

**HOUSING FINANCE
FOR OWNER OCCUPATION**

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 11 DEC 1996

OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 96	% change Sep 96	% change Oct 95
Number of dwellings financed	41 317	1.7	8.7
Construction of dwellings	5 371	2.2	-3.1
Purchase of new dwellings	1 745	3.4	-1.0
Purchase of established dwellings	34 201	1.5	11.3

SEASONALLY ADJUSTED

	Oct 96	% change Sep 96	% change Oct 95
Number of dwellings financed	40 049	-5.8	2.5
Construction of dwellings	5 773	13.1	4.1
Purchase of new dwellings	1 806	-1.1	-1.0
Purchase of established dwellings	32 470	-8.8	2.4

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend for total dwellings financed during October increased by 1.7% as did the trend estimate for the value of commitments.
- In October 1996 refinancing accounted for 22.9% of the number of dwelling finance commitments, down slightly on the revised trend estimate for September 1996 of 23.0%. (See Changes In This Issue on page 2.)

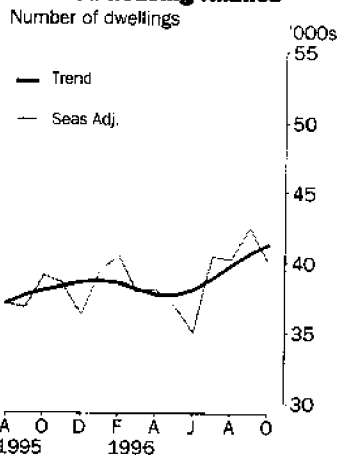
SEASONALLY ADJUSTED ESTIMATES

- The number of dwellings financed during the month decreased by 5.8% on September 1996.
- The overall decrease was mainly attributable to a 22.4% decrease in refinancing. By contrast, the number of dwellings under new finance, excluding refinancing, rose slightly by 0.5%. Commitments for construction of dwellings was up 13.1%.

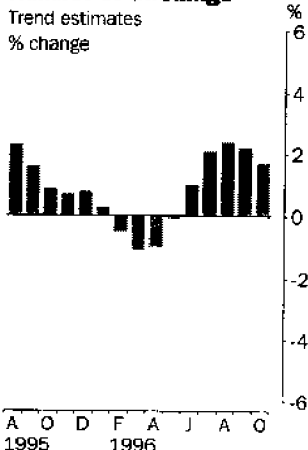
ORIGINAL ESTIMATES

- There were 40 886 dwellings financed during October, an increase of 8.2% on October 1995.
- During October 1996, 83.3% of commitments were made by Banks, 4.9% by Permanent Building Societies, and 11.8% by Other Lenders. For October 1995, the proportions were 85.0%, 5.3% and 9.7% respectively. Mortgage Managers accounted for 5.5% of commitments in October 1996, compared to 4.6% in October 1995.
- During October 1996, first home buyers accounted for 23.8% of the total number of dwellings financed, the highest level since April 1992.

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.

HOUSING FINANCE NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
November 1996	15 January 1997
December 1996	11 February 1997
January 1997	13 March 1997

CHANGES IN THIS ISSUE

Trend estimates for refinancing data have been derived in a manner that discounts recent short term volatility, see Explanatory Note 15. Other trend estimate series have not been modified.

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

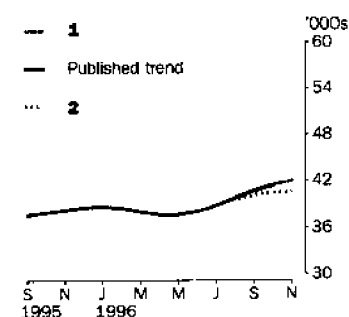
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 13 and 14.

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 4%.
- 2 The November seasonally adjusted estimate of number of dwellings financed is *lower* than the October 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:			
	estimate	% change	1 rises by 4% on Oct 1996		2 falls by 4% on Oct 1996	
			estimate	% change	estimate	% change
1996						
May	37 684	-0.1	37 657	0.1	37 719	0.1
June	38 056	1.0	38 016	1.0	38 125	1.1
July	38 839	2.1	38 814	2.1	38 869	2.0
August	39 775	2.4	39 826	2.6	39 683	2.1
September	40 640	2.2	40 709	2.2	40 234	1.4
October	41 317	1.7	41 383	1.7	40 488	0.6
November (new)	—	—	41 936	1.3	40 587	0.2

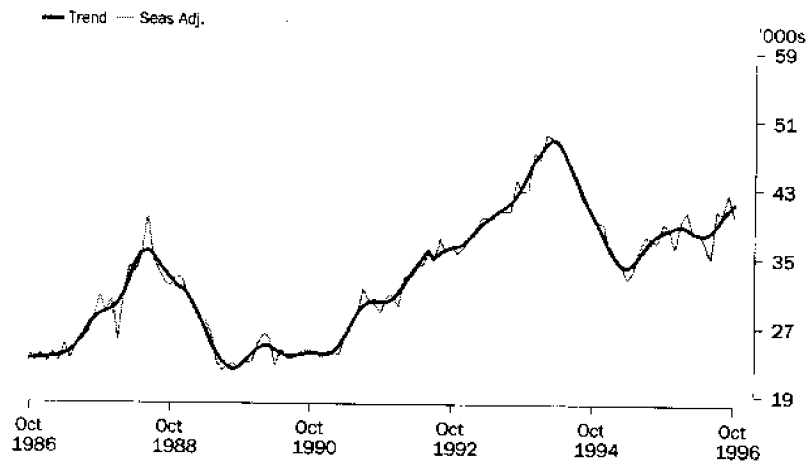
W. McLennan
Australian Statistician

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

NUMBER OF DWELLINGS FINANCED

The trend estimate for the number of dwellings financed increased 1.7% in October to 41 317. In trend terms, October represents the fifth consecutive month of trend increase.

