

HOUSING FINANCE FOR OWNER OCCUPATION

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 10 NOV 1997

SEPTEMBER KEY FIGURES

TREND ESTIMATES

	Sep 97	% change Aug 97	% change Sep 96
Number of dwellings financed	40 212	0.2	0.4
Construction of dwellings	6 236	2.0	19.2
Purchase of new dwellings	1 944	-2.1	11.4
Purchase of established dwellings	32 033	0.0	-3.1

SEASONALLY ADJUSTED

	Sep 97	% change Aug 97	% change Sep 96
Number of dwellings financed	40 769	-1.5	-2.2
Construction of dwellings	6 531	7.8	28.8
Purchase of new dwellings	1 924	-0.7	10.3
Purchase of established dwellings	32 314	-3.2	-7.4

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings financed in September 1997 shows little change on August.
- Commitments for the construction of dwellings rose 2.0%, the fifteenth consecutive monthly increase.
- Commitments for the purchase of new dwellings decreased by 2.1%.
- The number of commitments for refinancing decreased by 1.3%, the sixth consecutive monthly decrease.

SEASONALLY ADJUSTED ESTIMATES

- The number of dwellings financed during September 1997 was 40 769, down 1.5% on August.
- The number of commitments for established dwellings, excluding refinancing, decreased by 5.0% and commitments for refinancing increased by 2.4%.
- Commitments for the purchase of new dwellings have decreased for the fifth consecutive month.

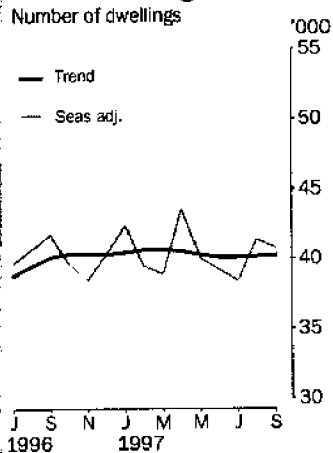
ORIGINAL ESTIMATES

- There were 41 473 dwellings financed in September, an increase of 3.7% and 1.4% higher than in September 1996.
- In September 1997, 80.2% of commitments were made by Banks, 4.4% by Permanent Building Societies and 15.4% by Other Lenders. Mortgage Managers accounted for 8.0% of all commitments.

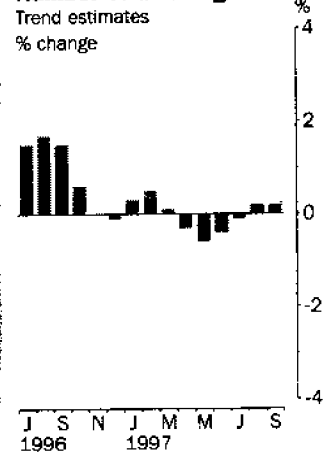


**Australian
Bureau of
Statistics**

Secured housing finance



Number of dwellings



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
October 1997	10 December 1997
November 1997	16 January 1998
December 1997	13 February 1998

FORTHCOMING CHANGES

New seasonal adjustment factors resulting from the annual seasonal reanalysis will be introduced in next month's issue. This will affect all tables which include seasonally adjusted and trend estimates.

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.

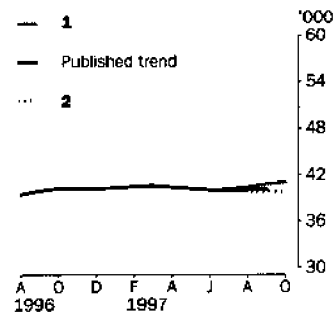
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The October seasonally adjusted estimate of number of dwellings financed is *higher* than the September seasonally adjusted estimate by 4%.

