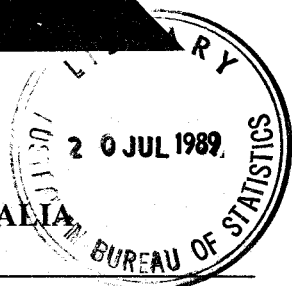


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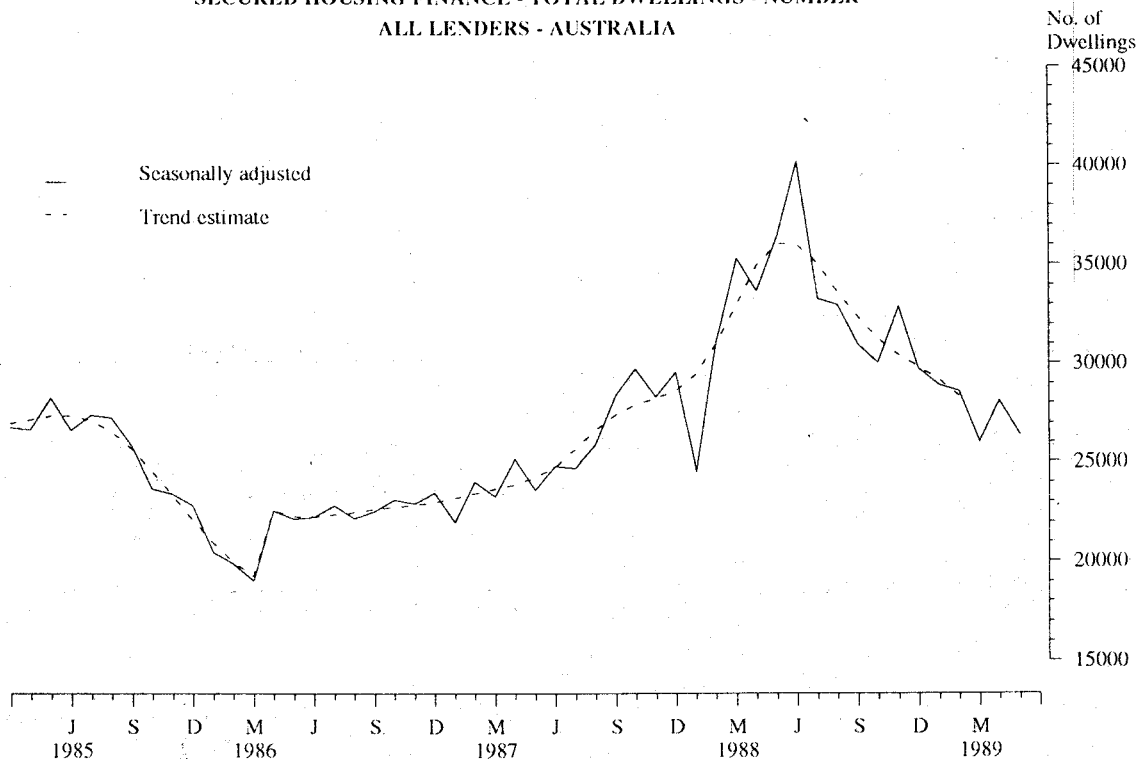
CATALOGUE NO. 5609.0
EMBARGOED UNTIL 11.30 A.M. 20 JULY 1989

**HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA
MAY 1989**

- PHONE INQUIRIES**
- *about these statistics*—contact Mark Dennis on Canberra (062) 52 7117 or any ABS State office.
 - *about other statistics and ABS services*—contact Information Services on Canberra (062) 52 6627, 52 5402, 52 6007 or any ABS State office.
- MAIL INQUIRIES**
- *write to Information Services*, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any ABS State office.
- ELECTRONIC SERVICES**
- on VIATEL — key *656#.
 - on AUSSTATS — phone (062) 52 6017.
 - on TELESTATS — phone (062) 52 5404.

MAIN FEATURES

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



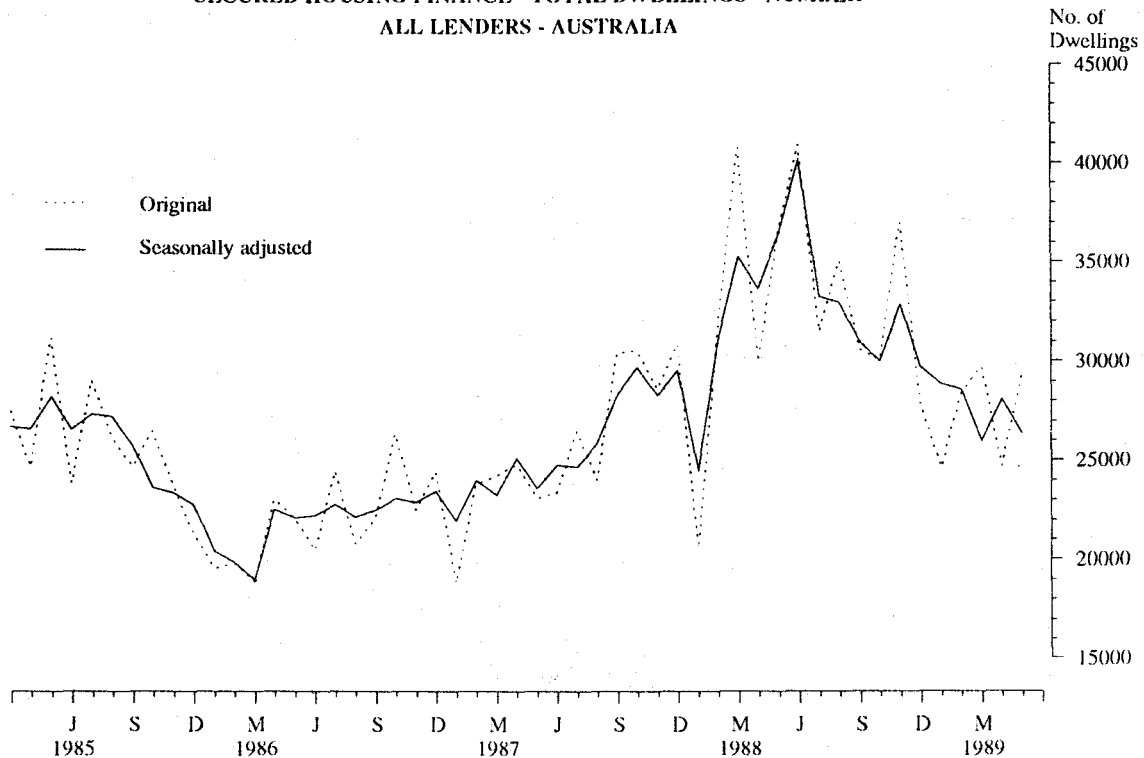
Secured housing finance commitments (excluding alterations and additions) totalled \$1,955.8 million in May 1989, up \$353.0 million (22.0%) on April 1989, but down \$176.1 million (8.3%) on May 1988. However, some banks reported for a five week period in May 1989 and for a four week period in April 1989. In the seasonally adjusted series (which includes adjustments for the different reporting periods of the banks) May 1989 was down \$60.2 million (3.3%) on April 1989 and down \$383.2 million (17.8%) on May 1988.

