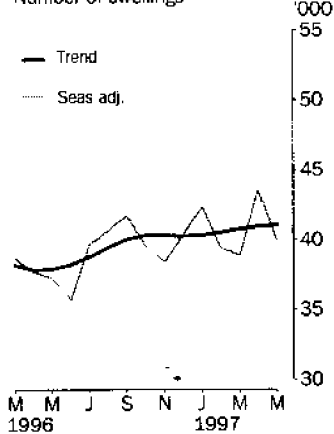


**HOUSING FINANCE
FOR OWNER OCCUPATION**

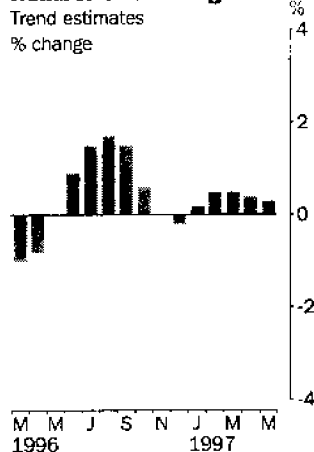
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 11 JULY 1997

Secured housing finance
Number of dwellings



Number of dwellings



MAY KEY FIGURES

TREND ESTIMATES

	May 97	% change Apr 97	% change May 96
Number of dwellings financed	41 051	0.3	8.5
Construction of dwellings	5 876	1.5	15.8
Purchase of new dwellings	2 153	1.9	31.8
Purchase of established dwellings	33 022	0.0	6.1

SEASONALLY ADJUSTED

	May 97	% change Apr 97	% change May 96
Number of dwellings financed	39 933	-8.4	7.2
Construction of dwellings	5 954	-0.9	25.1
Purchase of new dwellings	2 181	-6.3	33.3
Purchase of established dwellings	31 798	-9.8	3.0

MAY KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings financed shows increases in the past five months and is up slightly in May.
- Commitments for the purchase of new dwellings have shown increases since July 1996 and are up 1.9% in May. Commitments for the construction of dwellings have also been rising slowly since July and are up 1.5% in May. The trend for commitments for established dwellings has been static for eight months.
- The proportion of commitments for refinancing, at 21.8% of the dwellings financed, has remained about the same for several months.

SEASONALLY ADJUSTED ESTIMATES

- The number of dwellings financed during May was 39 933, 8.4% lower than in April. Note that with Easter falling at the very end of March 1997, the allowance for the effects of Easter in the March and April data may not be sufficient.
- The number of commitments under new finance, excluding refinancing, fell by 3.9%. The number of commitments for established dwellings, excluding refinancing, fell by 4.4% and refinancing commitments fell by 22.6%.

ORIGINAL ESTIMATES

- There were 41 920 dwellings financed in May, an increase of 2.4% on May 1996.
- During May 1997, 83.3% of commitments were made by Banks, 4.0% by Permanent Building Societies and 12.8% by Other Lenders. For May 1996, the proportions were 81.9%, 5.8% and 12.3% respectively. Mortgage Managers accounted for 5.4% of commitments, compared to 7.1% in May 1996.

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 1997	8 August 1997
July 1997	9 September 1997
August 1997	10 October 1997

CHANGES IN THIS ISSUE

There are no changes in this issue.

SENSITIVITY ANALYSIS

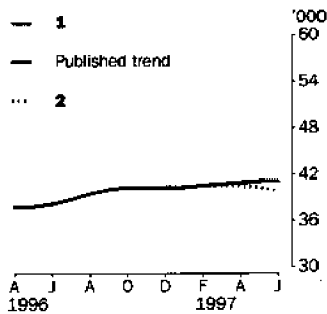
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 13 to 15.

