



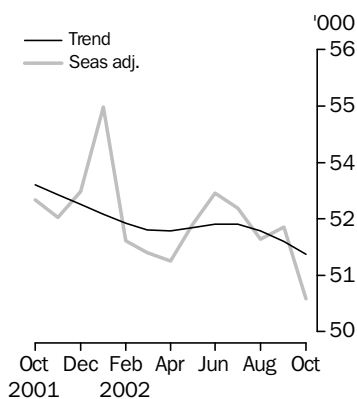
# HOUSING FINANCE FOR OWNER OCCUPATION

AUSTRALIA

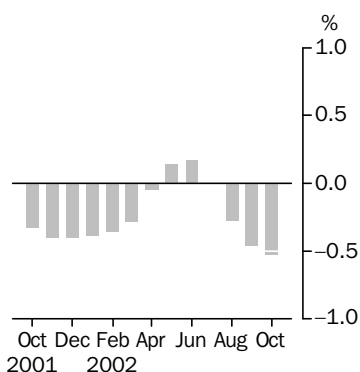
EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 DEC 2002

## Housing finance

Number of dwellings



## Number of dwellings

Trend estimates  
% change

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Glyn Prichard on Canberra 02 6252 6257.

## KEY FIGURES

	Oct 2002	Sep 2002 to Oct 2002	Oct 2001 to Oct 2002
	no.	% change	% change
<b>TREND ESTIMATES</b>			
<b>Total number of dwelling commitments</b>	<b>51 642</b>	<b>-0.5</b>	<b>-2.8</b>
Construction of dwellings	5 473	-2.3	-19.5
Purchase of new dwellings	1 289	-2.1	-30.4
Purchase of established dwellings(a)	44 880	-0.3	0.9
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total number of dwelling commitments</b>	<b>50 703</b>	<b>-2.9</b>	<b>-4.0</b>
Construction of dwellings	5 115	-8.7	-23.4
Purchase of new dwellings	1 267	-4.8	-29.8
Purchase of established dwellings(a)	44 321	-2.2	—

— nil or rounded to zero (including null cells)

(a) Includes refinancing.

## KEY POINTS

### TREND ESTIMATES

- The total housing finance trend series declined by 0.5% in October 2002. The trend series excluding refinancing fell by 0.9% in October.
- The construction finance trend series fell by 2.3%, and has fallen since October 2001. The finance trend for the purchase of new dwellings fell by 2.1%, and has fallen each month since August 2001.
- Purchase of established dwellings fell for the second consecutive month with a drop of 0.3% in October 2002. The refinancing trend continues to increase, but at a slower rate.

### SEASONALLY ADJUSTED ESTIMATES

- Seasonally adjusted total housing finance fell by 2.9% in October 2002.
- Construction finance fell by 8.7% and new dwellings fell by 4.8%. Finance for the purchase of established dwellings fell by 2.2%, while the series for refinancing of established dwellings had a small seasonally adjusted increase of 0.7%.

### ORIGINAL ESTIMATES

- 16.6% of all loans were to first home buyers (virtually the same as last month), while 6.8% of all loans were fixed for two years or more (up slightly on September).

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 2002	20 January 2003
December 2002	14 February 2003
January 2003	12 March 2003
February 2003	11 April 2003
March 2003	13 May 2003
April 2003	10 June 2003

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## CHANGES TO THIS ISSUE

Please note the change in contact and telephone number for enquiries on page one.

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## ABBREVIATIONS

ABS Australian Bureau of Statistics  
APRA Australian Prudential Regulation Authority  
n.e.c. not elsewhere classified

Dennis Trewin  
Australian Statistician

# HOUSING FINANCE SUMMARY OF FINDINGS

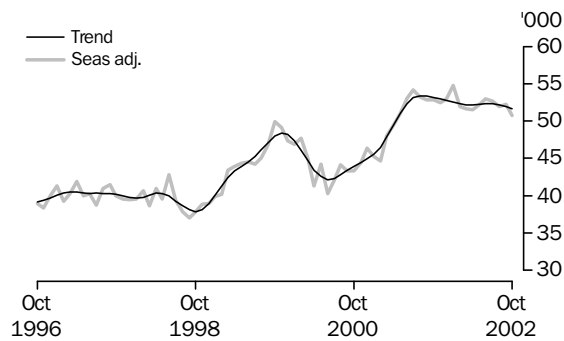
## DWELLINGS FINANCED

### *Number financed including refinancing*

The seasonally adjusted total housing finance series fell by 2.9% in October 2002, after a 0.5% increase in September. The fall was due to weakness in established dwelling finance (down 977), construction of dwellings (down 490) and purchase of new dwellings (down 64). The total housing finance trend fell in October (down 271, -0.5%).

The seasonally adjusted series fell for all states except South Australia, Tasmania and the Australian Capital Territory. Victoria (down 705, -5.7%), NSW (down 526, -3.0%) and Northern Territory (down 39, -14.6%) had the largest falls.

