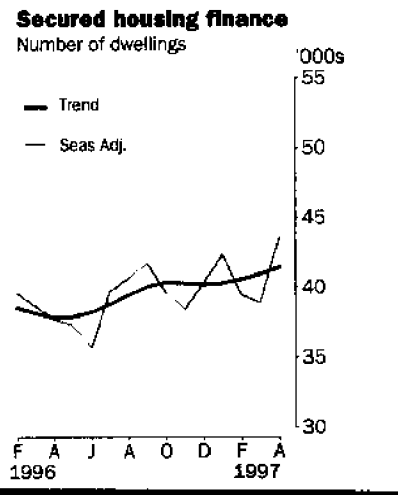


**HOUSING FINANCE  
FOR OWNER OCCUPATION**

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 11 JUNE 1997

**APRIL KEY FIGURES**

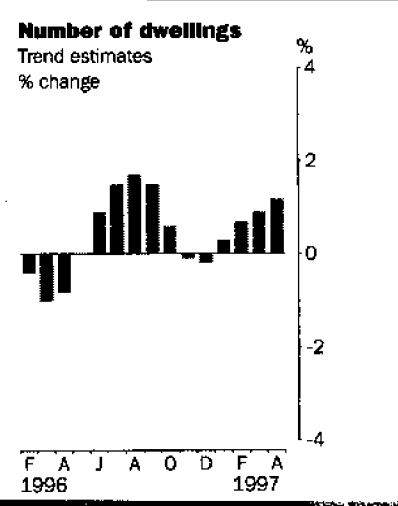


**TREND ESTIMATES**

	<i>Apr 97</i>	<i>% change Mar 97</i>	<i>% change Apr 96</i>
Number of dwellings financed	41 401	1.2	9.4
Construction of dwellings	5 731	0.6	10.9
Purchase of new dwellings	2 096	1.7	23.2
Purchase of established dwellings	33 575	1.2	8.4

**SEASONALLY ADJUSTED**

	<i>Apr 97</i>	<i>% change Mar 97</i>	<i>% change Apr 96</i>
Number of dwellings financed	43 595	12.2	15.6
Construction of dwellings	6 009	12.1	14.5
Purchase of new dwellings	2 326	24.3	30.1
Purchase of established dwellings	35 260	11.5	14.9



**APRIL KEY POINTS**

**TREND ESTIMATES**

- With the inclusion of data for April 1997, the trend estimate for total dwellings financed now shows increases in the past four months, and is up 1.2% in April.
- Commitments for the purchase of new and established dwellings rose 1.7% and 1.2% respectively, while commitments for the construction of dwellings have risen more slowly in the past three months.
- The number of commitments for refinancing increased by 2.7% and accounted for 22.2% of the dwellings financed.

**SEASONALLY ADJUSTED ESTIMATES**

- The number of dwellings financed in April increased by 12.2%, to 43 595, and was the highest level recorded since July 1994.
- The number of commitments under new finance, excluding refinancing, increased by 6.5%.
- The seasonally adjusted estimates make allowance for Easter falling in March. Because of the unusual lateness of Easter in March 1997, the allowance for the effects of Easter may not be sufficient. Users should exercise caution in interpreting the March to April movement.

**ORIGINAL ESTIMATES**

- There were 44 301 dwellings financed in April, an increase of 24.1% on April 1996.
- During April 1997, 84.9% of commitments were made by Banks, 3.4% by Permanent Building Societies and 11.7% by Other Lenders. For April 1996, the proportions were 84.3%, 4.9% and 10.8% respectively. Mortgage Managers accounted for 5.2% of commitments, compared to 5.6% in April 1996.

**INQUIRY**

For further information about these and related statistics, contact Andrea McIntyre on 02 9268 4784, or any ABS Office.

# HOUSING FINANCE NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 1997	11 July 1997
June 1997	8 August 1997
July 1997	9 September 1997

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## SENSITIVITY ANALYSIS

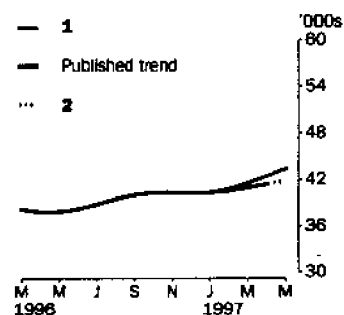
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 13 to 15.

The graph below presents the effect of two possible scenarios on the previous trend estimates:

- 1** The May seasonally adjusted estimate of number of dwellings financed is *higher* than the April seasonally adjusted estimate by 4%.
- 2** The May seasonally adjusted estimate of number of dwellings financed is *lower* than the April seasonally adjusted estimate by 4%.

The percentage change of 4% was chosen because the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data, has been 4%.

## NUMBER OF DWELLINGS FINANCED



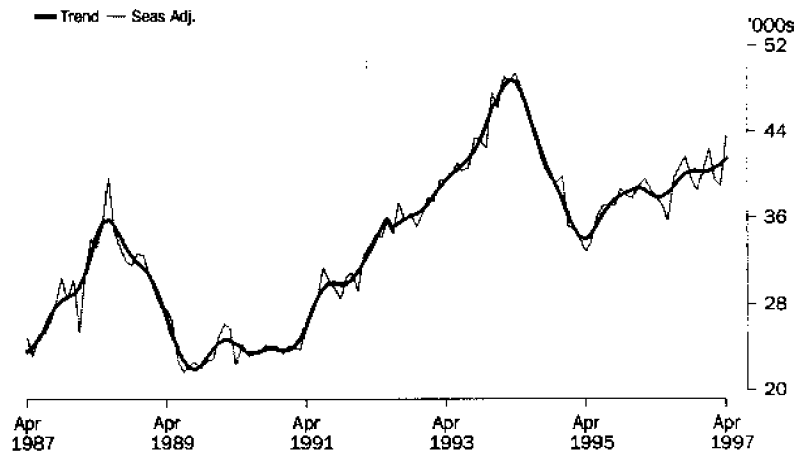
	TREND AS PUBLISHED	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:				
		<b>1</b> <i>rises by 4% on Apr 1997 estimate</i>		<b>2</b> <i>falls by 4% on Apr 1997 estimate</i>		
	estimate	% change	estimate	% change	estimate	% change
<b>1996</b>						
November	40 271	-0.1	40 206	-0.4	40 273	-0.4
December	40 177	-0.2	40 057	-0.4	40 175	-0.2
<b>1997</b>						
January	40 285	0.3	40 214	0.4	40 273	0.2
February	40 576	0.7	40 767	1.4	40 611	0.8
March	40 925	0.9	41 539	1.9	41 022	1.0
April	41 401	1.2	42 429	2.1	41 455	1.1
May (new)	—	—	43 326	2.1	41 857	1.0

