





CATALOGUE NO. 5609.0 EMBARGOED UNTIL 11.30 A.M. 12 APRIL 1990

# HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA JANUARY 1990

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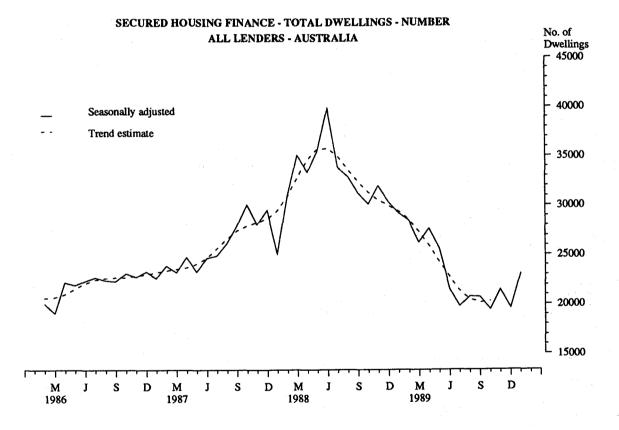
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## MAIN FEATURES



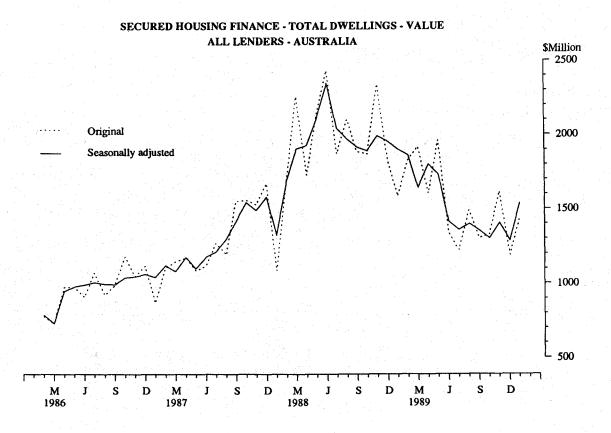
Secured housing finance (excluding alterations and additions) totalled \$1,436.1 million in January 1990, \$248.0 million (20.8%) more than in December 1989 but \$149.8 million (9.4%) less than in January 1989. Some banks reported for a five week period in January 1990 compared with a four week period in both December and January 1989. After seasonal adjustment, which removes the effects of the different reporting periods of the banks, there was an increase in commitments of \$252.4 million (19.6%) over December 1989 but a drop of \$364.7 million (19.1%) compared with January 1989.

Contact with banks has confirmed that the increase in lending commitments for the month of January 1990 has been influenced by the developing popularity of fixed interest home loans.

Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 23,124 dwelling units, 3,462 dwelling units (17.6%) more than in December 1989 but 6,147 dwelling units (21.0%) less than in January 1989.

As the above graph shows, the trend estimates show a marginal increase in the number of dwelling units for October 1989. This is the first increase evident since the steady decline began in May 1988.

Due to the highly irregular nature of the series, it is not possible to calculate, with reasonable confidence, the trend estimates for the last three months, and therefore, these estimates are not provided.



# **SUMMARY TABLES**

| Purpose of Commitment        | Jan.<br>1990<br>\$ Million | Change<br>from last<br>month(a)<br>(per cent) | Change<br>from same<br>month<br>last year(b)<br>(per cent) |
|------------------------------|----------------------------|---|--|
| Established Dwellings        | 1,097.5                    | 21.9  | -10.6  |
| Construction of Dwellings    | 273.7                      | 18.6  | -1.9   |
| Purchase of Newly Erected Dw | ellings 64.9               | 12.4  | -17.2  |
| Total                        | 1,436.1                    | 20.8  | -9.4   |

| Type of lender  | Jan.<br>1990<br>\$ Million | Change<br>from last<br>month(a)<br>(per cent) | Change<br>from same<br>month<br>last year(b)<br>(per cent) |
|---|----------------------------|---|--|
| All Banks Permanent Building Societies(c) Other Lenders | 1,182.0<br>113.1<br>140.9  | 24.1<br>-6.0<br>22.7                          | -10.4<br>-38.2<br>67.5                                     |
| Total   | 1,436.1                    | 20.8  | -9.4   |

| Commitments i | by type of | lender (S | easonally | adjusted) |
|---------------|------------|-----------|-----------|-----------|
|               |            |           |           |           |

| Type of lender                  | Jan.<br>1990<br>\$ Million | Change<br>from last<br>month(a)<br>(per cent) | Change<br>from same<br>month<br>last year(b)<br>(per cent) |
|---------------------------------|----------------------------|---|--|
| All Banks                       | 1,241.3                    | 21.4  | -21.4  |
| Permanent Building Societies(c) | 136.8                      | 2.3   | -39.1  |
| Other Lenders                   | 158.6                      | 23.5  | 61.5   |
| Total                           | 1,536.8                    | 19.6  | -19.1  |

| Number of dwellings secur | ed by first mortgage (original) |
|---------------------------|---------------------------------|
|                           |                                 |

| Purpose of Commitment     | Jan.<br>1990<br>number | Change<br>from last<br>month(a)<br>(per cent) | Change<br>from same<br>month<br>last year(b)<br>(per cent) |
|---------------------------|------------------------|---|--|
| Established Dwellings     | 16,004                 | 24.2  | -12.6  |
| Construction of Dwellings | 4,926                  | 18.3  | -3.9   |
| Purchase of Newly Erected | Dwellings 941          | 25.4  | -22.8  |
| Total                     | 21,871                 | 22.8  | -11.3  |

<sup>(</sup>a) January 1990 on December 1989. (b) January 1990 on January 1989. (c) since January 1990, one Building Society has become a Savings Bank.

# NOTES

The statistics of housing finance are compiled from returns collected from significant lenders and relate to secured housing finance commitments for the construction or purchase of dwellings for owner occupied housing.

Explanatory notes are available at the back of this publication.

TABLE 1 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - JANUARY 1990

|                                       |                   |            | Type of Le              | ender      |                   |            |                   |            |
|---------------------------------------|-------------------|------------|-------------------------|------------|-------------------|------------|-------------------|------------|
|                                       | All bar           | ıks        | Permanent b<br>societii |            | Othe<br>lende     | •          | Tota              | ı          |
| Purpose Of Commitment                 | Dwelling<br>units | \$ million | Dwelling<br>units       | \$ million | Dwelling<br>units | \$ million | Dwelling<br>units | \$ million |
|                                       |                   |            | AUSTRALIA               | ·          |                   |            |                   |            |
| Construction of dwellings -           |                   |            |                         |            |                   |            |                   |            |
| Houses -                              |                   |            |                         |            |                   |            |                   |            |
| By first mortgage                     | 4.093             | 214.6      | 195                     | 11.7       | 531               | 31.2       | 4,819             | 257.6      |
| By other security                     | .,                | 5.9        |                         | 0.1        |                   |            | .,                | 6.0        |
| Other dwellings -                     |                   | 5.7        | ••                      | 0.1        | ••                |            | •                 |            |
| By first mortgage                     | 104               | 5.9        | 3                       | 0.5        |                   |            | 107               | 6.4        |
| By other security                     |                   | 3.7        |                         | -          | •                 |            |                   | 3.7        |
| Purchase of newly erected dwellings - |                   |            |                         |            |                   |            |                   |            |
| Houses -                              |                   |            |                         |            |                   |            |                   |            |
| By first mortgage                     | 547               | 33.2       | 41                      | 3.3        | 124               | 7.7        | 712               | 44.2       |
| By other security                     | ••                | 2.6        | ••                      |            | ••                | _          | •                 | 2.6        |
| Other dwellings -                     |                   |            |                         |            |                   |            |                   |            |
| By first mortgage                     | 189               | 11.9       | 37                      | 3.4        | 3                 | 0.3        | 229               | 15.6       |
| By other security                     | <b></b>           | 2.4        | **                      | _          | ••                | 0.1        | ••                | 2.5        |
| Purchase of established dwellings -   |                   |            |                         |            |                   |            |                   |            |
| Houses -                              |                   |            |                         |            |                   |            |                   |            |
| By first mortgage                     | 11,912            | 803.1      | 1,244                   | 82.0       | 1,616             | 95.2       | 14,772            | 980.3      |
| By other security                     |                   | 15.2       |                         | 1.0        | ••                | 0.9        | ••                | 17.1       |
| Other dwellings -                     |                   |            |                         |            |                   |            |                   |            |
| By first mortgage                     | 1,018             | 77.5       | 146                     | 11.0       | 68                | 5.5        | 1,232             | 94.0       |
| By other security                     | ••                | 6.1        | ••                      | 0.1        | ••                | _          | ••                | 6.2        |
| Alterations and additions to          |                   |            | •                       |            |                   |            |                   |            |
| dwellings                             | ••                | 65.3       | ••                      | 3.9        | ••                | 1.4        | ••                | 70.5       |
| Total commitments                     | 17,863            | 1,247.3    | 1,666                   | 117.0      | 2,342             | 142.3      | 21,871            | 1,506.6    |
|                                       |                   |            | STATES(a)               |            |                   |            |                   |            |
| New South Wales                       | 5,031             | 441.6      | 582                     | 46.8       | 368               | 30.6       | 5,981             | 519.0      |
| Victoria                              | 4,719             | 341.1      | 236                     | 17.2       | 409               | 26.2       | 5,364             | 384.4      |
| Oueensland                            | 3,317             | 186.3      | 489                     | 33.1       | 1,094             | 60.9       | 4,900             | 280.4      |
| South Australia                       | 1,365             | 80.6       | 205                     | 11.0       | 247               | 11.2       | 1,817             | 102.7      |
| Western Australia                     | 2,399             | 141.1      | 127                     | 7.4        | 100               | 7.4        | 2,626             | 155.9      |
| Tasmania                              | 462               | 20.7       |                         |            |                   | • • •      | , 594             | 26.9       |
| Northern Territory                    | 127               | 7.3        | 27                      | 1.6        | 124               | 5.9        | 128               | 7.4        |
| THORSE TOTAL TOTAL                    | 443               | 28.6       | ·                       | 1.0        |                   | ,          | 461               | 29.8       |