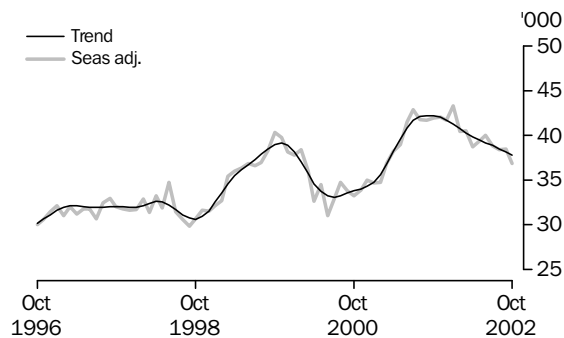
The trend series fell in October 2002 for all states, except for Western Australia and Tasmania. Both of these states have recorded five consecutive months of trend growth.



The percentage of first home buyers declined marginally to 16.6% in October 2002. The percentage has been lower on just two occasions - in July 1991 when the series commenced and in June 2000 before the introduction of the first home owner grant.

### *Number financed excluding refinancing*

The seasonally adjusted series fell in October 2002 (down 1629, -4.2%), after a small 0.2% increase in September. The trend series declined by 0.9% in October.



### *Value of commitments*

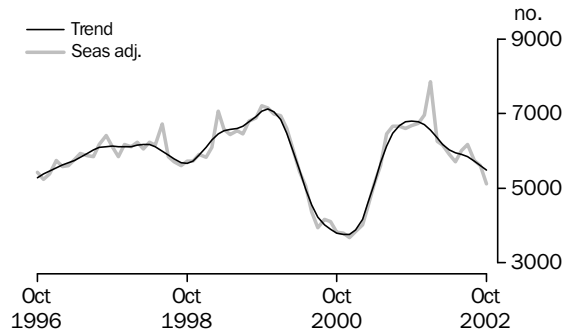
The total value of commitments (seasonally adjusted) fell by 0.6% in October 2002, after a rise of 1.4% in September. The trend series continued its growth since February 2002, rising by 0.6% in October 2002.

# HOUSING FINANCE SUMMARY OF FINDINGS *continued*

## PURPOSE OF FINANCE

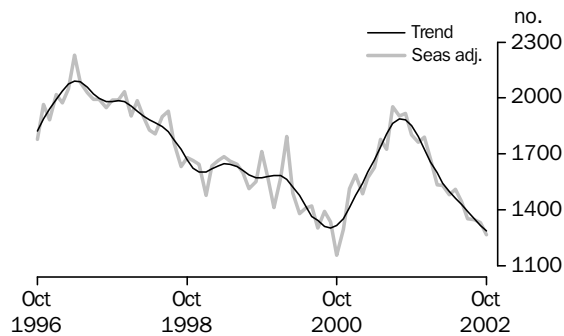
### *Construction of dwellings*

The seasonally adjusted construction finance series declined by 8.7% in October 2002, after a fall of 2.6% in September. The trend fell 2.3% in October 2002, continuing a decline since October 2001.



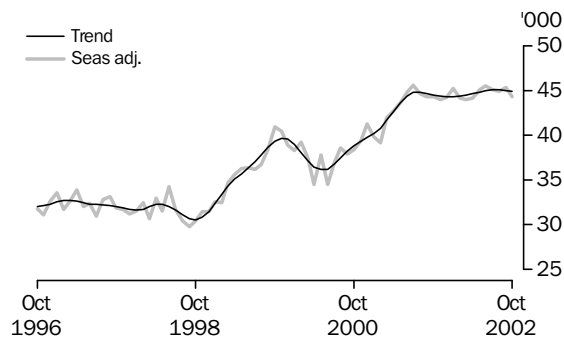
### *Purchase of new dwellings*

Finance for the purchase of new dwellings (seasonally adjusted) declined by 4.8% in October 2002, after a fall of 1.4% in September. The trend series declined by 2.1% in October, to continue its extended decline since August 2001. This series is at the lowest level since that of 1989 and 1990.



### *Purchase of established dwellings*

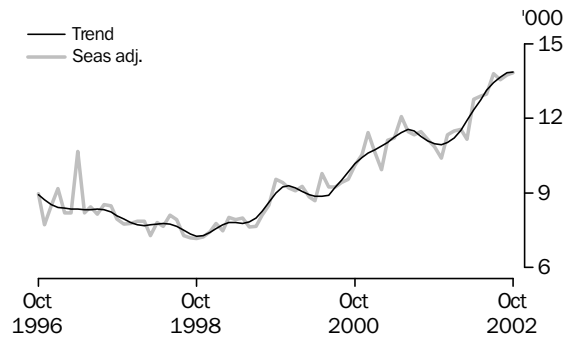
The seasonally adjusted established dwelling finance series fell by 2.2% (or 977) in October 2002 after a 1.0% increase in September. The fall was partly offset by a small increase in refinancing (up 98). The trend series fell by 0.3% in October.



