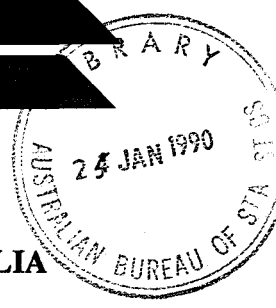


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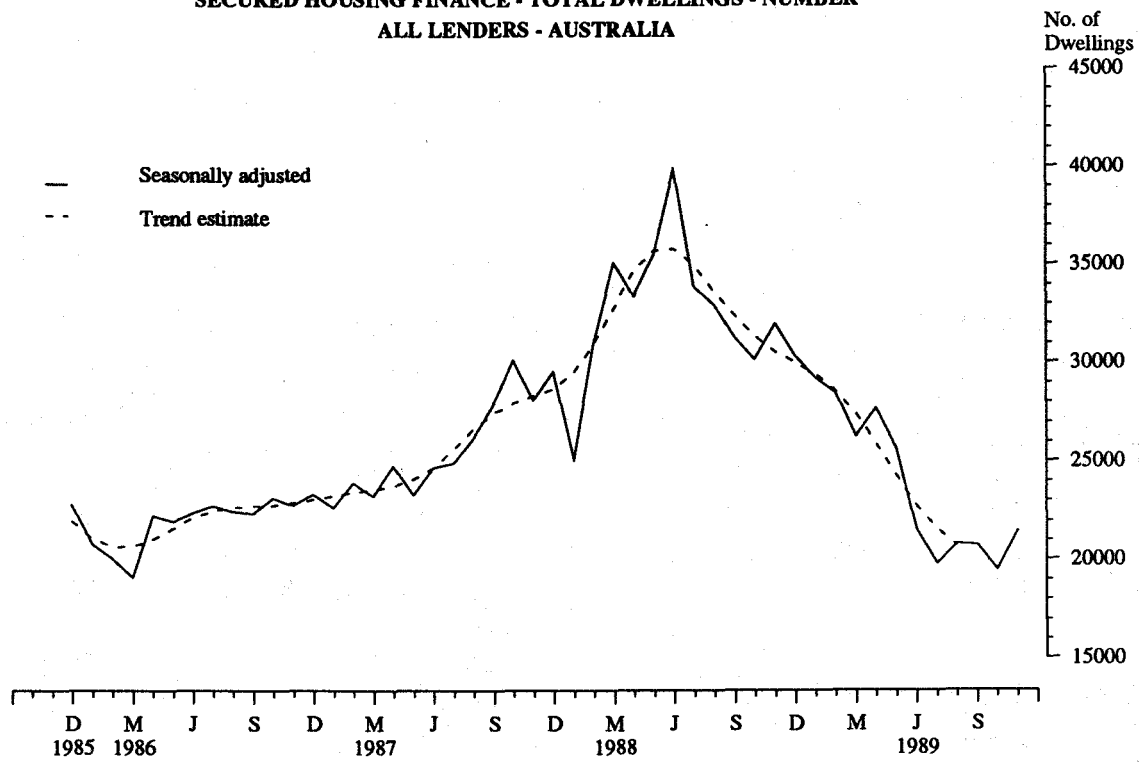
CATALOGUE NO. 5609.0
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HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA NOVEMBER 1989

- PHONE INQUIRIES**
- *about these statistics*—contact Mark Dennis on Canberra (062) 52 7117 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 \$1,619.7 million in November 1989, \$291.5 million (21.9%) more than in October 1989, but \$715.9 million (30.6%) less than in November 1988.

It should be noted, however, that some banks reported for a five week period in November 1989 and November 1988 compared with a four week period in October 1989.