2 The October seasonally adjusted estimate of number of dwellings financed is *lower* than the September 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



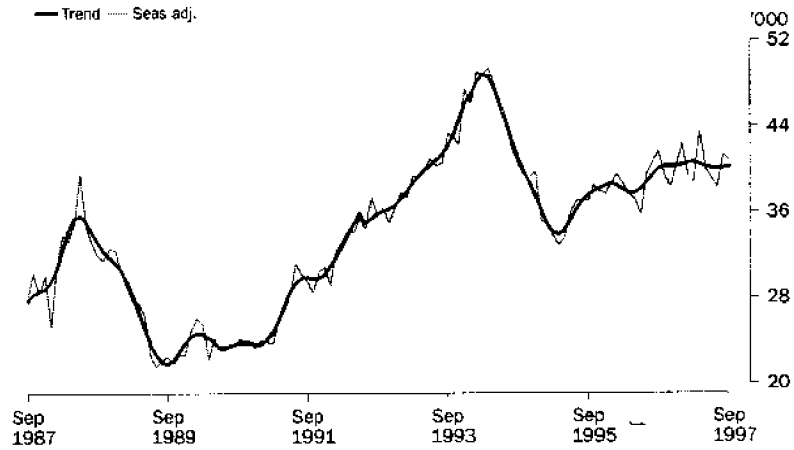
	TREND AS PUBLISHED	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		1		2			
		estimate	% change	estimate	% change	estimate	% change
1997							
April	40 493	-0.3	40 457	-0.3	40 520	-0.3	
May	40 243	-0.6	40 177	-0.7	40 288	-0.6	
June	40 092	-0.4	40 053	-0.3	40 108	-0.4	
July	40 059	-0.1	40 166	0.3	40 020	-0.2	
August	40 136	0.2	40 428	0.7	39 945	-0.2	
September	40 212	0.2	40 805	0.9	39 895	-0.1	
October (new)	—	—	41 082	0.7	39 709	-0.5	

Dennis Trewin
Acting Australian Statistician

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

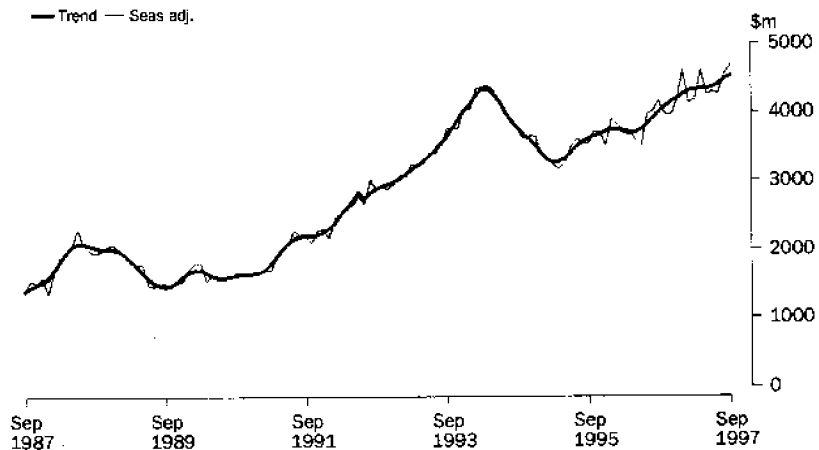
NUMBER OF DWELLINGS FINANCED

The trend estimate for the number of dwellings financed in September 1997 shows little change on August. Commitments for the construction of dwellings rose 2.0%, commitments for the purchase of new dwellings fell 2.1% and commitments for the purchase of established dwellings were static. Seasonally adjusted, the number of dwellings financed decreased by 1.5%.



VALUE OF COMMITMENTS

The trend estimate for the value of commitments in September was \$4 530.5 million, up 1.2% on August. This series has climbed continuously since March 1995. Seasonally adjusted, the value of commitments increased by 2.8% to \$4 675.2 million. The average borrowing size was \$112 700 in original terms, compared to \$98 800 in September 1996.