<sup>(</sup>a) Includes alterations and additions.

TABLE 2 · SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS · ALL LENDERS

| S million         \$ million         First mortgage           S million         \$ million         Dwelling           1,883.9         \$3.7         1,252           3,048.4         85.5         1,540           3,048.4         85.5         1,540           3,048.4         85.5         1,540           3,048.4         85.5         1,540           3,048.4         85.5         1,540           3,048.4         85.5         1,540           3,048.4         85.5         1,738           36.0         9.8         1,738           36.0         9.8         1,738           36.0         9.8         1,738           36.0         9.8         1,134           36.0         9.8         1,134           36.1         9.0         1,131           26.2         6.0         1,142           27.6         5.8         1,142           28.9         5.8         1,19           27.6         5.8         1,19           27.6         6.0         5.8         1,10           27.7         6.0         0.4         16           28.9         6.0         1,10 <th></th> <th>Ho</th> <th>Houses</th> <th>Construction of Dwellings</th> <th></th> <th>Other dwellings</th> <th></th>   |                 | Ho                | Houses    | Construction of Dwellings |                   | Other dwellings |                |
|--|-----------------|-------------------|-----------|---------------------------|-------------------|-----------------|----------------|
| Doubling   Smilling   Doubling   Smilling    |                 |                   |           | Other security            | First mortgage    |                 | Other security |
| Authority   Auth   |                 | Dwelling<br>units | S million | Smillion                  | Dwelling<br>units | \$ million      | \$ million     |
| 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,   |                 |                   |           | AUSTRALIA                 |                   |                 |                |
| 887         6,688         1,883         8537         1,222         743           889         6,688         1,738         1,549         743           889         7,867         3,810         969         1,738         1043         743           880         7,149         254.6         6.8         1,738         1043         75           980         2,000         2,34.6         6.0         99         6.3         104         6.3           980         2,000         3,12.6         9.8         134         105         6.3         105         6.3           980         3,000         6,9         1,13         1,14         1,1   | VEARS           |                   |           |                           |                   |                 |                |
| 88.8         76,088         3,048.4         86.55         1,540         77.2           88.9         76,088         3,048.4         86.5         1,540         77.2           98.0         50.05         266.4         10.3         10.3         10.4           98.0         50.05         266.4         10.3         11.2         6.7           98.0         50.0         99         6.7         99         6.7           98.0         26.0         99         6.7         10.3         10.4           6.637         30.0         9.8         10.3         10.6         6.7           6.638         27.2         26.0         99         6.0         10.6         6.7           6.638         30.0         30.0         30.0         10.6         6.7         10.6           6.938         30.0         30.0         30.0         10.6         6.0         10.6           6.949         30.0         30.0         30.0         30.0         10.6         6.0           6.95         30.0         30.0         30.0         30.0         30.0         30.0         30.0           8.0         30.0         30.0         30.0  | 1986-1987       | 45,303            | 1,883.9   | 53.7                      | 1,252             | 50.3            | <b>6.3</b>     |
| 1,387   3,500   3,600   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,338   1,338   1,338   1,338   1,338   1,338   1,338   1,388   1,33   | 1987-1988       | 64,088            | 3,048.4   | 85.5                      | 1,540             | 74.2            | 11.2           |
| 21.69         354.9         10.5         168         9.9           50.05         256.4         10.5         1122         6.7           50.07         255.4         10.5         1122         6.7           6,891         30.0         6.9         99         6.7           6,891         30.0         6.9         99         6.7           6,892         30.0         6.9         103         10.8           6,994         30.0         6.9         10.7         6.7           6,994         30.0         6.9         10.7         6.7           6,992         30.0         5.2         10.6         10.7         6.4           6,992         30.0         30.0         10.7         6.4         10.6         6.2           8         30.0         30.0         30.0         10.7         6.4         10.6         6.2           9         9         50.0         10.7         6.0         10.7         6.4           10.0         50.0         50.0         10.7         6.4         10.7         6.4           10.0         50.0         50.0         10.0         10.0         10.0         10.0 <td>1988</td> <td>13,837</td> <td>3,810.9</td> <td>6.96</td> <td>1,/38</td> <td>64.9</td> <td>7:03</td>  | 1988            | 13,837            | 3,810.9   | 6.96                      | 1,/38             | 64.9            | 7:03           |
| KET         5,105         2664         6.8         112         6.7           9         6,074         315.6         9.8         134         7.6           5,831         361.0         9.9         16.2         10.1           6,834         361.0         9.9         16.2         10.1           6,834         360.0         6.9         10.2         10.1           6,834         360.0         6.9         10.2         10.0           6,834         360.0         6.9         10.2         10.0           6,834         360.0         8.3         10.2         10.0           6,84         36.0         10.2         10.0         10.0           6,84         36.0         36.0         10.7         6.4           6,85         25.0         5.8         11.2         8.3           8         25.0         5.8         11.2         8.3           8         25.0         5.8         11.0         6.4           8         25.1         4.0         2.7         6.4           8         25.4         4.0         2.2         2.7           80         30.1         2.4         0.4 <td>November</td> <td>7,149</td> <td></td> <td>10.5</td> <td>168</td> <td>6.6</td> <td>1.9</td>   | November        | 7,149             |           | 10.5                      | 168               | 6.6             | 1.9            |
| y         6,029         95.85.6         6.0         99         6.3           6,8774         3612.6         9.8         134         7.6           6,8774         3612.6         9.3         134         7.6           6,877         3612.6         9.3         134         7.6           6,877         254.0         9.0         151         103         7.6           4,982         259.2         5.8         119         7.6         7.6         7.6           4,982         259.2         259.2         6.3         119         7.6         7.8         7.6         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.8         7.7         7.8         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7         7.7 <td>December</td> <td>5,105</td> <td>266.4</td> <td>9.9</td> <td>122</td> <td>6.7</td> <td>9.1</td>  | December        | 5,105             | 266.4     | 9.9                       | 122               | 6.7             | 9.1            |
| y         6,074         312.6         9.8         134         7.6           c 6,874         361.0         9.8         134         7.6           c 6,834         361.0         9.3         134         7.6           c 6,834         361.0         6.9         105         103           c 6,834         272.8         6.4         105         6.4           c 6,834         272.8         6.4         105         6.4           c 7         272.8         6.3         132         6.3           c 8         276.0         5.8         132         6.4           c 8         276.0         6.0         107         6.4           c 8         276.0         6.0         107         6.4           c 8         276.0         6.0         107         6.4           c 8         276.0         107         6.4         6.4           c 8         277.6         6.0         107         6.4           c 8         278         4.0         2.7         6.4           c 8         278         27         1.7         6.4           c 8         27         1.7         6.4  | 1969<br>January | 5.029             | 263.6     | 0.9                       | 8                 | 6.3             | 3.2            |
| 5,835         364.0         9.3         135         101           5,835         364.0         6.9         151         106           4,932         272.2         6.4         106         6.4           4,932         272.2         6.4         106         6.4           4,377         294.0         8.1         122         8.3           5,496         256.6         5.3         132         8.3           5,496         256.6         5.6         119         6.4           5,496         256.6         5.8         119         6.4           5,496         256.6         5.6         119         6.4           5,696         256.6         5.8         119         6.4           6         1,0         11         6.4         6.2         6.2           6         257.6         5.8         119         6.4         6.2         6.2           1,00         5.3         2.7         4.0         1.0         6.4         6.4         6.4         6.4         6.4         6.2         6.2         6.2         6.2         6.2         6.2         6.2         6.2         6.2         6.2         6.2  | February        | 6,074             | 312.6     | 8.6                       | 134               | 7.6             | 2.8            |