Dennis Trewin  
Acting Australian Statistician

# SECURED HOUSING FINANCE: Trend/Seasonally adjusted

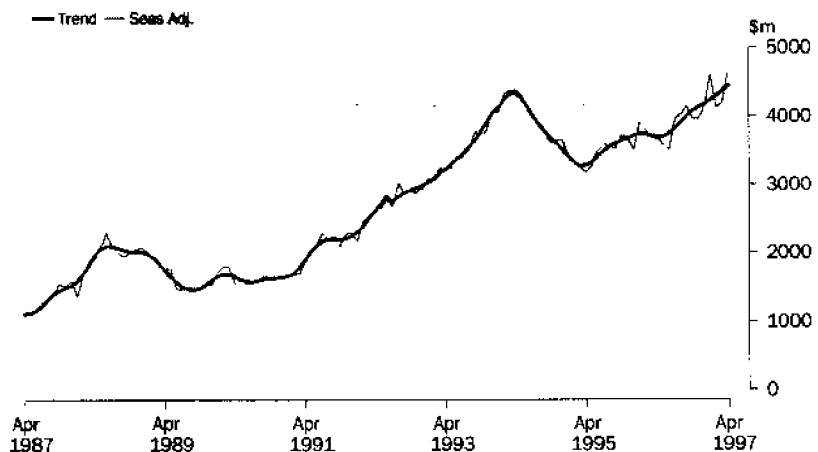
## NUMBER OF DWELLINGS FINANCED

The trend estimate for the number of dwellings financed has increased by 1.2% in April, after being relatively static since October 1996. Commitments for the purchase of new dwellings has increased by 1.7%, the tenth consecutive monthly increase. The number of dwellings refinanced increased by 2.7%, the fourth consecutive increase. Seasonally adjusted, the number of dwellings financed increased by 12.2%, with increases recorded for all types of housing. The number of dwellings refinanced increased by 34.9%, still below the peak recorded in September 1996.



## VALUE OF COMMITMENTS

The trend estimate for the value of commitments in April was \$4 435.7 million, up 1.5% on March and the twelfth consecutive monthly increase. Seasonally adjusted, the value of commitments was \$4 618.0 million, up 10.5% on March. The average borrowing size was \$107 100 in original terms, compared to \$98 200 in April 1996.

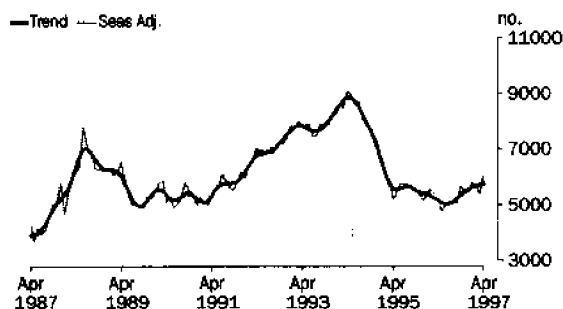


# TYPE OF HOUSING: Seasonally adjusted and trend

## NUMBER OF DWELLINGS FINANCED

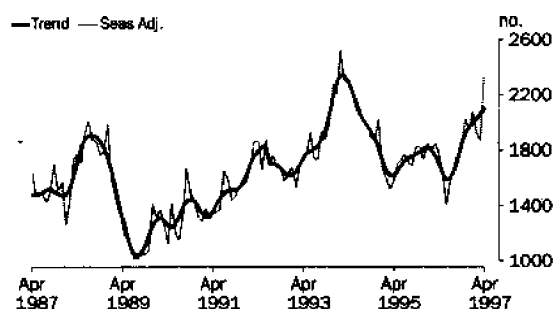
### CONSTRUCTION OF DWELLINGS

The trend estimate for the construction of dwellings was 5 731, a small increase on March. Seasonally adjusted, the number of dwellings financed was 6 009, a 12.1% increase on March and the highest level recorded since February 1995.



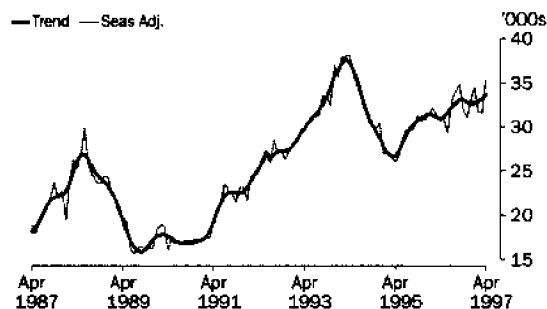
### PURCHASE OF NEW DWELLINGS

The trend estimate for the number of new dwellings financed was 2 096, up 1.7% on March. This series has increased since July 1996 and is currently at the highest level since June 1994. Seasonally adjusted, finance was committed for 2 326 dwellings, up 24.3% in April following decreases in February and March.



### PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the purchase of established dwellings was up 1.2% in April, while the trend estimate for the purchase of established dwellings, excluding refinancing, has remained relatively stable. Seasonally adjusted, finance was committed for 35 260 dwellings, up 11.5% on March. Commitments for established dwellings, excluding refinancing, increased by 3.8% on March.

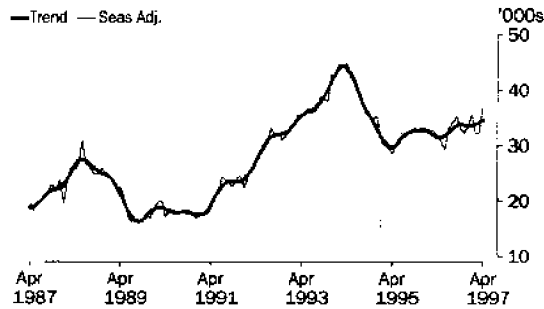


# TYPE OF LENDER: Seasonally adjusted and trend

## NUMBER OF DWELLINGS FINANCED

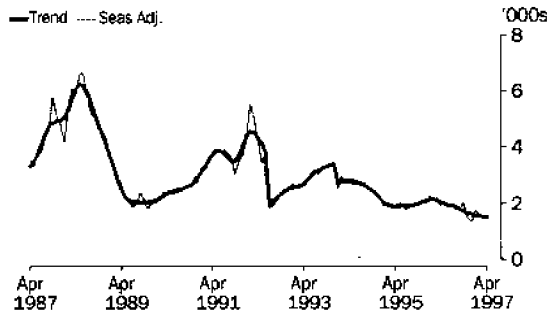
### BANKS

The trend estimate for the number of dwellings financed has increased by 1.4% in April, the fourth rise since December 1996. Seasonally adjusted, finance was committed for 37 062 dwellings, up 15.2% in April, following decreases in February and March.



