

HOUSING FINANCE

FOR OWNER OCCUPATION AUSTRALIA

EMBARGOED UNTIL 11:30AM THURS 20 JULY 1995

MAY KEY FIGURES

TREND ESTIMATES

	May 95	% change Apr 95	% change May 94
Number of dwellings financed	31 735	-3.0	-33.4
Construction of dwellings	4 977	-6.1	-43.5
Purchase of new dwellings	1 626	-1.9	-27.6
Purchase of established dwellings	25 133	-2.4	-31.3

SEASONALLY ADJUSTED

	May 95	% change Apr 95	% change May 94
Number of dwellings financed	31 510	-2.1	-34.7
Construction of dwellings	4 853	-5.1	-45.0
Purchase of new dwellings	1 692	3.3	-27.5
Purchase of established dwellings	24 965	-1.8	-32.6

MAY KEY POINTS

TREND ESTIMATES

- The trend for total dwellings financed during the month fell 3.0% and is now 34.9% below the peak of March 1994. The trend decreases for April and March 1995 were 3.5% and 3.9% respectively.
- The trend for the number of dwellings refinanced during the month decreased by only 0.3% but is 27.0% lower than in May 1994 and 30.2% below the peak of March 1994.
- During May 1995, 86.7% of commitments were made by Banks, 5.8% by Permanent Building Societies and 7.5% by Other Lenders. For May 1994, the proportions were 90.5%, 5.8% and 3.8% respectively.
- The trend estimate for the value of commitments was down 2.3%.

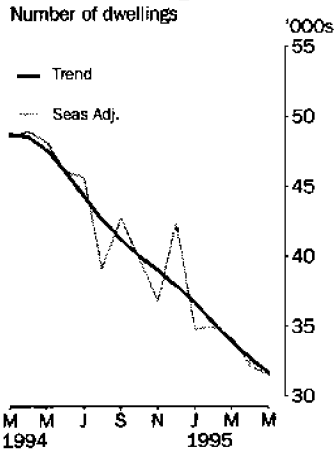
SEASONALLY ADJUSTED ESTIMATES

- The number of dwellings financed during the month fell by 2.1% on April 1995 and was 34.7% lower than in May 1994.
- The number of commitments made during the month for the construction of dwellings and for the purchase of established dwellings fell by 5.1% and 1.8% respectively, while commitments for the purchase of newly erected dwellings increased by 3.3%.

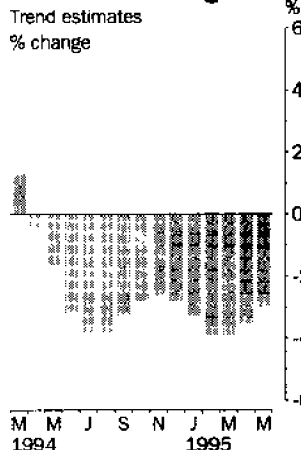
ORIGINAL ESTIMATES

- There were 37 243 dwelling units financed during the month, an increase of 27.3% on April 1995 but 27.0% below May 1994.
- The refinancing of 6 265 dwellings accounted for 16.8% of the total number of dwellings financed during the month.

Secured housing finance



Number of dwellings



INQUIRIES

- For further information about these and related statistics, contact Greg Smith on 02 268 4784, or any ABS Office.

TAKE CARE!
Take care with interpretation
of seasonally adjusted data.
See Explanatory Notes 9-11.

HOUSING FINANCE NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 1995	17 August 1995
July 1995	18 September 1995
August 1995	19 October 1995

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 12 and 13.

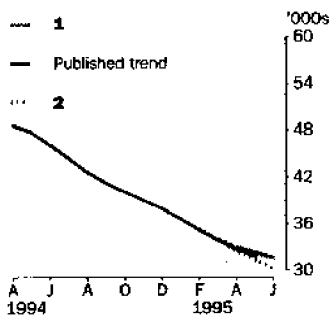
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The June seasonally adjusted estimate of number of dwellings financed is *higher* than the May seasonally adjusted estimate by 5%.

2 The June seasonally adjusted estimate of number of dwellings financed is *lower* than the May seasonally adjusted estimate by 5%.

The percentage change of 5% was chosen because the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data, has been 5%.