Commitments for first mortgage (or equivalent) finance was provided for 29,413 dwelling units in May 1989, 4,698 dwelling units (19.0%) more than in April 1989, but 7,132 dwelling units (19.5%) less than in May 1988. Seasonally

adjusted May 1989 was down 1,742 dwelling units (6.2%) on April 1989 and down 10,016 dwelling units (27.5%) on May 1988.

In the first five months of 1989 finance was provided for 22,580 dwelling units less than for the corresponding period of 1988. As can be seen from the above graph, the trend estimates also continue to show a fall in the number of dwelling units for which finance was provided since the peak in May 1988 of 36,026 dwelling units. Due to the highly irregular nature of the series, it is not possible to calculate, with reasonable confidence, the trend estimates for the last three months, and therefore these estimates are not provided.

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



SUMMARY TABLES

Commitments by purpose (original)

| <i>Purpose of Commitment</i> | <i>May 1989</i> \$ Million | <i>% Change from last month*</i> | <i>% Change from same month last year#</i> |
|-------------------------------------|-------------------------------|----------------------------------|--|
| Established Dwellings | 1,487.3 | 22.8 | -11.5 |
| Construction of Dwellings | 391.4 | 20.8 | 13.1 |
| Purchase of Newly Erected Dwellings | 77.1 | 14.4 | -27.1 |
| Total | 1,955.8 | 22.0 | -8.3 |

Commitments by type of lender (original)

| <i>Type of lender</i> | <i>May 1989</i> \$ Million | <i>% Change from last month*</i> | <i>% Change from same month last year#</i> |
|-------------------------------|-------------------------------|----------------------------------|--|
| Savings Banks† | 1,420.5 | 24.8 | 2.9 |
| Permanent Building Societies† | 164.8 | 2.8 | -60.9 |
| Trading Banks | 228.0 | 9.8 | -0.7 |
| Other Lenders | 142.5 | 48.0 | 41.1 |
| Total | 1,955.8 | 22.0 | -8.3 |

Commitments by type of lender (Seasonally adjusted)

| <i>Type of lender</i> | <i>May 1989</i> \$ Million | <i>% Change from last month*</i> | <i>% Change from same month last year#</i> |
|-------------------------------|-------------------------------|----------------------------------|--|
| Savings Banks† | 1,291.4 | -3.3 | -8.2 |
| Permanent Building Societies† | 151.9 | -7.9 | -61.8 |
| Trading Banks | 204.5 | -14.1 | -21.0 |
| Other Lenders | 124.4 | 32.5 | 35.4 |
| Total | 1,772.3 | -3.3 | -17.8 |

Number of dwellings secured by first mortgage (original)

| <i>Purpose of Commitment</i> | <i>May 1989</i> number | <i>% Change from last month*</i> | <i>% Change from same month last year#</i> |
|-------------------------------------|---------------------------|----------------------------------|--|
| Established Dwellings | 21,145 | 19.4 | -24.4 |
| Construction of Dwellings | 7,095 | 18.3 | 4.1 |
| Purchase of Newly Erected Dwellings | 1,173 | 16.1 | -33.6 |
| Total | 29,413 | 19.0 | -19.5 |

