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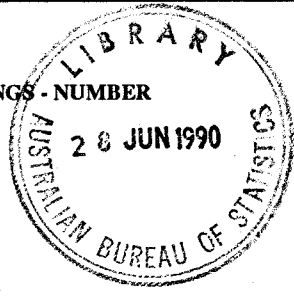
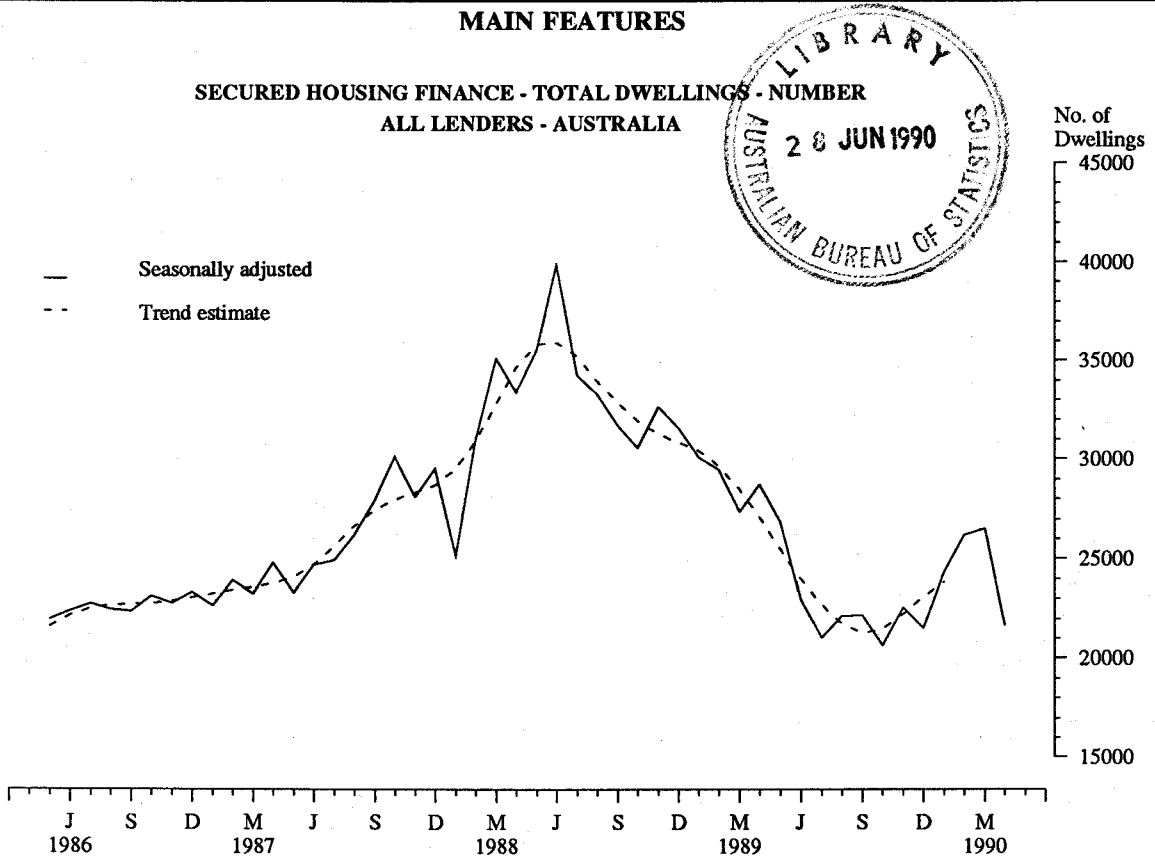
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HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA APRIL 1990

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MAIN FEATURES

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



Secured housing finance commitments (excluding alterations and additions) totalled \$1,357.8 million in April 1990, \$538.2 million (28.4%) less than in March 1990 and \$325.5 million (19.3%) less than in April 1989.

