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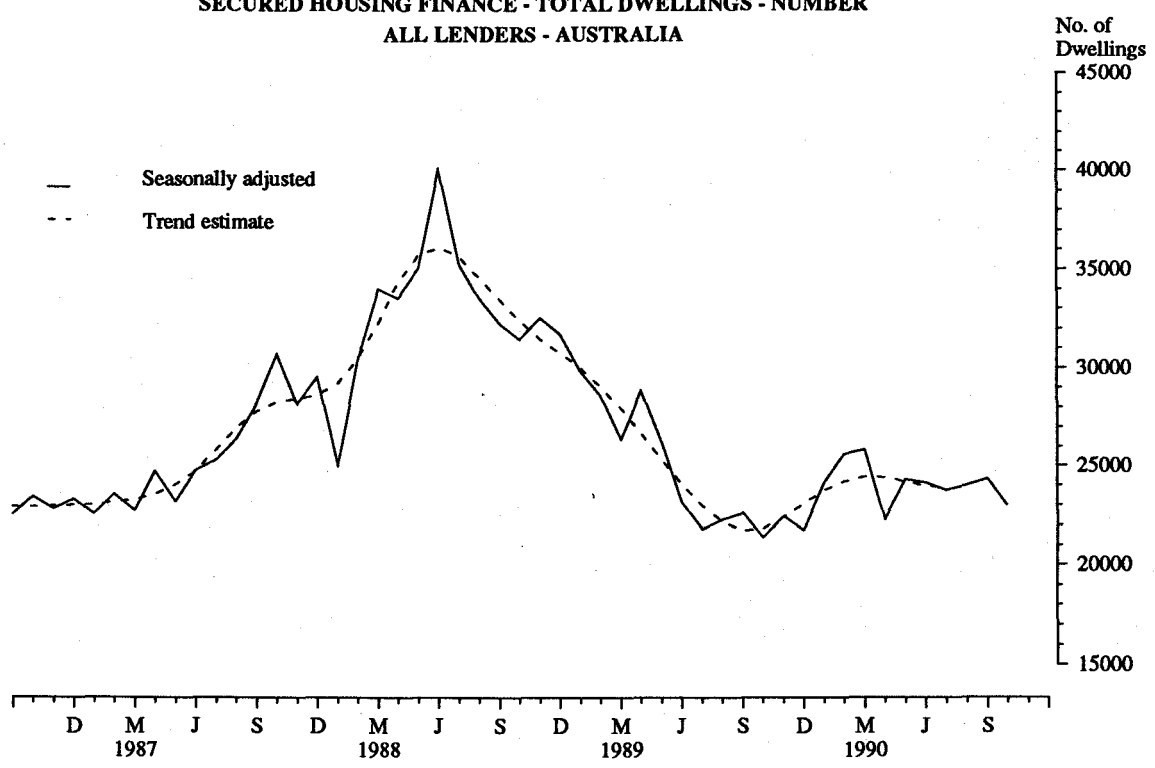


HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA OCTOBER 1990

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MAIN FEATURES

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



Secured housing finance commitments (excluding alterations and additions) totalled \$1,760.0 million in October 1990, an increase of \$218.5 million (14.2%) over September 1990 and an increase of \$342.1 million (24.1%) over October 1989. It should be noted, however, that some banks reported for a five week period in October 1990 compared with a four week period in both September 1990 and October 1989.

After seasonal adjustment, which takes account of the differing reporting periods of the banks, there was a decrease of 76.7 million (4.6%) over September 1990 and an increase of \$159.4 million (11.2%) over October 1989. Decreases in commitments compared with September 1990 were recorded across all types of lender. Banks were down \$70.9 million (5.6%), permanent building societies were down \$1.4 million (0.7%) and 'other lenders' were down \$4.4 million (2.1%).