* May 1989 on April 1989

May 1989 on May 1988

† Since May 1988, one Building Society has become a Savings Bank

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 - MAY 1989

| Purpose Of Commitment | Type of Lender | | | | | | | | | | Total Dwelling units | \$ million |
|--|----------------|---------------|----------------|--------------|----------------|--------------|------------------------------|--------------|----------------|----------------|----------------------|------------|
| | Savings | | Banks | | Trading | | Permanent building societies | | Other lenders | | | |
| | Dwelling units | \$ million | Dwelling units | \$ million | Dwelling units | \$ million | Dwelling units | \$ million | Dwelling units | \$ million | | |
| AUSTRALIA | | | | | | | | | | | | |
| Construction of dwellings - | | | | | | | | | | | | |
| Houses - | | | | | | | | | | | | |
| By first mortgage | 5,410 | 279.9 | 546 | 28.2 | 438 | 27.6 | 550 | 32.7 | 6,944 | 368.4 | | |
| By other security | .. | 3.2 | .. | 5.5 | .. | 0.1 | .. | 0.2 | .. | 9.0 | | |
| Other dwellings - | | | | | | | | | | | | |
| By first mortgage | 88 | 5.2 | 60 | 5.3 | 3 | 0.1 | .. | .. | 151 | 10.6 | | |
| By other security | .. | 0.9 | .. | 2.4 | .. | .. | .. | .. | .. | 3.4 | | |
| Purchase of newly erected dwellings - | | | | | | | | | | | | |
| Houses - | | | | | | | | | | | | |
| By first mortgage | 702 | 43.7 | 74 | 3.8 | 75 | 5.1 | 106 | 7.5 | 957 | 60.1 | | |
| By other security | .. | 0.4 | .. | 1.8 | .. | 0.1 | .. | 0.1 | .. | 2.4 | | |
| Other dwellings - | | | | | | | | | | | | |
| By first mortgage | 156 | 10.1 | 39 | 2.1 | 18 | 1.3 | 3 | 0.3 | 216 | 13.7 | | |
| By other security | .. | .. | .. | 0.8 | .. | .. | .. | .. | .. | 0.9 | | |
| Purchase of established dwellings - | | | | | | | | | | | | |
| Houses - | | | | | | | | | | | | |
| By first mortgage | 14,265 | 997.4 | 2,114 | 131.0 | 1,808 | 116.7 | 1,446 | 95.7 | 19,633 | 1,340.9 | | |
| By other security | .. | 5.1 | .. | 18.8 | .. | 1.3 | .. | 0.9 | .. | 26.1 | | |
| Other dwellings - | | | | | | | | | | | | |
| By first mortgage | 1,020 | 73.4 | 245 | 23.6 | 189 | 12.4 | 58 | 4.5 | 1,512 | 113.9 | | |
| By other security | .. | 1.1 | .. | 4.5 | .. | 0.1 | .. | 0.6 | .. | 6.4 | | |
| Alterations and additions to dwellings | .. | 77.7 | .. | 15.2 | .. | 10.8 | .. | 3.0 | .. | 106.8 | | |
| Total commitments | 21,641 | 1498.2 | 3,078 | 243.2 | 2,531 | 175.6 | 2,163 | 145.6 | 29,413 | 2,062.6 | | |
| STATES(e) | | | | | | | | | | | | |
| New South Wales | 6,049 | 504.4 | 1,216 | 128.8 | 572 | 42.1 | 414 | 39.4 | 8,251 | 714.7 | | |
| Victoria | 6,613 | 484.0 | 618 | 55.4 | 516 | 41.7 | 668 | 50.9 | 8,415 | 632.1 | | |
| Queensland | 3,495 | 192.8 | 521 | 23.2 | 440 | 28.7 | 792 | 39.5 | 5,248 | 284.3 | | |
| South Australia | 1,882 | 110.4 | 150 | 7.5 | 383 | 20.2 | 49 | 2.3 | 2,464 | 140.4 | | |
| Western Australia | 2,402 | 143.5 | 339 | 17.6 | 546 | 38.0 | 113 | 7.1 | 3,400 | 206.3 | | |
| Tasmania | 666 | 27.8 | 63 | 2.3 | .. | .. | .. | .. | 871 | 36.6 | | |
| Northern Territory | 162 | 9.4 | 21 | 0.8 | 74 | 4.8 | 127 | 6.3 | 184 | 10.3 | | |
| Australian Capital Territory | 372 | 25.8 | 150 | 7.7 | .. | .. | .. | .. | 580 | 38.0 | | |

(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 | | | | | | |
| 1985-1986 | 50,545 | 1,963.0 | 63.6 | 1,310 | 45.6 | 8.6 |
| 1986-1987 | 45,303 | 1,883.9 | 53.7 | 1,252 | 50.3 | 8.3 |
| 1987-1988 | 64,088 | 3,048.4 | 85.5 | 1,540 | 74.2 | 11.2 |
| 1988 | | | | | | |
| March | 7,197 | 345.8 | 8.1 | 147 | 7.4 | 1.4 |
| April | 5,326 | 266.9 | 5.8 | 103 | 5.1 | 1.5 |
| May | 6,640 | 328.2 | 8.5 | 176 | 8.8 | 0.6 |
| June | 7,997 | 404.2 | 9.3 | 194 | 9.7 | 1.0 |
| July | 6,515 | 331.7 | 6.8 | 163 | 8.4 | 1.7 |
| August | 7,402 | 370.7 | 8.8 | 214 | 11.7 | 2.6 |
| September | 6,064 | 308.5 | 8.7 | 130 | 7.8 | 2.5 |
| October | 5,857 | 295.5 | 8.0 | 155 | 8.3 | 0.6 |
| November | 7,149 | 354.9 | 10.5 | 168 | 9.9 | 1.9 |
| December | 5,105 | 266.4 | 6.8 | 122 | 6.7 | 1.6 |
| 1989 | | | | | | |
| January | 5,029 | 263.6 | 6.0 | 99 | 6.3 | 3.2 |
| February | 6,074 | 312.6 | 9.8 | 134 | 7.6 | 2.8 |
| March | 6,873 | 360.3 | 9.3 | 135 | 10.1 | 1.3 |
| April | 5,836 | 303.6 | 6.9 | 162 | 10.8 | 2.7 |
| May | 6,944 | 368.4 | 9.0 | 151 | 10.6 | 3.4 |
| STATES - APRIL 1989 | | | | | | |
| N.S.W. | 1,454 | 83.9 | 2.1 | 53 | 3.4 | 1.2 |
| Vic. | 1,403 | 80.5 | 1.8 | 36 | 3.4 | 0.7 |
| Qld | 1,266 | 58.3 | 1.1 | 17 | 0.9 | 0.1 |
| S.A. | 532 | 25.1 | 0.7 | 20 | 1.3 | 0.3 |
| W.A. | 979 | 47.9 | 0.9 | 22 | 1.4 | 0.3 |
| Tas. | 119 | 3.5 | 0.2 | 4 | 0.1 | — |
| N.T. | 18 | 1.0 | — | 3 | 0.1 | — |
| A.C.T. | 65 | 3.3 | 0.1 | 7 | 0.1 | — |
| STATES - MAY 1989 | | | | | | |
| N.S.W. | 1,703 | 98.9 | 1.5 | 41 | 3.5 | 0.8 |
| Vic. | 1,784 | 102.9 | 4.7 | 45 | 3.1 | 1.3 |
| Qld | 1,563 | 74.2 | 1.2 | 13 | 0.5 | 0.1 |
| S.A. | 588 | 26.8 | 0.4 | 11 | 0.9 | 0.4 |
| W.A. | 1,085 | 55.9 | 1.1 | 34 | 2.2 | 0.6 |
| Tas. | 136 | 4.8 | — | 2 | 0.1 | — |
| N.T. | 15 | 0.7 | 0.1 | 2 | 0.1 | 0.1 |
| A.C.T. | 70 | 4.4 | 0.1 | 3 | 0.1 | 0.1 |