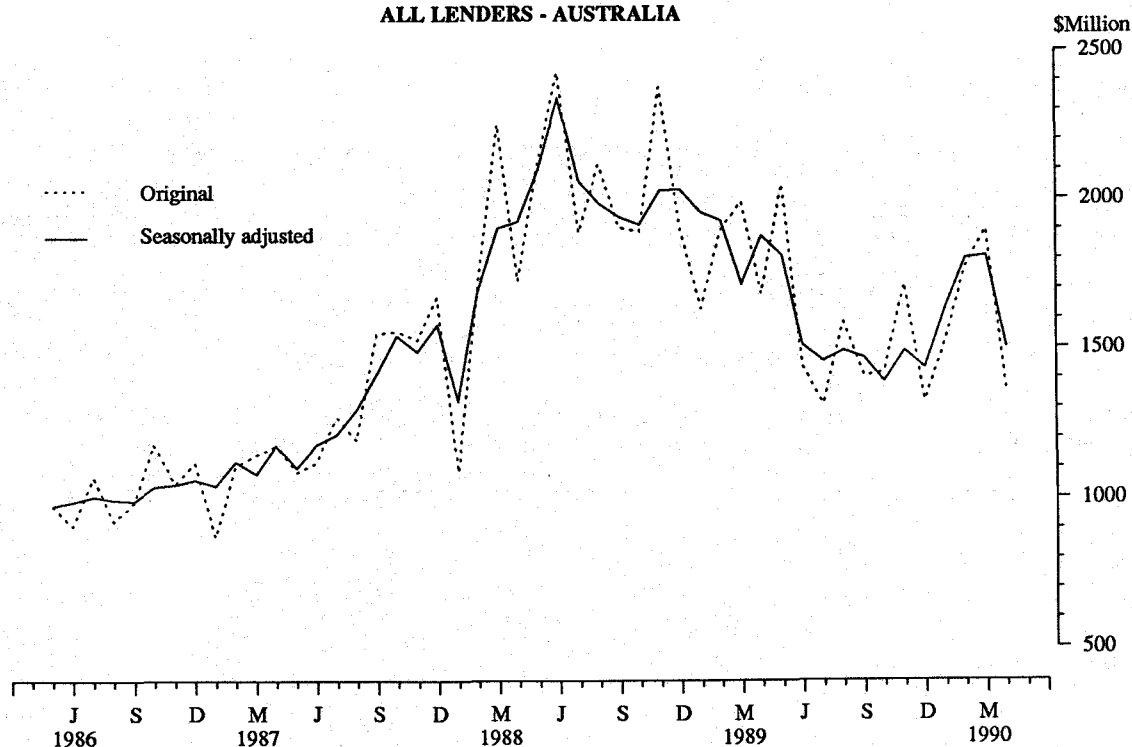
In seasonally adjusted terms there was a decrease in commitments in April 1990 of \$306.8 million (17.0%) on March 1990, and a decrease of \$375.8 million (20.0%) on April 1989. By type of lender, commitments by banks were down \$249.6 million, by permanent building societies down \$18.4 million and by other lenders down \$38.6 million, on March 1990. Commitments by banks were also down \$407.5 million on April 1989, but commitments by permanent building societies and other lenders were up \$5.6 million and \$26.2 million respectively.

Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 21,657 dwelling units in April 1990, 4,870 dwelling units (18.4%) less than in March 1990 and 7,100 dwelling units (24.7%) less than in April 1989.

As the above graph shows, the trend estimates continued to show an increase in the number of dwelling units financed since October 1989.

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>Commitments made during April 1990</i>		<i>Percentage change from last month(a)</i>		<i>Percentage change from same month last year(b)</i>	
	<i>Dwgs</i>	<i>\$M</i>	<i>Dwgs</i>	<i>\$M</i>	<i>Dwgs</i>	<i>\$M</i>
Established Dwellings	14,349	1,035.3	-27.1	-28.5	-23.1	-19.2
Construction of Dwellings	4,342	243.2	-29.0	-28.6	-27.4	-24.7
Purchase of Newly Erected Dwellings	995	79.3	-25.5	-25.6	-15.7	1.4
Total	19,686	1,357.8	-27.4	-28.4	-23.8	-19.3

Commitments by type of lender (original and seasonally adjusted)

