

CATALOGUE NO. 5609.0 EMBARGOED UNTIL 11.30 A.M. 22 FEBRUARY 1990

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

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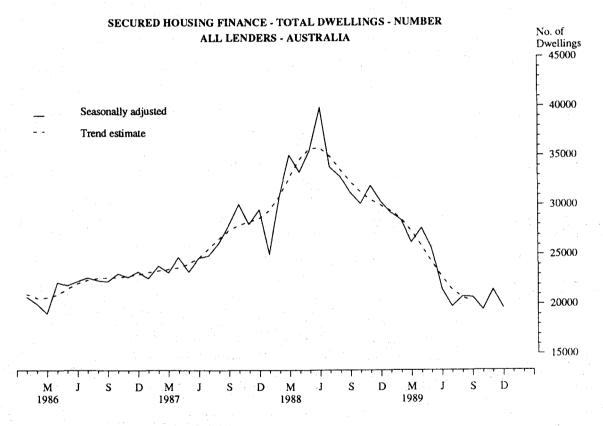
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MAIN FEATURES



Commitments for first mortgage (or equivalent) finance were provided for 17,788 dwelling units in December 1989. This is the lowest monthly total since January 1983 and is 6,581 dwelling units (27.0%) less than in November 1989 and 10,073 dwelling units (36.2%) less than in December 1988.

It should be noted, however, that some banks reported for a four week period in both December 1989 and December 1988, compared with a five week period in November 1989. After seasonal adjustment, which removes the effects of the differing reporting periods of the banks, finance was provided for 19,652 dwelling units, down 8.4% on November 1989 and down 35.3% on December 1988.

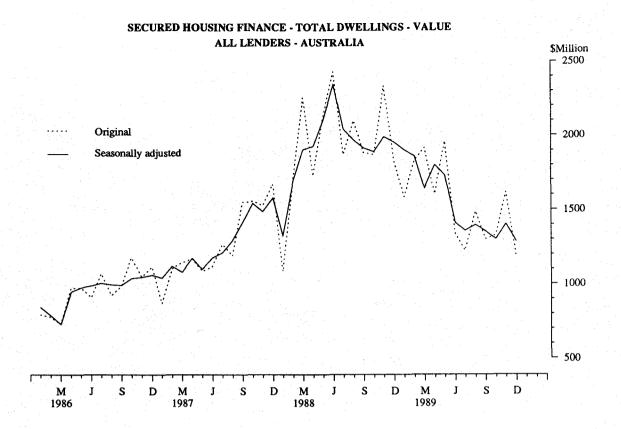
The value of secured housing finance commitments excluding alterations and additions totalled \$1,187.7 million in December 1989, down \$429.3 million (26.5%) on November

1989 and \$639.6 million (35.0%) on December 1988. After seasonal adjustment there was a fall of \$119.4 million (8.5%) on November 1989 and a fall of \$671.4 million (34.3%) on December 1988. The seasonally adjusted total of \$1,284.1 million in December 1989 is the lowest since July 1987.

The trend estimates for the number of dwelling units shown in the above graph continued to show the steady decline evident since May 1988.

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.

NOTE: Commencing with the release of the November bulletin, housing finance statistics are also available on TELESTATS.



SUMMARY TABLES

Commitments	by.	purpose	(orig	(inal)

Purpose of Commitment	Dec. 1989 \$ Million	Change from last month(a) (per cent)	Change from same month last year(b) (per cent)
Established Dwellings	899.9	-25.9	-37.7
Construction of Dwellings	230.8	-28.9	-18.1
Purchase of Newly Erected Dwe	ellings 57.1	-26.2	-44.0
Total	1,187.7	-26.5	-35.0
Commitments by type of lender	(original)		

Type of lender	Dec. 1989 \$ Million	Change from last month(a) (per cent)	Change from same month last year(b) (per cent)
All Banks(c) Permanent Building Societies(c)	952.8 120.0	-29.0 -9.7	-35.8 -50.3
Other Lenders	114.8	-18.7	13.3
Total	1,187.7	-26.5	-35.0

Commitments by type of lender (Seasonally adjusted)

Type of lender	Dec 1989 \$ Million	Change from last month(a) (per cent)	Change from same month last year(b) (per cent)
All Banks(c)	1,022.5	-11.5	-35.6
Permanent Building Societies(c)	133.2	13.0	-48.4
Other Lenders	128.4	-1.9	16.3
Total	1,284.1	-8.5	-34.3