# HOUSING FINANCE SUMMARY OF FINDINGS *continued*

## Refinancing

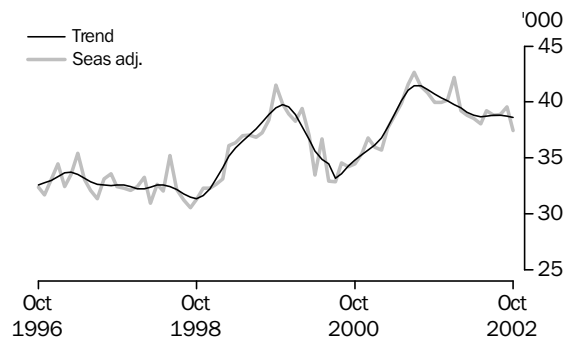
The seasonally adjusted refinancing series increased by 0.7% in October 2002 after an increase of 1.3% in September. The trend series continued to grow from November 2001, though the growth has been lessening in recent months - increasing by only 0.4% in October 2002.



## TYPE OF LENDER

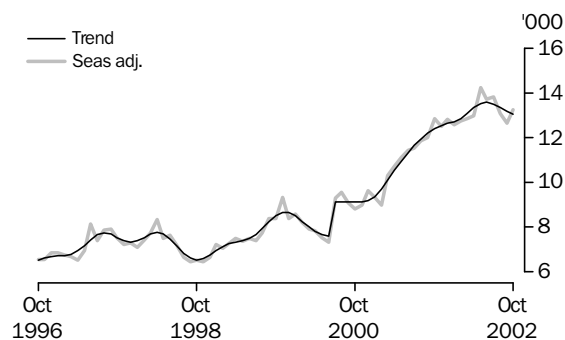
### Banks

The seasonally adjusted series for banks fell by 5.4% in October 2002, after a rise of 1.8% in September. The trend series fell by 0.3% in October after a fall in September 2002 of 0.2%.



### Non-banks

Non-bank commitments (seasonally adjusted) increased by 4.7% in October 2002, more than offsetting the fall of 3.3% in September. The seasonally adjusted increase in permanent building society activity in October largely offset the falls in the previous two months. The trend fell by 1.2% in October 2002.



HOUSING FINANCE COMMITMENTS(a), By Purpose: Australia

Month	Construction of dwellings		Purchase of new dwellings		Purchase of established dwellings(b)		Total		Refinancing of established dwellings	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
<b>2001</b>										
October	7 228	1 044	1 936	338	46 024	6 964	<b>55 188</b>	8 346	11 255	1 450
November	7 167	1 040	1 873	329	46 727	7 155	<b>55 767</b>	8 524	11 199	1 472
December	6 785	1 008	1 689	294	41 049	6 309	<b>49 523</b>	7 611	10 187	1 361
<b>2002</b>										
January	6 637	983	1 457	251	39 870	6 150	<b>47 964</b>	7 385	9 778	1 288
February	5 679	855	1 394	243	42 056	6 416	<b>49 129</b>	7 515	11 108	1 477
March	5 785	873	1 506	262	43 803	6 827	<b>51 094</b>	7 961	11 441	1 550
April	5 616	860	1 437	253	44 749	7 079	<b>51 802</b>	8 191	12 316	1 695
May	6 435	1 007	1 658	306	50 942	8 040	<b>59 035</b>	9 352	14 635	1 991
June	5 803	897	1 415	250	44 447	6 962	<b>51 665</b>	8 108	13 149	1 797
July	6 934	1 086	1 468	268	47 779	7 454	<b>56 181</b>	8 808	14 856	2 047
August	5 950	948	1 375	268	44 784	7 227	<b>52 109</b>	8 444	13 731	1 984
September	5 340	845	1 340	248	42 151	6 965	<b>48 831</b>	8 058	12 803	1 905
