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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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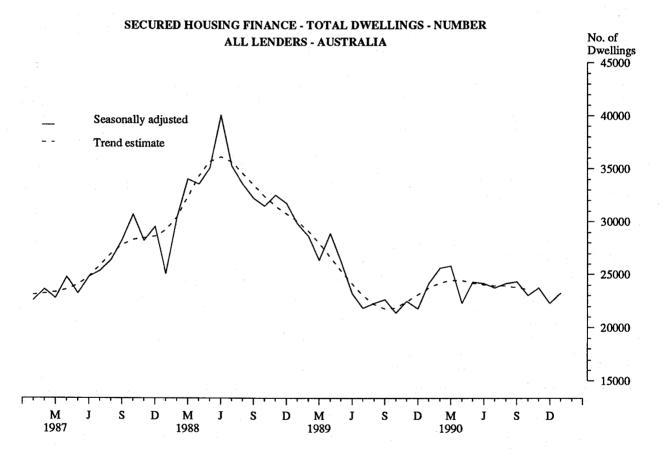
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#### MAIN FEATURES



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.

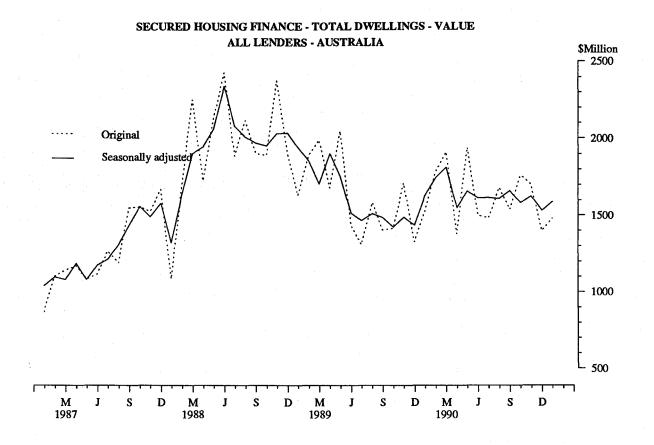
While unadjusted total housing finance commitments including alterations and additions increased by \$88.7 million (6.1%) over December 1990, the increase was not general across States. New South Wales recorded a decrease of \$64.8

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: COMMITMENTS BY TYPE OF LENDER, AUSTRALIA(a)

**SUMMARY TABLES** 

		uary 1991 million	c	Percentage hange from ember 1990	Percentage change from January 1990	
Type of lender	Orig.	Seas. adj.	Orig.	Seas. adj.	Orig.	Seas. adj.
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

<sup>(</sup>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)

	Comm made d Januar	U	Percen change December	from	Percentage change from January 1990		
Purpose of commitment	Dwellings	\$m	Dwellings	\$m	Dwellings	\$m	
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	

<sup>(</sup>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

			Type of Lender					
	All bar	ıks	Permanent b societie		Othe lende		Tota	ıl
Purpose Of Commitment	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		<u> </u>	••			3.7
Other dwellings —								
By first mortgage	109	6.5	1	0.1		_	110	6.6
By other security	••	1.6	••	<del></del>	•	<del></del>	••	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
Oueensland	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	255 255	17.5	13	40.3 1.1	2,343 2,401	145.0
Tasmania	2,133 551	29.6	433	11.3	. 13	1.1	624	32.7
Northern Territory	159	9.4	145	10.4	39	2.5	160	9.5
A TOTALOTTE TOTALOTY	139	26.1	143	10.4	27	2.3	{ 100 490	35.8

<sup>(</sup>a) Includes alterations and additions.