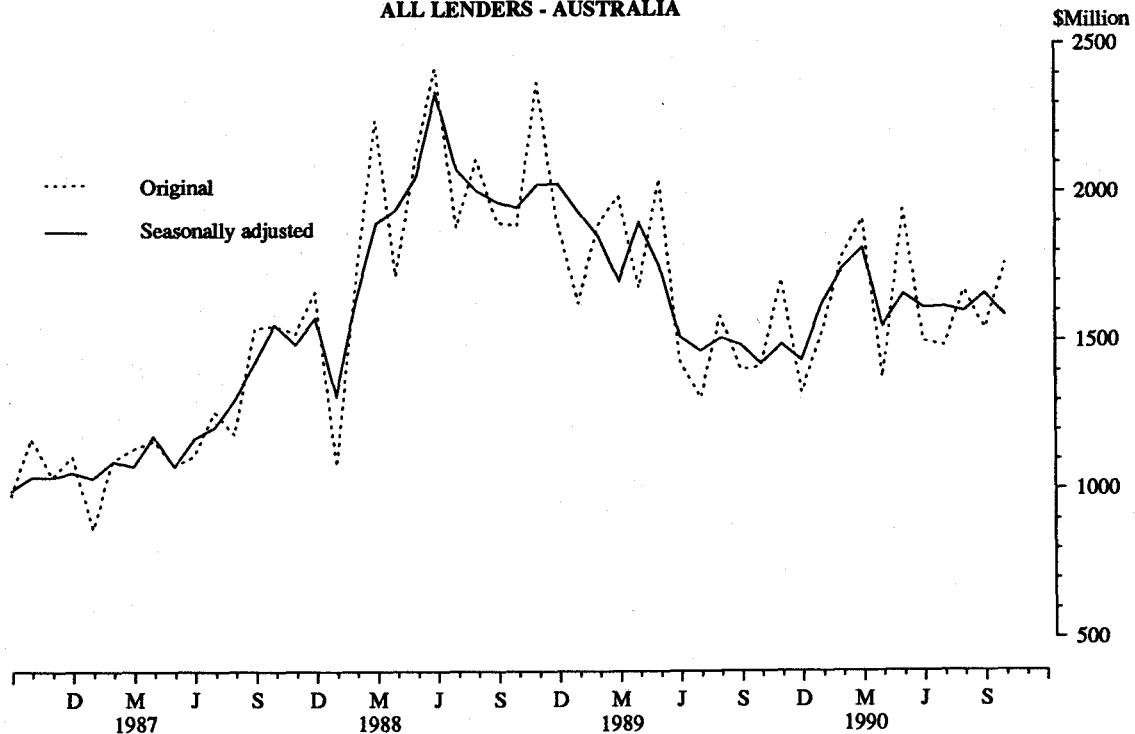
Seasonally adjusted, commitments for first mortgage (or equivalent) finance were provided for 22,991 dwelling units, 1,341 dwelling units (5.5%) less than in September 1990 and 1,624 dwelling units (7.6%) less than in October 1989.

As the graph above shows the trend estimate for the number of dwelling units fell for the month of July 1990, the fourth 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.

NOTE: All seasonally adjusted series have been revised this month using updated adjustment factors.

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



SUMMARY TABLES

SECURED HOUSING FINANCE: COMMITMENTS BY TYPE OF LENDER, AUSTRALIA

Type of lender	October 1990 \$ Million		Percentage change from September 1990		Percentage change from October 1989	
	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
All Banks (a)	1,334.5	1,189.7	15.9	-5.6	29.9	13.6
Permanent Building Societies(a)	214.5	186.6	18.5	-0.7	34.5	30.9
Other Lenders	210.9	209.3	0.8	-2.1	-8.8	-11.5
Total	1,760.0	1,585.6	14.2	-4.6	24.1	11.2

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

SECURED HOUSING FINANCE: COMMITMENTS BY PURPOSE, AUSTRALIA

Purpose of commitment	Commitments made during October 1990		Percentage change from September 1990		Percentage change from October 1989	
	Dwellings	\$m	Dwellings	\$m	Dwellings	\$m
Established Dwellings	18,032	1,276.6	16.7	15.9	15.7	18.9
Construction of Dwellings	5,897	344.9	9.9	9.4	25.3	29.7
Purchase of Newly Erected Dwellings	1,754	138.5	9.6	10.7	63.6	78.1
Total	25,683	1,760.0	14.6	14.2	20.2	24.1

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 — OCTOBER 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	4,969	271.9	350	25.4	433	28.0	5,752	325.3
By other security	..	7.2	..	0.1	..	0.1	..	7.4
Other dwellings —								
By first mortgage	144	10.9	1	0.1	—	—	145	11.0
By other security	..	1.2	..	—	..	—	..	1.2
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	896	59.8	109	9.7	403	35.3	1,408	104.8
By other security	..	7.4	..	—	..	—	..	7.4
Other dwellings —								
By first mortgage	272	18.2	58	4.3	16	1.1	346	23.5
By other security	..	2.7	..	—	..	—	..	2.7
Purchase of established dwellings —								
Houses —								
By first mortgage	12,487	848.6	2,037	154.2	2,058	137.6	16,582	1,140.4
By other security	..	19.4	..	1.3	..	—	..	20.7
Other dwellings —								
By first mortgage	1,097	82.7	246	19.0	107	8.4	1,450	110.0
By other security	..	4.6	..	0.5	..	0.4	..	5.5
Alterations and additions to dwellings	..	71.4	..	7.5	..	1.7	..	80.6
Total commitments	19,865	1,406.0	2,801	222.0	3,017	212.7	25,683	1,840.6
STATES(a)								
New South Wales	5,056	456.5	1,361	122.4	1,308	110.8	7,725	689.7
Victoria	5,653	403.4	187	12.7	449	30.6	6,289	446.7
Queensland	3,918	236.0	599	41.3	497	26.7	5,014	304.0
South Australia	1,721	105.7	223	14.6	625	36.9	2,569	157.2
Western Australia	2,242	133.2	314	21.6	13	1.0	2,569	155.8
Tasmania	571	26.7					699	32.6
Northern Territory	240	13.1	117	9.3	125	6.6	244	13.4
Australian Capital Territory	464	31.4					574	41.3

