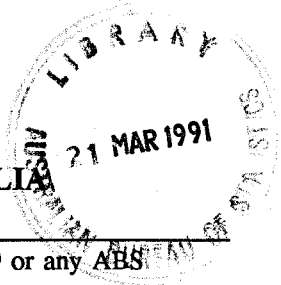


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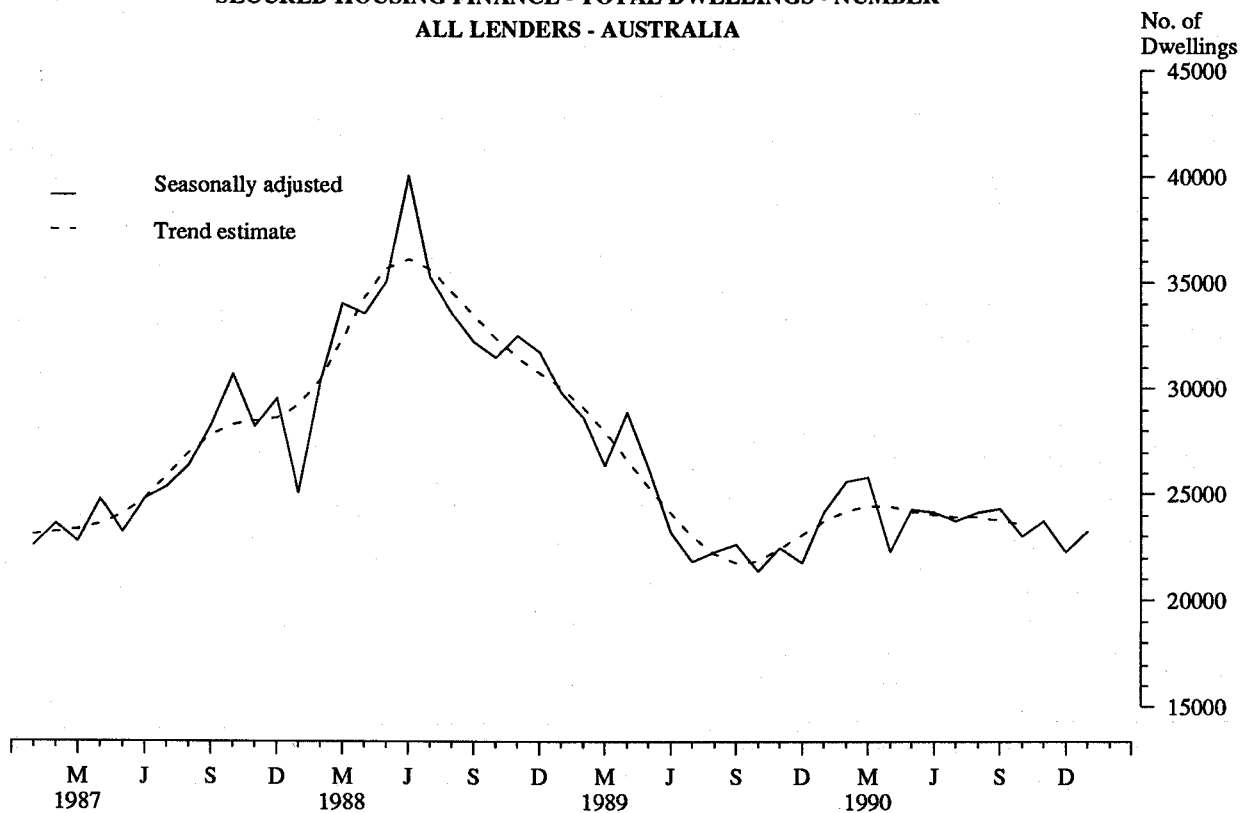


HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA JANUARY 1991

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- *about these statistics*—contact Derek Pike on Canberra (06) 252 7129 or any ABS State office.
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MAIN FEATURES

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



Secured housing finance commitments (excluding alterations and additions) totalled \$1,482.7 million in January 1991, an increase of \$82.8 million (5.9%) over December 1990 but a decrease of \$49.1 million (3.2%) over January 1990. It should be noted, however, that some banks reported for a five week period in both January 1991 and January 1990 as against a four week period in December 1990.

After seasonal adjustment, which takes account of the varying reporting periods of banks, there was an increase of \$57.9 million (3.8%) over December 1990 and a decrease of \$38.9 million (2.4%) on January 1990.