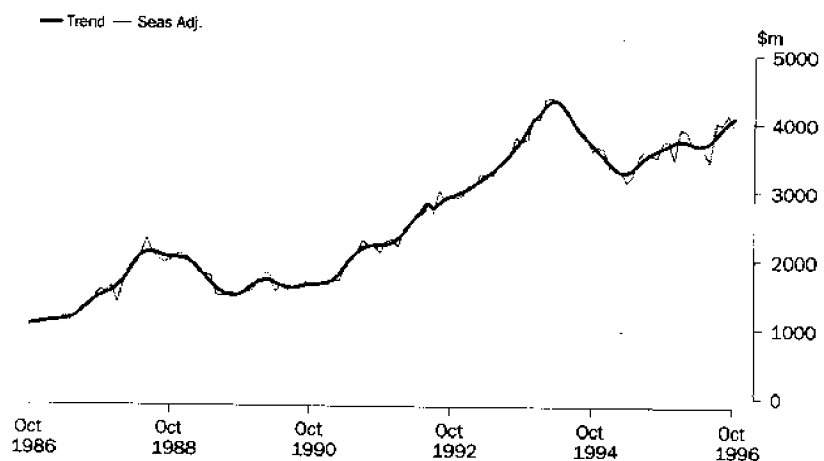
Seasonally adjusted, the number of established dwellings financed decreased by 8.8% due to a 22.4% decrease in refinancing.



VALUE OF COMMITMENTS

The trend estimate for the value of owner-occupied housing commitments for October 1996 was \$4 080.3 million, up 1.7% on September.

Seasonally adjusted, the value of commitments decreased by 4.0% on the previous month. The average borrowing was \$99 300 in original terms.

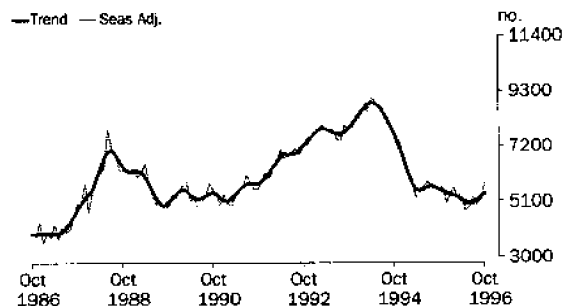


TYPE OF HOUSING: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

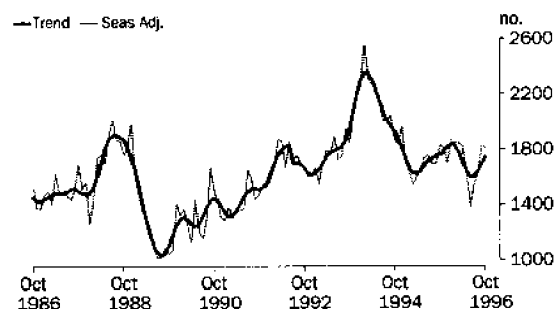
CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwellings financed in October was 5 371, an increase of 2.2% on September. Seasonally adjusted, the number of dwellings financed was 5 773, an increase of 13.1% on September.



PURCHASE OF NEW DWELLINGS

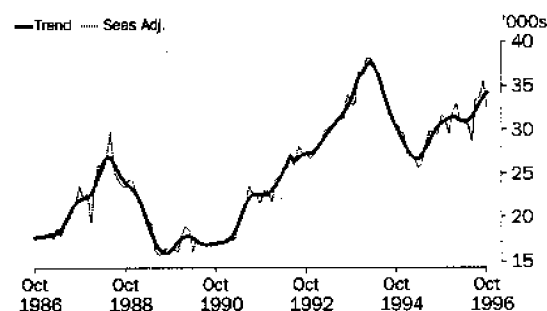
The trend estimate for the number of dwellings financed was 1 745, an increase of 3.4% from the previous month but 1.0% lower than in October 1995. Seasonally adjusted, finance was committed for 1 806 dwellings, a decrease of 1.1% on September 1996 and a 1.0% decrease from October 1995.



PURCHASE OF ESTABLISHED DWELLINGS

The trend estimate for the number of dwellings financed was 34 201, an increase of 1.5% on September 1996 and 11.3% higher than in October 1995.

Seasonally adjusted, finance was committed for 32 470 dwellings, a decrease of 8.8% on September 1996 but a 2.4% increase on October 1995. There were 9 197 dwellings refinanced in October 1996, a decrease of 22.4% on September 1996 but 5.7% higher than in October 1995.

