

HOUSING FINANCE

FOR OWNER
OCCUPATION
AUSTRALIA

EMBARGOED UNTIL 11:30AM THURS 14 DECEMBER 1995

OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 95	% change Sep 95	% change Oct 94
Number of dwellings financed	38 796	1.7	-3.2
Construction of dwellings	5 725	0.1	-25.8
Purchase of new dwellings	1 752	-0.1	-11.8
Purchase of established dwellings	31 319	2.1	3.2

SEASONALLY ADJUSTED

	Oct 95	% change Sep 95	% change Oct 94
Number of dwellings financed	39 312	3.0	-1.6
Construction of dwellings	5 389	-8.8	-29.1
Purchase of new dwellings	1 801	2.5	-9.1
Purchase of established dwellings	32 122	5.4	5.8

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend for total dwellings financed during the month increased by 1.7%, the sixth consecutive monthly rise since April, but still 20.0% below the peak of March 1994. The revised trend for September 1995 increased by 1.9% on August.
- The trend for the number of dwellings refinanced during the month increased by 4.6%, continuing trend increases since March 1995.
- During October 1995, 85.6% of commitments were made by Banks, 5.4% by Permanent Building Societies and 9.0% by Other Lenders. For October 1994, the proportions were 88.6%, 6.3% and 5.1% respectively.
- The trend estimate for the value of commitments was up 1.3%.

SEASONALLY ADJUSTED ESTIMATES

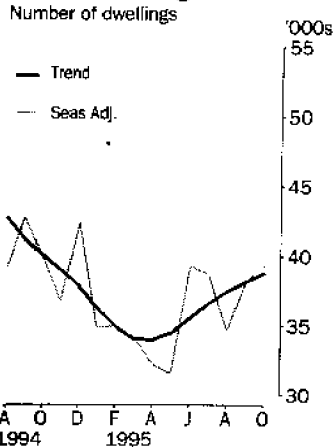
- The number of dwellings financed during the month increased by 3.0% on September 1995. The trend estimate series provides the most reliable indicator of the underlying movement. A reanalysis of seasonal factors is well advanced. See Forthcoming Changes, page 2, and Explanatory Notes 9-11.

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

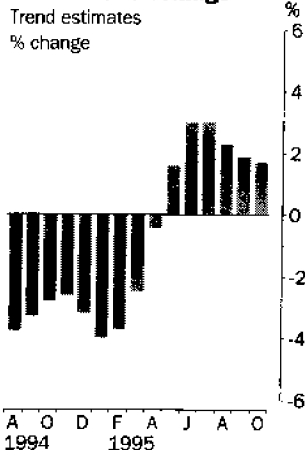
ORIGINAL ESTIMATES

- There were 37 908 dwelling units financed during the month, up 4.2% on September 1995 and 1.4% on October 1994.
- The refinancing of 8 170 dwellings accounted for 21.6% of the total number of dwellings financed during the month.
- Fixed rate loan commitments accounted for 15.8% of total dwelling finance commitments in October.

Secured housing finance



Number of dwellings



INQUIRIES

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

HOUSING FINANCE NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
November 1995	22 January 1996
December 1995	22 February 1996
January 1996	14 March 1996

FORTHCOMING CHANGES

A reanalysis of seasonal factors is currently being undertaken which takes into account the changed reporting practices of banks. Seasonally adjusted and trend estimates based on the results of this reanalysis will be released in a reissue of this publication on 15 January 1996.

Investigations are currently being undertaken into the publication of housing commitments made by mortgage managers. It is anticipated that the data will be published in the November 1995 issue.

SENSITIVITY ANALYSIS

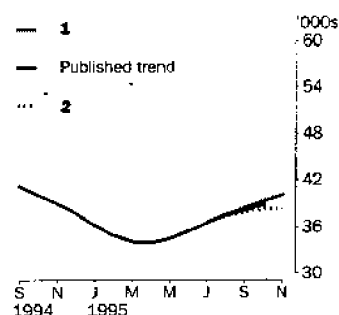
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 12 and 13.