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

| | 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 | | | | | | |
| YEARS | | | | | | |
| 1985-1986 | 16,954 | 709.5 | 18.7 | 2,917 | 116.8 | 11.6 |
| 1986-1987 | 15,338 | 706.8 | 13.0 | 2,426 | 107.5 | 14.4 |
| 1987-1988 | 15,668 | 827.2 | 17.0 | 3,512 | 191.1 | 23.0 |
| 1988 | | | | | | |
| March | 1,630 | 86.7 | 1.9 | 369 | 22.7 | 1.3 |
| April | 1,334 | 76.0 | 1.1 | 235 | 14.1 | 0.6 |
| May | 1,472 | 83.2 | 1.4 | 294 | 17.9 | 3.4 |
| June | 1,611 | 92.5 | 1.8 | 332 | 18.8 | 2.3 |
| July | 1,557 | 91.7 | 2.1 | 296 | 16.9 | 1.2 |
| August | 1,612 | 92.6 | 2.2 | 352 | 19.9 | 2.9 |
| September | 1,447 | 84.4 | 1.3 | 293 | 17.7 | 2.3 |
| October | 1,363 | 82.5 | 1.3 | 329 | 21.6 | 1.9 |
| November | 1,586 | 94.7 | 2.2 | 378 | 23.7 | 5.0 |
| December | 1,293 | 78.9 | 3.1 | 267 | 17.7 | 2.2 |
| 1989 | | | | | | |
| January | 1,001 | 63.0 | 1.2 | 219 | 12.6 | 1.5 |
| February | 1,040 | 67.4 | 1.4 | 253 | 19.0 | 1.5 |
| March | 1,034 | 70.8 | 2.7 | 250 | 17.9 | 2.6 |
| April | 783 | 49.9 | 1.2 | 227 | 15.3 | 1.0 |
| May | 957 | 60.1 | 2.4 | 216 | 13.7 | 0.9 |
| STATES - APRIL 1989 | | | | | | |
| N.S.W. | 183 | 14.2 | 0.5 | 74 | 6.6 | 0.5 |
| Vic. | 252 | 17.3 | — | 67 | 3.8 | 0.3 |
| Qld | 156 | 8.8 | 0.3 | 41 | 2.8 | — |
| S.A. | 31 | 1.1 | — | 8 | 0.6 | — |
| W.A. | 78 | 4.3 | 0.1 | 18 | 1.1 | 0.1 |
| Tas. | 18 | 0.9 | — | 1 | — | — |
| N.T. | 1 | — | — | 4 | 0.2 | — |
| A.C.T. | 64 | 3.3 | 0.2 | 14 | 0.3 | — |
| STATES - MAY 1989 | | | | | | |
| N.S.W. | 200 | 14.9 | 1.1 | 82 | 5.9 | 0.6 |
| Vic. | 363 | 24.1 | 0.6 | 60 | 3.8 | 0.1 |
| Qld | 172 | 9.5 | 0.1 | 25 | 1.4 | — |
| S.A. | 38 | 1.6 | 0.1 | 18 | 1.1 | — |
| W.A. | 77 | 4.0 | 0.1 | 13 | 0.7 | — |
| Tas. | 22 | 1.2 | — | 4 | 0.2 | — |
| N.T. | 2 | — | — | 4 | 0.2 | — |
| A.C.T. | 83 | 4.8 | 0.4 | 10 | 0.5 | 0.1 |