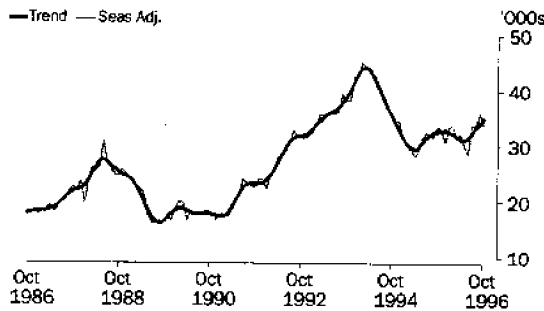


TYPE OF LENDER: Seasonally adjusted and trend

NUMBER OF DWELLINGS FINANCED

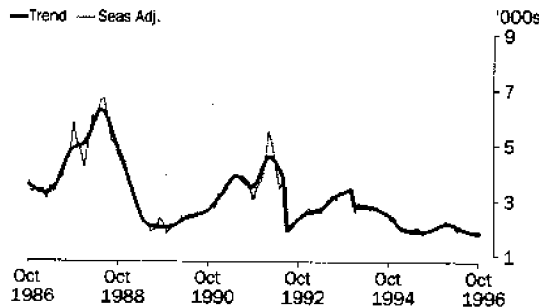
BANKS

The trend estimate for the number of dwellings financed was 34 901, an increase of 2.1% from the previous month and 6.7% higher than in October 1995. Seasonally adjusted, finance was committed for 33 750 dwellings, a decrease of 6.6% on September 1996 but a slight increase on October 1995.



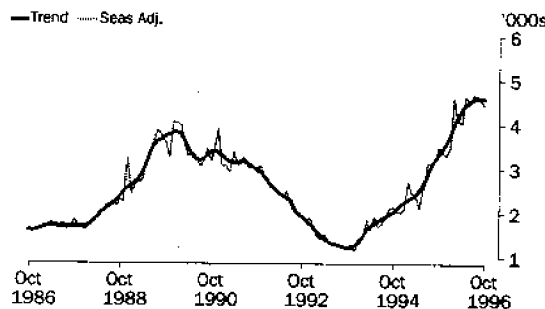
PERMANENT BUILDING SOCIETIES

The trend estimate for the number of dwellings financed was 1 823, a slight decrease from the previous month and an 8.0% decrease on October 1995. Seasonally adjusted, finance was committed for 1 850 dwellings, a slight increase on September 1996 but 5.1% lower than in October 1995. 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 4 592, a slight decrease from the previous month but a 37.4% increase on October 1995. Seasonally adjusted, finance was committed for 4 449 dwellings, a decrease of 2.4% on September 1996 but 26.3% higher than in October 1995.





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								
1995								
August	6 260	581.7	1 895	191.4	31 222	2 985.2	39 377	3 758.3
September	5 587	507.7	1 718	176.4	29 030	2 792.1	36 335	3 476.3
October	5 264	492.7	1 870	185.0	30 663	2 936.0	37 797	3 613.7
November	5 753	538.6	1 885	194.1	32 851	3 167.9	40 489	3 900.5
December	4 545	419.2	1 466	153.8	27 227	2 617.1	33 238	3 190.2
1996								
January	4 356	407.4	1 567	164.0	26 977	2 575.9	32 900	3 147.3
February	5 563	523.8	1 818	190.7	33 436	3 169.7	40 817	3 884.2
March	5 772	570.1	1 974	196.1	33 840	3 293.0	41 586	4 059.2
April	5 010	489.4	1 737	193.5	28 945	2 791.9	35 692	3 474.8
May	5 466	529.3	1 695	194.1	33 783	3 331.3	40 944	4 054.7
June	4 939	477.4	1 371	155.3	29 225	2 870.1	35 535	3 502.7
July	5 546	543.0	1 694	204.6	35 380	3 471.6	42 620	4 219.1
August	5 195	510.8	1 767	197.4	33 742	3 335.1	40 704	4 043.3
September	5 117	494.5	1 827	207.3	33 966	3 333.7	40 910	4 035.5
October	5 726	556.2	1 915	211.2	33 245	3 293.7	40 886	4 061.1
SEASONALLY ADJUSTED								
1995								
August	5 761	521.3	1 692	172.9	29 609	2 848.5	37 062	3 542.7
September	5 564	509.0	1 693	175.4	29 538	2 810.3	36 795	3 494.7
October	5 545	517.7	1 824	181.5	31 701	3 022.4	39 070	3 721.6
November	5 610	512.4	1 820	187.0	31 159	3 046.3	38 589	3 745.7
December	5 006	469.9	1 691	174.3	29 577	2 811.3	36 274	3 455.5
1996								
January	5 357	518.6	1 873	198.9	32 104	3 200.0	39 334	3 917.5
February	5 624	533.2	1 843	190.8	33 025	3 160.8	40 492	3 884.8
March	5 249	522.9	1 848	186.8	30 801	2 977.3	37 898	3 687.1
April	5 315	512.7	1 821	201.1	30 896	2 968.0	38 032	3 681.9
May	4 764	461.2	1 622	180.0	30 529	2 965.0	36 915	3 606.3
June	4 873	479.5	1 390	157.6	28 699	2 791.8	34 962	3 428.9
July	5 274	509.5	1 547	191.1	33 629	3 317.3	40 450	4 017.9
August	4 970	476.5	1 635	184.3	33 588	3 327.6	40 193	3 988.4
September	5 105	492.8	1 826	206.1	35 605	3 437.7	42 536	4 136.6
October	5 773	556.8	1 806	200.9	32 470	3 212.7	40 049	3 970.4
TREND ESTIMATES								
1995								
August	5 649	521.0	1 737	177.3	29 712	2 861.8	37 098	3 560.2
September	5 622	516.3	1 750	178.8	30 302	2 913.0	37 674	3 608.1
October	5 544	510.4	1 763	180.3	30 719	2 954.7	38 025	3 645.3
November	5 461	507.3	1 784	182.8	31 040	2 993.1	38 286	3 683.2
December	5 408	508.8	1 815	186.6	31 355	3 032.1	38 578	3 727.5
1996								
January	5 365	511.4	1 837	189.7	31 499	3 050.6	38 701	3 751.7
February	5 314	512.1	1 828	190.7	31 379	3 037.9	38 521	3 740.7
March	5 244	509.2	1 781	188.9	31 061	3 005.9	38 086	3 704.0
April	5 148	501.8	1 709	185.4	30 860	2 988.8	37 717	3 676.1
May	5 063	493.4	1 641	182.6	30 980	3 008.5	37 684	3 684.4
June	5 022	487.9	1 600	181.8	31 434	3 064.3	38 056	3 734.1
July	5 051	489.3	1 602	184.2	32 186	3 149.9	38 839	3 823.4
August	5 139	496.5	1 637	188.5	32 999	3 237.8	39 775	3 922.9
September	5 253	506.3	1 687	193.6	33 699	3 311.3	40 640	4 011.1
October	5 371	517.6	1 745	198.2	34 201	3 364.5	41 317	4 080.3