While unadjusted total housing finance commitments including alterations and additions increased by \$88.7 million (6.1%) over December 1990, the increase was not general across States. New South Wales recorded a decrease of \$64.8

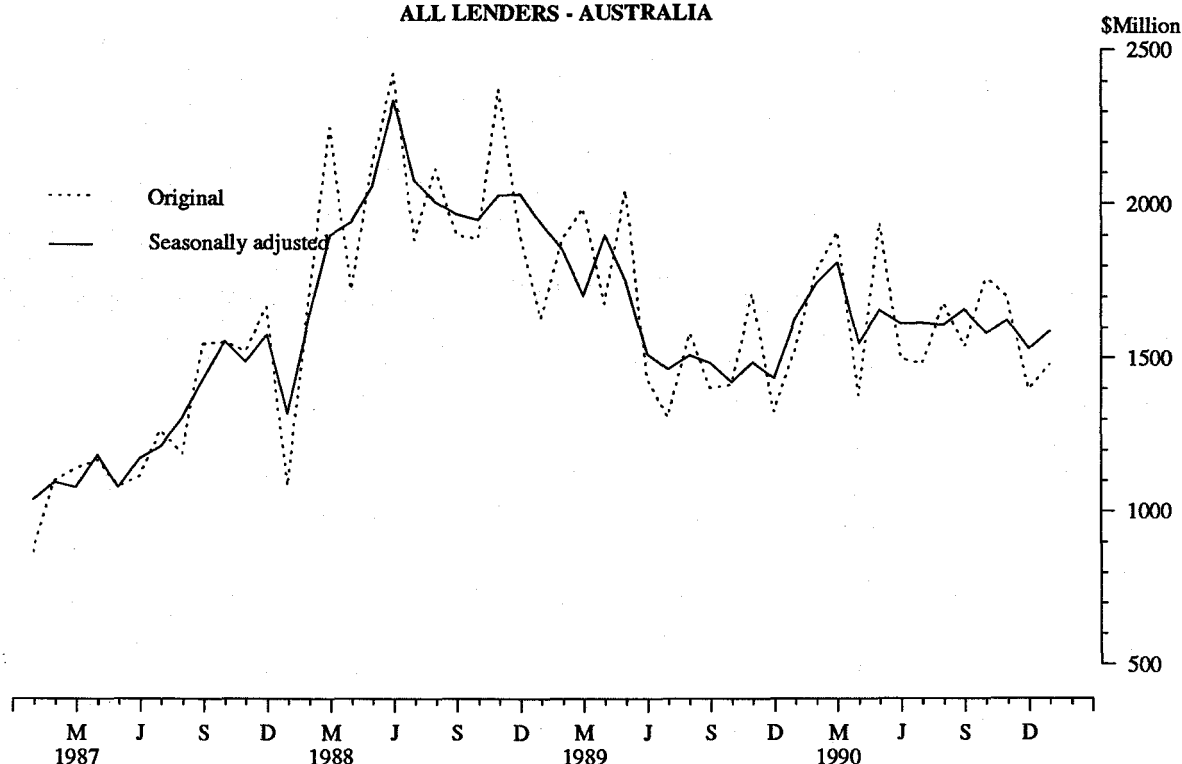
million (11.2%) while the other states recorded increases, notably Queensland which was up \$85.6 million (35.3%).

Seasonally adjusted, finance was provided for 23,216 dwelling units, 941 dwelling units (4.2%) more than in December 1990 but 925 dwelling units (3.8%) less than in January 1990.

As the graph above shows, the trend estimate for the number of dwelling units for the month of October 1990 continued to decline; this was the seventh successive monthly decrease.

Due to the highly irregular nature of the series, it is not possible to calculate, with reasonable confidence, the trend estimate for the last three months, and therefore these estimates are not provided.

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



SUMMARY TABLES

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

<i>Type of lender</i>	<i>January 1991 \$ million</i>		<i>Percentage change from December 1990</i>		<i>Percentage change from January 1990</i>	
	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>	<i>Orig.</i>	<i>Seas. adj.</i>
All Banks (b)	1,094.1	1,132.9	11.2	5.8	-7.4	-7.3
Permanent Building Societies(b)	208.5	260.8	20.7	30.8	84.2	84.3
Other Lenders	180.1	198.1	-26.0	-24.7	-23.9	-25.8
Total	1,482.7	1,591.7	5.9	3.8	-3.2	-2.4

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

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

<i>Purpose of commitment</i>	<i>Commitments made during January 1991</i>		<i>Percentage change from December 1990</i>		<i>Percentage change from January 1990</i>	
	<i>Dwellings</i>	<i>\$m</i>	<i>Dwellings</i>	<i>\$m</i>	<i>Dwellings</i>	<i>\$m</i>
Established Dwellings	16,244	1,126.4	10.1	5.7	-4.5	-4.2
Construction of Dwellings	4,659	268.4	14.6	11.6	-5.6	-1.9
Purchase of Newly Erected Dwellings	1,142	87.9	1.2	-6.8	-2.2	6.3
Total	22,045	1,482.7	10.5	5.9	-4.6	-3.2