Number of dwellings secured by first mortgage (original)

Purpose of Commitment	Dec. 1989 number	Change from last month(a) (per cent)	Change from same month last year(b) (per cent)
Established Dwellings	12,884	-26.5	-38.9
Construction of Dwellings	4,164	-28.3	-20.3
Purchase of Newly Erected Dwe	ellings 740	-27.9	-52.6
Total	17,788	-27.0	-36.2

⁽a) December 1989 on November 1989. (b) December 1989 on December 1988. (c) Since December 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.

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

		•	Type of L	ender	-	<u> </u>		
	All bar	ıks	Permanent i		Othe lende	•	Tota	1
Purpose Of Commitment	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
			AUSTRALIA					
Construction of dwellings -								
Houses -								1
By first mortgage	3,432	174.9	209	16.3	404	25.7	4,045	217.0
By other security		5.4		0.3		0.1		5.8
Other dwellings -								
By first mortgage	117	6.0	1	0.1	1	0.1	119	6.2
By other security		1.7				_	•• ,	1.7
Purchase of newly erected								
dwellings -								
Houses -								
By first mortgage	393	28.2	45	2.9	104	7.1	542	38.2
By other security	••	2.1			••	0.1		2.2
Other dwellings -								
By first mortgage	162	11.4	34	2.7	2	0.2	198	14.3
By other security	•	2.2	••	 .		0.3	••	2.5
Purchase of established dwellings -								
Houses -								
By first mortgage	9,419	646.6	1,213	84.0	1,211	75.5	11,843	806.1
By other security		13.7	••	0.7		0.8		15.2
Other dwellings -								
By first mortgage	804	57.2	173	12.9	64	4.9	1,041	75.1
By other security		3.4		_	••	_	•	3.5
Alterations and additions to								
dwellings	•	51.1	. ••	5.9	•	2.1		59.0
Total commitments	14,327	1,003.9	1,675	125.9	1,786	116.9	17,788	1,246.8
			STATES(a)					
New South Wales	4.117	356.4	482	39.7	321	29.1	4,920	425.2
Victoria	3,855	280.1	219	16.7	365	28.7	4,439	325.5
Oueensland	2,401	137.9	628	47.6	644	35.2	3,673	220.7
South Australia	1,278	71.7	210	13.5	240	10.9	1,728	96.1
Western Australia	1,780	106.4	108	7.0	126	8.4	2.014	121.8
Tasmania	363	16.7	100			٠	466	21.9
Northern Territory	118	6.4	28	1.5	90	4.6	120	6.6
Australian Capital Territory	415	28.3	20	1.5	70	4.0	{ ₄₂₈	29.0
Australian Capital Territory	415	20.5					, . 420	. 27.

⁽a) Includes alterations and additions.

