



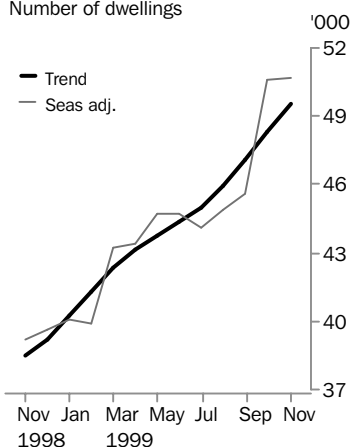
HOUSING FINANCE FOR OWNER OCCUPATION

AUSTRALIA

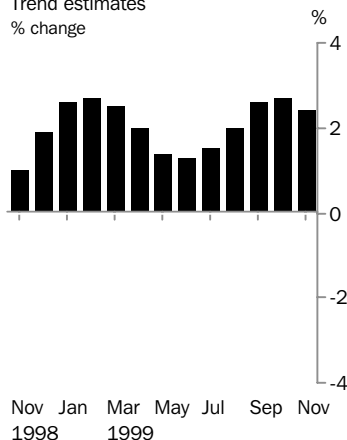
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Housing finance

Number of dwellings



Number of dwellings

Trend estimates
% change

- For further information about these and related statistics, contact Karen Young on Sydney 02 9268 4784, or Client Services in any ABS office as shown on the back cover of this publication.

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Number of dwellings financed	49 527	2.4	28.7
Construction of dwellings	7 417	2.7	27.9
Purchase of new dwellings	1 597	-0.2	-2.0
Purchase of established dwellings	40 513	2.5	30.5

SEASONALLY ADJUSTED

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Number of dwellings financed	50 687	0.3	29.3
Construction of dwellings	7 692	4.0	29.8
Purchase of new dwellings	1 538	-11.7	-5.2
Purchase of established dwellings	41 457	0.1	31.0

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwellings financed for owner occupation grew by 2.4% in November 1999, with the series excluding refinancing growing by 1.8%.
- The estimate of construction finance commitments increased by 2.7%, while commitments to purchase established dwellings grew by 2.5%. Commitments to purchase new dwellings remained virtually constant for several months.

SEASONALLY ADJUSTED ESTIMATES

- The number of dwellings financed, seasonally adjusted, edged slightly higher in November, up 0.3% to 50 687 commitments.
- Construction finance commitments increased by 4.0% to 7 692 commitments, following a 10.1% increase in October. Commitments to purchase new dwellings fell by 11.7%, reversing the increase (of 10.7%) recorded last month.
- Refinancing commitments continued to grow, increasing 4.8% in November, and, coupled with a fall of 1.3% in non-refinancing commitments, resulted in a small increase of 0.1% in commitments to purchase established dwellings.

ORIGINAL ESTIMATES

- Commitments for alterations and additions increased by 35.6% in the three months to November 1999, compared with the three months to August 1999. The corresponding increase in the total value of housing finance commitments (excluding alterations and additions) was 10.3%.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 1999	15 February 2000
January 2000	9 March 2000
February 2000	7 April 2000
March 2000	15 May 2000
April 2000	7 June 2000
May 2000	11 July 2000

CHANGES IN THIS ISSUE

There are no changes in this issue.

SENSITIVITY ANALYSIS

Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available.

For further information, see Explanatory Notes 15 to 17.

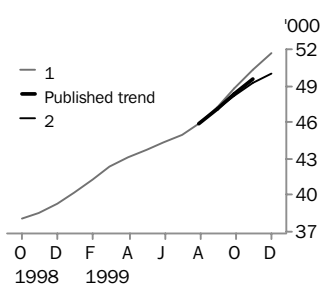
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The December 1999 seasonally adjusted estimate of number of dwellings financed is *higher* than the November 1999 seasonally adjusted estimate by 4.0%.

2 The December 1999 seasonally adjusted estimate of number of dwellings financed is *lower* than the November 1999 seasonally adjusted estimate by 4.0%.

The percentage change of 4.0% was chosen because the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data, has been 4.0%.

NUMBER OF DWELLINGS FINANCED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	estimate	% change	1 <i>rises by 4% on Nov 1999</i>	2 <i>falls by 4% on Nov 1999</i>	estimate	% change
June 1999	44 336	1.3	44 283	1.1	44 361	1.3
July 1999	44 994	1.5	44 902	1.4	45 040	1.5
August 1999	45 906	2.0	45 858	2.1	45 927	2.0
September 1999	47 081	2.6	47 222	3.0	47 040	2.4
October 1999	48 359	2.7	48 800	3.3	48 199	2.5
November 1999	49 527	2.4	50 348	3.2	49 216	2.1
December 1999 (new)	—	—	51 766	2.8	50 059	1.7

W. McLennan
Australian Statistician

HOUSING FINANCE: Summary of findings

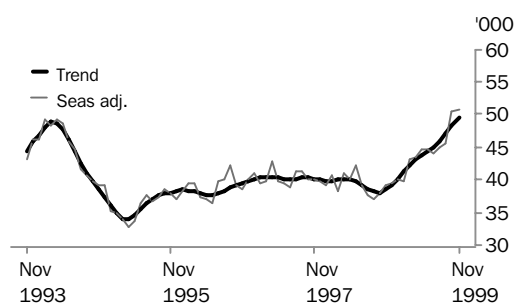
NUMBER OF DWELLINGS FINANCED

DWELLINGS FINANCED

An overview of the housing finance series shows that in November 1999, the seasonally adjusted series maintained the series high level of October, due to growth in construction finance commitments and refinancing commitments with the refinancing figures influenced by finance promotions by institutions. Commitments for the purchase of new dwellings and purchase of established dwellings (excluding refinancing) were both down in the month. The sustained high level of the adjusted series led to stronger trend series growth, as well as upward revisions to prior months' trend estimates.

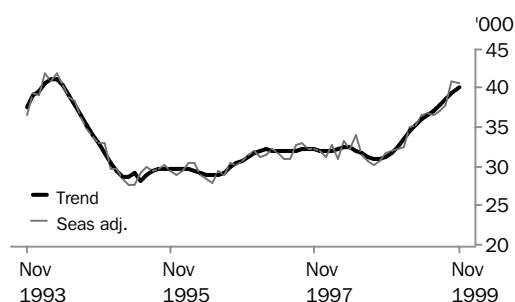
The trend series for all housing finance commitments increased by 2.4% in November. The trend series increased in all States except the Northern Territory, with NSW (up 461 commitments, or 2.7%) and Victoria (up 327 commitments, or 2.9%) contributing the largest increases.