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

Float Montgage         Control of the recursity         Other security         First montgage         Control of the recursity         First montgage           VEARS         Dowlling         S million         S million         I possible           1988-1989         75,622         3,594.4         85.5         1,540         17           1988-1999         77,682         3,797.9         86.9         1,758         17           1988-1999         66,022         3,797.9         86.9         1,758         17           1988-1999         66,022         3,544         86.9         1,758         17           1988-1999         66,022         3,544         86.9         1,758         17           1988-1999         66,028         3,544         86.0         1,758         17           1988-1999         66,028         3,544         86.0         1,758         17           1990         4,639         2,544         6.0         1,07         14           November         4,748         2,544         2,544         1,47         1,47           September         4,759         2,544         3,544         4,54         1,47           September         4,748         2,54		П		Construction of Dwellings		or desallings	
Columbia   Stratilizar   Stratilizar   Directing   Stratilizar   Strat		1	Moto	Other security	First mortgage	er uwenings	Other security
AUSTRALIA   AUSTRALIA   SE5   1,540		Dwelling units	\$ million	\$ million	Dwelling unis	\$ million	\$ million
Sections   3,0484   85.5   1540				AUSTRALIA			
1,000	YEARS	64 088	2 040 4	4 4 G	073 L	24.0	
60222 5,2666 85.4 1,436 5,641 302.4 7.6 142 4,039 215.9 5.8 119 6,400 2044 7.2 1177 6,400 2040 6.3 111 6,588 25.2 313.1 7.2 1177 6,400 2044 7.4 141 6,588 25.4 7.4 110 5,400 2044 7.4 144 5,400 2044 7.4 110 5,722 30.2 3.4 110 5,722 30.2 3.4 110 6,722 30.2 3.4 110 6,723 30.0 3.9 8.5 6,723 30.0 3.9 8.5 6,724 0.0 0.9 19 6,725 30.0 0.9 19 6,726 0.0 0.0 0.0 10 6,727 0.0 0.0 0.0 10 6,728 0.0 0.0 0.0 10 6,729 0.0 0.0 0.0 10 6,720 0.0 0.0 0.0 0.0 10 6,720 0.0 0.0 0.0 0.0 0.0 10 6,720 0.0 0.0 0.0 0.0 0.0 0.0 0.0 10 6,720 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	198/-1988 1988-1989	73.682	3,048.4	85.5 96.9	1 738	104.9	25.7
5,641         302.4         7.6         142           4,039         215.9         5.8         119           6,136         331.1         7.2         117           6,198         230.1         7.2         177           4,403         230.1         7.2         177           4,403         230.1         7.2         177           4,403         230.1         7.4         171           4,549         26.4         6.3         174           5,752         300.4         7.4         111           5,752         300.4         7.4         111           5,175         306.4         5.9         85           4,549         256.5         3.7         110           4,549         26.5         3.7         110           4,549         26.5         3.7         110           4,549         26.5         3.7         110           4,549         26.5         3.7         110           4,549         26.5         3.7         110           4,549         26.5         3.7         110           4,740         27.9         11         47           4	1989-1990	60,252	3,266.6	85.4	1,436	93.8	25.7