NUMBER OF DWELLINGS FINANCED



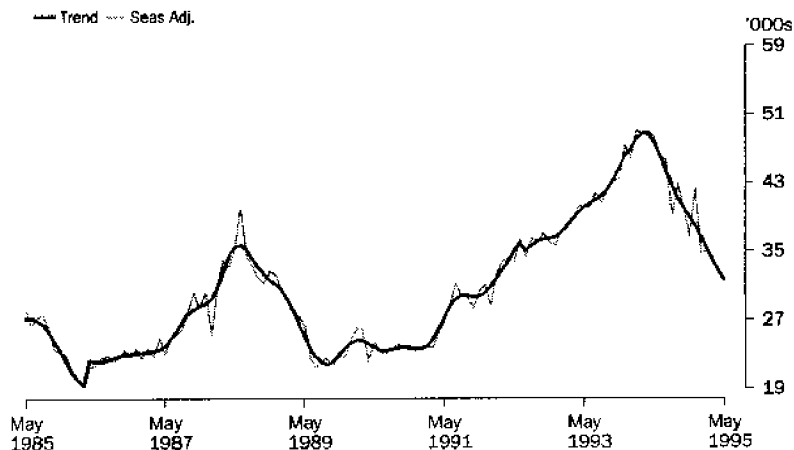
	TREND AS PUBLISHED	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:				
		1		2		
		estimate	% change	estimate	% change	
1994						
December	37 963	-2.8	37 914	-2.8	37 975	-2.8
1995						
January	36 707	-3.3	36 630	-3.4	36 737	-3.3
February	35 277	-3.9	35 248	-3.8	35 301	-3.9
March	33 900	-3.9	34 002	-3.5	33 861	-4.1
April	32 706	-3.5	32 985	-3.0	32 518	-4.0
May	31 735	-3.0	32 222	-2.3	31 343	-3.6
June (new)	—	—	31 507	-2.2	30 180	-3.7

W. McLennan
Australian Statistician

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

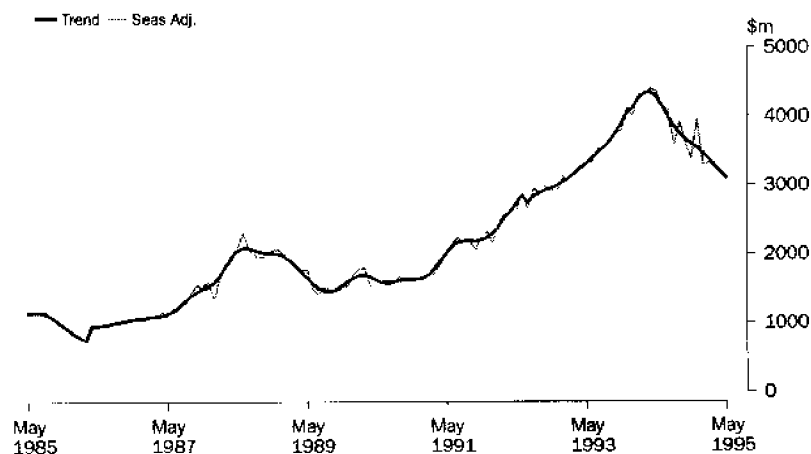
NUMBER OF DWELLINGS FINANCED

The trend estimate for the total number of dwellings financed in May 1995 was 31 735, a fall of 3.0% on April. A turning point was reached in March 1994 and from April 1994, the trend has been in continuous decline. Seasonally adjusted, the number of dwellings financed in May 1995 was down 2.1% on the previous month.



VALUE OF COMMITMENTS

The trend estimate for the value of owner-occupied housing commitments for May 1995 was \$3 106.1 million, down 2.3% on April. Seasonally adjusted, the value of commitments fell 1.9% on the previous month. The average borrowing was \$98 500.

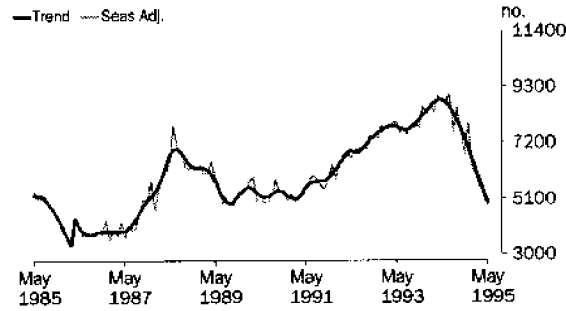


TYPE OF HOUSING: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

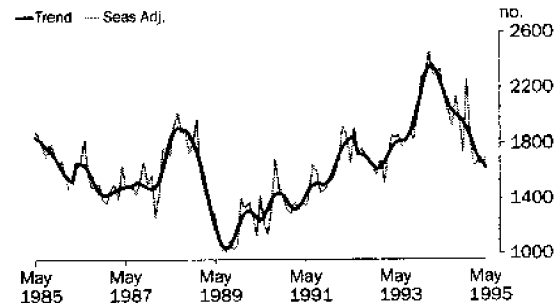
CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwellings financed in May 1995 was 4 977, a fall of 6.1% on April. Seasonally adjusted, finance was committed for 4 853 dwellings, 5.1% less than in the previous month. Compared to May 1994, commitments for the construction of dwellings are down 45.0% in seasonally adjusted terms.



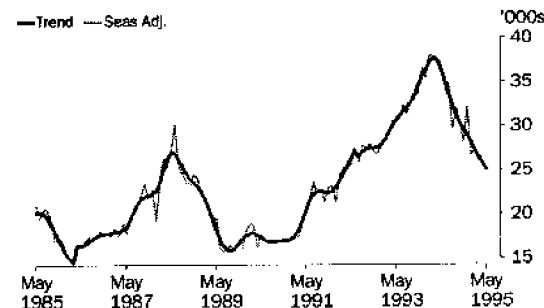
PURCHASE OF NEW DWELLINGS

The trend estimate for the number of dwellings financed was 1 626, down 1.9% on April and 27.6% lower in May 1994. Seasonally adjusted, finance was committed for 1 692 dwellings, an increase of 3.3% on the previous month.



PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the number of dwellings financed was 25 133, a fall of 2.4% on April and 31.3% lower than in May 1994. Seasonally adjusted, finance was committed for 24 965 dwellings, down 1.8% on the previous month.

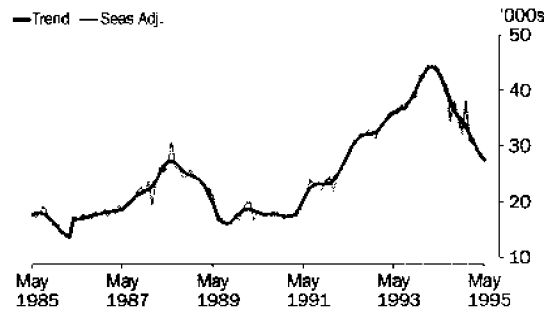


TYPE OF LENDER: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

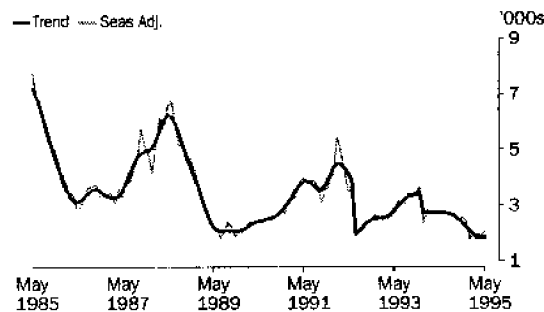
BANKS

The trend estimate for the number of dwellings financed in May 1995 was 27 515, down 3.3% on April and 36.2% lower than in May 1994. Seasonally adjusted, finance was committed for 27 434 dwellings, a decrease of 1.6% on the previous month.



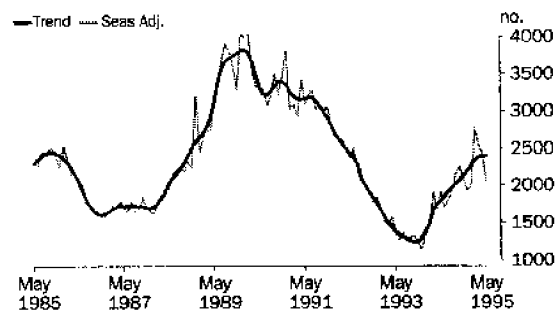
PERMANENT BUILDING SOCIETIES

The trend estimate for the number of dwellings financed in May 1995 was 1 829, a decrease of 1.0% on April and 33.4% lower than in May 1994. Seasonally adjusted, finance was committed for 2 024 dwellings, 8.2% higher than in the previous month.



OTHER LENDERS

The trend estimate for the number of dwellings financed in May 1995 was 2 391, slightly down on April but 33.2% higher than in May 1994. Seasonally adjusted, finance was committed for 2 052 dwellings, a fall of 15.1% on the previous month.





SECURED HOUSING FINANCE COMMITMENTS¹, By Purpose: All series

Month	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings ²		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
1994								
March	9 789	830.0	2 656	253.6	44 783	4 014.1	57 228	5 097.7
April	8 513	727.8	2 058	199.7	34 631	3 123.9	45 202	4 051.4
May	9 695	833.9	2 299	228.1	38 998	3 578.0	50 992	4 640.0
June	9 455	789.7	2 223	220.7	37 929	3 502.9	49 607	4 513.4
July	8 624	740.5	2 050	193.5	32 912	2 985.1	43 586	3 919.0
August	8 896	773.5	2 270	229.9	33 359	3 057.2	44 525	4 060.6
September	8 108	725.4	2 114	216.3	30 924	2 869.8	41 146	3 811.5
October	7 149	605.3	1 980	203.2	28 246	2 596.6	37 375	3 405.1
November	7 540	663.4	2 004	206.2	31 979	2 958.0	41 523	3 827.6
December	6 497	575.4	1 859	182.9	27 946	2 648.0	36 302	3 406.3
1995								
January	4 995	433.0	1 444	151.5	22 049	2 005.4	28 488	2 589.8
February	5 805	506.4	1 594	168.0	26 796	2 553.7	34 195	3 228.1
March	6 738	626.3	1 861	190.2	30 899	2 984.3	39 498	3 800.8
April	4 729	447.3	1 465	151.3	23 054	2 249.4	29 248	2 848.0
May	6 046	572.9	1 849	194.1	29 348	2 899.8	37 243	3 666.7
SEASONALLY ADJUSTED								
1994								
March	8 357	714.7	2 293	219.0	37 913	3 401.9	48 563	4 335.6
April	8 959	773.4	2 296	219.2	37 702	3 421.5	48 957	4 414.1
May	8 824	768.2	2 334	227.2	37 061	3 380.7	48 219	4 376.1
June	8 793	740.6	2 147	209.8	35 180	3 190.9	46 120	4 141.3
July	8 998	765.3	2 032	194.7	34 630	3 127.9	45 660	4 087.9
August	7 635	654.0	1 918	194.6	29 592	2 724.0	39 145	3 572.6
September	8 505	744.3	2 145	227.5	32 128	2 950.4	42 778	3 922.1
October	7 597	641.4	1 981	204.4	30 371	2 754.9	39 949	3 600.7
November	6 778	577.2	1 731	176.2	28 270	2 631.5	36 779	3 384.9
December	7 934	712.0	2 259	217.4	32 183	3 034.8	42 376	3 964.2
1995								
January	6 287	562.4	1 814	196.4	26 711	2 525.7	34 812	3 284.5
February	6 009	527.9	1 634	172.3	27 322	2 629.6	34 965	3 329.8
March	5 801	550.0	1 670	169.3	26 717	2 590.5	34 188	3 309.8
April	5 115	482.4	1 638	167.8	25 419	2 484.0	32 172	3 134.2
May	4 853	464.1	1 692	173.7	24 965	2 437.3	31 510	3 075.2
TREND ESTIMATES								
1994								
March	8 711	738.9	2 359	224.5	37 679	3 375.8	48 749	4 339.1
April	8 791	750.8	2 315	221.8	37 457	3 377.4	48 562	4 350.1
May	8 815	755.8	2 245	216.9	36 607	3 319.1	47 667	4 291.8
June	8 738	749.5	2 163	211.8	35 226	3 203.3	46 127	4 164.6
July	8 572	734.1	2 088	207.7	33 693	3 068.5	44 353	4 010.2
August	8 329	712.6	2 037	205.2	32 286	2 945.3	42 651	3 863.1
September	8 036	688.6	2 007	204.3	31 183	2 854.4	41 226	3 747.3
October	7 715	664.4	1 986	203.4	30 358	2 795.9	40 059	3 663.7
November	7 377	640.7	1 957	200.9	29 703	2 759.5	39 037	3 601.1
December	6 999	614.8	1 908	195.9	29 056	2 727.0	37 963	3 537.8
1995								
January	6 581	586.4	1 840	188.9	28 287	2 683.1	36 707	3 458.3
February	6 128	555.6	1 767	181.8	27 382	2 624.5	35 277	3 361.9
March	5 690	525.5	1 705	175.8	26 505	2 564.0	33 900	3 265.3
April	5 300	498.8	1 657	171.1	25 748	2 510.5	32 706	3 180.3
May	4 977	475.5	1 626	167.9	25 133	2 462.7	31 735	3 106.1