The corresponding seasonally adjusted series remained high at 50 687 commitments (up 0.3% on the series high recorded last month). Increases were recorded in all States, except for NSW and South Australia (which both suffered falls after double digit growth in October), with the Northern Territory also declining. The largest increases occurred in Western Australia (up 517 commitments, or 8.1%) and Victoria (up 498 commitments, or 4.2%).



DWELLINGS FINANCED EXCLUDING REFINANCING

The November 1999 trend estimate for the total number of dwellings financed excluding refinancing increased by 1.8%, with the seasonally adjusted series falling by 0.8% to 40 635 commitments.



VALUE OF COMMITMENTS

The trend series for the value of commitments grew by 3.2% in November 1999, and has been revised upwards to show four consecutive months of growth of 3% or more. This is despite a fall of 1.4% in the corresponding seasonally adjusted estimate, which, while falling to \$6 927 million in November, remains at an historically high level.

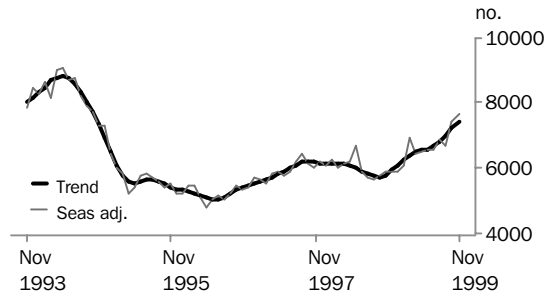
The average value of a housing finance commitment fell slightly to \$137 000 in November 1999, from the October average of \$137 200.

HOUSING FINANCE: Summary of findings

PURPOSE OF FINANCE

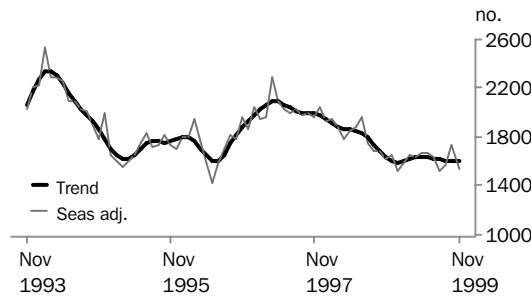
CONSTRUCTION OF DWELLINGS

The trend series for construction finance commitments continued to grow, increasing by 2.7% in November 1999, with upward revisions to series growth back to July 1999. The seasonally adjusted series grew by 4.0% in November to a level of 7 692 commitments, after an increase of 10.1% in October.



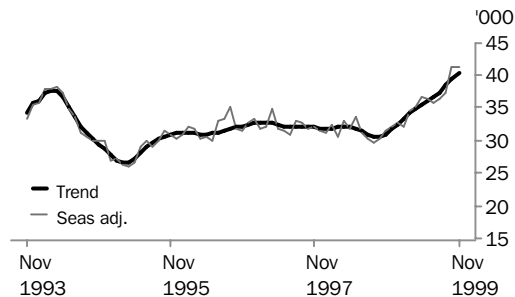
PURCHASE OF NEW DWELLINGS

The trend series for commitments to finance new dwellings continues to plateau at around 1 600 commitments. The lack of direction in the trend series is a result of a fall of 11.7% in the seasonally adjusted series (to 1 538 commitments), which reverses the increase of 10.7% in October.



PURCHASE OF ESTABLISHED DWELLINGS

The trend for commitments to purchase established dwellings was up by 2.5% in November 1999. The seasonally adjusted series remains high, edging above last month's series high by 39 commitments (or 0.1%) to 41 457 commitments.

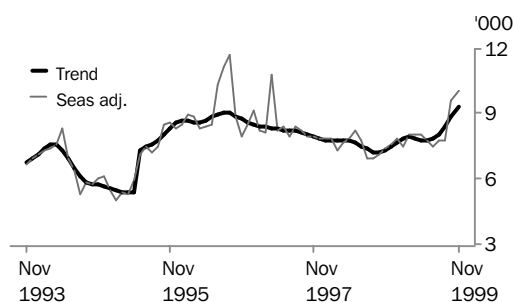


HOUSING FINANCE: Summary of findings

PURPOSE OF FINANCE *continued*

REFINANCING

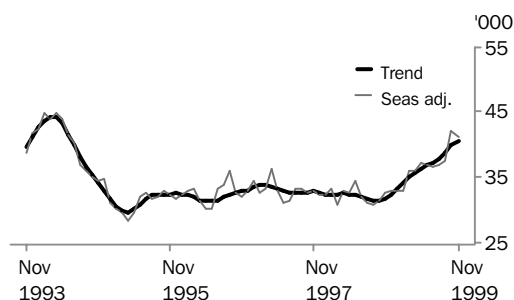
After a month of exceptionally strong growth in October (up 23.2%), the seasonally adjusted series for refinancing has increased still further by 4.8% (to 10 052 commitments), to exceed 10 000 commitments for the first time since April 1997. Two successive months of relatively high seasonally adjusted estimates has caused upward revisions back to growth in the trend series back to July 1999, with 5% growth in November 1999 following a revised 5.2% increase in the trend in October. However, as evident from earlier periods, the series can quickly fall when special refinancing offers are discontinued.



TYPE OF LENDER

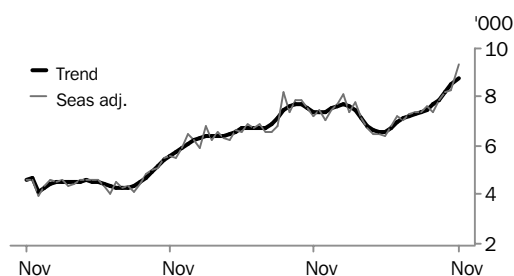
BANKS

The seasonally adjusted series for commitments by Banks fell by 2.3% to 41 308 in November 1999, easing after a 13.0% increase in October. The trend series continued its growth, increasing by 2.2% on the strength of estimates in excess of 40 000 commitments in the past two months - the first time the series has passed this level since July 1994.



NON-BANKS

The seasonally adjusted series for non-banks increased by 13.3% (or 1 099 commitments) to 9 378 commitments in November 1999, after a weak month in October (relative to the Banks), where the increase was just 0.9%. The trend series increased by 3.4%. The trend series now shows four successive months of growth exceeding 3%.