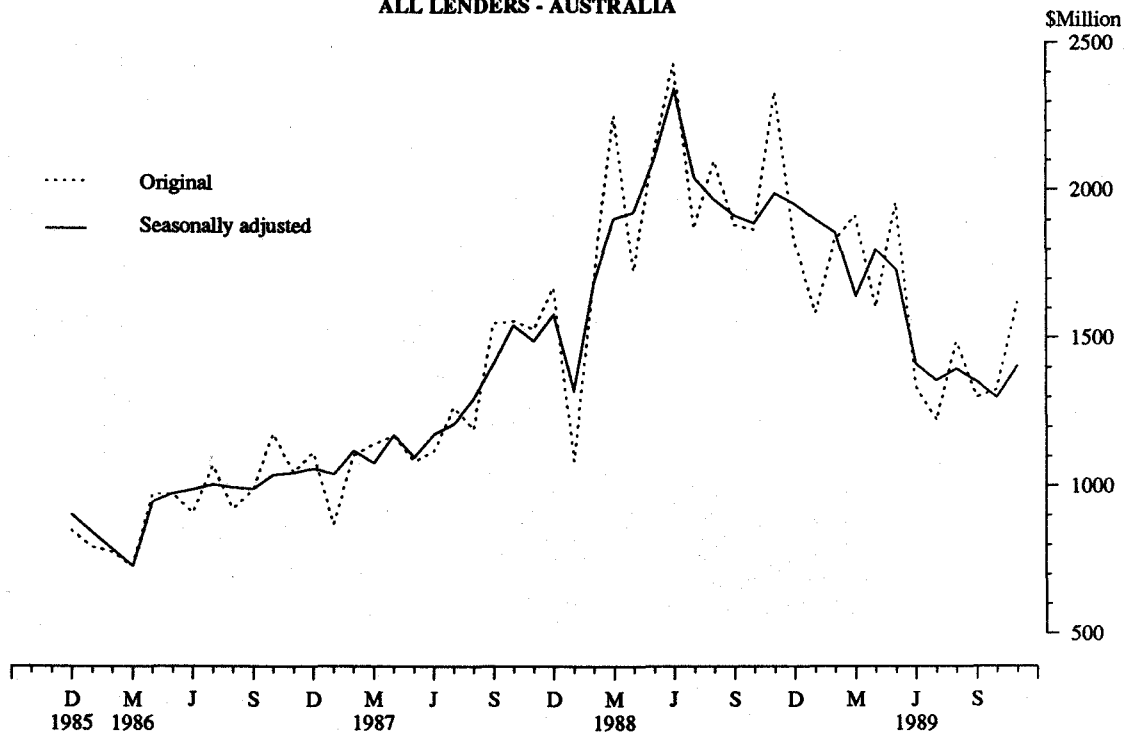
After seasonal adjustment, which removes the effects of the differing reporting periods of the banks, there was an increase in commitments of \$107.1 million (8.2%) on October 1989 and a decrease of \$584.9 million (29.4%) on November 1988. In seasonally adjusted terms the number of dwelling units financed showed an increase of 2,000 dwelling units

(10.3%) over October 1989 but a fall of 10,500 dwelling units (32.8%) over November 1988.

The trend estimate shown in the above graph continued to decline in August 1989, although the percentage fall was less than in previous months. However, the trend estimate does not reflect the increase in the seasonally adjusted series in November 1989.

Due to the highly irregular nature of that 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 - VALUE
ALL LENDERS - AUSTRALIA**



SUMMARY TABLES

Commitments by purpose (original)

<i>Purpose of Commitment</i>	<i>Nov. 1989 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
Established Dwellings	1,217.5	21.4	-33.6
Construction of Dwellings	324.8	21.0	-13.9
Purchase of Newly Erected Dwellings	77.4	35.5	-38.4
Total	1,619.7	21.9	-30.6

Commitments by type of lender (original)

<i>Type of lender</i>	<i>Nov. 1989 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
All Banks(c)	1,344.6	30.9	-29.3
Permanent Building Societies(c)	132.9	-16.7	-60.0
Other Lenders	142.2	0.5	43.6
Total	1,619.7	21.9	-30.6

Commitments by type of lender (Seasonally adjusted)

<i>Type of lender</i>	<i>Nov. 1989 \$ Million</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
All Banks(c)	1,156.2	14.0	-28.1
Permanent Building Societies(c)	117.8	-20.5	-59.3
Other Lenders	131.9	-3.6	40.1
Total	1,405.9	8.2	-29.4

Number of dwellings secured by first mortgage (original)

<i>Purpose of Commitment</i>	<i>Nov. 1989 number</i>	<i>Change from last month(a) (per cent)</i>	<i>Change from same month last year(b) (per cent)</i>
Established Dwellings	17,546	19.9	-36.8
Construction of Dwellings	5,814	23.0	-20.5
Purchase of Newly Erected Dwellings	1,027	28.4	-47.7
Total	24,387	21.0	-34.2

(a) November 1989 on October 1989. (b) November 1989 on November 1988.
(c) Since November 1988, one Building Society has become a 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.

