



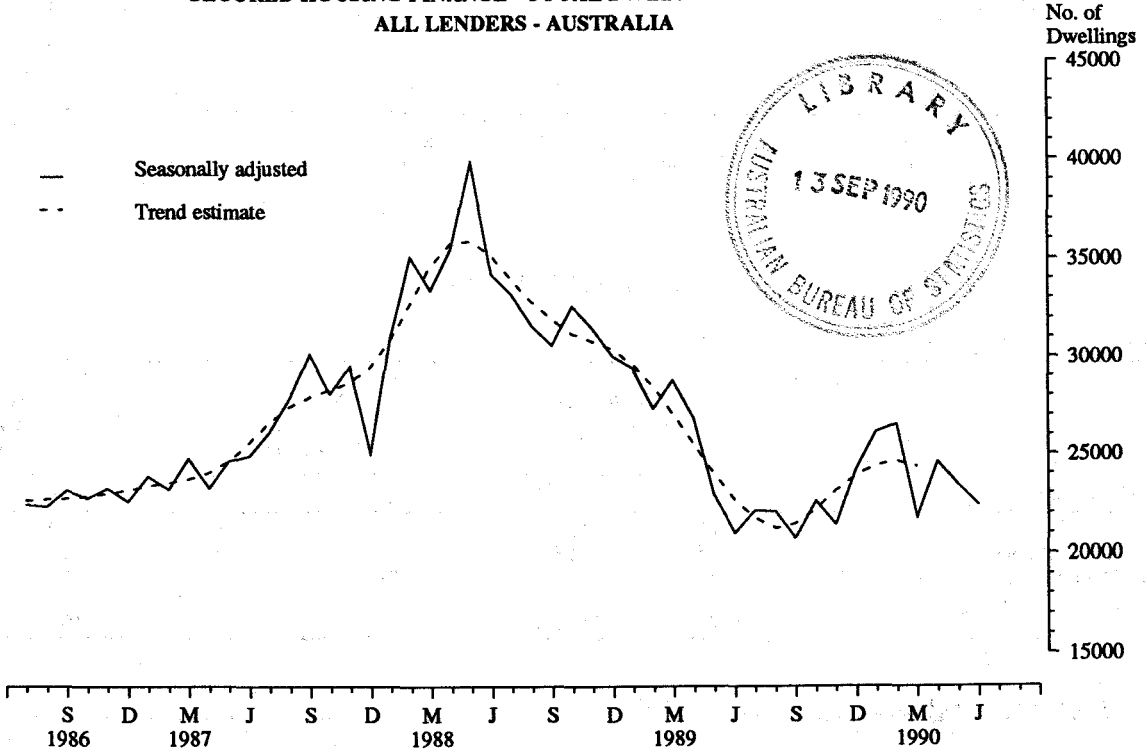
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HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA JULY 1990

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|---------------------|---|
| PHONE INQUIRIES | <ul style="list-style-type: none"> • <i>about these statistics</i>—contact Derek Pike on Canberra (06) 252 7129 or any ABS State office. • <i>about other statistics and ABS services</i>—contact Information Services on Canberra (06) 252 6627, 252 5402, 252 6007 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 \$1,456.6 million in July 1990, a decrease of \$16.0 million (1.1%) over June 1990 but an increase of \$145.6 million (11.1%) over July 1989.

In seasonally adjusted terms there was a decrease of \$18.1 million (1.1%) over June 1990 but an increase of \$113.5 million (7.8%) over July 1989. In terms of type of lender the decreases compared with June 1990 were also relatively small: banks were down 0.2%, permanent building societies were down 1.3% and 'other' lenders were down 6.7%.