(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 — JANUARY 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	3,830	205.3	307	22.0	412	29.1	4,549	256.5
By other security	..	3.7	..	—	..	—	..	3.7
Other dwellings —								
By first mortgage	109	6.5	1	0.1	—	—	110	6.6
By other security	..	1.6	..	—	..	—	..	1.6
Purchase of newly erected dwellings —								
Houses —								
By first mortgage	566	40.6	148	13.3	153	12.0	867	66.0
By other security	..	1.9	..	—	..	—	..	2.0
Other dwellings —								
By first mortgage	211	14.6	50	3.6	14	1.2	275	19.4
By other security	..	0.6	..	—	..	—	..	0.6
Purchase of established dwellings —								
Houses —								
By first mortgage	11,131	743.2	2,001	147.7	1,990	128.3	15,122	1,019.2
By other security	..	15.4	..	1.7	..	0.1	..	17.2
Other dwellings —								
By first mortgage	781	55.3	225	19.6	116	9.3	1,122	84.2
By other security	..	5.5	..	0.3	..	—	..	5.9
Alterations and additions to dwellings	..	60.1	..	7.4	..	1.0	..	68.4
Total commitments	16,628	1,154.2	2,732	215.9	2,685	181.1	22,045	1,551.1
STATES(a)								
New South Wales	3,994	347.4	1,120	99.7	801	67.3	5,915	514.4
Victoria	4,226	300.8	212	14.4	454	27.5	4,892	342.7
Queensland	3,708	225.8	771	59.9	741	42.4	5,220	328.0
South Australia	1,477	88.7	229	14.0	637	40.3	2,343	143.0
Western Australia	2,133	126.3	255	17.5	13	1.1	2,401	145.0
Tasmania	551	29.6					624	32.7
Northern Territory	159	9.4	145	10.4	39	2.5	160	9.5
Australian Capital Territory	380	26.1					490	35.8

(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						
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
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
	STATES — DECEMBER 1990					
N.S.W.	957	63.0	0.9	19	0.9	0.4
Vic.	973	57.9	1.1	26	2.0	0.2
Qld	900	47.3	0.8	5	0.2	0.2
S.A.	473	27.2	0.7	25	1.5	0.2
W.A.	479	26.2	0.3	6	0.4	0.2
Tas.	111	4.2	0.1	1	—	—
N.T.	39	1.4	—	1	—	—
A.C.T.	48	3.0	0.2	2	0.2	—
	STATES — JANUARY 1991					
N.S.W.	978	64.6	0.5	18	1.3	0.3
Vic.	1,066	64.0	1.2	36	2.6	0.1
Qld	1,147	60.3	1.1	12	0.7	0.2
S.A.	513	28.2	0.4	28	1.3	0.6
W.A.	640	30.3	0.2	10	0.4	0.3
Tas.	122	5.5	0.1	5	0.3	—
N.T.	22	0.9	—	—	—	—
A.C.T.	61	2.7	0.2	1	0.1	—

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage		Other security	First mortgage		Other security
	Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ 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						
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	1,164	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
STATES — DECEMBER 1990						
N.S.W.	395	37.1	2.0	94	9.0	0.1
Vic.	131	8.1	0.5	34	2.4	0.3
Qld	75	5.7	1.0	30	2.3	0.1
S.A.	179	11.5	0.9	61	3.5	0.3
W.A.	31	1.8	0.3	12	0.8	—
Tas.	11	0.4	—	2	0.1	0.1
N.T.	9	0.4	—	3	0.2	—
A.C.T.	52	4.3	0.1	10	0.7	0.4
STATES — JANUARY 1991						
N.S.W.	272	26.7	1.0	61	5.2	0.3
Vic.	159	10.5	0.4	65	4.9	—
Qld	138	8.8	0.1	41	2.9	0.1
S.A.	168	11.0	0.2	71	4.0	—
W.A.	69	4.0	0.3	20	1.2	0.1
Tas.	13	1.0	—	2	0.1	—
N.T.	12	0.8	—	4	0.3	—
A.C.T.	36	3.2	—	11	0.7	0.1