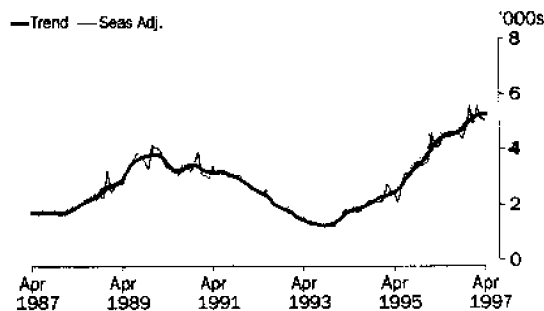
### PERMANENT BUILDING SOCIETIES

The trend estimate for the number of dwellings financed was 1 516, the fourteenth consecutive month of decline and down 1.2% on March. Seasonally adjusted, finance was committed for 1 485 dwellings, a 3.7% decrease on March. The graph below contains breaks in series when Permanent Building Societies converted to Banks, see Explanatory Note 6.



### OTHER LENDERS

The trend estimate for the number of dwellings financed was 5 285, little change on March but up 21.9% on April 1996. Seasonally adjusted, finance was committed for 5 048 dwellings, down 2.0% on March and up 23.5% on April 1996.



SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Purpose: All series

Month	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings <sup>2</sup>		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
<b>1996</b>								
February	5 563	523.8	1 818	190.7	33 436	3 169.7	40 817	3 884.2
March	5 772	570.1	1 974	196.1	33 840	3 293.0	41 586	4 059.2
April	5 010	493.4	1 737	193.9	28 945	2 816.5	35 692	3 503.8
May	5 466	529.4	1 695	194.2	33 783	3 332.4	40 944	4 056.0
June	4 934	479.2	1 368	155.1	29 218	2 886.0	35 520	3 520.3
July	5 546	543.4	1 697	204.9	35 393	3 477.8	42 636	4 226.1
August	5 192	512.2	1 769	197.7	33 743	3 344.7	40 704	4 054.6
September	5 115	495.1	1 829	207.7	33 969	3 341.4	40 913	4 044.2
October	5 773	561.4	1 923	212.3	33 342	3 324.5	41 038	4 098.2
November	5 265	512.4	1 986	226.5	31 482	3 241.7	38 733	3 980.5
December	4 841	477.9	1 753	190.5	30 287	3 185.6	36 881	3 854.0
<b>1997</b>								
January	4 800	473.7	1 747	203.6	29 321	3 081.0	35 868	3 758.3
February	5 509	570.0	1 860	214.4	31 403	3 246.0	38 772	4 030.5
March	5 373	565.4	2 029	225.2	32 325	3 441.3	39 727	4 231.8
April	6 307	658.3	2 211	258.8	35 783	3 828.8	44 301	4 745.9
SEASONALLY ADJUSTED								
<b>1996</b>								
February	5 526	528.6	1 783	187.0	32 273	3 093.1	39 582	3 808.8
March	5 401	522.6	1 851	187.6	31 413	3 013.7	38 665	3 724.0
April	5 249	522.6	1 788	204.0	30 686	3 008.0	37 723	3 734.5
May	4 758	450.8	1 636	181.0	30 869	2 954.2	37 263	3 586.1
June	5 019	496.2	1 409	157.5	29 284	2 848.0	35 712	3 501.7
July	5 127	500.9	1 576	191.1	32 920	3 268.4	39 623	3 960.4
August	5 016	480.4	1 657	187.5	33 971	3 352.7	40 644	4 020.5
September	5 071	495.3	1 745	203.4	34 886	3 461.3	41 702	4 160.0
October	5 660	560.1	1 846	202.9	32 100	3 205.8	39 606	3 968.9
November	5 411	511.0	2 027	227.8	31 016	3 219.3	38 454	3 958.1
December	5 429	535.0	1 943	206.7	33 001	3 425.4	40 373	4 167.1
<b>1997</b>								
January	5 752	578.0	2 086	242.1	34 565	3 792.0	42 403	4 612.1
February	5 691	602.2	1 926	220.7	31 854	3 306.0	39 471	4 128.9
March	5 359	559.3	1 871	214.7	31 632	3 405.6	38 862	4 179.6
April	6 009	645.8	2 326	273.8	35 260	3 698.4	43 595	4 618.0
TREND ESTIMATES								
<b>1996</b>								
February	5 322	511.0	1 812	189.7	31 373	3 036.0	38 507	3 736.6
March	5 258	509.1	1 767	188.4	31 111	3 010.5	38 136	3 708.0
April	5 165	502.6	1 701	185.7	30 960	2 999.1	37 827	3 687.4
May	5 072	494.9	1 634	182.7	31 135	3 022.8	37 842	3 700.5
June	5 018	489.5	1 590	181.7	31 592	3 078.6	38 200	3 749.9
July	5 025	489.1	1 592	183.7	32 163	3 149.3	38 779	3 822.1
August	5 102	494.9	1 648	189.6	32 707	3 230.2	39 457	3 914.7
September	5 230	506.3	1 745	198.5	33 074	3 303.4	40 048	4 008.1
October	5 357	519.7	1 845	207.3	33 102	3 355.7	40 304	4 082.7
November	5 458	533.9	1 920	214.4	32 893	3 388.7	40 271	4 137.0
December	5 533	549.2	1 963	219.6	32 681	3 415.4	40 177	4 184.3
<b>1997</b>								
January	5 595	565.9	1 994	225.0	32 696	3 454.0	40 285	4 245.0
February	5 648	582.4	2 026	231.2	32 902	3 497.6	40 576	4 311.3
March	5 700	598.3	2 062	237.8	33 164	3 536.0	40 925	4 372.1
April	5 731	610.9	2 096	244.6	33 575	3 580.3	41 401	4 435.7

<sup>1</sup> Excludes alterations and additions.

