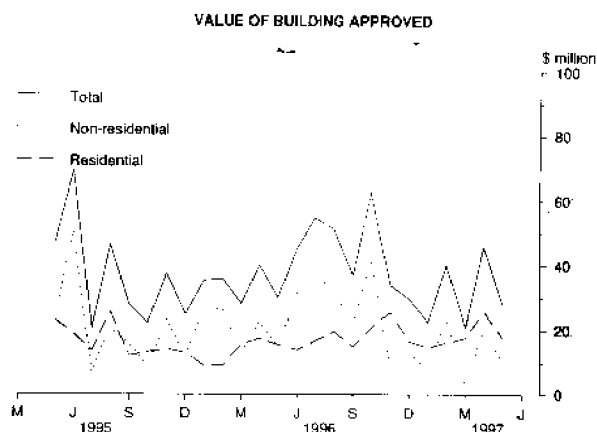
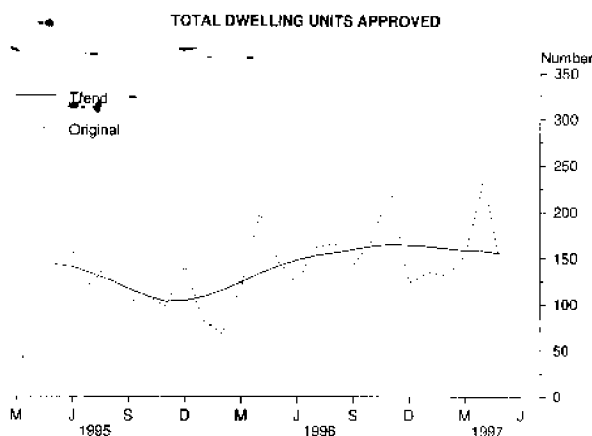


BUILDING APPROVALS, NORTHERN TERRITORY, MAY 1997

MAIN FEATURES

NUMBER OF DWELLING UNITS APPROVED

	May 1996	April 1997	May 1997	May 1996 to May 1997 change	April 1997 to May 1997 change
Original series	146	234	136	-6.8%	-41.9%
Trend estimate	141	158	155	9.9%	-1.9%



Residential building

- The number of dwelling units approved was 136 in May. This included 101 private sector houses, but only 28 other residential units.
- Of the 101 private sector houses approved, 37 were in Palmerston-East Arm, 18 in East Arnhem Balance, 15 in Darwin City and 13 in Alice Springs.
- The trend for the total number of dwelling units approved in May decreased by 1.9%.

- The value of new residential building approved was \$15.7 million and the value of residential alterations and additions was \$1.9 million.

Non-residential

- The value of non-residential building approved in May was \$10.1 million. Of the total, public sector education accounted for \$5.6 million. There were 2 projects valued between \$1.0 million and \$5.0 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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-May	743	95	838	358	119	477	15	1,113	217	1,330	.
1996-97 July-May	796	174	970	745	26	771	40	1,569	212	1,781	.
1996 - March	82	10	92	25	2	27	-	107	12	119	124
April	67	4	71	21	106	127	-	88	110	198	133
May	87	-	87	58	-	58	1	145	1	146	141
June	92	1	93	28	-	28	1	121	1	122	148
July	56	14	70	91	-	91	1	148	14	162	153
August	66	15	81	82	2	84	1	149	17	166	156
September	70	3	73	68	-	68	2	140	3	143	160
October	94	16	110	59	-	59	-	153	16	169	163
November	76	25	101	119	7	126	1	196	32	228	165
December	69	30	99	11	-	11	13	81	42	123	164
1997— January	63	14	77	39	2	41	17	119	16	135	163
February	59	13	72	58	-	58	1	118	13	131	161
March	69	22	91	53	10	63	-	122	32	154	159
April	73	16	89	137	5	142	3	213	21	234	158
May	101	6	107	28	-	28	1	130	6	136	155

