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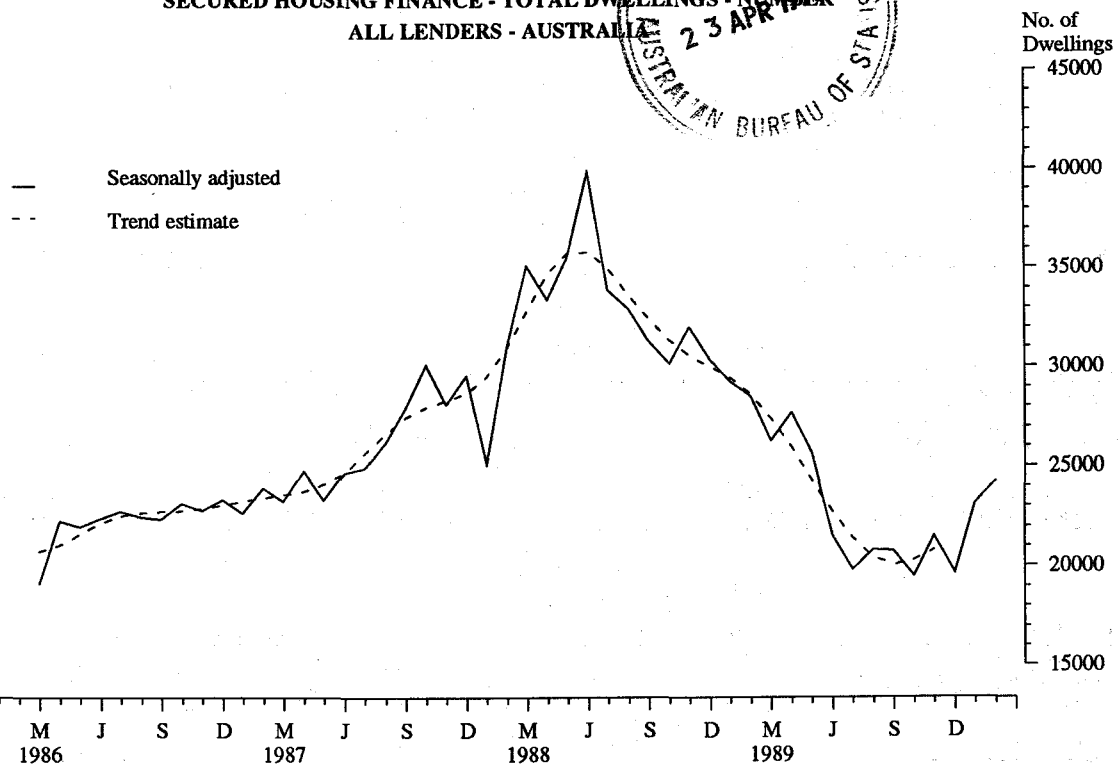
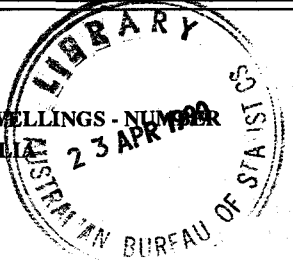
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**HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA
 FEBRUARY 1990**

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- *about these statistics*—contact Pat Fitzgerald on Canberra (06) 252 7117 or any ABS State office.
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MAIN FEATURES

**SECURED HOUSING FINANCE - TOTAL DWELLINGS - NUMBER
 ALL LENDERS - AUSTRALIA**



Secured housing finance commitments (excluding alterations and additions) totalled \$1,616.5 million in February 1990, \$180.4 million (12.6%) more than in January 1990 but \$215.9 million (11.8%) less than in February 1989.

