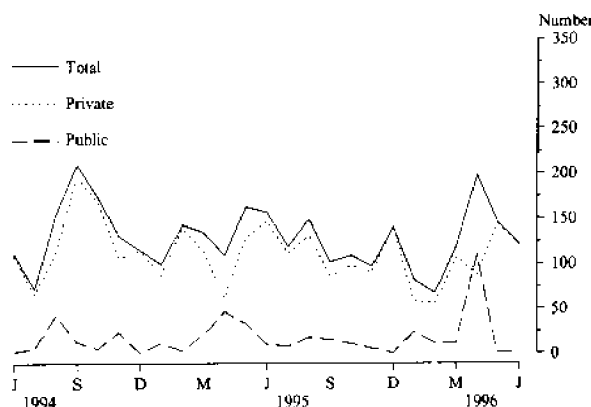
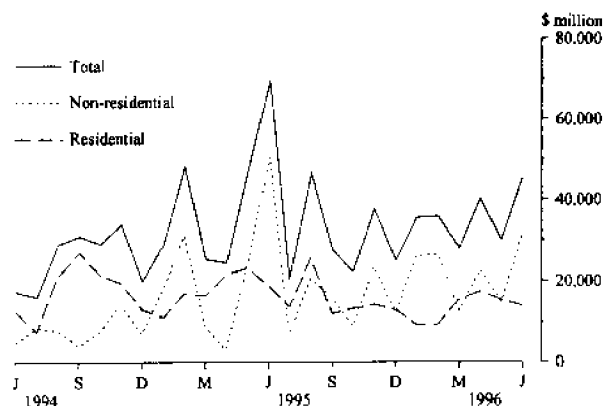


BUILDING APPROVALS, NORTHERN TERRITORY, JUNE 1996

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential building

- The trend for the total number of dwelling units approved in June rose 4.0% to 155.
- In original (unadjusted) terms, the total number of dwelling units approved was 122. Of the total, 92 were private sector houses.
- There were 34 new private sector houses approved in Palmerston-East Arm followed by Darwin Rural Areas (22), Alice Springs (18) and Darwin City (15).

- The value of new residential building approved was \$11.7 million.
- Alterations and additions rose to \$2.1 million.

Non-residential building

- The value of non-residential projects approved in June was \$31.3 million. The educational category accounted for \$9.7 million worth of public sector approvals.

NOTE: Estimates for the value of non-residential building approved in December 1995 and alterations and additions to residential building approved in March 1996 have been revised.

The revision to December 1995 was due to a \$5 million private sector job originally included as Other business premises being reclassified to Hotels, motels and other short term accommodation. The revision to March 1996 was due to the deletion of a private sector alterations and additions to residential building job valued at \$5.8 million, which had been recorded as an approval in an earlier month.

Total data for the Northern Territory, affected by these amendments, have also been revised.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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. 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	..
<i>1995—</i>											
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	153
July	68	8	76	35	—	35	8	111	8	119	144
August	82	17	99	48	—	48	2	131	18	149	132
September	63	15	78	24	—	24	—	87	15	102	120
October	82	11	93	15	—	15	1	98	11	109	108
November	66	4	70	25	2	27	—	91	6	97	100
December	73	—	73	68	—	68	—	141	—	141	100
<i>1996—</i>											
January	24	16	40	33	7	40	2	58	24	82	107
February	49	10	59	6	2	8	1	56	12	68	117
March	82	10	92	25	2	27	—	107	12	119	128
April	67	4	71	21	106	127	—	88	110	198	139
May	87	—	87	58	—	58	1	145	1	146	149
June	92	1	93	28	—	28	1	121	1	122	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
<i>1995—</i>														
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
December	6,412	—	6,412	4,981	—	4,981	11,393	—	11,393	1,397	12,065	12,189	24,855	24,979
<i>1996—</i>														
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