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

- 1** The November seasonally adjusted estimate of number of dwellings financed is *higher* than the October seasonally adjusted estimate by 5%.
- 2** The November seasonally adjusted estimate of number of dwellings financed is *lower* than the October 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:

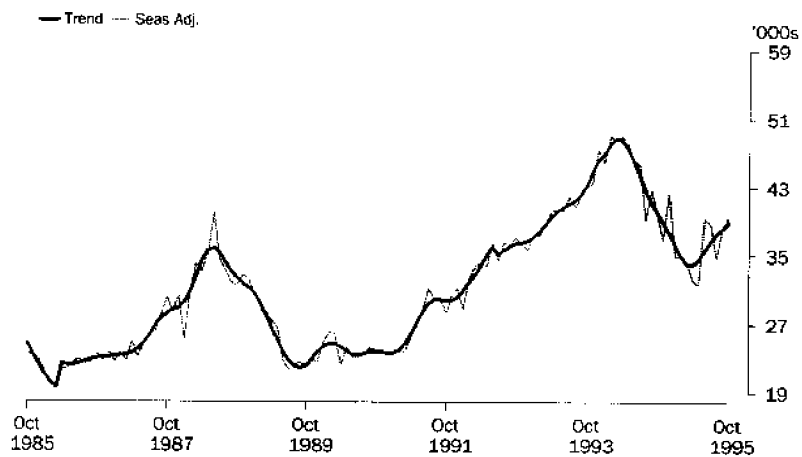
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	estimate	% change	1 rises by 5% on Oct 1995 estimate	% change	2 falls by 5% on Oct 1995 estimate	% change
1995						
May	34 500	1.6	34 415	1.4	34 491	1.4
June	35 543	3.0	35 399	2.9	35 533	3.0
July	36 599	3.0	36 552	3.3	36 619	3.1
August	37 457	2.3	37 566	2.8	37 389	2.1
September	38 163	1.9	38 463	2.4	37 881	1.3
October	38 796	1.7	39 307	2.2	38 210	0.9
November (new)	—	—	40 002	1.8	38 346	0.4

W. McLennan
Australian Statistician

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

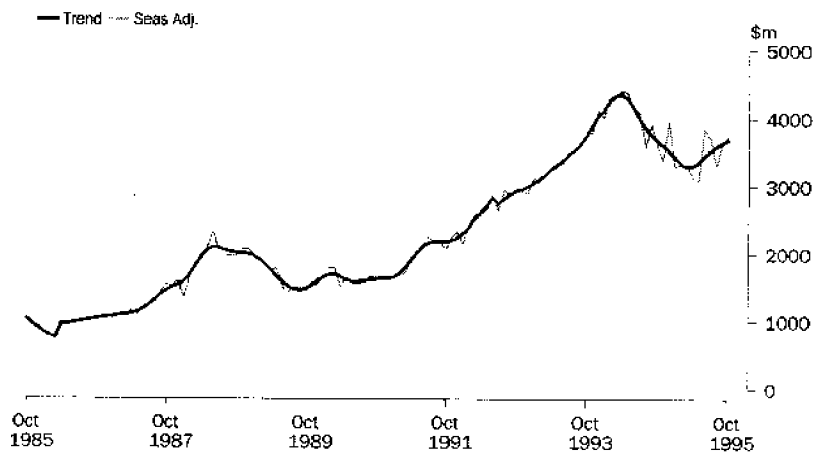
NUMBER OF DWELLINGS FINANCED

The trend estimate for the number of dwellings financed increased by 1.7% in October. The trend has been increasing since April 1995, but the rate of monthly increases has been slowing since July 1995. Seasonally adjusted, the number of dwellings financed was up 3.0% on the previous month.



VALUE OF COMMITMENTS

The trend estimate for the value of owner-occupied housing commitments for October 1995 was \$3 681.3 million, up 1.3% on September. Seasonally adjusted, the value of commitments rose by 2.7% on the previous month. The average borrowing was \$95 000.

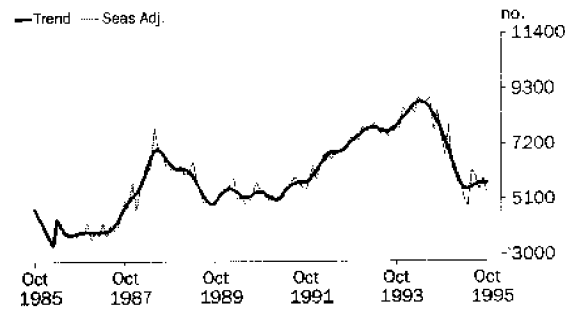


TYPE OF HOUSING: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

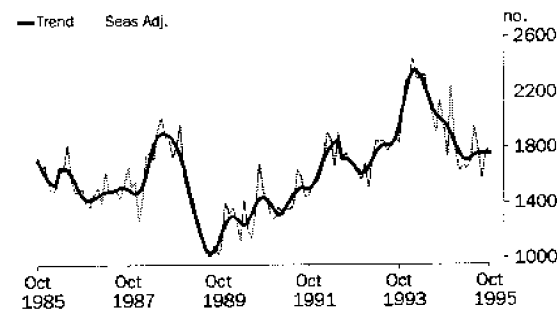
CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwellings financed in October 1995 was 5 725, up 0.1% on September but 25.8% lower than in October 1994. Seasonally adjusted, finance was committed for 5 389 dwellings, 8.8% less than in the previous month.