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								
1995								
August	34 092	3 227.1	2 120	188.6	3 165	342.5	39 377	3 758.3
September	31 193	2 980.3	1 889	176.7	3 253	319.2	36 335	3 476.3
October	32 121	3 067.0	1 999	177.5	3 677	369.2	37 797	3 613.7
November	34 511	3 322.1	2 156	199.3	3 822	379.2	40 489	3 900.5
December	28 293	2 713.8	1 884	177.0	3 061	299.5	33 238	3 190.2
1996								
January	27 968	2 672.4	1 813	169.5	3 119	305.5	32 900	3 147.3
February	34 059	3 220.3	2 359	215.7	4 399	448.2	40 817	3 884.2
March	34 941	3 400.2	2 313	223.1	4 332	436.0	41 586	4 059.2
April	30 090	2 902.9	1 758	173.0	3 844	399.0	35 692	3 474.8
May	33 534	3 300.0	2 384	223.8	5 026	531.0	40 944	4 054.7
June	29 528	2 888.8	1 886	176.6	4 121	437.3	35 535	3 502.7
July	35 767	3 525.4	1 929	188.3	4 924	505.4	42 620	4 219.1
August	34 225	3 390.3	1 845	169.6	4 634	483.4	40 704	4 043.3
September	34 615	3 412.3	1 800	164.6	4 495	458.6	40 910	4 035.5
October	34 062	3 383.5	1 992	191.6	4 832	486.0	40 886	4 061.1
SEASONALLY ADJUSTED								
1995								
August	32 022	3 039.5	1 938	172.9	3 102	330.2	37 062	3 542.7
September	31 696	2 993.9	1 886	178.1	3 213	322.7	36 795	3 494.7
October	33 598	3 188.7	1 949	177.1	3 523	355.7	39 070	3 721.6
November	33 139	3 217.7	2 073	193.7	3 377	334.3	38 589	3 745.7
December	30 905	2 934.6	2 057	199.5	3 312	321.3	36 274	3 455.5
1996								
January	33 559	3 340.1	2 286	205.0	3 489	372.5	39 334	3 917.5
February	33 659	3 228.6	2 192	196.5	4 641	459.7	40 492	3 884.8
March	31 630	3 078.0	2 204	213.5	4 064	395.6	37 898	3 687.1
April	32 111	3 092.3	1 887	184.9	4 034	404.7	38 032	3 681.9
May	30 143	2 934.4	2 109	194.5	4 663	477.5	36 915	3 606.3
June	28 554	2 755.8	1 904	180.8	4 504	492.4	34 962	3 428.9
July	33 831	3 334.5	1 944	189.2	4 675	494.2	40 450	4 017.9
August	33 758	3 343.5	1 777	163.9	4 658	481.1	40 193	3 988.4
September	36 134	3 492.0	1 843	169.2	4 559	475.4	42 536	4 136.6
October	33 750	3 346.0	1 850	179.3	4 449	445.0	40 049	3 970.4
TREND ESTIMATES								
1995								
August	32 132	3 072.4	1 905	173.2	3 061	314.6	37 098	3 560.2
September	32 531	3 102.8	1 926	177.1	3 217	328.2	37 674	3 608.1
October	32 703	3 123.9	1 981	183.3	3 341	338.2	38 025	3 645.3
November	32 778	3 145.4	2 054	190.6	3 454	347.2	38 286	3 683.2
December	32 865	3 171.6	2 122	197.3	3 591	358.7	38 578	3 727.5
1996								
January	32 769	3 175.0	2 162	201.2	3 770	375.5	38 701	3 751.7
February	32 384	3 141.9	2 165	202.2	3 972	396.7	38 521	3 740.7
March	31 782	3 083.4	2 134	200.5	4 170	420.0	38 086	3 704.0
April	31 296	3 036.6	2 075	196.2	4 346	443.3	37 717	3 676.1
May	31 208	3 032.1	2 006	190.4	4 470	461.9	37 684	3 684.4
June	31 576	3 076.2	1 944	184.6	4 535	473.3	38 056	3 734.1
July	32 366	3 164.3	1 898	179.6	4 575	479.5	38 839	3 823.4
August	33 312	3 266.1	1 863	175.7	4 600	481.1	39 775	3 922.9
September	34 195	3 359.3	1 834	172.6	4 611	479.2	40 640	4 011.1
October	34 901	3 435.7	1 823	171.8	4 592	472.8	41 317	4 080.3

