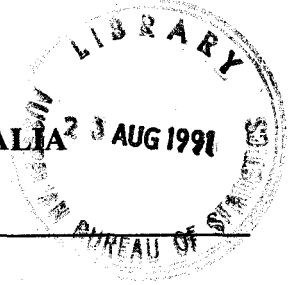


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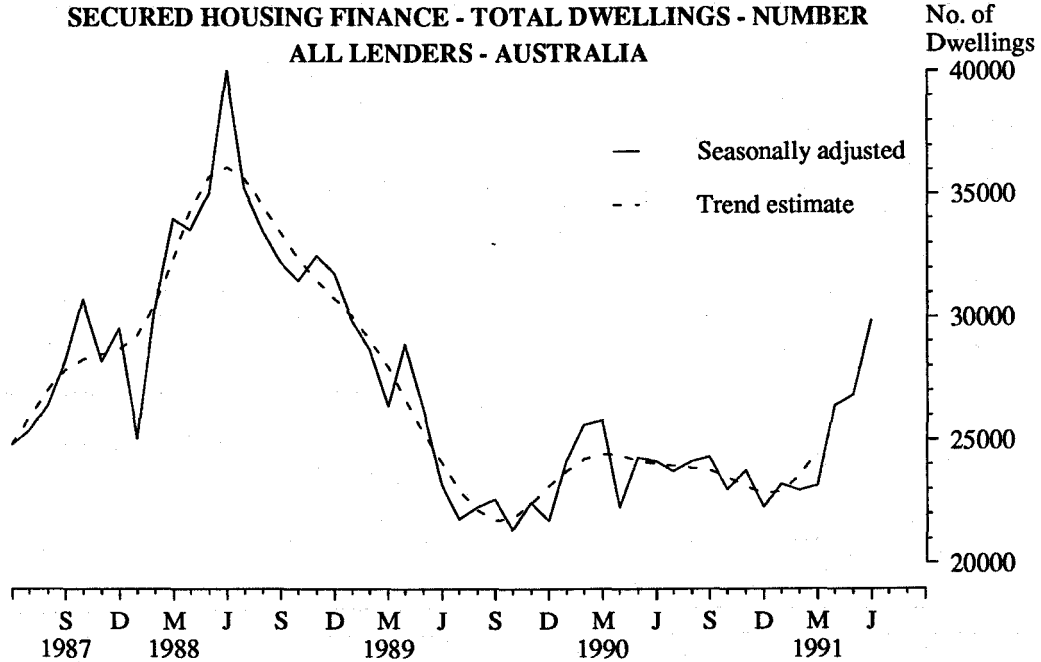
CATALOGUE NO. 5609.0
EMBARGOED UNTIL 11.30 A.M. 22 AUGUST 1991



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA JUNE 1991

MAIN FEATURES

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



Secured housing finance commitments for owner occupied dwellings (excluding alterations and additions) totalled \$2,006.1 million in June 1991, a decrease of \$361.9 million (15.3%) over May 1991 and an increase of \$506.0 million (33.7%) over June 1990. It should be noted that June 1991 was a four week reporting period for some banks whereas May 1991 was a five week reporting period.

After seasonal adjustment, which takes account of the varying reporting periods of banks, there was an increase of \$158.6 million (7.8%) over May 1991 and an increase of \$584.6 million (36.2%) over June 1990. There were increases over May 1991 in finance commitments for all purposes: for the construction of dwellings, up \$6.5 million (1.8%); for the purchase of newly erected dwellings, up \$11.0 million (10.1%) and for the purchase of established dwellings, up \$141.1 million (9.0%).

In unadjusted terms, the number of dwelling units financed decreased by 4,496 (14.4%) over May 1991. The June 1991 decrease was general across all States. For the year 1990-91 the total number of dwelling units financed was 291,994 an increase of 13,846 dwelling units (5.0%) over the number financed in 1989-90.

Seasonally adjusted, finance was provided for 29,867 dwelling units in June 1991, 3,027 dwelling units (11.3%) more than in May 1991 and 5,718 dwelling units (23.7%) more than in June 1990.