| 6,954 3640 669 162 108 108 6940 659 162 108 695 649 152 108 649 15 | March           | 6,891             | 361.0     | 6.3                       | 135               | 10.1            | 1.3            |
| 6,554         3653         9,0         151         100           6,54         151         100         64         101         100           4,390         2392         6,3         119         6,4         176         177         176         177         176         177 </td <td>April</td> <td>5,835</td> <td>304.0</td> <td>6.9</td> <td>162</td> <td>10.8</td> <td>2.7</td>   | April           | 5,835             | 304.0     | 6.9                       | 162               | 10.8            | 2.7            |
| ## STATES - DECEMBER 1989    1,392   | May             | 6,954             | 369.3     | 0.6                       | 151               | 10.6            | 3.4            |
| 1,050   25,147   2940   81   124   135     | June            | 4,982             | 217.8     | 4.0° A                    | 100               | 4.0             |                |
| ber 4,572 2460 776 122 83 83 84 85 85 84 85 85 84 85 8 | Angust          | 5 147             | 7.667     | ? <del>~</del>            | 124               | 2.8             | 1.7            |
| 5 Geom         2516         5.8         132         8.8           port         4,596         305.0         7.6         132         8.8           4 May         216.9         5.8         1192         8.8           4 May         257.6         6.0         107         6.4           1 Mode         55.8         2.2         45         2.7         6.4           1 Mode         56.1         0.2         40         2.1         6.4           970         50.1         0.2         40         2.1         6.4           970         50.1         0.4         8         0.1         0.1           970         50.1         0.2         4         0.2         1.1         0.4         0.1           970         50.1         0.2         0.2         4         0.2         0.1         0.1         0.1           1 Mode         50.2         0.2         0.2         0.2         0.2         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.1         0.  | September       | 4.572             | 246.0     | 7.6                       | 122               | e e             | 3.5            |
| per         5669         305.0         7.6         142         9.3           Add         216.9         5.8         119         6.2           Add         216.9         5.8         119         6.2           Add         27.6         6.0         107         6.4           1,050         55.8         2.3         45         2.7           984         58.9         2.3         40         2.1           984         58.9         2.3         40         2.1           274         12.5         0.4         8         0.1           277         1.2         0.2         7         0.4           80         3.0         -         1         -         0.7           17         0.7         -         1         -         0.7           42         2.4         0.3         1         1         0.1           1,286         75.1         1.0         1         0.1           1,134         68.0         1.3         1.0         1           678         3.3         1.0         8         0.1           1,134         68.0         1.3         1.0         0.1<  | October         | 4.596             | 251.6     | 5.8                       | 132               | 8.8             | 2.1            |
| rer         4,044         216.9         5.8         119         6.2           4,819         257.6         6.0         107         6.4           1,050         55.8         2.2         45         2.7           904         58.9         2.3         46         2.1           970         501         0.4         8         0.1           974         58.9         0.2         4         0.1           274         11.25         0.2         4         0.1           80         3.0  | November        | 5,669             | 305.0     | 7.6                       | 142               | 9.3             | 2.6            |
| 4,819   257.6   6.0   10T   6.4     1,050   55.8   2.2   45   2.1     1,050   55.8   2.2   46   2.1     1,050   56.1   0.4   8   0.1     274   12.5   0.2   7   0.4     80   3.0     16   0.7     1,7   42   2.4   0.3   1   0.1     1,134   68.0   1.3   49   1.0     1,134   68.0   1.3   1.0   1.0     1,134   68.0   1.3   1.0   1.0     1,134   68.0   1.3   1.0   1.0     1,134   68.0   1.3   1.0   1.0     1,134   68.0   1.3   1.0   1.0     1,134   68.0   1.3   1.0   1.0     1,134   6.8   0.3   1.0   1.0     1,134   0.5   0.3   0.3     1,134   0.5   0.3           | December        | 4,044             | 216.9     | 5.8                       | 119               | 6.2             | 1.7            |
| 1,050 55.8 2.2 45 2.7 984 58.9 2.3 40 2.1 970 50.1 0.4 8 0.1 274 12.5 0.2 7 7 0.4 627 33.4 0.4 16 0.7 1,7 0.7 - 1 42 2.4 0.3 11  | January         | 4.819             | 257.6     | 0.9                       | 107               | 6.4             | 3.7            |
| 1,050   55.8   2.2   45   2.7     934   58.9   2.3   40   2.1     970   50.1   0.4   8   0.1     274   12.5   0.2   7   0.4     80   3.0     1   1       17   0.7     1   1       42   2.4   0.3   1   0.1     1,286   75.1   1.6   2.7     1,134   68.0   1.3   49   2.9     1,138   59.6   0.18   16   1.0     1,139   59.6   0.18   16   0.1     1,140   3.3   1.10   8   0.4     1,141   0.15     2.2     1,141   0.15     2.2     1,151   0.1   0.3   0.3     1,10   0.3   0.3   0.1     1,11   0.15     2.2     1,11   0.15     2.3     1,   |                 | •                 |           |                           |                   |                 |                |
| 1,050   55.8   2.2   45   2.7     984   58.9   2.3   40   2.1     274   12.5   0.2   7   0.4     17   0.7   0.7     42   2.4   0.3     1,134   6.80   1.51   1.0     1,134   6.80   1.51   1.0     1,134   6.80   1.51   1.0     1,134   6.80   1.3   49   2.9     1,134   6.80   0.8   16   1.0     1,134   6.80   0.8   16   1.0     1,134   6.80   0.8   16   1.0     1,134   6.80   0.8   16   1.0     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   16   0.1     1,134   6.80   0.8   1.0     1,13   |                 |                   |           | STATES - DECEMBER 1989    |                   |                 |                |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | N.S.W.          | 1,050             | 55.8      | 2.2                       | 45                | 2.7             | 6.0            |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Vic.            | 984               | 58.9      | 2.3                       | 40                | 2.1             | 9.0            |
| 274 11.23 0.2 1.7 0.3 0.3 0.4 1.5 0.3 0.4 1.5 0.3 0.4 1.5 0.3 0.4 1.5 0.3 0.4 1.5 0.3 0.1 1.5 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1  | old<br>A dia    | 970               | 50.1      | 4.0                       | 7 œ               |                 | -              |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | W.A.            | F17<br>627        | 33.4      | 0.2                       | - 91              | 0.7             | 0.2            |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Tas.            | 08                | 3.0       | ; 1                       | ļ <b></b> -       | 1               |                |
| 42     2.4     0.3     1     0.1       STATES - JANUARY 1990       1,286     75.1     1.6     27     2.9       1,134     68.0     1.3     49     2.9       1,228     59.6     0.8     16     1.0       329     15.1     1.0     1     0.1       678     33.3     1.0     8     0.4       104     3.1     —     2     0.1       11     0.5     —     2     0.1       49     2.8     0.3     2     0.1   | E.Y.            | 17.               | 0.7       |                           | <b></b>           | l               | I              |
| 1,286 75.1 1.6 27 1.7 1.7 1.3 49 2.9 1.0 1.3 49 2.9 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0  | A.C.T.          | 42                | 2.4       | 0.3                       |                   | 0.1             |                |
| 1,286     75.1     1.6     27     1.7       1,134     68.0     1.3     49     2.9       1,228     59.6     0.8     16     1.0       329     15.1     1.0     1     0.1       678     33.3     1.0     8     0.4       104     3.1     —     2     0.1       11     0.5     —     2     0.1       49     2.8     0.3     2     0.1  |                 |                   |           | STATES - JANUARY 1990     |                   |                 |                |
| 1,134 68.0 1.3 49 2.9 1,228 59.6 0.8 16 1.0 329 15.1 1.0 8 8 0.4 104 3.1 — 2 0.1 11 0.5 — 2 49 2.8 0.1   | N.S.W.          | 1,286             | 75.1      | 1.6                       | 27                | 1.7             | 2.1            |
| 1,228 $59.6$ $0.8$ $16$ $1.0$ $1.0$ $32.9$ $15.1$ $1.0$ $1.0$ $8$ $0.4$ $1.0$ $1.$   | Vic.            | 1,134             | 68.0      | 1.3                       | 49                | 2.9             | 8.0            |
| 529     15.1     1.0     1.0     0.1       678     33.3     1.0     8     0.4       104     3.1     —     2     0.1       11     0.5     —     2     0.1       49     2.8     0.3     2     0.1  | PIO             | 1,228             | 59.6      | 8.0                       | 16                | 0.1             | 0.3            |
| 104 3.1 2 0.1<br>11 0.5 - 2 0.1<br>49 2.8 0.3 2 0.1  | 5.A.<br>W.      | 329               | 15.1      |                           | <b>→ ○</b>        | 0.0             | ۱ 5            |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Tas.            | 104               | 33.3      | 0:1<br>                   | 0 7               | 0.1             | 3              |
| 49 2.8 0.3 2 0.1   | X.T.            |                   | 0.5       |                           | 10                | 0.1             |                |
|  | A.C.T.          | 49                | 2.8       | 0.3                       | <b>7</b>          | 0.1             | 0.1            |