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

| YEARS | Purchase of established dwellings | | | | | |
|---------------------|-------------------------------------|------------|------------------------------|-------------------------------------|------------|------------------------------|
| | Houses | | | Other dwellings | | |
| | First mortgage Dwelling units | \$ million | Other security \$ million | First mortgage Dwelling units | \$ million | Other security \$ million |
| AUSTRALIA | | | | | | |
| 1985-1986 | 186,704 | 7,639.2 | 194.9 | 17,431 | 717.0 | 45.1 |
| 1986-1987 | 197,492 | 9,011.3 | 150.1 | 17,527 | 796.9 | 33.8 |
| 1987-1988 | 256,455 | 13,805.1 | 250.2 | 30,475 | 1,690.4 | 86.4 |
| 1988 | | | | | | |
| March | 28,315 | 1,561.0 | 24.8 | 3,157 | 187.1 | 8.0 |
| April | 20,802 | 1,199.8 | 16.2 | 2,221 | 135.2 | 4.6 |
| May | 25,181 | 1,473.5 | 23.0 | 2,782 | 173.8 | 9.7 |
| June | 27,902 | 1,664.3 | 31.2 | 2,949 | 186.0 | 9.3 |
| July | 20,772 | 1,233.2 | 24.2 | 2,208 | 144.2 | 8.2 |
| August | 23,141 | 1,397.4 | 25.6 | 2,372 | 156.5 | 8.9 |
| September | 20,295 | 1,259.5 | 22.1 | 2,358 | 155.4 | 12.0 |
| October | 20,237 | 1,264.4 | 31.4 | 2,126 | 144.0 | 8.4 |
| November | 25,089 | 1,598.6 | 37.2 | 2,674 | 185.7 | 11.2 |
| December | 19,120 | 1,265.4 | 28.4 | 1,954 | 138.6 | 11.5 |
| 1989 | | | | | | |
| January | 16,798 | 1,091.7 | 24.1 | 1,525 | 105.6 | 7.1 |
| February | 19,291 | 1,249.3 | 27.0 | 1,657 | 124.4 | 9.5 |
| March | 19,827 | 1,276.7 | 31.0 | 1,655 | 121.5 | 6.5 |
| April | 16,324 | 1,076.6 | 23.7 | 1,383 | 104.8 | 6.2 |
| May | 19,633 | 1,340.9 | 26.1 | 1,512 | 113.9 | 6.4 |
| STATES - APRIL 1989 | | | | | | |
| N.S.W. | 4,425 | 377.2 | 9.9 | 635 | 57.2 | 3.3 |
| Vic. | 4,571 | 314.2 | 7.0 | 295 | 19.7 | 1.2 |
| Qld | 2,735 | 141.4 | 2.3 | 119 | 8.3 | 0.5 |
| S.A. | 1,636 | 88.7 | 1.0 | 148 | 7.0 | 0.5 |
| W.A. | 1,950 | 105.1 | 2.3 | 146 | 10.1 | 0.5 |
| Tas. | 543 | 21.7 | 0.4 | 2 | 0.1 | 0.1 |
| N.T. | 117 | 6.6 | 0.1 | 18 | 1.2 | 0.1 |
| A.C.T. | 347 | 21.5 | 0.6 | 20 | 1.2 | — |
| STATES - MAY 1989 | | | | | | |
| N.S.W. | 5,557 | 473.1 | 9.9 | 668 | 59.9 | 2.9 |
| Vic. | 5,796 | 415.3 | 8.6 | 367 | 26.6 | 1.9 |
| Qld | 3,332 | 175.0 | 2.2 | 143 | 8.5 | 0.4 |
| S.A. | 1,677 | 95.9 | 1.2 | 132 | 6.7 | 0.3 |
| W.A. | 2,050 | 123.2 | 2.7 | 141 | 8.5 | 0.5 |
| Tas. | 699 | 27.9 | 0.3 | 8 | 0.6 | 0.2 |
| N.T. | 135 | 7.5 | 0.2 | 26 | 1.3 | — |
| A.C.T. | 387 | 23.1 | 1.0 | 27 | 1.8 | 0.2 |

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 | | | | | | |
| 1985-1986 | 507.2 | 275,861 | 12,040.9 | 507.7 | 11,919.0 | 2,217.4 |
| 1986-1987 | 498.5 | 279,338 | 13,328.6 | 465.9 | 12,599.0 | 2,481.0 |
| 1987-1988 | 707.3 | 371,738 | 20,816.9 | 617.6 | 18,059.6 | 4,597.9 |
| 1988 | | | | | | |
| March | 77.5 | 40,815 | 2,333.7 | 57.6 | 1,818.4 | 3,819.2 |
| April | 64.9 | 30,021 | 1,791.8 | 60.8 | 1,484.7 | 4,065.5 |
| May | 78.6 | 36,545 | 2,210.6 | 60.8 | 1,847.0 | 4,368.3 |
| June | 89.3 | 40,985 | 2,519.8 | 80.4 | 2,209.9 | 4,597.9 |
| July | 72.2 | 31,511 | 1,942.4 | 67.6 | 2,021.3 | 4,451.5 |
| August | 85.7 | 35,093 | 2,185.5 | 86.2 | 2,158.1 | 4,392.7 |
| September | 79.0 | 30,587 | 1,961.2 | 82.6 | 1,855.0 | 4,415.9 |
| October | 79.4 | 30,067 | 1,947.2 | 71.2 | 1,794.9 | 4,497.0 |
| November | 97.6 | 37,044 | 2,433.2 | 79.1 | 2,213.6 | 4,638.6 |
| December | 75.1 | 27,861 | 1,902.4 | 58.3 | 2,132.4 | 4,350.3 |
| 1989 | | | | | | |
| January | 65.3 | 24,671 | 1,651.2 | 74.1 | 1,608.7 | 4,318.8 |
| February | 83.4 | 28,449 | 1,915.8 | 63.3 | 1,813.2 | 4,330.8 |
| March | 91.4 | 29,774 | 2,002.1 | 75.4 | 1,977.6 | 4,279.9 |
| April | 83.5 | 24,715 | 1,686.2 | 64.6 | 1,677.2 | 4,238.8 |
| May | 106.8 | 29,413 | 2,062.6 | 76.4 | 1,996.0 | 4,219.0 |
| STATES - APRIL 1989 | | | | | | |
| N.S.W. | 34.9 | 6,824 | 595.1 | 32.3 | 587.8 | 1,810.9 |
| Vic. | 23.8 | 6,624 | 473.9 | 8.9 | 477.0 | 1,068.5 |
| Qld | 11.7 | 4,334 | 236.7 | 9.9 | 228.3 | 523.7 |
| S.A. | 3.8 | 2,375 | 130.0 | 3.1 | 135.0 | 212.6 |
| W.A. | 6.4 | 3,193 | 180.5 | 5.5 | 183.4 | 486.3 |
| Tas. | 1.5 | 687 | 28.7 | 0.9 | 27.8 | 41.7 |
| N.T. | 0.2 | 161 | 9.5 | 0.1 | 8.2 | 13.1 |
| A.C.T. | 1.1 | 517 | 31.9 | 3.9 | 29.9 | 72.1 |
| STATES - MAY 1989 | | | | | | |
| N.S.W. | 41.8 | 8,251 | 714.7 | 36.5 | 717.8 | 1,771.3 |
| Vic. | 39.1 | 8,415 | 632.1 | 14.2 | 574.9 | 1,111.4 |
| Qld | 11.1 | 5,248 | 284.3 | 12.4 | 280.7 | 514.9 |
| S.A. | 5.0 | 2,464 | 140.4 | 3.6 | 128.6 | 220.8 |
| W.A. | 6.9 | 3,400 | 206.3 | 7.4 | 210.4 | 474.8 |
| Tas. | 1.4 | 871 | 36.6 | 0.4 | 34.8 | 43.0 |
| N.T. | 0.1 | 184 | 10.3 | 0.2 | 9.0 | 14.2 |
| A.C.T. | 1.4 | 580 | 38.0 | 1.7 | 39.9 | 68.5 |