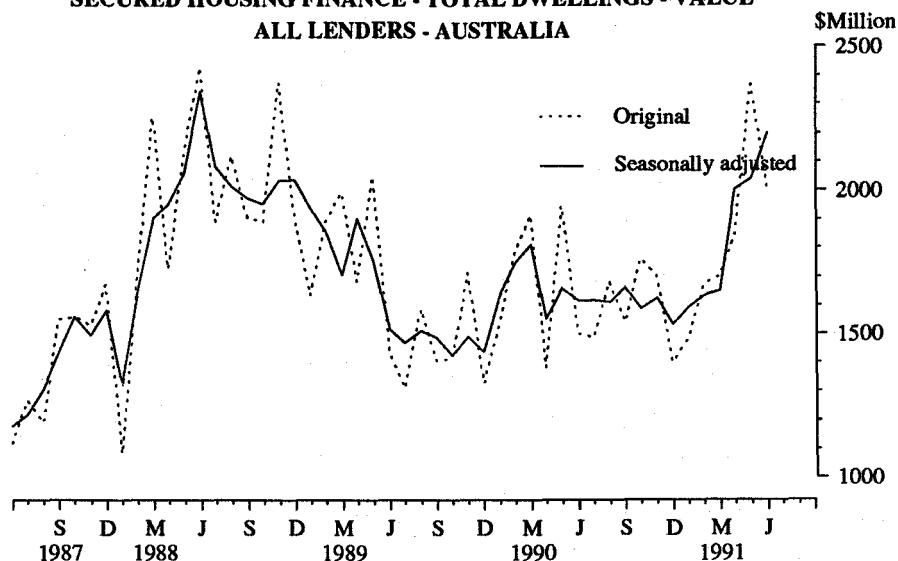
Trend estimates for the number of dwelling units in the above graph show an increase of 983 (4.2%) for the month of March 1991, continuing the trend upwards which began in January 1991.

Due to the highly irregular nature of the series, the trend estimates for the last three months are not provided.

INQUIRIES

- for further information about statistics in this publication contact Ms Abha Bedi on Canberra (06) 252 7117 or John Carson (06) 252 7110 or any ABS State office.
- for information about other ABS statistics and services please refer to the back page of this publication.

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



SUMMARY TABLES

SECURED HOUSING FINANCE: COMMITMENTS BY TYPE OF LENDER, AUSTRALIA(a)

Type of lender	June 1991 No. of dwellings		Percentage change from previous month		Percentage change from corresponding month of previous year	
	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
All Banks (b)	20,063	22,845	-14.7	14.6	22.6	24.5
Permanent Building Societies(b)	3,740	3,949	-16.4	-4.2	52.3	57.6
Other Lenders	2,910	3,073	-9.3	10.2	-8.8	-6.5
Total	26,713	29,867	-14.4	11.3	21.4	23.7

Type of lender	June 1991 Value of commitments \$ million		Percentage change from previous month		Percentage change from corresponding month of previous year	
	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
All Banks (b)	1,480.8	1,649.9	-16.4	10.0	35.0	37.6
Permanent Building Societies(b)	297.1	313.2	-15.2	-4.6	58.9	64.4
Other Lenders	228.1	237.0	-7.0	11.1	5.3	5.0
Total	2,006.1	2,200.1	-15.3	7.8	33.7	36.2

(a) Excludes alterations and additions to dwellings. (b) Since April 1990, one Building Society has become a Bank.

SECURED HOUSING FINANCE: COMMITMENTS BY PURPOSE, AUSTRALIA(a)

Purpose of Commitment	June 1991 No. of dwellings		Percentage change from previous month		Percentage change from corresponding month of previous year	
	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
Established Dwellings	20,096	22,579	-13.2	12.9	24.3	26.5
Construction of Dwellings	5,290	5,814	-19.6	4.5	13.3	15.3
Purchase of Newly Erected Dwellings	1,327	1,474	-9.2	15.3	13.2	17.9
Total	26,713	29,867	-14.4	11.3	21.4	23.7

Purpose of Commitment	June 1991 Value of commitments \$ million		Percentage change from previous month		Percentage change from corresponding month of previous year	
	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
Established Dwellings	1,554.9	1,709.6	-14.5	9.0	36.9	39.1
Construction of Dwellings	340.0	370.4	-20.8	1.8	26.2	29.6
Purchase of Newly Erected Dwellings	111.1	120.1	-8.0	10.1	17.6	19.0
Total	2,006.1	2,200.1	-15.3	7.8	33.7	36.2

(a) Excludes alterations and additions to dwellings.

