

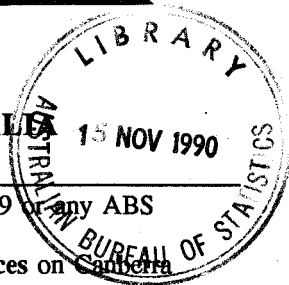
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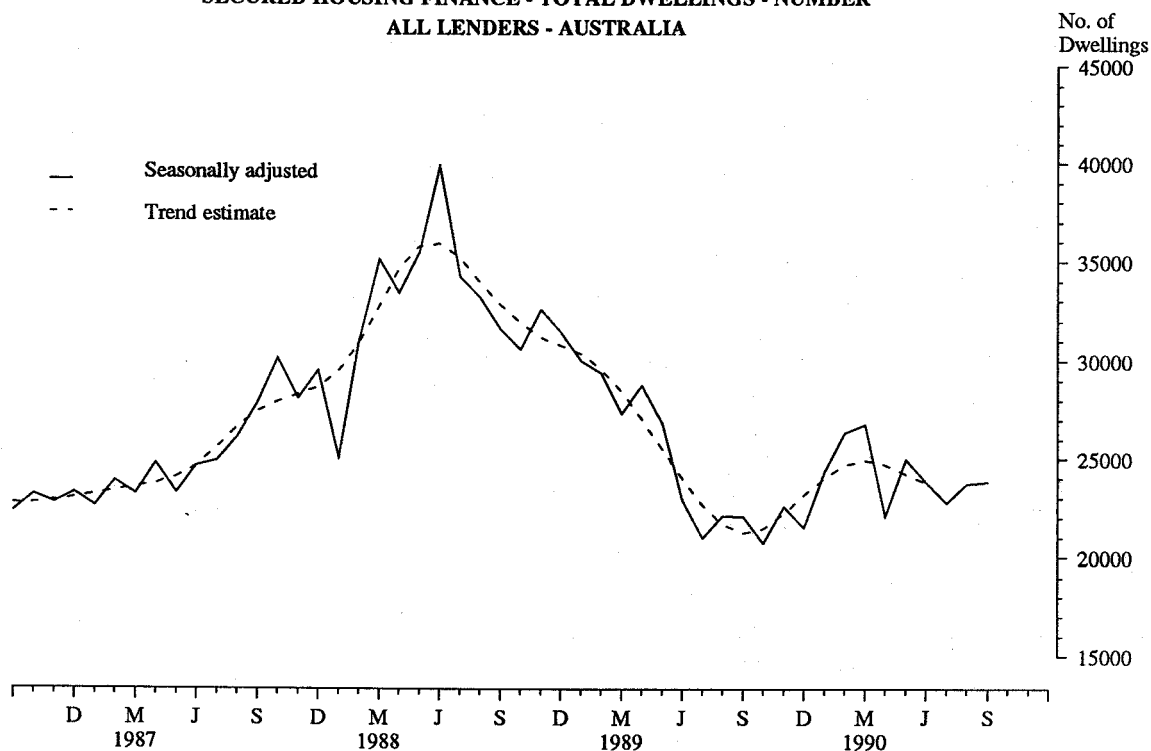


**HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA
 SEPTEMBER 1990**

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- *about these statistics*—contact Derek Pike on Canberra (06) 252 7129 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 \$1,541.5 million in September 1990, a decrease of \$131.1 million (7.8%) over August 1990 but an increase of \$134.5 million (9.6%) over September 1989. It should be noted, however, that some banks reported for a four week period in September 1990 as against a five week period in August 1990. September 1989 was also a four week reporting period.