HOUSING FINANCE COMMITMENTS(a), By Purpose

Month	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS.....		REFINANCING OF ESTABLISHED DWELLINGS.....		TOTAL PURCHASE OF ESTABLISHED DWELLINGS(b)...		TOTAL.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
1998										
September	5 983	756	1 696	234	7 298	745	30 179	3 524	37 858	4 514
October	5 835	721	1 740	230	7 046	719	30 164	3 623	37 739	4 574
November	5 723	712	1 710	246	7 425	794	32 027	4 008	39 460	4 966
December	5 674	730	1 627	236	7 064	757	31 428	3 999	38 729	4 964
1999										
January	4 481	561	1 188	169	5 948	625	26 178	3 281	31 847	4 010
February	6 005	750	1 506	213	7 254	793	31 548	3 950	39 059	4 914
March	7 774	1 001	1 851	263	9 110	993	39 815	5 147	49 440	6 410
April	6 558	826	1 601	223	7 569	824	34 436	4 464	42 595	5 513
May	6 587	876	1 666	235	8 139	873	37 245	4 846	45 498	5 956
June	6 993	949	1 750	258	8 452	982	38 469	5 075	47 212	6 282
July	6 674	885	1 650	244	7 878	866	36 270	4 764	44 594	5 894
August	6 977	950	1 557	223	8 375	944	36 608	4 900	45 142	6 073
September	7 139	995	1 621	244	8 590	951	38 479	5 101	47 239	6 340
October	7 123	1 002	1 696	268	8 905	985	39 216	5 321	48 035	6 591
November	7 786	1 094	1 692	259	10 077	1 112	43 075	5 848	52 553	7 202
SEASONALLY ADJUSTED										
1998										
September	5 632	708	1 688	226	6 932	713	29 837	3 502	37 157	4 436
October	5 770	718	1 678	230	7 173	745	30 430	3 687	37 878	4 636
November	5 925	742	1 622	232	7 450	810	31 654	3 900	39 201	4 873
December	5 908	750	1 661	239	7 556	810	32 068	4 073	39 637	5 062
1999										
January	5 880	746	1 517	216	7 901	831	32 654	4 188	40 051	5 149
February	6 101	775	1 581	226	7 502	816	32 256	4 121	39 938	5 121
March	6 958	880	1 660	235	8 072	874	34 570	4 467	43 188	5 582
April	6 448	830	1 639	235	8 007	883	35 294	4 590	43 381	5 655
May	6 480	866	1 671	237	8 049	868	36 598	4 721	44 749	5 825
June	6 556	897	1 671	241	7 816	852	36 460	4 769	44 687	5 906
July	6 546	838	1 632	243	7 505	834	35 921	4 700	44 099	5 780
August	6 880	930	1 518	217	7 792	887	36 520	4 849	44 918	5 996
September	6 718	933	1 573	232	7 786	882	37 321	4 910	45 612	6 075
October	7 399	1 046	1 741	281	9 595	1 066	41 418	5 697	50 558	7 024
November	7 692	1 085	1 538	236	10 052	1 125	41 457	5 606	50 687	6 927
TREND ESTIMATES										
1998										
September	5 747	714	1 741	233	7 248	750	30 665	3 647	38 153	4 594
October	5 736	720	1 681	231	7 223	758	30 677	3 719	38 094	4 670
November	5 801	731	1 629	229	7 319	776	31 048	3 838	38 478	4 798
December	5 933	748	1 601	228	7 498	802	31 688	3 984	39 222	4 960
1999										
January	6 102	772	1 595	228	7 698	828	32 530	4 143	40 227	5 143
February	6 266	798	1 608	229	7 845	847	33 424	4 294	41 298	5 322
March	6 406	823	1 625	232	7 917	857	34 305	4 430	42 336	5 485
April	6 500	843	1 639	233	7 895	858	35 031	4 536	43 170	5 612
May	6 549	858	1 643	235	7 804	854	35 593	4 621	43 785	5 713
June	6 589	873	1 638	236	7 756	855	36 109	4 710	44 336	5 819
July	6 666	895	1 625	237	7 841	871	36 703	4 822	44 994	5 954
August	6 812	926	1 613	239	8 085	903	37 481	4 967	45 906	6 132
September	7 009	966	1 604	242	8 463	950	38 468	5 143	47 081	6 351
October	7 224	1 007	1 601	245	8 906	1 001	39 534	5 328	48 359	6 580
November	7 417	1 044	1 597	248	9 351	1 052	40 513	5 497	49 527	6 789

(a) Excludes alterations and additions.

(b) Includes refinancing.