(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					
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						
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
October	5,752	325.3	7.4	145	11.0	1.2
	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	—	0.1
A.C.T.	64	3.4	0.4	2	0.1	—
	STATES — OCTOBER 1990					
N.S.W.	1,443	96.8	3.3	23	1.9	0.4
Vic.	1,431	86.0	1.0	69	5.5	0.2
Qld	1,397	68.3	1.5	13	1.3	0.1
S.A.	581	29.3	0.6	23	1.2	0.3
W.A.	674	34.9	0.9	10	0.8	0.1
Tas.	140	5.4	—	2	—	—
N.T.	22	0.9	—	1	—	—
A.C.T.	64	3.7	—	4	0.3	—

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						
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
October	1,408	104.8	7.4	346	23.5	2.7
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	—
STATES — OCTOBER 1990						
N.S.W.	549	49.8	1.5	84	7.1	1.1
Vic.	305	21.3	1.0	70	4.6	0.6
Qld	139	9.4	1.7	58	3.9	0.4
S.A.	246	13.8	2.0	78	4.6	0.2
W.A.	74	4.1	0.8	22	1.1	0.2
Tas.	13	0.5	0.2	2	0.1	—
N.T.	12	0.7	0.1	7	0.6	—
A.C.T.	70	5.4	0.2	25	1.6	0.2

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

YEARS	Purchase of established dwellings					
	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	186,049	12,737.8	232.5	16,093	1,231.1	63.4
1989						
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
October	16,582	1,140.4	20.7	1,450	110.0	5.5
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
STATES — OCTOBER 1990						
N.S.W.	4,929	421.3	8.7	697	60.8	2.8
Vic.	4,113	283.3	4.5	301	21.0	1.5
Qld	3,241	188.7	3.1	166	11.8	0.9
S.A.	1,539	91.5	1.0	102	6.1	0.2
W.A.	1,683	97.7	1.4	106	5.8	0.1
Tas.	521	24.1	0.2	21	0.9	—
N.T.	179	9.6	0.1	23	1.0	—
A.C.T.	377	24.4	1.8	34	2.5	—

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	278,148	19,726.5	751.3	19,192.5	3,542.4
1989						
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	3,373.0
October	80.6	25,683	1,840.6	61.2	1,724.3	3,429.4
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	900.3
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
STATES — OCTOBER 1990						
N.S.W.	34.2	7,725	689.7	28.4	618.9	1,405.6
Vic.	16.3	6,289	446.7	9.6	428.7	909.9
Qld	13.1	5,014	304.0	11.6	300.7	437.1
S.A.	6.3	2,569	157.2	3.4	142.2	280.2
W.A.	8.0	2,569	155.8	5.5	153.6	256.9
Tas.	1.2	699	32.6	0.8	34.6	35.4
N.T.	0.3	244	13.4	0.4	10.4	15.7
A.C.T.	1.2	574	41.3	1.6	35.1	88.6