October	5 547	905	1 358	248	46 401	7 622	<b>53 306</b>	8 776	14 297	2 082
SEASONALLY ADJUSTED										
<b>2001</b>										
October	6 674	963	1 805	324	44 327	6 841	<b>52 806</b>	8 129	10 862	1 392
November	6 742	995	1 762	307	43 938	6 668	<b>52 442</b>	7 970	10 403	1 393
December	6 965	1 022	1 791	307	44 221	6 727	<b>52 977</b>	8 056	11 346	1 515
<b>2002</b>										
January	7 849	1 150	1 672	294	45 258	6 970	<b>54 779</b>	8 414	11 486	1 548
February	6 257	942	1 537	264	44 137	6 798	<b>51 931</b>	8 004	11 534	1 531
March	6 157	913	1 532	268	43 997	6 862	<b>51 686</b>	8 043	11 153	1 490
April	5 915	893	1 483	266	44 110	6 831	<b>51 508</b>	7 990	12 764	1 722
May	5 699	917	1 513	277	45 061	7 043	<b>52 273</b>	8 237	12 872	1 765
June	6 001	927	1 448	253	45 509	7 163	<b>52 958</b>	8 343	12 976	1 752
July	6 166	954	1 355	245	45 102	7 116	<b>52 623</b>	8 315	13 799	1 899
August	5 755	926	1 350	261	44 855	7 275	<b>51 960</b>	8 463	13 556	1 967
September	5 605	904	1 331	249	45 298	7 431	<b>52 234</b>	8 584	13 738	2 043
October	5 115	826	1 267	240	44 321	7 465	<b>50 703</b>	8 531	13 836	2 023
TREND										
<b>2001</b>										
October	6 798	994	1 851	319	44 481	6 739	<b>53 130</b>	8 052	10 971	1 423
November	6 777	993	1 795	311	44 346	6 769	<b>52 918</b>	8 073	10 941	1 438
December	6 698	984	1 727	300	44 280	6 790	<b>52 705</b>	8 074	11 029	1 465
<b>2002</b>										
January	6 555	968	1 658	290	44 286	6 813	<b>52 499</b>	8 070	11 218	1 500
February	6 364	948	1 599	280	44 348	6 840	<b>52 311</b>	8 068	11 519	1 544
March	6 173	930	1 545	271	44 444	6 877	<b>52 162</b>	8 078	11 905	1 596
April	6 035	921	1 501	266	44 603	6 930	<b>52 139</b>	8 117	12 330	1 659
May	5 956	920	1 463	262	44 793	7 003	<b>52 212</b>	8 185	12 746	1 731
June	5 907	923	1 429	259	44 964	7 092	<b>52 300</b>	8 273	13 120	1 809
July	5 839	921	1 392	256	45 069	7 192	<b>52 300</b>	8 368	13 424	1 884
August	5 732	912	1 354	252	45 067	7 287	<b>52 153</b>	8 451	13 646	1 949
September	5 600	898	1 317	248	44 996	7 371	<b>51 913</b>	8 518	13 815	2 005
October	5 473	883	1 289	245	44 880	7 444	<b>51 642</b>	8 572	13 873	2 041