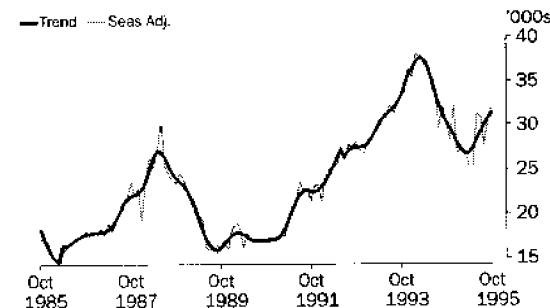
PURCHASE OF NEW DWELLINGS

The trend estimate for the number of dwellings financed was 1 752, a decrease of 0.1% on September, and 11.8% lower than in October 1994. Seasonally adjusted, finance was committed for 1 801 dwellings, an increase of 2.5% on the previous month.



PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the number of dwellings financed was 31 319, up 2.1% on September and 3.2% higher than in October 1994. Seasonally adjusted, finance was committed for 32 122 dwellings, an increase of 5.4% on the previous month.

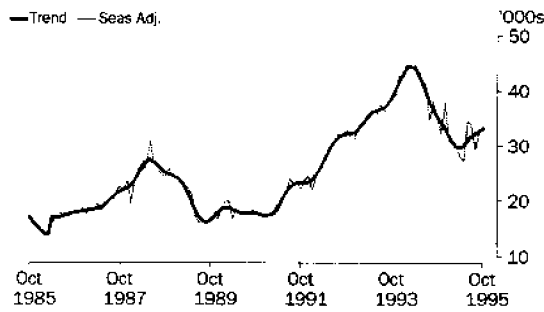


TYPE OF LENDER: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

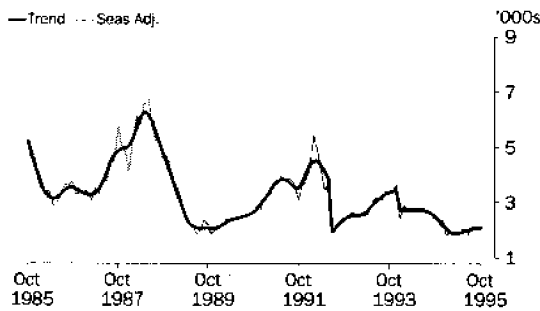
BANKS

The trend estimate for the number of dwellings financed in October 1995 was 33 226, up 1.2% on September but 6.4% lower than in October 1994. Seasonally adjusted, finance was committed for 33 497 dwellings, an increase of 1.8% on the previous month.



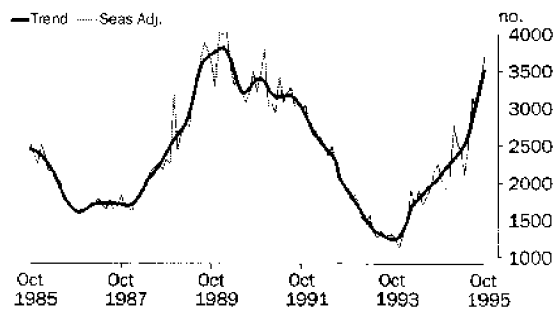
PERMANENT BUILDING SOCIETIES

The trend estimate for the number of dwellings financed in October 1995 was 2 077, an increase of 1.1% on September but 17.4% lower than in October 1994. Seasonally adjusted, finance was committed for 2 120 dwellings, 5.8% higher than in the previous month.