4,099 2159 5.8 119 4,827 2574 6.0 107 5,825 313.1 7.2 117 6,110 231.1 7.2 117 6,198 224.2 7.9 117 6,198 224.2 7.9 117 6,198 224.2 7.9 111 6,198 224.2 7.9 111 6,198 224.2 7.9 111 6,198 224.2 7.9 111 6,199 226.5 3.7 1.1 99 6,100 200.4 1.2 10 6,100 200.4 1.1 26 6,100 200.4 1.1 26 6,100 200.4 1.1 26 6,100 200.4 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 1.1 6,100 6,100 1.1 6,100 7.0 1	1989 November	5641	302.4	71	140	0	96
4827 2574 6.0 107 5,825 331.1 7.2 137 6,108 331.1 7.2 137 6,118 24,409 5.4 141 4,409 224,4 7,4 7,4 111 5,400 224,4 7,4 7,4 111 5,722 326,3 7,4 110 5,728 320,7 7,4 110 5,728 320,7 7,4 110 5,728 320,7 7,4 110 5,729 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110 5,720 320,7 7,4 110	December	4,039	215.9	2, 50	119	6.2	1.7
5,825     33.17     7.2     137       4,100     33.1.1     7.2     137       4,100     243.1     7.2     137       4,104     243.1     7.2     137       4,108     224.2     7.4     141       5,460     264.4     7.4     111       5,460     304.4     7.4     111       5,460     304.4     7.4     111       5,460     305.3     7.4     111       5,172     305.4     7.4     111       5,172     305.4     7.4     111       5,172     305.4     7.4     111       5,172     305.4     3.9     85       1,17     305.4     3.9     85       4,540     256.5     3.7     110       977     47.3     1.1     26       978     47.3     0.7     0.7       479     27.2     0.3     6       479     1.4     0.1     1       479     4.2     0.1     1       479     4.2     0.1     2       479     4.2     0.1     1       48     3.0     4.2     0.1       48     3.0     0.1     0.1 <t< td=""><td>1990</td><td>7 807</td><td>A 750</td><td>Ç,</td><td>100</td><td>77</td><td>27</td></t<>	1990	7 807	A 750	Ç,	100	77	27
6,110 331.1 7.2 127. 4,446 6,448 8.7 6,448 8.242 6,448 8.7 141 1.254 6,448 8.7 141 1.254 6,198 7.7 141 1.254 1.254 6,448 8.7 1.254 6,448 8.7 1.254 1.254 6.7 1.254	January February	778,4	313.1	0.0	10/	† C	1.5
64400 2405 644 87 4,588 2521 9.3 141 4,588 2542 7.9 7.9 79 5,266 2244 7.4 111 5,460 2244 7.4 111 5,980 2342 7.4 111 5,172 325.3 7.4 114 5,175 305.4 5.8 124 5,175 305.4 5.8 124 5,175 305.4 5.8 124 5,175 305.4 5.8 124 5,175 305.4 5.8 124 5,176 630 0.9 19 5,77 65.0 0.9 11 5,79 55.0 0.1 11 5,99 73 57.9 0.1 5,70 63.0 0.9 19 5,70 64.0 0.1 1.2 36 1,147 66.3 1.1 12 36 1,147 66.3 1.1 12 36 1,147 66.3 1.1 12 36 1,147 66.3 1.1 12 36 1,147 66.3 1.1 1.1 1.1 1.1 5,10 66 64.0 1.1 2 36 1,12 64.0 30.3 0.1 5,11 1.1 1.1 1.1 1.1 1.1 5,12 5.5 5.1 1.1 1.1 1.1 5,13 5.1 5.1 5.1 5.1 1.1 5,14 5.1 5.1 5.1 5.1 1.1 5,15 64.0 30.3 0.1 1.1 5,17 65.1 5.1 5.1 1.1 5,18 64.0 30.3 0.1 1.1 5,19 64.0 30.3 0.1 1.1 5,10 65.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 5.1 1.1 5,10 65.1 5.1 5.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5.1 5,10 65.1 5.1 5.1 5,10 65.1 5.1 5.1 5,10 65.1 5.1 5.1 5,10 65.1 5.1 5.1 5,10 65.1 5,10 65.1 5.1 5,10 65.1 5.1 5,10 65.1 5.1 5,10 65.1 5.1 5,10 65	March	6,110	331.1	i C.	127	9.5	13
4,588 232,1 9,3 141 4,588 234,2 7.9 79 4,714 260,4 6.3 103 5,268 300,7 7.1 99 5,752 325,3 7.4 111 5,268 300,4 7.1 99 5,175 300,4 7.1 99 5,175 300,4 5.8 1124 3,980 256,5 3.7 110  4,549 256,5 3.7 110  977 63,0 0,9 11 978 47,3 0,1 12 99 114 42 0,1 11 26 479 26,2 0,3 0,4 5.5 11,666 64,0 1,2 36 11,47 66,3 30,3 0,4 28 5,18 64,6 0,4 6 64,0 30,3 0,4 28 64,6 0,0 1,1 147 64,6 0,0 30,3 0,4 28 64,6 0,0 30,3 0,4 28 64,6 0,0 30,3 0,4 1,1 1,1 1,1 1,1 1,1 1,1 1,1 1,1 1,1 1	April	4,403	240.5	6.4	87	909	0.8