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								
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
October	5,897	344.9	1,754	138.5	18,032	1,276.6	25,683	1,760.0
SEASONALLY ADJUSTED								
1989								
August	4,863	285.4	1,055	74.9	16,367	1,152.7	22,285	1,513.0
September	4,899	269.9	1,079	78.9	16,625	1,139.3	22,603	1,488.2
October	4,714	268.5	1,060	74.6	15,593	1,083.1	21,367	1,426.2
November	5,133	286.6	1,075	81.9	16,265	1,122.3	22,473	1,490.8
December	4,949	270.5	1,344	106.1	15,436	1,061.7	21,729	1,438.4
1990								
January	5,217	290.4	1,283	96.6	17,641	1,243.6	24,141	1,630.6
February	5,808	328.3	1,400	103.0	18,406	1,316.0	25,614	1,747.2
March	5,899	328.5	1,273	101.9	18,634	1,384.4	25,806	1,814.7
April	5,028	287.0	1,094	87.7	16,142	1,177.4	22,264	1,552.2
May	5,262	293.3	1,368	107.8	17,647	1,258.2	24,277	1,659.4
June	5,044	285.8	1,250	100.9	17,855	1,228.8	24,149	1,615.5
July	5,122	291.2	1,224	95.1	17,394	1,232.1	23,740	1,618.4
August	5,263	290.7	1,340	107.8	17,400	1,203.2	24,003	1,601.6
September	5,742	332.3	1,701	129.1	16,889	1,200.9	24,332	1,662.3
October	5,189	307.3	1,575	121.7	16,227	1,156.7	22,991	1,585.6
TREND ESTIMATES								
1989								
August	4,956	280.9	1,054	74.4	16,153	1,125.6	22,162	1,480.8
September	4,817	272.7	1,064	76.9	15,837	1,097.6	21,718	1,447.2
October	4,837	272.1	1,110	81.9	15,898	1,098.4	21,845	1,452.4
November	4,986	278.7	1,172	87.7	16,256	1,126.9	22,413	1,493.3
December	5,177	288.4	1,231	93.2	16,693	1,168.8	23,101	1,550.4
1990								
January	5,351	298.1	1,274	97.5	17,114	1,213.8	23,739	1,609.4
February	5,453	304.8	1,293	99.9	17,466	1,253.4	24,212	1,658.0
March	5,453	306.0	1,280	99.9	17,691	1,276.4	24,424	1,682.3
April	5,381	302.4	1,255	98.9	17,750	1,278.1	24,385	1,679.4
May	5,286	297.4	1,247	98.9	17,646	1,261.1	24,178	1,657.4
June	5,223	294.4	1,277	101.4	17,469	1,236.6	23,968	1,632.4
July	5,220	295.5	1,339	105.7	17,309	1,217.2	23,869	1,618.3
August								
September								
October								

(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								
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
October	19,865	1,334.5	2,801	214.5	3,017	210.9	25,683	1,760.0
SEASONALLY ADJUSTED								
1989								
August	16,809	1,145.7	1,989	133.0	3,487	234.2	22,285	1,513.0
September	16,727	1,076.8	2,372	168.5	3,504	242.8	22,603	1,488.2
October	15,838	1,047.2	2,138	142.6	3,391	236.4	21,367	1,426.2
November	17,538	1,151.4	1,744	119.6	3,191	219.8	22,473	1,490.8
December	15,948	1,025.4	1,927	136.6	3,854	276.4	21,729	1,438.4
1990								
January	18,277	1,222.1	2,030	141.5	3,834	266.9	24,141	1,630.6
February	19,468	1,295.8	2,270	183.4	3,876	268.1	25,614	1,747.2
March	19,784	1,377.4	2,444	186.9	3,578	250.4	25,806	1,814.7
April	16,718	1,147.8	2,303	173.8	3,243	230.6	22,264	1,552.2
May	18,554	1,249.3	2,521	185.7	3,202	224.4	24,277	1,659.4
June	18,356	1,199.2	2,506	190.5	3,287	225.8	24,149	1,615.5
July	18,113	1,208.0	2,542	193.7	3,085	216.6	23,740	1,618.4
August	18,593	1,206.0	2,478	191.7	2,932	203.9	24,003	1,601.6
September	18,691	1,260.6	2,456	188.0	3,185	213.7	24,332	1,662.3
October	17,581	1,189.7	2,461	186.6	2,949	209.3	22,991	1,585.6
TREND ESTIMATES								
1989								
August	16,715	1,112.6	2,048	136.4	3,399	231.8	22,162	1,480.8
September	16,254	1,074.3	2,021	135.8	3,444	237.0	21,718	1,447.2
October	16,343	1,073.0	2,002	136.6	3,500	242.8	21,845	1,452.4
November	16,836	1,104.0	1,999	139.6	3,578	249.7	22,413	1,493.3
December	17,422	1,149.2	2,024	145.2	3,656	256.1	23,101	1,550.4
1990								
January	17,959	1,196.8	2,084	153.4	3,696	259.2	23,739	1,609.4
February	18,353	1,236.5	2,183	163.8	3,676	257.7	24,212	1,658.0
March	18,534	1,256.3	2,306	174.9	3,584	251.2	24,424	1,682.3
April	18,531	1,254.8	2,414	183.7	3,440	240.9	24,385	1,679.4
May	18,417	1,239.7	2,474	188.0	3,288	229.7	24,178	1,657.4
June	18,298	1,221.8	2,493	189.2	3,177	221.3	23,968	1,632.4
July	18,261	1,212.6	2,497	189.7	3,111	216.0	23,869	1,618.3
August								
September								
October								

(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. 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.