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

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



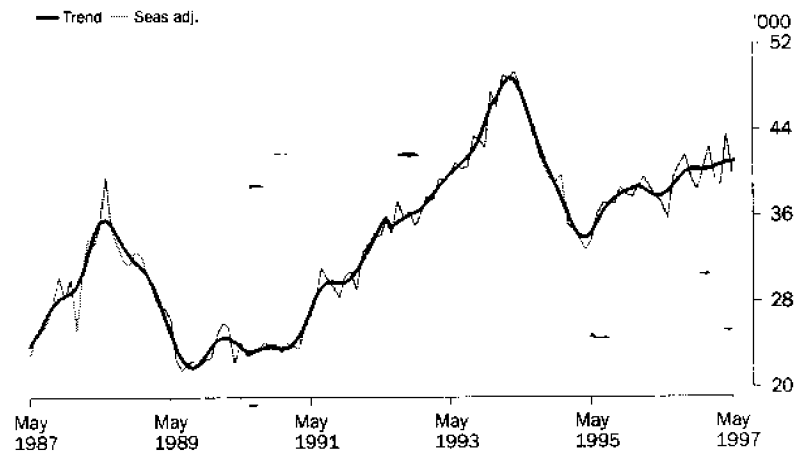
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	estimate	% change	estimate	% change	estimate	% change
1996						
December	40 241	-0.2	40 240	0.1	40 302	0.1
1997						
January	40 305	0.2	40 282	0.1	40 391	0.2
February	40 525	0.5	40 512	0.6	40 566	0.4
March	40 739	0.5	40 770	0.6	40 627	0.1
April	40 921	0.4	40 965	0.5	40 492	-0.3
May	41 051	0.3	41 136	0.4	40 245	-0.6
June (new)	—	—	41 182	0.1	39 836	-1.0

W. McLennan
Australian Statistician

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

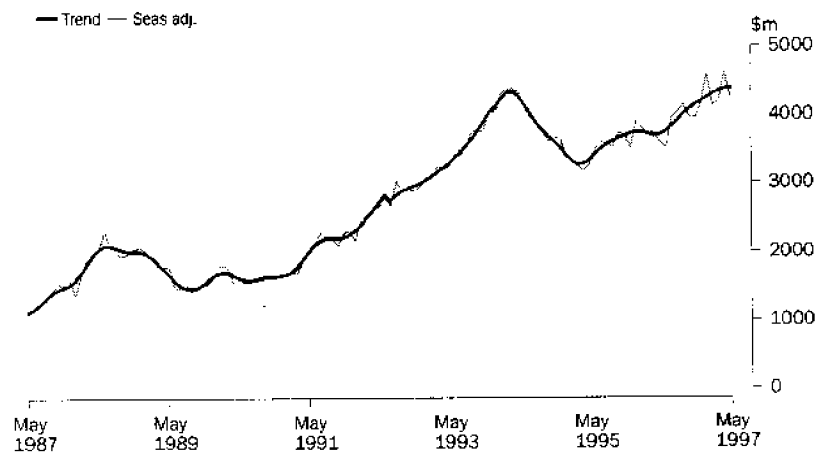
NUMBER OF DWELLINGS FINANCED

The trend estimate for the number of dwellings financed in May increased slightly, the fifth consecutive monthly rise of less than 1.0%. Commitments for the purchase of new dwellings and for the construction of dwellings have been rising since July 1996 and are up by 1.9% and 1.5% respectively in May. Commitments for the purchase of established dwellings has shown little change and refinancing commitments are up by 0.6%. Seasonally adjusted, the number of dwellings financed decreased by 8.4%, with decreases recorded for all types of housing. The number of dwellings refinanced decreased by 22.6%.



VALUE OF COMMITMENTS

The trend estimate for the value of commitments in May was \$4 381.6 million, up slightly on April and the thirteenth consecutive monthly increase. Seasonally adjusted, the value of commitments was \$4 243.4 million, down 8.1% on April. The average borrowing size was \$109 400 in original terms, compared to \$99 100 in May 1996.