<sup>2</sup> Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Type of Lender: All series

Month	All banks		Permanent building societies		Other lenders		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
<b>1996</b>								
February	34 059	3 220.3	2 359	215.7	4 399	448.2	40 817	3 884.2
March	34 941	3 400.2	2 313	223.1	4 332	436.0	41 586	4 059.2
April	30 090	2 902.9	1 758	202.0	3 844	399.0	35 692	3 503.8
May	33 534	3 300.0	2 384	225.0	5 026	531.0	40 944	4 056.0
June	29 528	2 888.8	1 871	194.2	4 121	437.3	35 520	3 520.3
July	35 767	3 525.4	1 925	193.7	4 944	507.0	42 636	4 226.1
August	34 225	3 390.3	1 826	179.0	4 653	485.2	40 704	4 054.6
September	34 615	3 412.3	1 785	171.6	4 513	460.3	40 913	4 044.2
October	34 062	3 383.5	2 187	225.6	4 809	489.1	41 038	4 098.2
November	31 953	3 241.9	1 551	169.7	5 229	568.9	38 733	3 980.5
December	30 541	3 173.5	1 309	134.2	5 031	546.3	36 881	3 854.0
<b>1997</b>								
January	30 108	3 168.5	1 388	133.5	4 372	456.4	35 868	3 758.3
February	31 958	3 311.5	1 660	168.3	5 154	550.7	38 772	4 030.5
March	33 336	3 559.1	1 429	152.4	4 962	520.3	39 727	4 231.8
April	37 608	4 040.2	1 518	162.8	5 175	542.9	44 301	4 745.9
SEASONALLY ADJUSTED								
<b>1996</b>								
February	32 784	3 165.3	2 207	201.3	4 591	442.2	39 582	3 808.8
March	32 408	3 110.2	2 188	211.0	4 069	402.8	38 665	3 724.0
April	31 719	3 104.8	1 916	217.1	4 088	412.6	37 723	3 734.5
May	30 625	2 924.5	2 077	194.2	4 561	467.4	37 263	3 586.1
June	29 276	2 810.1	1 909	201.0	4 527	490.6	35 712	3 501.7
July	33 089	3 281.7	1 904	188.5	4 630	490.2	39 623	3 960.4
August	34 233	3 363.8	1 795	177.3	4 616	479.4	40 644	4 020.5
September	35 322	3 508.5	1 845	177.2	4 535	474.3	41 702	4 160.0
October	33 177	3 310.3	2 044	213.7	4 385	444.8	39 606	3 968.9
November	32 200	3 263.9	1 502	169.1	4 752	525.1	38 454	3 958.1
December	33 450	3 423.1	1 349	141.6	5 574	602.4	40 373	4 167.1
<b>1997</b>								
January	35 742	3 907.2	1 740	160.1	4 921	544.7	42 403	4 612.1
February	32 256	3 396.5	1 626	166.4	5 589	565.9	39 471	4 128.9
March	32 171	3 483.2	1 542	161.4	5 149	535.0	38 852	4 179.6
April	37 062	3 950.0	1 485	157.7	5 048	510.3	43 595	4 618.0
TREND ESTIMATES								
<b>1996</b>								
February	32 354	3 134.3	2 156	206.0	3 996	396.4	38 507	3 736.6
March	31 830	3 081.2	2 129	208.1	4 177	418.7	38 136	3 708.0
April	31 423	3 040.0	2 068	206.1	4 336	441.3	37 827	3 687.4
May	31 389	3 039.6	2 002	201.6	4 451	459.3	37 842	3 700.5
June	31 751	3 084.1	1 952	196.9	4 497	468.8	38 200	3 749.9
July	32 348	3 155.7	1 912	192.7	4 519	473.7	38 779	3 822.1
August	33 041	3 247.6	1 868	188.4	4 548	478.7	39 457	3 914.7
September	33 624	3 336.8	1 810	183.6	4 614	487.7	40 048	4 008.1
October	33 838	3 402.1	1 743	178.2	4 723	502.4	40 304	4 082.7
November	33 715	3 443.3	1 678	172.3	4 879	521.4	40 271	4 137.0
December	33 510	3 478.3	1 624	166.6	5 044	539.4	40 177	4 184.3
<b>1997</b>								
January	33 529	3 532.8	1 582	161.9	5 173	550.2	40 285	4 245.0
February	33 772	3 600.0	1 555	158.9	5 249	552.5	40 576	4 311.3
March	34 109	3 665.8	1 534	157.2	5 282	549.1	40 925	4 372.1
April	34 600	3 737.9	1 516	155.4	5 285	543.0	41 401	4 435.7

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

## SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By State: All Series

### TOTAL NUMBER OF DWELLINGS.....

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	Number	Number	Number	Number	Number	Number	Number	Number	Number
<b>ORIGINAL</b>									
<b>1996</b>									
February	12 095	9 990	7 466	3 482	5 563	911	428	882	40 817
March	12 697	9 800	7 548	3 694	5 582	988	375	902	41 586
April	10 882	9 140	5 515	3 271	4 905	849	320	810	35 692
May	13 340	10 051	6 517	3 276	5 733	942	284	801	40 944
June	12 261	8 382	5 553	2 707	4 827	841	242	707	35 520
July	14 719	10 015	6 946	3 013	5 593	1 032	317	1 001	42 636
August	13 526	9 845	7 212	2 776	5 031	1 163	302	849	40 704
September	13 402	10 153	7 306	3 064	4 755	1 067	309	857	40 913
October	12 969	9 947	7 366	2 965	5 560	1 117	317	797	41 038
November	12 847	8 743	7 156	3 115	4 843	909	370	750	38 733
December	11 815	8 557	6 525	2 995	5 044	787	374	784	36 881
<b>1997</b>									
January	11 717	7 816	6 360	2 885	5 280	742	319	749	35 868
February	12 489	8 759	7 308	3 013	5 350	778	322	753	38 772
March	13 640	8 634	7 139	3 123	5 256	814	360	761	39 727
April	14 793	10 639	7 271	3 324	6 122	933	400	819	44 301
<b>SEASONALLY ADJUSTED<sup>2</sup></b>									
<b>1996</b>									
February	11 527	9 972	6 938	3 424	5 418	887	388	814	39 582
March	11 284	9 599	6 716	3 296	5 095	884	333	800	38 665
April	11 537	9 780	6 253	3 632	5 339	888	342	807	37 723
May	11 794	8 938	6 291	3 095	5 130	825	277	712	37 263
June	12 454	8 276	5 482	2 571	4 535	830	265	684	35 712
July	13 579	9 257	6 727	2 968	5 213	1 012	306	1 029	39 623
August	13 476	9 694	7 022	2 792	4 888	1 175	300	830	40 644
September	13 565	10 353	7 426	3 105	5 008	1 098	301	901	41 702
October	13 002	9 417	7 233	2 980	5 464	1 155	313	793	39 606
November	12 642	8 892	7 120	3 173	4 858	924	359	745	38 454
December	13 201	9 083	6 895	3 042	5 939	845	388	874	40 373
<b>1997</b>									
January	14 711	9 300	7 352	3 157	5 953	810	387	933	42 403
February	12 522	9 003	7 064	3 089	5 390	793	291	755	39 471
March	13 325	9 107	6 919	3 120	5 466	799	364	753	38 862
April	14 005	9 958	7 701	3 250	5 822	881	388	729	43 595
<b>TREND ESTIMATES<sup>2</sup></b>									
<b>1996</b>									
February	11 400	9 536	6 719	3 369	5 278	904	364	825	38 507
March	11 480	9 500	6 490	3 325	5 235	877	340	797	38 136
April	11 727	9 359	6 317	3 233	5 148	859	317	782	37 827
May	12 132	9 237	6 258	3 106	5 058	857	300	790	37 842
June	12 591	9 203	6 336	2 983	4 976	872	290	811	38 200
July	12 962	9 279	6 536	2 903	4 936	1 069	287	832	38 779
August	13 215	9 411	6 808	2 895	4 975	1 088	296	847	39 457
September	13 329	9 507	7 054	2 944	5 088	1 081	313	854	40 048
October	13 328	9 483	7 189	3 015	5 242	1 040	331	852	40 304
November	13 288	9 355	7 202	3 076	5 398	974	345	842	40 271
December	13 290	9 203	7 150	3 101	5 515	902	354	828	40 177
<b>1997</b>									
January	13 363	9 145	7 129	3 118	5 601	847	358	817	40 285
February	13 457	9 192	7 160	3 137	5 656	815	361	802	40 576
March	13 544	9 284	7 214	3 155	5 687	800	363	780	40 925
April	13 649	9 447	7 295	3 180	5 697	794	364	763	41 401