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

Smillion First mortgage \$ million \$ million First mortgage 1,883.9 \$3.7 1,252 3,048.4 \$5.5 1,240 3,048.4 \$5.5 1,240 3,048.4 \$5.5 1,540 3,048.4 \$5.5 1,540 3,048.4 \$6.5 1,540 3,048.4 \$6.5 1,540 3,048.4 \$6.5 1,540 3,549.5 \$8.0 1,540 3,549.0 \$6.8 1,540 3,640.0 \$6.8 1,540 3,640.0 \$6.8 1,540 3,640.0 \$6.8 1,540 3,640.0 \$6.9 1,55 3,640.0 \$6.9 1,51 2,440.0 \$6.9 1,51 2,440.0 \$6.9 1,51 2,540.0 \$7.0 1,19 2,540.0 \$7.0 1,19 2,540.0 \$7.0 4 4,46.0 \$7.0	A Charles	H	Houses	Construction of Dwellings	-	Austlings .	
Printing	-		ONOES		Oliver Colored	- 1	
Control	-	First mortgage		Other security	First mortgage		Other security
March Marc		Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million
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887 64,088 1,889 8553 1,222 7503 1040 1040 1040 1040 1040 1040 1040 10	YEARS			and the second desired from the second secon			
8.85 74,088 75,084 86,09 1,134 0 4,42 2,13	1986-1987	45,303	1,883.9	53.7	1,252	50.3	8.3
1,500	1987-1988	04,088	3,048.4	85.5	1,540	74.2	11.2
Fig. 17.1 (1.5) (1	1988-1989 1988	13,837	5,810.9	96.9	1,738	104.9	7.52
Fig. 1,149	October	5.857	295.5	0.8	155	89	9.0
Fig. 8 2664 6.8 172 6.7 5.103 2664 6.8 172 6.7 5.103 3126 6.0 99 6.3 5.853 3040 6.9 134 7.6 5.853 3040 6.9 103 103 5.853 3040 6.9 1134 7.6 4.950 272.8 6.4 105 6.4 5.147 7.9 1.3 1.4 4.2 5.150 31.4 4.6 1.3 5.150 31.4 4.6 1.3 5.150 31.4 5.6 5.150	November	7,149	354.9	10.5	168	6.6	1.9
y 6,029 2636 60 99 63 6,074 3126 9,8 134 76 6,691 3610 9,8 134 76 6,834 3610 9,3 135 108 6,834 3640 6,9 162 108 6,834 3640 6,9 162 108 6,834 3640 6,9 163 108 6,932 3640 8,3 119 76 6,936 3640 163 119 76 64 300 176 124 178 64 366 119 76 18 65 3150 36 119 62 65 3150 36 119 62 65 3150 37 119 62 65 3150 31 47 42 1,53 46 1 1 1 1,63 <	December	5,105	266.4	8.9	122	6.7	9.1
y 6,074 5126 680 134 76 65 76 76 76 76 76 76 76 76 76 76 76 76 76	686	960 9	, , ,				
1,000 1,00	January	9,029	263.6	0.0	25. 25.	0.3	3.2
STATES - NOVEMBER 1989 1,572 1,572 1,572 1,572 1,573 1,573 1,573 1,573 1,574 1,575	March	6,974	3610	0,0	PC1 135	101	6.7
6,954 3,863 9,0 151 106 6,4 4,982 23,92 6,4 105 6,4 4,1 4,1 4,2 4,1 4,1 4,2 4,2 4,2 4,4 6 1,1 4,1 4,2 4,4 6 1,1 4,1 4,2 4,4 6 1,1 4,1 4,2 4,4 6 1,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1	April	5,835	304.0	6.9	162	10.8	2.7
1,572	May	6,954	369.3	0.6	151	10.6	3.4
1340 2392 63 119 78 78 78 78 78 78 78 7	lunc	4,982	272.8	6.4	105	6.4	1.5
124 124 128	luly	4,390	239.2	6.3	119	9.7	3.0