HOUSING FINANCE COMMITMENTS(a), By Type of Lender

Month	ALL BANKS.....		PERMANENT BUILDING SOCIETIES.....		MORTGAGE MANAGERS.....		TOTAL OTHER LENDERS(b).....		TOTAL.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
1998										
September	31 120	3 739	1 560	178	2 566	364	5 178	598	37 858	4 514
October	31 177	3 811	1 487	175	2 583	362	5 075	589	37 739	4 574
November	32 840	4 188	1 495	188	2 551	371	5 125	590	39 460	4 966
December	32 322	4 219	1 498	187	2 192	318	4 909	558	38 729	4 964
1999										
January	26 126	3 334	1 255	150	2 293	326	4 466	526	31 847	4 010
February	32 085	4 092	1 660	193	2 728	399	5 314	628	39 059	4 914
March	41 181	5 394	1 935	231	3 317	498	6 324	785	49 440	6 410
April	35 557	4 643	1 595	188	2 896	442	5 443	682	42 595	5 513
May	38 123	5 053	1 565	181	3 040	473	5 810	722	45 498	5 956
June	39 305	5 292	1 770	215	3 292	506	6 137	776	47 212	6 282
July	36 972	4 951	1 685	199	3 248	495	5 937	744	44 594	5 894
August	37 114	5 064	1 855	222	3 515	543	6 173	787	45 142	6 073
September	38 562	5 253	1 987	234	3 906	597	6 690	852	47 239	6 340
October	39 917	5 581	1 856	214	3 619	554	6 262	796	48 035	6 591
November	42 767	5 995	2 008	232	4 739	695	7 778	974	52 553	7 202
SEASONALLY ADJUSTED										
1998										
September	30 701	3 688	1 446	167	n.y.a.	n.y.a.	5 010	581	37 157	4 436
October	31 396	3 886	1 476	175	n.y.a.	n.y.a.	5 005	576	37 878	4 636
November	32 766	4 112	1 549	191	n.y.a.	n.y.a.	4 886	570	39 201	4 873
December	32 834	4 263	1 566	190	n.y.a.	n.y.a.	5 237	609	39 637	5 062
1999										
January	32 830	4 276	1 622	196	n.y.a.	n.y.a.	5 599	677	40 051	5 149
February	32 902	4 295	1 598	194	n.y.a.	n.y.a.	5 438	632	39 938	5 121
March	35 913	4 693	1 663	198	n.y.a.	n.y.a.	5 612	691	43 188	5 582
April	36 007	4 763	1 694	193	n.y.a.	n.y.a.	5 680	700	43 381	5 655
May	37 364	4 936	1 556	181	n.y.a.	n.y.a.	5 829	708	44 749	5 825
June	37 040	4 949	1 622	194	n.y.a.	n.y.a.	6 025	763	44 687	5 906
July	36 685	4 859	1 744	207	n.y.a.	n.y.a.	5 669	714	44 099	5 780
August	37 062	5 007	1 837	222	n.y.a.	n.y.a.	6 019	767	44 918	5 996
September	37 407	5 038	1 863	223	n.y.a.	n.y.a.	6 342	814	45 612	6 075
October	42 279	5 992	1 918	225	n.y.a.	n.y.a.	6 361	807	50 558	7 024
November	41 308	5 772	1 973	222	n.y.a.	n.y.a.	7 405	933	50 687	6 927
TREND ESTIMATES										
1998										
September	31 530	3 824	1 530	176	n.y.a.	n.y.a.	5 094	594	38 153	4 594
October	31 551	3 907	1 513	179	n.y.a.	n.y.a.	5 029	585	38 094	4 670
November	31 881	4 023	1 524	184	n.y.a.	n.y.a.	5 074	591	38 478	4 798
December	32 475	4 163	1 556	189	n.y.a.	n.y.a.	5 191	609	39 222	4 960
1999										
January	33 281	4 317	1 595	193	n.y.a.	n.y.a.	5 351	633	40 227	5 143
February	34 175	4 469	1 618	194	n.y.a.	n.y.a.	5 505	659	41 298	5 322
March	35 085	4 612	1 625	192	n.y.a.	n.y.a.	5 626	681	42 336	5 485
April	35 828	4 722	1 632	192	n.y.a.	n.y.a.	5 711	699	43 170	5 612
May	36 379	4 806	1 645	194	n.y.a.	n.y.a.	5 760	714	43 785	5 713
June	36 833	4 891	1 681	199	n.y.a.	n.y.a.	5 822	729	44 336	5 819
July	37 319	4 998	1 732	206	n.y.a.	n.y.a.	5 943	750	44 994	5 954
August	37 993	5 143	1 795	213	n.y.a.	n.y.a.	6 118	776	45 906	6 132
September	38 885	5 325	1 857	220	n.y.a.	n.y.a.	6 339	806	47 081	6 351
October	39 863	5 518	1 914	225	n.y.a.	n.y.a.	6 582	838	48 359	6 580
November	40 746	5 693	1 966	228	n.y.a.	n.y.a.	6 815	868	49 527	6 789

(a) Excludes alterations and additions. Includes refinancing.

(b) Includes mortgage managers.

HOUSING FINANCE COMMITMENTS(a), Total Number of Dwellings—By State

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
1998									
September	12 610	9 637	6 018	2 807	4 962	686	361	777	37 858
October	12 177	9 649	6 103	2 685	5 324	719	365	717	37 739
November	13 151	9 513	6 336	3 000	5 503	824	435	698	39 460
December	12 188	9 860	6 208	3 151	5 219	873	496	734	38 729
1999									
January	9 665	8 095	5 240	2 392	4 684	751	342	678	31 847
February	12 013	9 727	6 644	3 019	5 534	870	448	804	39 059
March	16 328	12 455	7 998	3 718	6 321	1 027	636	957	49 440
April	14 266	11 014	6 655	3 162	5 407	854	492	745	42 595
May	16 141	10 896	6 849	3 237	6 152	915	475	833	45 498
June	16 738	11 305	7 307	3 592	6 034	818	524	894	47 212
July	15 583	10 518	7 245	3 397	5 690	806	499	856	44 594
August	15 665	10 855	7 054	3 419	5 849	859	531	910	45 142
September	16 397	11 377	7 615	3 545	5 869	888	599	949	47 239
October	16 735	11 386	7 584	3 708	6 271	869	495	987	48 035
November	18 139	12 343	8 284	4 319	6 873	923	541	1 131	52 553
SEASONALLY ADJUSTED(b)									
1998									
September	12 151	9 456	5 616	2 896	5 048	694	349	723	37 157
October	12 548	9 487	6 213	2 814	5 350	732	383	737	37 878
November	13 017	9 838	6 330	2 885	5 581	832	416	725	39 201
December	13 081	9 810	6 358	3 083	5 357	878	448	737	39 637
1999									
January	13 178	10 269	6 418	2 964	5 412	914	447	812	40 051
February	12 497	10 023	6 542	3 045	5 515	889	420	788	39 938
March	14 003	11 394	6 787	3 134	5 538	895	525	816	43 188
April	14 369	10 942	6 998	3 138	5 516	848	489	781	43 381
May	15 323	10 752	6 966	3 226	5 925	857	511	861	44 749
June	15 499	10 420	7 110	3 335	5 844	816	542	858	44 687
July	15 100	10 355	7 275	3 502	5 748	828	521	853	44 099
August	15 495	10 668	7 178	3 561	5 933	848	572	908	44 918
September	15 277	11 069	6 983	3 573	5 927	857	558	891	45 612
October	18 128	11 740	7 932	4 106	6 398	929	553	1 046	50 558
November	17 689	12 238	8 188	4 047	6 915	930	508	1 125	50 687
TREND ESTIMATES(b)									
1998									
September	12 528	9 596	6 015	2 941	5 304	757	380	717	38 153
October	12 541	9 573	6 040	2 907	5 316	775	390	727	38 094
November	12 640	9 680	6 156	2 913	5 354	810	406	741	38 478
December	12 808	9 924	6 320	2 949	5 402	850	425	758	39 222
1999									
January	13 077	10 238	6 484	2 998	5 454	882	446	775	40 227
February	13 434	10 516	6 628	3 050	5 509	893	466	791	41 298
March	13 879	10 693	6 769	3 107	5 571	885	483	806	42 336
April	14 330	10 743	6 891	3 166	5 638	865	499	819	43 170
May	14 738	10 692	6 988	3 238	5 701	845	517	830	43 785
June	15 105	10 638	7 067	3 337	5 770	836	532	846	44 336
July	15 458	10 677	7 160	3 461	5 862	840	542	874	44 994
August	15 849	10 855	7 291	3 600	5 994	854	546	913	45 906
September	16 327	11 146	7 463	3 746	6 160	874	548	959	47 081
October	16 845	11 481	7 654	3 885	6 344	895	547	1 008	48 359
November	17 306	11 808	7 847	4 004	6 513	914	541	1 051	49 527

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 11 to 14.