(a) Excludes alterations and additions.  
 (b) Includes refinancing.

## HOUSING FINANCE COMMITMENTS(a), By Purpose: Australia (Percentage Change)

Month	Construction of dwellings		Purchase of new dwellings		Purchase of established dwellings(b)		Total	Refinancing of established dwellings		
	no.	value	no.	value	no.	value		no.	value	
ORIGINAL (% change from previous month)										
<b>2001</b>										
October	16.8	14.7	5.1	8.5	12.7	14.5	<b>12.9</b>	14.3	13.7	15.3
November	-0.8	-0.4	-3.3	-2.4	1.5	2.7	<b>1.0</b>	2.1	-0.5	1.5
December	-5.3	-3.1	-9.8	-10.7	-12.2	-11.8	<b>-11.2</b>	-10.7	-9.0	-7.5
<b>2002</b>										
January	-2.2	-2.4	-13.7	-14.5	-2.9	-2.5	<b>-3.1</b>	-3.0	-4.0	-5.3
February	-14.4	-13.1	-4.3	-3.3	5.5	4.3	<b>2.4</b>	1.8	13.6	14.7
March	1.9	2.1	8.0	7.8	4.2	6.4	<b>4.0</b>	5.9	3.0	4.9
April	-2.9	-1.5	-4.6	-3.5	2.2	3.7	<b>1.4</b>	2.9	7.6	9.3
May	14.6	17.1	15.4	20.9	13.8	13.6	<b>14.0</b>	14.2	18.8	17.5
June	-9.8	-11.0	-14.7	-18.3	-12.7	-13.4	<b>-12.5</b>	-13.3	-10.2	-9.7
July	19.5	21.1	3.7	7.4	7.5	7.1	<b>8.7</b>	8.6	13.0	13.9
August	-14.2	-12.7	-6.3	0.1	-6.3	-3.0	<b>-7.2</b>	-4.1	-7.6	-3.1
September	-10.3	-10.9	-2.5	-7.5	-5.9	-3.6	<b>-6.3</b>	-4.6	-6.8	-4.0
October	3.9	7.1	1.3	0.1	10.1	9.4	<b>9.2</b>	8.9	11.7	9.3
SEASONALLY ADJUSTED (% change from previous month)										
<b>2001</b>										
October	1.2	-0.9	-5.8	0.6	—	2.5	—	2.0	-2.6	-2.4
November	1.0	3.3	-2.4	-5.4	-0.9	-2.5	<b>-0.7</b>	-1.9	-4.2	0.1
December	3.3	2.7	1.6	0.1	0.6	0.9	<b>1.0</b>	1.1	9.1	8.7
<b>2002</b>										
January	12.7	12.5	-6.6	-4.1	2.3	3.6	<b>3.4</b>	4.4	1.2	2.2
February	-20.3	-18.1	-8.1	-10.2	-2.5	-2.5	<b>-5.2</b>	-4.9	0.4	-1.1
March	-1.6	-3.1	-0.3	1.4	-0.3	0.9	<b>-0.5</b>	0.5	-3.3	-2.7
April	-3.9	-2.2	-3.2	-0.9	0.3	-0.5	<b>-0.3</b>	-0.7	14.4	15.6
May	-3.7	2.7	2.0	4.3	2.2	3.1	<b>1.5</b>	3.1	0.9	2.5
June	5.3	1.1	-4.3	-8.7	1.0	1.7	<b>1.3</b>	1.3	0.8	-0.7
July	2.7	2.9	-6.4	-3.0	-0.9	-0.7	<b>-0.6</b>	-0.3	6.3	8.4
August	-6.7	-2.9	-0.4	6.6	-0.5	2.2	<b>-1.3</b>	1.8	-1.8	3.6
September	-2.6	-2.3	-1.4	-4.6	1.0	2.1	<b>0.5</b>	1.4	1.3	3.9
October	-8.7	-8.7	-4.8	-3.8	-2.2	0.5	<b>-2.9</b>	-0.6	0.7	-1.0
TREND (% change from previous month)										
<b>2001</b>										
October	0.4	0.8	-1.8	-1.0	-0.4	0.6	<b>-0.3</b>	0.6	-1.1	0.1
November	-0.3	-0.1	-3.0	-2.6	-0.3	0.4	<b>-0.4</b>	0.3	-0.3	1.0
December	-1.2	-0.9	-3.8	-3.4	-0.1	0.3	<b>-0.4</b>	—	0.8	1.9
<b>2002</b>										
January	-2.1	-1.6	-4.0	-3.6	—	0.3	<b>-0.4</b>	—	1.7	2.4
February	-2.9	-2.1	-3.6	-3.4	0.1	0.4	<b>-0.4</b>	—	2.7	2.9
March	-3.0	-1.9	-3.4	-3.0	0.2	0.5	<b>-0.3</b>	0.1	3.4	3.4
April	-2.2	-1.0	-2.8	-2.1	0.4	0.8	—	0.5	3.6	3.9
May	-1.3	-0.1	-2.5	-1.4	0.4	1.0	<b>0.1</b>	0.8	3.4	4.4
June	-0.8	0.3	-2.3	-1.1	0.4	1.3	<b>0.2</b>	1.1	2.9	4.5
July	-1.2	-0.2	-2.6	-1.3	0.2	1.4	—	1.1	2.3	4.1
August	-1.8	-1.0	-2.7	-1.5	—	1.3	<b>-0.3</b>	1.0	1.7	3.5
September	-2.3	-1.5	-2.7	-1.5	-0.2	1.2	<b>-0.5</b>	0.8	1.2	2.9
October	-2.3	-1.7	-2.1	-1.3	-0.3	1.0	<b>-0.5</b>	0.6	0.4	1.8