W. McLENNAN
Acting Australian Statistician

TABLE 1 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - NOVEMBER 1989

Purpose Of Commitment	Type of Lender							
	All banks		Permanent building societies		Other lenders		Total	
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
AUSTRALIA								
Construction of dwellings -								
Houses -								
By first mortgage	4,845	256.5	261	15.3	566	33.4	5,672	305.2
By other security	..	7.2	..	0.1	..	0.2	..	7.6
Other dwellings -								
By first mortgage	140	8.6	2	0.8	—	—	142	9.3
By other security	..	2.6	..	—	..	—	..	2.6
Purchase of newly erected dwellings -								
Houses -								
By first mortgage	629	41.5	68	6.6	122	9.3	819	57.5
By other security	..	2.9	..	—	..	—	..	2.9
Other dwellings -								
By first mortgage	182	13.2	25	2.2	1	0.1	208	15.5
By other security	..	1.5	..	—	..	—	..	1.5
Purchase of established dwellings -								
Houses -								
By first mortgage	13,388	916.5	1,443	96.2	1,434	91.3	16,265	1,104.0
By other security	..	15.7	..	0.6	..	0.3	..	16.6
Other dwellings -								
By first mortgage	1,045	75.4	156	11.0	80	6.4	1,281	92.8
By other security	..	2.9	..	0.1	..	1.2	..	4.2
Alterations and additions to dwellings	..	71.9	..	5.0	..	2.0	..	79.0
Total commitments	20,229	1,416.5	1,955	137.9	2,203	144.2	24,387	1,698.7
STATES(a)								
New South Wales	6,058	527.2	546	43.2	407	37.4	7,011	607.7
Victoria	5,149	363.6	270	16.8	427	34.5	5,846	414.9
Queensland	3,483	192.8	638	45.8	842	45.5	4,963	284.0
South Australia	1,671	96.8	279	16.0	234	10.9	2,184	123.7
Western Australia	2,655	169.0	186	14.1	170	9.6	3,011	192.7
Tasmania	580	24.5					710	30.8
Northern Territory	150	9.1	36	2.1	123	6.3	155	9.3
Australian Capital Territory	483	33.6					507	35.4

(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		
					Other security \$ million	
AUSTRALIA						
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
1988-1989	73,857	3,810.9	96.9	1,738	104.9	25.7
1988						
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	6,891	361.0	9.3	135	10.1	1.3
April	5,835	304.0	6.9	162	10.8	2.7
May	6,954	369.3	9.0	151	10.6	3.4
June	4,982	272.8	6.4	105	6.4	1.5
July	4,390	239.2	6.3	119	7.6	3.0
August	5,147	294.0	8.1	124	7.8	1.7
September	4,572	246.0	7.6	122	8.3	3.5
October	4,596	251.6	5.8	132	8.8	2.1
November	5,672	305.2	7.6	142	9.3	2.6
STATES - OCTOBER 1989						
N.S.W.	1,047	63.1	1.7	39	3.0	1.2
Vic.	1,237	79.0	1.9	52	4.3	0.4
Qld	1,162	54.5	1.3	13	0.2	0.1
S.A.	377	18.9	0.1	5	0.2	0.1
W.A.	616	29.5	0.5	17	0.8	0.2
Tas.	98	3.6	—	1	—	—
N.T.	20	0.9	—	3	—	0.1
A.C.T.	39	2.1	0.3	2	0.1	—
STATES - NOVEMBER 1989						
N.S.W.	1,572	91.1	2.2	41	4.2	0.9
Vic.	1,331	79.9	2.4	47	2.9	1.2
Qld	1,363	63.8	1.1	22	0.7	0.1
S.A.	360	17.7	0.4	4	0.3	0.2
W.A.	845	44.7	1.3	25	1.1	0.3
Tas.	136	4.6	—	1	0.1	—
N.T.	18	1.0	—	1	—	—
A.C.T.	47	2.3	0.1	1	—	—