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									
1995									
August	11 768	9 166	7 656	3 307	5 247	1 007	388	838	39 377
September	11 085	8 052	7 188	3 161	4 786	930	415	718	36 335
October	11 045	8 787	7 548	3 257	5 097	954	367	742	37 797
November	12 481	8 998	7 725	3 593	5 197	1 035	473	987	40 489
December	9 776	8 229	5 977	2 981	4 292	864	373	746	33 238
1996									
January	9 216	8 022	6 159	2 965	4 727	840	290	681	32 900
February	12 095	9 990	7 466	3 482	5 563	911	428	882	40 817
March	12 697	9 800	7 548	3 694	5 582	988	375	902	41 586
April	10 882	9 140	5 515	3 271	4 905	849	320	810	35 692
May	13 340	10 051	6 517	3 276	5 733	942	284	801	40 944
June	12 261	8 382	5 568	2 707	4 827	841	242	707	35 535
July	14 719	9 995	6 950	3 013	5 593	1 032	317	1 001	42 620
August	13 526	9 826	7 231	2 776	5 031	1 163	302	849	40 704
September	13 402	10 135	7 321	3 064	4 755	1 067	309	857	40 910
October	12 825	9 925	7 369	2 965	5 575	1 117	313	797	40 886
SEASONALLY ADJUSTED²									
1995									
August	11 343	8 548	7 302	3 142	4 912	1 022	388	770	37 062
September	11 161	8 302	7 344	3 280	4 970	995	388	736	36 795
October	11 733	8 944	7 782	3 377	5 396	1 049	365	805	39 070
November	11 569	8 340	7 566	3 463	5 074	1 038	471	977	38 589
December	11 079	8 640	6 529	3 068	4 859	901	390	888	36 274
1996									
January	11 906	9 778	7 028	3 328	5 577	963	344	912	39 334
February	11 502	10 283	6 963	3 474	5 537	889	396	770	40 492
March	10 869	9 753	6 736	3 323	4 989	859	328	805	37 898
April	11 495	9 908	5 948	3 590	5 321	878	348	808	38 032
May	11 864	8 582	6 211	3 085	5 048	814	269	690	36 915
June	12 258	8 210	5 434	2 564	4 474	808	259	664	34 962
July	14 286	9 163	6 744	2 970	5 290	1 024	314	1 033	40 450
August	13 518	9 780	7 134	2 761	4 856	1 185	304	815	40 193
September	13 302	10 371	7 529	3 091	5 078	1 093	303	901	42 536
October	13 231	9 439	7 326	2 987	5 590	1 228	308	798	40 049
TREND ESTIMATES²									
1995									
August	11 595	8 145	7 323	3 185	4 872	1 010	387	780	37 098
September	11 574	8 389	7 440	3 261	5 016	1 023	396	819	37 674
October	11 515	8 617	7 437	3 300	5 123	1 017	400	852	38 025
November	11 461	8 880	7 334	3 321	5 200	996	401	873	38 286
December	11 426	9 202	7 179	3 354	5 265	968	397	882	38 578
1996									
January	11 363	9 504	6 960	3 381	5 294	934	384	866	38 701
February	11 314	9 655	6 691	3 381	5 282	897	363	832	38 521
March	11 392	9 595	6 415	3 331	5 222	865	339	792	38 086
April	11 672	9 397	6 219	3 232	5 120	844	317	770	37 717
May	12 118	9 192	6 176	3 105	5 018	841	302	774	37 684
June	12 614	9 103	6 290	2 983	4 958	855	295	798	38 056
July	13 062	9 199	6 542	2 906	4 978	1 055	293	826	38 839
August	13 387	9 401	6 856	2 880	5 049	1 095	295	848	39 775
September	13 596	9 619	7 160	2 886	5 148	1 136	300	862	40 640
October	13 680	9 810	7 450	2 900	5 237	1 174	304	870	41 317

¹ Excludes alterations and additions. Includes refinancing.