(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-May	73,752	15,388	89,140	36,297	7,640	43,937	110,050	23,028	133,077	25,311	104,481	190,747	233,830	349,136
1996-97 July-May	95,349	25,533	120,882	61,513	2,337	63,850	156,862	27,870	184,732	21,442	137,419	219,761	312,756	425,935
1996 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
1997— January	7,532	2,205	9,736	2,845	250	3,095	10,377	2,455	12,831	1,815	5,088	7,790	17,279	22,435
February	7,245	2,318	9,563	5,244	-	5,244	12,489	2,318	14,807	1,493	3,849	23,702	17,619	40,002
March	9,241	2,160	11,401	3,649	580	4,229	12,890	2,740	15,630	2,038	2,736	3,234	16,943	20,902
April	9,554	1,992	11,546	11,173	453	11,626	20,726	2,445	23,172	2,638	6,233	19,898	29,204	45,708
May	12,879	1,115	13,995	1,716	-	1,716	14,595	1,115	15,710	1,866	2,639	10,129	18,950	27,705

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

Class of building	1994-95	1995-96	July-May		1997		
			1995-96	1996-97	March	April	May
PRIVATE SECTOR							
New houses	84,947	83,369	73,752	95,349	9,241	9,554	12,879
New other residential buildings	63,327	38,318	36,297	61,513	3,649	11,173	1,716
<i>Total new residential building</i>	<i>148,274</i>	<i>121,687</i>	<i>110,050</i>	<i>156,862</i>	<i>12,890</i>	<i>20,726</i>	<i>14,595</i>
Alterations and additions to residential buildings	21,640	21,398	19,299	18,475	1,317	2,245	1,716
Hotels, etc.	25,584	38,821	38,488	22,380	—	—	—
Shops	37,862	14,599	13,681	64,670	694	924	583
Factories	3,940	3,212	3,022	4,436	—	—	500
Offices	6,261	13,302	11,184	17,311	250	—	325
Other business premises	10,489	19,837	16,655	17,559	879	3,338	1,181
Educational	3,922	5,255	4,805	4,846	—	1,555	—
Religious	—	609	609	180	—	—	—
Health	1,027	3,210	3,150	373	—	—	—
Entertainment and recreational	3,536	10,216	9,414	1,374	203	—	—
Miscellaneous	5,524	3,693	3,473	4,290	710	416	50
<i>Total non-residential building</i>	<i>98,145</i>	<i>112,754</i>	<i>104,481</i>	<i>137,419</i>	<i>2,736</i>	<i>6,233</i>	<i>2,639</i>
Total	268,058	255,839	233,830	312,756	16,943	29,204	18,950
PUBLIC SECTOR							
New houses	29,137	15,473	15,388	25,533	2,160	1,992	1,115
New other residential buildings	10,319	7,640	7,640	2,337	580	453	—
<i>Total new residential building</i>	<i>39,456</i>	<i>23,113</i>	<i>23,028</i>	<i>27,870</i>	<i>2,740</i>	<i>2,445</i>	<i>1,115</i>
Alterations and additions to residential buildings	8,318	6,028	6,013	2,967	721	393	150
Hotels, etc.	—	—	—	1,545	—	—	150
Shops	1,762	4,246	4,246	3,369	—	553	—
Factories	11,706	1,824	324	12,691	—	90	—
Offices	3,466	13,412	10,252	8,737	—	370	1,095
Other business premises	2,354	14,147	14,147	5,424	—	89	130
Educational	28,985	26,037	16,317	30,799	170	7,728	5,560
Religious	—	2,361	2,361	—	—	—	—
Health	1,631	1,433	1,433	2,460	—	265	—
Entertainment and recreational	2,016	11,551	10,171	4,458	—	2,926	—
Miscellaneous	34,431	34,279	27,015	12,858	329	1,645	555
<i>Total non-residential building</i>	<i>86,351</i>	<i>109,290</i>	<i>86,266</i>	<i>82,341</i>	<i>498</i>	<i>13,666</i>	<i>7,490</i>
Total	134,125	138,430	115,306	113,179	3,960	16,504	8,755
TOTAL							
New houses	114,085	98,841	89,140	120,882	11,401	11,546	13,995
New other residential buildings	73,645	45,958	43,937	63,850	4,229	11,626	1,716
<i>Total new residential building</i>	<i>187,730</i>	<i>144,800</i>	<i>133,077</i>	<i>184,732</i>	<i>15,630</i>	<i>23,172</i>	<i>15,710</i>
Alterations and additions to residential buildings	29,958	27,426	25,311	21,442	2,038	2,638	1,866
Hotels, etc.	25,584	38,821	38,488	23,925	—	—	150
Shops	39,624	18,845	17,927	68,039	694	1,477	583
Factories	15,646	5,036	3,346	17,126	—	90	500
Offices	9,727	26,715	21,437	26,049	250	370	1,419
Other business premises	12,844	33,984	30,802	22,983	879	3,427	1,311
Educational	32,907	31,293	21,123	35,646	170	9,283	5,560
Religious	—	2,969	2,969	180	—	—	—
Health	2,658	4,643	4,583	2,833	—	265	—
Entertainment and recreational	5,552	21,767	19,585	5,832	203	2,926	—
Miscellaneous	39,955	37,972	30,488	17,148	1,039	2,061	605
<i>Total non-residential building</i>	<i>184,496</i>	<i>222,043</i>	<i>190,747</i>	<i>219,761</i>	<i>3,234</i>	<i>19,898</i>	<i>10,129</i>
Total	402,184	394,269	349,136	425,935	20,902	45,708	27,705