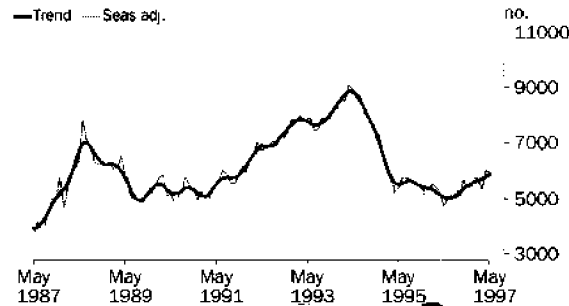


TYPE OF HOUSING: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

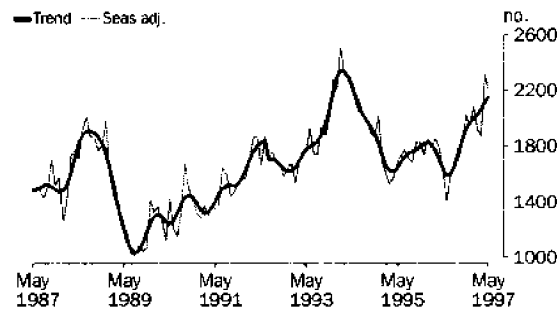
CONSTRUCTION OF DWELLINGS

The trend estimate for the construction of dwellings was 5 876, the eleventh consecutive monthly rise and a 1.5% increase on April. Seasonally adjusted, the number of dwellings financed was 5 964, a 0.9% decrease in May following a 12.1% rise in April.



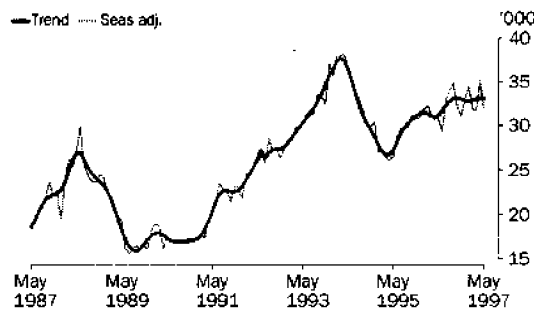
PURCHASE OF NEW DWELLINGS

The trend estimate for the number of new dwellings financed was 2 153, up 1.9% in May. This series continues to increase and is currently at its highest level since May 1994. Seasonally adjusted, finance was committed for 2 181 dwellings, down 6.3% in May, following a 24.4% increase in April.



PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the purchase of established dwellings has been static for the past eight months. The number of established dwellings, excluding refinancing, has been static for eight months and refinancing commitments have increased slightly over the past four months. Seasonally adjusted, finance was committed for 31 798 dwellings, down 9.8% on April, due mainly to a 22.6% fall in refinancing commitments.

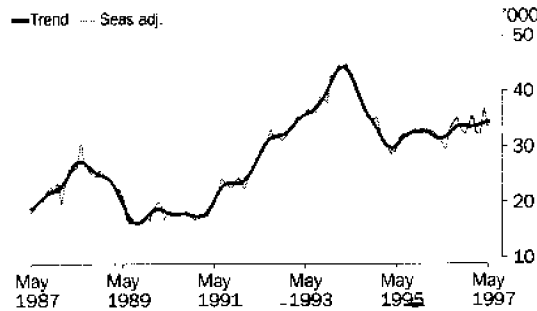


TYPE OF LENDER: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

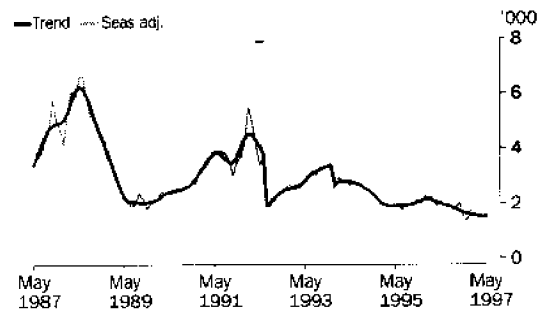
BANKS

The trend estimate for the number of dwellings financed has been increasing slowly since October 1996, with the increases for each of the past four months being less than 1.0%. Seasonally adjusted, finance was committed for 33 416 dwellings, a 9.8% decrease on April.