4,588 254.2 7.9 79 4,788 260.4 6.39 5,460 300.7 7.1 99 5,268 300.7 7.1 99 5,772 325.3 7.4 145 3,980 220.2 3.5 8 124 3,980 220.2 3.9 85 4,549 256.5 3.7 110  957 65.0 0.9 11 26.0 0.1 1.1 26 4,79 26.2 0.1 1.1 26 4,79 26.2 0.1 1.1 26 4,8 3.0 0.1 0.2 5 111 4,7 0.0 0.1 1.1 26 4,8 4.8 0.1 1.1 26 4,8 64.6 0.3 0.1 1.1 26 5,19 39 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	May	861'9	329.1	9.3	141	9.3	25
5,468 2944 7.4 110 5,268 290.7 7.1 99 5,268 300.7 7.1 99 5,772 325.3 7.4 145 5,175 305.4 5.8 124 1,459 250.2 3.9 85 4,549 256.5 3.7 110  877 63.0 0.9 19 977 57.9 1.1 26 473 26.2 0.1 1 11 4.2 0.1 1 39 1.4 0.2 5 4,79 26.2 0.1 1 11 4.2 0.1 1 39 1.4 0.2 5 4,79 64.6 0.5 112 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 36 1,147 66.3 0.1 12 5,12 0.9 0.1 0.1 15 5,13 28.2 0.1 0.1 5 5,14 0.1 0.1 15 5,15 0.1 0.1 15 5,17 0.1 0.1 15 5,18 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 0.1 15 5,19 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	June	4,588	254.2	7.9	6, 8,	6.2	1.2
5,288 300.7 7,7 1,1 195 5,752 325.3 7.4 145 5,775 305.4 5.8 124 3,980 220.2 3.9 85 4,549 256.5 3.7 110  957 63.0 0.9 11 978 47.3 0.1 11 26 979 747 26.2 0.3 6 111 4,2 0.1 11 978 646 0.5 11 978 646 0.6 11 978 646 0.6 11 978 646 0.6 11 978 646 0.6 11 978 640 1.2 36 1,147 28.2 0.0 1 11 2 28 440 30.3 0.1 5 12 2 0.9 1 12 2.7 0.1 11 12 2.8 12 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.8 12 12 2.7 0.1 1 12 2.7 0.1 1 12 2.7 0.1 1 12 2.8 1 13 2.8 1 14 15 15 15 15 15 15 15 15 15 15 15 15 15	July	5,460	200.4	0.3	501	C. 6	1.1
5,752     325.3     7.4     145       5,175     305.4     5.8     124       5,175     305.4     5.8     124       4,549     256.5     3.7     110       STATES — DECEMBER 1990       957     63.0     0.9     19       973     57.9     1.1     26       973     47.3     0.8     5       479     26.2     0.3     6       479     4.2     0.1     1       48     3.0     1.4     0.2     2       48     3.0     1.2     36       1,066     64.0     0.5     18       64.0     60.3     1.1     22       1,147     60.3     1.2     36       64.0     30.3     0.4     28       513     2.2     0.4     28       640     30.3     0.4     28       641     0.4     28       642     0.4     2.8       1147     6.0     1.1     2       640     30.3     0.4     2.8       640     30.3     0.4     2.8       7     2.7     0.1     0.1       7     0.1     0.1     0.1 <td>August September</td> <td>5.268</td> <td>300.7</td> <td>7.1</td> <td>66</td> <td>6 4</td> <td></td>	August September	5.268	300.7	7.1	66	6 4	
5,175 305.4 5.8 124 3,980 230.2 3.9 85 4,549 256.5 3.7 110  877 63.0 0.9 11 26 900 47.3 0.8 55 47.9 26.2 0.3 0.1 11 11 26.2 0.1 11 39 114 0.2 5 48 3.0 0.1 11 48 48 3.0 0.1 12 57ATES – JANUARY 1991  87ATES – JANUARY 1991  57ATES – JANUARY 1991  640 30.3 0.1 12 55 0.9 0.1 15 55 0.1 15 56 0.1 15 57 0.1 11 58 0.1 12 58 0.1 15 59 0.1 15 50	October	5,752	325.3	7.4	145	11.0	1.2