OTHER LENDERS

The trend estimate for the number of dwellings financed in October 1995 was 3 491, 6.1% up on September and 69.9% higher than in October 1994. Seasonally adjusted, finance was committed for 3 695 dwellings, an increase of 13.5% 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								
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	1 467	151.6	23 061	2 250.5	29 257	2 849.3
May	6 051	573.3	1 848	193.1	29 393	2 900.6	37 292	3 667.0
June	6 010	556.8	1 818	188.3	30 347	2 996.9	38 175	3 742.0
July	5 718	542.8	1 822	183.3	29 293	2 839.9	36 833	3 566.0
August	6 249	580.7	1 893	191.1	31 254	2 987.5	39 396	3 759.3
September	5 587	507.7	1 718	176.4	29 078	2 792.8	36 383	3 477.0
October	5 271	492.6	1 865	183.6	30 772	2 946.9	37 908	3 623.1
SEASONALLY ADJUSTED								
1994								
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	1 641	168.1	25 427	2 485.1	32 183	3 135.6
May	4 858	464.5	1 691	172.8	25 007	2 438.1	31 556	3 075.4
June	6 220	590.5	1 952	197.4	31 140	3 053.3	39 312	3 841.2
July	5 991	559.7	1 800	186.1	30 936	2 950.2	38 727	3 696.0
August	5 453	490.6	1 572	159.6	27 605	2 645.9	34 630	3 296.0
September	5 906	527.8	1 757	186.4	30 490	2 919.9	38 153	3 634.1
October	5 389	506.6	1 801	178.1	32 122	3 048.1	39 312	3 732.8
TREND ESTIMATES								
1994								
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	29 702	2 759.5	39 036	3 601.0
December	6 970	612.2	1 902	195.4	28 921	2 714.3	37 792	3 522.0
1995								
January	6 508	580.1	1 826	187.7	27 962	2 654.5	36 296	3 422.3
February	6 061	550.9	1 760	181.0	27 125	2 604.9	34 946	3 336.9
March	5 704	529.0	1 721	177.0	26 661	2 584.2	34 085	3 290.3
April	5 514	518.5	1 709	175.7	26 734	2 603.4	33 957	3 297.7
May	5 482	517.1	1 718	176.1	27 300	2 657.8	34 500	3 351.0
June	5 571	523.0	1 742	178.2	28 230	2 738.1	35 543	3 439.3
July	5 667	527.4	1 757	179.8	29 174	2 814.7	36 599	3 521.9
August	5 713	526.9	1 757	180.0	29 988	2 878.2	37 457	3 585.1
September	5 720	523.7	1 753	179.5	30 689	2 932.0	38 163	3 635.2
October	5 725	522.2	1 752	178.9	31 319	2 980.2	38 796	3 681.3

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								
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	2 139	223.4	29 257	2 849.3
May	32 774	3 238.1	2 266	201.3	2 252	227.6	37 292	3 667.0
June	33 487	3 285.6	2 108	186.6	2 580	269.8	38 175	3 742.0
July	32 110	3 118.4	1 701	151.7	3 022	296.9	36 833	3 566.0
August	34 085	3 225.9	2 244	199.6	3 067	333.8	39 396	3 759.3
September	31 193	2 980.3	1 973	184.6	3 217	312.0	36 383	3 477.0
October	32 106	3 066.9	2 123	188.7	3 679	367.6	37 908	3 623.1
SEASONALLY ADJUSTED								
1994								
August	34 487	3 157.4	2 742	249.6	1 916	165.6	39 145	3 572.6
September	36 038	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	2 427	242.7	32 183	3 135.6
May	27 434	2 679.6	2 024	185.2	2 098	210.6	31 556	3 075.4
June	34 755	3 392.4	2 004	177.9	2 553	270.9	39 312	3 841.2
July	33 757	3 222.4	1 824	164.4	3 146	309.2	38 727	3 696.0
August	29 508	2 782.5	2 146	191.2	2 976	322.3	34 630	3 296.0
September	32 895	3 121.9	2 003	190.2	3 255	322.0	38 153	3 634.1
October	33 497	3 174.6	2 120	187.9	3 695	370.3	39 312	3 732.8
TREND ESTIMATES								
1994								
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	196.0	40 059	3 663.7
November	34 544	3 181.3	2 374	212.1	2 118	207.7	39 036	3 601.0
December	33 392	3 107.6	2 209	195.8	2 191	218.6	37 792	3 522.0
1995								
January	31 985	3 014.3	2 058	181.2	2 253	226.9	36 296	3 422.3
February	30 693	2 932.9	1 942	170.5	2 312	233.4	34 946	3 336.9
March	29 834	2 885.3	1 879	164.8	2 372	240.2	34 085	3 290.3
April	29 653	2 885.4	1 868	164.6	2 436	247.7	33 957	3 297.7
May	30 075	2 924.3	1 904	169.0	2 522	257.6	34 500	3 351.0
June	30 935	2 992.3	1 956	175.4	2 653	271.6	35 543	3 439.3
July	31 762	3 050.7	1 993	180.3	2 843	290.9	36 599	3 521.9
August	32 364	3 088.0	2 024	183.8	3 069	313.3	37 457	3 585.1
September	32 816	3 113.6	2 054	186.9	3 292	334.7	38 163	3 635.2
October	33 226	3 138.9	2 077	188.4	3 494	354.0	38 796	3 681.3