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 — JUNE 1991

Purpose Of Commitment	Type of Lender						Total	
	All banks		Permanent building societies		Other lenders			
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
AUSTRALIA								
Construction of dwellings —								
Houses —								
By first mortgage	4,317	258.8	558	42.1	309	23.5	5,184	324.4
By other security	..	7.4	..	—	..	—	..	7.4
Other dwellings —								
By first mortgage	103	7.0	3	0.4	—	—	106	7.4
By other security	..	0.8	..	—	..	—	..	0.8
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	590	38.9	252	25.2	217	17.4	1,059	81.6
By other security	..	5.3	..	—	..	—	..	5.3
Other dwellings —								
By first mortgage	211	17.4	31	2.5	26	2.5	268	22.3
By other security	..	1.9	..	—	..	—	..	1.9
Purchase of established dwellings —								
Houses —								
By first mortgage	13,802	1,027.8	2,626	202.8	2,007	150.9	18,435	1,381.5
By other security	..	24.4	..	0.9	..	0.4	..	25.6
Other dwellings —								
By first mortgage	1,040	83.2	270	23.1	351	32.9	1,661	139.2
By other security	..	8.0	..	—	..	0.5	..	8.5
Alterations and additions to dwellings	..	91.6	..	11.7	..	1.4	..	104.7
Total commitments	20,063	1,572.4	3,740	308.8	2,910	229.5	26,713	2,110.8
STATES(a)								
New South Wales	5,143	521.1	1,288	127.9	1,341	116.6	7,772	765.7
Victoria	5,580	433.1	317	23.0	565	43.8	6,462	499.9
Queensland	3,846	263.7	1,215	92.4	541	37.0	5,602	393.1
South Australia	1,649	107.6	273	19.0	356	24.7	2,278	151.3
Western Australia	2,583	166.3	452	30.6	41	2.8	3,076	199.7
Tasmania	648	32.5					755	37.5
Northern Territory	163	10.0	195	15.9	66	4.6	163	10.0
Australian Capital Territory	451	38.0					605	53.6

(a) Includes alterations and additions.

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

YEARS	Construction of Dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	\$ million	Other security \$ million	First mortgage Dwelling units	\$ million	Other security \$ million
AUSTRALIA						
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
1990-1991	61,062	3,583.0	76.4	1,316	91.0	18.5
1990						
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
November	5,175	305.4	5.8	124	8.6	1.6
December	3,980	230.2	3.9	85	5.2	1.1
1991						
January	4,549	256.5	3.7	110	6.6	1.6
February	4,744	277.9	6.2	82	5.6	2.4
March	4,944	296.6	5.9	104	6.9	1.7
April	4,835	301.5	7.6	122	8.3	1.5
May	6,457	409.8	7.8	125	9.3	2.5
June	5,184	324.4	7.4	106	7.4	0.8
STATES — MAY 1991						
NSW	1,522	119.5	1.7	26	2.3	1.1
Vic.	1,626	109.8	2.5	40	3.3	1.0
Qld	1,542	85.3	2.2	21	1.8	—
SA	558	32.8	0.4	23	1.2	0.1
WA	927	49.0	0.6	7	0.3	0.3
Tas.	173	6.8	0.1	3	0.2	0.1
NT	32	1.5	0.1	1	—	—
ACT	77	5.1	0.3	4	0.2	—
STATES — JUNE 1991						
NSW	1,109	78.5	1.8	18	1.9	0.1
Vic.	1,233	84.4	3.0	31	2.6	0.5
Qld	1,468	85.5	1.5	10	0.4	0.1
SA	476	27.7	0.2	34	1.7	0.1
WA	707	38.5	0.7	10	0.6	0.1
Tas.	123	4.8	0.1	2	0.1	—
NT	25	1.5	—	1	—	—
ACT	43	3.6	0.1	—	—	—