HOUSING FINANCE COMMITMENTS(a), Total Value of Commitments—By State

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
1998									
September	1 831	1 041	689	242	526	58	41	87	4 514
October	1 838	1 060	698	238	557	57	43	84	4 574
November	2 024	1 109	744	278	611	71	43	86	4 966
December	1 970	1 160	723	294	601	74	53	90	4 964
1999									
January	1 512	983	603	216	511	63	36	85	4 010
February	1 849	1 154	791	274	628	74	50	94	4 914
March	2 595	1 520	923	344	740	92	71	125	6 410
April	2 255	1 348	774	290	625	71	53	97	5 513
May	2 524	1 389	798	301	706	76	53	108	5 956
June	2 686	1 445	871	342	714	63	55	107	6 282
July	2 489	1 334	866	319	666	67	51	102	5 894
August	2 572	1 397	849	331	687	68	56	113	6 073
September	2 652	1 475	924	349	688	69	63	120	6 340
October	2 768	1 534	927	370	744	67	53	129	6 591
November	3 016	1 654	1 009	423	818	76	60	145	7 202
SEASONALLY ADJUSTED(b)									
1998									
September	1 774	1 018	656	250	532	55	38	81	4 436
October	1 899	1 061	692	251	565	58	42	88	4 636
November	1 987	1 118	720	265	620	70	44	84	4 873
December	2 069	1 163	737	279	607	75	49	87	5 062
1999									
January	2 087	1 236	752	268	597	77	47	100	5 149
February	1 969	1 220	784	277	624	75	47	97	5 121
March	2 214	1 362	811	289	636	77	60	107	5 582
April	2 271	1 374	836	288	654	75	54	103	5 655
May	2 387	1 344	829	301	684	72	58	111	5 825
June	2 476	1 346	847	321	689	66	56	108	5 906
July	2 410	1 323	854	332	675	69	53	102	5 780
August	2 525	1 370	833	349	694	66	56	113	5 996
September	2 524	1 408	846	354	695	64	57	112	6 075
October	2 993	1 600	974	407	776	70	57	137	7 024
November	2 880	1 643	961	395	810	74	58	137	6 927
TREND ESTIMATES(b)									
1998									
September	1 866	1 052	683	257	556	63	41	81	4 594
October	1 898	1 071	691	258	570	64	42	83	4 670
November	1 944	1 108	709	261	585	67	44	87	4 798
December	1 996	1 161	733	267	600	71	46	91	4 960
1999									
January	2 057	1 220	760	273	614	75	49	96	5 143
February	2 120	1 274	785	279	628	76	52	100	5 322
March	2 191	1 313	807	285	641	76	54	103	5 485
April	2 261	1 334	822	293	654	74	55	105	5 612
May	2 331	1 341	831	303	665	71	56	106	5 713
June	2 405	1 347	838	317	676	69	56	107	5 819
July	2 485	1 368	849	333	689	68	56	109	5 954
August	2 571	1 406	867	350	706	67	56	114	6 132
September	2 669	1 461	890	367	728	68	56	120	6 351
October	2 767	1 520	915	383	751	69	57	126	6 580
November	2 854	1 579	940	396	773	70	57	132	6 789

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 11 to 14.

HOUSING FINANCE COMMITMENTS, Original

<i>Month</i>	<i>Dwellings financed, excluding refinancing</i>	<i>Refinancing</i>	<i>Alterations and additions</i>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Cancellation of commitments during month</i>	<i>Commitments not advanced at end of month(a)</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
1998							
September	3 769	745	203	4 718	3 995	479	10 296
October	3 856	719	216	4 791	4 088	462	10 531
November	4 172	794	219	5 185	4 304	368	11 058
December	4 208	757	218	5 182	4 828	375	11 058
1999							
January	3 385	625	184	4 195	4 504	334	10 102
February	4 121	793	222	5 135	3 897	358	10 990
March	5 417	993	319	6 729	4 981	416	12 343
April	4 689	824	262	5 776	5 082	390	12 647
May	5 083	873	276	6 232	5 028	450	13 411
June	5 300	982	280	6 562	5 397	454	14 159
July	5 028	866	248	6 142	5 331	497	14 472
August	5 130	944	258	6 332	5 117	459	15 228
September	5 388	951	283	6 623	5 415	494	15 954
October	5 606	985	375	6 966	5 401	538	16 974
November	6 089	1 112	408	7 609	5 779	635	17 714

(a) This figure sometimes reflects a rebasing of the data by one or more lenders, without adjustment to earlier periods' commitments advanced or cancellations.

HOUSING FINANCE COMMITMENTS, Refinancing–Original

REFINANCING..... ALL HOUSING FINANCE(a).....

Month	All banks	Permanent building societies	Mortgage managers	Total other lenders(b)	Total	Total
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NUMBER

1998						
September	5 668	284	762	1 346	7 298	37 858
October	5 527	262	761	1 257	7 046	37 739
November	5 876	281	748	1 268	7 425	39 460
December	5 588	292	623	1 184	7 064	38 729

1999						
January	4 620	225	661	1 103	5 948	31 847
February	5 637	287	788	1 330	7 254	39 059
March	7 158	370	954	1 582	9 110	49 440
April	5 988	313	756	1 268	7 569	42 595
May	6 382	310	923	1 447	8 139	45 498
June	6 488	363	1 043	1 601	8 452	47 212
July	6 057	326	949	1 495	7 878	44 594
August	6 308	431	1 104	1 636	8 375	45 142
September	6 301	507	1 192	1 782	8 590	47 239
October	6 692	465	1 212	1 748	8 905	48 035
November	7 226	464	1 708	2 387	10 077	52 553

VALUE (\$ million)

1998						
September	559	29	107	158	745	4 514
October	550	25	103	144	719	4 574
November	618	30	105	145	794	4 966
December	589	36	89	132	757	4 964