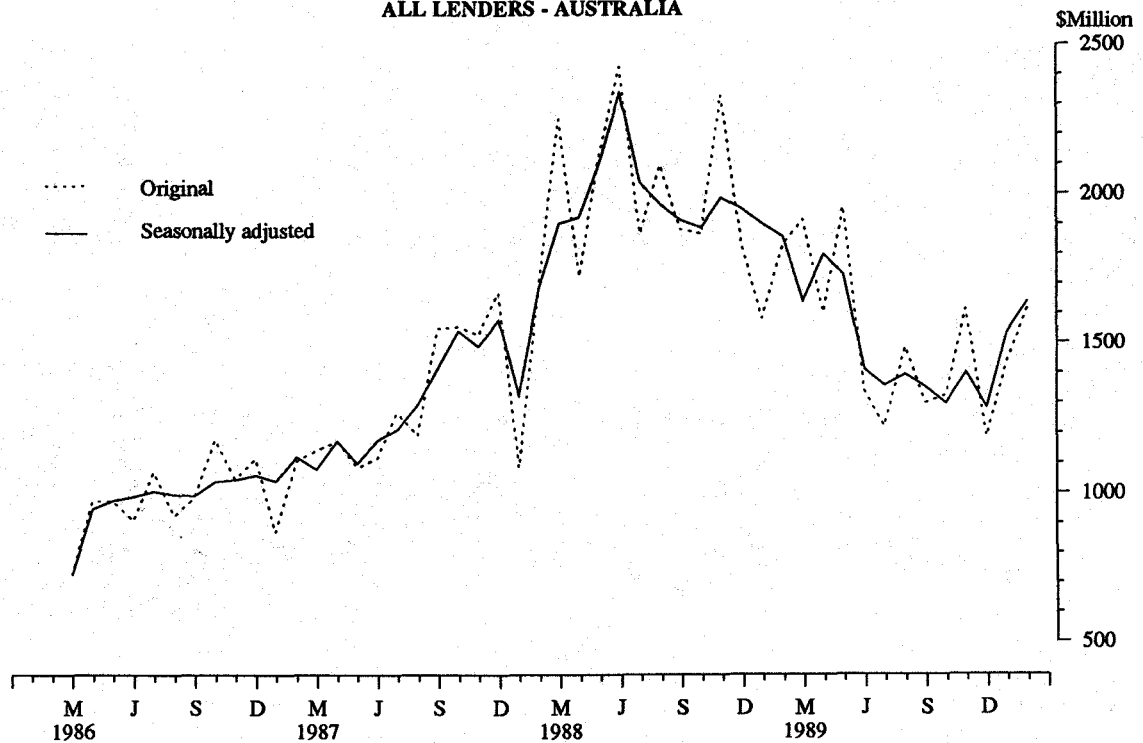
In seasonally adjusted terms there was an increase in commitments in February 1990 of \$105.3 million (6.9%) on January 1990, but a decrease of \$218.2 million (11.7%) on February 1989. The seasonally adjusted increase over January 1990 was 39.4% for permanent building societies and 5.3% for banks, whereas other lenders experienced a decrease of 8.7%.

Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 24,211 dwelling units in February 1990, 1,087 dwelling units (4.7%) more than in January 1990 but 4,260 dwelling units (15.0%) less than in February 1989.

As the above graph shows, the trend estimates continued to show a small increase in the number of dwelling units financed in October 1989 and November 1989 following a steady decline since 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.

**SECURED HOUSING FINANCE - TOTAL DWELLINGS - VALUE
ALL LENDERS - AUSTRALIA**



SUMMARY TABLES

Commitments by purpose (original)

<i>Purpose of Commitment</i>	<i>Feb. 1990 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
Established Dwellings	1,234.1	12.4	-12.5
Construction of Dwellings	311.5	13.8	-6.4
Purchase of Newly Erected Dwellings	70.9	9.3	-20.6
Total	1,616.5	12.6	-11.8

Commitments by type of lender (original)

<i>Type of lender</i>	<i>Feb. 1990 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
All Banks(c)	1,289.2	9.1	-15.3
Permanent Building Societies(c)	187.8	66.0	-11.8
Other Lenders	139.5	-1.0	44.4
Total	1,616.5	12.6	-11.8

Commitments by type of lender (Seasonally adjusted)

<i>Type of lender</i>	<i>Feb. 1990 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
All Banks(c)	1,306.5	5.3	-15.3
Permanent Building Societies(c)	190.7	39.4	-12.1
Other Lenders	144.8	-8.7	44.3
Total	1,642.1	6.9	-11.7

Number of dwellings secured by first mortgage (original)

<i>Purpose of Commitment</i>	<i>Feb. 1990 number</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
Established Dwellings	17,539	9.6	-16.3
Construction of Dwellings	5,661	14.9	-8.8
Purchase of Newly Erected Dwellings	993	5.5	-23.2
Total	24,193	10.6	-15.0

(a) February 1990 on January 1990. (b) February 1990 on February 1989.
(c) Since February 1989, one Building society has become a 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.