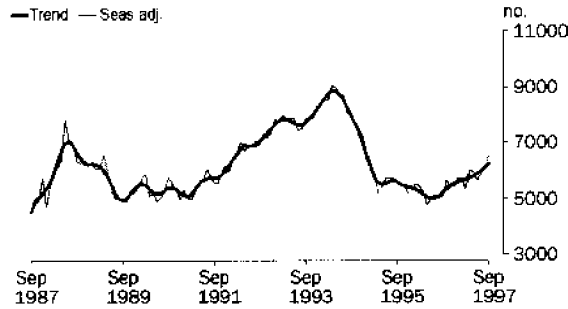


TYPE OF HOUSING: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

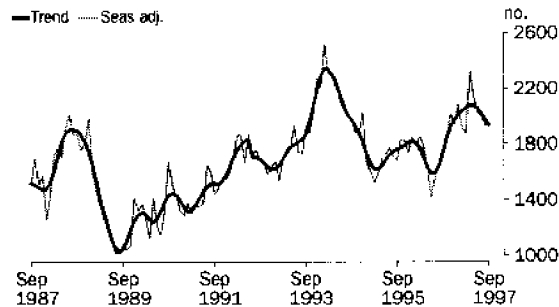
CONSTRUCTION OF DWELLINGS

The trend estimate for the construction of dwellings was 6 236, a rise of 2.0% in September and the fifteenth consecutive monthly increase. Seasonally adjusted, the number of dwellings financed was 6 531, a 7.8% increase on August and the highest level recorded since January 1995.



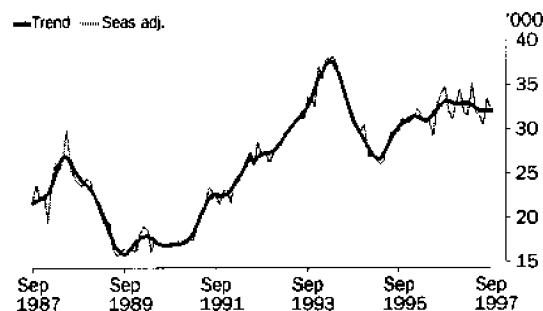
PURCHASE OF NEW DWELLINGS

The trend estimate for the number of new dwellings financed was 1 944, the fourth consecutive monthly decrease and down 2.0%. Seasonally adjusted, finance was committed for 1 924 dwellings, down 0.7% on August 1997 and the fifth consecutive monthly decrease.



PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the number of commitments for the purchase of established dwellings is the lowest it has been since June 1996. Commitments for the purchase of established dwellings, excluding refinancing, increased by 0.4% in September and refinancing commitments decreased by 1.3%. Seasonally adjusted, finance was committed for 32 314 dwellings, down 3.2% on August 1997.

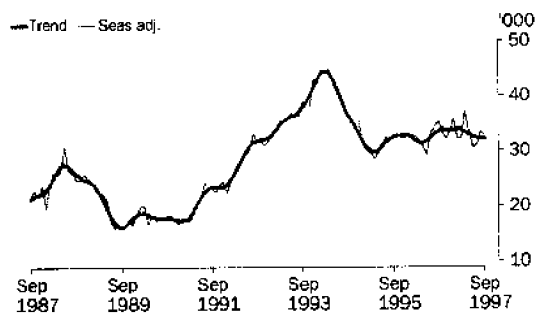


TYPE OF LENDER: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

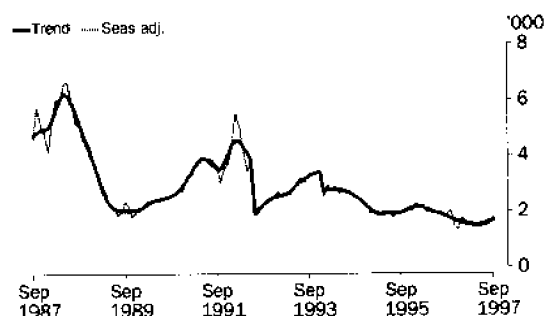
BANKS

The September trend estimate for the number of dwellings financed was 32 090, down slightly on August, and the lowest level since June 1996. Seasonally adjusted, finance was committed for 32 825 dwellings, a decrease of 1.7% in September.



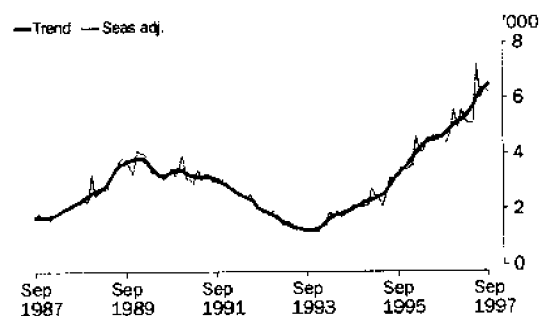
PERMANENT BUILDING SOCIETIES

The trend estimate for the number of dwellings financed has increased by 3.1% in September the fifth consecutive monthly increase. Seasonally adjusted, finance was committed for 1 758 dwellings, up 7.0% on August 1997. 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 6 475, a 2.0% increase for September and the highest level recorded since the inception of the series. Seasonally adjusted, finance was committed for 6 186 dwellings, a decrease of 2.7% on August.