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

<sup>2</sup> Sum of States and Territories may not equal Australian estimate (see Explanatory Notes 9 to 12)



## SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By State: All Series

### TOTAL VALUE OF COMMITMENTS.....

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>ORIGINAL</b>									
<b>1996</b>									
February	1 352.2	872.8	702.3	264.6	501.4	63.3	40.7	86.8	3 884.2
March	1 497.7	852.0	719.5	284.8	510.5	69.4	37.1	88.4	4 059.2
April	1 298.0	797.3	555.6	249.5	432.8	58.9	31.5	80.3	3 503.8
May	1 572.6	911.2	619.6	252.0	529.5	64.7	28.6	77.8	4 056.0
June	1 417.1	753.0	543.2	213.6	440.9	58.3	24.6	69.7	3 520.3
July	1 701.6	899.9	664.5	237.8	521.2	66.1	32.8	102.3	4 226.1
August	1 599.4	874.1	683.3	216.9	484.1	77.2	35.1	84.4	4 054.6
September	1 573.9	899.6	686.1	250.6	443.6	68.8	34.6	87.1	4 044.2
October	1 567.9	903.3	700.6	233.6	504.8	75.9	35.1	77.0	4 098.2
November	1 615.0	798.3	679.3	248.1	461.6	60.7	37.2	80.3	3 980.5
December	1 491.0	809.6	631.0	251.5	490.2	54.4	42.4	83.9	3 854.0
<b>1997</b>									
January	1 494.5	740.7	627.5	231.3	503.9	49.5	33.2	77.7	3 758.3
February	1 555.1	818.1	723.3	246.6	522.7	56.1	32.0	76.5	4 030.5
March	1 743.3	838.6	718.7	251.9	506.2	59.2	34.2	79.7	4 231.8
April	1 930.9	1 031.1	720.7	271.2	602.8	64.0	40.8	84.4	4 745.9

### SEASONALLY ADJUSTED<sup>2</sup>

<b>1996</b>									
February	1 329.3	866.1	646.1	260.7	479.1	62.7	37.5	81.1	3 808.8
March	1 323.5	860.4	640.6	251.8	475.8	61.0	34.2	83.3	3 724.0
April	1 350.8	838.9	633.8	264.1	470.7	61.3	35.0	80.2	3 734.5
May	1 352.2	812.0	597.8	237.8	461.8	55.6	24.9	65.6	3 586.1
June	1 438.5	766.9	533.5	201.2	435.5	61.0	27.4	68.0	3 501.7
July	1 550.9	821.7	646.2	233.1	486.7	64.7	32.5	101.4	3 960.4
August	1 609.8	868.5	660.0	220.2	451.6	79.6	32.4	84.4	4 020.5
September	1 601.2	906.3	688.0	255.2	461.9	70.4	36.2	90.5	4 160.0
October	1 559.2	857.0	694.4	240.2	492.3	80.8	34.3	73.7	3 968.9
November	1 592.6	814.8	669.6	255.3	464.0	61.5	33.7	84.3	3 958.1
December	1 675.8	823.5	672.9	265.8	588.6	57.6	48.8	90.5	4 167.1
<b>1997</b>									
January	1 943.4	867.8	735.3	249.0	566.0	51.6	38.3	96.2	4 612.1
February	1 592.5	853.7	697.1	254.2	527.3	56.9	29.5	78.1	4 128.9
March	1 679.1	922.3	690.5	247.6	532.2	57.9	33.4	82.9	4 179.6
April	1 800.7	961.5	757.7	254.7	576.5	59.4	43.1	75.7	4 618.0

### TREND ESTIMATES<sup>2</sup>

<b>1996</b>									
February	1 326.1	834.4	640.8	255.9	480.9	61.6	35.7	82.5	3 736.6
March	1 334.0	838.0	624.7	251.2	475.4	59.9	33.6	79.3	3 708.0
April	1 359.2	831.9	611.8	244.1	468.6	59.4	31.6	77.5	3 687.4
May	1 402.7	825.3	606.4	236.2	463.0	60.9	30.3	77.8	3 700.5
June	1 455.6	824.9	610.3	229.7	457.7	64.0	29.8	79.6	3 749.9
July	1 503.7	832.0	623.4	227.6	455.8	68.0	30.3	81.8	3 822.1
August	1 549.1	843.3	644.0	230.9	460.6	71.2	32.1	84.0	3 914.7
September	1 590.7	851.1	665.5	238.4	473.0	72.0	34.6	85.7	4 008.1
October	1 626.4	851.5	681.8	246.7	490.9	70.0	36.7	86.7	4 082.7
November	1 656.2	848.4	690.3	252.7	510.4	65.8	37.7	86.6	4 137.0
December	1 683.2	848.7	694.0	254.7	527.9	61.2	37.8	86.1	4 184.3
<b>1997</b>									
January	1 709.0	859.2	699.7	254.7	541.9	57.8	37.5	85.7	4 245.0
February	1 729.7	878.8	708.2	254.0	551.6	56.1	37.2	84.5	4 311.3
March	1 744.7	901.5	717.3	252.9	558.1	55.5	37.1	82.6	4 372.1
April	1 756.8	926.6	726.4	252.8	562.0	55.2	37.2	81.1	4 435.7