IAN CASTLES
Australian Statistician

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

Purpose Of Commitment	Type of Lender							
	All banks		Permanent building societies		Other lenders		Total	
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
AUSTRALIA								
Construction of dwellings -								
Houses -								
By first mortgage	4,753	245.6	267	18.9	518	31.3	5,538	295.7
By other security	..	7.1	..	0.1	..	—	..	7.1
Other dwellings -								
By first mortgage	121	7.0	2	0.2	—	—	123	7.2
By other security	..	1.4	..	—	—	—	..	1.4
Purchase of newly erected dwellings -								
Houses -								
By first mortgage	583	37.3	45	3.4	116	7.6	744	48.3
By other security	..	2.8	..	..	..	—	..	2.8
Other dwellings -								
By first mortgage	203	13.6	41	3.9	5	0.4	249	17.9
By other security	..	1.8	..	..	..	0.1	..	1.9
Purchase of established dwellings -								
Houses -								
By first mortgage	12,773	860.9	1,653	119.9	1,506	93.3	15,932	1,074.0
By other security	..	16.2	..	0.1	..	1.7	..	17.9
Other dwellings -								
By first mortgage	1,291	92.6	248	37.9	68	5.1	1,607	135.7
By other security	..	2.9	..	3.5	..	0.1	..	6.5
Alterations and additions to dwellings	..	62.5	..	5.1	..	1.6	..	69.2
Total commitments	19,724	1,351.7	2,256	192.9	2,213	141.1	24,193	1,685.7
STATES(a)								
New South Wales	5,358	462.4	983	104.1	327	30.4	6,668	596.9
Victoria	5,288	365.8	189	14.1	341	25.4	5,818	405.3
Queensland	3,885	218.3	587	40.6	1,060	60.3	5,532	319.3
South Australia	1,718	100.6	204	13.1	260	11.4	2,182	125.2
Western Australia	2,251	136.2	270	20.0	127	8.6	2,648	164.8
Tasmania	545	23.9	..	..	..	..	648	28.7
Northern Territory	155	8.2	23	1.0	98	4.8	156	8.3
Australian Capital Territory	524	36.3	..	..	..	..	541	37.2

(a) Includes alterations and additions.

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

YEARS	Construction of Dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	\$ million	Other security \$ million	First mortgage Dwelling units	\$ million	Other security \$ million
	AUSTRALIA					
1986-1987	45,303	1,883.9	53.7	1,252	50.3	8.3
1987-1988	64,088	3,048.4	85.5	1,540	74.2	11.2
1988-1989	73,857	3,810.9	96.9	1,738	104.9	25.7
1988						
December	5,105	266.4	6.8	122	6.7	1.6
1989						
January	5,029	263.6	6.0	99	6.3	3.2
February	6,074	312.6	9.8	134	7.6	2.8
March	6,891	361.0	9.3	135	10.1	1.3
April	5,835	304.0	6.9	162	10.8	2.7
May	6,954	369.3	9.0	151	10.6	3.4
June	4,982	272.8	6.4	105	6.4	1.5
July	4,390	239.2	6.3	119	7.6	3.0
August	5,147	294.0	8.1	124	7.8	1.7
September	4,572	246.0	7.6	122	8.3	3.5
October	4,596	251.6	5.8	132	8.8	2.1
November	5,669	305.0	7.6	142	9.3	2.6
December	4,044	216.9	5.8	119	6.2	1.7
1990						
January	4,819	257.6	6.0	107	6.4	3.7
February	5,538	295.7	7.1	123	7.2	1.4
	STATES - JANUARY 1990					
N.S.W.	1,286	75.1	1.6	27	1.7	2.1
Vic.	1,134	68.0	1.3	49	2.9	0.8
Qld	1,228	59.6	0.8	16	1.0	0.3
S.A.	329	15.1	1.0	1	0.1	—
W.A.	678	33.3	1.0	8	0.4	0.2
Tas.	104	3.1	—	2	0.1	—
N.T.	11	0.5	—	2	0.1	—
A.C.T.	49	2.8	0.3	2	0.1	0.1
	STATES - FEBRUARY 1990					
N.S.W.	1,356	80.7	1.2	27	1.7	0.6
Vic.	1,409	82.8	2.5	38	2.3	0.3
Qld	1,440	68.3	1.6	30	1.9	0.1
S.A.	380	17.9	0.4	3	0.1	0.1
W.A.	782	39.4	0.7	23	1.2	0.1
Tas.	98	3.2	—	2	0.1	—
N.T.	12	0.3	—	—	—	0.2
A.C.T.	61	3.1	0.6	—	—	—