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

| | Construction of dwellings | | Purchase of newly erected dwellings | | Purchase of established dwellings | | Total | |
|---------------------|---------------------------|------------|-------------------------------------|------------|-----------------------------------|------------|----------------|------------|
| | Dwelling units | \$ million | Dwelling units | \$ million | Dwelling units | \$ million | Dwelling units | \$ million |
| ORIGINAL | | | | | | | | |
| 1988 | | | | | | | | |
| March | 7,344 | 362.7 | 1,999 | 112.6 | 31,472 | 1,780.9 | 40,815 | 2,256.2 |
| April | 5,429 | 279.4 | 1,569 | 91.8 | 23,023 | 1,355.9 | 30,021 | 1,727.0 |
| May | 6,816 | 346.1 | 1,766 | 105.8 | 27,963 | 1,680.0 | 36,545 | 2,131.9 |
| June | 8,191 | 424.2 | 1,943 | 115.3 | 30,851 | 1,890.9 | 40,985 | 2,430.4 |
| July | 6,678 | 348.5 | 1,853 | 111.8 | 22,980 | 1,409.9 | 31,511 | 1,870.1 |
| August | 7,616 | 393.8 | 1,964 | 117.6 | 25,513 | 1,588.4 | 35,093 | 2,099.8 |
| September | 6,194 | 327.5 | 1,740 | 105.6 | 22,653 | 1,449.1 | 30,587 | 1,882.2 |
| October | 6,012 | 312.4 | 1,692 | 107.2 | 22,363 | 1,448.2 | 30,067 | 1,867.8 |
| November | 7,317 | 377.2 | 1,964 | 125.6 | 27,763 | 1,832.8 | 37,044 | 2,335.6 |
| December | 5,227 | 281.6 | 1,560 | 101.9 | 21,074 | 1,443.8 | 27,861 | 1,827.3 |
| 1989 | | | | | | | | |
| January | 5,128 | 279.1 | 1,220 | 78.4 | 18,323 | 1,228.4 | 24,671 | 1,585.9 |
| February | 6,208 | 332.8 | 1,293 | 89.3 | 20,948 | 1,410.2 | 28,449 | 1,832.4 |
| March | 7,008 | 381.1 | 1,284 | 93.9 | 21,482 | 1,435.7 | 29,774 | 1,910.7 |
| April | 5,998 | 324.0 | 1,010 | 67.4 | 17,707 | 1,211.3 | 24,715 | 1,602.8 |
| May | 7,095 | 391.4 | 1,173 | 77.1 | 21,145 | 1,487.3 | 29,413 | 1,955.8 |
| SEASONALLY ADJUSTED | | | | | | | | |
| 1988 | | | | | | | | |
| March | 6,172 | 305.7 | 1,767 | 101.4 | 27,380 | 1,512.6 | 35,319 | 1,919.7 |
| April | 6,083 | 312.3 | 1,693 | 101.4 | 25,898 | 1,542.0 | 33,674 | 1,955.7 |
| May | 6,671 | 336.0 | 1,741 | 101.7 | 27,988 | 1,717.8 | 36,400 | 2,155.5 |
| June | 7,894 | 407.4 | 1,831 | 109.8 | 30,459 | 1,849.8 | 40,184 | 2,367.0 |
| July | 6,894 | 355.6 | 1,941 | 118.4 | 24,433 | 1,533.3 | 33,268 | 2,007.2 |
| August | 6,865 | 351.0 | 1,794 | 106.0 | 24,320 | 1,494.1 | 32,979 | 1,951.1 |
| September | 6,274 | 331.9 | 1,721 | 103.8 | 22,976 | 1,457.0 | 30,971 | 1,892.7 |
| October | 6,044 | 313.4 | 1,729 | 107.9 | 22,238 | 1,465.1 | 30,011 | 1,886.4 |
| November | 6,610 | 336.5 | 1,734 | 108.5 | 24,514 | 1,582.0 | 32,858 | 2,027.1 |
| December | 5,830 | 315.2 | 1,685 | 112.2 | 22,213 | 1,529.6 | 29,728 | 1,956.9 |
| 1989 | | | | | | | | |
| January | 6,070 | 338.8 | 1,468 | 94.1 | 21,361 | 1,431.5 | 28,899 | 1,864.3 |
| February | 6,472 | 353.3 | 1,376 | 95.7 | 20,764 | 1,414.3 | 28,612 | 1,863.4 |
| March | 5,942 | 327.5 | 1,134 | 86.2 | 18,934 | 1,239.0 | 26,010 | 1,652.6 |
| April | 6,875 | 368.5 | 1,134 | 76.0 | 20,117 | 1,388.0 | 28,126 | 1,832.5 |
| May | 6,260 | 343.9 | 1,037 | 66.1 | 19,087 | 1,362.3 | 26,384 | 1,772.3 |