3,980 230.2 3.9 85 4,549 256.5 3.7 110  8TATES — DECEMBER 1990  957 63.0 0.9 11 973 57.9 0.1 1.1 26 473 26.2 0.3 0.1 25 479 26.2 0.3 6 479 26.2 0.3 6 479 479 26.2 0.3 6 479 479 26.2 0.3 6 479 640 0.1 11 978 646 0.5 11 1,147 664 640 1.2 36 640 30.3 0.1 11 5,147 660 30.3 0.1 5,2 2 0.9 61 2.7 0.1 1 5,147 650 30.1 1.1 2 5,12 2.8 0.9 61 2.7 0.1 1 5,147 650 30.1 1.1 5 5,147 650 30.1 1.1 5 5,147 650 30.1 1.1 5 5,147 650 30.1 1.1 5 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.2 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.1 1.2 5,147 650 30.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1	November	5,175	305.4	5.8	124	9.8	1.6
957 63.0 8.7 1.1 973 57.9 1.1 974 79 26.2 0.3 111 42 0.1 39 1.14 0.2 1,147 66.3 0.5 1,066 64.0 0.5 1,147 66.3 0.1 551 28.2 0.4 640 0.2 1,147 66.3 1.1 513 28.2 0.4 640 0.2 1,147 66.3 1.1 513 28.2 0.4 640 0.2 641 27 0.2	December	3,980	230.2	3.9	85	5.2	=
957 63.0 0.9 973 57.9 1.1 970 47.3 0.8 473 27.2 0.7 479 26.2 0.3 111 4.2 48 3.0 0.5 1,066 64.0 1.2 1,147 60.3 1.1 513 28.2 0.4 640 30.3 640 0.2 641 0.6 642 0.6 643 0.1 644 0.0 645 0.0 645 0.0 646 0.0 647 0.0 647 0.0 648 0.0 649 0.0 640 0.0 64	Isunary	4.549	256.5	7.8	110	99	1.6
957 63.0 0.9 977 63.0 0.9 978 47.3 0.8 479 25.2 0.7 479 26.2 0.7 479 26.2 0.7 48 3.0 0.1  STATES — DECEMBER 1990  1.14 4 0.1  978 64.6 0.5 1,147 66.3 0.4 64.0 30.3 0.4 64.0 30.3 0.1 22 0.9 — — 61 2.7 0.1	(manual de la company)	ì.				3	•
957 63.0 0.9 973 57.9 1.1 900 47.3 0.8 47.3 0.8 47.3 0.7 47.9 26.2 0.7 47.9 0.1 4.2 0.1 3.9 1.14 0.1  978 64.6 0.5 1,066 64.0 1.2 1,147 66.3 1.1 513 28.2 0.4 64.0 0.2 1.2 0.9 61 2.7 0.0				STATES — DECEMBER 1990			
973 57.9 1.11 900 47.3 0.8 47.3 0.8 47.3 0.7 47.9 26.2 0.7 111	N.S.W.	957	63.0	6.0	19	6.0	0.4
900 47.3 0.8 473 27.2 0.7 479 26.2 0.7 111 4.2 0.1 3.9 1.4 48 3.0 0.2 1,066 64.6 64.0 0.5 1,147 66.03 1.1 513 28.2 0.4 640 30.3 122 0.9 61 2.7 0.2	Vic.	973	57.9	1.1	28	2.0	0.2
473 21.2 0.7 479 26.2 0.3 111 4.2 0.1 39 1.4 48 3.0 0.2  8TATES—JANUARY 1991  978 64.6 64.0 1.2 1,066 64.0 1.2 1,147 660.3 1.1 513 28.2 0.4 640 30.3 22 0.9 61 2.7 0.2	Öld	006 !	47.3	8.0	<b>S</b>	0.2	0.2
111	S.A.	473	27.2	0.7	25	5.1.5	0.2
978 64.6 0.5 1.1 1.1 1.1 1.1 1.2 1.1 1.1 1.1 1.1 1.1	W.A. T.,	111	20.7 4.2	0.3	<b>o</b>	<del>*</del>	7.0
978 64.6 0.5 1,066 64.0 1.2 1,147 66.3 1.1 513 28.2 0.4 640 30.3 0.1 122 5.5 0.9 61 2.7 0.2	Z.T.	39	1.4	1.0		1 1	***
978 64.6 0.5 1,066 64.0 1.2 1,147 60.3 1.1 513 28.2 0.4 640 30.3 0.2 122 5.5 0.1 22 0.9 —	A.C.T.	48	3.0	0.2	2	0.2	I
978     64.6     0.5       1,066     64.0     1.2       1,147     60.3     1.1       513     28.2     0.4       640     30.3     0.2       122     5.5     0.1       22     0.9        61     2.7     0.2				STATES — JANUARY 1991			
978     64.6     0.5       1,066     64.0     1.2       1,147     60.3     1.1       513     28.2     0.4       640     30.3     0.2       122     5.5     0.1       22     0.9        61     2.7     0.2							•
1,066 64.0 1.2 1,147 60.3 1.1 513 28.2 0.4 640 30.3 0.2 122 5.5 0.1 61 2.7 0.2	N.S.W.	978	64.6	0.5	18	1.3	0.3
1,147 60.3 1.1 513 28.2 0.4 640 30.3 0.2 122 5.5 0.1 61 2.7 0.2	Vic.	1,066	64.0	1.2	36	5.6	0.1
513 28.2 0.4 640 30.3 0.2 122 5.5 0.1 22 0.9 —	<b>Old</b>	1,147	60.3	<b>1</b> 1	27	0.7	0.2
040 50.3 122 5.5 0.1 22 0.9 61 2.7 0.2	S.A.	513	28.2	0.4	. 28	E. 3	9.0
22 0.9 0.1 61 2.7 0.2	W.A.	040 221	30.3	7.0	10	4.0	<b>າ</b>
61 2.7 0.2	las. NT	2,7	0.0	T')	<b>n</b>	<u>.</u>	
	A.C.T.	<b>1</b> 55	2.7	0.2	<del></del>	0.1	
		•		}	•	}	