<i>Type of lender</i>	<i>April 1990 \$ Million</i>		<i>Percentage change from last month(a)</i>		<i>Percentage change from same month last year(b)</i>	
	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>
All Banks(c)	1,007.4	1,133.3	-29.8	-18.1	-25.3	-26.4
Permanent Building Societies (c)	157.6	171.0	-23.7	-9.7	-1.7	3.4
Other Lenders	192.8	196.3	-24.2	-16.4	10.9	15.4
Total	1,357.8	1,500.5	-28.4	-17.0	-19.3	-20.0

(a) April 1990 on March 1990. (b) April 1990 on April 1989. (c) Since April 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 — APRIL 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	3,684	190.4	324	24.5	247	15.0	4,255	230.0
By other security	..	6.4	..	—	..	—	..	6.4
Other dwellings —								
By first mortgage	85	5.3	2	0.7	—	—	87	6.0
By other security	..	0.8	..	—	..	—	..	0.8
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	387	23.9	68	5.7	350	29.3	805	59.0
By other security	..	2.3	..	—	..	—	..	2.3
Other dwellings —								
By first mortgage	173	13.1	17	1.6	—	—	190	14.8
By other security	..	3.2	..	—	..	—	..	3.2
Purchase of established dwellings —								
Houses —								
By first mortgage	9,688	662.0	1,504	111.9	1,929	134.6	13,121	908.6
By other security	..	23.0	..	1.1	..	0.2	..	24.3
Other dwellings —								
By first mortgage	916	72.3	158	11.5	154	13.3	1,228	97.1
By other security	..	4.6	..	0.5	..	0.3	..	5.3
Alterations and additions to dwellings	..	59.7	..	6.1	..	0.9	..	66.7
Total commitments	14,933	1,067.1	2,073	163.7	2,680	193.7	19,686	1,424.5
STATES(a)								
New South Wales	3,973	380.2	788	71.7	1,260	110.8	6,021	562.7
Victoria	3,949	273.8	214	16.4	541	33.9	4,704	324.2
Queensland	2,805	161.5	406	30.0	601	35.0	3,812	226.5
South Australia	1,356	82.0	219	12.4	181	8.3	1,756	102.7
Western Australia	1,879	114.1	316	23.3	26	1.7	2,221	139.1
Tasmania	464	22.1					537	26.2
Northern Territory	122	6.7	130	9.9	71	4.0	122	6.7
Australian Capital Territory	385	26.7					513	36.4

(a) Includes alterations and additions.

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

YEARS	Construction of Dwellings					
	Houses			Other dwellings		
	First mortgage(a)	Other security	Other security	First mortgage	Other security	Other security
Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ 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	73,682	3,797.9	96.9	1,738	104.9	25.7
1989						
February	6,054	311.1	9.8	134	7.6	2.8
March	6,873	359.6	9.3	135	10.1	1.3
April	5,819	302.7	6.9	162	10.8	2.7
May	6,940	368.5	9.0	151	10.6	3.4
June	4,961	271.0	6.4	105	6.4	1.5
July	4,380	238.4	6.3	119	7.6	3.0
August	5,122	291.6	8.1	124	7.8	1.7
September	4,546	243.8	7.6	122	8.3	3.5
October	4,573	249.2	5.8	132	8.8	2.1
November	5,641	302.4	7.6	142	9.3	2.6
December	4,025	215.0	5.8	119	6.2	1.7
1990						
January	4,794	255.2	6.0	107	6.4	3.7
February	5,738	307.0	7.2	137	8.2	1.5
March	5,987	322.4	7.2	127	9.5	1.3
April	4,255	230.0	6.4	87	6.0	0.8
STATES — MARCH 1990						
N.S.W.	1,636	95.8	1.9	39	2.8	0.4
Vic.	1,481	88.6	2.8	43	3.6	0.3
Qld	1,502	71.8	0.9	13	1.0	0.3
S.A.	452	22.6	0.4	12	1.0	0.1
W.A.	729	36.3	0.8	16	0.9	0.1
Tas.	113	3.9	0.2	4	0.1	0.1
N.T.	15	0.5	0.1	—	—	—
A.C.T.	59	2.9	0.2	—	—	—
STATES — APRIL 1990						
N.S.W.	989	63.5	2.5	26	2.7	0.4
Vic.	1,050	59.0	1.8	32	1.7	0.2
Qld	1,007	47.6	1.1	8	0.5	0.1
S.A.	351	17.0	0.3	5	0.1	—
W.A.	707	37.2	0.6	14	0.9	0.1
Tas.	82	2.7	0.1	—	—	0.1
N.T.	15	0.7	—	2	0.1	—
A.C.T.	54	2.2	0.1	—	—	—

(a) Figures have been revised back to July 1988.