TABLE 2 · SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS · ALL LENDERS —cominmed

| S million         S million         First mortgage           S million         S million         Dwelling           706.8         13.0         2.426           876.3         13.0         2.426           876.3         13.0         2.426           876.3         13.0         2.436           87.4         1.2         2.2           70.7         2.2         3.18           63.0         1.2         2.56           60.7         2.7         2.57           50.2         2.4         2.7           50.2         2.4         2.7           50.2         2.2         2.18           44.5         2.2         2.2           44.5         2.2         2.2           44.5         2.5         2.2           44.2         2.6         2.2           44.2         2.6         2.2           44.2         0.3         4.6           44.2         0.3         4.6           44.2         0.3         0.3           44.2         0.3         0.4           44.2         0.3         0.4           44.2         0.3         0.4  |              | 4                 | Houses     | r urchase of newly erected awellings |                   | Other dwellings |   |
|--|--------------|-------------------|------------|--------------------------------------|-------------------|-----------------|---|
| Decling   Semillion   Semill   |              |                   |            | Other security                       | First mortgage    |                 | Other security                          |
| 15.338   276-83   119   2.456   107-5   115-68   |              | Dwelling<br>units | \$ million | \$ million                           | Dwelling<br>units | \$ million      | \$ million                              |
| 15,588   706,8   130   2,456   107,5   107,5   14,256   78,72   130   2,456   107,5   191,1   14,256   78,72   23,4   3,560   29,77   22,2   29,9   25,7   29,7   29,9   20,7   29,7   29,9   29,7   29,9   29,7   29,9     |              |                   |            | AUSTRALIA                            |                   |                 |   |
| 15,538   706,8   13.0   2,456   1075     15,558   876,3   13.4   3,260   1075     1,296   876,3   23.4   3,260   1911     1,296   876,3   23.4   3,260   2075     1,391   78,9   3.1   277   13.7     1,401   65,0   12   2.2   2.2     1,401   65,0   12   2.2   2.2     1,401   70,7   2.7   2.2   2.2     1,401   70,7   2.7   2.2   2.2     1,501   65,0   44,2   2.2   2.2     1,501   13,1   13,1   14,4     1,501   1,501   1,501   1,501   | YEARS        |                   |            |                                      |                   |                 |   |
| 1,506   67,51   1,10   1,202   1,11   1,204   1,205   1,10   1,206   1,10   1,207   1,10   1,207   1,10     | 1986-1987    | 15,338            | 706.8      | 13.0                                 | 2,426             | 107.5           | 14.4                                    |
| 1,586   947   22   378   23.7   1.77   1.001   67.4   1.4   2.29   1.77   1.7   | 1988-1988    | 15,668<br>14 296  | 827.2      | 17.0                                 | 3,512             | 207.5           | 23.0<br>25.4                            |
| 1,586   947   21   257   177     1,000   650   112   259   126     1,001   650   12   259   126     1,001   707   27   259   159     1,001   707   27   24   259   159     1,001   650   443   113   114     1,001   650   442   229   114     1,001   650   442   229   114     1,001   670   442   229   144     1,001   670   443   44     1,001   670   444   670     1,001   670   470     1,001   670   470     1,001   670   470     1,001   670   470     1,002   670   470     1,003   670   470     1,004   670   670     1,005     1,005        | 1988         |                   |            |                                      |                   |                 |   |
| 1,000   6,30   1,1   267   1777   1778   1,1040   6,50   1,1040   6,50   1,1040   6,50   1,1040   6,50   1,1040   6,50   1,1040   6,50   1,1040   6,50   1,1040   6,50   4,21   1,1040   1,104   | November     | 1,586             | 94.7       | 2.2                                  | 378               | 23.7            | 5.0                                     |
| 1,001   65.0   1.2   2.59   12.6   1.50      | December     | 1,293             | 78.9       | 3.1                                  | 267               | 17.7            | 2.2                                     |
| 1,040   67,4   114   223   190     1,041   70,7   2.1   2.25   190     1,041   70,7   2.1   2.27   113     1,041   70,7   2.1   2.27   113     1,041   70,7   2.1   2.27   113     1,041   70,7   2.1   114     1,041   70,7   2.1   114     1,05   72,9   73,3   114     1,05   73,3   73,3   72,3     1,05   73,3   73,4   73,6     1,07   1,07   1,07     1,07   1,07   1,   | January      | 1001              | 63.0       | 1.2                                  | 219               | 12.6            | 1.5                                     |
| 1,641   70,7   1,7   250   1739   1739   1741   1   | February     | 1,040             | 67.4       | 1.4                                  | 253               | 19.0            | 1.5                                     |
| 786         50.2         14.2         2.7         15.3           607         43.7         1.2         2.7         15.3           670         43.7         1.1         17.7         11.4           670         43.7         1.1         17.7         11.4           772         43.3         1.1         17.7         11.3           819         57.2         2.1         1.6         11.9           819         57.2         2.2         1.6         11.9           819         57.2         2.2         1.6         11.9           810         57.2         2.2         1.56         1.56           113         7.4         2.2         2.29         1.56           113         7.4         2.2         2.29         1.56           113         7.4         2.2         2.29         1.56           113         7.4         2.2         2.2         1.56           113         7.4         2.2         2.2         1.56           113         7.4         2.2         4.4         4.4           113         7.4         4.4         4.4         4.4           113   | March        | 1,041             | 70.7       | 2.7                                  | 250               | 17.9            | 2.6                                     |
| 667 667 137 24 216 1137 1137 1137 1137 1137 1137 1137 11   | April        | 786               | 50.2       | 1.2                                  | 227               | 15.3            | 1.0                                     |
| 670 453 1.1 157 113 113 157 113 157 113 157 113 157 113 157 157 157 157 157 157 157 157 157 157  | May          | 963               | 60.7       | 2; c<br>4; c                         | 216               | 13.7            | 6.0                                     |
| 729         48.6         1.7         188         13.2           650         48.6         1.5         188         13.2           650         42.1         2.1         166         10.9           650         42.1         2.9         166         10.9           651         38.6         2.2         199         115.5           712         44.2         2.6         2.9         115.6           113         8.2         0.7         4.4         4.4           113         8.2         0.3         4.6         2.7           113         7.4         0.3         4.6         2.7           113         7.4         0.3         2.6         1.3           49         1.9         0.3         2.6         1.3           70         4.7         0.1         1.4         1.0           7         4.7         0.1         1.4         1.0           8         1.7         0.2         1.8         1.2           137         10.4         0.1         2.7         1.4           157         10.0         0.6         4.5         1.1           167         2.0  | fulv         | 2029              | 43.7       | 7:7                                  | 751               | 11.4            | 2.0                                     |