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									
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	9 465	6 632	5 323	2 390	3 793	803	271	580	29 257
May	12 203	8 091	6 930	2 923	4 984	1 003	393	765	37 292
June	12 697	8 015	7 063	3 290	4 913	1 051	384	762	38 175
July	11 547	8 086	7 226	3 013	4 847	992	336	786	36 833
August	11 748	9 073	7 764	3 315	5 258	1 012	388	838	39 396
September	11 066	7 990	7 286	3 167	4 797	939	415	723	36 383
October	11 064	8 741	7 646	3 287	5 103	957	367	743	37 908
SEASONALLY ADJUSTED									
1994									
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	10 396	7 327	5 983	2 684	4 122	845	296	599	32 183
May	10 437	6 613	6 158	2 654	4 089	842	392	631	31 556
June	13 032	7 838	7 220	3 088	4 691	1 025	408	716	39 312
July	12 444	8 194	7 634	3 177	5 074	1 032	345	852	38 727
August	10 797	8 394	7 011	2 972	4 795	953	372	809	34 630
September	10 948	8 312	7 644	3 309	5 182	1 046	428	726	38 153
October	11 789	8 680	8 068	3 545	5 382	1 021	341	798	39 312
TREND ESTIMATES									
1994									
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	11 939	9 182	8 086	3 204	5 671	984	307	956	40 059
November	11 624	8 885	7 751	3 125	5 584	971	303	930	39 036
December	11 300	8 634	7 321	3 029	5 380	944	305	880	37 792
1995									
January	10 964	8 373	6 841	2 916	5 065	909	313	807	36 296
February	10 731	8 077	6 443	2 818	4 728	880	325	727	34 946
March	10 700	7 790	6 227	2 759	4 454	868	336	669	34 085
April	10 877	7 589	6 241	2 754	4 320	880	346	649	33 957
May	11 169	7 544	6 465	2 812	4 358	911	356	668	34 500
June	11 463	7 677	6 810	2 918	4 544	948	368	711	35 543
July	11 628	7 908	7 153	3 050	4 770	980	377	751	36 599
August	11 655	8 170	7 444	3 179	4 975	1 006	382	779	37 457
September	11 618	8 416	7 691	3 297	5 154	1 026	384	796	38 163
October	11 550	8 656	7 901	3 403	5 314	1 041	382	809	38 796

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									
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	1 098.8	580.8	487.8	192.8	348.9	53.7	27.0	59.4	2 849.3
May	1 423.1	726.6	645.2	236.9	451.8	66.5	39.8	77.0	3 867.0
June	1 473.9	714.3	660.2	268.2	445.9	67.0	36.6	75.9	3 742.0
July	1 308.8	723.7	681.7	243.5	434.0	66.4	32.3	75.6	3 566.0
August	1 312.0	807.9	711.0	256.7	477.2	69.0	45.0	80.4	3 759.3
September	1 241.0	695.9	684.7	241.8	439.2	64.1	39.4	71.0	3 477.0
October	1 264.8	749.9	715.2	249.6	463.4	67.3	36.4	76.6	3 623.1
SEASONALLY ADJUSTED									
1994									
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	1 194.6	644.4	548.9	213.8	379.9	57.6	28.6	58.7	3 135.6
May	1 179.3	595.9	577.0	214.5	374.0	55.9	40.0	65.4	3 075.4
June	1 480.2	689.7	670.3	248.2	407.0	67.0	36.8	69.3	3 841.2
July	1 364.8	747.2	708.4	253.7	448.6	70.4	34.9	82.0	3 696.0
August	1 236.0	751.0	640.9	232.7	422.3	66.0	41.0	75.5	3 296.0
September	1 232.8	724.5	708.9	253.5	472.2	69.9	42.1	70.8	3 634.1
October	1 316.6	748.0	751.4	268.2	492.2	70.9	33.7	83.2	3 732.8
TREND ESTIMATES									
1994									
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	749.1	700.4	246.6	494.0	61.2	27.3	87.2	3 601.0
December	1 237.1	731.3	666.2	241.5	477.6	59.8	28.0	83.0	3 522.0
1995									
January	1 219.4	713.4	624.8	234.4	452.3	58.2	29.4	77.4	3 422.3
February	1 211.5	694.0	589.9	227.6	425.7	57.2	31.3	71.5	3 336.9
March	1 220.0	676.9	571.6	223.0	403.7	57.2	33.0	67.2	3 290.3
April	1 242.8	667.9	574.4	222.2	391.6	58.6	34.4	65.7	3 297.7
May	1 271.5	670.6	597.0	225.7	392.5	61.0	35.6	66.9	3 351.0
June	1 297.4	685.3	630.8	232.5	406.5	63.7	36.7	69.8	3 439.3
July	1 309.5	705.2	663.0	241.0	425.2	66.1	37.7	73.0	3 521.9
August	1 308.9	725.3	689.6	248.6	444.0	68.2	38.4	75.7	3 585.1
September	1 302.3	742.5	712.4	255.2	462.0	70.0	38.7	77.8	3 635.2
October	1 294.2	758.0	732.1	260.5	479.0	71.3	38.7	79.9	3 681.3

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, By Type of Borrower & Loan: Original