¹ Excludes alterations and additions.

² Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, By Type of Lender: All series

Month	All banks		Permanent building societies		Other lenders		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
1994								
March	51 968	4 644.2	3 178	274.7	2 082	178.8	57 228	5 097.7
April	41 082	3 695.3	2 590	226.8	1 530	129.3	45 202	4 051.4
May	46 061	4 215.1	2 956	260.3	1 975	164.7	50 992	4 640.0
June	45 045	4 112.5	2 869	261.9	1 693	139.0	49 607	4 513.4
July	39 230	3 540.7	2 585	234.2	1 771	144.2	43 586	3 919.0
August	39 723	3 632.9	2 817	256.8	1 985	171.0	44 525	4 060.6
September	36 314	3 370.6	2 626	238.1	2 206	202.7	41 146	3 811.5
October	32 904	2 985.7	2 287	207.5	2 184	211.8	37 375	3 405.1
November	36 541	3 367.4	2 606	225.8	2 376	234.4	41 523	3 827.6
December	32 218	3 027.3	2 168	194.1	1 916	184.9	36 302	3 406.3
1995								
January	25 143	2 275.8	1 536	138.9	1 809	175.1	28 488	2 589.8
February	29 700	2 796.9	1 970	171.9	2 525	259.3	34 195	3 228.1
March	34 614	3 328.1	2 079	178.6	2 805	294.1	39 498	3 800.8
April	25 441	2 476.9	1 677	149.0	2 130	222.1	29 248	2 848.0
May	32 774	3 238.1	2 266	201.3	2 203	227.4	37 243	3 666.7
SEASONALLY ADJUSTED								
1994								
March	43 941	3 949.1	2 711	226.2	1 911	160.3	48 563	4 335.6
April	44 485	4 027.7	2 794	248.2	1 678	138.2	48 957	4 414.1
May	43 634	3 974.2	2 673	245.0	1 912	157.0	48 219	4 376.1
June	41 667	3 751.6	2 752	250.2	1 701	139.5	46 120	4 141.3
July	41 156	3 691.1	2 691	249.9	1 813	146.9	45 660	4 087.9
August	34 487	3 157.4	2 742	249.6	1 916	165.6	39 145	3 572.6
September	38 038	3 485.5	2 582	233.9	2 158	202.8	42 778	3 922.1
October	35 289	3 164.1	2 413	218.5	2 247	218.1	39 949	3 600.7
November	32 174	2 961.0	2 541	217.2	2 064	206.8	36 779	3 384.9
December	38 053	3 560.7	2 406	217.1	1 917	186.4	42 376	3 964.2
1995								
January	30 978	2 907.2	1 814	172.8	2 020	204.5	34 812	3 284.5
February	30 306	2 893.3	1 887	157.5	2 772	279.0	34 965	3 329.8
March	29 842	2 900.5	1 810	149.1	2 536	260.2	34 188	3 309.8
April	27 885	2 723.5	1 871	169.4	2 416	241.3	32 172	3 134.2
May	27 434	2 679.6	2 024	185.2	2 052	210.4	31 510	3 075.2
TREND ESTIMATES								
1994								
March	44 364	3 969.7	2 728	236.2	1 657	133.2	48 749	4 339.1
April	44 082	3 966.4	2 743	242.4	1 738	141.3	48 562	4 350.1
May	43 126	3 897.7	2 747	247.1	1 795	147.0	47 667	4 291.8
June	41 546	3 762.2	2 734	249.0	1 846	153.4	46 127	4 164.6
July	39 737	3 599.5	2 710	248.1	1 906	162.6	44 353	4 010.2
August	38 017	3 445.6	2 673	244.2	1 961	173.3	42 651	3 863.1
September	36 602	3 325.4	2 616	237.3	2 009	184.6	41 226	3 747.3
October	35 486	3 241.2	2 516	226.5	2 057	196.1	40 059	3 663.7
November	34 544	3 181.3	2 374	212.1	2 119	207.8	39 037	3 601.1
December	33 554	3 122.7	2 215	196.3	2 194	218.8	37 963	3 537.8
1995								
January	32 368	3 047.8	2 070	182.5	2 269	228.0	36 707	3 458.3
February	30 981	2 953.8	1 960	172.3	2 337	235.8	35 277	3 361.9
March	29 630	2 858.1	1 887	165.9	2 382	241.3	33 900	3 265.3
April	28 462	2 774.0	1 848	163.0	2 395	243.3	32 706	3 180.3
May	27 515	2 700.3	1 829	162.5	2 391	243.3	31 735	3 106.1