A572 2460 7.6 112 8.3 cr 4,596 2516 7.8 112 8.3 cr 4,695 38.50 7.6 112 8.3 cr 4,645 217.0 7.6 112 8.3 cr 4,645 217.0 7.6 1.42 9.3 cr 4,645 2.1 4.1 4.2 9.3 1,572 91.1 2.2 4.1 4.2 2.9 1,572 91.1 2.2 4.1 4.2 2.9 360 17.7 0.4 4 4 4.2 360 17.7 0.4 4 4 4.2 1,650 5.38 1.3 4 4.2 4.0 2.1 47 2.3 1.2 4.0 2.1 4.0 2.1 1,050 55.8 2.2 4.6 2.7 4.0 2.1 274 2.4 0.2 7	August	5,147	294.0		124	7.8	1.7
Fig. 6.69 2516 5.8 1132 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.	September	4,572	246.0	7.6	122		3.5
STATIES - NOVEMBER 1989 1,572 1,572 1,531 1,563 1,663 1,11 1,11 1,22 1,131 1,99 1,11 1,24 1,14 1,25 1,131 1,99 1,11 1,11 1,22 1,131 1,14 1,23 1,19 1,19 1,19 1,19 1,19 1,19 1,19 1,1	Jetober	4,596	251.6	00 t	132	οο (οο (2.1
1,572	November	3,669	305.0	¢: /	142	5.6	2.6
1,572 91.1 2.2 41 4.2 1,572 91.1 2.2 41 4.2 1,531 79.9 2.4 47 2.9 1,363 63.8 1.1 2.2 0.7 1,365 63.8 1.1 2.2 0.7 1,365 64.8 1.3 2.2 0.7 1,365 64.8 1.3 2.2 0.1 1,360 54.6 -1 1 0.1 47	December	070'7	0.712	9.8	611	7.0	 -
1,572 91.1 2.2 41 4.2 1,331 79.9 2.4 47 2.9 1,363 63.8 1.1 2.2 47 2.9 1,363 63.8 1.1 2.2 0.7 1,364 44.6 1.3 2.2 4 1,36 4.6 0.1 1 1 1,37 0.1 0.1 1 1,37 0.4 0.4 1.5 1,47 1,50 0.4 0.4 1,50 1,50 0.2 0.4 1,50 1,50 1,50 0.4 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,50 1,				STATES - NOVEMBER 1989			
1,372 9,11 2,2	in o i	(t)	•			•	
1363 63.8 1.1 22 0.7 360 177 0.4 4 4 6 0.1 1186 446	N.S.W.	7/6,1	70.0	7.7	77	4.2	0.9
340 177 0.4 4 6 0.3 136 446 1.3 25 1.1 136 446 0.1 137 0.04 4 4 0.3 138 1.0 0.1 11 1 1 1 0.1 147 2.3 0.1 1050 55.8 2.2 45 0.1 1050 55.8 2.3 40 2.1 1050 55.1 0.2 45 0.1 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 1050 55.1 0.2 0.2 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DIG DIG	1363	63.8		33	07	7:10
842	S.A.	360	17.7	0.4	4	0.3	0.2
136 46	W.A.	842	44.6	1.3	25	Ξ	0.3
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1,050 55.8 2.2 985 985 59.0 2.2 445 2.7 2.7 2.7 2.7 2.8 40 2.1 2.1 2.3 40 2.1 2.1 2.3 40 2.1 2.1 2.3 40 2.1 2.1 2.1 2.3 40 0.1 2.1 2.3 40 0.1 2.1 2.1 2.3 40 0.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2			ì	•			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$				STATES - DECEMBER 1989			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	N.S.W.	1.050	55.8	2.2	45	2.7	6.0
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Vic.	\$86	59.0	2.3	40	2.1	9.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	PIÒ	9.10	50.1	0.4	∞	0.1	I
80 33.4 0.4 10 80 3.0 — 1 17 0.7 — 1 42 \ 2.4 0.3 11 \text{0.1}	S.A.	274	12.5	0.5	r ;	0.4	1 3
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	A.C.T.	42 /	2.4	0.3	, T	0.1	1