(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, MAY 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	2,537	—	—	—	—	—	—	431	2,320	5,288
Palmerston-East Arm (SSD)	37	4,647	1	205	22	1,236	—	—	98	613	6,799
Darwin (SD)	52	7,184	1	205	22	1,236	—	—	529	2,932	12,087
Alice Springs (T)	13	1,633	—	—	6	480	—	—	484	5,411	8,007
Katherine (T)	1	80	—	—	—	—	—	—	—	441	521
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	12	1,075	—	—	—	—	—	—	206	749	2,030
Remainder of Balance (SD)	23	2,907	5	910	—	—	—	—	647	595	5,059
Northern Territory Balance (SD)	49	5,695	5	910	6	480	—	—	1,337	7,196	15,618
Northern Territory	101	12,879	6	1,115	28	1,716	—	—	1,866	10,129	27,705

(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 MAY 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)	44	3	—	—	4	2	53
Alice Springs (T)	11	—	1	—	1	—	13
Darwin Rural Areas (SSD)	2	—	1	—	7	2	12
Northern Territory	59	4	2	—	38	4	107

(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			Private sector	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	200.6	214.5	333.8
1995—									
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.7	40.3	50.1	71.2
1996—									
Mar. qtr.	11.2	16.2	4.7	20.9	4.9	41.7	59.0	61.0	84.8
June qtr.	18.8	19.2	12.5	31.8	4.3	25.6	61.8	56.3	97.8
Sept. qtr.	15.9	19.6	17.0	36.6	3.4	59.2	82.2	95.7	122.2
Dec. qtr.	19.4	27.0	15.3	42.3	4.9	45.4	56.5	84.0	103.7
1997									
Mar. qtr.	17.0	21.8	10.7	32.4	3.8	10.4	30.8	40.8	67.0

(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
MAY 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	—	—	—	—	—	—	—	—	15
Palmerston-East Arm (SSD)	38	12	—	12	10	—	—	10	22	60
Darwin (SD)	53	12	—	12	10	—	—	10	22	75
Alice Springs (T)	13	4	—	4	2	—	—	2	6	19
Katherine (T)	1	—	—	—	—	—	—	—	—	1
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	12	—	—	—	—	—	—	—	—	12
Remainder of Balance (SD)	28	—	—	—	—	—	—	—	—	28
Northern Territory Balance (SD)	54	4	—	4	2	—	—	2	6	60
Northern Territory	107	16	—	16	12	—	—	12	28	135
VALUE (\$'000)										
Darwin City (SSD)	2,537	—	—	—	—	—	—	—	—	2,537
Palmerston-East Arm (SSD)	4,853	666	—	666	570	—	—	570	1,236	6,089
Darwin (SD)	7,389	666	—	666	570	—	—	570	1,236	8,625
Alice Springs (T)	1,633	330	—	330	150	—	—	150	480	2,113
Katherine (T)	80	—	—	—	—	—	—	—	—	80
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,075	—	—	—	—	—	—	—	—	1,075
Remainder of Balance (SD)	3,817	—	—	—	—	—	—	—	—	3,817
Northern Territory Balance (SD)	6,605	330	—	330	150	—	—	150	480	7,085
Northern Territory	13,995	996	—	996	720	—	—	720	1,716	15,710

(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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