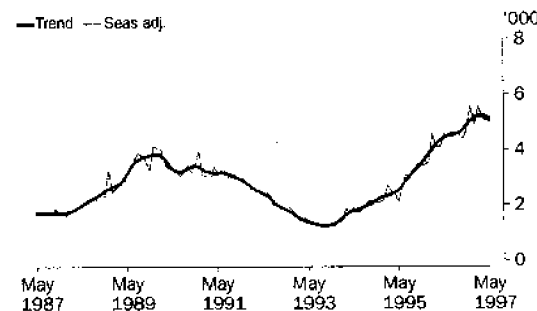
PERMANENT BUILDING SOCIETIES

The trend and seasonally adjusted estimates for the number of dwellings financed in May were little different from April. 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 5 123, the third consecutive monthly decrease and a 1.3% decrease in May. Seasonally adjusted, finance was committed for 5 025 dwellings, down slightly in May, following decreases of 7.9% in March and 2.0% in April.





SECURED HOUSING FINANCE COMMITMENTS(a), By Purpose: All series

Month	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings(b)		Total	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL								
1996								
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
1997								
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	5 375	565.6	2 029	225.2	32 323	3 441.2	39 727	4 231.9
April	6 308	658.4	2 212	258.9	35 784	3 628.9	44 304	4 746.3
May	6 375	671.0	2 193	263.9	33 352	3 650.7	41 920	4 585.6
SEASONALLY ADJUSTED								
1996								
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
1997								
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	5 361	559.5	1 871	214.7	31 630	3 405.4	38 862	4 179.7
April	6 010	645.9	2 327	273.9	35 261	3 698.5	43 598	4 618.3
May	5 954	604.1	2 181	254.2	31 798	3 385.1	39 933	4 243.4
TREND ESTIMATES								
1996								
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	5 457	534.2	1 920	214.4	32 933	3 394.0	40 310	4 142.6
December	5 530	549.7	1 965	219.6	32 745	3 424.1	40 241	4 193.4
1997								
January	5 594	566.2	1 994	225.0	32 718	3 457.2	40 305	4 248.4
February	5 652	581.6	2 027	231.4	32 847	3 489.2	40 525	4 302.2
March	5 720	595.9	2 067	238.7	32 951	3 506.7	40 739	4 341.3
April	5 790	607.9	2 113	246.3	33 018	3 514.7	40 921	4 368.9
May	5 876	620.0	2 153	252.6	33 022	3 509.0	41 051	4 381.6

(a) Excludes alterations and additions.

(b) Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS(a), By Type of Lender: All series

Month	All banks		Permanent building societies		Other lenders		Total	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL								
1996								
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	2 167	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
1997								
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	152.5	4 962	520.3	39 727	4 231.9
April	37 608	4 040.2	1 521	163.2	5 175	542.9	44 304	4 746.3
May	34 906	3 818.3	1 659	177.5	5 355	589.7	41 920	4 585.6
SEASONALLY ADJUSTED								
1996								
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
1997								
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	161.5	5 149	535.0	38 862	4 179.7
April	37 062	3 950.0	1 488	158.0	5 048	510.3	43 598	4 618.3
May	33 416	3 546.4	1 492	158.8	5 025	538.2	39 933	4 243.4
TREND ESTIMATES								
1996								
March	31 830	3 081.2	2 129	208.1	4 177	418.7	36 136	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	195.9	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	33 749	3 448.7	1 676	172.2	4 885	521.8	40 310	4 142.6
December	33 563	3 487.1	1 622	166.3	5 055	540.0	40 241	4 193.4
1997								
January	33 544	3 536.0	1 582	161.9	5 179	550.6	40 305	4 248.4
February	33 736	3 591.6	1 557	159.2	5 233	551.4	40 525	4 302.2
March	33 972	3 636.9	1 540	158.3	5 226	546.0	40 739	4 341.3
April	34 206	3 671.8	1 522	157.9	5 192	539.2	40 921	4 368.9
May	34 399	3 693.0	1 529	160.2	5 123	528.4	41 051	4 381.6

(a) Excludes alterations and additions. Includes refinancing.