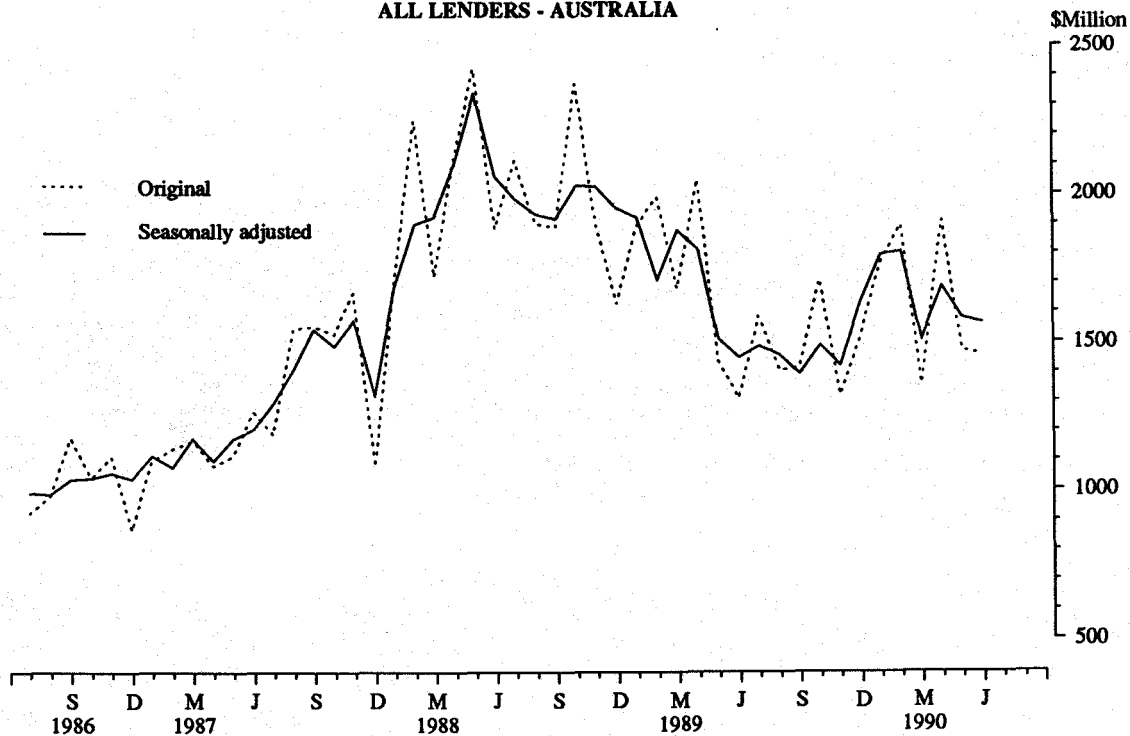
Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 22,388 dwelling units,

1,038 dwelling units (4.4%) less than in June 1990 but 1,381 dwelling units (6.6%) more than in July 1989.

The trend estimate for the number of dwelling units shown in the above graph showed a decrease for the month of April 1990, reversing the recent trend upwards which began in October 1989.

Due to the highly irregular nature of the series, it is not possible to calculate, with reasonable confidence, the trend estimate 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 July 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	15,620	1,101.1	-1.9	-1.6	11.6	11.5
Construction of Dwellings	4,659	264.4	3.5	2.3	3.6	3.6
Purchase of Newly Erected Dwellings	1,172	91.0	0.0	-3.7	18.1	32.9
Total	21,451	1,456.6	-0.7	-1.1	10.1	11.1

Commitments by type of lender (original and seasonally adjusted)

<i>Type of lender</i>	<i>July 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	1,084.9	1,183.2	-1.1	-0.2	9.8	6.9
Permanent Building Societies	187.4	192.9	0.3	-1.3	74.7	64.5
Other Lenders	184.2	187.2	-2.6	-6.7	-14.7	-17.1
Total	1,456.6	1,563.2	-1.1	-1.1	11.1	7.8

(a) July 1990 on June 1990. (b) July 1990 on July 1989.

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.

W. McLENNAN
Acting Australian Statistician

TABLE 1 — SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS — JULY 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	3,860	201.9	365	27.0	331	20.6	4,556	249.5
By other security	..	6.2	..	—	..	—	..	6.3
Other dwellings —								
By first mortgage	101	7.4	2	0.1	—	—	103	7.5
By other security	..	1.1	..	—	..	—	..	1.1
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	451	29.4	107	9.7	371	31.5	929	70.6
By other security	..	2.3	..	—	..	—	..	2.3
Other dwellings —								
By first mortgage	201	13.0	34	2.5	8	0.6	243	16.1
By other security	..	1.9	..	0.1	..	—	..	2.0
Purchase of established dwellings —								
Houses —								
By first mortgage	10,725	720.9	1,772	131.6	1,840	123.9	14,337	976.5
By other security	..	23.4	..	0.9	..	0.1	..	24.5
Other dwellings —								
By first mortgage	1,003	73.1	194	14.8	86	7.2	1,283	95.1
By other security	..	4.1	..	0.8	..	0.2	..	5.1
Alterations and additions to dwellings	..	69.3	..	6.4	..	1.6	..	77.3
Total commitments	16,341	1,154.2	2,474	193.8	2,636	185.8	21,451	1,533.8
STATES(a)								
New South Wales	4,294	386.1	1,046	95.4	1,105	95.7	6,445	577.2
Victoria	4,576	317.2	220	16.3	524	34.3	5,320	367.8
Queensland	3,276	196.2	544	37.6	768	43.3	4,588	277.1
South Australia	1,357	82.9	218	13.0	172	7.9	1,747	103.8
Western Australia	1,867	117.0	323	22.5	41	3.0	2,231	142.5
Tasmania	453	20.7					505	23.6
Northern Territory	147	8.3	123	9.0	26	1.6	149	8.5
Australian Capital Territory	371	25.9					466	33.6

(a) Includes alterations and additions.