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage Dwelling units	\$ million	Other security \$ million	First mortgage Dwelling units	\$ million	Other security \$ million
	AUSTRALIA					
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
1988-1989	14,296	876.3	23.4	3,260	207.5	25.4
1988						
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	1,041	70.7	2.7	250	17.9	2.6
April	786	50.2	1.2	227	15.3	1.0
May	963	60.7	2.4	216	13.7	0.9
June	607	39.7	2.2	180	11.4	2.6
July	670	43.3	1.1	157	10.8	2.1
August	729	48.6	1.5	188	13.2	0.7
September	720	53.3	1.5	166	10.9	0.9
October	650	42.1	2.1	150	11.9	1.1
November	819	57.5	2.9	208	15.5	1.5
	STATES - OCTOBER 1989					
N.S.W.	163	13.7	0.9	64	5.7	0.3
Vic.	178	12.3	0.4	35	3.1	0.6
Qld	132	7.2	0.4	22	1.4	—
S.A.	46	1.6	0.1	15	1.0	—
W.A.	53	3.0	0.2	7	0.3	0.1
Tas.	22	1.2	—	2	0.1	—
N.T.	4	0.2	—	4	0.2	—
A.C.T.	52	2.9	—	1	0.1	—
	STATES - NOVEMBER 1989					
N.S.W.	210	17.8	0.8	67	5.6	1.3
Vic.	224	15.6	0.9	47	3.8	0.1
Qld	142	9.6	0.5	36	2.9	0.1
S.A.	48	1.6	0.1	18	0.9	—
W.A.	100	6.1	0.4	26	1.3	—
Tas.	30	1.8	—	4	0.2	—
N.T.	15	1.2	—	1	0.1	—
A.C.T.	50	3.7	0.1	9	0.7	—

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

YEARS	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage	Other security	\$ million	First mortgage	Other security	\$ million
Dwelling units	Dwelling units		Dwelling units	Dwelling units		
AUSTRALIA						
1986-1987	197,492		9,011.3	17,527		796.9
1987-1988	256,455		13,805.1	30,475		1,690.4
1988-1989	233,847		14,952.5	22,555		1,580.7
1988						
September	20,295		1,259.5	2,358		155.4
October	20,237		1,264.4	2,126		144.0
November	25,089		1,598.6	2,674		185.7
December	19,120		1,265.4	1,954		138.6
1989						
January	16,798		1,091.7	1,525		105.6
February	19,291		1,249.3	1,657		124.4
March	19,945		1,283.7	1,658		121.8
April	16,324		1,078.9	1,383		104.8
May	19,683		1,344.5	1,512		113.9
June	13,152		885.9	1,128		85.6
July	11,893		803.7	1,066		85.1
August	14,706		1,000.2	1,158		85.3
September	13,103		861.5	1,182		86.9
October	13,355		887.3	1,279		92.0
November	16,265		1,104.0	1,281		92.8
STATES - OCTOBER 1989						
N.S.W.	3,591		309.6	597		49.9
Vic.	3,418		228.9	280		18.6
Qld	2,812		154.2	126		7.7
S.A.	1,344		71.9	135		7.3
W.A.	1,475		86.6	96		6.1
Tas.	370		15.9	7		0.5
N.T.	84		4.0	17		0.7
A.C.T.	261		16.1	21		1.3
STATES - NOVEMBER 1989						
N.S.W.	4,527		394.4	594		49.3
Vic.	3,945		268.9	252		16.3
Qld	3,250		180.4	150		9.9
S.A.	1,612		89.7	142		7.0
W.A.	1,911		117.2	104		7.9
Tas.	533		22.6	6		0.1
N.T.	107		5.7	13		0.7
A.C.T.	380		25.0	20		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						
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
1988-1989	998.7	349,553	23,124.5	857.3	22,837.9	3,906.3
1988						
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	29,920	2,010.2	75.4	1,981.1	4,284.4
April	83.5	24,717	1,689.2	64.6	1,680.2	4,228.8
May	106.8	29,479	2,067.6	76.4	2,001.1	4,219.0
June	79.4	20,154	1,418.7	58.5	1,578.5	3,906.3
July	63.8	18,295	1,285.9	56.5	1,495.1	3,642.5
August	80.7	22,052	1,569.8	64.3	1,510.7	3,621.3
September	72.8	19,865	1,375.1	52.4	1,405.7	3,541.8
October	70.4	20,162	1,398.6	53.9	1,376.5	3,522.8
November	79.0	24,387	1,698.7	63.0	1,650.3	3,510.0
STATES - OCTOBER 1989						
N.S.W.	32.0	5,501	488.8	23.5	457.8	1,473.4
Vic.	14.6	5,200	373.8	13.8	377.9	949.7
Qld	11.4	4,267	241.8	8.5	227.3	445.2
S.A.	4.3	1,922	106.1	3.5	102.3	175.9
W.A.	6.3	2,264	135.1	3.1	157.9	378.4
Tas.	0.9	500	22.3	0.5	24.1	34.9
N.T.	0.3	132	6.8	0.1	7.0	11.9
A.C.T.	0.6	376	23.8	0.9	22.0	53.5
STATES - NOVEMBER 1989						
N.S.W.	31.8	7,011	607.7	28.3	595.0	1,457.8
Vic.	16.9	5,846	414.9	11.3	401.7	951.6
Qld	13.1	4,963	284.0	9.1	276.6	443.4
S.A.	5.0	2,184	123.7	3.2	113.2	183.3
W.A.	9.6	3,011	192.7	9.2	193.8	369.9
Tas.	1.3	710	30.8	0.5	30.0	35.2
N.T.	0.4	155	9.3	0.2	10.0	11.0
A.C.T.	0.9	507	35.4	1.2	29.9	57.9