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, 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
ORIGINAL									
1994									
March	17 109	12 334	11 839	4 850	8 025	1 241	452	1 378	57 228
April	12 983	10 649	8 729	3 702	6 667	1 032	384	1 056	45 202
May	14 927	12 165	9 750	4 011	7 360	1 198	369	1 212	50 992
June	14 612	12 147	9 579	4 086	6 578	1 083	374	1 148	49 607
July	12 986	10 516	8 529	3 419	5 854	985	344	953	43 586
August	13 104	10 720	8 925	3 580	5 928	963	370	935	44 525
September	12 467	9 408	8 210	3 209	5 593	935	354	970	41 146
October	10 747	8 760	7 612	3 051	5 198	903	261	843	37 375
November	12 700	9 441	8 182	3 228	5 674	1 066	301	931	41 523
December	10 724	8 707	6 925	2 839	5 079	874	308	846	36 302
1995									
January	8 271	6 188	5 706	2 643	4 071	753	255	601	28 488
February	10 792	7 810	6 530	2 629	4 513	862	374	685	34 195
March	12 677	8 814	7 317	3 228	5 234	1 038	365	825	39 498
April	9 456	6 632	5 323	2 390	3 793	803	271	580	29 248
May	12 192	8 078	6 922	2 917	4 978	998	393	765	37 243
SEASONALLY ADJUSTED									
1994									
March	13 892	11 313	9 680	4 067	6 732	1 025	371	1 097	48 563
April	13 748	11 481	9 691	4 046	7 062	1 080	427	1 060	48 957
May	14 100	11 003	9 613	3 934	6 685	1 078	394	1 058	48 219
June	14 071	10 972	8 926	3 656	5 824	994	367	1 050	46 120
July	13 730	10 739	8 995	3 531	6 021	1 013	363	1 006	45 660
August	12 002	9 847	8 199	3 307	5 426	936	359	908	39 145
September	12 291	9 658	8 388	3 214	5 995	991	353	954	42 778
October	11 813	8 968	8 348	3 383	5 600	1 017	241	941	39 949
November	11 211	8 438	7 454	3 033	5 252	1 000	274	943	36 779
December	12 485	9 427	8 149	3 041	6 264	988	337	1 028	42 376
1995									
January	10 792	7 732	6 574	3 073	4 954	842	327	801	34 812
February	10 599	8 555	6 179	2 762	4 539	887	363	647	34 965
March	10 334	8 220	6 149	2 705	4 388	881	299	657	34 188
April	10 386	7 327	5 983	2 684	4 122	845	296	599	32 172
May	10 428	6 603	6 151	2 649	4 084	838	392	631	31 510
TREND ESTIMATES									
1994									
March	13 697	11 602	9 593	4 083	6 874	1 090	389	1 097	48 749
April	13 896	11 459	9 565	4 017	6 723	1 065	392	1 083	48 562
May	13 915	11 204	9 417	3 881	6 486	1 037	391	1 057	47 667
June	13 687	10 848	9 160	3 711	6 207	1 015	382	1 023	46 127
July	13 277	10 451	8 869	3 542	5 962	1 003	364	993	44 353
August	12 784	10 018	8 596	3 398	5 796	995	339	975	42 651
September	12 322	9 577	8 354	3 291	5 717	991	318	967	41 226
October	11 940	9 182	8 086	3 204	5 671	984	307	956	40 059
November	11 625	8 885	7 751	3 125	5 584	971	303	930	39 037
December	11 364	8 655	7 353	3 040	5 392	948	307	883	37 963
1995									
January	11 106	8 433	6 932	2 945	5 107	919	316	816	36 707
February	10 823	8 156	6 545	2 847	4 784	889	325	742	35 277
March	10 565	7 828	6 232	2 758	4 477	865	333	674	33 900
April	10 365	7 489	6 000	2 682	4 215	846	341	620	32 706
May	10 224	7 188	5 864	2 636	4 003	833	345	578	31 735