After seasonal adjustment, which takes account of the different reporting periods of banks, there was an increase of \$51.0 million (3.2%) over August 1990 and an increase of \$168.7 million (11.6%) over September 1989. While there was a relatively small decrease in finance commitments for the purchase of established dwellings, down \$16.4 million (1.4%), there were relatively significant increases in finance

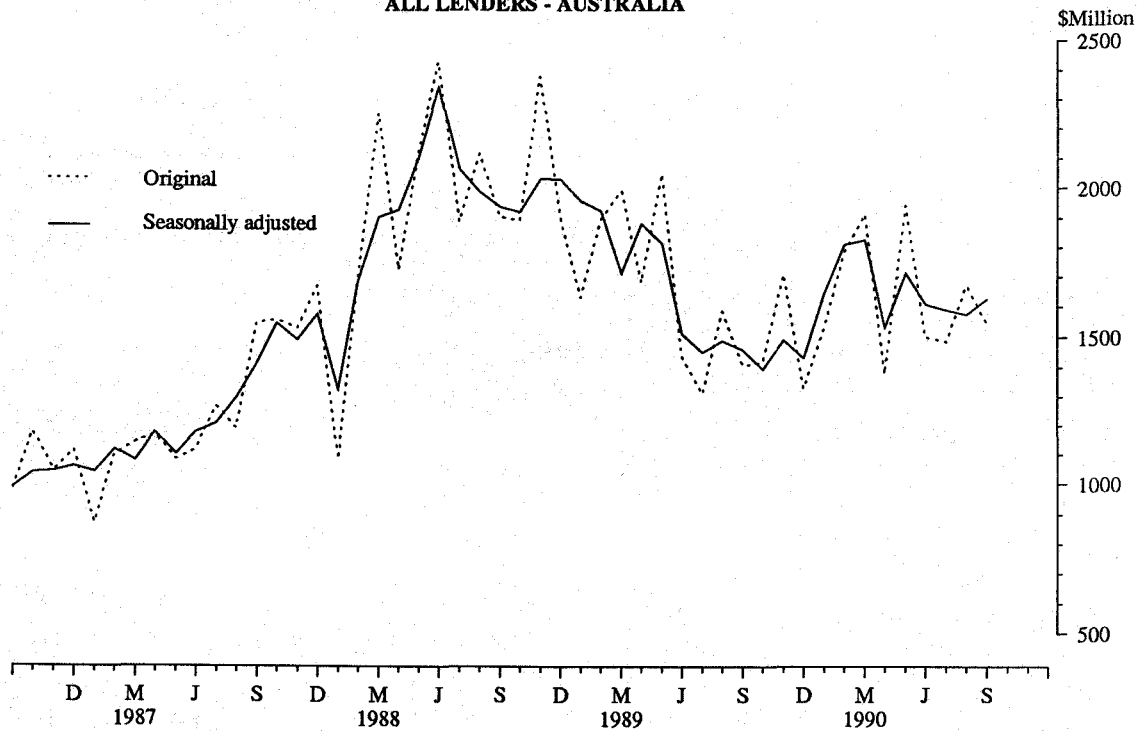
commitments for the construction of dwellings, up \$45.5 million (15.9%) and finance commitments for the purchase of newly erected dwellings, up \$22.0 million (20.8%).

Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 23,846 dwelling units, 100 dwelling units (0.4%) more than in August 1990 and 1,740 dwelling units (7.9%) more than in September 1989.

As the graph above shows the trend estimate for the number of dwelling units fell for the month of June 1990, the third successive monthly decrease.

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

SECURED HOUSING FINANCE: COMMITMENTS BY TYPE OF LENDER, AUSTRALIA

<i>Type of lender</i>	<i>September 1990 \$ Million</i>		<i>Percentage change from August 1990</i>		<i>Percentage change from September 1989</i>	
	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>
All Banks (a)	1,151.4	1,224.5	-9.0	3.2	14.8	16.9
Permanent Building Societies(a)	181.0	186.1	-7.8	-1.9	8.1	11.7
Other Lenders	209.1	217.7	-0.9	8.3	-11.5	-11.3
Total	1,541.5	1,628.2	-7.8	3.2	9.6	11.6

(a) Since September 1989, one Building Society has become a Bank

SECURED HOUSING FINANCE: COMMITMENTS BY PURPOSE, AUSTRALIA

<i>Purpose of commitment</i>	<i>Commitments made during September 1990</i>		<i>Percentage change from August 1990</i>		<i>Percentage change from September 1989</i>	
	<i>Dwellings</i>	<i>\$m</i>	<i>Dwellings</i>	<i>\$m</i>	<i>Dwellings</i>	<i>\$m</i>
Established Dwellings	15,448	1,101.3	-14.1	-11.9	-0.5	3.3
Construction of Dwellings	5,367	315.1	-3.7	1.0	15.0	19.7
Purchase of Newly Erected Dwellings	1,600	125.1	12.4	13.3	51.4	60.5
Total	22,415	1,541.5	-10.2	-7.8	5.5	9.6