| 720         53.3         15         166         109           650         421         2.1         156         109           819         471         2.1         156         11.9           819         551         2.0         129         11.9           712         44.2         2.6         2.9         15.6           712         44.2         2.6         2.29         15.6           113         8.2         0.5         4.4         4.4           113         8.2         0.5         4.4         4.4           113         8.2         0.5         4.4         1.5           49         1.9         0.3         2.6         1.3           49         1.9         0.1         1.4         1.0           7         1.5         0.1         1.4         1.0           7         1.7         0.2         2.0         1.1           8         1.7         0.1         1.4         4.9           117         1.1         0.1         1.2         1.1           2         1.1         0.1         2.0         1.1           8         2.0         0.  | Anonet       | 975               | 43.5       | 7:1<br>5:1                           | 881               | 13.0            | 1.0                                     |
| 650 421 21 150 1119 551 386 229 208 155 551 442 26 229 169 1515  712 442 26 229 169 1515  712 442 26 229 159  713 131 0.7 4 0.3 44  714 0.3 44  715 113 0.7 4 0.3 44  717 113 0.7 114 0.10  718 119 0.3 26 113  719 110 0.6 44  719 1110 0.6 44  719 1110 0.6 44  719 1110 0.6 44  72 110 0.1 111  73 110 0.6 44  74 0.1 12  75 20 0.1 14  75 110 0.6 44  75 110 0.6 44  76 110 0.6 44  77 110 0.6 44  78 110 0.6 44  78 110 0.6 110  78 110 0.6 110  78 110 0.6 110  78 110 0.6 110  78 110 0.6 110  79 110 0.6 110  70 110 0.6 110  70 110 0.6 110  70 110 0.6 110  70 110 0.6 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110 0.7 110  70 110   | September    | 720               | 53.3       | 51                                   | 166               | 100             | 60                                      |
| 155    | October      | 650               | 42.1       | 2.1                                  | 150               | 11.9            | <b>=</b>                                |
| bber         551         38.6         2.2         199         144           y         712         44.2         2.6         2.9         15.6           y         712         44.2         2.6         2.9         15.6           y         712         44.2         2.6         2.9         15.6           137         131         0.7         44         4.4   | November     | 819               | 57.5       | 2.9                                  | 208               | 15.5            | 1.5                                     |
| y         712         442         2.6         229         15.6            137         states-december 1989         15.6         44         44            130         82         0.5         46         2.7         44   | December     | 551               | 38.6       | 2.2                                  | 199               | 14.4            | 2.5                                     |
| STATES - DECEMBER 1989  137 137 138 139 139 130 130 131 131 131 131 132 133 134 134 134 137 131 131 131 131 132 133 134 134 137 134 137 137 137 138 139 137 137 138 139 139 139 139 139 139 139 139 139 139  | 1990         | 212               |            | 70                                   | 000               | 731             | 40                                      |
| 137   131   0.7   51   44     130   8.2   0.5   46   2.7     131   7.4   0.3   26   1.3     14   0.1   0.1   1.4     15   0.3   26   1.3     17   1.5    1   0.01     27   1.7   0.2   1.8   1.2     17   10.4   1.1   0.4     18   2.0   2.0   2.0     197   10.0   0.6   45     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     197   10.0   0.6     198   2.0       198   2.0   0.1     199   0.1     100   0.1   0.1     110   0.1   0.1     110   0.1   0.1     110   0.1     110   0.1   0.1     110   0.1   0.1     110   0.1   0.1     111   0.1   0.1     111   0.1   0.1     112   0.7     113   0.1   0.1     114   0.1     115   0.1     116   0.1     117   0.1     118   0.1     119   0.1     110              | Jailuary     | 717               | 7:44       | 0.7                                  | 677               | 0.01            | <b>C.7</b>                              |
| 137   13.1   0.7   51   44     130   8.2   0.5   46   2.7     130   1.4   0.3   2.6   1.3     100   4.7   0.1   1.4     101   1.7   10.4   1.1     107   11.0   0.1     107   11.0   0.1     107   11.0   0.1     107   11.0   0.1     107   11.0   0.1     107   11.0   0.1     108   0.1   0.1     109   0.1   0.1     109   0.1   0.1     100   0.1     |              |                   |            | STATES - DECEMBER 1989               |                   |                 |   |
| 130   82   0.5   46   2.7     131   7.4   0.3   26   1.3     49   1.9   0.3   26   1.3     70   4.7   0.1   14   1.0     27   1.5  | N.S.W.       | 137               | 13.1       | 0.7                                  | 51                | 4.4             | 0.8                                     |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Vic.         | 130               | 8.2        | 0.5                                  | 46                | 2.7             | 0.7                                     |
| 70 4.7 0.3 26 1.3 71 1.5 1 14 1.0 72 1 1.5 2 0.1 72 1.5 1 1.0 72 1.5 1 1.0 72 1.5 1 1.0 72 1.5 1 1.0 72 1.5 1 1.0 72 1.5 1.0 73 1.1 0.0 74 1.1 0.1 74 1.1 0.1 75 1.0 0.0 75 5.0 0.1 76 1.1 0.1 77 1.1 0.0 78 7.0 0.1 78 7.0 0.1 78 7.0 0.1 79 7.0 0.1 70 7.0 0.1 70 7.0 0.1 70 7.0 0.1 70 7.0 0.1 71 7.0 0.1 72 7.0 0.1 73 7.0 0.1 74 7.0 0.1 75 7.0 0.1 7                             | PIO          | 113               | 7.4        | 0.3                                  | 41                | 3.6             | 0.5                                     |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | S.A.         | <b>\$</b> {       | 6:1        | 03                                   | 8:                | 1.3             | 0.3                                     |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | W.A.<br>Tas  | 2,5               | 7.4        | 1.0                                  |                   | P. C            | 0.1                                     |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | LX           | i                 | ]          | 1                                    | . 6               | 1.0             |   |
| 7. 137 10.4 1.1 61 4.9 1.1 61 4.9 1.1 61 4.9 3.6 3.6 3.6 3.6 4.5 3.1 1.0 6.2 3.6 3.1 1.0 6.2 3.6 3.1 1.0 6.2 3.0 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.2 3.1 1.0 6.1 1.0 1 | A.C.T.       | 25                | 1.7        | 0.2                                  | 18                | 1.2             | 1                                       |
| 7. 137 10.4 1.1 61 4.9 157 10.9 0.5 50 3.6 197 11.0 0.6 45 3.1 87 5.0 0.2 27 1.4 87 5.0 0.2 27 1.9 86 2.0  |              |                   |            |                                      |                   |                 |   |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   |              |                   |            | SIAIES - JANUARY 1990                |                   | William         |   |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | N.S.W.       | 137               | 10.4       | 111                                  | 19                | 4.9             | 1.2                                     |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Vic.         | 157               | 10.9       | 0.5                                  | 20                | 3.6             | 0.3                                     |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Old<br>Old   | 197               | 11.0       | 9.0                                  | \$                | 3.1             | 0.7                                     |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | S.A.         | 25                | 2.4        | 0.1                                  | 77                | 4.1             | 18                                      |
| . 36 2.6 0.1 12 0.7  | 7.A.<br>7.as | × ×               | 0.0        | 7.5                                  | 2,6               | e.1<br>10       | 7.0                                     |
| L. 36 2.6 0.1 12 0.7   | N.T.         | ۲ ا               | 3          | ļ                                    | ۱ ۱               | ;               | *************************************** |
| The state of the s | A.C.T.       | 36                | 2.6        | 0.1                                  | 12                | 0.7             | 0.1                                     |
|  |              |                   |            |                                      |                   |                 |   |