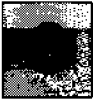
TYPE OF BORROWER

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								
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	6 439	22.0	601.7	93.4	22 818	78.0	2 247.6	98.5
May	8 585	23.0	795.4	92.7	28 707	77.0	2 871.5	100.0
June	8 013	21.0	744.0	92.9	30 162	79.0	2 998.0	99.4
July	7 672	20.8	709.7	92.5	29 161	79.2	2 856.3	97.9
August	8 225	20.9	740.4	90.0	31 171	79.1	3 018.9	96.9
September	7 598	20.9	681.3	89.7	28 785	79.1	2 795.7	97.1
October	8 023	21.2	730.2	91.0	29 885	78.8	2 893.0	96.8

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								
August	5 253	11.8	496.9	94.6	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	27 210	93.0	2 648.2	97.3
May	2 539	6.8	241.2	95.0	34 753	93.2	3 425.7	98.6
June	3 792	9.9	402.7	106.2	34 383	90.1	3 339.3	97.1
July	5 755	15.6	609.3	105.9	31 078	84.4	2 956.7	95.1
August	6 615	16.8	659.2	99.7	32 781	83.2	3 100.0	94.6
September	5 566	15.3	556.7	100.0	30 817	84.7	2 920.3	94.8
October	5 982	15.8	605.0	101.1	31 926	84.2	3 018.1	94.5

¹ Excludes alterations and additions. Includes refinancing.



SECURED HOUSING FINANCE COMMITMENTS, Summary Table: **Original**

<i>Month</i>	<i>Total new housing commitments¹</i>	<i>Refinancing</i>	<i>Alterations and additions</i>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Cancellations of commitments during month</i>	<i>Commitments not advanced at end of month</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
1994							
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	2 431.3	418.0	266.4	3 115.7	3 168.7	189.9	6 417.8
May	3 120.4	546.6	291.8	3 958.8	3 519.6	258.5	6 673.5
June	3 064.2	677.9	303.8	4 045.8	3 754.1	218.4	6 726.3
July	2 879.9	686.0	264.4	3 830.4	3 741.2	206.2	6 664.8
August	3 045.0	714.2	291.7	4 051.0	3 590.3	176.1	7 108.4
September	2 817.1	659.9	297.1	3 774.1	3 631.5	174.0	7 175.0
October	2 925.4	697.7	282.3	3 905.4	3 546.6	172.7	7 335.4

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.

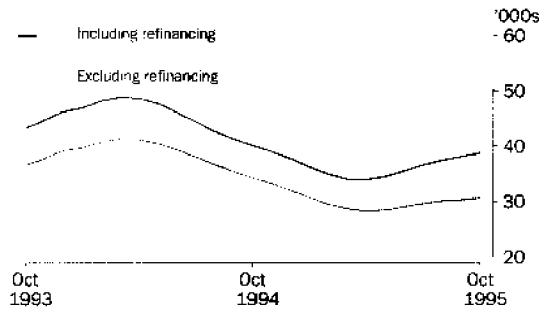
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

TOTAL DWELLINGS FINANCED-Including & excluding refinancing

Month	ORIGINAL	SEASONALLY ADJUSTED.....			TREND.....				
	<i>Dwellings refinanced</i>	<i>Total dwellings financed</i>	<i>Dwellings under new finance excluding dwellings refinanced</i>	<i>Dwellings refinanced</i>	<i>Total dwellings financed</i>	<i>Dwellings under new finance excluding dwellings refinanced</i>	<i>Dwellings refinanced</i>	<i>Month to month change in total dwellings financed</i>	<i>Month to month change in dwellings under new finance</i>
	Number	Number	Number	Number	Number	Number	Number	%	%
1994									
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	39 036	33 211	5 824	-2.6	-3.0
December	5 470	42 376	36 016	6 360	37 792	32 035	5 757	-3.2	-3.5
1995									
January	4 158	34 812	29 310	5 502	36 296	30 723	5 573	-4.0	-4.1
February	4 882	34 965	29 819	5 146	34 946	29 522	5 425	-3.7	-3.9
March	6 302	34 188	28 709	5 479	34 085	28 637	5 448	-2.5	-3.0
April	4 764	32 183	27 142	5 041	33 957	28 287	5 670	-0.4	-1.2
May	6 293	31 556	25 808	5 748	34 500	28 443	6 058	1.6	0.6
June	7 433	39 312	31 847	7 465	35 543	29 007	6 536	3.0	2.0
July	7 790	38 727	31 220	7 507	36 599	29 589	7 010	3.0	2.0
August	8 204	34 630	27 882	6 748	37 457	30 021	7 437	2.3	1.5
September	7 547	38 153	30 991	7 162	38 163	30 338	7 824	1.9	1.1
October	8 170	39 312	30 245	9 067	38 796	30 611	8 185	1.7	0.9