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	\$ million	Other security \$ million	First mortgage Dwelling units	\$ million	Other security \$ million
AUSTRALIA						
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
1990-1991	12,950	986.3	54.9	3,461	257.6	21.4
1990						
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	1,164	87.3	3.9	288	20.2	1.7
September	1,192	86.8	4.5	374	26.0	3.4
October	1,334	99.1	7.4	345	23.5	2.7
November	1,233	93.6	5.6	256	19.4	1.2
December	883	69.2	4.7	246	19.0	1.3
1991						
January	867	66.0	2.0	275	19.4	0.6
February	1,038	79.6	6.0	322	23.6	1.6
March	1,045	83.4	3.9	296	22.4	1.7
April	1,043	81.3	3.0	249	21.4	1.2
May	1,163	88.0	6.5	299	24.2	2.0
June	1,059	81.6	5.3	268	22.3	1.9
STATES — MAY 1991						
NSW	361	33.5	1.7	108	11.6	0.9
Vic.	272	19.0	1.2	77	5.2	0.4
Qld	145	10.5	1.5	31	2.3	0.3
SA	174	10.3	0.5	55	3.2	0.3
WA	103	5.7	0.7	14	0.8	—
Tas.	18	0.8	0.2	4	0.2	—
NT	—	0.1	0.1	2	0.1	—
ACT	90	8.1	0.6	8	0.7	—
STATES — JUNE 1991						
NSW	366	35.8	1.4	92	8.2	1.4
Vic.	193	13.9	0.8	52	5.0	0.1
Qld	124	9.0	1.6	38	3.5	0.3
SA	151	8.3	0.5	44	2.6	0.1
WA	119	6.5	0.5	18	1.1	0.1
Tas.	18	0.8	0.1	4	0.3	—
NT	4	0.3	0.1	2	0.1	—
ACT	84	7.0	0.3	18	1.5	—

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

YEARS	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage	Other security	\$ million	First mortgage	Other security	\$ million
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
AUSTRALIA						
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
1990-1991	196,390	13,939.0	244.9	16,815	1,299.1	80.6
1990						
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	16,582	1,122.8	19.7	1,500	107.6	7.5
September	14,138	976.9	17.6	1,345	101.9	8.9
October	16,674	1,146.9	20.7	1,455	110.4	5.5
November	16,368	1,127.2	22.0	1,421	103.7	8.8
December	13,625	958.9	15.9	1,124	85.7	4.8
1991						
January	15,122	1,019.2	17.2	1,122	84.2	5.9
February	16,151	1,148.5	15.3	1,308	97.4	7.0
March	16,338	1,158.9	15.4	1,303	103.1	5.6
April	17,151	1,286.3	21.4	1,350	108.0	5.8
May	21,222	1,618.2	29.6	1,943	162.9	7.3
June	18,435	1,381.5	25.6	1,661	139.2	8.5
STATES — MAY 1991						
NSW	6,379	618.2	8.8	1,113	108.9	2.2
Vic.	5,219	377.2	11.9	314	21.0	1.7
Qld	4,074	280.9	3.2	221	16.3	0.8
SA	1,721	107.9	1.6	97	5.4	0.6
WA	2,385	144.9	1.8	117	6.3	1.3
Tas.	656	31.6	0.5	14	0.6	0.1
NT	127	7.6	0.2	20	1.1	—
ACT	661	50.0	1.6	47	3.3	0.6
STATES — JUNE 1991						
NSW	5,267	493.3	7.2	920	88.2	4.3
Vic.	4,706	345.5	5.9	247	18.2	1.7
Qld	3,707	247.4	3.6	255	18.3	0.6
SA	1,493	96.9	2.8	80	5.0	0.3
WA	2,122	129.8	3.8	100	5.9	0.7
Tas.	594	28.7	0.5	14	0.7	—
NT	111	6.9	0.1	20	0.9	—
ACT	435	33.0	1.7	25	2.1	0.8