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

	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	\$ million	Other security \$ million	First mortgage Dwelling units	\$ million	Other security \$ million
AUSTRALIA						
YEARS						
1986-1987	15,338	706.8	13.0	2,426	107.5	14.4
1987-1988	15,668	827.2	17.0	3,512	191.1	23.0
1988-1989	14,296	876.3	23.4	3,260	207.5	25.4
1988						
December	1,293	78.9	3.1	267	17.7	2.2
1989						
January	1,001	63.0	1.2	219	12.6	1.5
February	1,040	67.4	1.4	253	19.0	1.5
March	1,041	70.7	2.7	250	17.9	2.6
April	786	50.2	1.2	227	15.3	1.0
May	963	60.7	2.4	216	13.7	0.9
June	607	39.7	2.2	180	11.4	2.6
July	670	43.3	1.1	157	10.8	2.1
August	729	48.6	1.5	188	13.2	0.7
September	720	53.3	1.5	166	10.9	0.9
October	650	42.1	2.1	150	11.9	1.1
November	819	57.5	2.9	208	15.5	1.5
December	551	38.6	2.2	199	14.4	2.5
1990						
January	712	44.2	2.6	229	15.6	2.5
February	744	48.3	2.8	249	17.9	1.9
STATES - JANUARY 1990						
N.S.W.	137	10.4	1.1	61	4.9	1.2
Vic.	157	10.9	0.5	50	3.6	0.3
Qld	197	11.0	0.6	45	3.1	0.7
S.A.	62	2.4	0.1	27	1.4	—
W.A.	87	5.0	0.2	32	1.9	0.2
Tas.	36	2.0	—	2	0.1	—
N.T.	—	—	—	—	—	—
A.C.T.	36	2.6	0.1	12	0.7	0.1
STATES - FEBRUARY 1990						
N.S.W.	151	12.8	1.1	92	8.1	1.2
Vic.	204	13.7	0.5	62	3.9	0.5
Qld	200	11.9	0.6	48	3.2	0.1
S.A.	70	2.7	0.4	26	1.1	—
W.A.	59	3.8	0.1	9	0.7	0.1
Tas.	29	1.3	0.1	3	0.2	—
N.T.	1	—	—	1	—	—
A.C.T.	30	2.1	—	8	0.5	—