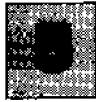
¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, 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
ORIGINAL									
1994									
March	1 819.3	971.8	1 011.7	375.1	670.6	77.8	38.2	133.1	5 097.7
April	1 402.0	851.4	744.2	287.5	559.9	64.6	34.2	107.6	4 051.4
May	1 641.4	985.5	853.1	310.7	622.1	73.3	33.6	120.3	4 640.0
June	1 583.9	996.8	834.0	317.8	559.4	66.3	33.9	121.1	4 513.4
July	1 381.3	866.1	727.8	263.8	494.7	62.1	29.6	93.7	3 919.0
August	1 398.5	876.2	786.1	276.2	536.3	61.8	34.6	91.0	4 060.6
September	1 337.8	800.3	735.0	248.5	503.9	59.5	32.2	94.4	3 811.5
October	1 144.2	727.4	682.3	234.0	453.7	55.5	24.3	83.7	3 405.1
November	1 372.2	806.4	724.9	252.4	489.4	69.8	26.7	85.7	3 827.6
December	1 166.9	752.8	650.2	220.6	453.5	56.4	26.1	79.9	3 406.3
1995									
January	872.8	525.9	508.4	210.3	344.3	47.2	23.8	57.1	2 589.8
February	1 196.3	664.2	584.6	215.4	405.0	57.5	36.6	68.4	3 228.1
March	1 450.9	763.5	667.9	260.7	471.4	68.7	37.3	80.5	3 800.8
April	1 097.5	580.8	487.8	192.8	348.9	53.7	27.0	59.4	2 848.0
May	1 426.0	725.3	644.6	236.5	451.4	66.2	39.8	77.0	3 666.7
SEASONALLY ADJUSTED									
1994									
March	1 491.3	892.9	833.9	305.5	571.4	64.7	33.3	113.7	4 335.6
April	1 477.8	918.0	836.9	309.1	594.7	67.4	37.5	103.4	4 414.1
May	1 494.2	894.7	836.0	304.0	563.9	66.5	35.2	109.1	4 376.1
June	1 491.1	893.7	772.6	281.0	478.6	63.1	31.9	106.4	4 141.3
July	1 431.8	893.5	764.5	271.1	505.6	63.8	31.9	99.9	4 087.9
August	1 312.6	815.1	722.0	257.6	480.2	60.2	32.7	86.6	3 572.6
September	1 317.2	814.1	739.5	250.1	537.7	63.2	32.4	91.9	3 922.1
October	1 232.0	750.9	738.4	257.3	491.7	62.2	23.0	94.5	3 600.7
November	1 228.8	717.9	674.5	243.7	458.4	64.4	23.7	84.3	3 384.9
December	1 351.4	784.7	767.9	233.9	559.4	62.5	28.4	91.7	3 964.2
1995									
January	1 192.7	663.7	594.6	258.5	429.0	51.1	30.3	77.3	3 284.5
February	1 202.7	736.3	548.6	225.7	410.3	59.5	35.5	67.1	3 329.8
March	1 205.2	709.9	566.5	212.4	407.2	58.4	32.7	69.1	3 309.8
April	1 193.2	644.4	548.9	213.8	379.9	57.6	28.6	58.7	3 134.2
May	1 181.7	594.8	576.4	214.1	373.6	55.6	40.0	65.4	3 075.2
TREND ESTIMATES									
1994									
March	1 460.1	913.5	821.9	306.5	578.1	67.3	33.8	110.2	4 339.1
April	1 481.5	913.3	822.9	304.9	565.5	66.3	34.4	109.0	4 350.1
May	1 481.8	905.5	812.6	297.2	546.2	65.1	34.6	106.4	4 291.8
June	1 455.3	887.9	791.7	285.9	525.1	64.0	34.0	102.7	4 164.6
July	1 410.7	863.7	769.1	273.5	509.3	63.4	32.6	98.8	4 010.2
August	1 358.9	833.9	750.8	262.6	501.6	63.0	30.5	95.4	3 863.1
September	1 312.9	801.4	737.8	255.1	500.5	62.6	28.6	92.7	3 747.3
October	1 279.0	771.4	723.0	250.2	500.0	62.0	27.5	90.2	3 663.7
November	1 256.7	749.2	700.4	246.6	494.0	61.2	27.3	87.2	3 601.1
December	1 243.8	733.0	669.0	242.3	478.1	60.0	28.0	83.2	3 537.8
1995									
January	1 233.0	718.7	632.7	236.5	454.9	58.8	29.5	78.1	3 458.3
February	1 219.0	701.2	598.6	229.5	429.9	57.8	31.4	72.6	3 361.9
March	1 204.2	679.9	571.4	222.5	406.6	57.1	33.1	67.7	3 265.3
April	1 191.9	657.6	552.1	216.2	386.8	56.6	34.6	63.7	3 180.3
May	1 179.9	635.8	541.0	211.6	370.5	56.2	35.7	61.0	3 106.1

¹ Excludes alterations and additions. Includes refinancing.