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								
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	565.4	2 027	225.2	32 319	3 440.9	39 721	4 231.5
April	6 311	658.7	2 212	259.1	35 786	3 828.9	44 309	4 746.7
May	6 382	672.6	2 145	259.6	33 468	3 660.2	41 995	4 592.4
June	5 760	606.3	2 104	252.4	32 003	3 503.6	39 867	4 362.3
July	6 374	692.0	2 129	257.3	33 143	3 665.2	41 646	4 614.5
August	6 110	670.7	1 967	249.5	31 918	3 541.0	39 995	4 461.2
September	6 626	737.0	2 039	256.7	32 808	3 680.8	41 473	4 674.6
SEASONALLY ADJUSTED								
1996								
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	559.3	1 869	214.7	31 626	3 405.2	38 856	4 179.2
April	6 014	646.2	2 327	274.1	35 263	3 698.5	43 604	4 618.8
May	5 961	605.5	2 132	249.9	31 907	3 393.8	40 000	4 249.2
June	5 654	602.7	2 030	244.2	31 506	3 442.2	39 190	4 289.2
July	5 899	636.3	1 997	241.3	30 480	3 395.9	38 376	4 273.5
August	6 059	652.3	1 938	248.9	33 378	3 648.8	41 375	4 550.0
September	6 531	729.5	1 924	244.7	32 314	3 701.1	40 769	4 675.2
TREND ESTIMATES								
1996								
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	40 049	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	1 921	214.5	32 931	3 393.8	40 309	4 142.5
December	5 536	550.1	1 971	220.1	32 776	3 427.0	40 283	4 197.1
1997								
January	5 605	567.0	2 006	225.8	32 790	3 463.1	40 401	4 255.9
February	5 659	582.0	2 038	232.2	32 889	3 492.6	40 586	4 306.8
March	5 697	593.3	2 066	238.4	32 873	3 497.8	40 635	4 329.5
April	5 743	603.1	2 081	243.5	32 668	3 485.0	40 493	4 331.6
May	5 808	613.5	2 081	246.8	32 355	3 474.2	40 243	4 334.5
June	5 892	626.6	2 059	248.1	32 141	3 488.5	40 092	4 363.2
July	5 997	643.9	2 023	248.0	32 039	3 521.7	40 059	4 413.7
August	6 114	663.1	1 984	247.6	32 037	3 566.9	40 136	4 477.7
September	6 236	683.3	1 944	246.4	32 033	3 600.8	40 212	4 530.5

(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								
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	4 956	519.8	39 721	4 231.5
April	37 608	4 040.2	1 521	163.2	5 180	543.3	44 309	4 746.7
May	34 907	3 818.6	1 660	177.7	5 428	596.1	41 995	4 592.4
June	31 640	3 461.3	1 484	160.8	6 743	740.2	39 867	4 362.3
July	33 692	3 727.3	1 524	164.7	6 430	722.5	41 646	4 614.5
August	32 145	3 598.1	1 627	161.6	6 223	701.4	39 995	4 461.2
September	33 269	3 728.6	1 807	194.2	6 397	751.7	41 473	4 674.6
SEASONALLY ADJUSTED								
1996								
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	5 143	534.6	38 856	4 179.2
April	37 062	3 950.0	1 488	158.0	5 054	510.7	43 604	4 618.8
May	33 414	3 546.3	1 493	158.9	5 093	544.0	40 000	4 249.2
June	30 457	3 309.0	1 503	163.9	7 230	816.4	39 190	4 289.2
July	30 912	3 428.0	1 460	155.3	6 004	690.2	38 376	4 273.5
August	33 376	3 668.7	1 643	167.7	6 356	713.7	41 375	4 550.0
September	32 825	3 740.1	1 758	188.7	6 186	746.4	40 769	4 675.2
TREND ESTIMATES								
1996								
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	40 049	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	172.1	4 883	521.7	40 309	4 142.5
December	33 646	3 496.3	1 621	166.0	5 016	534.8	40 283	4 197.1
1997								
January	33 708	3 553.6	1 578	161.4	5 114	541.0	40 401	4 255.9
February	33 833	3 602.5	1 549	158.6	5 204	545.7	40 586	4 306.8
March	33 783	3 615.3	1 528	157.6	5 323	556.5	40 635	4 329.5
April	33 479	3 593.2	1 518	158.7	5 496	579.8	40 493	4 331.6
May	33 006	3 557.3	1 513	160.4	5 725	616.9	40 243	4 334.5
June	32 593	3 539.8	1 519	162.0	5 980	661.3	40 092	4 363.2
July	32 311	3 546.7	1 551	165.2	6 196	701.8	40 059	4 413.7
August	32 192	3 574.3	1 597	169.3	6 348	734.0	40 136	4 477.7
September	32 090	3 596.2	1 647	174.1	6 475	760.2	40 212	4 530.5