— nil or rounded to zero (including null cells)

(a) Excludes alterations and additions.

(b) Includes refinancing.

## HOUSING FINANCE COMMITMENTS(a), By Lender: Australia

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
<b>2001</b>										
October	41 980	6 444	13 208	1 902	<b>55 188</b>	8 346	2 216	296	7 877	1 246
November	42 570	6 608	13 197	1 917	<b>55 767</b>	8 524	2 338	319	7 609	1 207
December	37 941	5 949	11 582	1 661	<b>49 523</b>	7 611	2 027	270	6 431	1 021
<b>2002</b>										
January	37 201	5 835	10 763	1 550	<b>47 964</b>	7 385	1 709	220	6 409	1 007
February	36 832	5 713	12 297	1 802	<b>49 129</b>	7 515	2 189	287	7 094	1 135
March	38 511	6 105	12 583	1 857	<b>51 094</b>	7 961	2 111	275	7 393	1 183
April	38 759	6 214	13 043	1 977	<b>51 802</b>	8 191	2 314	319	7 769	1 261
May	43 075	6 950	15 960	2 403	<b>59 035</b>	9 352	2 758	376	9 345	1 539
June	38 230	6 127	13 435	1 981	<b>51 665</b>	8 108	2 118	293	7 945	1 258
July	41 375	6 645	14 806	2 163	<b>56 181</b>	8 808	2 299	310	8 973	1 410
August	38 663	6 396	13 446	2 048	<b>52 109</b>	8 444	2 049	281	8 253	1 353
September	36 538	6 183	12 293	1 875	<b>48 831</b>	8 058	1 778	248	7 651	1 272
October	39 655	6 723	13 651	2 053	<b>53 306</b>	8 776	2 264	316	8 270	1 345
SEASONALLY ADJUSTED										
<b>2001</b>										
October	39 967	6 262	12 839	1 866	<b>52 806</b>	8 129	2 148	287	7 328	1 183
November	39 956	6 209	12 486	1 762	<b>52 442</b>	7 970	2 154	288	7 068	1 120
December	40 187	6 170	12 790	1 886	<b>52 977</b>	8 056	2 400	316	7 419	1 202
<b>2002</b>										
January	42 199	6 545	12 580	1 869	<b>54 779</b>	8 414	2 139	282	7 708	1 255
February	39 203	6 108	12 728	1 896	<b>51 931</b>	8 004	2 200	292	7 776	1 230
March	38 835	6 161	12 851	1 882	<b>51 686</b>	8 043	2 116	283	7 428	1 164
April	38 539	6 075	12 969	1 915	<b>51 508</b>	7 990	2 299	310	7 943	1 262
May	38 057	6 130	14 216	2 107	<b>52 273</b>	8 237	2 378	329	8 252	1 349
June	39 238	6 321	13 720	2 022	<b>52 958</b>	8 343	2 202	295	8 216	1 295
July	38 819	6 295	13 804	2 021	<b>52 623</b>	8 315	2 178	294	7 952	1 287
August	38 880	6 470	13 080	1 993	<b>51 960</b>	8 463	1 972	270	7 887	1 271
September	39 591	6 659	12 643	1 925	<b>52 234</b>	8 584	1 824	255	7 642	1 259
October	37 467	6 516	13 236	2 015	<b>50 703</b>	8 531	2 157	301	7 875	1 304
TREND										
<b>2001</b>										
October	40 720	6 266	12 410	1 786	<b>53 130</b>	8 052	2 248	294	7 144	1 135
November	40 368	6 253	12 550	1 820	<b>52 918</b>	8 073	2 217	292	7 289	1 166
December	40 071	6 228	12 634	1 846	<b>52 705</b>	8 074	2 203	292	7 418	1 190
<b>2002</b>										
January	39 788	6 200	12 711	1 870	<b>52 499</b>	8 070	2 207	293	7 541	1 209
February	39 461	6 170	12 850	1 898	<b>52 311</b>	8 068	2 222	297	7 677	1 228
March	39 083	6 146	13 079	1 933	<b>52 162</b>	8 078	2 244	301	7 823	1 247
April	38 804	6 148	13 335	1 969	<b>52 139</b>	8 117	2 252	303	7 946	1 266
May	38 689	6 188	13 523	1 997	<b>52 212</b>	8 185	2 233	302	8 017	1 280
June	38 726	6 263	13 574	2 010	<b>52 300</b>	8 273	2 192	298	8 028	1 288
July	38 804	6 357	13 496	2 011	<b>52 300</b>	8 368	2 131	291	7 996	1 291
August	38 804	6 447	13 349	2 004	<b>52 153</b>	8 451	2 068	284	7 934	1 289
September	38 724	6 524	13 189	1 994	<b>51 913</b>	8 518	2 017	278	7 868	1 287
October	38 613	6 590	13 029	1 982	<b>51 642</b>	8 572	1 972	274	7 781	1 280

(a) Excludes alterations and additions. Includes refinancing.

(b) Includes Permanent Building Societies and Wholesale Lenders n.e.c.