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									
1988									
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	7,026	381.7	1,291	93.8	21,603	1,443.2	29,920	1,918.7	
April	5,997	324.4	1,013	67.7	17,707	1,213.6	24,717	1,605.7	
May	7,105	392.4	1,179	77.7	21,195	1,490.8	29,479	1,960.9	
June	5,087	287.1	787	55.9	14,280	996.4	20,154	1,339.4	
July	4,509	256.1	827	57.2	12,959	908.8	18,295	1,222.1	
August	5,271	311.5	917	64.0	15,864	1,113.6	22,052	1,489.2	
September	4,694	265.4	886	66.7	14,285	970.2	19,865	1,302.3	
October	4,728	268.4	800	57.1	14,634	1,002.7	20,162	1,328.2	
November	5,814	324.8	1,027	77.4	17,546	1,217.5	24,387	1,619.7	
SEASONALLY ADJUSTED									
1988									
September	6,341	331.4	1,735	105.8	23,207	1,479.7	31,283	1,917.0	
October	6,042	320.2	1,719	106.0	22,383	1,463.4	30,144	1,889.6	
November	6,445	327.1	1,698	107.0	23,835	1,556.6	31,978	1,990.8	
December	6,026	320.8	1,663	109.8	22,671	1,525.0	30,360	1,955.5	
1989									
January	6,105	338.8	1,485	95.8	21,681	1,467.0	29,271	1,901.5	
February	6,344	346.2	1,373	94.6	20,754	1,419.5	28,471	1,860.3	
March	5,969	319.2	1,184	85.6	19,118	1,239.6	26,271	1,644.5	
April	6,637	370.7	1,125	75.3	19,906	1,355.1	27,668	1,801.0	
May	6,207	342.3	1,015	65.8	18,398	1,323.7	25,620	1,731.8	
June	5,451	298.8	809	59.8	15,267	1,055.1	21,527	1,413.6	
July	4,734	277.4	885	61.0	14,173	1,020.2	19,792	1,358.6	
August	4,896	282.8	842	59.6	15,070	1,053.3	20,808	1,395.7	
September	4,838	271.2	895	66.3	15,008	1,017.5	20,741	1,355.1	
October	4,566	262.8	779	54.4	14,131	981.7	19,476	1,298.8	
November	5,265	290.1	926	70.4	15,286	1,045.4	21,477	1,405.9	
TREND ESTIMATES									
1988									
September	6,608	343.0	1,790	110.1	24,022	1,536.0	32,420	1,989.2	
October	6,354	331.9	1,746	108.8	23,253	1,510.6	31,354	1,951.3	
November	6,178	325.8	1,679	106.6	22,667	1,493.4	30,524	1,925.8	
December	6,142	327.2	1,595	103.5	22,240	1,480.9	29,977	1,911.6	
1989									
January	6,207	334.1	1,491	98.9	21,752	1,458.6	29,450	1,891.6	
February	6,269	340.6	1,366	92.3	20,965	1,414.7	28,599	1,847.6	
March	6,260	342.8	1,228	83.9	19,912	1,354.0	27,400	1,780.7	
April	6,131	338.2	1,098	75.6	18,687	1,283.2	25,916	1,697.0	
May	5,872	326.6	989	68.4	17,425	1,209.1	24,287	1,604.1	
June	5,538	310.6	916	63.6	16,320	1,141.5	22,773	1,515.8	
July	5,208	294.8	874	61.3	15,463	1,085.0	21,545	1,441.0	
August	4,965	282.4	854	60.7	14,899	1,042.2	20,717	1,385.3	
September									
October									
November									
			not available for publication						

