

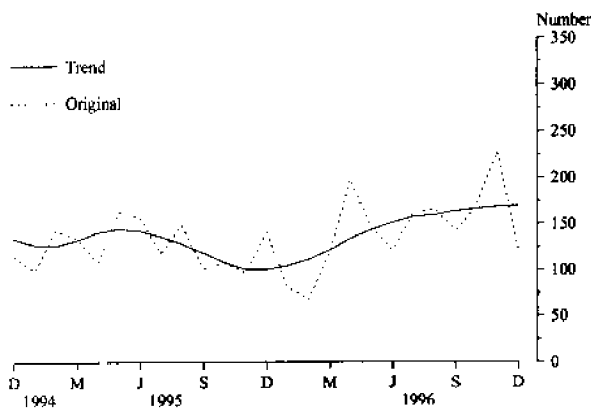
BUILDING APPROVALS, NORTHERN TERRITORY, DECEMBER 1996

MAIN FEATURES

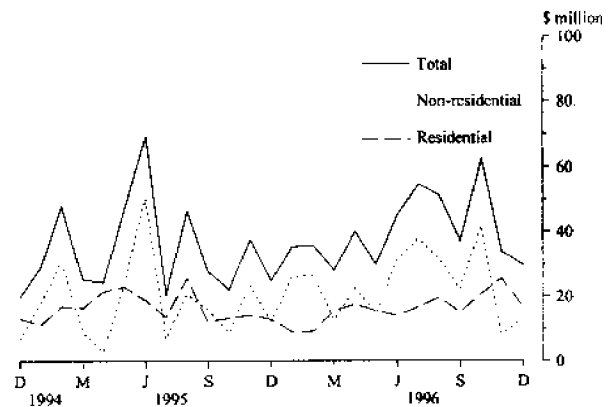
NUMBER OF DWELLING UNITS APPROVED

	December 1995	November 1996	December 1996	December 1995 to December 1996 change	November 1996 to December 1996 change
Original series	141	228	123	-12.8%	-46.1%
Trend estimate	101	169	170	68.3%	0.6%

TOTAL DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The total number of dwelling units approved in December was 123. This is 46% down on November, which had the highest level since October 1987. Of this total, 99 were new houses.
- The trend for the total number of dwelling units, which is subject to revision and heavily influenced by the high November result, has levelled but is still showing a 68% increase over the last year.
- Of the 99 houses approved in December, 41 were in the Palmerston-East Arm Statistical Sub-division.

- The value of new residential building approved was \$14.2 million, with houses accounting for 94.2% and other residential building contributing just \$0.8 million (the lowest value since April 1995).

Non-residential building

- The value of non-residential building approved in December was \$13.2 million, with the educational sector accounting for \$5.4 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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-December	434	55	489	215	2	217	11	659	58	717	..
1996-97 July-December	431	103	534	430	9	439	18	867	124	991	..
1995—											
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	152
July	56	14	70	91	—	91	1	148	14	162	158
August	66	15	81	82	2	84	1	149	17	166	160
September	70	3	73	68	—	68	2	140	3	143	164
October	94	16	110	59	—	59	—	153	16	169	167
November	76	25	101	119	7	126	1	196	32	228	169
December	69	30	99	11	—	11	13	81	42	123	170

(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-December	42,684	8,171	50,855	25,432	394	25,826	68,117	8,565	76,682	14,950	38,004	87,977	116,899	179,608
1996-97 July-December	48,899	15,742	64,641	36,887	1,054	37,941	85,785	16,796	102,582	11,593	116,875	155,008	212,762	269,182
1995—														
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
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

