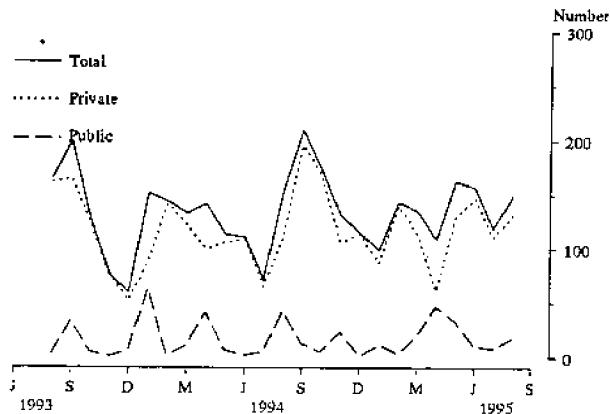


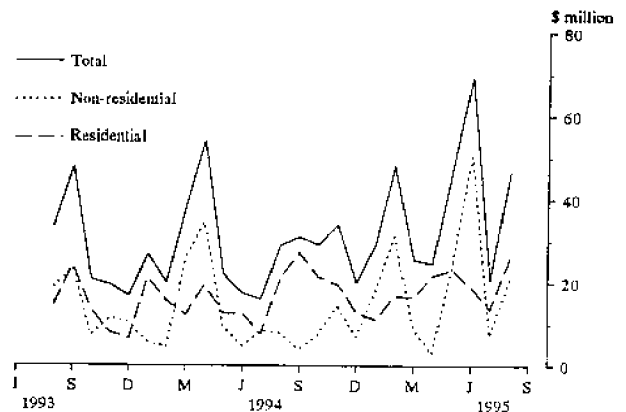
BUILDING APPROVALS, NORTHERN TERRITORY, AUGUST 1995

MAIN FEATURES

NEW DWELLING UNITS APPROVED



VALUE OF BUILDING APPROVED



Residential

- There were 149 dwelling units approved in August 1995 for the Northern Territory. This total comprises 99 houses, 48 other residential dwellings and 2 dwellings that were created as a result of conversions to existing structures.
- There were 30 new houses approved in Palmerston-East Arm Statistical Sub-division (SSD) and 17 houses approved in the SSD of Darwin Rural Areas. Darwin City SSD approved the most other residential buildings with 36 dwellings in the private sector.
- The value for new residential building approved was \$22.5 million for the month of August, which is almost double the value for July 1995 (\$11.5 million).
- Alterations and additions rose to \$3.2 million in August from \$2.1 million last month.

Non-residential

- Non-residential approvals for August 1995 were valued at \$20.7 million, a sharp rise on last month's value of \$7.1 million. The August figure is also 26.9% higher than the last 12 months average of \$16.3 million. The Department of Defence was responsible for \$15.4 million worth of public sector approvals in August 1995.

Total Building

- The value of total building work approved for August 1995 was \$46.4 million. The total for the two months to August 1995 (\$67.1 million) was 49.4% higher than the same period last year (\$44.9 million).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED (a)

Period	New houses			New other residential buildings			Conversions, etc.	Total (b)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1992-93	961	94	1,055	416	9	425	7	1,384	103	1,487	1,519
1993-94	922	171	1,093	464	14	478	6	1,392	185	1,577	1,578
1994-95	868	161	1,029	554	58	612	20	1,442	219	1,661	1,645
1994-95											
July-August	127	46	173	50	3	53	—	177	49	226	265
1995-96											
July-August	150	25	175	83	—	83	10	242	26	268	316
1994—											
June	62	2	64	47	—	47	—	109	2	111	126
July	56	6	62	10	—	10	—	66	6	72	129
August	71	40	111	40	3	43	—	111	43	154	136
September	71	10	81	125	3	128	—	196	13	209	141
October	66	3	69	95	2	97	8	169	5	174	142
November	82	—	82	23	24	47	2	107	24	131	138
December	79	1	80	35	—	35	—	114	1	115	130
1995—											
January	55	—	55	32	12	44	—	87	12	99	124
February	80	3	83	60	—	60	—	140	3	143	124
March	68	15	83	43	6	49	3	114	21	135	132
April	51	47	98	11	—	11	—	62	47	109	142
May	102	26	128	25	8	33	2	129	34	163	151
June	87	10	97	55	—	55	5	147	10	157	156
July	68	8	76	35	—	35	8	111	8	119	159
August	82	17	99	48	—	48	2	131	18	149	157