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage(a)	Other security	\$ million	First mortgage(a)	Other security	\$ million
Dwelling units	Dwelling units		Dwelling units	Dwelling units		\$ million
AUSTRALIA						
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	16,060	978.4	23.4	3,289	210.2	25.4
1989						
February	1,192	75.0	1.4	253	19.2	1.5
March	1,255	83.5	2.7	252	18.1	2.6
April	951	60.4	1.2	230	15.6	1.0
May	1,175	73.1	2.4	219	14.1	0.9
June	840	55.2	2.2	184	11.7	2.6
July	833	54.4	1.1	159	11.0	2.1
August	928	62.7	1.5	192	13.5	0.7
September	885	64.1	1.5	172	11.5	0.9
October	914	62.1	2.1	158	12.5	1.1
November	993	71.8	2.9	216	16.5	1.5
December	1,056	81.2	2.2	201	14.6	2.5
1990						
January	939	62.0	2.6	229	15.6	2.5
February	1,091	77.2	2.9	257	18.7	1.9
March	1,098	81.2	3.0	237	17.2	5.2
April	805	59.0	2.3	190	14.8	3.2
STATES — MARCH 1990						
N.S.W.	441	38.3	0.9	81	6.2	2.1
Vic.	262	18.9	0.8	51	3.5	2.5
Qld	139	8.5	1.0	49	3.7	0.1
S.A.	65	2.6	0.1	19	1.1	0.1
W.A.	89	6.1	—	19	1.8	0.4
Tas.	34	1.8	0.2	5	0.1	—
N.T.	—	—	—	3	0.2	—
A.C.T.	68	4.9	0.1	10	0.7	—
STATES — APRIL 1990						
N.S.W.	314	28.5	0.9	50	5.6	1.1
Vic.	204	13.3	0.5	47	3.6	1.7
Qld	116	7.2	0.7	23	1.5	0.2
S.A.	46	2.5	0.1	27	1.6	0.1
W.A.	47	2.4	0.1	28	1.4	—
Tas.	27	1.3	—	1	—	—
N.T.	3	0.2	—	1	0.1	—
A.C.T.	48	3.7	0.1	13	0.9	—

(a) Figures have been revised back to July 1988.

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

	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage(a)	Other security	Other security	First mortgage(a)	Other security	Other security
Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million	
AUSTRALIA						
YEARS						
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	241,771	15,480.3	320.7	23,128	1,623.1	101.0
1989						
February	20,076	1,303.2	27.0	1,724	129.4	9.5
March	20,833	1,345.6	31.1	1,684	123.5	6.5
April	17,235	1,143.7	23.7	1,430	108.5	6.2
May	20,807	1,418.7	26.1	1,560	118.0	6.4
June	14,254	963.6	19.9	1,205	91.9	4.9
July	12,876	877.8	16.4	1,116	89.5	3.6
August	15,832	1,082.3	20.0	1,218	90.2	8.1
September	14,270	951.5	16.9	1,249	92.6	4.8
October	14,258	953.2	17.9	1,330	97.5	5.5
November	17,276	1,180.0	16.6	1,306	96.0	4.2
December	12,980	896.3	15.2	1,076	77.7	3.5
1990						
January	15,630	1,048.2	17.1	1,279	97.5	6.2
February	17,290	1,181.1	18.9	1,627	138.8	6.5
March	17,933	1,287.5	24.5	1,746	132.8	4.1
April	13,121	908.6	24.3	1,228	97.1	5.3
STATES — MARCH 1990						
N.S.W.	5,536	490.7	11.7	881	77.7	2.4
Vic.	4,394	320.6	3.2	353	24.3	0.3
Qld	3,506	206.5	3.6	167	11.9	0.4
S.A.	1,673	96.5	1.3	142	7.6	0.5
W.A.	1,724	105.7	2.0	129	7.3	0.4
Tas.	476	21.9	0.6	14	0.7	—
N.T.	114	6.8	0.2	15	0.8	—
A.C.T.	510	39.0	1.9	45	2.6	0.1
STATES — APRIL 1990						
N.S.W.	4,009	353.0	12.9	633	58.9	3.6
Vic.	3,143	210.2	4.1	228	15.9	0.9
Qld	2,540	146.0	1.5	118	8.3	0.2
S.A.	1,225	69.9	2.1	102	5.5	0.1
W.A.	1,346	81.5	1.6	79	5.0	0.3
Tas.	421	19.8	0.9	6	0.2	0.2
N.T.	81	4.5	—	20	1.0	—
A.C.T.	356	23.7	1.1	42	2.3	—