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 — SEPTEMBER 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	4,384	242.1	322	24.0	562	34.6	5,268	300.7
By other security	..	7.0	..	—	..	—	..	7.1
Other dwellings —								
By first mortgage	99	5.9	—	—	—	—	99	5.9
By other security	..	1.4	..	—	..	—	..	1.4
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	740	48.4	77	6.9	407	35.8	1,224	91.0
By other security	..	4.5	..	—	..	—	..	4.5
Other dwellings —								
By first mortgage	309	20.6	61	5.0	6	0.6	376	26.2
By other security	..	3.4	..	—	..	—	..	3.4
Purchase of established dwellings —								
Houses —								
By first mortgage	10,446	718.4	1,714	125.9	1,950	129.2	14,110	973.5
By other security	..	16.4	..	1.0	..	0.2	..	17.6
Other dwellings —								
By first mortgage	996	75.4	230	17.2	112	8.8	1,338	101.3
By other security	..	7.8	..	1.0	..	0.1	..	8.9
Alterations and additions to dwellings	..	57.7	..	5.5	..	1.0	..	64.2
Total commitments	16,974	1,209.1	2,404	186.5	3,037	210.1	22,415	1,605.7
STATES(a)								
New South Wales	4,591	410.8	1,123	96.7	1,180	100.8	6,894	608.2
Victoria	4,560	324.2	157	10.4	481	26.1	5,198	360.7
Queensland	3,409	207.0	567	40.3	471	29.5	4,447	276.8
South Australia	1,430	87.2	240	15.0	782	47.1	2,452	149.3
Western Australia	1,857	115.2	246	17.8	12	0.8	2,115	133.8
Tasmania	531	25.3					632	30.3
Northern Territory	162	10.3	71	6.3	111	5.7	165	10.6
Australian Capital Territory	434	29.1					512	36.0

(a) Includes alterations and additions.

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

YEARS	Houses			Construction of Dwellings			Other dwellings	Other security	\$ million	
	First mortgage (a)		Dwelling units	Other security		Dwelling units				\$ million
	Dwelling units	\$ million		\$ 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	60,252	3,266.6	85.4	1,436	93.8	25.7				
1989										
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	4,039	215.9	5.8	119	6.2	1.7				
1990										
January	4,827	257.4	6.0	107	6.4	3.7				
February	5,825	313.1	7.2	137	8.2	1.5				
March	6,110	331.1	7.2	127	9.5	1.3				
April	4,403	240.5	6.4	87	6.0	0.8				
May	6,198	329.1	9.3	141	9.3	2.5				
June	4,588	254.2	7.9	79	6.2	1.2				
July	4,714	260.4	6.3	103	7.5	1.1				
August	5,460	294.4	7.4	111	8.7	1.5				
September	5,268	300.7	7.1	99	5.9	1.4				
STATES -- AUGUST 1990										
N.S.W.	1,241	74.9	2.6	29	2.2	0.6				
Vic.	1,247	70.4	1.6	41	3.1	0.2				
Qld	1,438	71.1	1.4	9	0.6	0.3				
S.A.	643	34.3	0.2	14	1.2	0.3				
W.A.	701	36.2	1.2	15	1.4	0.1				
Tas.	135	5.1	0.2	2	0.1	—				
N.T.	17	0.7	—	—	—	—				
A.C.T.	38	1.8	0.2	1	—	—				
STATES -- SEPTEMBER 1990										
N.S.W.	1,240	84.6	2.4	15	1.4	1.0				
Vic.	1,297	74.2	2.4	48	3.3	0.1				
Qld	1,261	63.5	0.6	7	0.2	—				
S.A.	652	36.8	0.4	15	0.6	0.1				
W.A.	587	31.5	0.6	8	0.3	0.2				
Tas.	142	5.9	0.1	3	0.1	—				
N.T.	25	0.8	—	1	—	—				
A.C.T.	64	3.4	0.4	2	0.1	—				

(a) Figures have been revised back to December 1989 due to the introduction of a new significant lender in South Australia into the collection.