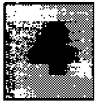
SECURED HOUSING FINANCE COMMITMENTS(a), By State: All Series

TOTAL NUMBER OF DWELLINGS.....

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
1996									
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
1997									
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	7 274	3 324	6 122	933	400	819	44 304
May	14 240	10 301	6 796	3 195	5 364	943	371	710	41 920
SEASONALLY ADJUSTED²									
1996									
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
1997									
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	7 704	3 250	5 822	881	388	729	43 598
May	13 200	9 830	6 686	3 186	4 980	873	384	633	39 933
TREND ESTIMATES(b)									
1996									
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	13 299	9 349	7 219	3 077	5 414	972	346	845	40 310
December	13 305	9 190	7 181	3 104	5 546	899	354	832	40 241
1997									
January	13 368	9 136	7 140	3 119	5 615	845	358	819	40 305
February	13 441	9 220	7 134	3 135	5 616	821	361	796	40 525
March	13 480	9 374	7 133	3 155	5 565	818	364	762	40 739
April	13 500	9 550	7 122	3 178	5 484	823	368	726	40 921
May	13 503	9 723	7 104	3 190	5 412	844	371	690	41 051

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 9 to 12.



SECURED HOUSING FINANCE COMMITMENTS(a), 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									
1996									
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
1997									
January	1 494.5	740.7	627.5	231.8	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	718.8	251.9	506.2	59.2	34.2	79.7	4 231.9
April	1 930.9	1 031.1	721.1	271.2	602.8	64.0	40.8	84.4	4 746.3
May	1 938.7	1 017.8	672.6	262.7	516.9	63.6	37.6	75.7	4 585.6
SEASONALLY ADJUSTED(b)									
1996									
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
1997									
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	690.6	247.6	532.2	57.9	33.4	82.9	4 179.7
April	1 800.7	961.5	758.1	254.7	576.5	59.4	43.1	75.7	4 618.3
May	1 771.3	966.8	650.5	261.6	467.6	58.1	35.8	66.4	4 243.4
TREND ESTIMATES(b)									
1996									
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	1 657.0	847.4	692.3	252.7	512.5	65.8	37.8	87.0	4 142.6
December	1 684.0	847.2	697.4	254.8	531.7	61.1	37.9	86.6	4 193.4
1997									
January	1 709.1	858.3	701.1	254.6	543.8	57.8	37.6	85.9	4 248.4
February	1 729.5	881.4	704.8	254.1	546.5	56.4	37.1	83.9	4 302.2
March	1 743.5	909.3	706.0	254.1	541.9	56.3	36.7	80.5	4 341.3
April	1 754.8	936.7	704.5	254.9	533.4	56.6	36.6	76.8	4 368.9
May	1 761.8	961.7	701.8	255.0	523.4	58.0	38.5	72.4	4 381.6

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 9 to 12.



SECURED HOUSING FINANCE COMMITMENTS(a), By Type of Borrower & Loan: Original

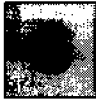
TYPE OF BORROWER

Month	FIRST HOME BUYERS.....				OTHER.....			
	<i>Number of dwellings financed</i>	<i>Number as per cent of total</i>	<i>Value of commitments</i>	<i>Average borrowing size</i>	<i>Number of dwellings financed</i>	<i>Number as per cent of total</i>	<i>Value of commitments</i>	<i>Average borrowing size</i>
	no.	%	\$m	\$'000	no.	%	\$m	\$'000
1996								
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
1997								
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	3 340.5	108.0
April	9 434	21.3	962.6	102.0	34 870	78.7	3 783.7	108.5
May	10 177	24.3	1 069.6	105.1	31 743	75.7	3 516.0	110.8