TABLE 2 · SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS · ALL LENDERS —continued

|                        |                   |                                       | Purchase of established dwellings | lings             |                 |                |
|------------------------|-------------------|---------------------------------------|-----------------------------------|-------------------|-----------------|----------------|
|                        |                   | Houses                                |                                   | Other o           | Other dwellings |                |
|                        | First mortgage    | · · · · · · · · · · · · · · · · · · · | Other security                    | First mortgage    |                 | Other security |
|                        | Dwelling<br>units | \$ million                            | \$ million                        | Dwelling<br>units | \$ million      | \$ million     |
|                        |                   |                                       | AUSTRALIA                         |                   |                 |                |
| YEARS                  |                   |                                       |                                   |                   |                 |                |
| 1986-1987<br>1987-1988 | 197,492           | 9,011.3                               | 150.1                             | 30.475            | 796.9           | 33.8<br>86.4   |
| 1988-1989              | 233,847           | 14,952.5                              | 320.7                             | 22,555            | 1,580.7         | 101.0          |
| November               | 25 080            | 1 598 6                               | 37.2                              | PL9 C             | 1857            | 11.0           |
| December               | 19,120            | 1,265.4                               | 28.4                              | 1,954             | 138.6           | 11.5           |
| January                | 16.798            | 1.091.7                               | 24.1                              | 1.525             | 105.6           | 7.1            |
| February               | 19,291            | 1,249.3                               | 27.0                              | 1,657             | 124.4           | 9.5            |
| March                  | 19,945            | 1,283.7                               | 31.1                              | 1,658             | 121.8           | 6.5            |
| April<br>Mav           | 16,324            | 1,078.9                               | 23.7                              | 1,383             | 104.8           | 6.2            |
| June                   | 13,152            | 885.9                                 | 19.9                              | 1.128             | 85.6            | 4.9            |
| July                   | 11,893            | 803.7                                 | 16.4                              | 1,066             | 85.1            | 3.6            |
| August                 | 14,706            | 1,000.2                               | 20.0                              | 1,158             | 85.3            | 8.1            |
| September<br>October   | 13,103            | 861.5                                 | 16.9                              | 1,182             | 86.9            | 4. A           |
| November               | 16.251            | 11013                                 | 17.5                              | 1.2.9             | 92.0            | 47             |
| December               | 11,843            | 806.0                                 | 15.2                              | 1,041             | 75.1            | 3.5            |
| 1990<br>January        | 14,772            | 980.3                                 | 17.1                              | 1.232             | 94.0            | 6.2            |
|                        | , ,               |                                       |                                   |                   |                 |                |
|                        |                   |                                       | STATES - DECEMBER 1989            |                   |                 |                |
| N.S.W.                 | 3,152             | 272.3                                 | 6.5                               | 485               | 40.6            | 1.6            |
| Vic.                   | 3,039             | 217.1                                 |                                   | 206               | 14.4            | 1.0            |
| PIO v                  | 2,409             | 137.2                                 | 1.5                               | 132               | ∞ v             | 0.3            |
| W.A.                   | 1.216             | 93.4                                  | 0.9                               | 74                | 3.7             | 0.2            |
| Tas.                   | 352               | 15.8                                  |                                   | . vo :            | 0.2             | 1              |
| X.T.<br>♦ C.H.         | 9<br>9<br>1<br>8  | 5.0                                   | 0.5                               | 2 2               | 0.5             | ١٤             |
|                        | <b>.</b>          | 200                                   |                                   | 3                 | ]               | 3              |
|                        |                   |                                       | STATES - JANUARY 1990             |                   |                 |                |
| N.S.W.                 | 3.882             | 323.9                                 | 0.9                               | 288               | 52.3            | 4.2            |
| Vic.                   | 3,727             | 260.6                                 | 4.9                               | 247               | 18.5            | 0.7            |
| ρj <b>Ö</b>            | 3,267             | 178.7                                 | 6:1                               | 147               | 10.3            | 0.5            |
| 5.A.<br>W.A            | 1,298             | 13.1                                  |                                   | 8 5               | £ 4.3           | 0.4            |
| Tas.                   | 443               | 20.1                                  | 0.1                               | 7                 | 0.5             | G              |
| N.T.                   | 86                | 9:9                                   |                                   | 17                | 6.0             | 1              |
| A.C.T.                 | 340               | 20.0                                  | 1.3                               | 23                | 1.0             | 1              |
|                        |                   |                                       |                                   |                   |                 |                |

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS --continued

|                                 | Alterations and additions to dwellings | Total dwelling<br>units   | Total commitments<br>\$ million | Cancellations<br>of commiments<br>\$ million | Commiments advanced during period \$\$ million | Commitments not advanced at end of period \$ million |
|---------------------------------|--|---|---------------------------------|--|--|--|
|                                 |  |   | AUSTRALIA                       |  |  |  |
| YEARS<br>1986-1987<br>1987-1988 | 498.5                                  | 279,338   | 13,328.6<br>20,816.9            | 465.9<br>617.6                               | 12,599.0<br>18,059.6                           | 2,481.0 4,597.9                                      |
| 1988-1989<br>1988<br>November   | 97.6                                   | 37,044  | 2,433.2                         | 79.1   | 2,213.6  | 4,638.6  |
| December<br>1999                | 75.1                                   | 27,861  | 1,902.4                         | 58.3   | 2,132.4  | 4,350.3  |
| January                         | 65.3                                   | 24,671  | 1,651.2                         | 74.1   | 1,608.7  | 4,318.8  |
| February<br>March               | 83.4                                   | 28,449<br>29,920  | 1,915.8                         | 63.3<br>75.4                                 | 1,813.2  | 4,330.8  |
| April                           | 83.5                                   | 24,717  | 1,689.2                         | 95.5   | 1,680.2  | 4,228.8  |
| May<br>June                     | 106.8<br>79.4                          | 29,479  | 2,067.6                         | 78.5   | 2,001.1  | 3.906.3  |
| July                            | 63.8                                   | 18,295  | 1,285.9                         | \$6.5  | 1,495.1  | 3,642.5  |
| August                          | 80.7                                   | 22,052<br>19 865  | 1,569.8                         | 2.32<br>E. 32                                | 1,510.7  | 3,621.3  |
| October                         | 70.4                                   | 20,162  | 1,398.6                         | 53.9   | 1,376.5  | 3,522.8  |
| November                        | 79.0                                   | 24,369  | 1,695.9                         | 8.79   | 1,649.2  | 3,506.5  |
| December<br>1990                | 0.90                                   | 161,11  | 1,247.1                         | 49.8   | 1,428.6  | 3,276.4  |
| January                         | 70.5                                   | 21,871  | 1,506.6                         | 56.2   | 1,342.6  | 3,384.1  |
|                                 |  |   | STATES - DECEMBER 1989          |  |  |  |
| N.S.W.                          | 23.4                                   | 4,920   | 425.2                           | 25.1   | 493.4  | 1,361.9  |
| o Vic                           | 10.5                                   | 3,445<br>573.   | 220.7                           | 4.4  | 3/0.3<br>244.9                                 | 899.1<br>414.8                                       |
| S.A.                            | 3.1                                    | 1,728   | 96.1                            | 5.0  | 102.2  | 172.4  |
| W.A.                            | 9.9                                    | 2,017   | 122.0                           | 5.1<br>5.6                                   | 154.0  | 332.3  |
| N.T.                            | <u>:</u>                               | 67<br>170<br>170<br>170<br>170<br>170<br>170<br>170<br>170<br>170<br>17 | 6.6                             | 0.0  | 89   | 10.5   |
| A.C.T.                          | 6.0                                    | 428   | 29.0                            | 3  | 30.9   | 55.0   |
|                                 |  |   | STATES - JANUARY 1990           |  |  |  |
| N.S.W.                          | 34.5                                   | 5,981   | 519.0                           | 25.1   | 426.7  | 1,433.1  |
|                                 | 911                                    | 4 900   | 280.4                           |  | 238.9  | 447.7  |
| S.A.                            | 3.7                                    | 1,817   | 102.7                           | 3.4  | 106.3  | 165.3  |
| W.A.                            | 7.1                                    | 2,626   | 155.9                           | 5.0  | 145.6  | 333.7  |
| Has.                            | 0.1                                    | 594   | 26.9                            | 0.5  | 21.1   | 35.8   |
| A.C.T.                          | 0.8                                    | 158   | 29.8                            | 1.0  | 28.9   | 54.9   |
|                                 |  |   |                                 |  |  |  |

TABLE 3 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS - ORIGINAL SEASONALLY ADJUSTED AND TREND ESTIMATES(a)