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

YEARS	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						
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						
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
August	1,134	84.5	3.9	289	20.3	1.7
September	1,224	91.0	4.5	376	26.2	3.4
STATES — AUGUST 1990						
N.S.W.	479	44.4	1.0	87	6.8	0.6
Vic.	221	15.7	1.1	53	3.5	0.3
Qld	115	6.9	1.6	27	2.5	0.2
S.A.	168	8.9	0.1	68	4.0	0.3
W.A.	68	3.9	—	25	1.6	0.2
Tas.	26	1.1	0.1	5	0.2	—
N.T.	10	0.6	—	2	0.2	—
A.C.T.	47	3.1	0.1	22	1.5	—
STATES — SEPTEMBER 1990						
N.S.W.	516	47.5	0.9	96	7.5	1.4
Vic.	218	14.7	0.7	68	4.7	0.9
Qld	124	8.2	1.1	61	4.4	0.1
S.A.	198	10.8	1.1	105	6.8	1.0
W.A.	83	4.8	0.4	21	1.1	0.1
Tas.	28	1.5	0.1	5	0.2	—
N.T.	8	0.4	—	1	0.1	—
A.C.T.	49	3.2	0.1	19	1.4	—

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

YEARS	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage (a)		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	186,049	12,737.8	232.5	16,093	1,231.1	63.4
1989						
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	13,070	902.5	15.2	1,076	77.7	3.5
1990						
January	15,729	1,054.9	17.1	1,279	97.5	6.2
February	17,432	1,191.1	18.9	1,627	138.8	6.5
March	18,078	1,297.7	24.5	1,746	132.8	4.1
April	13,295	920.9	24.3	1,228	97.1	5.3
May	19,083	1,316.0	24.7	1,604	120.0	6.8
June	14,850	1,010.0	19.8	1,314	101.5	4.9
July	14,584	993.6	24.5	1,283	95.1	5.1
August	16,502	1,117.3	19.7	1,475	105.6	7.5
September	14,110	973.5	17.6	1,338	101.3	8.9
STATES — AUGUST 1990						
N.S.W.	4,699	388.8	4.8	688	58.6	3.5
Vic.	4,072	277.9	6.6	313	20.2	2.2
Qld	3,143	183.5	2.6	190	11.6	0.2
S.A.	1,841	106.7	0.8	106	5.4	0.7
W.A.	1,763	108.5	2.2	96	5.1	0.8
Tas.	511	21.8	0.8	11	0.4	—
N.T.	109	6.2	0.1	24	1.3	0.1
A.C.T.	364	23.9	1.8	47	2.9	—
STATES — SEPTEMBER 1990						
N.S.W.	4,399	364.6	5.8	628	55.3	5.6
Vic.	3,330	226.8	3.9	237	16.4	0.8
Qld	2,808	171.2	2.8	186	13.2	0.2
S.A.	1,375	78.7	1.8	107	6.1	1.6
W.A.	1,322	81.6	1.4	94	5.9	0.6
Tas.	444	21.0	0.1	10	0.4	—
N.T.	97	7.3	0.1	33	1.7	—
A.C.T.	335	22.2	1.5	43	2.4	0.1

(a) Figures have been revised back to December 1989 due to the introduction of a new significant lender in South Australia into the collection.