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						
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
1990-1991	982.9	291,994	21,635.7	658.0	20,324.1	4,194.9
1990						
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	1,606.7	3,438.5
August	84.5	25,105	1,767.3	58.8	1,752.8	3,394.1
September	64.2	22,416	1,605.3	54.7	1,578.1	3,370.8
October	80.6	25,705	1,841.6	61.2	1,726.0	3,426.5
November	73.3	24,577	1,776.1	53.5	1,610.2	3,553.6
December	62.5	19,943	1,462.4	45.4	1,667.8	3,301.9
1991						
January	68.4	22,045	1,551.1	55.7	1,413.5	3,385.0
February	82.2	23,645	1,753.4	45.7	1,604.8	3,487.8
March	81.2	24,030	1,786.7	47.9	1,689.1	3,537.2
April	82.2	24,750	1,929.3	52.6	1,654.0	3,731.6
May	121.9	31,209	2,489.9	57.0	2,088.3	4,084.7
June	104.7	26,713	2,110.8	67.7	1,932.7	4,194.9
STATES — MAY 1991						
NSW	53.5	9,509	964.0	26.6	752.0	1,735.5
Vic.	21.6	7,548	575.8	8.8	492.7	1,049.8
Qld	21.2	6,034	426.5	10.2	392.8	543.7
SA	6.1	2,628	170.2	2.4	155.8	279.9
WA	15.2	3,553	226.8	5.3	191.9	308.1
Tas.	1.4	868	42.5	0.7	36.5	43.1
NT	0.3	182	11.1	0.3	9.7	18.2
ACT	2.7	887	73.1	2.7	56.8	106.3
STATES — JUNE 1991						
NSW	43.5	7,772	765.7	37.3	704.3	1,759.5
Vic.	18.3	6,462	499.9	8.1	458.6	1,083.0
Qld	21.3	5,602	393.1	11.9	359.3	565.6
SA	5.1	2,278	151.3	4.9	149.4	277.0
WA	11.5	3,076	199.7	2.8	170.8	334.2
Tas.	1.4	755	37.5	0.3	33.3	47.0
NT	0.1	163	10.0	0.3	10.4	17.2
ACT	3.4	605	53.6	2.1	46.6	111.3

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								
1990								
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	1,452	113.2	18,082	1,257.6	25,105	1,682.8
September	5,367	315.1	1,566	120.7	15,483	1,105.3	22,416	1,541.1
October	5,897	344.9	1,679	132.7	18,129	1,283.4	25,705	1,761.0
November	5,299	321.3	1,489	119.8	17,789	1,261.7	24,577	1,702.8
December	4,065	240.5	1,129	94.2	14,749	1,065.2	19,943	1,399.9
1991								
January	4,659	268.4	1,142	87.9	16,244	1,126.4	22,045	1,482.7
February	4,826	292.2	1,360	110.8	17,459	1,268.2	23,645	1,671.2
March	5,048	311.0	1,341	111.5	17,641	1,283.1	24,030	1,705.6
April	4,957	318.8	1,292	106.8	18,501	1,421.5	24,750	1,847.0
May	6,582	429.3	1,462	120.7	23,165	1,818.0	31,209	2,368.0
June	5,290	340.0	1,327	111.1	20,096	1,554.9	26,713	2,006.1
SEASONALLY ADJUSTED								
1990								
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	1,369	110.5	17,503	1,210.5	24,135	1,611.6
September	5,742	332.3	1,665	124.8	16,925	1,205.0	24,332	1,662.1
October	5,189	307.3	1,503	115.7	16,322	1,163.4	23,014	1,586.4
November	5,288	317.9	1,413	112.7	17,049	1,196.5	23,750	1,627.1
December	4,847	288.5	1,224	100.6	16,204	1,144.6	22,275	1,533.8
1991								
January	4,986	289.9	1,248	101.0	16,982	1,200.8	23,216	1,591.7
February	4,701	290.7	1,431	115.1	16,850	1,227.9	22,982	1,633.7
March	4,849	296.5	1,340	113.0	16,951	1,240.7	23,140	1,650.1
April	5,301	344.2	1,335	110.5	19,781	1,548.2	26,417	2,002.9
May	5,565	363.9	1,278	109.1	19,997	1,568.5	26,840	2,041.5
June	5,814	370.4	1,474	120.1	22,579	1,709.6	29,867	2,200.1
TREND ESTIMATES								
1990								
April	5,381	302.4	1,257	99.1	17,747	1,277.9	24,385	1,679.4
May	5,287	297.2	1,253	99.4	17,654	1,261.9	24,194	1,658.5
June	5,233	294.5	1,286	101.9	17,505	1,239.5	24,024	1,636.0
July	5,235	296.1	1,350	106.2	17,340	1,219.0	23,925	1,621.4
August	5,284	301.6	1,411	110.1	17,191	1,205.0	23,886	1,616.7
September	5,321	307.1	1,445	112.4	17,011	1,193.6	23,777	1,613.1
October	5,280	307.9	1,442	112.6	16,759	1,178.0	23,481	1,598.6
November	5,156	303.5	1,413	111.4	16,533	1,164.1	23,103	1,578.9
December	5,009	297.9	1,371	109.6	16,466	1,166.3	22,846	1,573.7
1991								
January	4,914	296.2	1,331	108.1	16,694	1,198.4	22,939	1,602.6
February	4,930	302.0	1,317	108.2	17,268	1,263.7	23,515	1,674.0
March	5,053	315.1	1,329	110.0	18,116	1,353.1	24,498	1,778.1
April								
May								
June								