REFINANCING *(continued)*

HOUSING FINANCE,
INCLUDING &
EXCLUDING
REFINANCING: TREND



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

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

Month	Month to month change in total dwellings financed including those refinanced	COMPONENT OF TOTAL MOVEMENT ATTRIBUTABLE TO	
		Dwellings under new finance excluding dwellings refinanced	Dwellings refinanced
	%	Percentage points	Percentage points
1994			
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	-3.2	-3.0	-0.2
1995			
January	-4.0	-3.5	-0.5
February	-3.7	-3.3	-0.4
March	-2.5	-2.5	0.1
April	-0.4	-1.0	0.7
May	1.6	0.5	1.1
June	3.0	1.6	1.4
July	3.0	1.6	1.3
August	2.3	1.2	1.2
September	1.9	0.8	1.0
October	1.7	0.7	0.9

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.

REVISIONS

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 reclassified lenders are not adjusted. 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. In July 1995, a permanent building society converted to a bank and this change is reflected in the 'type of lender' statistics in Table 2. This is the only such change affecting these statistics for the period covered by tables in this publication.

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. There is some evidence that these influences have affected the trading day and seasonal patterns of housing finance data. In these circumstances, and pending completion of a reanalysis of seasonal factors (see *Forthcoming Changes*, page 2), the trend estimate data provide the most reliable indicator of the underlying movement in housing finance commitments.

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 wish to refer to the following publications:

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

15 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)

SYMBOLS AND OTHER USAGES

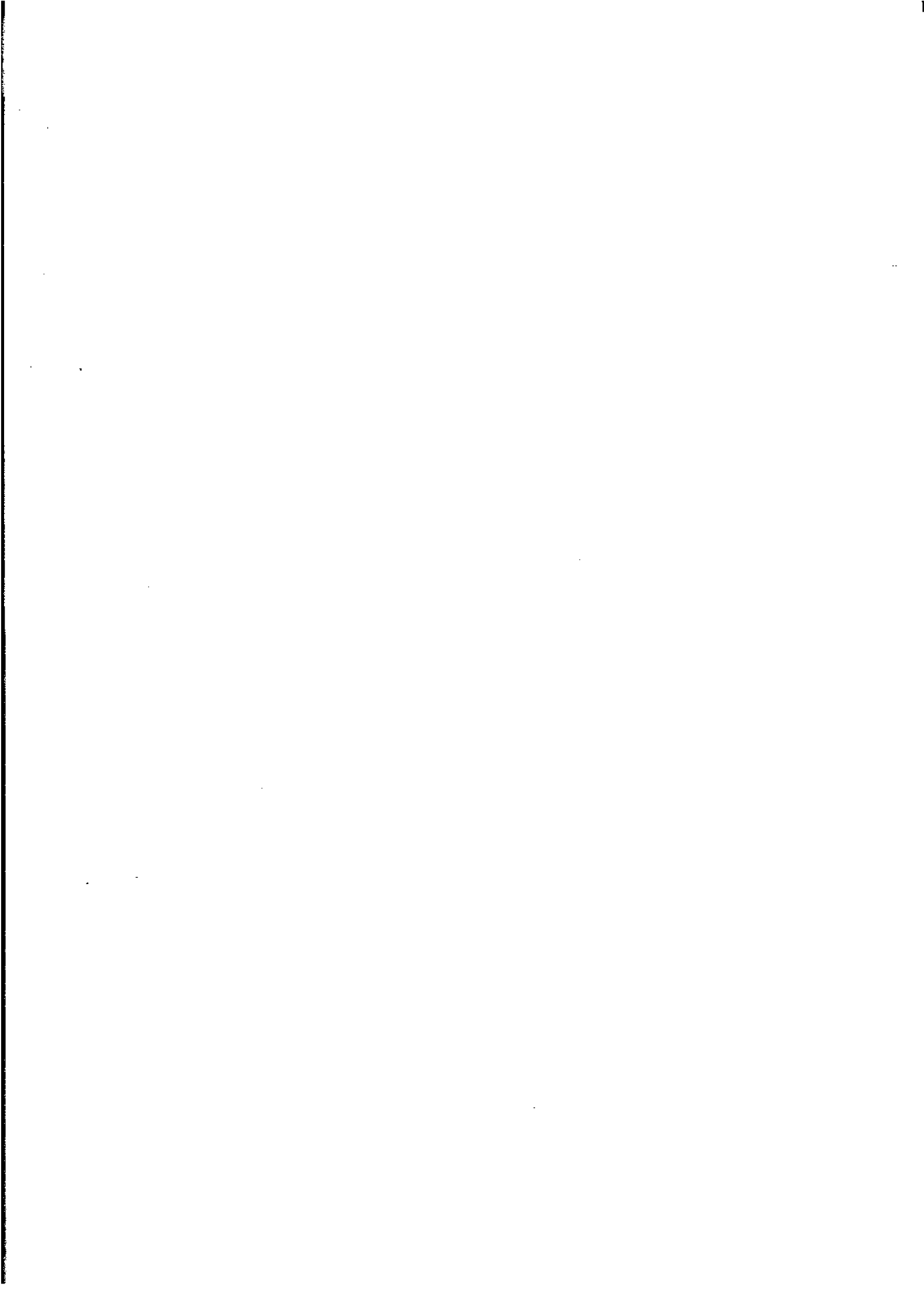
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n.y.a not yet available