SECURED HOUSING FINANCE COMMITMENTS¹, 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
1994								
March	12 391	21.7	1 072.6	86.6	44 837	78.3	4 025.1	89.8
April	10 080	22.3	868.5	86.2	35 122	77.7	3 183.0	90.6
May	11 384	22.3	998.3	87.7	39 608	77.7	3 641.8	91.9
June	11 041	22.3	952.8	86.3	38 566	77.7	3 560.6	92.3
July	10 083	23.1	871.3	86.4	33 503	76.9	3 047.8	91.0
August	10 268	23.1	892.9	87.0	34 257	76.9	3 167.7	92.5
September	9 450	23.0	843.4	89.3	31 696	77.0	2 968.1	93.6
October	8 679	23.2	761.2	87.7	28 696	76.8	2 643.8	92.1
November	9 165	22.1	819.1	89.4	32 358	77.9	3 008.6	93.0
December	7 789	21.5	703.0	90.3	28 513	78.5	2 703.3	94.8
1995								
January	6 472	22.7	576.5	89.1	22 016	77.3	2 013.3	91.4
February	7 965	23.3	723.1	90.8	26 230	76.7	2 505.0	95.5
March	9 132	23.1	833.2	91.2	30 366	76.9	2 967.6	97.7
April	6 438	22.0	601.6	93.4	22 810	78.0	2 246.4	98.5
May	8 586	23.1	795.9	92.7	28 657	76.9	2 870.8	100.2

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
1994								
March	7 082	12.4	683.8	96.6	50 146	87.6	4 413.9	88.0
April	6 327	14.0	635.1	100.4	38 875	86.0	3 416.3	87.9
May	5 845	11.5	569.7	97.5	45 147	88.5	4 070.3	90.2
June	5 902	11.9	583.8	98.9	43 705	88.1	3 929.6	89.9
July	6 141	14.1	590.6	96.2	37 445	85.9	3 328.4	88.9
August	5 253	11.8	496.9	94.8	39 272	88.2	3 563.8	90.7
September	4 335	10.5	414.7	95.7	36 811	89.5	3 396.8	92.3
October	4 295	11.5	402.0	93.6	33 080	88.5	3 003.1	90.8
November	4 978	12.0	476.8	95.8	36 545	88.0	3 350.8	91.7
December	4 633	12.8	450.8	97.3	31 669	87.2	2 955.5	93.3
1995								
January	3 656	12.8	341.0	93.3	24 832	87.2	2 248.8	90.6
February	3 812	11.1	351.1	92.1	30 383	88.9	2 877.0	94.7
March	3 591	9.1	335.3	93.4	35 907	90.9	3 465.6	96.5
April	2 047	7.0	201.1	98.2	27 201	93.0	2 646.9	97.3
May	2 540	6.8	241.3	95.0	34 703	93.2	3 425.5	98.7

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS, Summary Table: Original

Month	Total new housing commitments ¹ \$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
1994							
March	4 414.5	683.2	344.5	5 442.2	4 784.6	214.0	8 092.6
April	3 522.0	529.4	269.8	4 321.2	3 942.8	237.5	8 233.6
May	3 969.5	670.5	322.9	4 962.9	4 903.0	236.6	7 958.5
June	3 888.3	625.1	322.4	4 835.8	4 675.9	260.5	7 964.7
July	3 396.0	523.1	309.3	4 228.3	4 169.1	248.7	7 786.2
August	3 572.1	488.5	291.6	4 352.3	4 061.0	252.5	7 815.0
September	3 336.3	475.2	270.2	4 081.7	4 276.7	225.7	7 468.9
October	2 955.2	449.9	256.3	3 661.3	3 638.1	188.1	7 308.8
November	3 315.0	512.6	329.2	4 156.8	3 869.3	187.9	7 393.0
December	2 946.3	460.0	279.7	3 686.0	3 811.3	181.2	7 088.4
1995							
January	2 240.9	348.9	231.5	2 821.4	2 828.4	195.7	6 902.0
February	2 794.3	433.8	306.3	3 534.4	3 145.7	215.4	7 103.3
March	3 248.1	552.7	340.5	4 141.3	4 331.0	220.9	6 654.0
April	2 430.8	417.2	266.4	3 114.4	3 168.3	189.8	6 417.0
May	3 120.0	546.7	291.8	3 958.6	3 492.6	251.3	6 642.5

¹ 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 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.