1999						
January	479	24	88	122	625	4 010
February	610	31	110	152	793	4 914
March	772	38	134	183	993	6 410
April	638	33	112	153	824	5 513
May	670	31	134	173	873	5 956
June	743	45	150	195	982	6 282
July	654	39	128	173	866	5 894
August	700	42	159	201	944	6 073
September	693	54	162	205	951	6 340
October	732	47	164	205	985	6 591
November	779	48	230	286	1 112	7 202

AVERAGE BORROWING SIZE (\$ '000)

1998						
September	98.5	102.7	140.0	117.2	102.1	119.2
October	99.5	96.9	135.5	114.3	102.0	121.2
November	105.2	108.2	140.8	114.2	106.9	125.8
December	105.3	123.7	142.3	111.5	107.1	128.2

1999						
January	103.7	108.0	132.5	110.2	105.1	125.9
February	108.2	106.9	139.8	114.4	109.3	125.8
March	107.8	103.7	140.7	115.7	109.0	129.7
April	106.6	104.7	147.6	121.0	108.9	129.4
May	104.9	100.5	145.4	119.4	107.3	130.9
June	114.4	123.1	143.8	122.0	116.2	133.1
July	108.0	119.7	135.1	115.6	109.9	132.2
August	111.0	97.4	143.6	123.1	112.7	134.5
September	110.0	105.6	135.6	114.8	110.7	134.2
October	109.4	101.8	135.3	117.5	110.6	137.2
November	107.7	103.9	134.8	119.6	110.4	137.0

(a) Excludes alterations and additions.

(b) Includes mortgage managers.

HOUSING FINANCE COMMITMENTS(a), By Type of Borrower and Loan-Original

Month	FIRST HOME BUYERS.....			FIXED RATE (2 YEARS OR LONGER)..			ALL FINANCE....
	<i>Dwellings financed</i>	<i>% of total</i>	<i>Average borrowing size</i>	<i>Dwellings financed</i>	<i>% of total</i>	<i>Average borrowing size</i>	<i>Average borrowing size</i>
	no.	%	\$'000	no.	%	\$'000	\$'000
1998							
September	7 826	20.7	116.0	7 546	19.9	112.7	119.2
October	8 350	22.1	113.5	6 133	16.3	112.2	121.2
November	8 728	22.1	118.9	4 762	12.1	116.9	125.8
December	8 651	22.3	120.7	4 190	10.8	119.5	128.2
1999							
January	6 999	22.0	121.1	3 552	11.2	117.9	125.9
February	8 641	22.1	119.3	4 553	11.7	121.4	125.8
March	11 026	22.3	120.8	5 552	11.2	127.0	129.7
April	9 203	21.6	122.2	4 549	10.7	127.1	129.4
May	9 166	20.1	125.7	5 010	11.0	127.5	130.9
June	9 407	19.9	127.6	5 657	12.0	127.8	133.1
July	9 553	21.4	126.8	4 214	9.4	123.0	132.2
August	9 774	21.7	128.7	4 228	9.4	125.7	134.5
September	10 448	22.1	129.7	4 192	8.9	125.7	134.2
October	10 147	21.1	131.9	4 091	8.5	125.6	137.2
November	10 993	20.9	134.0	4 203	8.0	124.9	137.0

(a) Excludes alterations and additions. Includes refinancing.

HOUSING FINANCE COMMITMENTS, By Purpose and State-Original

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
CONSTRUCTION OF DWELLINGS									
1998									
September	1 603	1 807	1 140	386	885	59	36	67	5 983
October	1 500	1 698	1 099	398	977	75	48	40	5 835
November	1 548	1 680	1 089	382	879	62	26	57	5 723
December	1 512	1 692	1 005	406	897	77	31	54	5 674
1999									
January	1 146	1 348	775	292	796	52	31	41	4 481
February	1 618	1 791	1 071	436	899	83	47	60	6 005
March	2 171	2 331	1 392	488	1 137	95	64	96	7 774
April	1 627	2 170	1 116	427	1 014	99	49	56	6 558
May	1 782	1 957	1 081	404	1 157	84	45	77	6 587
June	1 845	2 037	1 252	485	1 176	81	36	81	6 993
July	1 740	2 008	1 193	448	1 082	76	42	85	6 674
August	1 742	2 104	1 332	508	1 077	72	64	78	6 977
September	1 907	2 121	1 312	476	1 077	79	72	95	7 139
October	1 738	2 172	1 331	492	1 164	85	55	86	7 123
November	1 970	2 388	1 283	562	1 289	120	56	118	7 786
PURCHASE OF NEWLY ERECTED DWELLINGS									
1998									
September	639	465	334	70	124	24	19	21	1 696
October	592	551	319	71	121	26	22	38	1 740
November	582	528	320	88	122	15	25	30	1 710
December	549	514	280	77	108	14	42	43	1 627
1999									
January	366	356	233	55	125	14	21	18	1 188
February	452	442	297	65	195	12	13	30	1 506
March	617	560	347	88	168	24	27	20	1 851
April	488	506	295	94	153	19	14	32	1 601
May	583	524	258	73	170	22	14	22	1 666
June	658	472	301	99	149	6	26	39	1 750
July	554	473	315	95	122	21	28	42	1 650
August	521	437	279	121	139	15	24	21	1 557
September	531	498	280	93	134	16	29	40	1 621
October	516	538	294	96	176	18	16	42	1 696
November	586	475	305	104	144	19	22	37	1 692
PURCHASE OF ESTABLISHED DWELLINGS(a)									
1998									
September	10 368	7 365	4 544	2 351	3 953	603	306	689	30 179
October	10 085	7 400	4 685	2 216	4 226	618	295	639	30 164
November	11 021	7 305	4 927	2 530	4 502	747	384	611	32 027
December	10 127	7 654	4 923	2 668	4 214	782	423	637	31 428
1999									
January	8 153	6 391	4 232	2 045	3 763	685	290	619	26 178
February	9 943	7 494	5 276	2 518	4 440	775	388	714	31 548
March	13 540	9 564	6 259	3 142	5 016	908	545	841	39 815
April	12 151	8 338	5 244	2 641	4 240	736	429	657	34 436
May	13 776	8 415	5 510	2 760	4 825	809	416	734	37 245
June	14 235	8 796	5 754	3 008	4 709	731	462	774	38 469
July	13 289	8 037	5 737	2 854	4 486	709	429	729	36 270
August	13 402	8 314	5 443	2 790	4 633	772	443	811	36 608
September	13 959	8 758	6 023	2 976	4 658	793	498	814	38 479
October	14 481	8 676	5 959	3 120	4 931	766	424	859	39 216
November	15 583	9 480	6 696	3 653	5 440	784	463	976	43 075

(a) Includes refinancing.