(a) Excludes alterations and additions.

TABLE 4 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - TYPE OF LENDER - ORIGINAL AND SEASONALLY ADJUSTED(a)

| | Banks | | | Permanent Building Societies | | | Other Lenders | | |
|-----------|---------------------|------------|---------|------------------------------|------------|---------------|---------------|------------|-------|
| | Savings | | Trading | Societies | | Other Lenders | Dwelling | | |
| | Dwelling units | \$ million | | Dwelling units | \$ million | | units | \$ million | units |
| | ORIGINAL | | | | | | | | |
| 1988 | | | | | | | | | |
| March | 29,188 | 1,561.0 | 2,702 | 209.9 | 6,907 | 389.5 | 2,018 | 95.8 | |
| April | 20,658 | 1,152.9 | 2,173 | 169.6 | 5,426 | 322.4 | 1,764 | 82.2 | |
| May | 24,627 | 1,380.0 | 2,649 | 229.5 | 7,132 | 421.4 | 2,137 | 101.0 | |
| June | 28,968 | 1,638.8 | 3,154 | 267.4 | 6,711 | 404.6 | 2,152 | 99.5 | |
| July | 21,823 | 1,256.7 | 2,341 | 195.3 | 5,597 | 336.2 | 1,750 | 82.0 | |
| August | 25,138 | 1,447.5 | 2,655 | 234.4 | 5,334 | 322.2 | 1,966 | 95.6 | |
| September | 21,267 | 1,262.0 | 2,186 | 196.4 | 5,330 | 336.3 | 1,804 | 87.6 | |
| October | 21,428 | 1,278.6 | 2,159 | 196.1 | 4,654 | 299.9 | 1,826 | 93.3 | |
| November | 27,034 | 1,628.2 | 2,999 | 275.7 | 5,193 | 332.6 | 1,818 | 99.0 | |
| December | 19,913 | 1,273.4 | 2,227 | 211.2 | 3,739 | 241.3 | 1,982 | 101.4 | |
| 1989 | | | | | | | | | |
| January | 17,792 | 1,133.7 | 2,646 | 184.8 | 2,827 | 183.3 | 1,406 | 84.1 | |
| February | 20,532 | 1,308.7 | 3,133 | 214.2 | 3,194 | 213.0 | 1,590 | 96.6 | |
| March | 21,653 | 1,377.6 | 3,650 | 236.2 | 2,828 | 190.2 | 1,643 | 106.8 | |
| April | 17,696 | 1,138.5 | 3,087 | 207.7 | 2,408 | 160.3 | 1,524 | 96.3 | |
| May | 21,641 | 1,420.5 | 3,078 | 228.0 | 2,531 | 164.8 | 2,163 | 142.5 | |
| | SEASONALLY ADJUSTED | | | | | | | | |
| 1988 | | | | | | | | | |
| March | 25,446 | 1,345.1 | 2,101 | 159.9 | 5,950 | 332.0 | 1,822 | 82.6 | |
| April | 23,639 | 1,321.5 | 2,429 | 200.9 | 5,783 | 347.2 | 1,823 | 86.2 | |
| May | 24,693 | 1,406.7 | 2,928 | 258.7 | 6,826 | 398.1 | 1,953 | 91.9 | |
| June | 28,245 | 1,612.0 | 2,803 | 233.3 | 7,021 | 426.6 | 2,115 | 95.2 | |
| July | 22,645 | 1,321.7 | 2,751 | 232.1 | 6,027 | 364.8 | 1,845 | 88.5 | |
| August | 23,691 | 1,348.3 | 2,214 | 198.4 | 5,098 | 309.0 | 1,976 | 95.4 | |
| September | 21,396 | 1,254.2 | 2,522 | 218.2 | 5,242 | 331.8 | 1,811 | 88.5 | |
| October | 21,078 | 1,263.8 | 2,514 | 230.9 | 4,573 | 298.3 | 1,846 | 93.5 | |
| November | 24,149 | 1,421.8 | 2,462 | 219.9 | 4,544 | 292.7 | 1,703 | 92.7 | |
| December | 21,066 | 1,361.3 | 2,452 | 229.3 | 4,058 | 255.6 | 2,152 | 110.8 | |
| 1989 | | | | | | | | | |
| January | 20,714 | 1,322.3 | 3,272 | 229.6 | 3,350 | 215.1 | 1,563 | 97.4 | |
| February | 20,879 | 1,347.1 | 2,910 | 202.3 | 3,210 | 214.1 | 1,613 | 99.9 | |
| March | 18,787 | 1,186.3 | 2,939 | 186.3 | 2,697 | 180.3 | 1,587 | 99.7 | |
| April | 20,830 | 1,335.8 | 3,341 | 238.0 | 2,451 | 164.9 | 1,504 | 93.9 | |
| May | 19,415 | 1,291.4 | 2,719 | 204.5 | 2,340 | 151.9 | 1,910 | 124.4 | |

(a) Excludes alterations and additions.