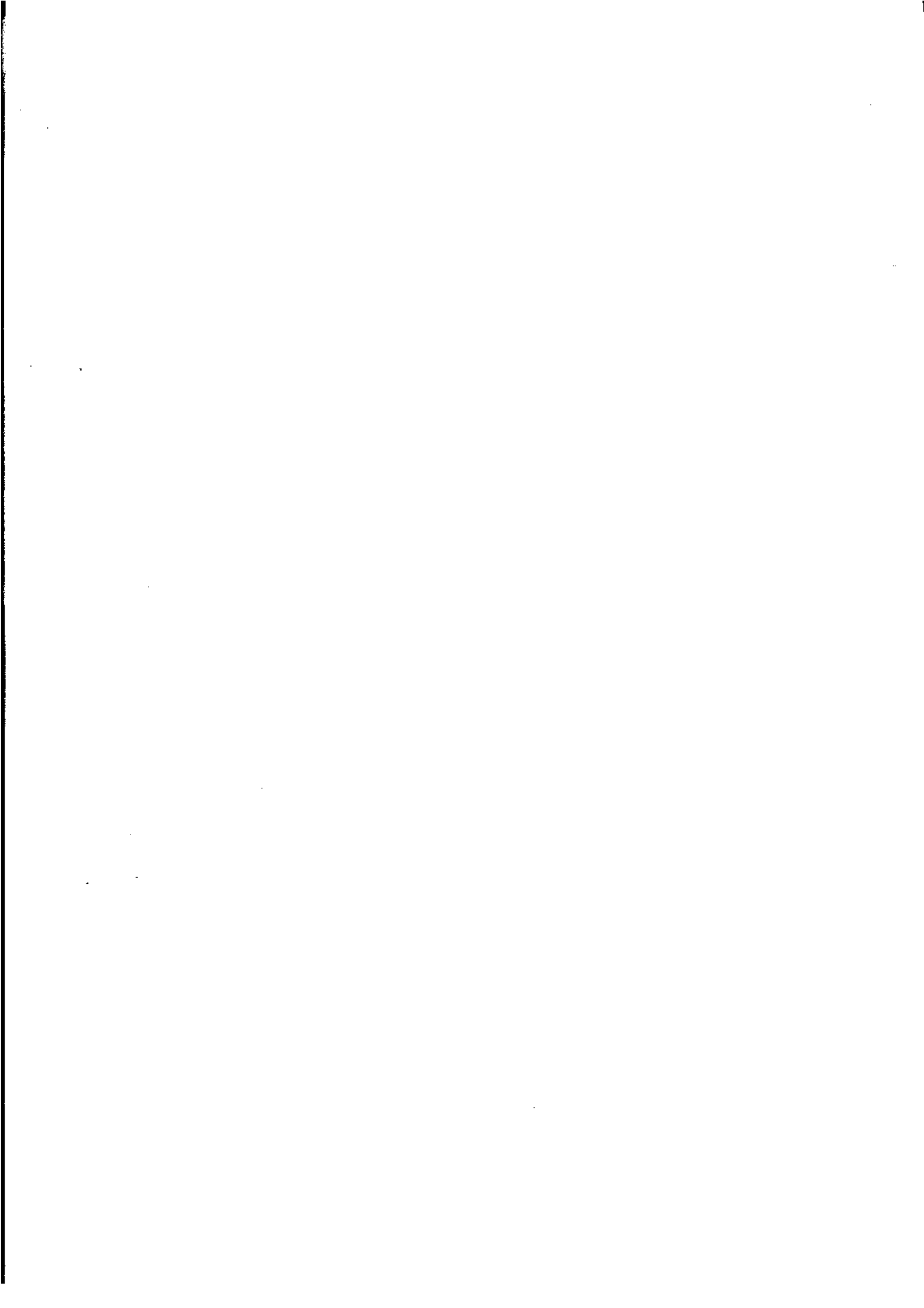


GLOSSARY

- 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.







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