HOUSING FINANCE COMMITMENTS(a), By State–Original: November 1999

State	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS.....		PURCHASE OF ESTABLISHED DWELLINGS(b)...		TOTAL DWELLINGS, EXCLUDING REFINANCING.....		REFINANCING	TOTAL...
	Houses	Other	Houses	Other	Houses	Other	Houses	Other	All dwellings	All dwellings
NUMBER										
New South Wales	1 894	76	411	175	10 968	1 041	13 273	1 292	3 574	18 139
Victoria	2 312	76	337	138	6 733	528	9 382	742	2 219	12 343
Queensland	1 259	24	245	60	4 884	275	6 388	359	1 537	8 284
South Australia	546	16	85	19	2 721	105	3 352	140	827	4 319
Western Australia	1 122	167	112	32	3 459	547	4 693	746	1 434	6 873
Tasmania	n.p.	n.p.	n.p.	n.p.	559	12	693	17	213	923
Northern Territory	n.p.	n.p.	n.p.	n.p.	325	39	395	47	99	541
Australian Capital Territory	n.p.	n.p.	n.p.	n.p.	754	48	898	59	174	1 131
Australia	7 423	363	1 248	444	30 403	2 595	39 074	3 402	10 077	52 553
VALUE (\$ million)										
New South Wales	318	12	81	34	1 918	194	2 317	241	459	3 016
Victoria	307	12	48	18	948	78	1 302	108	244	1 654
Queensland	168	4	33	9	597	39	798	52	159	1 009
South Australia	67	2	8	1	268	10	344	14	66	423
Western Australia	150	21	14	4	421	67	585	92	142	818
Tasmania	n.p.	n.p.	n.p.	n.p.	48	1	60	1	14	76
Northern Territory	n.p.	n.p.	n.p.	n.p.	35	5	42	6	11	60
Australian Capital Territory	n.p.	n.p.	n.p.	n.p.	101	6	119	8	18	145
Australia	1 042	52	190	69	4 336	400	5 568	521	1 112	7 202
AVERAGE BORROWING SIZE (\$'000)										
New South Wales	168.1	158.0	196.5	195.3	174.8	186.7	174.6	186.2	128.4	166.3
Victoria	132.6	161.5	141.1	131.4	140.8	147.5	138.8	145.9	110.0	134.0
Queensland	133.8	164.0	135.8	143.8	122.2	142.7	125.0	144.3	103.1	121.8
South Australia	123.1	126.8	97.9	76.5	98.7	97.4	102.6	98.0	79.2	98.0
Western Australia	133.9	125.4	122.1	121.7	121.7	122.1	124.6	122.8	99.1	119.1
Tasmania	n.p.	n.p.	n.p.	n.p.	86.7	89.8	87.0	80.6	66.1	82.1
Northern Territory	n.p.	n.p.	n.p.	n.p.	107.4	121.4	107.1	134.1	112.6	110.4
Australian Capital Territory	n.p.	n.p.	n.p.	n.p.	133.6	127.7	132.9	129.1	104.5	128.3
Australia	140.4	143.3	152.3	155.0	142.6	154.3	142.5	153.2	110.4	137.0

(a) Excludes alterations and additions.

(b) Excludes refinancing.

EXPLANATORY NOTES

INTRODUCTION	<p>1 This publication presents statistics of secured housing finance commitments made by significant lenders to individuals. The commitments are for the construction or purchase of owner-occupied dwellings. Commitments for the purchase of land, or for the construction or purchase of dwellings for rental or resale, are excluded and shown in <i>Lending Finance</i> (Cat. no. 5671.0).</p>
SCOPE	<p>2 The following types of lenders are included:</p> <ul style="list-style-type: none">▪ Banks▪ Permanent building societies▪ Credit unions/co-operative credit societies▪ Life or general insurance companies▪ General government enterprises▪ Superannuation funds▪ Organisations raising funds through the secondary mortgage market for approved home buyers under State government housing schemes▪ Other financial corporations registered under the <i>Financial Corporations Act 1974</i>▪ Other providers of consumer finance registered with State credit tribunals, including mortgage managers.
COVERAGE	<p>3 The statistics cover significant lenders only. Significant lenders are the largest lenders to individuals for the construction and purchase of owner-occupied dwellings. They account in aggregate for at least 95% of the Australian total and at least 90% of each State total of finance commitments for owner-occupied housing.</p> <p>4 An annual collection is conducted to maintain coverage of significant lenders. New lenders are included as their lending for owner-occupied housing becomes significant.</p> <p>5 All banks and permanent building societies qualify as significant lenders and are therefore covered by these statistics. The category 'other lenders' includes a large number of small lenders that do not qualify as significant lenders and therefore are excluded from the survey. Although their omission does not have a serious impact on the overall coverage of lending activity, the statistics for 'other lenders' are affected to a greater extent by this coverage constraint.</p> <p>6 Changes in the classification of lenders (for example, the conversion of a permanent building society to a bank) are reflected in the 'type of lender' statistics from the month of such changes. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are published in the Reserve Bank of Australia's monthly <i>Bulletin</i> in the section on Technical Notes to Tables.</p>
REVISIONS	<p>7 Revisions to previously published statistics are included in the publication as they occur.</p>
REFINANCING	<p>8 Data on refinancing has been collected separately since July 1991. The seasonally adjusted estimates should be considered preliminary until additional observations are available to produce more reliable seasonal estimates. Refinancing excludes an institution's refinancing of its own loans over the same dwelling (refer to glossary).</p>

EXPLANATORY NOTES

MORTGAGE MANAGERS

9 Commitments for housing finance by mortgage managers are included in 'other lenders' and 'total lenders' when not separately identified. Data for mortgage managers are only available separately from July 1995. Prior to July 1995, the more significant mortgage managers were included with 'other lenders'. Seasonally adjusted data for mortgage managers will not be available until a sufficient number of observations are available to estimate seasonal patterns.

10 Care should be exercised in the interpretation of these statistics as:

- only those mortgage managers identified as significant lenders are included;
- only those commitments funded by securitisers are included. Commitments made by mortgage managers acting as agents or brokers for other financial institutions are reported by those lending institutions providing the finance, and are included in the lender type category relating to those institutions;
- commitments by mortgage managers for investment housing are excluded. The value of those commitments is included in Commercial Finance estimates.