|                  | Construc<br>of dwelli |            | Purchase of<br>erected dw |                   | Purchas<br>established d |              | Total             | !             |
|------------------|-----------------------|------------|---------------------------|-------------------|--------------------------|--------------|-------------------|---------------|
| •                | Dwelling<br>units     | \$ million | Dwelling<br>units         | \$ million        | Dwelling<br>units        | \$ million   | Dwelling<br>units | \$ million    |
|                  |                       |            |                           | RIGINAL           |                          | Ψ //ш/.      | W THO             | ψπιιοπ        |
| 1988             | ·                     |            |                           |                   |                          |              |                   |               |
| November         | 7,317                 | 377.2      | 1,964                     | 125.6             | 27,763                   | 1,832.8      | 37,044            | 2,335.6       |
| December         | 5,227                 | 281.6      | 1,560                     | 101.9             | 21,074                   | 1,443.8      | 27,861            | 1,827.3       |
| 1989             |                       |            | 1,000                     | 101.7             | 21,074                   | 2,115.0      | 27,001            | 1,027.5       |
| January          | 5,128                 | 279.1      | 1,220                     | 78.4              | 18,323                   | 1.228.4      | 24,671            | 1,585.9       |
| February         | 6,208                 | 332.8      | 1,293                     | 89.3              | 20,948                   | 1,410.2      | 28,449            | 1,832.4       |
| March            | 7,026                 | 381.7      | 1,291                     | 93.8              | 21,603                   | 1.443.2      | 29,920            | 1,918.7       |
| April            | 5,997                 | 324.4      | 1,013                     | 67.7              | 17,707                   | 1,213.6      | 24,717            | 1,605.7       |
| May              | 7,105                 | 392.4      | 1,179                     | 77.7              | 21,195                   | 1,490.8      | 29,479            | 1,960.9       |
| June             | 5,087                 | 287.1      | 787                       | 55.9              | 14,280                   | 996.4        | 20,154            | 1,339.4       |
| July             | 4,509                 | 256.1      | 827                       | 57.2              | 12,959                   | 908.8        | 18,295            | 1,222.1       |
| August           | 5,271                 | 311.5      | 917                       | 64.0              | 15,864                   | 1,113.6      | 22,052            | 1,489.2       |
| September        | 4,694                 | 265.4      | 886                       | 66.7              | 14,285                   | 970.2        | 19,865            | 1,302.3       |
| October          | 4,728                 | 268.4      | 800                       | 57.1              | 14,634                   | 1,002.7      | 20,162            | 1,328.2       |
| November         | 5,811                 | 324.7      | 1,027                     | 77.4              | 17,531                   | 1,214.9      | 24,369            | 1,617.0       |
| December         | 4,163                 | 230.7      | 750                       | 57.7              |                          | 899.8        | 17,797            | 1,188.1       |
| 1990             | 4,103                 | 230.7      | /30                       | 51.1              | 12,884                   | 899.8        | 17,797            | 1,100.1       |
| January          | 4,926                 | 273.7      | 941                       | 64.9              | 16,004                   | 1,097.5      | 21,871            | 1,436.1       |
|                  |                       |            | SEASON                    | ALLY ADJUSTED     | <u> </u>                 |              |                   |               |
| 1000             |                       |            | - JENOON                  | TET ADJUSTED      |                          |              | ····              | <del></del> - |
| 1988             |                       | 007 •      | 1.600                     | 107.0             | 22.025                   | 1.556.6      | 01.070            | 1 000 0       |
| November         | 6,445                 | 327.1      | 1,698                     | 107.0             | 23,835                   | 1,556.6      | 31,978            | 1,990.8       |
| December         | 6,026                 | 320.8      | 1,663                     | 109.8             | 22,671                   | 1,525.0      | 30,360            | 1,955.5       |
| 1989             |                       |            |                           |                   |                          |              |                   |               |
| January          | 6,105                 | 338.8      | 1,485                     | 95.8              | 21,681                   | 1,467.0      | 29,271            | 1,901.5       |
| February         | 6,344                 | 346.2      | 1,373                     | 94.6              | 20,754                   | 1,419.5      | 28,471            | 1,860.3       |
| March            | 5,969                 | 319.2      | 1,184                     | 85.6              | 19,118                   | 1,239.6      | 26,271            | 1,644.5       |
| April            | 6,637                 | 370.7      | 1,125                     | 75.3              | 19,906                   | 1,355.1      | 27,668            | 1,801.0       |
| May              | 6,207                 | 342.3      | 1,015                     | 65.8              | 18,398                   | 1,323.7      | 25,620            | 1,731.8       |
| June             | 5,451                 | 298.8      | 809                       | 59.8              | 15,267                   | 1,055.1      | 21,527            | 1,413.6       |
| July             | 4,734                 | 277.4      | 885                       | 61.0              | 14,173                   | 1,020.2      | 19,792            | 1,358.6       |
| August           | 4,896                 | 282.8      | 842                       | 59.6              | 15,070                   | 1,053.3      | 20,808            | 1,395.7       |
| September        | 4,838                 | 271.2      | 895                       | 66.3              | 15,008                   | 1,017.5      | 20,741            | 1,355.1       |
| October          | 4,566                 | 262.8      | 779                       | 54.4              | 14,131                   | 981.7        | 19,476            | 1,298.8       |
| November         | 5,262                 | 289.9      | 926                       | 70.4              | 15,273                   | 1,043.2      | 21,461            | 1,403.5       |
| December         | 4,813                 | 263.7      | 808                       | 62.7              | 14,041                   | 958.0        | 19,662            | 1,284.4       |
| 1990             | 1,015                 | 205.7      | 000                       | 02.,              | 2 1,0 12                 | , , , , ,    | 17,002            | -,            |
| January          | 5,195                 | 291.5      | 1,022                     | 72.1              | 16,907                   | 1,173.2      | 23,124            | 1,536.8       |
|                  |                       | i .        | TREN                      | D ESTIMATES       |                          |              |                   |               |
| 1988             |                       |            |                           |                   |                          | <del> </del> |                   |               |
| November         | 6,178                 | 325.8      | 1,679                     | 106.6             | 22,667                   | 1,493.4      | 30,524            | 1,925.8       |
| December<br>1989 | 6,142                 | 327.2      | 1,595                     | 103.5             | 22,240                   | 1,480.9      | 29,977            | 1,911.6       |
| January          | 6,207                 | 334.1      | 1,491                     | 98.9              | 21,752                   | 1,458.6      | 29,450            | 1,891.6       |
| February         | 6,269                 | 340.6      | 1,366                     | 92.3              | 20,965                   | 1,414.7      | 28,599            | 1,847.6       |
| •                |                       |            |                           |                   |                          | 1,354.0      | 27,400            | 1,780.7       |
| March            | 6,260                 | 342.8      | 1,228                     | 83.9<br>75.6      | 19,912                   |              | 25,916            | 1,780.7       |
| April            | 6,131                 | 338.2      | 1,098                     | 75.6              | 18,687                   | 1,283.2      |                   | 1,604.1       |
| May              | 5,873                 | 326.6      | 989                       | 68.4              | 17,425                   | 1,209.1      | 24,287            | 1,504.1       |
| June             | 5,534                 | 310.7      | 912                       | 63.4              | 16,295                   | 1,140.4      | 22,742            |               |
| July             | 5,186                 | 293.9      | 863                       | 60.5              | 15,340                   | 1,077.5      | 21,389            | 1,432.0       |
| August           | 4,933                 | 281.0      | 842                       | 60.0              | 14,743                   | 1,031.9      | 20,518            | 1,372.8       |
| September        | 4,822                 | 274.0      | 843                       | 61.1              | 14,549                   | 1,009.5      | 20,214            | 1,344.6       |
| October          | 4,835                 | 272.9      | 856                       | 62.8              | 14,665                   | 1,010.2      | 20,356            | 1,345.9       |
| November         |                       |            |                           |                   |                          |              |                   |               |
| December         |                       |            | not av                    | ailable for publi | cation                   |              |                   |               |
| 1990             |                       |            |                           |                   |                          |              |                   |               |
| 1770             |                       |            |                           |                   |                          |              |                   |               |

<sup>(</sup>a) Excludes alterations and additions.

TABLE 4. SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - TYPE OF LENDER - ORIGINAL SEASONALLY ADJUSTED AND TREND ESTIMATES(a)