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

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									
1995									
August	1 316.1	813.8	701.5	256.3	476.4	68.7	45.0	80.4	3 758.3
September	1 243.8	702.9	675.6	241.5	438.5	63.8	39.4	70.9	3 476.3
October	1 264.5	753.4	706.4	246.9	462.7	66.9	36.4	76.5	3 613.7
November	1 433.4	786.7	715.0	271.3	484.0	70.3	43.1	96.8	3 900.5
December	1 116.0	719.4	556.3	231.2	397.1	59.6	36.3	74.3	3 190.2
1996									
January	1 043.7	714.1	577.5	226.9	429.3	59.1	29.3	67.4	3 147.3
February	1 352.2	872.8	702.3	264.6	501.4	63.3	40.7	86.8	3 884.2
March	1 497.7	852.0	719.5	284.8	510.5	69.4	37.1	88.4	4 059.2
April	1 291.7	797.3	532.9	249.5	432.8	58.9	31.5	80.3	3 474.8
May	1 572.6	911.2	618.3	252.0	529.5	64.7	28.6	77.8	4 054.7
June	1 412.7	753.0	529.9	213.6	440.9	58.3	24.6	69.7	3 502.7
July	1 700.4	898.2	660.3	237.8	521.2	66.1	32.8	102.3	4 219.1
August	1 598.2	872.3	675.0	216.9	484.1	77.2	35.1	84.4	4 043.3
September	1 572.4	897.9	680.7	250.6	443.6	68.8	34.6	87.1	4 035.5
October	1 540.4	900.6	692.9	233.6	505.8	75.9	34.8	77.0	4 061.1

SEASONALLY ADJUSTED²

1995									
August	1 272.6	777.8	666.5	247.3	430.6	69.1	40.9	73.9	3 542.7
September	1 257.5	717.3	678.9	255.5	448.5	67.9	38.0	73.5	3 494.7
October	1 335.1	772.8	728.2	261.1	490.8	72.3	39.1	80.4	3 721.6
November	1 326.9	721.5	701.2	262.8	464.9	70.2	40.3	94.3	3 745.7
December	1 264.4	729.2	607.1	242.6	481.4	62.2	39.3	85.7	3 455.5
1996									
January	1 428.9	897.0	677.8	251.4	513.7	64.2	34.6	89.3	3 917.5
February	1 316.2	909.1	637.8	263.2	485.1	63.1	37.4	80.8	3 884.8
March	1 280.7	838.3	642.8	251.9	471.8	60.4	33.6	84.0	3 687.1
April	1 357.1	860.2	591.0	267.0	466.3	60.5	35.2	77.9	3 681.9
May	1 343.7	804.6	589.6	237.0	452.3	55.5	24.8	65.2	3 606.3
June	1 396.1	715.6	513.5	200.7	425.5	59.7	26.4	66.2	3 428.9
July	1 633.7	833.3	649.4	234.3	491.2	64.4	33.0	103.5	4 017.9
August	1 615.1	875.2	652.4	218.2	446.8	80.1	32.6	82.3	3 988.4
September	1 560.9	893.9	695.2	255.2	466.6	71.8	37.1	90.3	4 136.6
October	1 569.8	877.3	688.2	241.1	496.7	80.5	34.0	73.7	3 970.4

TREND ESTIMATES²

1995									
August	1 309.8	719.2	680.1	251.3	437.5	68.9	38.8	76.0	3 560.2
September	1 309.9	734.8	690.2	255.2	454.1	69.3	39.4	79.8	3 608.1
October	1 309.8	751.1	690.4	256.1	469.2	68.9	39.4	83.1	3 645.3
November	1 314.5	772.7	682.7	255.9	481.1	67.9	39.1	85.8	3 683.2
December	1 322.5	802.5	671.5	256.8	488.7	66.2	38.5	87.3	3 727.5
1996									
January	1 324.9	831.9	655.2	257.4	489.5	64.0	37.3	86.3	3 751.7
February	1 321.5	849.2	634.7	256.2	484.3	61.6	35.5	83.1	3 740.7
March	1 326.5	848.8	612.8	251.9	475.1	59.5	33.2	79.2	3 704.0
April	1 351.9	834.4	596.3	244.9	464.9	59.0	31.2	76.8	3 676.1
May	1 398.4	818.4	591.2	237.3	457.4	60.1	30.1	77.1	3 684.4
June	1 456.1	812.1	598.1	231.3	455.0	62.9	30.2	79.1	3 734.1
July	1 514.7	822.7	617.0	229.0	458.3	66.7	31.0	81.7	3 823.4
August	1 562.0	842.2	641.6	230.2	464.0	71.0	32.3	83.7	3 922.9
September	1 596.1	863.2	666.0	233.5	470.7	75.0	33.8	84.7	4 011.1
October	1 615.9	881.2	689.9	237.0	477.7	78.5	35.0	85.2	4 080.3

¹ Excludes alterations and additions. Includes refinancing.