(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								
1990								
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	3,169	221.2	25,105	1,682.8
September	16,974	1,151.4	2,404	181.0	3,038	208.7	22,416	1,541.1
October	19,865	1,334.5	2,801	214.5	3,039	211.9	25,705	1,761.0
November	17,871	1,224.9	3,022	229.5	3,684	248.4	24,577	1,702.8
December	14,241	984.0	2,224	172.6	3,478	243.2	19,943	1,399.9
1991								
January	16,628	1,094.1	2,732	208.5	2,685	180.1	22,045	1,482.7
February	17,576	1,208.3	3,258	254.8	2,811	208.1	23,645	1,671.2
March	17,618	1,218.9	3,573	273.9	2,839	212.8	24,030	1,705.6
April	17,654	1,314.5	3,819	291.8	3,277	240.8	24,750	1,847.0
May	23,525	1,772.3	4,476	350.4	3,208	245.3	31,209	2,368.0
June	20,063	1,480.8	3,740	297.1	2,910	228.1	26,713	2,006.1
SEASONALLY ADJUSTED								
1990								
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	3,064	213.9	24,135	1,611.6
September	18,691	1,260.6	2,456	188.0	3,185	213.5	24,332	1,662.1
October	17,581	1,189.7	2,461	186.6	2,972	210.1	23,014	1,586.4
November	17,565	1,183.0	2,686	203.8	3,499	240.3	23,750	1,627.1
December	15,866	1,071.3	2,587	199.4	3,822	263.2	22,275	1,533.8
1991								
January	17,038	1,132.9	3,344	260.8	2,834	198.1	23,216	1,591.7
February	16,874	1,173.5	3,296	250.8	2,812	209.4	22,982	1,633.7
March	16,736	1,171.0	3,545	270.6	2,859	208.5	23,140	1,650.1
April	19,161	1,461.4	3,875	292.4	3,381	249.1	26,417	2,002.9
May	19,930	1,499.8	4,122	328.4	2,788	213.3	26,840	2,041.5
June	22,845	1,649.9	3,949	313.2	3,073	237.0	29,867	2,200.1
TREND ESTIMATES								
1990								
April	18,531	1,254.8	2,414	183.7	3,440	240.9	24,385	1,679.4
May	18,435	1,240.9	2,474	188.0	3,285	229.6	24,194	1,658.5
June	18,374	1,226.6	2,493	189.3	3,156	220.1	24,024	1,636.0
July	18,334	1,216.9	2,485	188.6	3,107	215.9	23,925	1,621.4
August	18,284	1,212.2	2,470	188.0	3,133	216.5	23,886	1,616.7
September	18,096	1,203.1	2,480	189.6	3,201	220.4	23,777	1,613.1
October	17,694	1,180.3	2,536	194.4	3,251	223.8	23,481	1,598.6
November	17,183	1,149.8	2,653	203.3	3,266	225.8	23,103	1,578.9
December	16,766	1,130.5	2,844	217.6	3,236	225.6	22,846	1,573.7
1991								
January	16,684	1,142.5	3,088	236.3	3,166	223.8	22,939	1,602.6
February	17,087	1,195.6	3,348	256.7	3,080	221.7	23,515	1,674.0
March	17,898	1,281.0	3,588	276.3	3,012	220.9	24,498	1,778.1
April								
May								
June								

(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.



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