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

Class of building	1994-95	1995-96	July-December		1996		
			1995-96	1996-97	October	November	December
PRIVATE SECTOR							
New houses	84,947	83,369	42,684	48,899	10,401	8,246	8,585
New other residential buildings	63,327	38,318	25,432	36,887	5,294	11,257	820
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>68,117</i>	<i>85,785</i>	<i>15,695</i>	<i>19,503</i>	<i>9,405</i>
Alterations and additions to residential buildings	21,640	21,398	10,779	10,102	1,938	1,520	1,951
Hotels, etc.	25,584	38,821	7,760	22,380	—	280	—
Shops	37,862	14,599	5,084	58,936	37,654	1,451	942
Factories	3,940	3,212	1,779	1,864	500	445	—
Offices	6,261	13,302	2,859	16,147	261	384	341
Other business premises	10,489	19,837	6,584	10,052	1,382	2,400	1,543
Educational	3,922	5,255	2,132	3,291	—	56	1,285
Religious	—	609	491	—	—	—	—
Health	1,027	3,210	3,150	—	—	—	—
Entertainment and recreational	3,536	10,216	7,214	1,171	95	1,076	—
Miscellaneous	5,524	3,693	952	3,034	460	251	—
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>38,004</i>	<i>116,875</i>	<i>40,352</i>	<i>6,342</i>	<i>4,111</i>
Total	268,058	255,839	116,899	212,762	57,985	27,366	15,467
PUBLIC SECTOR							
New houses	29,137	15,473	8,171	15,742	2,571	3,329	4,806
New other residential buildings	10,319	7,640	394	1,054	—	654	—
<i>Total new residential building</i>	<i>39,456</i>	<i>23,113</i>	<i>8,565</i>	<i>16,796</i>	<i>2,571</i>	<i>3,983</i>	<i>4,806</i>
Alterations and additions to residential buildings	8,318	6,028	4,171	1,491	561	505	414
Hotels, etc.	—	—	—	1,395	—	—	1,395
Shops	1,762	4,246	—	2,716	—	830	70
Factories	11,706	1,824	324	12,601	—	—	—
Offices	3,466	13,412	8,168	6,956	—	1,065	576
Other business premises	2,354	14,147	5,878	4,438	—	—	330
Educational	28,985	26,037	8,639	4,594	80	130	4,106
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	645	2,195	250	—	692
Entertainment and recreational	2,016	11,551	4,293	1,477	1,050	—	120
Miscellaneous	34,431	34,279	19,664	1,761	—	—	1,761
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>49,973</i>	<i>38,133</i>	<i>1,380</i>	<i>2,025</i>	<i>9,050</i>
Total	134,125	138,430	62,708	56,420	4,512	6,512	14,271
TOTAL							
New houses	114,085	98,841	50,855	64,641	12,972	11,575	13,391
New other residential buildings	73,645	45,958	25,826	37,941	5,294	11,911	820
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>76,682</i>	<i>102,582</i>	<i>18,265</i>	<i>23,486</i>	<i>14,211</i>
Alterations and additions to residential buildings	29,958	27,426	14,950	11,593	2,500	2,024	2,365
Hotels, etc.	25,584	38,821	7,760	23,775	—	280	1,395
Shops	39,624	18,845	5,084	61,652	37,654	2,281	1,012
Factories	15,646	5,036	2,103	14,465	500	445	—
Offices	9,727	26,715	11,028	23,103	261	1,449	917
Other business premises	12,844	33,984	12,462	14,490	1,382	2,400	1,873
Educational	32,907	31,293	10,771	7,885	80	186	5,391
Religious	—	2,969	2,851	—	—	—	—
Health	2,658	4,643	3,795	2,195	250	—	692
Entertainment and recreational	5,552	21,767	11,506	2,648	1,145	1,076	120
Miscellaneous	39,955	37,972	20,616	4,795	460	251	1,761
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>87,977</i>	<i>155,008</i>	<i>41,732</i>	<i>8,367</i>	<i>13,161</i>
Total	402,184	394,269	179,608	269,182	62,497	33,878	29,737

(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, DECEMBER 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	866	—	—	7	503	—	—	642	6,398	8,409
Palmerston-East Arm (SSD)	28	3,398	13	1,835	4	317	—	—	132	2,296	7,979
Darwin (SD)	32	4,265	13	1,835	11	820	—	—	774	8,694	16,388
Alice Springs (T)	8	1,000	—	—	—	—	—	—	228	283	1,511
Katherine (T)	3	421	12	2,291	—	—	—	—	11	—	2,724
Tennant Creek (T)	1	70	—	—	—	—	—	—	239	—	309
Darwin Rural Areas (SSD)	7	709	2	260	—	—	—	—	503	600	2,072
Remainder of Balance (SD)	18	2,120	3	420	—	—	—	—	609	3,584	6,733
Northern Territory Balance (SD)	37	4,320	17	2,971	—	—	—	—	1,591	4,467	13,349
Northern Territory	69	8,585	30	4,806	11	820	—	—	2,365	13,161	29,737

(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 DECEMBER 1996

Selected statistical areas	Material of outer walls						Not stated	Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other			
Darwin (SD)	36	1	—	—	4	4	45	
Alice Springs (T)	4	2	—	2	—	—	8	
Darwin Rural Areas (SSD)	5	—	—	—	4	—	9	
Northern Territory	57	8	—	2	28	4	99	

(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
DECEMBER 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			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)	4	—	—	—	7	—	—	7	7	11
Palmerston-East Arm (SSD)	41	4	—	4	—	—	—	—	4	45
Darwin (SD)	45	4	—	4	7	—	—	7	11	56
Alice Springs (T)	8	—	—	—	—	—	—	—	—	8
Katherine (T)	15	—	—	—	—	—	—	—	—	15
Tennant Creek (T)	1	—	—	—	—	—	—	—	—	1
Darwin Rural Areas (SSD)	9	—	—	—	—	—	—	—	—	9
Remainder of Balance (SD)	21	—	—	—	—	—	—	—	—	21
Northern Territory Balance (SD)	54	—	—	—	—	—	—	—	—	54
Northern Territory	99	4	—	4	7	—	—	7	11	110
VALUE (\$'000)										
Darwin City (SSD)	866	—	—	—	503	—	—	503	503	1,369
Palmerston-East Arm (SSD)	5,233	317	—	317	—	—	—	—	317	5,550
Darwin (SD)	6,100	317	—	317	503	—	—	503	820	6,920
Alice Springs (T)	1,000	—	—	—	—	—	—	—	—	1,000
Katherine (T)	2,713	—	—	—	—	—	—	—	—	2,713
Tennant Creek (T)	70	—	—	—	—	—	—	—	—	70
Darwin Rural Areas (SSD)	969	—	—	—	—	—	—	—	—	969
Remainder of Balance (SD)	2,540	—	—	—	—	—	—	—	—	2,540
Northern Territory Balance (SD)	7,292	—	—	—	—	—	—	—	—	7,292
Northern Territory	13,391	317	—	317	503	—	—	503	820	14,211

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by licensed Private Building Certifiers or the Building Branch, Northern Territory Department of Lands, Planning and Environment, in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building Classification

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

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

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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