(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								
1988								
September	23,453	1,458.3	5,330	336.3	1,804	87.6	30,587	1,882.2
October	23,587	1,474.7	4,654	299.9	1,826	93.3	30,067	1,867.8
November	30,033	1,903.9	5,193	332.6	1,818	99.0	37,044	2,335.6
December	22,140	1,484.6	3,739	241.3	1,982	101.4	27,861	1,827.3
1989								
January	20,438	1,318.5	2,827	183.3	1,406	84.1	24,671	1,585.9
February	23,665	1,522.9	3,194	213.0	1,590	96.6	28,449	1,832.4
March	25,449	1,621.8	2,828	190.2	1,643	106.8	29,920	1,918.7
April	20,785	1,349.1	2,408	160.3	1,524	96.3	24,717	1,605.7
May	24,785	1,653.6	2,531	164.8	2,163	142.5	29,479	1,960.9
June	16,047	1,066.5	2,189	144.4	1,918	128.4	20,154	1,339.4
July	14,548	987.7	1,723	107.3	2,024	127.0	18,295	1,222.1
August	17,792	1,209.6	2,084	138.2	2,176	141.4	22,052	1,489.2
September	15,419	1,003.3	2,397	167.5	2,049	131.5	19,865	1,302.3
October	15,650	1,027.2	2,350	159.5	2,162	141.5	20,162	1,328.2
November	20,229	1,344.6	1,955	132.9	2,203	142.2	24,387	1,619.7
SEASONALLY ADJUSTED								
1988								
September	24,334	1,504.8	5,141	322.9	1,808	89.2	31,283	1,917.0
October	23,742	1,500.0	4,603	297.4	1,799	92.3	30,144	1,889.6
November	25,750	1,607.3	4,510	289.3	1,718	94.1	31,978	1,990.8
December	24,113	1,586.9	4,091	258.2	2,156	110.4	30,360	1,955.5
1989								
January	24,168	1,578.5	3,488	224.8	1,615	98.2	29,271	1,901.5
February	23,574	1,543.0	3,263	216.9	1,634	100.3	28,471	1,860.3
March	21,886	1,358.8	2,770	184.7	1,615	101.0	26,271	1,644.5
April	23,677	1,540.8	2,469	165.4	1,522	94.9	27,668	1,801.0
May	21,466	1,459.6	2,282	150.3	1,872	121.9	25,620	1,731.8
June	17,434	1,142.1	2,191	144.7	1,902	126.8	21,527	1,413.6
July	15,820	1,106.8	1,863	117.2	2,109	134.5	19,792	1,358.6
August	16,699	1,126.8	1,985	131.8	2,124	137.1	20,808	1,395.7
September	16,217	1,047.5	2,372	166.6	2,152	141.0	20,741	1,355.1
October	15,211	1,013.9	2,197	148.2	2,068	136.8	19,476	1,298.8
November	17,691	1,156.2	1,732	117.8	2,054	131.9	21,477	1,405.9
TREND ESTIMATES								
1988								
September	25,408	1,574.6	5,142	321.7	1,870	92.9	32,420	1,989.2
October	24,782	1,557.8	4,721	298.6	1,851	94.9	31,354	1,951.3
November	24,368	1,551.8	4,332	277.0	1,823	97.0	30,524	1,925.8
December	24,226	1,557.1	3,970	256.1	1,782	98.4	29,977	1,911.6
1989								
January	24,129	1,558.3	3,595	234.1	1,726	99.3	29,450	1,891.6
February	23,721	1,536.8	3,204	210.3	1,674	100.5	28,599	1,847.6
March	22,915	1,491.0	2,826	186.5	1,658	103.2	27,400	1,780.7
April	21,714	1,422.9	2,506	165.9	1,695	108.3	25,916	1,697.0
May	20,222	1,337.6	2,277	150.7	1,787	115.8	24,287	1,604.1
June	18,711	1,249.4	2,154	142.3	1,909	124.1	22,773	1,515.8
July	17,430	1,170.9	2,101	139.1	2,014	131.0	21,545	1,441.0
August	16,560	1,111.2	2,079	138.7	2,079	135.4	20,717	1,385.3
September								
October								
November								

(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 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 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:

Building Societies, Australia (5637.0)—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 PAXUS COMNET.

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

TELESTATS. This service provides:

- foreign trade statistics tailored to users' requirements. Further information is available on (062) 52 5404.
- Text and tables for selected Main Economic Indicator publications. Further information is available on (062) 52 5405.

Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (062) 52 6684.