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



SECURED HOUSING FINANCE COMMITMENTS¹, 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>
		%	\$m	\$'000		%	\$m	\$'000
1995								
August	8 227	20.9	740.6	90.0	31 150	79.1	3 017.7	96.9
September	7 598	20.9	681.3	89.7	28 737	79.1	2 795.0	97.3
October	7 991	21.1	726.7	90.9	29 806	78.9	2 887.0	96.9
November	8 539	21.1	767.4	89.9	31 950	78.9	3 133.2	98.1
December	7 218	21.7	648.5	89.8	26 020	78.3	2 541.7	97.7
1996								
January	7 382	22.4	685.9	92.9	25 518	77.6	2 461.4	96.5
February	8 549	20.9	797.0	93.2	32 268	79.1	3 087.2	95.7
March	8 625	20.7	814.1	94.4	32 961	79.3	3 245.1	98.5
April	8 124	22.8	752.4	92.6	27 568	77.2	2 722.4	98.8
May	8 803	21.5	839.1	95.3	32 141	78.5	3 215.6	100.0
June	7 682	21.6	725.0	94.4	27 853	78.4	2 777.7	99.7
July	9 062	21.3	866.6	95.6	33 558	78.7	3 352.5	99.9
August	8 985	22.1	862.4	96.0	31 719	77.9	3 180.9	100.3
September	9 341	22.8	872.0	93.3	31 569	77.2	3 163.6	100.2
October	9 733	23.8	919.8	94.5	31 153	76.2	3 141.2	100.8

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>
		%	\$m	\$'000		%	\$m	\$'000
1995								
August	6 535	16.6	654.8	100.2	32 842	83.4	3 103.5	94.5
September	5 522	15.2	554.2	100.4	30 813	84.8	2 922.1	94.8
October	6 025	15.9	609.4	101.1	31 772	84.1	3 004.3	94.6
November	7 029	17.4	701.0	99.7	33 460	82.6	3 199.6	95.6
December	5 770	17.4	581.2	100.7	27 468	82.6	2 609.0	95.0
1996								
January	6 354	19.3	624.2	98.2	26 546	80.7	2 523.2	95.0
February	7 197	17.6	715.8	99.5	33 620	82.4	3 168.3	94.2
March	8 840	21.3	894.5	101.2	32 746	78.7	3 164.7	96.6
April	7 315	20.5	753.6	103.0	28 377	79.5	2 721.2	95.9
May	7 363	18.0	765.6	104.0	33 581	82.0	3 289.1	97.9
June	5 429	15.3	544.8	100.3	30 106	84.7	2 957.9	98.3
July	4 921	11.5	517.7	105.2	37 699	88.5	3 701.4	98.2
August	4 012	9.9	398.6	99.4	36 692	90.1	3 644.7	99.3
September	5 256	12.8	531.3	101.1	35 654	87.2	3 504.2	98.3
October	5 402	13.2	548.7	101.6	35 484	86.8	3 512.3	99.0

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>
1995							
August	3 039.9	718.4	292.0	4 050.3	3 610.2	176.3	7 155.0
September	2 809.8	666.5	297.1	3 773.3	3 629.3	173.8	7 160.3
October	2 912.4	701.3	282.8	3 896.5	3 558.0	172.4	7 300.4
November	3 130.9	769.7	318.3	4 218.8	3 737.9	173.7	7 611.9
December	2 593.5	596.7	267.6	3 457.8	3 467.7	178.1	7 428.4
1996							
January	2 543.1	604.3	261.0	3 408.3	3 037.2	200.3	7 566.4
February	3 105.2	778.9	309.3	4 193.4	3 485.3	219.0	8 080.6
March	3 257.3	801.9	327.7	4 386.9	3 800.9	239.0	8 402.1
April	2 811.2	663.7	276.6	3 751.5	3 586.3	223.5	8 344.7
May	3 245.1	809.6	316.2	4 371.0	4 025.5	255.7	8 438.4
June	2 747.6	755.1	297.1	3 799.8	3 570.7	217.6	8 446.6
July	3 179.5	1 039.7	336.0	4 555.2	4 585.0	267.7	8 148.8
August	2 956.4	1 086.9	304.6	4 347.9	3 908.1	236.6	8 352.7
September	2 956.9	1 078.7	267.8	4 303.3	3 914.6	222.4	8 525.2
October	3 224.4	836.6	271.9	4 333.0	3 702.8	300.1	8 849.0

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 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.

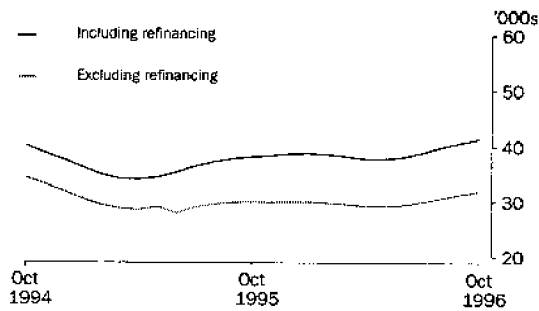
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