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

YEARS	Alterations and additions to dwellings \$ million	Total dwelling units	Total commitments \$ million (a)	Cancellations of commitments \$ million	Commitments advanced during period \$ million (a)	Commitments not advanced at end of period \$ million (a)
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	278,148	19,726.5	751.3	19,192.5	3,542.4
1989						
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	19,561	1,388.1	48.9	1,563.4	3,228.3
1990						
January	70.5	23,110	1,602.4	55.8	1,436.9	3,338.0
February	71.7	26,369	1,857.9	67.8	1,503.8	3,587.4
March	81.8	27,396	1,996.5	75.9	1,805.4	3,627.4
April	66.7	20,008	1,447.4	69.6	1,547.6	3,457.5
May	106.4	28,619	2,049.9	81.6	1,868.7	3,557.1
June	81.9	22,003	1,582.0	64.7	1,533.2	3,542.4
July	77.3	21,856	1,561.8	57.6	1,606.4	3,439.2
August	84.5	24,971	1,757.1	58.8	1,741.9	3,395.6
September	64.2	22,415	1,605.7	54.7	1,577.8	3,372.9
STATES — AUGUST 1990						
N.S.W.	41.8	7,223	630.5	25.6	643.5	1,333.4
Vic.	14.9	5,947	417.9	9.4	423.7	917.8
Qld	12.5	4,922	294.9	10.3	298.8	467.2
S.A.	4.9	2,840	167.9	3.9	140.6	257.3
W.A.	7.8	2,668	169.2	6.2	164.2	277.8
Tas.	0.8	690	30.5	1.3	25.1	39.1
N.T.	0.1	162	9.3	—	8.2	14.0
A.C.T.	1.6	519	36.9	2.1	37.9	88.9
STATES — SEPTEMBER 1990						
N.S.W.	30.2	6,894	608.2	26.0	554.5	1,363.2
Vic.	11.9	5,198	360.7	9.0	369.9	900.1
Qld	11.2	4,447	276.8	10.1	289.4	445.4
S.A.	3.5	2,452	149.3	3.2	135.0	268.6
W.A.	5.2	2,115	133.8	4.0	147.9	260.2
Tas.	0.9	632	30.3	0.6	30.5	38.3
N.T.	0.1	165	10.6	0.2	11.3	13.2
A.C.T.	1.2	512	36.0	1.6	39.3	84.0

(a) Figures have been revised back to December 1989 due to the introduction of a new significant lender in South Australia into the collection.

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

	<i>Construction of dwellings (b)</i>		<i>Purchase of newly erected dwellings</i>		<i>Purchase of established dwellings (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								
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	4,158	229.7	1,257	100.5	14,146	998.8	19,561	1,329.0
1990								
January	4,934	273.5	1,168	82.7	17,008	1,175.6	23,110	1,531.8
February	5,962	330.1	1,348	100.7	19,059	1,355.3	26,369	1,786.1
March	6,237	349.1	1,335	106.6	19,824	1,459.1	27,396	1,914.8
April	4,490	253.7	995	79.3	14,523	1,047.6	20,008	1,380.7
May	6,339	350.2	1,593	125.7	20,687	1,467.5	28,619	1,943.5
June	4,667	269.5	1,172	94.5	16,164	1,136.1	22,003	1,500.1
July	4,817	275.3	1,172	91.0	15,867	1,118.3	21,856	1,484.6
August	5,571	312.0	1,423	110.5	17,977	1,250.1	24,971	1,672.6
September	5,367	315.1	1,600	125.1	15,448	1,101.3	22,415	1,541.5
SEASONALLY ADJUSTED								
1989								
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	4,807	262.6	1,329	106.6	15,364	1,061.7	21,500	1,430.8
1990								
January	5,204	291.3	1,330	98.1	17,871	1,258.1	24,405	1,647.5
February	6,076	341.9	1,414	104.4	18,883	1,364.9	26,373	1,811.2
March	5,962	330.0	1,329	102.9	19,513	1,392.4	26,804	1,825.3
April	4,870	287.1	1,091	87.5	16,134	1,157.4	22,095	1,532.1
May	5,636	307.3	1,397	106.9	17,982	1,300.8	25,015	1,715.0
June	5,026	282.2	1,204	101.5	17,623	1,226.1	23,853	1,609.7
July	4,900	286.7	1,177	92.1	16,715	1,212.7	22,792	1,591.6
August	5,182	285.9	1,323	105.6	17,241	1,185.7	23,746	1,577.2
September	5,723	331.4	1,682	127.6	16,441	1,169.3	23,846	1,628.2
TREND ESTIMATES								
1989								
July	5,166	292.3	1,050	73.1	16,477	1,159.7	22,693	1,525.1
August	4,881	277.3	1,029	73.2	15,799	1,109.5	21,709	1,460.1
September	4,727	267.9	1,046	76.4	15,477	1,079.3	21,250	1,423.6
October	4,759	267.6	1,103	82.0	15,628	1,083.8	21,490	1,433.4
November	4,938	275.6	1,176	88.6	16,143	1,120.7	22,258	1,484.9
December	5,171	287.6	1,247	94.5	16,783	1,173.4	23,200	1,555.6
1990								
January	5,386	299.8	1,299	99.0	17,395	1,227.1	24,081	1,625.8
February	5,525	308.8	1,321	101.1	17,867	1,271.6	24,712	1,681.5
March	5,544	311.1	1,305	100.7	18,098	1,295.0	24,947	1,706.8
April	5,453	307.0	1,271	99.2	18,008	1,290.1	24,732	1,696.3
May	5,324	300.4	1,251	98.8	17,695	1,264.5	24,269	1,663.6
June	5,221	295.1	1,265	100.6	17,341	1,233.5	23,827	1,629.1
July								
August								
September								