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

<sup>2</sup> Sum of States and Territories may not equal Australian estimate (see Explanatory Notes 9 to 12)

SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Type of Borrower & Loan: Original

TYPE OF BORROWER

Month	FIRST HOME BUYERS.....				OTHER.....			
	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size
		%	\$m	\$'000		%	\$m	\$'000
<b>1996</b>								
February	8 549	20.9	797.0	93.2	32 268	79.1	3 087.2	95.7
March	8 625	20.7	814.1	94.4	32 961	79.3	3 245.1	98.5
April	8 124	22.8	756.6	93.1	27 568	77.2	2 747.2	99.7
May	8 803	21.5	839.2	95.3	32 141	78.5	3 216.8	100.1
June	7 677	21.6	726.4	94.6	27 843	78.4	2 793.9	100.3
July	9 067	21.3	867.5	95.7	33 569	78.7	3 358.6	100.1
August	8 989	22.1	863.9	96.1	31 715	77.9	3 190.7	100.6
September	9 345	22.8	873.0	93.4	31 568	77.2	3 171.2	100.5
October	9 803	23.9	929.1	94.8	31 235	76.1	3 169.2	101.5
November	9 181	23.7	896.7	97.7	29 552	76.3	3 083.9	104.4
December	8 427	22.8	836.0	99.2	28 454	77.2	3 018.0	106.1
<b>1997</b>								
January	7 876	22.0	766.6	97.3	27 992	78.0	2 991.7	106.9
February	8 775	22.6	864.1	98.5	29 997	77.4	3 166.4	105.6
March	8 799	22.1	891.5	101.3	30 928	77.9	3 340.4	108.0
April	9 434	21.3	962.6	102.0	34 867	78.7	3 783.3	108.5

TYPE OF LOAN

Month	FIXED RATE.....				OTHER.....			
	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size
		%	\$m	\$'000		%	\$m	\$'000
<b>1996</b>								
February	7 197	17.6	715.8	99.5	33 620	82.4	3 168.3	94.2
March	8 840	21.3	894.5	101.2	32 746	78.7	3 164.7	96.6
April	7 315	20.5	770.3	105.3	28 377	79.5	2 733.5	96.3
May	7 363	18.0	766.2	104.1	33 581	82.0	3 289.8	98.0
June	5 414	15.2	551.8	101.9	30 106	84.8	2 968.6	98.6
July	4 918	11.5	519.2	105.6	37 718	88.5	3 706.9	98.3
August	3 997	9.8	400.1	100.1	36 707	90.2	3 654.5	99.6
September	5 245	12.8	533.6	101.7	35 668	87.2	3 510.7	98.4
October	5 398	13.2	553.1	102.5	35 640	86.8	3 545.1	99.5
November	4 309	11.1	424.7	98.6	34 424	88.9	3 555.8	103.3
December	5 053	13.7	511.9	101.3	31 828	86.3	3 342.1	105.0
<b>1997</b>								
January	4 460	12.4	445.0	99.8	31 408	87.6	3 313.3	105.5
February	4 391	11.3	434.4	98.9	34 381	88.7	3 596.1	104.6
March	4 871	12.3	499.8	102.6	34 856	87.7	3 732.0	107.1
April	6 000	13.5	638.6	106.4	38 301	86.5	4 107.3	107.2

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS, Summary Table: Original

Month	Total new housing commitments <sup>1</sup> \$m	Refinancing \$m	Alterations and additions \$m	Total \$m	Commitments advanced during month \$m	Cancellations of commitments during month \$m	Commitments not advanced at end of month \$m
<b>1996</b>							
February	3 105.2	778.9	309.3	4 193.4	3 485.3	219.0	8 080.6
March	3 257.3	801.9	327.7	4 386.9	3 800.9	239.0	8 402.1
April	2 837.8	666.0	278.8	3 780.6	3 604.2	223.5	8 361.6
May	3 246.3	809.7	318.2	4 372.2	4 025.5	255.7	8 456.6
June	2 763.8	756.5	297.0	3 817.3	3 568.2	217.7	8 482.7
July	3 186.0	1 040.1	336.4	4 562.5	4 569.0	267.7	8 208.1
August	2 967.0	1 087.5	304.4	4 358.9	3 900.5	236.6	8 430.6
September	2 965.1	1 079.2	267.5	4 311.7	3 904.6	222.3	8 611.7
October	3 265.7	832.5	272.9	4 371.2	3 704.0	307.0	8 967.5
November	3 260.9	719.6	229.7	4 210.3	3 538.3	331.3	9 360.8
December	3 142.9	711.2	212.9	4 066.9	3 837.7	362.7	9 274.8
<b>1997</b>							
January	3 012.6	745.7	219.1	3 977.4	3 352.5	551.3	9 350.6
February	3 252.9	777.6	233.3	4 263.8	3 305.7	490.2	9 837.9
March	3 382.9	848.9	241.8	4 473.6	3 612.3	459.6	10 242.0
April	3 754.5	991.4	263.6	5 009.5	4 100.9	439.5	10 700.9

<sup>1</sup> Excluding refinancing.

## REFINANCING

### IMPACT ON HOUSING FINANCE ESTIMATES

The ABS began collecting separate information on the level of refinancing in July 1991. Up until that time refinancing was included with statistics of finance for established dwellings. Growth in refinancing in recent years has led to requests for trend estimates of total commitments for housing finance excluding commitments for refinancing.

Preliminary seasonally adjusted and trend estimates for dwellings refinanced are now available from July 1991 based on the actual recorded level of refinancing. These should be used with caution as there is still an insufficient number of observations to produce estimates as reliable as others in this publication.