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

		Houses	Purchase of newly erected dwellings	sted dwellings	Other	Other dwellings	
	First mortgage		Other security		First mortgage		Other security
	Dwelling units	\$ million	\$ million	D	Dwelling units	\$ million	\$ million
			AUSTRALIA				
YEARS 1987-1988 1988-1989 1989-1990	15,668 16,060 11,856	827.2 978.4 852.3	17.0 23.4 27.8		3,512 3,289 2,462	191.1 210.2 178.3	23.0 25.4 27.0
1989 November December	993	71.8	2.9		216	16.5	1.5
1990 January February March	939 1,091 1,098	62.0 77.2 81.2 80.0	2.6 2.9 3.0		229 257 237	15.6 18.7 17.2	2.5 1.9 5.2
Apiu May June July	1,339 975 929	102.2 74.5 70.6	3.0 2.7 2.3		254 197 243	17.0 17.0 16.1	3.6
August September October November December	1,164 1,192 1,334 1,233 883	87.3 86.8 99.1 93.6 69.2	3.9 4.5 7.4 7.4 7.4		288 374 256 26	20.2 26.0 23.5 19.4 19.0	1.7 2.7 1.2 1.3
1991 January	198	0.99	2.0 STATES — DECEMBER 1990		275	19.4	9.0
N.S.W. Vic. Qid S.A. W.A. Tas. N.T.	395 131 75 179 31 11 9	37.1 8.1 5.7 11.5 1.8 0.4 0.4	2.0 0.5 0.9 0.3 0.3		38	9.0 2.4 2.3 3.5 0.1 0.7	0.1 0.3 0.3 0.3 0.1 0.1
			STATES — JANUARY 1991				
N.S.W. Vic. Qid S.A. W.A. Tas. N.T.	272 159 138 168 69 69 13 12	26.7 10.5 8.8 8.8 11.0 4.0 1.0 0.8	1.0 0.1 0.2 0.3 1		28416841 241	5.2 4.9 2.9 4.0 0.1 0.3	0.11   0.11   0.11