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1992-93	82,911	16,059	98,970	27,595	639	28,234	110,506	16,698	127,204	19,197	29,117	81,072	156,733	227,472
1993-94	84,997	29,312	114,309	40,105	1,038	41,144	125,102	30,350	155,452	17,307	68,342	158,946	210,026	331,706
1994-95	84,947	29,137	114,085	63,327	10,319	73,645	148,274	39,456	187,730	29,958	98,145	184,496	268,058	402,184
1994-95														
July-August	12,757	7,689	20,446	4,906	1,200	6,106	17,663	8,889	26,552	2,099	8,425	16,288	28,187	44,939
1995-96														
July-August	15,185	5,143	20,328	13,680	—	13,680	28,866	5,143	34,008	5,324	11,082	27,791	45,122	67,123
1994—														
June	6,285	270	6,555	4,778	—	4,778	11,063	270	11,333	1,268	1,456	4,786	13,711	17,386
July	4,913	694	5,606	1,092	—	1,092	6,004	694	6,698	856	3,376	8,463	10,236	16,016
August	7,844	6,995	14,839	3,814	1,200	5,014	11,659	8,195	19,854	1,243	5,049	7,826	17,951	28,923
September	7,320	1,479	8,799	16,134	321	16,455	23,454	1,800	25,254	1,828	3,323	3,939	28,605	31,021
October	6,274	321	6,595	13,693	196	13,888	19,967	517	20,483	881	4,278	7,615	25,126	28,979
November	7,177	—	7,177	2,124	5,800	7,924	9,301	5,800	15,101	4,492	6,458	14,317	19,841	33,910
December	7,103	100	7,203	3,770	—	3,770	10,873	100	10,973	2,067	6,400	6,957	19,340	19,998
1995—														
January	4,895	—	4,895	3,418	1,400	4,818	8,313	1,400	9,713	1,389	4,113	17,860	13,572	28,963
February	8,742	206	8,948	5,490	—	5,490	14,232	206	14,438	2,401	12,111	31,206	28,672	48,045
March	6,927	1,915	8,841	4,727	706	5,433	11,654	2,621	14,274	2,202	2,446	8,948	15,965	25,424
April	5,228	10,428	15,656	740	—	740	5,968	10,428	16,396	5,184	1,399	2,923	8,987	24,502
May	9,925	5,122	15,048	2,206	696	2,902	12,131	5,818	17,949	5,208	1,165	23,925	14,948	47,083
June	8,598	1,878	10,476	6,120	—	6,120	14,718	1,878	16,596	2,206	48,029	50,518	64,816	69,320
July	6,743	1,601	8,344	3,145	—	3,145	9,888	1,601	11,490	2,138	6,380	7,066	18,407	20,694
August	8,442	3,541	11,983	10,535	—	10,535	18,977	3,541	22,518	3,186	4,702	20,725	26,715	46,429