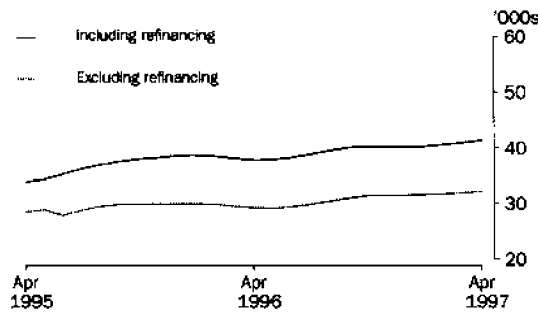
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

#### TOTAL DWELLINGS FINANCED—Including & excluding refinancing

Month	ORIGINAL	SEASONALLY ADJUSTED.....			TREND.....				
	Dwellings refinanced	Total dwellings financed	Dwellings under new finance excluding dwellings refinanced		Total dwellings financed	Dwellings under new finance excluding dwellings refinanced		Month to month change in total dwellings financed	Month to month change in dwellings under new finance
			Dwellings refinanced	Dwellings refinanced		Dwellings refinanced	Dwellings refinanced		
Number	Number	Number	Number	Number	Number	Number	Number	%	%
<b>1996</b>									
February	9 264	39 582	29 912	9 670	38 507	29 773	8 734	-0.4	-0.5
March	9 331	38 665	30 285	8 380	38 136	29 477	8 659	-1.0	-1.0
April	7 820	37 723	29 226	8 497	37 827	29 210	8 617	-0.8	-0.9
May	8 977	37 263	28 855	8 408	37 842	29 149	8 693	0.0	-0.2
June	8 563	35 712	27 315	8 397	38 200	29 360	8 841	0.9	0.7
July	11 620	39 623	29 238	10 385	38 779	29 802	8 977	1.5	1.5
August	11 970	40 644	29 417	11 227	39 457	30 393	9 064	1.7	2.0
September	11 921	41 702	29 858	11 844	40 048	30 980	9 069	1.5	1.9
October	9 269	39 606	30 630	8 976	40 304	31 377	8 926	0.6	1.3
November	7 712	38 454	30 758	7 696	40 271	31 529	8 742	-0.1	0.5
December	7 496	40 373	31 804	8 569	40 177	31 551	8 626	-0.2	0.1
<b>1997</b>									
January	7 580	42 403	32 845	9 558	40 285	31 634	8 651	0.3	0.3
February	8 031	39 471	30 934	8 537	40 576	31 790	8 785	0.7	0.5
March	8 802	38 862	31 100	7 762	40 925	31 955	8 970	0.9	0.5
April	10 209	43 595	33 122	10 473	41 401	32 192	9 210	1.2	0.7

# REFINANCING *(continued)*

## HOUSING FINANCE, INCLUDING & EXCLUDING REFINANCING: TREND



The table below shows the contribution of refinancing to percentage monthly movements in trend estimates of housing finance for the most recent fifteen month period.

## TOTAL DWELLINGS FINANCED—Contribution of components to monthly growth: Trend

Month	Month to month change in total dwellings financed including those refinanced	COMPONENT OF TOTAL MOVEMENT ATTRIBUTABLE TO .....	
		Dwellings under new finance excluding dwellings refinanced	Dwellings refinanced
	%	Percentage points	Percentage points
<b>1996</b>			
February	-0.4	-0.4	0.0
March	-1.0	-0.8	-0.2
April	-0.8	-0.7	-0.1
May	0.0	-0.2	0.2
June	0.9	0.6	0.4
July	1.5	1.2	0.4
August	1.7	1.5	0.2
September	1.5	1.5	0.0
October	0.6	1.0	-0.4
November	-0.1	0.4	-0.5
December	-0.2	0.1	-0.3
<b>1997</b>			
January	0.3	0.2	0.1
February	0.7	0.4	0.3
March	0.9	0.4	0.5
April	1.2	0.6	0.6

## OTHER LENDERS—MORTGAGE MANAGERS

Commitments made by mortgage managers for secured housing finance for owner occupation are included in the 'other lenders' and 'total lenders' categories in this publication. The table below shows the level of lending commitments by mortgage managers to individuals for construction and purchase of dwellings, commencing from July 1995. Data for the more significant mortgage managers, where available, has been included for earlier months elsewhere in this publication under 'other lenders', but not shown separately. More comprehensive data are only available from July 1995 when the annual adjustment to the population of the monthly survey underlying these statistics introduced a number of additional mortgage managers. The data in the following table are on an original basis; seasonally adjusted data will not be available for some years as a large number of observations are needed to produce reliable seasonal factors.

Care should be exercised in the interpretation of these statistics as:

- only those mortgage managers identified as significant lenders are included;
- only those commitments funded by securitisers are included. Commitments made by mortgage managers acting as agents or brokers for other financial institutions are excluded from this table. Such commitments are reported by those lending institutions providing the finance and are included in the lender type category relating to those institutions; and
- commitments made by mortgage managers for investment housing are excluded. The value of those commitments is included in the 'other lenders' and 'total lenders' categories of the ABS's Commercial Finance standard data service (5643.0.40.002).

## SECURED HOUSING FINANCE COMMITMENTS BY MORTGAGE MANAGERS

Month	Total dwelling commitments <sup>1</sup>		Refinancing		Total new dwelling commitments <sup>2</sup>	
	Number	\$m	Number	\$m	Number	\$m
<b>1996</b>						
February	2 319	291.1	1 145	141.9	1 174	149.3
March	2 171	272.7	965	116.8	1 206	155.9
April	1 984	251.1	864	102.7	1 120	148.4
May	2 922	365.4	1 358	161.6	1 564	203.9
June	2 379	293.3	1 255	148.6	1 124	144.7
July	2 893	352.9	1 429	166.1	1 464	186.8
August	2 545	320.2	1 273	154.3	1 272	165.9
September	2 210	275.7	1 030	122.6	1 180	153.1
October	2 258	289.1	910	112.0	1 348	177.1
November	3 055	393.9	1 378	169.8	1 677	224.1
December	2 121	284.1	775	99.6	1 346	184.4
<b>1997</b>						
January	1 998	264.6	822	104.2	1 176	160.4
February	2 611	345.0	1 062	135.4	1 549	209.6
March	2 228	300.2	924	117.4	1 304	182.9
April	2 283	307.6	833	107.1	1 450	200.5

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

<sup>2</sup> Excludes alterations and additions, and refinancing.

# EXPLANATORY NOTES

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## INTRODUCTION

**1** This publication presents statistics of secured housing finance commitments made by significant lenders to individuals. The commitments are for the construction or purchase of owner-occupied dwellings.