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

Class of building	1993-94	1994-95	1995-96	1996			
				March	April	May	June
PRIVATE SECTOR							
New houses	84,997	84,947	83,369	8,048	6,977	8,931	9,616
New other residential buildings	40,105	63,327	38,318	1,290	1,920	4,656	2,021
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>121,687</i>	<i>9,338</i>	<i>8,897</i>	<i>13,587</i>	<i>11,637</i>
Alterations and additions to residential buildings	16,582	21,640	21,398	2,921	1,946	1,402	2,100
Hotels, etc.	10,420	25,584	38,821	400	—	928	333
Shops	30,011	37,862	14,599	500	1,895	828	918
Factories	1,686	3,940	3,212	—	433	—	190
Offices	2,027	6,261	13,302	530	5,520	1,826	2,118
Other business premises	8,432	10,489	19,837	1,238	2,350	1,901	3,182
Educational	5,835	3,922	5,255	604	1,026	544	450
Religious	60	—	609	118	—	—	—
Health	1,506	1,027	3,210	—	—	—	60
Entertainment and recreational	5,325	3,536	10,216	—	—	2,200	802
Miscellaneous	3,039	5,524	3,693	346	775	50	220
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>112,754</i>	<i>3,735</i>	<i>11,999</i>	<i>8,277</i>	<i>8,272</i>
Total	210,026	268,058	255,839	15,994	22,842	23,265	22,009
PUBLIC SECTOR							
New houses	29,312	29,137	15,473	2,110	498	—	85
New other residential buildings	1,038	10,319	7,640	116	6,080	—	—
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>23,113</i>	<i>2,226</i>	<i>6,578</i>	<i>—</i>	<i>85</i>
Alterations and additions to residential buildings	725	8,318	6,028	1,013	15	344	15
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	4,246	4,246	—	—	—
Factories	4,213	11,706	1,824	—	—	—	1,500
Offices	19,142	3,466	13,412	550	55	857	3,160
Other business premises	10,754	2,354	14,147	89	8,180	—	—
Educational	23,443	28,985	26,037	2,218	960	4,500	9,720
Religious	—	—	2,361	—	—	—	—
Health	10,946	1,631	1,433	650	—	55	—
Entertainment and recreational	4,846	2,016	11,551	695	90	1,017	1,380
Miscellaneous	17,261	34,431	34,279	438	1,415	—	7,264
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>109,290</i>	<i>8,885</i>	<i>10,700</i>	<i>6,428</i>	<i>23,024</i>
Total	121,680	134,125	138,430	12,124	17,293	6,772	23,124
TOTAL							
New houses	114,309	114,085	98,841	10,158	7,475	8,931	9,701
New other residential buildings	41,144	73,645	45,958	1,406	8,000	4,656	2,021
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>144,800</i>	<i>11,564</i>	<i>15,475</i>	<i>13,587</i>	<i>11,722</i>
Alterations and additions to residential buildings	17,307	29,958	27,426	3,934	1,961	1,746	2,115
Hotels, etc.	10,420	25,584	38,821	400	—	928	333
Shops	30,011	39,624	18,845	4,746	1,895	828	918
Factories	5,899	15,646	5,036	—	433	—	1,690
Offices	21,169	9,727	26,715	1,080	5,575	2,683	5,278
Other business premises	19,186	12,844	33,984	1,326	10,530	1,901	3,182
Educational	29,278	32,907	31,293	2,822	1,986	5,044	10,170
Religious	60	—	2,969	118	—	—	—
Health	12,452	2,658	4,643	650	—	55	60
Entertainment and recreational	10,171	5,552	21,767	695	90	3,217	2,182
Miscellaneous	20,300	39,955	37,972	784	2,190	50	7,484
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>222,043</i>	<i>12,620</i>	<i>22,699</i>	<i>14,705</i>	<i>31,296</i>
Total	331,706	402,184	394,269	28,118	40,135	30,038	45,133

(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, JUNE 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)	15	1,974	1	85	4	270	—	—	1,357	20,281	23,967
Palmerston-East Arm (SSD)	34	3,564	—	—	24	1,751	—	—	94	52	5,461
Darwin (SD)	49	5,538	1	85	28	2,021	—	—	1,451	20,333	29,428
Alice Springs (T)	18	1,933	—	—	—	—	—	—	171	4,990	7,094
Katherine (T)	2	178	—	—	—	—	—	—	48	—	226
Tennant Creek (T)	—	—	—	—	—	—	—	—	133	—	133
Darwin Rural Areas (SSD)	22	1,946	—	—	—	—	—	—	272	3,662	5,879
Remainder of Balance (SD)	1	22	—	—	—	—	—	—	40	2,312	2,374
Northern Territory Balance (SD)	43	4,078	—	—	—	—	—	—	664	10,964	15,706
Northern Territory	92	9,616	1	85	28	2,021	—	—	2,115	31,296	45,133

(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 JUNE 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)	40	—	—	—	9	1	50
Alice Springs (T)	12	4	—	1	1	—	18
Darwin Rural Areas (SSD)	9	—	1	—	11	1	22
Northern Territory	61	4	2	1	23	2	93

(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	76.2	139.2	204.0
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
1994—									
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	26.8	55.1	71.4
1995—									
Mar. qtr.	15.8	17.4	13.7	31.2	4.6	17.2	53.4	49.4	89.2
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	39.6	47.1	80.0
Dec. qtr.	16.0	17.1	8.2	25.3	5.6	22.8	40.3	50.2	71.3
1996—									
Mar. qtr.	11.2	16.2	4.7	20.9	4.9	41.8	59.1	61.1	85.0

(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
JUNE 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	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Darwin City (SSD)	16	—	4	4	—	—	—	—	4	20
Palmerston-East Arm (SSD)	34	8	—	8	16	—	—	16	24	58
Darwin (SD)	50	8	4	12	16	—	—	16	28	78
Alice Springs (T)	18	—	—	—	—	—	—	—	—	18
Katherine (T)	2	—	—	—	—	—	—	—	—	2
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	22	—	—	—	—	—	—	—	—	22
Remainder of Balance (SD)	1	—	—	—	—	—	—	—	—	1
Northern Territory Balance (SD)	43	—	—	—	—	—	—	—	—	43
Northern Territory	93	8	4	12	16	—	—	16	28	121
VALUE (\$'000)										
Darwin City (SSD)	2,059	—	270	270	—	—	—	—	270	2,329
Palmerston-East Arm (SSD)	3,564	700	—	700	1,051	—	—	1,051	1,751	5,315
Darwin (SD)	5,623	700	270	970	1,051	—	—	1,051	2,021	7,644
Alice Springs (T)	1,933	—	—	—	—	—	—	—	—	1,933
Katherine (T)	178	—	—	—	—	—	—	—	—	178
Tennant Creek (T)	—	—	—	—	—	—	—	—	—	—
Darwin Rural Areas (SSD)	1,946	—	—	—	—	—	—	—	—	1,946
Remainder of Balance (SD)	22	—	—	—	—	—	—	—	—	22
Northern Territory Balance (SD)	4,078	—	—	—	—	—	—	—	—	4,078
Northern Territory	9,701	700	270	970	1,051	—	—	1,051	2,021	11,722

(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 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 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).

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, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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
r	figure revised since previous issue

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

BOB HARRISON
 Statistician, Northern Territory

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