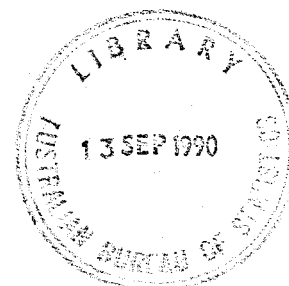


TABLE 2 — SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS — ALL LENDERS

YEARS	Construction of Dwellings					
	Houses			Other dwellings		
	First mortgage		Other security	First mortgage		Other security
	Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million
AUSTRALIA						
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
1989-1990	59,483	3,213.6	85.4	1,436	93.8	25.7
1989						
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
May	5,998	315.5	9.3	141	9.3	2.5
June	4,424	243.2	7.9	79	6.2	1.2
July	4,556	249.5	6.3	103	7.5	1.1
STATES — JUNE 1990						
N.S.W.	989	64.1	2.2	20	2.3	0.1
Vic.	1,107	61.9	1.9	34	1.9	0.9
Qld	1,206	61.1	1.8	10	1.4	0.1
S.A.	361	17.5	0.4	4	0.1	—
W.A.	599	31.7	1.3	7	0.3	—
Tas.	105	3.7	—	3	0.1	0.1
N.T.	13	0.6	—	—	—	—
A.C.T.	44	2.6	0.2	1	0.1	—
STATES — JULY 1990						
N.S.W.	1,132	69.5	2.3	37	3.3	0.4
Vic.	1,112	63.4	1.2	33	2.7	0.1
Qld	1,245	63.1	1.0	10	0.4	0.1
S.A.	328	17.3	0.1	6	0.2	0.3
W.A.	559	28.7	1.0	12	0.6	0.1
Tas.	109	3.7	0.1	2	0.1	0.1
N.T.	21	0.9	—	—	—	—
A.C.T.	50	2.9	0.6	3	0.2	0.1

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	Other security \$ million	Dwelling units	First mortgage Dwelling units	Other security \$ million	Other security \$ million
	AUSTRALIA					
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
1989-1990	11,856	852.3	27.8	2,462	178.3	27.0
1989						
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
May	1,339	102.2	3.0	254	17.0	3.6
June	975	74.5	2.7	197	15.4	1.9
July	929	70.6	2.3	243	16.1	2.0
	STATES — JUNE 1990					
N.S.W.	482	43.2	0.8	68	5.7	0.5
Vic.	232	14.9	0.3	48	3.8	0.5
Qld	101	6.8	0.6	35	2.6	0.3
S.A.	56	2.6	0.3	10	0.6	0.1
W.A.	44	2.9	0.5	9	0.8	0.4
Tas.	13	0.5	0.1	2	0.1	—
N.T.	—	—	—	1	—	—
A.C.T.	47	3.5	—	24	1.7	0.1
	STATES — JULY 1990					
N.S.W.	416	38.9	0.4	78	5.9	1.1
Vic.	231	15.1	0.4	57	3.8	0.4
Qld	109	6.6	1.0	43	2.5	0.1
S.A.	48	2.1	0.1	13	0.7	—
W.A.	66	4.3	0.1	27	1.7	0.1
Tas.	24	1.1	—	2	0.1	0.3
N.T.	2	0.2	0.1	3	0.2	—
A.C.T.	33	2.3	0.1	20	1.2	0.1

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

Purchase of established dwellings

YEARS	Houses			Other dwellings		
	First mortgage		Other security	First mortgage		Other security
	Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million
AUSTRALIA						
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
1989-1990	184,898	12,658.6	232.5	16,093	1,231.1	63.4
1989						
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
May	18,828	1,298.6	24.7	1,604	120.0	6.8
June	14,604	993.4	19.8	1,314	101.5	4.9
July	14,337	976.5	24.5	1,283	95.1	5.1
STATES — JUNE 1990						
N.S.W.	4,115	344.6	8.8	607	54.1	2.3
Vic.	3,731	255.0	3.3	300	22.4	0.4
Qld	3,113	181.9	3.6	168	11.4	0.3
S.A.	1,340	77.7	1.2	112	5.8	0.8
W.A.	1,421	87.7	1.6	78	5.4	0.7
Tas.	440	19.8	0.1	10	0.5	—
N.T.	92	4.7	0.1	14	0.6	—
A.C.T.	352	22.2	1.3	25	1.3	0.3
STATES — JULY 1990						
N.S.W.	4,174	348.7	14.4	608	51.0	2.3
Vic.	3,626	244.8	4.9	261	18.3	0.6
Qld	3,034	175.1	2.4	147	10.5	1.7
S.A.	1,251	72.2	0.7	101	5.1	—
W.A.	1,473	92.5	0.8	94	6.2	0.2
Tas.	360	16.5	0.1	8	0.3	—
N.T.	96	5.8	—	27	1.3	—
A.C.T.	323	20.9	1.1	37	2.4	0.2