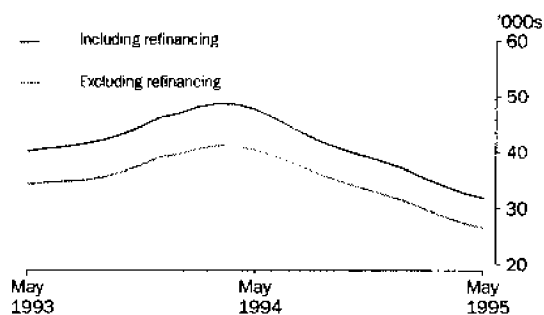
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

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		Dwellings refinanced	Month to month change in total dwellings financed	Month to month change in dwellings under new finance
			Number	Number		Number	Number			
1994										
March	8 915	48 563	40 998	7 565	48 749	41 150	7 599		1.3	1.3
April	6 921	48 957	41 746	7 211	48 562	41 028	7 534		-0.4	-0.3
May	8 174	48 219	39 832	8 387	47 667	40 403	7 264		-1.8	-1.5
June	7 604	46 120	39 240	6 880	46 127	39 289	6 838		-3.2	-2.8
July	6 509	45 660	39 462	6 198	44 353	37 967	6 386		-3.8	-3.4
August	6 041	39 145	34 140	5 005	42 651	36 609	6 042		-3.8	-3.6
September	6 016	42 778	36 890	5 888	41 226	35 370	5 856		-3.3	-3.4
October	5 594	39 949	33 741	6 208	40 059	34 245	5 814		-2.8	-3.2
November	6 180	36 779	30 976	5 803	39 037	33 212	5 825		-2.6	-3.0
December	5 470	42 376	36 016	6 360	37 963	32 162	5 801		-2.8	-3.2
1995										
January	4 158	34 812	29 310	5 502	36 707	31 033	5 674		-3.3	-3.5
February	4 882	34 965	29 819	5 146	35 277	29 770	5 508		-3.9	-4.1
March	6 302	34 188	28 709	5 479	33 900	28 513	5 387		-3.9	-4.2
April	4 759	32 172	27 137	5 035	32 706	27 386	5 319		-3.5	-4.0
May	6 265	31 510	25 787	5 723	31 735	26 431	5 304		-3.0	-3.5

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 Percentage points	Dwellings refinanced Percentage points
1994			
March	1.3	1.1	0.3
April	-0.4	-0.2	-0.1
May	-1.8	-1.3	-0.6
June	-3.2	-2.3	-0.9
July	-3.8	-2.9	-1.0
August	-3.8	-3.1	-0.8
September	-3.3	-2.9	-0.4
October	-2.8	-2.7	-0.1
November	-2.6	-2.6	0.0
December	-2.8	-2.7	-0.1
1995			
January	-3.3	-3.0	-0.3
February	-3.9	-3.4	-0.5
March	-3.9	-3.6	-0.3
April	-3.5	-3.3	-0.2
May	-3.0	-2.9	0.0

EXPLANATORY NOTES

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/cooperative 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.

In addition the scope includes:

- 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 While statistics are for calendar months, some banks have historically reported for a period ending on the last Wednesday of the month. This reporting pattern has been gradually changing to the point where all major lenders now report on a calendar month basis. Original series data reflect this changing reporting pattern. See also Explanatory Notes 9 through 11.

5 During the calendar year 1993, significant lenders accounted for the following percentages of total housing finance commitments made by all lenders for owner occupation:

- New South Wales, 97.5%
- Victoria, 97.8%
- Queensland, 98.0%
- South Australia, 98.2%
- Western Australia, 99.2%
- Tasmania, 98.4%
- Northern Territory, 99.2%
- Australian Capital Territory, 97.6%
- Australia, 98.0%.

6 All banks and 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.

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

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 reporting practices of the lenders). Adjustment has also been made for Easter which may affect the March and April estimates differently.

10 In recent years there have been significant changes in the reporting practices of banks. Whereas previously some reported for four or five weeks ending on a Wednesday, banks have been gradually changing to calendar month reporting. The last of the major banks changed to calendar month reporting from April 1995. As well, the classification of some major financial institutions has changed (in particular, the conversion of building societies into banks) and there has been the recent expansion of activity by mortgage managers. These influences are expected to induce changes in the trading day and seasonal patterns of housing finance data. There has been some evidence that such changes have begun to occur. Estimation of seasonal adjustment and trading day factors that reflect the full effect of these changes will not be possible until a sufficient number of years of data have been collected. In these circumstances especially, the trend estimate data provide the most reliable indicator of the underlying movement in housing finance approvals.

11 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. a change in interest rates).

TREND ESTIMATES

12 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.

13 While the smoothing technique described in paragraph 12 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.



RELATED PUBLICATIONS

14 Users may also wish to refer to the following statistical products which are available through subscription to a special data service:

- *Personal Finance, Australia*
- *Commercial Finance, Australia*

SYMBOLS AND OTHER USAGES

n.p. not available for publication
n.y.a not yet available

GLOSSARY

- 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.
- Dwelling A dwelling is either a house or other dwelling.
- Dwelling construction Dwelling construction represents commitments made to individuals to finance, by way of progress payments, the construction of owner-occupied dwellings.
- 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.
- House A house is a single self-contained place of residence detached from other buildings.
- 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.



- New dwelling** A new dwelling has been or will be completed within twelve months of the lodgement of a loan application, and the borrower will be the first occupant.
- Other dwelling** 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.
- 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 dwellings for owner occupation, regardless of type of security.
- Self-contained** The dwelling includes bathing and cooking facilities.
- Significant lenders** Significant lenders are those lenders who committed funds of more than \$18 million Australia-wide during the calendar year 1993.





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2560900005959

ISSN 1031-0320

RRP \$13.00

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Produced by the Australian Government Publishing Service