## SCOPE

**2** The scope of the survey comprises the following types of lenders:

- Banks
- Permanent building societies
- Credit unions/co-operative credit societies
- Life or general insurance companies
- General government enterprises
- Superannuation funds
- Organisations raising funds through the secondary mortgage market for approved home buyers under State government housing schemes
- Other financial corporations registered under the Financial Corporations Act 1974
- Other providers of consumer finance registered with State credit tribunals, including mortgage managers.

## COVERAGE

**3** The statistics cover significant lenders only. Significant lenders are the largest lenders to individuals for the construction and purchase of owner-occupied dwellings. They account in aggregate for at least 95% of the Australian total and at least 90% of each State total of finance commitments for housing.

**4** An annual collection is conducted to maintain coverage of significant lenders. In addition, new lenders are included in the series as their level of lending for owner occupied housing becomes significant.

**5** All banks and permanent building societies qualify as significant lenders and are therefore covered by these statistics. The category 'other lenders' includes a large number of small lenders that do not qualify as significant lenders and therefore are excluded from the survey. Although their omission does not have a serious impact on the overall coverage of lending activity, the statistics for 'other lenders' are affected to a greater extent by this coverage constraint.

**6** Changes in the classification of lenders (for example, the conversion of a permanent building society to a bank) are reflected in the 'type of lender' statistics from the month of such changes. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are published in the Reserve Bank of Australia's monthly Bulletin in the section on Technical Notes to Tables.

## REVISIONS

**7** Revisions to previously published statistics are included in the publication as they occur.

## COMMITMENTS NOT ADVANCED

**8** Commitments not advanced at the end of the period are calculated as follows:

- Balance of unadvanced commitments at the end of the previous period
- + Total new housing commitments (including refinancing)
- + Alterations and additions
- 
- = Total commitments
- Cancellations of commitments
- Commitments advanced during the period
- 
- = Commitments not advanced at the end of the period

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SEASONAL ADJUSTMENT

**9** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects' (arising from the varying amounts of activity on different days of the week and the varying reporting practices of the lenders). Adjustment is also made for Easter which may affect the March and April estimates differently. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (for example, a change in interest rates) from the series.

**10** Over the period from early 1990 to April 1995, each of the four major banks changed from reporting for the 4 or 5 weeks ending on the last Wednesday of each month to reporting on a calendar month basis. The published seasonally adjusted data takes account of this change in pattern.

**11** Two other developments in recent years may induce some change in the trading day and seasonal patterns of housing finance data. These comprise the changes in the classification of some major financial institutions (in particular, the conversion of building societies into banks) and the recent expansion of activity by mortgage managers. Estimation of seasonal adjustment and trading day factors that reflect the full effect of all these changes will not be possible until a sufficient number of years of data have been collected. Accordingly, the trend estimate data provide the most reliable indicator of underlying movement in housing finance commitments.

**12** State component series have been seasonally adjusted independently of the Australian series. The sum of the States components is therefore unlikely to equal the corresponding Australian total series. The State component series are also affected by the changes mentioned in paragraphs 10 and 11.

TREND ESTIMATES

**13** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, refer to *A Guide to Interpreting Time Series — Monitoring Trends: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

**14** While the smoothing technique described in paragraph 13 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Changes in the original data and re-estimation of seasonal factors may also lead to revisions to the trend.

**15** Volatility in the refinancing series means that the most recent trend estimates may be subjected to greater revision than usual. Users are advised to exercise care when interpreting movements affected by this volatility.



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RELATED PUBLICATIONS

**16** Users may wish to refer to the following publications:

- *Building Approvals, Australia* (8731.0)
- *Building Activity Australia: Dwelling Unit Commencements* (8750.0)
- *Lending Finance, Australia* (5671.0)

**17** Users may also wish to refer to the following statistical products which are available through subscription to a standard data service:

- *Personal Finance, Australia* (5642.0.40.002)
- *Commercial Finance, Australia* (5643.0.40.002)
- *Lease Finance, Australia* (5644.0.40.002)

SYMBOLS AND OTHER USAGES

n.p. not available for publication

n.y.a not yet available

## GLOSSARY

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- Alterations and additions** Alterations and additions cover all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
- Average borrowing** Average borrowing is calculated as follows:  
$$\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$$
  
Average borrowing does not necessarily represent the average loan size per dwelling. For instance, average borrowing separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.
- Commitment** A lending commitment is a firm offer of housing finance. It either has been, or is normally expected to be, accepted. Included are commitments to provide housing finance to employees and commitments accepted and cancelled in the same month.
- Commitment value** The commitment value for a contract of sale is the dwelling's sale value less any deposit.
- Construction of dwellings** Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner-occupied dwellings.
- Dwelling** A dwelling is either a house or other dwelling. A house is a single self-contained place of residence detached from other buildings. An other dwelling is a single self-contained place of residence other than a house. Examples of other dwellings are individual flats, home units, town houses, terrace houses, etc.
- Dwelling units** Dwelling units refers to the number of houses and other dwellings for which commitments have been made, either on the security of first mortgage or on contract of sale.
- Established dwelling** An established dwelling is one which has been completed for more than twelve months prior to the lodgement of a loan application, or which has been previously occupied.
- First home buyers** First home buyers are persons entering the home ownership market for the first time.
- Fixed rate loan** Fixed rate loans have a set interest rate which cannot be varied, either upward or downward, for a minimum period of two years. Capped loans are not categorised as fixed rate loans because their interest rate can vary within a two year period.
- Mortgage Manager** Mortgage managers obtain funds from financial institutions and through securitisation to lend for housing finance. In general, they manage the loans that they originate on behalf of the wholesale lenders. To avoid double counting, only those mortgage manager commitments funded by securitisers are included in the housing finance statistics. Those commitments made by mortgage managers acting as agents/brokers for other financial institutions are reported by those institutions.

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**Newly erected dwelling** A new dwelling that has been completed within twelve months of the lodgement of a loan application, and the borrower will be the first occupant.

**Refinancing** Refinancing represents a commitment to refinance an existing loan where the refinancing lender is not the lender who made the original loan. Excluded are an institution's refinancing of its own loans and the refinancing of loans to fund a change of residence. The latter is treated as a new lending commitment.

**Secured housing finance** This is all secured commitments to individuals for the construction or purchase of houses and other dwellings for owner occupation, regardless of type of security. Commitments for housing that will be occupied by persons other than the owner(s) are excluded.

**Self-contained** The dwelling includes bathing and cooking facilities.

**Significant lenders** Significant lenders are those lenders who committed funds of more than \$25 million Australia-wide during the calendar year 1995.

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