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

			Purchase of newly erected dwellings			
		Houses		Other dwellings	rellings	
	First mortgage		Other security	First mortgage		Other security
	Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million
			AUSTRALIA			
YEARS						
1986-1987	15,338	706.8	13.0	2,426	107.5	14.4
1987-1988	15,668	827.2	17.0	3,512	191.1 207.5	25.0
1988	C/4'L1		1			
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 Januari	1001	0.69	-	210	12.6	1.5
January	1001	03.0	7 T	213	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	2.09	2.4	216	13.7	6.0
June	209	39.7	2.2	180	11.4	2.6
July	0.00	43.3	7	157	10.8	2.1
August	729	48.6	1.5	188	13.2	0.7
September	720	53.3	1.5	991	10.9	0.0
October	650	42.1	2.1	150	11.9	
November	819	5/5	6.7	807	15.5	ر. د د
Лесешрег	74C	20.4	7:7	961	14.3	C-7
			STATES - NOVEMBER 1989			
N.S.W.	210	17.8	8.0	67	5.6	1.3
Vic.	224	15.6	6.0	747	× × ×	0.0
D V	147	9.6	0.5	95 	6.7	<u>.</u>
W.A.	901 1	?:- 1.9	0.4	36	1.3	l
Tas.	30	1.8		4	0.2	1
N.T.	, 51	1.2	1;	•	0.1	1
A.C.T.	≥ 05	3.7	0.1	\ 6	0.7	1
			STATES - DECEMBER 1989			
N.S.W.	137	13.1		51	4.4	0.8
Vic.	121	7.8		45	2.6	0.7
PIÒ	113	7.4		41	3.6	0.5
S.A.	49	1.9		26	1.3	0.3
W.A.	70	7.4	0.1	14	1.0	0.1
Tas.	77	C 1	1	- .	0.1	
A.C.T.	25	1.7	0.2	7 81	1.2	1 1
	;					