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

YEARS	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage	Other security	Other security	First mortgage	Other security	Other security
Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million	
AUSTRALIA						
1986-1987	197,492	9,011.3	150.1	17,527	796.9	33.8
1987-1988	256,455	13,805.1	250.2	30,475	1,690.4	86.4
1988-1989	233,847	14,952.5	320.7	22,555	1,580.7	101.0
1988						
December 1989	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	16,324	1,078.9	23.7	1,383	104.8	6.2
May	19,683	1,344.5	26.1	1,512	113.9	6.4
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	13,103	861.5	16.9	1,182	86.9	4.8
October	13,355	887.3	17.9	1,279	92.0	5.5
November	16,251	1,101.3	16.6	1,280	92.8	4.2
December 1990	11,843	806.0	15.2	1,041	75.1	3.5
January	14,772	980.3	17.1	1,232	94.0	6.2
February	15,932	1,074.0	17.9	1,607	135.7	6.5
STATES - JANUARY 1990						
N.S.W.	3,882	323.9	6.0	588	52.3	4.2
Vic.	3,727	260.6	4.9	247	18.5	0.7
Qld	3,267	178.7	1.9	147	10.3	0.5
S.A.	1,298	73.1	1.1	100	4.3	0.4
W.A.	1,717	98.4	1.8	104	6.2	0.3
Tas.	443	20.1	0.1	7	0.5	—
N.T.	98	5.6	—	17	0.9	—
A.C.T.	340	20.0	1.3	22	1.0	—
STATES - FEBRUARY 1990						
N.S.W.	4,282	363.8	7.1	760	85.2	4.8
Vic.	3,784	261.2	3.8	321	19.9	0.5
Qld	3,632	202.7	2.5	182	12.1	0.6
S.A.	1,558	90.5	1.2	145	7.8	0.1
W.A.	1,648	101.9	1.7	127	7.0	0.3
Tas.	504	21.7	0.3	12	0.6	0.2
N.T.	120	6.4	0.1	22	1.1	—
A.C.T.	404	25.7	1.3	38	2.1	0.1

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

YEARS	Alterations and additions to dwellings \$ million	Total dwelling units	Total commitments \$ million	Cancellations of commitments \$ million	Commitments advanced during period \$ million	Commitments not advanced at end of period \$ million
AUSTRALIA						
1986-1987	498.5	279,338	13,328.6	465.9	12,599.0	2,481.0
1987-1988	707.3	371,738	20,816.9	617.6	18,059.6	4,597.9
1988-1989	998.7	349,533	23,124.5	857.3	22,837.9	3,906.3
1988						
December 1988	75.1	27,861	1,902.4	58.3	2,132.4	4,350.3
1989						
January	65.3	24,671	1,651.2	74.1	1,608.7	4,318.8
February	83.4	28,449	1,915.8	63.3	1,813.2	4,330.8
March	91.4	29,920	2,010.2	75.4	1,981.1	4,284.4
April	83.5	24,717	1,689.2	64.6	1,680.2	4,228.8
May	106.8	29,479	2,067.6	76.4	2,001.1	4,219.0
June	79.4	20,154	1,418.7	58.5	1,578.5	3,906.3
July	63.8	18,295	1,285.9	56.5	1,495.1	3,642.5
August	80.7	22,052	1,569.8	64.3	1,510.7	3,621.3
September	72.8	19,865	1,375.1	52.4	1,405.7	3,541.8
October	70.4	20,162	1,398.6	53.9	1,376.5	3,522.8
November	79.0	24,369	1,695.9	64.8	1,649.2	3,506.5
December 1990	59.0	17,797	1,247.1	49.8	1,428.6	3,276.4
1990						
January	70.5	21,871	1,506.6	56.2	1,342.6	3,384.2
February	69.2	24,193	1,685.7	66.1	1,331.9	3,635.0
STATES - JANUARY 1990						
N.S.W.	34.5	5,981	519.0	25.1	426.7	1,433.1
Vic.	11.4	5,364	384.5	12.4	368.3	902.7
Qld	11.9	4,900	280.4	8.6	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
Tas.	1.0	594	26.9	0.5	21.1	35.8
N.T.	0.1	128	7.4	0.2	6.7	11.0
A.C.T.	0.8	461	29.8	1.0	28.9	54.9
STATES - FEBRUARY 1990						
N.S.W.	28.6	6,668	596.9	30.0	392.6	1,566.2
Vic.	13.4	5,818	405.3	13.8	353.6	940.6
Qld	13.6	5,532	319.3	9.2	266.7	491.0
S.A.	2.9	2,182	125.2	1.9	103.5	185.1
W.A.	8.0	2,648	164.8	8.5	158.7	335.7
Tas.	1.0	648	28.7	0.9	24.5	39.1
N.T.	0.1	156	8.3	0.1	6.3	12.9
A.C.T.	1.7	541	37.2	1.6	26.0	64.5