(a) Figures have been revised back to July 1988.

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

YEARS	Alterations and additions to dwellings \$ million(a)	Total dwelling units(a)	Total commitments \$ million(a)	Cancellations of commitments \$ million(a)	Commitments advanced during period \$ million(a)	Commitments not advanced at end of period \$ million(a)
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	998.4	359,668	23,786.2	851.3	23,533.1	3,865.6
1989						
February	83.2	29,433	1,980.7	62.9	1,883.3	4,317.2
March	91.4	31,032	2,085.3	75.1	2,062.6	4,264.8
April	83.4	25,827	1,766.7	64.3	1,763.3	4,203.9
May	106.8	30,852	2,157.8	74.6	2,103.3	4,183.7
June	79.4	21,549	1,516.7	57.2	1,683.2	3,865.6
July	63.8	19,483	1,374.8	55.5	1,587.8	3,599.1
August	80.7	23,416	1,669.0	63.2	1,618.0	3,570.9
September	72.8	21,244	1,479.8	51.6	1,515.6	3,486.9
October	70.4	21,365	1,488.3	53.2	1,473.3	3,461.5
November	79.0	25,574	1,790.4	63.5	1,746.1	3,444.2
December	59.0	19,457	1,380.9	48.9	1,560.0	3,217.3
1990						
January	70.5	22,978	1,593.5	55.8	1,431.5	3,323.4
February	71.7	26,140	1,841.8	67.6	1,498.4	3,562.3
March	81.8	27,128	1,977.7	75.5	1,793.6	3,595.6
April	66.7	19,686	1,424.5	68.7	1,534.9	3,416.5
STATES — MARCH 1990						
N.S.W.	36.8	8,614	767.6	31.7	718.9	1,444.3
Vic.	16.2	6,584	485.5	12.1	400.1	1,012.1
Qld	12.6	5,376	322.3	11.8	309.0	487.9
S.A.	4.4	2,363	138.2	3.9	123.5	193.5
W.A.	8.6	2,706	170.5	12.1	162.1	322.1
Tas.	1.3	646	31.0	0.4	29.9	37.6
N.T.	0.1	147	8.7	0.3	9.5	11.8
A.C.T.	1.7	692	54.0	3.1	40.7	86.4
STATES — APRIL 1990						
N.S.W.	29.1	6,021	562.7	31.7	576.8	1,398.6
Vic.	11.3	4,704	324.2	9.6	376.6	950.0
Qld	11.6	3,812	226.5	8.6	250.4	455.3
S.A.	3.3	1,756	102.7	5.0	105.6	185.6
W.A.	8.0	2,221	139.1	11.8	159.0	290.4
Tas.	0.9	537	26.2	0.4	25.9	37.5
N.T.	0.1	122	6.7	0.1	6.5	11.9
A.C.T.	2.3	513	36.4	1.5	34.1	87.2

(a) Figures have been revised back to July 1988.