(a) Excludes alterations and additions.

(b) Figures have been revised back to December 1989 due to the introduction of a new significant lender in South Australia into the collection.

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								
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	3,550	255.8	19,561	1,329.0
1990								
January	17,864	1,182.1	1,666	113.1	3,580	236.6	23,110	1,531.8
February	20,255	1,332.6	2,256	187.8	3,858	265.7	26,369	1,786.1
March	20,959	1,435.2	2,660	206.4	3,777	273.1	27,396	1,914.8
April	14,933	1,007.4	2,073	157.6	3,002	215.7	20,008	1,380.7
May	22,187	1,481.8	2,761	201.1	3,671	260.6	28,619	1,943.5
June	16,358	1,096.6	2,455	187.0	3,190	216.6	22,003	1,500.1
July	16,342	1,085.1	2,474	187.4	3,040	212.1	21,856	1,484.6
August	19,367	1,265.4	2,569	196.3	3,035	211.0	24,971	1,672.6
September	16,974	1,151.4	2,404	181.0	3,037	209.1	22,415	1,541.5
SEASONALLY ADJUSTED								
1989								
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	3,825	274.8	21,500	1,430.8
1990								
January	18,519	1,241.4	2,002	136.8	3,884	269.3	24,405	1,647.5
February	20,166	1,350.6	2,302	190.7	3,905	269.9	26,373	1,811.2
March	20,703	1,382.9	2,482	189.4	3,619	253.0	26,804	1,825.3
April	16,655	1,133.3	2,242	171.0	3,198	227.8	22,095	1,532.1
May	19,319	1,310.0	2,490	182.2	3,206	222.9	25,015	1,715.0
June	17,984	1,185.2	2,536	195.5	3,333	229.0	23,853	1,609.7
July	17,212	1,183.4	2,538	192.9	3,042	215.3	22,792	1,591.6
August	18,388	1,186.5	2,469	189.8	2,889	200.9	23,746	1,577.2
September	18,173	1,224.5	2,462	186.1	3,211	217.7	23,846	1,628.2
TREND ESTIMATES								
1989								
July	17,291	1,162.7	2,084	137.9	3,319	224.5	22,693	1,525.1
August	16,278	1,092.7	2,053	136.3	3,378	231.1	21,709	1,460.1
September	15,799	1,051.7	2,029	135.7	3,422	236.2	21,250	1,423.6
October	15,998	1,055.0	2,008	136.3	3,484	242.1	21,490	1,433.4
November	16,682	1,096.2	2,003	139.3	3,573	249.4	22,258	1,484.9
December	17,514	1,154.3	2,024	145.0	3,662	256.3	23,200	1,555.6
1990								
January	18,288	1,212.5	2,081	153.4	3,711	259.9	24,081	1,625.8
February	18,840	1,258.9	2,177	164.0	3,695	258.6	24,712	1,681.5
March	19,047	1,279.6	2,298	175.3	3,601	251.9	24,947	1,706.8
April	18,880	1,271.3	2,404	183.9	3,448	241.1	24,732	1,696.3
May	18,523	1,246.4	2,459	187.6	3,287	229.6	24,269	1,663.6
June	18,171	1,219.1	2,484	188.8	3,172	221.2	23,827	1,629.1
July								
August								
September								

(a) Excludes alterations and additions.

(b) Figures have been revised back to December 1989 due to the introduction of a new significant lender in South Australia into the collection.

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:

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- text and tables for selected Main Economic Indicator publications. Further information is available on (06) 252 5405.

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