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

Maintage   Maintage		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
7077         371,788         20,816.9         617.6         18,096.6         4           908         20,816.9         20,816.9         617.6         18,096.6         19,735.1         9,917.7         19,735.1         19,735.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.2         19,195.3			7 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AUSTRALIA			
Der         790         25574         1,790.4         663.5         1,744.7         3           N         70.5         25.10         1,381.1         44.9         1,563.4         9           N         70.5         22.10         1,687.9         1,687.9         1,686.9         9           N         81.8         22.10         1,687.9         67.8         1,646.9         9           106.4         22.10         1,687.9         67.8         1,646.9         9         1,646.9         9           106.4         22.246         1,695.3         1,671.3         58.6         1,571.1         58.7         1,638.7         1,678.1         9         1,678.1         9         1,678.1         9         1,678.1         9         1,678.1         9         1,678.1         9         1,678.1	YEARS 1987-1988 1988-1989 1989-1990	707.3 998.4 904.7	371,738 359,668 278,148	20,816.9 23,786.2 19,726.5	617.6 851.3 751.3	18,059.6 23,533.1 19,192.5	4,597.9 3,865.6 3,542.4
y         70.5         2.110         1,602.4         55.8         1,496.9         5           y         71.7         26.596         1,877.9         67.8         1,496.9         5           6.6.7         20.008         1,965.4         75.9         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         1,877.6         3           ber         64.2         2.2,006         1,577.1         1,777.6         1,778.1         3         3         1,778.1         3         3         3         1,778.1         3	1989 November December	79.0	25,574 19,561	1,790.4	63.5 48.9	1,744.7 1,563.4	3,451.4 3,228.3
1,000	1990 January February March	70.5 71.7 81.8	23,110 26,369 27,396	1,602.4 1,857.9 1,996.5	55.8 67.8 75.9	1,436.9 1,503.8 1,805.4	3,338.0 3,587.4 3,627.4
March   Marc	April May June	66.7 106.4 81.9	20,008 28,619 22,003	1,447.4 2,049.9 1,582.0	8. 8. 8. 6. 8. 6. 8. 7. 7.	1,547.6 1,868.7 1,533.2	3,457.5 3,557.1 3,542.4
ber         62.5         19.943         1,462.4         45.4         1,507.8         3           c         68.4         22.045         1,551.1         55.7         1,413.6         3           c         68.4         22.045         1,551.1         55.7         1,413.6         3           c         6.465         579.2         20.4         685.1         1           12.9         4,667         329.2         8.0         365.9           3.9         3.84         242.4         8.6         268.3           7.4         1,861         117.4         4.2         365.9           1.2         4.76         20.2         2.7         136.5           1.2         4.76         23.2         4.2         3.7           1.3         4.76         2.3         4.2         3.7           1.3         4.44         35.1         0.9         4.2           2.8         5.915         5.144         23.5         4.85.2         1           4.4         4.0         2.34.3         143.0         3.1         3.2         4.2           2.8         5.915         5.7         2.2         4.4         4.2         2.2	July August September October November	77.3 84.5 80.6 73.3	21,838 25,103 22,416 24,577	1,561.8 1,767.3 1,841.6 1,776.1	57.5 54.7 54.7 53.5 53.5	1,506.7 1,752.8 1,778.1 1,610.2	3,438.5 3,394.1 3,370.8 3,426.5 3,553.6
25.9     6,465     5792     20.4     685.1     1       12.9     4,667     329.2     8.0     685.1     1       9.6     3,844     20.24     8.0     585.9     1       1.2     4,667     329.2     8.0     685.1     1       1.2     4,667     32.9     8.0     586.9     586.3       1.2     2,038     128.3     2.7     136.5       1.2     4,66     2,23     0.4     2.6       1.3     4,44     35.1     0.2     9.7       1.3     4,44     35.1     0.9     9.7       2.8     5,915     514.4     23.5     445.2       1.1     4,892     342.7     9.2     329.3       1.1     4,892     342.7     9.2     329.3       1.1     6,24     32.3     143.0     3.1     138.6       1.1     6,24     32.4     32.7     0.9     26.7       1.1     6,24     32.3     3.1     132.8       1.1     6,24     32.3     3.1     134.8       1.1     6,24     32.3     3.1     134.8       1.1     6,24     32.3     12.4     2.2       1.1     6,2	December 1991 January	68.4	22,045	1,462.4	45.4 55.7	1,413.6	3,384.9
25.9     6,465     579.2     20.4     685.1     1       12.9     4,667     329.2     8.0     365.9       9.6     3,854     24.24     8.6     268.3       3.9     2,038     128.3     2.7     136.5       1.2     476     0.4     26.9       1.2     476     0.2     9.7       1.3     444     35.1     0.9     42.2       1.3     4,802     34.7     9.2     42.2       1.1     4,892     34.7     9.2     329.3       1.1     4,892     34.7     9.2     329.3       1.1     4,892     32.3     11.9     267.4       4.0     2,343     145.0     5.7     12.28       7.5     2,401     145.0     5.7     12.28       1.1     624     35.8     1.4     34.8       1.1     490     9.5     0.2     8.9       1.1     490     35.8     1.4     34.8				STATES — DECEMBER 1990			
9,6     3,854     2424     8,6     268.3       3,9     2,038     128.3     2.7     136.5       1,2     476     23.2     0.4     26.9       0,2     138     7,6     0.2     9,7       0,2     138     7,6     0.2     9,7       1,3     444     35.1     0.9     42.2       1,3     444     35.1     0.9     42.2       1,1     5,12     35.1     14.0     2.4       1,1     4,0     2,343     14.4     23.5     485.2       1,1     6,24     32.7     12.2       1,1     6,24     32.7     12.2       1,1     490     35.8     1.4     34.8	N.S.W. Vic.	25.9 12.9	6,465 4,667	579.2	20.4	685.1 365.9	1,357.2 893.6
1.2 476 23.2 04 26.9 0.2 138 7.6 0.2 1.3 444 35.1 0.9 9.7 1.3 STATES—JANUARY 1991  2.8.8 5.915 3144 23.5 4485.2 11.3 4.892 342.7 9.2 329.3 14.6 5.220 328.0 11.9 267.4 4.0 2.343 145.0 5.7 1138.6 7.5 2.401 145.0 5.7 122.8 0.1 160 9.5 0.2 88 1.1 499 35.8 1.4 34.8	Qid S.A. W.A	9.6 3.9 4.7	3,854 2,038 1,861	242.4 128.3 117.4	8.6 2.7 4.2	268.3	409.4 269.0 243.1
28.8     5,915     514.4     23.5     485.2     1       11.3     4,892     342.7     9.2     329.3     1       14.6     5,220     338.0     11.9     267.4       4.0     2,343     143.0     3.1     138.6       7.5     2,401     145.0     5.7     122.8       1.1     624     32.7     0.9     26.7       0.1     160     9.5     0.2     8.9       1.1     490     35.8     1.4     34.8	Tas. N.T. A.C.T.	12 02 13	138 138 444	23.2 7.6 35.1	0.0	26.9 9.7 42.2	31.9 15.1 82.6
28.8     5,915     514.4     23.5     485.2     1       11.3     4,892     342.7     9.2     329.3     1       14.6     5,220     328.0     11.9     267.4       4.0     2,343     143.0     3.1     138.6       7.5     2,401     145.0     5.7     122.8       1.1     624     32.7     0.9     26.7       0.1     160     9.5     0.2     8.9       1.1     490     35.8     1.4     34.8				STATES — JANUARY 1991			
14,6     5,220     328.0     11.9     267.4       4,0     2,343     143.0     3.1     138.6       7,5     2,401     145.0     5.7     122.8       1,1     624     32.7     0.9     26.7       0,1     160     9.5     0.2     8.9       1,1     490     35.8     1.4     34.8	N.S.W. Vic.	28.8	5,915 4,892	514.4	23.5	485.2 329.3	1,363.6
F. 1.1 490 9.5 0.2 8.9 7.5 1.1 490 35.8	Qid S.A. T.se	14.6 4.0 7.5	5,220 2,343 2,401 624	328.0 143.0 145.0 32.7	11.9 3.1 5.7 0.9	267.4 138.6 122.8 26.7	458.3 270.3 259.6 37.4
	N.T. A.C.T.	11.0	160	9.5 35.8	0.2	34.8	15.6 82.3