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

YEARS	Purchase of established dwellings				Other dwellings			
	Houses		Other security		First mortgage		Other security	
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
	AUSTRALIA							
1987-1988	256,455	13,805.1	30,475	250.2	1,690.4	86.4		
1988-1989	241,771	15,480.3	23,128	320.7	1,623.1	101.0		
1989-1990	186,049	12,737.8	16,093	232.5	1,231.1	63.4		
1989								
November	17,276	1,180.0	1,306	16.6	96.0	4.2		
December	13,070	902.5	1,076	15.2	77.7	3.5		
1990								
January	15,729	1,054.9	1,279	17.1	97.5	6.2		
February	17,432	1,191.1	1,627	18.9	138.8	6.5		
March	18,078	1,297.7	1,746	24.5	132.8	4.1		
April	13,295	920.9	1,228	24.3	97.1	5.3		
May	19,083	1,316.0	1,604	24.7	120.0	6.8		
June	14,850	1,010.0	1,314	19.8	101.5	4.9		
July	14,584	993.6	1,283	24.5	95.1	5.1		
August	16,582	1,122.8	1,500	19.7	107.6	7.5		
September	14,138	976.9	1,345	17.6	101.9	8.9		
October	16,674	1,146.9	1,455	20.7	110.4	5.5		
November	16,368	1,127.2	1,421	22.0	103.7	8.8		
December	13,625	958.9	1,124	15.9	85.7	4.8		
1991								
January	15,122	1,019.2	1,122	17.2	84.2	5.9		
	STATES — DECEMBER 1990							
N.S.W.	4,378	379.6	622	6.3	52.8	1.3		
Vic.	3,313	225.1	190	2.9	14.0	1.9		
Qld	2,710	162.9	134	2.0	9.7	0.7		
S.A.	1,235	73.1	65	1.5	3.7	0.3		
W.A.	1,263	74.2	70	2.0	3.2	0.6		
Tas.	338	16.4	13	0.1	0.5	—		
N.T.	76	4.7	10	0.2	0.4	—		
A.C.T.	312	22.8	20	1.0	1.2	—		
	STATES — JANUARY 1991							
N.S.W.	4,052	335.3	534	5.5	43.9	1.2		
Vic.	3,375	228.5	191	4.0	13.0	2.1		
Qld	3,696	220.5	186	2.7	14.8	1.2		
S.A.	1,471	86.1	92	1.7	5.2	0.3		
W.A.	1,590	93.1	72	1.9	4.5	1.1		
Tas.	479	24.4	3	0.2	0.1	—		
N.T.	102	6.3	20	0.2	1.1	—		
A.C.T.	357	25.1	24	0.9	1.7	—		

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						
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	1,606.7	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	1,413.6	3,384.9
STATES — DECEMBER 1990						
N.S.W.	25.9	6,465	579.2	20.4	685.1	1,357.2
Vic.	12.9	4,667	329.2	8.0	365.9	893.6
Qld	9.6	3,854	242.4	8.6	268.3	409.4
S.A.	3.9	2,038	128.3	2.7	136.5	269.0
W.A.	7.4	1,861	117.4	4.2	133.2	243.1
Tas.	1.2	476	23.2	0.4	26.9	31.9
N.T.	0.2	138	7.6	0.2	9.7	15.1
A.C.T.	1.3	444	35.1	0.9	42.2	82.6
STATES — JANUARY 1991						
N.S.W.	28.8	5,915	514.4	23.5	485.2	1,363.6
Vic.	11.3	4,892	342.7	9.2	329.3	897.8
Qld	14.6	5,220	328.0	11.9	267.4	458.3
S.A.	4.0	2,343	143.0	3.1	138.6	270.3
W.A.	7.5	2,401	145.0	5.7	122.8	259.6
Tas.	1.1	624	32.7	0.9	26.7	37.4
N.T.	0.1	160	9.5	0.2	8.9	15.6
A.C.T.	1.1	490	35.8	1.4	34.8	82.3

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								
1989								
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	1,452	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
SEASONALLY ADJUSTED								
1989								
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	1,369	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
TREND ESTIMATES								
1989								
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	1,292	99.8	17,464	1,253.2	24,209	1,657.9
March	5,453	306.0	1,280	99.9	17,687	1,276.2	24,420	1,682.0
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	5,279	301.5	1,412	110.2	17,200	1,206.6	23,891	1,618.3
September	5,310	306.8	1,444	112.6	17,033	1,197.8	23,786	1,617.2
October	5,276	308.3	1,438	112.6	16,830	1,187.5	23,544	1,608.4
November								
December								
1991								
January								

(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								
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	3,169	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
SEASONALLY ADJUSTED								
1989								
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	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
TREND ESTIMATES								
1989								
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	3,673	257.6	24,209	1,657.9
March	18,534	1,256.3	2,306	174.9	3,580	250.9	24,420	1,682.0
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	18,286	1,213.3	2,478	188.6	3,127	216.4	23,891	1,618.3
September	18,099	1,206.0	2,504	191.3	3,184	219.9	23,786	1,617.2
October	17,733	1,187.9	2,569	196.7	3,242	223.8	23,544	1,608.4
November								
December								
1991								
January								

(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.

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