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

Houses Houses Histimortgage Cother so				Purchase of established dwellings	ings		
Prinst montgage Smillion			Houses		Other dwellings	vellings	
No. of the control		First mortgage	9	Other security	First mortgage		Other security
RS 1987 1987 1988 226,455 1988 1988 233,847 14,952.5 1988 14,952.5 1886.4 19,120 19,12		Dwelling units	\$ million	\$ million	Dwelling units	\$ million	\$ million
RS 197,492 9,011.3 1988 236,455 13,805.1 1989 233,847 14,952.5 1989 233,847 1264.4 mber 25,089 1,598.6 19,120 1,265.4 19,120 1,209.7 19,291 1,249.3 19,45 11,283.7 19,45 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,893 803.7 11,612 803.7 11,612 11,63 5.7 11,902 11,63 5.7 11,902 11,63 5.7 11,902 11,63 5.7 11,902 11,63 5.7 11,213 6,94 6,94 1,213 6,94 1,213 6,94 1,213 6,94 1,213 1,58 1,58 1,58 1,58 1,58 1,58 1,58 1,58				AUSTRALIA			
ber 20,237 1,2644 mber 19,120 1,2654 mber 19,120 1,2654 mber 19,945 1,249,3 19,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,249,3 10,945 1,949,4 11,893 885,9 881,5 881	YEARS 1986-1987 1987-1988	197,492 256,455 233,847	9,011.3 13,805.1 14,952.5	150.1 250.2 320.7	17,527 30,475 22,555	796.9 1,690.4 1,580.7	33.8 86.4 101.0
ry 16,798 1,091.7 19,291 1,249.3 19,445 1,5324 1,078.9 19,683 1,344.5 11,893 13,103 885.9 11,893 803.7 84 14,706 1,000.2 11,893 861.5 861.5 87.3 861.5 87.3 861.5 87.3 861.5 87.3 861.5 87.3 861.5 87.3 861.5 87.3 87.3 87.3 87.3 87.3 87.4 87.4 87.4 87.4 87.4 87.4 87.4 87.4	1988 October November December	20,237 25,089 19,120	1,264.4 1,598.6 1,265.4	31.4 37.2 28.4	2,126 2,674 1,954	144.0 185.7 138.6	8.4 11.2 11.5
1,7,08.5 1,15.2 1,15.2 1,18.9 1,1706 1,000.2 1,101.3 mber 1,103.5 1,101.3 mber 1,000.2 1,101.3 1,101.3 1,843 887.3 861.5 87.3 1,101.3 1,002 887.3 1,101.3 1,003 887.3 1,101.3 1,004 1,612 1,902 180.4 1,612 89.7 1,902 22.6 1,902 116.3 2,20 1,003 1,004 89.7 1,902 116.3 2,104 2,409 69.4 1,213 69.4 1,213 69.4 1,213 69.4 1,213 69.4 1,213 19.6	1989 January February March April	16,798 19,291 19,945 16,324	1,091.7 1,249.3 1,283.7 1,038.9	24.1 27.0 31.1 23.7	1,525 1,657 1,658 1,383	105.6 124.4 121.8 104.8	7.1 9.5 6.5 6.2
13,355 861.2 13,355 887.3 16,251 1,101.3 11,843 806.1 806.1 1,845 268.9 3,256 180.4 1,612 89.7 1,902 116.3 5.7 380 25.0 3,152 272.3 3,152 272.3 3,042 2,409 137.2 1,266 69.4 1,213 69.4 1,213 69.4 1,58 90.4 1,58 90.4	May June July Angust	13,152 13,152 11,893 14,706	885.9 885.9 803.7 1,000.1	26.1 19.9 16.4 20.0	1,512 1,128 1,066 1,158	85.6 85.1 85.3 85.3	3.4.5. 3.6.6.4.5.
4,522 392.6 3,945 268.9 3,250 180.4 1,612 89.7 1,902 533 22.6 107 5.7 380 5.7 3,152 272.3 3,042 217.4 2,409 137.2 1,266 69.4 1,213 69.4 1,213 69.4 1,5.8 90 5.0	September October November Decamber	15,103 13,355 16,251 11,843	861.3 887.3 1,101.3 806.1	16.9 17.9 16.6 15.2	1,182 1,279 1,280 1,041	86.9 92.0 92.8 75.1	4.8 5.5 3.5 3.5
4,522 392.6 3,945 268.9 3,250 180.4 1,612 89.7 1,902 116.3 533 22.6 107 5.7 3,152 25.0 25.0 3,042 217.4 2,409 69.4 1,213 69.4 1,213 69.4 15.8 90 5.0				STATES - NOVEMBER 1989			
1,902 533 533 107 380 25.0 3,152 2,409 1,213 69.4 1,213 90 50 50 19.5 10.5	N.S.W. Vic. Qld	4,522 3,945 3,250 1,613	392.6 268.9 180.4 80.7	6.9 4.0 1.5	593 252 150	49.3 16.3 9.9 7.0	1.4 0.3
3,152 272.3 3,042 217.4 2,409 137.2 1,266 69.4 1,213 69.4 352 69.4 352 50.4	9.A. W.A. 17as. A.C.T.	1,912 1,902 533 107 380	116.3 22.6 5.7 5.7 25.0	0.1	104 6 13 20	7.9 0.1 0.7 1.7	0.3
7, 3,152 2,3042 2,2409 1,266 1,213 3,52 90 319				STATES - DECEMBER 1989			
319	N.S.W. Vic. S.A. S.A. X.A. X.A. N.T.	3,152 3,042 2,409 1,266 1,213 352 90	272.3 217.4 137.2 69.4 69.4 15.8	6.5 3.8 1.5 0.9 1.3 0.2	485 206 132 106 74 7	40.6 14.4 8.7 5.5 3.7 0.2	1.6 1.0 0.3 0.2 0.2 1.0
	A.C.T.	319	19.6	6.0	23	1.5	0.5

