33	4,094	3	496	75	8,834	5	474	764	3,992	18,653
Alice Springs (T)	24	2,020	—	—	44	2,423	—	—	347	658	5,449
Katherine (T)	2	138	—	—	—	—	—	—	—	65	203
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	16	1,829	2	200	—	—	—	—	434	3,187	5,650
Remainder of Balance (SD)	1	165	20	2,633	—	—	2	180	480	465	3,923
Northern Territory Balance (SD)	43	4,152	22	2,833	44	2,423	2	180	1,261	4,376	15,225
Northern Territory	76	8,246	25	3,329	119	11,257	7	654	2,024	8,367	33,878

(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 1996

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	30	1	—	—	5	—	36
Alice Springs (T)	17	2	1	1	3	—	24
Darwin Rural Areas (SSD)	7	—	1	—	8	2	18
Northern Territory	60	3	2	1	23	12	101

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone or concrete.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	70.1	94.1	36.7	130.7	14.3	64.1	149.0	184.6	294.0
1994-95	65.9	88.3	64.9	153.2	23.1	90.3	169.9	230.4	346.1
1995-96	61.9	73.4	39.5	112.9	20.3	101.7	200.5	214.5	333.8
1995—									
June qtr.	18.2	31.5	8.5	40.1	9.6	46.3	70.8	77.0	120.5
Sept. qtr.	15.9	20.9	14.0	34.9	5.5	11.7	39.5	47.1	80.0
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.7	40.3	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	61.7	56.3	97.8
Sept. qtr.	15.9	19.6	16.9	36.6	3.4	59.2	82.2	95.7	122.2

(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 1996**

Selected statistical area	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	5	7	—	7	4	6	63	73	80	85
Palmerston-East Arm (SSD)	31	—	—	—	—	—	—	—	—	31
Darwin (SD)	36	7	—	7	4	6	63	73	80	116
Alice Springs (T)	24	2	—	2	42	—	—	42	44	68
Katherine (T)	2	—	—	—	—	—	—	—	—	2
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	18	—	—	—	—	—	—	—	—	18
Remainder of Balance (SD)	21	2	—	2	—	—	—	—	2	23
Northern Territory Balance (SD)	65	4	—	4	42	—	—	42	46	111
Northern Territory	101	11	—	11	46	6	63	115	126	227
VALUE (\$'000)										
Darwin City (SSD)	564	581	—	581	264	220	8,243	8,727	9,308	9,872
Palmerston-East Arm (SSD)	4,026	—	—	—	—	—	—	—	—	4,026
Darwin (SD)	4,590	581	—	581	264	220	8,243	8,727	9,308	13,898
Alice Springs (T)	2,020	167	—	167	2,256	—	—	2,256	2,423	4,443
Katherine (T)	138	—	—	—	—	—	—	—	—	138
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	2,029	—	—	—	—	—	—	—	—	2,029
Remainder of Balance (SD)	2,798	180	—	180	—	—	—	—	180	2,978
Northern Territory Balance (SD)	6,985	347	—	347	2,256	—	—	2,256	2,603	9,588
Northern Territory	11,575	928	—	928	2,520	220	8,243	10,983	11,911	23,486

(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

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