|                 | All Banks         |            | Permanent Building<br>Societies |                    | Other Lenders     |            | Total             |            |
|-----------------|-------------------|------------|---------------------------------|--------------------|-------------------|------------|-------------------|------------|
|                 | Dwelling<br>Units | \$ million | Dwelling<br>Units               | \$ million         | Dwelling<br>Units | \$ million | Dwelling<br>Units | \$ million |
|                 |                   |            | O                               | RIGINAL            |                   |            |                   | _          |
| 1988            |                   |            |                                 |                    |                   |            |                   |            |
| November        | 30,033            | 1,903.9    | 5,193                           | 332.6              | 1,818             | 99.0       | 37,044            | 2,335.6    |
| December        | 22,140            | 1,484.6    | 3,739                           | 241.3              | 1,982             | 101.4      | 27,861            | 1,827.3    |
| 1989            |                   |            |                                 |                    |                   |            |                   |            |
| January         | 20,438            | 1,318.5    | 2,827                           | 183.3              | 1,406             | 84.1       | 24,671            | 1,585.9    |
| February        | 23,665            | 1,522.9    | 3,194                           | 213.0              | 1,590             | 96.6       | 28,449            | 1,832.4    |
| March           | 25,449            | 1,621.8    | 2,828                           | 190.2              | 1,643             | 106.8      | 29,920            | 1,918.7    |
| April           | 20,785            | 1,349.1    | 2,408                           | 160.3              | 1,524             | 96.3       | 24,717            | 1,605.7    |
| May             | 24,785            | 1,653.6    | 2,531                           | 164.8              | 2,163             | 142.5      | 29,479            | 1,960.9    |
| June            | 16,047            | 1,066.5    | 2,189                           | 144.4              | 1,918             | 128.4      | 20,154            | 1,339.4    |
| July            | 14,548            | 987.7      | 1,723                           | 107.3              | 2,024             | 127.0      | 18,295            | 1,222.1    |
| August          | 17,792            | 1,209.6    | 2,084                           | 138.2              | 2,176             | 141.4      | 22,052            | 1,489.2    |
| September       | 15,419            | 1,003.3    | 2,397                           | 167.5              | 2,049             | 131.5      | 19,865            | 1,302.3    |
| October         | 15,650            | 1,027.2    | 2,350                           | 159.5              | 2,162             | 141.5      | 20,162            | 1,328.2    |
| November        | 20,223            | 1,342.9    | 1,955                           | 132.9              | 2,191             | 141.2      | 24,369            | 1,617.0    |
| December        | 14,327            | 952.8      | 1,684                           | 120.4              | 1,786             | 114.8      | 17,797            | 1,188.1    |
| 1990<br>January | 17,863            | 1,182.0    | 1,666                           | 113.1              | 2,342             | 140.9      | 21,871            | 1,436.1    |
|                 |                   |            | SEASONA                         | ALLY ADJUSTED      | )                 |            |                   |            |
| 1988            |                   |            |                                 |                    |                   |            |                   |            |
| November        | 25,750            | 1,607.3    | 4,510                           | 289.3              | 1,718             | 94.1       | 31,978            | 1,990.8    |
| December        | 24,113            | 1,586.9    | 4,091                           | 258.2              | 2,156             | 110.4      | 30,360            | 1,955.5    |
| 1989            | 24,113            | 1,000.9    | 4,071                           | 200.2              | 2,150             | 110.4      | 50,500            | 1,755.5    |
| January         | 24,168            | 1,578.5    | 3,488                           | 224.8              | 1,615             | 98.2       | 29,271            | 1,901.5    |
| February        | 23,574            | 1,543.0    | 3,263                           | 216.9              | 1,634             | 100.3      | 28,471            | 1,860.3    |
| March           | 21,886            | 1,358.8    | 2,770                           | 184.7              | 1,615             | 101.0      | 26,271            | 1,644.5    |
| April           | 23,677            | 1,540.8    | 2,469                           | 165.4              | 1,522             | 94.9       | 27,668            | 1,801.0    |
| May             | 21,466            | 1,459.6    | 2,282                           | 150.3              | 1,872             | 121.9      | 25,620            | 1,731.8    |
| June            | 17,434            | 1,142.1    | 2,191                           | 144.7              | 1,902             | 126.8      | 21,527            | 1,413.6    |
| July            | 15,820            | 1,106.8    | 1,863                           | 117.2              | 2,109             | 134.5      | 19,792            | 1,358.6    |
| August          | 16,699            | 1,126.8    | 1,985                           | 131.8              | 2,124             | 137.1      | 20,808            | 1,395.7    |
| September       | 16,217            | 1,047.5    | 2,372                           | 166.6              | 2,152             | 141.0      | 20,741            | 1,355.1    |
| October         | 15,211            | 1,013.9    | 2,197                           | 148.2              | 2.068             | 136.8      | 19,476            | 1,298.8    |
| November        | 17,686            | 1,154.7    | 1,732                           | 117.8              | 2,043             | 130.9      | 21,461            | 1,403.5    |
| December        | 15,779            | 1,022.5    | 1,896                           | 133.6              | 1,987             | 128.4      | 19,662            | 1,284.4    |
| 1990            | 13,777            | 1,022.5    | 1,090                           | 133.0              | 2,507             | 120.4      | 17,002            | 1,20       |
| January         | 18,518            | 1,241.3    | 2,002                           | 136.8              | 2,604             | 158.6      | 23,124            | 1,536.8    |
|                 |                   |            | TREN                            | D ESTIMATES        | <u></u>           |            |                   |            |
| 1988            |                   |            |                                 |                    | 1 000             | 07.0       | 20.504            | 1 006 5    |
| November        | 24,368            | 1,551.8    | 4,332                           | 277.0              | 1,823             | 97.0       | 30,524            | 1,925.8    |
| December        | 24,226            | 1,557.1    | 3,970                           | 256.1              | 1,782             | 98.4       | 29,977            | 1,911.6    |
| 1989            |                   |            |                                 | 00 * *             | 1 704             | 00.0       | 20.450            | 1 001 4    |
| January         | 24,129            | 1,558.3    | 3,595                           | 234.1              | 1,726             | 99.3       | 29,450            | 1,891.6    |
| February        | 23,721            | 1,536.8    | 3,204                           | 210.3              | 1,674             | 100.5      | 28,599            | 1,847.6    |
| March           | 22,915            | 1,491.0    | 2,826                           | 186.5              | 1,658             | 103.2      | 27,400            | 1,780.7    |
| April           | 21,714            | 1,422.9    | 2,506                           | 165.9              | 1,695             | 108.3      | 25,916            | 1,697.0    |
| May             | 20,222            | 1,337.7    | 2,277                           | 150.7              | 1,788             | 115.8      | 24,287            | 1,604.1    |
| June            | 18,684            | 1,248.3    | 2,146                           | 141.7              | 1,912             | 124.4      | 22,742            | 1,514.4    |
| July            | 17,291            | 1,162.7    | 2,083                           | 137.8              | 2,015             | 131.4      | 21,388            | 1,431.9    |
| August          | 16,384            | 1,099.8    | 2,063                           | 137.6              | 2,069             | 135.2      | 20,516            | 1,372.7    |
| September       | 16,063            | 1,069.2    | 2,056                           | 138.8              | 2,094             | 136.5      | 20,213            | 1,344.5    |
| October         | 16,208            | 1,070.2    | 2,038                           | 139.1              | 2,112             | 136.9      | 20,359            | 1,346.1    |
| November        |                   |            |                                 |                    |                   |            |                   |            |
| December        |                   |            | not ava                         | ilable for publica | ation             |            |                   |            |
| 1990            |                   |            |                                 | -                  |                   |            |                   |            |
| January         |                   |            |                                 |                    |                   |            |                   |            |

<sup>(</sup>a) Excludes alterations and additions.

#### **EXPLANATORY NOTES**

#### Introduction

This publication presents statistics of secured housing finance commitments made by significant lenders to individuals for the construction or purchase of dwellings for owner occupation. For detailed information on the scope and coverage of these statistics and definitions of data items refer to the July 1986 issue of this publication.

- 2. While the statistics are described as being for calendar months, it should be noted that:
  - (i) in the case of some of the larger banks, the data relate to a month ending on the last Wednesday; and
  - (ii) in the case of other lenders, some have accounting periods which do not correspond exactly to a calendar month and their figures are used without adjustment.

## Seasonally adjusted and trend estimates.

- 3. In the seasonal adjustments of these series, account has been taken not only of normal seasonal factors, but also of 'trading day' effects (arising from the varying reporting practices of the lenders) and the influence of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting these series are available on request.
- 4. Seasonal adjustment procedures do not aim to remove the irregular or 'non-seasonal' influences which may be present in any particular month. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after seasonal adjustment.
- 5. The smoothing of seasonally adjusted series to create trend estimates is a means of reducing the impact of the irregular component of the series. The trend estimates have been derived by applying a 13-term Henderson weighted moving average to the seasonally adjusted series.
- 6. While this smoothing technique enables estimates of trend to be produced for the latest month, it does result in revisions to the estimates for the most recent months as data for subsequent months become available. Generally subsequent revisions become smaller and after 3 months have little relative impact on the series. There will also be revisions as a result of revisions to the original estimates and annual reviews of seasonal and 'trading day' factors.
- 7. Because of the highly irregular nature of the housing finance 'all lenders' series it is not possible to discern with reasonable confidence the current direction of the trend at the end of these series. For such highly irregular series the ABS does not provide for publication the last three trend estimates.
- 8. Users may wish to refer to the ABS Information Papers A Guide to Smoothing Time Series Estimates of 'Trend' (1316.0) and Time Series Decomposition An Overview (1317.0) for more detailed information on smoothing of seasonally adjusted time series data.

### Unpublished data

9. More detailed classification of the data in this publication may be made available on request. Generally

a charge is made for providing this information. Inquiries should be made to the officer named in the Phone Inquiries section of the inquiries box at the front of this publication or by writing to Private Finance Section, ABS, P.O. Box 10, Belconnen, A.C.T. 2616.

#### Revisions

10. Revision to previously published statistics are included in issues of this publication as they occur.

#### Commitments not advanced at end of period

11. In principle, commitments not advanced at end of period presented in Table 2 are derivable by adding total commitments less cancellations of commitments less commitments advanced during the period to the balance of commitments at the end of the previous period. In practice, however, revisions and other adjustments may mean that such a derivation is inexact.

## Related publications

12. Users may also wish to refer to the following publications which are available on request:

Personal Finance, Australia (5642.0)—issued monthly

Commercial Finance, Australia (5643.0)—issued monthly

13. 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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

#### Symbols and other usages

- nil or rounded to zero
  - . not applicable
- 14. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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