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						
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
1989-1990	904.7	276,228	19,594.2	751.3	19,102.7	3,499.9
1989						
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	1,585.2	3,601.7
August	80.7	23,416	1,669.0	63.2	1,617.8	3,573.7
September	72.8	21,244	1,479.8	51.6	1,515.3	3,490.1
October	70.4	21,365	1,488.3	53.2	1,470.7	3,467.3
November	79.0	25,574	1,790.4	63.5	1,744.7	3,451.4
December	59.0	19,457	1,380.9	48.9	1,559.6	3,224.9
1990						
January	70.5	22,978	1,593.5	55.8	1,431.2	3,331.4
February	71.7	26,140	1,841.8	67.8	1,496.5	3,572.0
March	81.8	27,128	1,977.7	75.9	1,792.1	3,606.5
April	66.7	19,686	1,424.5	69.6	1,533.9	3,427.5
May	106.4	28,164	2,018.9	81.6	1,847.4	3,517.4
June	81.9	21,593	1,554.4	64.7	1,508.4	3,499.9
July	77.3	21,451	1,533.8	57.6	1,580.1	3,395.0
STATES — JUNE 1990						
N.S.W.	43.8	6,281	572.6	26.7	548.8	1,405.2
Vic.	13.2	5,452	380.5	14.1	373.9	970.1
Qld	12.0	4,633	284.1	10.4	273.5	494.3
S.A.	3.8	1,883	110.9	4.6	101.8	196.4
W.A.	6.7	2,158	139.9	6.7	143.8	288.1
Tas.	0.9	573	25.8	0.8	27.3	41.0
N.T.	0.1	120	6.0	0.3	8.3	11.7
A.C.T.	1.4	493	34.7	1.2	31.0	93.1
STATES — JULY 1990						
N.S.W.	39.0	6,445	577.2	23.1	587.5	1,371.7
Vic.	12.1	5,320	367.8	11.1	393.7	933.0
Qld	12.6	4,588	277.1	10.0	280.1	481.4
S.A.	4.9	1,747	103.8	4.7	105.6	189.9
W.A.	6.2	2,231	142.5	7.3	143.0	279.0
Tas.	1.0	505	23.6	0.3	29.2	35.0
N.T.	—	149	8.5	—	7.6	12.9
A.C.T.	1.4	466	33.6	1.2	33.5	92.1