## HOUSING FINANCE COMMITMENTS(a), By Lender: Australia (Percentage Change)

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% change from previous month)										
<b>2001</b>										
October	12.1	13.3	15.7	17.8	<b>12.9</b>	14.3	-1.5	7.6	19.1	19.8
November	1.4	2.5	-0.1	0.8	<b>1.0</b>	2.1	5.5	7.9	-3.4	-3.1
December	-10.9	-10.0	-12.2	-13.3	<b>-11.2</b>	-10.7	-13.3	-15.4	-15.5	-15.4
<b>2002</b>										
January	-2.0	-1.9	-7.1	-6.7	<b>-3.1</b>	-3.0	-15.7	-18.6	-0.3	-1.5
February	-1.0	-2.1	14.3	16.3	<b>2.4</b>	1.8	28.1	30.6	10.7	12.8
March	4.6	6.9	2.3	3.1	<b>4.0</b>	5.9	-3.6	-4.1	4.2	4.2
April	0.6	1.8	3.7	6.5	<b>1.4</b>	2.9	9.6	15.7	5.1	6.6
May	11.1	11.8	22.4	21.5	<b>14.0</b>	14.2	19.2	17.9	20.3	22.0
June	-11.2	-11.8	-15.8	-17.5	<b>-12.5</b>	-13.3	-23.2	-22.0	-15.0	-18.2
July	8.2	8.5	10.2	9.2	<b>8.7</b>	8.6	8.5	5.9	12.9	12.1
August	-6.6	-3.7	-9.2	-5.3	<b>-7.2</b>	-4.1	-10.9	-9.4	-8.0	-4.0
September	-5.5	-3.3	-8.6	-8.4	<b>-6.3</b>	-4.6	-13.2	-11.9	-7.3	-6.0
October	8.5	8.7	11.0	9.5	<b>9.2</b>	8.9	27.3	27.5	8.1	5.8
SEASONALLY ADJUSTED (% change from previous month)										
<b>2001</b>										
October	-2.2	—	7.2	9.3	—	2.0	-7.0	-0.9	5.9	9.0
November	—	-0.9	-2.7	-5.6	<b>-0.7</b>	-1.9	0.3	0.5	-3.5	-5.4
December	0.6	-0.6	2.4	7.0	<b>1.0</b>	1.1	11.5	9.5	5.0	7.4
<b>2002</b>										
January	5.0	6.1	-1.6	-0.9	<b>3.4</b>	4.4	-10.9	-10.8	3.9	4.4
February	-7.1	-6.7	1.2	1.5	<b>-5.2</b>	-4.9	2.8	3.6	0.9	-2.0
March	-0.9	0.9	1.0	-0.7	<b>-0.5</b>	0.5	-3.8	-3.1	-4.5	-5.4
April	-0.8	-1.4	0.9	1.7	<b>-0.3</b>	-0.7	8.7	9.7	6.9	8.4
May	-1.3	0.9	9.6	10.1	<b>1.5</b>	3.1	3.5	6.0	3.9	6.9
June	3.1	3.1	-3.5	-4.0	<b>1.3</b>	1.3	-7.4	-10.5	-0.4	-4.0
July	-1.1	-0.4	0.6	-0.1	<b>-0.6</b>	-0.3	-1.1	-0.4	-3.2	-0.6
August	0.2	2.8	-5.2	-1.4	<b>-1.3</b>	1.8	-9.4	-7.9	-0.8	-1.3
September	1.8	2.9	-3.3	-3.4	<b>0.5</b>	1.4	-7.5	-5.8	-3.1	-0.9
October	-5.4	-2.1	4.7	4.7	<b>-2.9</b>	-0.6	18.2	18.2	3.1	3.6
TREND (% change from previous month)										
<b>2001</b>										
October	-1.0	0.1	1.8	2.5	<b>-0.3</b>	0.6	-1.9	-1.1	2.4	3.4
November	-0.9	-0.2	1.1	1.9	<b>-0.4</b>	0.3	-1.4	-0.7	2.0	2.7
December	-0.7	-0.4	0.7	1.4	<b>-0.4</b>	—	-0.6	-0.1	1.8	2.1
<b>2002</b>										
January	-0.7	-0.5	0.6	1.3	<b>-0.4</b>	—	0.2	0.6	1.7	1.6
February	-0.8	-0.5	1.1	1.5	<b>-0.4</b>	—	0.7	1.1	1.8	1.5
March	-1.0	-0.4	1.8	1.8	<b>-0.3</b>	0.1	1.0	1.5	1.9	1.6
April	-0.7	—	2.0	1.9	—	0.5	0.4	0.8	1.6	1.5
May	-0.3	0.7	1.4	1.4	<b>0.1</b>	0.8	-0.8	-0.4	0.9	1.1
June	0.1	1.2	0.4	0.7	<b>0.2</b>	1.1	-1.9	-1.5	0.1	0.6
July	0.2	1.5	-0.6	—	—	1.1	-2.8	-2.4	-0.4	0.3
August	—	1.4	-1.1	-0.4	<b>-0.3</b>	1.0	-3.0	-2.5	-0.8	-0.1
September	-0.2	1.2	-1.2	-0.5	<b>-0.5</b>	0.8	-2.5	-1.9	-0.8	-0.2
October	-0.3	1.0	-1.2	-0.6	<b>-0.5</b>	0.6	-2.2	-1.7	-1.1	-0.6

— nil or rounded to zero (including null cells)

(a) Excludes alterations and additions. Includes refinancing.

(b) Includes Permanent Building Societies and Wholesale Lenders n.e.c.