SEASONAL ADJUSTMENT

11 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects' (arising from the varying amounts of activity on different days of the week and the varying reporting practices of the lenders). Adjustment is also made for Easter which may affect the March and April estimates differently. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (for example, a change in interest rates) from the series.

12 Over the period from early 1990 to April 1995, each of the four major banks changed from reporting for the 4 or 5 weeks ending on the last Wednesday of each month to reporting on a calendar month basis. The published seasonally adjusted data takes account of this change in pattern.

13 Two other developments in recent years may induce some change in the trading day and seasonal patterns of housing finance data. These comprise the changes in the classification of some major financial institutions (in particular, the conversion of building societies into banks) and the recent expansion of activity by mortgage managers. Estimation of seasonal adjustment and trading day factors that reflect the full effect of all these changes will not be possible until a sufficient number of years of data have been collected. Accordingly, the trend estimate data provide the most reliable indicator of underlying movement in housing finance commitments.

14 State component series have been seasonally adjusted independently of the Australian series. The sum of the States components is therefore unlikely to equal the corresponding Australian total series. The State component series are also affected by the changes mentioned in paragraphs 12 and 13.

TREND ESTIMATES

15 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, refer to *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on 02 6252 6345.

EXPLANATORY NOTES

TREND ESTIMATES *continued*

16 While the smoothing technique described in paragraph 15 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Changes in the original data and re-estimation of seasonal factors may also lead to revisions to the trend.

17 Volatility in the refinancing series means that the most recent trend estimates may be subjected to greater revision than usual. Users are advised to exercise care when interpreting movements affected by this volatility.

RELATED RELEASES

18 Estimates for months prior to those shown in this publication are available. Users may wish to refer to more detailed commitment series for Personal, Commercial and Lease Finance that are available by purpose, type of facility and industry. There may be a charge for this information, depending on the volume of data requested.

19 Users may also wish to refer to the following releases:

- *Lending Finance, Australia* (Cat. no. 5671.0)
Provides monthly data on the value of finance commitments for individuals for housing and other personal finance commitments, commercial finance commitments to businesses under fixed and revolving credit facilities and value of goods under lease finance commitments.
- *Assets and Liabilities of Australian Securitizers* (Cat. no. 5232.0.40.001)
Provides quarterly information on the assets and liabilities of securitizers. These financial institutions issue short and/or long term securities (known as asset-backed securities) against specifically matched assets (e.g. mortgages, credit cards receivables).
- *Annual Statistics for Financial Institutions* (Cat. no. 5661.0.40.001)
The statistics cover type and amount of assets and liabilities, source of income, type of expenditure and appropriation of profits for each institution type registered under the *Financial Corporations Act 1974*.
- *Reserve Bank of Australia Bulletin* (Reserve Bank of Australia)
Contains feature articles on current issues in the financial markets and monthly financial information for banks and other financial institutions registered under the *Financial Corporations Act 1974*. Statistics on the financial markets (e.g. interest rates and share prices indices) and relevant aggregates of the Commonwealth Government, National Accounts and Balance of Payments are also published.
- *Buildings Approvals, Australia* (Cat. no. 8731.0)
Provides monthly data on the number dwelling units and value of residential buildings approved for private and public sector, value of alterations and additions and value of non-residential buildings by class of building.
- *Building Activity Australia, Dwelling Unit Commencements* (Cat. no. 8750.0)
Contains preliminary quarterly estimates of the number of dwelling units commenced for private and public sector.

SYMBOLS AND OTHER USAGES

- n.p. not available for publication
n.y.a not yet available
m millions

G L O S S A R Y

Alterations and additions	Alterations and additions cover all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Average borrowing	Average borrowing is calculated as follows: $\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$ Average borrowing does not necessarily represent the average loan size per dwelling. For instance, average borrowing separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.
Commitment	A lending commitment is a firm offer of housing finance. It either has been, or is normally expected to be, accepted. Included are commitments to provide housing finance to employees and commitments accepted and cancelled in the same month.
Commitments not advanced	Commitments not advanced at the end of the period are calculated as follows: $\begin{aligned} & \text{Balance of unadvanced commitments at the end of the previous period} \\ + & \text{ Total new housing commitments (including refinancing)} \\ + & \text{ Alterations and additions} \\ & \text{-----} \\ = & \text{ Total commitments} \\ - & \text{ Cancellations of commitments} \\ - & \text{ Commitments advanced during the period} \\ & \text{-----} \\ = & \text{ Commitments not advanced at the end of the period} \end{aligned}$
Commitment value	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
Construction of dwellings	Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner-occupied dwellings.
Dwelling	A dwelling is either a house or other dwelling. A house is a single self-contained place of residence detached from other buildings. An other dwelling is a single self-contained place of residence other than a house. Examples of other dwellings are individual flats, home units, town houses, terrace house, etc.
Dwelling units	Dwelling units refer to the number of houses and other dwellings for which commitments have been made, either on the security of first mortgage or on contract of sale.
Established dwelling	An established dwelling is one which has been completed for more than twelve months prior to the lodgement of a loan application, or which has been previously occupied.
First home buyers	First home buyers are persons entering the home ownership market for the first time.

G L O S S A R Y

Fixed rate loan	Fixed rate loans have a set interest rate which cannot be varied, either upward or downward, for a minimum period of two years. Capped loans are not categorised as fixed rate loans because their interest rate can vary within a two year period.
Mortgage Managers	Mortgage Managers obtain funds from financial institutions and through securitisation to lend for housing finance. In general, they manage the loans that they originate on behalf of the wholesale lenders. To avoid double counting, only those mortgage manager commitments funded by securitisers are included in the housing finance statistics. Those commitments made by mortgage managers acting as agents/brokers for other financial institutions are reported by those institutions.
Newly erected dwelling	A new dwelling that has been completed within twelve months of the lodgement of a loan application, and the borrower will be the first occupant.
Refinancing	Refinancing represents a commitment to refinance an existing loan where the refinancing lender is not the lender who made the original loan. Excluded are an institution's refinancing of its own loans and the refinancing of loans to fund a change of residence. The latter is treated as a new lending commitment.
Secured housing finance	This is all secured commitments to individuals for the construction or purchase of houses and other dwellings for owner occupation, regardless of type of security. Commitments for housing that will be occupied by persons other than the owner(s) are excluded.
Self-contained	The dwelling includes bathing and cooking facilities.
Significant lenders	Significant lenders include, but are not restricted to, those lenders who committed funds of more than \$103 million Australia-wide during the calendar year 1998.

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
- INTERNET* www.abs.gov.au
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