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

	Construc of dwelli		Purchase e erected de		Purchas established d		Tota	!
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
				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	4,005	2-10.5	1,129	74.2	14,742	1,000.2	17,715	1,077.7
January	4,659	268.4	1,142	87.9	16,244	1,126.4	22,045	1,482.7
<del></del>		· · · · · · · · · · · · · · · · · · ·	SEASON	NALLY ADJUSTI	ED		·	<del></del>
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	1,2 12	2.0.5	1,544	100.1	15,150	1,001	,>	1,15011
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	1,400	101.9	18,634	1,384.4	25,806	1,814.7
April		287.0						1,552.2
May	5,028	293.3	1,094	87.7	16,142	1,177.4	22,264	1,552.2
June	5,262		1,368	107.8	17,647	1,258.2	24,277	
	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
			TRE	ND 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			not	available for	publication			
1991					1			

<sup>(</sup>a) Excludes alterations and additions.

 $\begin{array}{c} \text{TABLE 4. SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS} - \text{TYPE OF LENDER} - \text{ORIGINAL SEASONALLY} \\ \text{ADJUSTED AND TREND ESTIMATES(a)} \end{array}$ 

	All Ban	ks	Permanen Socie		Other Len	ders	Total	!
	Dwelling Units	\$ million	Dwelling Units	\$ million	Dwelling Units	\$ million	Dwelling Units	\$ millio
				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.
February	20,255	1,332.6	2,256	187.8	3,858	265.7	26,369	1,786.
March	20,959	1,435.2	2,660	206.4	3,777	273.1	27,396	1,914.
April	14,933	1,007.4	2,073	157.6	3,002	215.7	20,008	1,380.
May	22,187	1,481.8	2,761	201.1	3,671	260.6	28,619	1,943.
June	16,358	1,096.6	2,455	187.0	3,190	216.6	22,003	1,500.
July	16,342	1,085.1	2,474	187.4	3,040	212.1	21,856	1,484.
August	19,367	1,265.4	2,569	196.3	3,169	221.2	25,105	1,682.
September	16,974	1,151.4	2,404	181.0	3,038	208.7	22,416	1,541.
October	19,865	1,334.5	2,801	214.5	3,039	211.9	25,705	1,761.
November	17,871	1,224.9	3,022	229.5	3,684	248.4	24,577	1,702.
December	14,241	984.0	2,224	172.6	3,478	243.2	19,943	1,399.
1991	•				-,		<b>,</b> -	-,
January	16,628	1,094.1	2,732	208.5	2,685	180.1	22,045	1,482.
			SEASO	NALLY ADJUSTI	ED			
1989					······································			
November	17,538	1,151.4	1,744	119.6	3,191	219.8	22,473	1,490.
December	15,948	1,025.4	1,927	136.6	3,854	276.4	21,729	1,438.
1990	15,540	1,020.4	1,727	130.0	3,034	270.4	21,727	1,456.
January	18,277	1,222,1	2,030	141.5	3,834	266.9	24,141	1,630.
February	19,468	1,222.1	2,030	183.4	3,876	268.1	25,614	1,747.
March	19,784	1,377.4			3,578	250.4	25,814 25,806	1,814.
April	16,718		2,444	186.9	•			
Aprii May		1,147.8	2,303	173.8	3,243	230.6 224.4	22,264	1,552.2
June	18,554	1,249.3	2,521	185.7	3,202		24,277	1,659.
July	18,356	1,199.2	2,506	190.5	3,287	225.8	24,149	1,615.
•	18,113	1,208.0	2,542	193.7	3,085	216.6	23,740	1,618.
August	18,593	1,206.0	2,478	191.7	3,064	213.9	24,135	1,611.
September	18,691	1,260.6	2,456	188.0	3,185	213.5	24,332	1,662.
October	17,581	1,189.7	2,461	186.6	2,972	210.1	23,014	1,586.
November	17,565	1,183.0	2,686	203.8	3,499	240.3	23,750	1,627.
December	15,866	1,071.3	2,587	199.4	3,822	263.2	22,275	1,533.
1991								
January	17,038	1,132.9	3,344	260.8	2,834	198.1	23,216	1,591.
		······································	TRE	ND ESTIMATES				
1989								
November	16,836	1,104.0	1,999	139.6	3,578	249.7	22,413	1,493.
December 1990	17,422	1,149.2	2,024	145.2	3,656	256.1	23,101	1,550.
January	17,959	1,196.8	2,084	153.4	3,696	259.2	23,739	1,609.
February	18,353	1,236.5	2,183	163.8	3,673	257.6	24,209	1,657.
March	18,534	1,256.3	2,306	174.9	3,580	250.9	24,420	1,682.
April	18,531	1,254.8	2,414	183.7	3,440	240.9	24,385	1,679.
May	18,435	1,240.9	2,474	188.0	3,285	229.6	24,194	1,658.
June	18,374	1,226.6	2,493	189.3	3,156	220.1	24,024	1,636.
July	18,334	1,216.9	2,485	188.6	3,107	215.9	23,925	1,621.
August	18,286	1,213.3	2,483	188.6	3,107	216.4	23,891	1,618.
August September	18,099	1,213.3	2,478 2,504	191.3	3,127 3,184	210.4 219.9	23,786	1,618.
October	17,733	1,200.0		191.3		223.8	23,780	1,608.
November	17,733	1,10/.9	2,569	190.7	3,242	443.0	44,J44	1,000.
December December				available for	auhliostica			
			not	available for	publication			
1991								
January								

<sup>(</sup>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**

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