TABLE 5. SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS :
ALL LENDERS - 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> |
| 1987 | | | | | | | | |
| December | 5,112 | 249.2 | 1,500 | 82.2 | 21,992 | 1,182.9 | 28,604 | 1,514.3 |
| 1988 | | | | | | | | |
| January | 5,313 | 261.6 | 1,501 | 83.5 | 22,646 | 1,239.5 | 29,460 | 1,584.6 |
| February | 5,594 | 278.4 | 1,535 | 86.8 | 23,863 | 1,334.7 | 30,993 | 1,699.9 |
| March | 5,986 | 300.7 | 1,606 | 92.4 | 25,418 | 1,456.1 | 33,010 | 1,849.2 |
| April | 6,430 | 325.6 | 1,699 | 99.2 | 26,806 | 1,571.5 | 34,935 | 1,996.3 |
| May | 6,796 | 346.5 | 1,780 | 105.3 | 27,450 | 1,644.0 | 36,026 | 2,095.8 |
| June | 6,996 | 358.7 | 1,826 | 108.8 | 27,173 | 1,657.0 | 35,995 | 2,124.5 |
| July | 6,995 | 359.8 | 1,836 | 110.1 | 26,206 | 1,622.8 | 35,038 | 2,092.7 |
| August | 6,818 | 351.6 | 1,822 | 110.0 | 24,981 | 1,569.1 | 33,621 | 2,030.8 |
| September | 6,577 | 340.6 | 1,798 | 109.6 | 23,961 | 1,528.8 | 32,336 | 1,979.0 |
| October | 6,330 | 330.5 | 1,757 | 108.8 | 23,175 | 1,503.7 | 31,262 | 1,943.0 |
| November | 6,163 | 325.7 | 1,689 | 107.2 | 22,578 | 1,487.9 | 30,430 | 1,920.8 |
| December | 6,127 | 328.0 | 1,596 | 104.1 | 22,096 | 1,472.5 | 29,820 | 1,904.6 |
| 1989 | | | | | | | | |
| January | 6,174 | 334.2 | 1,484 | 99.2 | 21,487 | 1,443.2 | 29,145 | 1,876.6 |
| February | 6,240 | 340.3 | 1,359 | 92.6 | 20,751 | 1,403.3 | 28,350 | 1,836.3 |

(a) Excludes alterations and additions.

TABLE 6. SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS :
TYPE OF LENDER - TREND ESTIMATES (a)

| | <i>Banks</i> | | | | <i>Permanent Building Societies</i> | | <i>Other Lenders</i> | |
|-------------|-----------------------|-------------------|-----------------------|-------------------|-------------------------------------|-------------------|-----------------------|-------------------|
| | <i>Savings</i> | | <i>Trading</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> | | | | |
| 1987 | | | | | | | | |
| December | 20,021 | 1,022.4 | 2,048 | 154.5 | 4,831 | 262.7 | 1,704 | 74.6 |
| 1988 | | | | | | | | |
| January | 20,790 | 1,081.4 | 2,063 | 157.7 | 4,898 | 269.5 | 1,709 | 76.0 |
| February | 21,943 | 1,165.2 | 2,141 | 166.5 | 5,166 | 289.4 | 1,743 | 78.7 |
| March | 23,315 | 1,264.2 | 2,286 | 182.3 | 5,607 | 320.3 | 1,801 | 82.4 |
| April | 24,526 | 1,355.6 | 2,461 | 201.3 | 6,075 | 353.0 | 1,872 | 86.4 |
| May | 25,116 | 1,412.2 | 2,605 | 217.9 | 6,373 | 376.1 | 1,933 | 89.7 |
| June | 25,003 | 1,424.0 | 2,667 | 227.1 | 6,372 | 382.0 | 1,953 | 91.3 |
| July | 24,352 | 1,400.0 | 2,636 | 228.9 | 6,105 | 371.9 | 1,945 | 91.9 |
| August | 23,474 | 1,361.6 | 2,553 | 226.1 | 5,673 | 350.8 | 1,922 | 92.3 |
| September | 22,760 | 1,336.6 | 2,485 | 223.4 | 5,197 | 325.8 | 1,895 | 93.2 |
| October | 22,185 | 1,325.7 | 2,479 | 221.7 | 4,734 | 300.6 | 1,865 | 95.0 |
| November | 21,733 | 1,325.8 | 2,564 | 221.5 | 4,310 | 276.7 | 1,822 | 96.8 |
| December | 21,408 | 1,331.2 | 2,709 | 221.0 | 3,930 | 254.1 | 1,772 | 98.3 |
| 1989 | | | | | | | | |
| January | 21,028 | 1,328.2 | 2,852 | 218.2 | 3,546 | 230.7 | 1,719 | 99.6 |
| February | 20,563 | 1,314.2 | 2,955 | 214.4 | 3,158 | 206.7 | 1,674 | 101.0 |

(a) Excludes alterations and additions.

EXPLANATORY NOTES

Introduction

1. 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 July 1986 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 *trading banks* and some of the larger savings 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:

Building Societies, Australia (5637.0)—issued monthly

Banking, Australia (5605.0)—issued quarterly

Savings Banks, Australia (5602.0)—issued monthly

Major Trading Banks, Australia (5603.0)—issued monthly

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, 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

VIATEL. 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 through CSIRONET.

For further information phone the AUSSTATS Help Desk on (062) 52 6017.

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