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

YEARS 1986-1987 1988-1989 1988-1989 1988-1989 1988 October November December January March April May June July August September December October November	498.5 707.3 998.7 79.4 97.6 75.1 65.3 83.4 91.4 83.5 106.8 79.4 63.8 70.4 79.0	279,338 371,738 349,553 30,667 37,044 27,861 28,449 29,220 24,717 29,479 20,154 18,295 20,154 19,865 20,162 24,369	AUSTRALIA 13,328.6 20,816.9 23,124.5				
88	498.5 707.3 998.7 79.4 97.6 75.1 15.1 83.4 83.5 83.5 83.5 70.4 72.8 72.8 79.0	279,338 349,553 349,553 30,067 37,044 27,861 28,449 29,920 24,717 29,479 20,154 18,295 20,162 22,052 24,369	13,328.6 20,816.9 23,124.5				
8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	498.5 707.3 998.7 79.4 75.1 75.1 65.3 83.4 83.5 83.5 70.4 72.8 72.8 79.0	279,338 371,738 30,067 37,044 27,861 29,920 29,717 29,479 20,154 18,295 19,865 20,162 24,369	13,328.6 20,816.9 23,124.5				
20	707.3 998.7 79.4 97.6 75.1 75.1 83.4 83.5 83.5 80.7 70.4 72.8 72.8 79.0	371,738 349,553 30,067 37,044 27,861 28,449 29,520 29,479 20,154 18,295 20,162 24,369	20,816.9 23,124.5	46	465.9	12,599.0	2,481.0
	998.7 79.4 97.6 75.1 75.1 106.8 83.5 83.5 83.5 83.5 70.4 72.8 70.4 79.0	349,553 30,067 37,044 27,861 28,449 29,920 29,479 20,154 18,295 20,154 19,865 20,162 24,369	23,124.5	.	617.6	18,059.6	4,597.9
%% sucher seember seember sey %y muary bruary arch oril ay ay ne hy tagust pytember seember seember seember seember seember die	79.4 97.6 75.1 65.3 83.5 106.8 79.4 80.7 70.4 70.4	30,067 37,044 27,861 28,467 29,920 24,717 29,479 20,154 18,295 22,052 19,865 24,369		88	857.3	22,837.9	3,906.3
stober scember scember scember scomber stop arch oril ay ne ne ly ly ly sgust stober scember scember scember scember scember scember dd	79.4 75.1 75.1 65.3 83.4 91.4 91.4 79.4 70.4 70.4	30,067 37,044 27,044 29,920 29,479 20,154 19,865 20,162 24,369					
wember 89 nuary nuary nuary nuary nuil ay ne ly ly lgust ptember scorber scornber S.W.	97.6 75.1 65.3 83.4 91.4 83.5 106.8 79.4 63.8 70.4 70.4	37,044 27,861 28,449 29,220 29,479 20,154 18,295 22,052 20,162 24,369	1,947.2	7	71.2	1,794.9	4,497.0
seember 889 nuary nuary bruary bruary arch arch and by gust gust prember scember scember scember cc.	75.1 65.3 83.4 91.4 83.5 106.8 79.4 63.8 70.4 70.4	27,861 28,449 29,920 29,717 20,154 18,295 22,052 20,162 24,369	2,433.2	7	79.1	2,213.6	4,638.6
89 nuary bruary arch oril ay ne ne ne ne ne ne ne ne ne scamber scamber scamber scamber cc c c c d d	65.3 83.4 91.4 91.4 83.5 79.4 63.8 80.7 72.8 72.8 79.0	24,671 28,449 29,920 24,717 29,479 20,154 18,295 22,052 20,162 24,369	1,902.4	\$	58.3	2,132.4	4,350.3
bruary arch anil ay no e prember stober ovember scember S.W. C. c.	65.3 83.4 83.5 106.8 63.8 63.8 80.7 72.8 70.4 79.0	24,671 28,449 29,920 24,717 20,154 18,295 20,052 20,162 24,369					
bruary arch ril sy nc ric sy y y y y y y y y y y y y y y y y y y	83.4 91.4 83.5 106.8 79.4 80.7 70.4 79.0 59.0	28,449 29,920 24,717 20,154 18,295 19,865 20,162 24,369	1,651.2		74.1	1,608.7	4,318.8
rich ril by	91.4 83.5 106.8 79.4 63.8 80.7 70.4 79.0 59.0	29,920 24,717 29,479 20,154 18,295 22,052 19,865 20,162 24,369	1,915.8	9	63.3	1,813.2	4,330.8
yy y y y ggust ptember centher	83.5 106.8 79.4 63.8 80.7 70.4 79.0 59.0	24,717 29,479 20,154 18,295 22,052 19,865 20,162 24,369	2,010.2	1	75.4	1.981.1	4,284.4
y gust stember comber comber comber comber comber comber comber d	106.8 79.4 63.8 80.7 72.8 70.4 79.0	29,479 20,154 18,295 22,052 19,865 20,162 24,369	1,689.2	9	4.6	1,680.2	4,228.8
gust y gust stember tober cember cember cember c	79.4 63.8 80.7 72.8 70.4 79.0 59.0	20,154 18,295 22,052 19,865 20,162 24,369	2.067.6		76.4	2,001.1	4.219.0
y gust stember tober vember cember scanber c. c. d	63.8 80.7 72.8 70.4 79.0 59.0	18,295 22,052 19,865 20,162 24,369	1.418.7	\$	58.5	1.578.5	3,906.3
gust wember comber comber s.W.	80.7 72.8 70.4 79.0 59.0	22,052 19,865 20,162 24,369	1 285 9		8.9	1 495 1	3 642 5
sember tober cember cember cember sember sem	72.8 70.4 79.0 59.0	19,865 20,162 24,369	8 695 1		643	1,510.7	3,621.3
comber cember cember s.W.	70.4 79.0 59.0	20,162 24,369 17,789	1 375 1		7.4	1,015,1	3.541.9
vember cember .W.	79.0 59.0	24,102 24,369 17,769	1.2/5,1		7.0	1.204,1	3,541.
camber	59.0	605,47	1,278.0		64.8	1,540.3	3,502.5
W	07.0		1,025.3		0.4.0 X O.4.	2.640,1 1.77.8	3,775.0
W.:		11,100	1,240.0	,	7.0	0.174,1	5,47.
W.S		de la companya de la	STATES - NOVEMBER 1989				
.w.							
	31.8	7,005	0.909		30.1	594.5	1,454.8
-	16.9	5,846	414.9	-	11.3	401.7	921.6
	13.1	4,963	284.0		9.1	276.6	443.4
S.A.	2.0	2,184	123.7		3.2	113.2	183.3
W.A.	9.6	2,999	191.7		9.2	193.3	369.4
Š	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.	6.0	507	35.4		1.2	29.9	57.9
				-			
			STATES - DECEMBER 1989				
					. v		
N.S.W.	23.4	4,920	425.2		25.0	493.4	1,361.9
Vic.	13.3	4,439	325.5		8.4	369.7	899.4
Old	10.5	3,673	220.7		4.4	244.9	414.8
S.A.	3.1	1,728	96.1		5.0	102.2	172.
W.A.	9.9	2,014	121.8		5.1	153.8	330.
Tas.	1.2	994	21.9		0.5	26.2	30.4
T.Z.	-	120	9.9		0.2	8.9	10.
T 7	00	428	29.0			30.8	55.0