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

	<i>Construction of dwellings</i>		<i>Purchase of newly erected dwellings</i>		<i>Purchase of established dwellings</i>		<i>Total</i>	
	<i>Dwelling units</i>	<i>\$ million</i>	<i>Dwelling units</i>	<i>\$ million</i>	<i>Dwelling units</i>	<i>\$ million</i>	<i>Dwelling units</i>	<i>\$ million</i>
ORIGINAL								
1988								
December	5,227	281.6	1,560	101.9	21,074	1,443.8	27,861	1,827.3
1989								
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	12,884	899.8	17,797	1,188.1
1990								
January	4,926	273.7	941	64.9	16,004	1,097.5	21,871	1,436.1
February	5,661	311.5	993	70.9	17,539	1,234.1	24,193	1,616.5
SEASONALLY ADJUSTED								
1988								
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								
January	5,195	291.5	1,022	72.1	16,907	1,173.2	23,124	1,536.8
February	5,768	322.8	1,057	74.9	17,386	1,244.3	24,211	1,642.1
TREND ESTIMATES								
1988								
December	6,142	327.2	1,595	103.5	22,240	1,480.9	29,977	1,911.6
1989								
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
March	6,260	342.8	1,228	83.9	19,912	1,354.0	27,400	1,780.7
April	6,131	338.2	1,098	75.6	18,687	1,283.2	25,916	1,697.0
May	5,873	326.6	989	68.4	17,425	1,209.1	24,287	1,604.1
June	5,534	310.7	912	63.4	16,295	1,140.4	22,742	1,514.4
July	5,186	293.9	863	60.5	15,340	1,077.5	21,389	1,432.0
August	4,909	279.7	836	59.6	14,668	1,026.0	20,413	1,365.3
September	4,781	271.7	834	60.6	14,429	1,000.0	20,044	1,332.4
October	4,814	271.8	852	62.6	14,609	1,005.5	20,276	1,339.9
November	4,942	276.9	882	64.9	15,014	1,033.6	20,838	1,375.3
December								
1990								
January								
February								

not available for publication

(a) Excludes alterations and additions.

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

	<i>All Banks</i>		<i>Permanent Building Societies</i>		<i>Other Lenders</i>		<i>Total</i>	
	<i>Dwelling Units</i>	<i>\$ million</i>	<i>Dwelling Units</i>	<i>\$ million</i>	<i>Dwelling Units</i>	<i>\$ million</i>	<i>Dwelling Units</i>	<i>\$ million</i>
ORIGINAL								
1988								
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								
January	17,863	1,182.0	1,666	113.1	2,342	140.9	21,871	1,436.1
February	19,724	1,289.2	2,256	187.8	2,213	139.5	24,193	1,616.5
SEASONALLY ADJUSTED								
1988								
December	24,113	1,586.9	4,091	258.2	2,156	110.4	30,360	1,955.5
1989								
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								
January	18,518	1,241.3	2,002	136.8	2,604	158.6	23,124	1,536.8
February	19,635	1,306.5	2,302	190.7	2,274	144.8	24,211	1,642.1
TREND ESTIMATES								
1988								
December	24,226	1,557.1	3,970	256.1	1,782	98.4	29,977	1,911.6
1989								
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	2,084	137.9	2,015	131.4	21,389	1,432.0
August	16,288	1,093.6	2,053	136.3	2,071	135.4	20,413	1,365.3
September	15,906	1,059.0	2,040	136.6	2,098	136.8	20,044	1,332.4
October	16,134	1,065.1	2,028	137.9	2,114	137.0	20,276	1,339.9
November	16,674	1,097.2	2,018	140.2	2,146	137.9	20,838	1,375.3
December								
1990								
January								
February								

not available for publication

(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.

Electronic services

DISCOVERY Key *656# for selected current economic, social and demographic statistics.

AUSSTATS. Thousands of up-to-date time series are available on this ABS on-line service through PAXUS COMNET. For further information phone the AUSSTATS Help Desk on (06) 252 6017.

TELESTATS. This service provides:

- foreign trade statistics tailored to users' requirements. Further information is available on (06) 252 5404.
- Text and tables for selected Main Economic Indicator publications. Further information is available on (06) 252 5405.

Floppy disk service

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