TOTAL DWELLINGS FINANCED—Including & excluding refinancing

Month	ORIGINAL	SEASONALLY ADJUSTED.....			TREND.....					
	Dwellings refinanced	Total dwellings financed	Dwellings under new finance		Total dwellings financed	Dwellings under new finance		Month to month change in total dwellings financed	Month to month change in dwellings under new finance	
			excluding dwellings refinanced	Dwellings refinanced		excluding dwellings refinanced	Dwellings refinanced			
Number	Number	Number	Number	Number	Number	Number	Number	%	%	
1995										
August	8 264	37 062	29 750	7 312	37 098	29 527	7 570	2.3	2.3	
September	7 601	36 795	29 520	7 275	37 674	29 867	7 808	1.6	1.1	
October	8 208	39 070	30 371	8 699	38 025	29 919	8 106	0.9	0.2	
November	9 038	38 589	29 677	8 912	38 286	29 873	8 413	0.7	-0.2	
December	7 103	36 274	28 276	7 998	38 578	29 912	8 666	0.8	0.1	
1996										
January	7 020	39 334	30 819	8 515	38 701	29 921	8 780	0.3	0.0	
February	9 264	40 492	30 752	9 740	38 521	29 768	8 753	-0.5	-0.5	
March	9 331	37 898	29 428	8 470	38 086	29 438	8 648	-1.1	-1.1	
April	7 820	38 032	29 569	8 463	37 717	29 146	8 571	-1.0	-1.0	
May	8 977	36 915	28 580	8 335	37 684	29 094	8 590	-0.1	-0.2	
June	8 564	34 962	26 759	8 203	38 056	29 362	8 693	1.0	0.9	
July	11 620	40 450	30 157	10 293	38 839	29 954	8 885	2.1	2.0	
August	11 972	40 193	29 045	11 148	39 775	30 659	9 115	2.4	2.4	
September	11 923	42 536	30 691	11 845	40 640	31 312	9 327	2.2	2.1	
October	9 347	40 049	30 852	9 197	41 317	31 838	9 479	1.7	1.7	

REFINANCING *(continued)*

HOUSING FINANCE,
INCLUDING &
EXCLUDING
REFINANCING: TREND



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

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

Month	Month to month change in total dwellings financed including those refinanced	COMPONENT OF TOTAL MOVEMENT ATTRIBUTABLE TO	
		Dwellings under new finance excluding dwellings refinanced	Dwellings refinanced
	%	Percentage points	Percentage points
1995			
August	2.3	1.8	0.5
September	1.6	0.9	0.6
October	0.9	0.1	0.8
November	0.7	-0.1	0.8
December	0.8	0.1	0.7
1996			
January	0.3	0.0	0.3
February	-0.5	-0.4	-0.1
March	-1.1	-0.9	-0.3
April	-1.0	-0.8	-0.2
May	-0.1	-0.1	0.0
June	1.0	0.7	0.3
July	2.1	1.6	0.5
August	2.4	1.8	0.6
September	2.2	1.6	0.5
October	1.7	1.3	0.4

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 ¹		Refinancing		Total new dwelling commitments ²	
	Number	\$m	Number	\$m	Number	\$m
1995						
August	1 673	216.7	776	94.7	897	122.0
September	1 497	184.0	756	90.4	741	93.5
October	1 743	220.1	813	100.7	930	119.4
November	1 900	231.6	871	102.3	1 029	129.4
December	1 257	161.5	583	72.2	674	89.3
1996						
January	1 278	160.8	538	63.0	740	97.8
February	2 319	291.1	1 145	141.9	1 174	149.3
March	2 171	272.7	965	116.8	1 206	155.9
April	1 984	251.1	864	102.7	1 120	148.4
May	2 922	365.4	1 358	161.6	1 564	203.9
June	2 379	293.3	1 255	148.6	1 124	144.7
July	2 890	352.5	1 427	165.9	1 463	186.6
August	2 754	340.7	1 388	164.8	1 366	175.9
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

¹ Excludes alterations and additions. Includes refinancing.

² 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

.....

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 appearing in Tables 3 and 4 have been seasonally adjusted independently of the Australian series appearing in Tables 1 to 4. The sum of the State components is therefore unlikely to equal the corresponding Australian total series. Evidence that the State component series were affected by the changes mentioned in Explanatory Note 11 and the changed reporting practices of banks outlined in Explanatory Note 10 led to a reanalysis of the State housing finance series. The results of this reanalysis have been included in Tables 3 and 4 from the May 1996 issue.

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. Due to a short term rise and fall in the level of refinancing, an adjustment has been applied to the trend estimation process for number only in July, and number and value in August and September 1996. Users are advised to exercise care when interpreting recent movements affected by volatility.



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)

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.

.....

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.



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 1800 0206 08.

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:

X.400 (C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO)
Internet Stat.info@abs.telememo.au
Keylink STAT.INFO/ABS

You can visit us on the Internet at: <http://www.abs.gov.au>

GENERAL SALES AND INQUIRIES

- Sydney 02 9268 4611
 - Melbourne 03 9615 7755
 - Brisbane 07 3222 6351
 - Perth 09 360 5140
 - Adelaide 08 8237 7100
 - Hobart 03 6220 5800
 - Darwin 08 8943 2111
 - Canberra 06 252 6627
- Information Services, ABS
PO Box 10, Belconnen ACT 2616



2560900010960

ISSN 1031-0320

RRP \$14.00