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								
1989								
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
May	6,139	336.6	1,593	125.7	20,432	1,450.1	28,164	1,912.5
June	4,503	258.5	1,172	94.5	15,918	1,119.6	21,593	1,472.6
July	4,659	264.4	1,172	91.0	15,620	1,101.1	21,451	1,456.6
SEASONALLY ADJUSTED								
1989								
May	6,195	341.6	1,214	77.3	19,460	1,395.5	26,869	1,814.5
June	5,430	297.0	1,038	75.8	16,479	1,139.4	22,947	1,512.2
July	4,724	276.5	1,050	73.2	15,233	1,100.0	21,007	1,449.7
August	4,872	280.5	1,042	73.1	16,208	1,135.7	22,122	1,489.3
September	4,811	268.9	1,066	77.8	16,229	1,112.8	22,106	1,459.5
October	4,544	260.5	1,042	74.8	15,163	1,060.0	20,749	1,395.3
November	5,235	287.4	1,100	84.4	16,290	1,120.7	22,625	1,492.6
December	4,791	261.5	1,329	106.6	15,267	1,055.0	21,387	1,423.1
1990								
January	5,166	288.8	1,330	98.1	17,768	1,250.8	24,264	1,637.7
February	5,983	335.5	1,414	104.4	18,741	1,354.7	26,138	1,794.7
March	5,842	321.5	1,329	102.9	19,373	1,382.9	26,544	1,807.3
April	4,713	276.2	1,091	87.5	15,948	1,144.3	21,752	1,508.1
May	5,469	296.1	1,397	106.9	17,757	1,285.7	24,623	1,688.7
June	4,857	271.0	1,204	101.5	17,365	1,208.8	23,426	1,581.3
July	4,748	276.0	1,177	92.1	16,463	1,195.1	22,388	1,563.2
TREND ESTIMATES								
1989								
May	5,856	325.4	1,182	80.6	18,488	1,283.3	25,526	1,689.2
June	5,518	309.3	1,102	75.7	17,407	1,219.2	24,027	1,604.3
July	5,167	292.4	1,050	73.1	16,481	1,160.0	22,699	1,525.5
August	4,884	277.5	1,029	73.2	15,805	1,109.9	21,717	1,460.7
September	4,731	268.2	1,046	76.4	15,477	1,079.3	21,254	1,423.9
October	4,761	267.7	1,103	82.0	15,614	1,082.8	21,478	1,432.5
November	4,930	275.1	1,176	88.6	16,108	1,118.2	22,214	1,481.9
December	5,145	285.8	1,247	94.5	16,718	1,168.9	23,111	1,549.3
1990								
January	5,334	296.1	1,299	99.0	17,298	1,220.3	23,931	1,615.4
February	5,435	302.5	1,321	101.1	17,720	1,260.3	24,477	1,663.9
March	5,428	303.0	1,312	101.1	17,877	1,277.5	24,617	1,681.6
April	5,324	298.2	1,284	100.0	17,751	1,271.2	24,359	1,669.4
May								
June								
July								
			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								
1989								
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
May	22,187	1,481.8	2,761	201.1	3,216	229.7	28,164	1,912.5
June	16,358	1,096.6	2,455	187.0	2,780	189.1	21,593	1,472.6
July	16,341	1,084.9	2,474	187.4	2,636	184.2	21,451	1,456.6
SEASONALLY ADJUSTED								
1989								
May	21,466	1,459.6	2,282	150.3	3,121	204.6	26,869	1,814.5
June	17,434	1,142.1	2,191	144.7	3,322	225.4	22,947	1,512.2
July	15,820	1,106.8	1,863	117.2	3,324	225.7	21,007	1,449.7
August	16,699	1,126.8	1,985	131.8	3,438	230.7	22,122	1,489.3
September	16,217	1,047.5	2,372	166.6	3,517	245.4	22,106	1,459.5
October	15,211	1,013.9	2,197	148.2	3,341	233.3	20,749	1,395.3
November	17,686	1,154.7	1,732	117.8	3,207	220.0	22,625	1,492.6
December	15,779	1,022.5	1,896	133.6	3,712	267.1	21,387	1,423.1
1990								
January	18,519	1,241.4	2,002	136.8	3,743	259.5	24,264	1,637.7
February	20,166	1,350.6	2,302	190.7	3,670	253.3	26,138	1,794.7
March	20,703	1,382.9	2,482	189.4	3,359	235.0	26,544	1,807.3
April	16,655	1,133.3	2,242	171.0	2,855	203.8	21,752	1,508.1
May	19,319	1,310.0	2,490	182.2	2,814	196.6	24,623	1,688.7
June	17,984	1,185.2	2,536	195.5	2,906	200.6	23,426	1,581.3
July	17,211	1,183.2	2,538	192.9	2,639	187.2	22,388	1,563.2
TREND ESTIMATES								
1989								
May	20,222	1,337.7	2,277	150.7	3,027	200.8	25,526	1,689.2
June	18,684	1,248.3	2,146	141.7	3,197	214.3	24,027	1,604.3
July	17,291	1,162.7	2,084	137.9	3,325	224.9	22,699	1,525.5
August	16,278	1,092.7	2,053	136.3	3,387	231.6	21,717	1,460.7
September	15,799	1,051.7	2,029	135.7	3,426	236.5	21,254	1,423.9
October	15,998	1,055.0	2,008	136.3	3,472	241.3	21,478	1,432.5
November	16,682	1,096.2	2,003	139.3	3,530	246.4	22,214	1,481.9
December	17,514	1,154.3	2,024	145.0	3,573	250.0	23,111	1,549.3
1990								
January	18,288	1,212.5	2,081	153.4	3,562	249.5	23,931	1,615.4
February	18,829	1,256.9	2,176	163.8	3,473	243.1	24,477	1,663.9
March	19,009	1,274.9	2,294	174.8	3,314	231.9	24,617	1,681.6
April	18,847	1,268.3	2,395	182.9	3,117	218.2	24,359	1,669.4
May								
June								
July								
								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 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

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