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

Class of building	1993-94	1994-95	July-August		1995		
			1994-95	1995-96	June	July	August
PRIVATE SECTOR							
New houses	84,997	84,947	12,757	15,185	8,598	6,743	8,442
New other residential buildings	40,105	63,327	4,906	13,680	6,120	3,145	10,535
<i>Total new residential building</i>	<i>125,102</i>	<i>148,274</i>	<i>17,663</i>	<i>28,866</i>	<i>14,718</i>	<i>9,888</i>	<i>18,977</i>
Alterations and additions to residential buildings	16,582	21,640	2,099	5,174	2,069	2,138	3,036
Hotels, etc.	10,420	25,584	293	2,760	8,131	2,560	200
Shops	30,011	37,862	956	2,359	28,835	465	1,894
Factories	1,686	3,940	588	76	414	76	—
Offices	2,027	6,261	1,818	165	1,463	—	165
Other business premises	8,432	10,489	4,345	1,406	2,827	644	762
Educational	5,835	3,922	—	391	885	391	—
Religious	60	—	—	—	—	—	—
Health	1,506	1,027	300	3,150	142	1,750	1,400
Entertainment and recreational	5,325	3,536	125	776	1,041	495	281
Miscellaneous	3,039	5,524	—	—	4,290	—	—
<i>Total non-residential building</i>	<i>68,342</i>	<i>98,145</i>	<i>8,425</i>	<i>11,082</i>	<i>48,029</i>	<i>6,380</i>	<i>4,702</i>
Total	210,026	268,058	28,187	45,122	64,816	18,407	26,715
PUBLIC SECTOR							
New houses	29,312	29,137	7,689	5,143	1,878	1,601	3,541
New other residential buildings	1,038	10,319	1,200	—	—	—	—
<i>Total new residential building</i>	<i>30,350</i>	<i>39,456</i>	<i>8,889</i>	<i>5,143</i>	<i>1,878</i>	<i>1,601</i>	<i>3,541</i>
Alterations and additions to residential buildings	725	8,318	—	150	137	—	150
Hotels, etc.	—	—	—	—	—	—	—
Shops	—	1,762	—	—	—	—	—
Factories	4,213	11,706	3,150	259	—	259	—
Offices	19,142	3,466	2,137	8,000	506	—	8,000
Other business premises	10,754	2,354	—	5,133	136	133	5,000
Educational	23,443	28,985	100	384	860	—	384
Religious	—	—	—	2,361	—	—	2,361
Health	10,946	1,631	—	278	896	—	278
Entertainment and recreational	4,846	2,016	1,350	293	—	293	—
Miscellaneous	17,261	34,431	1,127	—	90	—	—
<i>Total non-residential building</i>	<i>90,605</i>	<i>86,351</i>	<i>7,864</i>	<i>16,708</i>	<i>2,489</i>	<i>685</i>	<i>16,023</i>
Total	121,680	134,125	16,752	22,001	4,504	2,287	19,714
TOTAL							
New houses	114,309	114,085	20,446	20,328	10,476	8,344	11,983
New other residential buildings	41,144	73,645	6,106	13,680	6,120	3,145	10,535
<i>Total new residential building</i>	<i>155,452</i>	<i>187,730</i>	<i>26,552</i>	<i>34,008</i>	<i>16,596</i>	<i>11,490</i>	<i>22,518</i>
Alterations and additions to residential buildings	17,307	29,958	2,099	5,324	2,206	2,138	3,186
Hotels, etc.	10,420	25,584	293	2,760	8,131	2,560	200
Shops	30,011	39,624	956	2,359	28,835	465	1,894
Factories	5,899	15,646	3,738	335	414	335	—
Offices	21,169	9,727	3,954	8,165	1,969	—	8,165
Other business premises	19,186	12,844	4,345	6,539	2,964	777	5,762
Educational	29,278	32,907	100	775	1,745	391	384
Religious	60	—	—	2,361	—	—	2,361
Health	12,452	2,658	300	3,428	1,038	1,750	1,678
Entertainment and recreational	10,171	5,552	1,475	1,069	1,041	788	281
Miscellaneous	20,300	39,955	1,127	—	4,380	—	—
<i>Total non-residential building</i>	<i>158,946</i>	<i>184,496</i>	<i>16,288</i>	<i>27,791</i>	<i>50,518</i>	<i>7,066</i>	<i>20,725</i>
Total	331,706	402,184	44,939	67,123	69,320	20,694	46,429