TYPE OF LOAN

Month	FIXED RATE.....				OTHER.....			
	<i>Number of dwellings financed</i>	<i>Number as per cent of total</i>	<i>Value of commitments</i>	<i>Average borrowing size</i>	<i>Number of dwellings financed</i>	<i>Number as per cent of total</i>	<i>Value of commitments</i>	<i>Average borrowing size</i>
	no.	%	\$m	\$'000	no.	%	\$m	\$'000
1996								
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
1997								
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	499.9	102.6	34 856	87.7	3 732.0	107.1
April	6 003	13.5	639.0	106.4	38 301	86.5	4 107.3	107.2
May	4 604	11.0	474.3	103.0	37 316	89.0	4 111.3	110.2

(a) Excludes alterations and additions. Includes refinancing.



SECURED HOUSING FINANCE COMMITMENTS, Summary Table: Original

Month	Total new housing commitments(a)	Refinancing	Alterations and additions	Total	Commitments advanced during month	Cancellations of commitments during month	Commitments not advanced at end of month
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
1996							
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	276.8	3 780.6	3 604.2	223.5	8 361.6
May	3 246.3	809.7	316.2	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
1997							
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	3 383.0	848.9	241.7	4 473.6	3 612.7	460.0	10 242.6
April	3 754.8	991.4	263.5	5 009.8	4 101.3	439.5	10 701.4
May	3 770.6	815.0	233.2	4 818.8	4 306.8	466.5	10 601.5

(a) 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.

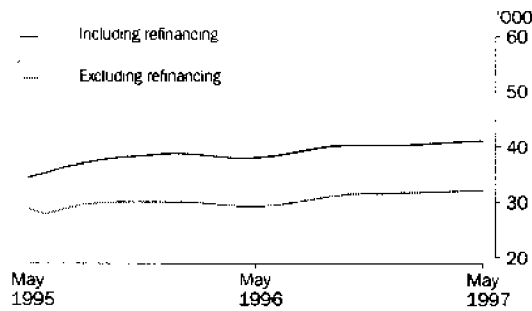
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

TOTAL DWELLINGS FINANCED-Including & Excluding Refinancing

Month	ORIGINAL	SEASONALLY ADJUSTED.....			TREND.....				
	Dwellings refinanced	Total dwellings financed	Dwellings under new finance excluding dwellings refinanced	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
	no.	no.	no.	no.	no.	no.	no.	%	%
1996									
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	9 289	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	40 310	31 549	8 761	0.0	0.5
December	7 496	40 373	31 804	8 569	40 241	31 584	8 657	-0.2	0.1
1997									
January	7 580	42 403	32 845	9 558	40 305	31 641	8 665	0.2	0.2
February	8 031	39 471	30 934	8 537	40 525	31 776	8 749	0.5	0.4
March	8 803	38 862	31 099	7 763	40 739	31 910	8 828	0.5	0.4
April	10 210	43 598	33 124	10 474	40 921	32 040	8 881	0.4	0.4
May	8 371	39 933	31 830	8 103	41 051	32 114	8 937	0.3	0.2

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
	%	% points	% points
1996			
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	0.0	0.4	-0.4
December	-0.2	0.1	-0.3
1997			
January	0.2	0.1	0.0
February	0.5	0.3	0.2
March	0.5	0.3	0.2
April	0.4	0.3	0.1
May	0.3	0.2	0.1

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(a)		Refinancing		Total new dwelling commitments(b)	
	no.	\$m	no.	\$m	no.	\$m
1996						
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
1997						
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
May	2 255	322.1	777	107.5	1 478	214.7

(a) Excludes alterations and additions. Includes refinancing.

(b) Excludes alterations and additions, and refinancing.

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/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

EXPLANATORY NOTES

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.

EXPLANATORY NOTES

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

- 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.

GLOSSARY

- 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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