(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									
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	3 117	5 256	814	360	781	39 721
April	14 806	10 637	7 274	3 318	6 122	933	400	819	44 309
May	14 265	10 302	6 796	3 228	5 380	943	371	710	41 995
June	13 233	10 081	6 574	3 172	5 063	756	327	661	39 867
July	13 843	10 199	7 293	3 004	5 477	786	331	713	41 646
August	13 237	9 890	6 886	3 085	5 074	801	309	713	39 995
September	14 032	10 059	7 185	3 034	5 236	796	392	739	41 473

SEASONALLY ADJUSTED(b)

1996									
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	3 114	5 466	799	364	753	38 856
April	14 017	9 956	7 704	3 244	5 822	881	388	729	43 604
May	13 223	9 831	6 686	3 219	4 995	873	384	633	40 000
June	13 018	9 753	6 467	2 951	4 776	718	342	656	39 190
July	12 633	9 511	7 032	2 901	5 029	767	333	678	38 376
August	13 645	9 925	6 837	3 086	5 014	814	305	740	41 375
September	14 007	10 153	7 132	3 131	5 396	837	366	744	40 769

TREND ESTIMATES(b)

1996									
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	40 049
October	13 328	9 483	7 189	3 016	5 242	1 040	331	852	40 304
November	13 299	9 349	7 219	3 076	5 414	972	346	845	40 309
December	13 314	9 188	7 198	3 109	5 564	900	355	834	40 283
1997									
January	13 395	9 125	7 162	3 132	5 650	846	361	819	40 401
February	13 465	9 205	7 139	3 149	5 648	817	364	795	40 586
March	13 444	9 367	7 096	3 147	5 537	809	364	755	40 635
April	13 353	9 538	7 031	3 130	5 367	810	361	716	40 493
May	13 256	9 662	6 954	3 101	5 201	810	357	688	40 243
June	13 236	9 759	6 894	3 071	5 097	804	352	681	40 092
July	13 291	9 840	6 870	3 048	5 052	799	345	687	40 059
August	13 407	9 917	6 881	3 038	5 049	798	340	701	40 136
September	13 478	9 972	6 905	3 034	5 061	799	333	715	40 212