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

	Construction of dwellings(b)		Purchase of newly erected dwellings(b)		Purchase of established dwellings(b)		Total(b)	
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
ORIGINAL								
1989								
February	6,188	331.3	1,445	97.0	21,800	1,469.2	29,433	1,897.5
March	7,008	380.3	1,507	106.8	22,517	1,506.7	31,032	1,993.8
April	5,981	323.1	1,181	78.2	18,665	1,282.0	25,827	1,683.3
May	7,091	391.5	1,394	90.4	22,367	1,569.1	30,852	2,051.0
June	5,066	285.3	1,024	71.8	15,459	1,080.3	21,549	1,437.3
July	4,499	255.3	992	68.4	13,992	987.3	19,483	1,311.0
August	5,246	309.2	1,120	78.5	17,050	1,200.7	23,416	1,588.4
September	4,668	263.2	1,057	78.0	15,519	1,065.8	21,244	1,407.0
October	4,705	266.0	1,072	77.8	15,588	1,074.1	21,365	1,417.9
November	5,783	322.0	1,209	92.7	18,582	1,296.8	25,574	1,711.4
December	4,144	228.7	1,257	100.5	14,056	992.6	19,457	1,321.9
1990								
January	4,901	271.3	1,168	82.7	16,909	1,169.0	22,978	1,523.0
February	5,875	324.0	1,348	100.7	18,917	1,345.3	26,140	1,770.0
March	6,114	340.4	1,335	106.6	19,679	1,449.0	27,128	1,896.0
April	4,342	243.2	995	79.3	14,349	1,035.3	19,686	1,357.8
SEASONALLY ADJUSTED								
1989								
February	6,322	344.6	1,538	102.4	21,617	1,480.7	29,477	1,927.7
March	5,951	317.8	1,381	97.8	20,019	1,299.1	27,351	1,714.7
April	6,620	369.3	1,292	85.2	20,845	1,421.7	28,757	1,876.3
May	6,195	341.6	1,197	76.0	19,434	1,392.2	26,826	1,809.8
June	5,430	297.0	1,054	77.5	16,436	1,137.6	22,920	1,512.1
July	4,724	276.5	1,043	72.1	15,286	1,105.7	21,053	1,454.3
August	4,872	280.5	1,030	72.9	16,243	1,138.2	22,145	1,491.7
September	4,811	268.9	1,070	77.3	16,306	1,121.3	22,187	1,467.5
October	4,544	260.5	1,052	75.9	15,041	1,050.3	20,637	1,386.8
November	5,235	287.4	1,111	86.7	16,242	1,117.9	22,588	1,492.1
December	4,791	261.5	1,381	111.9	15,333	1,060.1	21,505	1,433.5
1990								
January	5,166	288.8	1,294	94.1	17,892	1,253.0	24,352	1,635.9
February	5,983	335.5	1,443	105.1	18,774	1,359.0	26,200	1,799.6
March	5,842	321.5	1,323	103.8	19,362	1,382.0	26,527	1,807.3
April	4,713	276.2	1,069	84.8	15,875	1,139.5	21,657	1,500.5
TREND ESTIMATES								
1989								
February	6,251	339.3	1,544	102.3	21,841	1,474.6	29,636	1,916.1
March	6,243	341.5	1,410	94.4	20,842	1,417.7	28,495	1,853.6
April	6,115	337.0	1,282	86.6	19,671	1,351.1	27,068	1,774.8
May	5,856	325.4	1,176	80.1	18,473	1,282.6	25,505	1,688.1
June	5,518	309.3	1,097	75.3	17,400	1,219.5	24,014	1,604.1
July	5,167	292.4	1,047	72.9	16,482	1,161.1	22,696	1,526.4
August	4,884	277.5	1,029	73.4	15,807	1,111.3	21,721	1,462.3
September	4,731	268.2	1,051	77.1	15,480	1,080.5	21,262	1,425.8
October	4,761	267.7	1,112	83.2	15,621	1,083.6	21,495	1,434.6
November	4,936	275.2	1,191	90.0	16,132	1,120.1	22,259	1,485.3
December	5,138	285.1	1,259	95.7	16,725	1,168.4	23,121	1,549.2
1990								
January	5,297	294.3	1,300	99.1	17,259	1,216.0	23,856	1,609.4
February								
March								
April								

not available for publication

(a) Excludes alterations and additions. (b) Figures have been revised back to July 1988.