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

	Construc of dwelli		Purchase of erected dwe	•	Purchas established d	•	Total	!
	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million	Dwelling units	\$ million
		· · · · · · · · · · · · · · · · · · ·	Ol	RIGINAL				
1988								
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 1989	5,227	281.6	1,560	101.9	21,074	1,443.8	27,861	1,827.3
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 December	5,811 4,164	324.7 230.8	1,027 740	77.4 57.1	17,531 12,884	1,214.9 899.9	24,369 17,788	1,617.0 1,187.7
			SEASONA	LLY ADJUSTEE)			
1988								
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 1989	6,026	320.8	1,663	109.8	22,671	1,525.0	30,360	1,955.5
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	5,262	289.9	926	70.4	15,273	1,043.2	21,461	1,403.5
December	4,814	263.8	797	62.1	14,041	958.1	19,652	1,284.1
			TRENE	ESTIMATES	· · · · · · · · · · · · · · · · · · ·			
1988	*						_	
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 1989	6,142	327.2	1,595	103.5	22,240	1,480.9	29,977	1,911.6
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	5,873	326.6	989	68.4	17,425	1,209.1	24,287	1,604.1 1,514.4
June July	5,534 5,200	310.7	913	63.4	16,295	1,140.4	22,742	
•	5,200 4,959	294.7 282.3	870	60.9	15,424	1,083.2	21,494 20,695	1,438.8 1,384.4
August September	4,939 4,835	282.3 274.7	853 847	60.6 61.3	14,883 14,614	1,041.5 1,014.0	20,296	1,364.4
October	4,033	214.1				1,014.0	20,290	1,347.7
November December			not availab	le for publication	on			

⁽a) Excludes alterations and additions.

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

			Permanent B	uildina				
*	All Bai	nks	Societie		Other Len	ders	Total	! <u> </u>
	Dwelling Units	\$ million	Dwelling Units	\$ million	Dwelling Units	\$ million	Dwelling Units	\$ million
			Ol	RIGINAL				
1988								
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	20,223	1,342.9	1,955	132.9	2,191	141.2	24,369	1,617.0
December	14,327	952.8	1,675	120.0	1,786	114.8	17,788	1,187.7
····			SEASONA	LLY ADJUSTED	· · · · · · · · · · · · · · · · · · ·			
1988		***************************************						
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 1989	24,113	1,586.9	4,091	258.2	2,156	110.4	30,360	1,955.5
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	•	•	117.2	2,109	134.5	19,792	1,358.6
•		1,106.8	1,863					1,395.7
August	16,699	1,126.8	1,985	131.8	2,124	137.1	20,808	1,355.1
September	16,217	1,047.5	2,372	166.6	2,152	141.0	20,741	
October	15,211	1,013.9	2,197	148.2	2,068	136.8	19,476	1,298.8
November	17,686	1,154.7	1,732	117.8	2,043	130.9	21,461	1,403.5
December	15,779	1,022.5	1,886	133.2	1,987	128.4	19,652	1,284.1
			TRENI	ESTIMATES				
1988							4.	
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 1989	24,226	1,557.1	3,970	256.1	1,782	98.4	29,977	1,911.6
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	1,337.7	2,277	150.7	1,788	115.8	24,287	1,604.1
June	18,684	1,248.3	2,146	141.7	1,912	124.4	22,742	1,514.4
July	17,380	1,168.8	2,092	138.4	2,022	131.7	21,494	1,438.8
August	16,536	1,110.2	2,076	138.4	2,022	135.7	20,695	1,384.4
September Ootobor	16,135	1,074.1	2,060	139.0	2,101	136.8	20,296	1,349.9
October								
November			not availa	ble for publicati	on			
December								

⁽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 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 zeronot 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.

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Printed by R.D. RUBIE, Commonwealth Government Printer, Canberra © Commonwealth of Australia 1990



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ISSN 1031-0320