(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									
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	3 960.5
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	231.3	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	718.8	251.4	506.2	59.2	34.2	79.7	4 231.5
April	1 932.3	1 030.9	721.1	270.4	602.8	64.0	40.8	84.4	4 746.7
May	1 941.1	1 018.4	672.6	264.5	518.9	63.6	37.6	75.7	4 592.4
June	1 764.0	1 021.5	674.1	253.3	488.6	54.6	35.6	70.7	4 362.3
July	1 877.8	1 039.2	745.1	243.4	538.9	57.7	36.4	76.0	4 614.5
August	1 794.1	1 031.1	711.9	251.1	502.4	60.7	33.8	76.0	4 461.2
September	1 884.9	1 083.4	754.2	252.7	510.5	62.8	43.1	83.1	4 674.6
SEASONALLY ADJUSTED(b)									
1996									
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	247.2	532.2	57.9	33.4	82.9	4 179.2
April	1 802.0	961.3	758.1	253.9	576.5	59.4	43.1	75.7	4 618.8
May	1 773.5	967.3	650.5	263.4	469.4	58.1	35.8	66.4	4 249.2
June	1 729.0	988.8	662.0	232.1	478.4	55.3	39.7	68.1	4 289.2
July	1 709.6	952.9	719.3	234.7	492.8	57.1	36.2	70.3	4 273.5
August	1 855.3	1 076.7	710.8	254.2	494.1	61.7	31.1	81.5	4 550.0
September	1 884.6	1 066.3	733.5	263.7	518.0	65.3	43.5	83.8	4 675.2
TREND ESTIMATES(b)									
1996									
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	512.4	65.8	37.8	87.0	4 142.5
December	1 685.5	846.4	698.8	255.4	533.1	61.1	37.9	86.8	4 197.1
1997									
January	1 713.2	856.8	702.5	256.0	547.0	57.6	37.6	86.1	4 255.9
February	1 732.4	878.9	704.6	255.1	549.9	55.9	37.3	83.8	4 306.8
March	1 738.8	907.5	702.7	252.5	540.3	55.8	36.9	79.5	4 329.5
April	1 738.3	936.9	698.6	249.7	524.0	56.6	36.7	75.1	4 331.6
May	1 743.0	962.9	694.9	247.6	508.1	57.6	36.8	72.3	4 334.5
June	1 760.6	986.9	695.0	247.0	498.5	58.4	37.2	72.0	4 363.2
July	1 786.0	1 010.6	699.8	247.6	494.0	59.3	37.5	73.4	4 413.7
August	1 815.8	1 033.6	707.4	249.1	493.0	60.5	37.7	75.8	4 477.7
September	1 835.3	1 051.2	715.0	251.6	493.4	61.8	37.7	78.1	4 530.5

(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								
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	22.2	891.5	101.3	30 922	77.8	3 340.0	108.0
April	9 438	21.3	963.0	102.0	34 871	78.7	3 783.6	108.5
May	10 188	24.3	1 070.8	105.1	31 807	75.7	3 521.5	110.7
June	8 157	20.5	853.3	104.6	31 710	79.5	3 509.0	110.7
July	8 330	20.0	866.9	104.1	33 316	80.0	3 747.6	112.5
August	7 890	19.7	818.8	103.8	32 105	80.3	3 642.3	113.4
September	8 392	20.2	888.6	105.9	33 081	79.8	3 786.0	114.4

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								
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	34 850	87.7	3 731.6	107.1
April	6 003	13.5	639.0	106.4	38 306	86.5	4 107.7	107.2
May	4 604	11.0	474.3	103.0	37 391	89.0	4 118.1	110.1
June	3 291	8.3	328.0	99.7	36 576	91.7	4 034.3	110.3
July	3 461	8.3	349.0	100.8	38 185	91.7	4 265.5	111.7
August	3 402	8.5	346.3	101.8	36 593	91.5	4 114.9	112.4
September	3 583	8.6	370.6	103.4	37 890	91.4	4 304.0	113.6

(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
1996							
July	3 186.0	1 040.1	336.4	4 562.5	4 484.7	267.7	6 564.3
August	2 967.0	1 087.5	304.4	4 358.9	3 891.9	245.6	6 786.5
September	2 965.1	1 079.2	267.5	4 311.7	3 873.2	222.3	6 999.0
October	3 265.7	832.5	272.9	4 371.2	3 982.6	307.0	7 076.2
November	3 260.9	719.6	229.7	4 210.3	3 541.6	342.8	7 390.4
December	3 142.9	711.2	212.9	4 066.9	3 828.0	371.0	7 251.8
1997							
January	3 012.6	745.7	219.1	3 977.4	3 363.7	566.9	7 300.7
February	3 252.9	777.6	233.3	4 263.8	3 307.8	502.4	7 773.6
March	3 382.6	848.9	241.7	4 473.2	3 622.2	462.2	8 166.1
April	3 754.9	991.8	263.7	5 010.4	4 103.0	448.4	8 613.9
May	3 776.4	816.0	233.9	4 826.2	4 199.5	459.9	8 635.0
June	3 481.3	880.9	223.4	4 585.7	4 132.1	449.7	8 620.1
July	3 753.2	861.3	219.0	4 833.5	4 315.1	456.5	8 677.2
August	3 601.4	859.7	215.5	4 676.6	4 077.6	498.7	8 768.5
September	3 826.3	848.3	239.5	4 914.1	4 115.4	401.4	9 168.5

(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.