(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, AUGUST 1995

Selected statistical areas	New residential building (b)								Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total building (\$'000)
	Houses				Other residential buildings						
	Private sector		Public sector		Private sector		Public sector				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
Darwin City (SSD)	5	679	—	—	36	9,533	—	—	538	2,201	12,951
Palmerston-East Arm (SSD)	15	1,245	15	3,331	8	642	—	—	287	13,800	19,306
Darwin (SD)	20	1,925	15	3,331	44	10,175	—	—	825	16,001	32,257
Alice Springs (T)	14	1,473	—	—	4	360	—	—	1,542	60	3,435
Katherine (T)	1	135	—	—	—	—	—	—	—	1,400	1,535
Tennant Creek (T)	1	83	—	—	—	—	—	—	47	—	130
Darwin Rural Areas (SSD)	17	1,771	—	—	—	—	—	—	330	458	2,559
Remainder of Balance (SD)	29	3,055	2	210	—	—	—	—	442	2,807	6,513
Northern Territory Balance (SD)	62	6,518	2	210	4	360	—	—	2,361	4,724	14,172
Northern Territory	82	8,442	17	3,541	48	10,535	—	—	3,186	20,725	46,429

(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 AUGUST 1995

Selected statistical areas	Material of outer walls						Total
	Double brick(b)	Brick veneer	Fibre cement	Timber	Metal clad and other	Not stated	
Darwin (SD)	20	—	4	—	9	2	35
Alice Springs (T)	12	—	—	2	—	—	14
Darwin Rural Areas (SSD)	8	—	1	1	7	—	17
Northern Territory	61	1	5	3	26	3	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							
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	90.9	171.0	231.1	347.3
1994—									
Mar. qtr.	19.1	30.2	6.7	36.9	3.4	9.3	33.6	38.4	74.0
June qtr.	18.3	24.4	8.3	32.7	3.5	24.1	45.6	54.0	81.8
Sept. qtr.	15.8	23.0	20.0	43.1	3.1	10.9	18.8	48.8	65.0
Dec. qtr.	16.0	16.3	22.6	38.8	5.7	15.9	26.9	55.1	71.4
1995—									
Mar. qtr.	15.8	17.4	13.8	31.2	4.6	17.3	53.7	49.6	89.6
June qtr.	18.2	31.5	8.6	40.1	9.6	46.8	71.5	77.5	121.3

(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
AUGUST 1995

Selected statistical area	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		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	—	4	4	—	6	26	32	36	41
Palmerston-East Arm (SSD)	30	8	—	8	—	—	—	—	8	38
Darwin (SD)	35	8	4	12	—	6	26	32	44	79
Alice Springs (T)	14	2	—	2	2	—	—	2	4	18
Katherine (T)	1	—	—	—	—	—	—	—	—	1
Tennant Creek (T)	1	—	—	—	—	—	—	—	—	1
Darwin Rural Areas (SSD)	17	—	—	—	—	—	—	—	—	17
Remainder of Balance (SD)	31	—	—	—	—	—	—	—	—	31
Northern Territory Balance (SD)	64	2	—	2	2	—	—	2	4	68
Northern Territory	99	10	4	14	2	6	26	34	48	147
VALUE (\$'000)										
Darwin City (SSD)	679	—	613	613	—	620	8,300	8,920	9,533	10,212
Palmerston-East Arm (SSD)	4,577	642	—	642	—	—	—	—	642	5,219
Darwin (SD)	5,256	642	613	1,255	—	620	8,300	8,920	10,175	15,431
Alice Springs (T)	1,473	210	—	210	150	—	—	150	360	1,833
Katherine (T)	135	—	—	—	—	—	—	—	—	135
Tennant Creek (T)	83	—	—	—	—	—	—	—	—	83
Darwin Rural Areas (SSD)	1,771	—	—	—	—	—	—	—	—	1,771
Remainder of Balance (SD)	3,265	—	—	—	—	—	—	—	—	3,265
Northern Territory Balance (SD)	6,728	210	—	210	150	—	—	150	360	7,088
Northern Territory	11,983	852	613	1,465	150	620	8,300	9,070	10,535	22,518

(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).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished data and related publications

20. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

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Symbols and other usages

SD	Statistical Division
SSD	Statistical Subdivision
(T)	town
—	nil or rounded to zero
r	figure revised since previous issue

23. 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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Produced by the Australian Government Publishing Service

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Recommended retail price: \$10.00



2873170008958

ISSN 0813-1260