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(b)</i>		<i>Total(b)</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								
1989								
February	23,665	1,522.9	3,194	213.0	2,574	161.7	29,433	1,897.5
March	25,449	1,621.8	2,828	190.2	2,755	181.9	31,032	1,993.8
April	20,785	1,349.1	2,408	160.3	2,634	173.9	25,827	1,683.3
May	24,785	1,653.6	2,531	164.8	3,536	232.7	30,852	2,051.0
June	16,047	1,066.5	2,189	144.4	3,313	226.4	21,549	1,437.3
July	14,548	987.7	1,723	107.3	3,212	216.0	19,483	1,311.0
August	17,792	1,209.6	2,084	138.2	3,540	240.6	23,416	1,588.4
September	15,419	1,003.3	2,397	167.5	3,428	236.2	21,244	1,407.0
October	15,650	1,027.2	2,350	159.5	3,365	231.1	21,365	1,417.9
November	20,223	1,342.9	1,955	132.9	3,396	235.7	25,574	1,711.4
December	14,327	952.8	1,684	120.4	3,446	248.6	19,457	1,321.9
1990								
January	17,864	1,182.1	1,666	113.1	3,448	227.8	22,978	1,523.0
February	20,255	1,332.6	2,256	187.8	3,629	249.6	26,140	1,770.0
March	20,959	1,435.2	2,660	206.4	3,509	254.3	27,128	1,896.0
April	14,933	1,007.4	2,073	157.6	2,680	192.8	19,686	1,357.8
SEASONALLY ADJUSTED								
1989								
February	23,574	1,543.0	3,263	216.9	2,640	167.8	29,477	1,927.7
March	21,886	1,358.8	2,770	184.7	2,695	171.2	27,351	1,714.7
April	23,677	1,540.8	2,469	165.4	2,611	170.1	28,757	1,876.3
May	21,466	1,459.6	2,282	150.3	3,078	199.9	26,826	1,809.8
June	17,434	1,142.1	2,191	144.7	3,295	225.3	22,920	1,512.1
July	15,820	1,106.8	1,863	117.2	3,370	230.3	21,053	1,454.3
August	16,699	1,126.8	1,985	131.8	3,461	233.1	22,145	1,491.7
September	16,217	1,047.5	2,372	166.6	3,598	253.5	22,187	1,467.5
October	15,211	1,013.9	2,197	148.2	3,229	224.7	20,637	1,386.8
November	17,686	1,154.7	1,732	117.8	3,170	219.5	22,588	1,492.1
December	15,779	1,022.5	1,896	133.6	3,830	277.4	21,505	1,433.5
1990								
January	18,519	1,241.4	2,002	136.8	3,831	257.7	24,352	1,635.9
February	20,166	1,350.6	2,302	190.7	3,732	258.3	26,200	1,799.6
March	20,703	1,382.9	2,482	189.4	3,342	234.9	26,527	1,807.3
April	16,655	1,133.3	2,242	171.0	2,760	196.3	21,657	1,500.5
TREND ESTIMATES								
1989								
February	23,721	1,536.8	3,204	210.3	2,711	169.0	29,636	1,916.1
March	22,915	1,491.0	2,826	186.5	2,753	176.1	28,495	1,853.6
April	21,714	1,422.9	2,506	165.9	2,847	186.0	27,068	1,774.8
May	20,222	1,337.7	2,277	150.7	3,006	199.7	25,505	1,688.1
June	18,684	1,248.3	2,146	141.7	3,184	214.1	24,014	1,604.1
July	17,291	1,162.7	2,084	137.9	3,322	225.8	22,696	1,526.4
August	16,278	1,092.7	2,053	136.3	3,390	233.2	21,721	1,462.3
September	15,799	1,051.7	2,029	135.7	3,434	238.4	21,262	1,425.8
October	15,998	1,055.0	2,008	136.3	3,489	243.3	21,495	1,434.6
November	16,706	1,098.3	2,008	139.5	3,545	247.5	22,259	1,485.3
December	17,502	1,153.7	2,035	145.4	3,583	250.0	23,121	1,549.2
1990								
January	18,191	1,206.5	2,090	153.7	3,574	249.2	23,856	1,609.4
February								
March								
April								

not available for publication

(a) Excludes alterations and additions. (b) Figures have been revised back to July 1988.

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 March 1990 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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