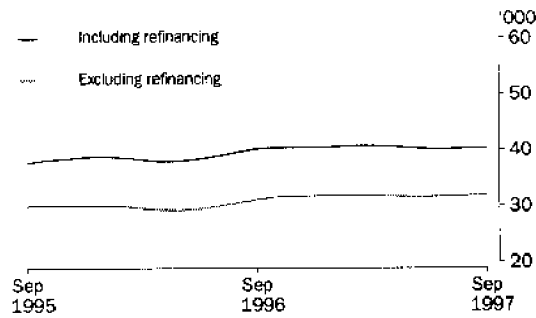
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

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									
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	40 049	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	40 309	31 548	8 760	0.0	0.5
December	7 496	40 373	31 804	8 569	40 283	31 630	8 653	-0.1	0.3
1997									
January	7 580	42 403	32 845	9 558	40 401	31 735	8 666	0.3	0.3
February	8 031	39 471	30 934	8 537	40 586	31 816	8 770	0.5	0.3
March	8 803	38 856	31 093	7 763	40 635	31 773	8 862	0.1	-0.1
April	10 214	43 604	33 125	10 479	40 493	31 635	8 858	-0.3	-0.4
May	8 384	40 000	31 885	8 115	40 243	31 501	8 742	-0.6	-0.4
June	8 847	39 190	30 300	8 890	40 092	31 496	8 596	-0.4	0.0
July	8 944	38 376	30 284	8 092	40 059	31 603	8 456	-0.1	0.3
August	8 577	41 375	33 192	8 183	40 136	31 799	8 337	0.2	0.6
September	8 666	40 769	32 391	8 378	40 212	31 980	8 232	0.2	0.6

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			
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	-0.1	0.2	-0.3
1997			
January	0.3	0.3	0.0
February	0.5	0.2	0.3
March	0.1	-0.1	0.2
April	-0.3	-0.3	0.0
May	-0.6	-0.3	-0.3
June	-0.4	0.0	-0.4
July	-0.1	0.3	-0.3
August	0.2	0.5	-0.3
September	0.2	0.5	-0.3

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. Data for the more significant mortgage managers is available from July 1995 and has been included for earlier months elsewhere in this publication under 'other lenders', but not shown separately. 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						
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	2 256	322.1	778	107.5	1 478	214.6
June	3 647	486.5	1 584	206.5	2 063	280.0
July	3 321	447.9	1 192	152.6	2 129	295.4
August	3 214	430.7	1 242	160.0	1 972	270.7
September	3 330	476.4	1 119	143.2	2 211	333.2

(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

G L O S S A R Y

- 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 \$27 million Australia-wide during the calendar year 1996.



FOR MORE INFORMATION . . .

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our offices (see below).

INFORMATION CONSULTANCY SERVICES

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see below).

ABS PRODUCTS

A large number of ABS products is available from the ABS Bookshops (see below). The ABS also provides a subscription service – you can telephone the ABS Subscription Service Australia wide toll free on 1300 3663 23.

ELECTRONIC SERVICES

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS office (see below) or e-mail us at:

- client.services@abs.gov.au

GENERAL SALES AND INQUIRIES

- Sydney 02 9268 4611
- Melbourne 03 9615 7755
- Brisbane 07 3222 6351
- Perth 08 9360 5140
- Adelaide 08 8237 7100
- Hobart 03 6222 5800
- Darwin 08 8943 2111
- Canberra 02 6252 6627
- Information Services, ABS
PO Box 10, Belconnen ACT 2616



2560900009971
ISSN 1031-0320

RRP \$16.00

© Commonwealth of Australia 1997

Produced by the Australian Bureau of Statistics