## HOUSING FINANCE COMMITMENTS(a), By State/Territory: (Number)

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<b>Total</b>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001</b>									
October	18 322	13 419	10 508	4 334	6 328	1 070	397	810	<b>55 188</b>
November	18 704	12 821	10 602	4 695	6 621	1 181	393	750	<b>55 767</b>
December	16 019	11 544	9 297	4 423	6 120	1 080	373	667	<b>49 523</b>
<b>2002</b>									
January	14 649	12 047	9 285	3 892	6 055	1 080	358	598	<b>47 964</b>
February	16 088	11 106	9 542	4 008	6 209	1 078	398	700	<b>49 129</b>
March	17 652	11 048	9 880	4 246	6 073	1 091	328	776	<b>51 094</b>
April	17 987	11 648	9 741	4 112	6 150	1 005	341	818	<b>51 802</b>
May	20 016	13 498	10 885	4 880	7 060	1 303	382	1 011	<b>59 035</b>
June	17 464	11 780	9 375	4 681	6 172	1 022	326	845	<b>51 665</b>
July	18 653	13 151	10 360	4 988	6 781	1 115	323	810	<b>56 181</b>
August	17 644	12 424	9 606	4 166	6 138	1 114	273	744	<b>52 109</b>
September	16 496	11 431	9 320	3 825	5 728	990	256	785	<b>48 831</b>
October	17 289	12 646	10 331	4 320	6 408	1 162	256	894	<b>53 306</b>
SEASONALLY ADJUSTED (b)									
<b>2001</b>									
October	17 920	12 447	9 917	4 237	6 133	1 020	370	765	<b>52 806</b>
November	17 330	12 093	9 900	4 331	6 287	1 108	381	726	<b>52 442</b>
December	17 869	12 217	10 009	4 386	6 634	1 142	383	736	<b>52 977</b>
<b>2002</b>									
January	17 798	13 636	10 692	4 346	6 629	1 228	378	670	<b>54 779</b>
February	17 432	11 688	9 722	4 201	6 197	1 083	394	706	<b>51 931</b>
March	17 725	11 691	9 669	4 226	6 196	1 098	314	776	<b>51 686</b>
April	17 256	11 467	9 924	4 151	6 025	1 011	348	816	<b>51 508</b>
May	17 083	12 037	10 021	4 508	6 238	1 113	362	893	<b>52 273</b>
June	17 604	12 127	9 760	4 671	6 344	1 097	354	868	<b>52 958</b>
July	17 332	12 417	9 733	4 711	6 392	1 117	315	791	<b>52 623</b>
August	17 419	12 244	9 706	4 367	6 235	1 076	292	777	<b>51 960</b>
September	17 463	12 301	9 716	4 171	6 323	1 076	272	807	<b>52 234</b>
October	16 937	11 596	9 631	4 252	6 293	1 107	233	835	<b>50 703</b>
TREND (b)									
<b>2001</b>									
October	17 861	12 417	10 033	4 323	6 389	1 053	381	739	<b>53 130</b>
November	17 763	12 256	9 966	4 319	6 383	1 085	379	722	<b>52 918</b>
December	17 683	12 068	9 904	4 297	6 383	1 105	377	713	<b>52 705</b>
<b>2002</b>									
January	17 623	11 891	9 862	4 269	6 364	1 110	373	718	<b>52 499</b>
February	17 562	11 769	9 844	4 264	6 322	1 102	367	742	<b>52 311</b>
March	17 485	11 729	9 839	4 299	6 265	1 092	361	775	<b>52 162</b>
April	17 423	11 798	9 837	4 368	6 220	1 083	354	808	<b>52 139</b>
May	17 383	11 936	9 830	4 442	6 215	1 082	345	829	<b>52 212</b>
June	17 368	12 078	9 813	4 489	6 251	1 086	333	834	<b>52 300</b>
July	17 360	12 168	9 779	4 488	6 292	1 092	316	827	<b>52 300</b>
August	17 335	12 187	9 733	4 443	6 314	1 094	296	818	<b>52 153</b>
September	17 290	12 154	9 691	4 377	6 323	1 095	276	810	<b>51 913</b>
October	17 258	12 094	9 643	4 306	6 330	1 098	254	804	<b>51 642</b>

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of states and territories may not equal Australian total (see paragraph 19 in Explanatory Notes).

## HOUSING FINANCE COMMITMENTS(a), By State/Territory: (Percentage Change)

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Total
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
<b>2001</b>									
October	11.1	17.5	10.5	12.6	12.4	17.5	11.5	14.6	<b>12.9</b>
November	2.1	-4.5	0.9	8.3	4.6	10.4	-1.0	-7.4	<b>1.0</b>
December	-14.4	-10.0	-12.3	-5.8	-7.6	-8.6	-5.1	-11.1	<b>-11.2</b>
<b>2002</b>									
January	-8.6	4.4	-0.1	-12.0	-1.1	—	-4.0	-10.3	<b>-3.1</b>
February	9.8	-7.8	2.8	3.0	2.5	-0.2	11.2	17.1	<b>2.4</b>
March	9.7	-0.5	3.5	5.9	-2.2	1.2	-17.6	10.9	<b>4.0</b>
April	1.9	5.4	-1.4	-3.2	1.3	-7.9	4.0	5.4	<b>1.4</b>
May	11.3	15.9	11.7	18.7	14.8	29.7	12.0	23.6	<b>14.0</b>
June	-12.7	-12.7	-13.9	-4.1	-12.6	-21.6	-14.7	-16.4	<b>-12.5</b>
July	6.8	11.6	10.5	6.6	9.9	9.1	-0.9	-4.1	<b>8.7</b>
August	-5.4	-5.5	-7.3	-16.5	-9.5	-0.1	-15.5	-8.1	<b>-7.2</b>
September	-6.5	-8.0	-3.0	-8.2	-6.7	-11.1	-6.2	5.5	<b>-6.3</b>
October	4.8	10.6	10.8	12.9	11.9	17.4	—	13.9	<b>9.2</b>
SEASONALLY ADJUSTED (% change from previous month)									
<b>2001</b>									
October	0.3	-0.4	-1.2	-1.0	-1.8	1.4	-2.7	5.1	—
November	-3.3	-2.9	-0.2	2.2	2.5	8.6	3.0	-5.2	<b>-0.7</b>
December	3.1	1.0	1.1	1.3	5.5	3.0	0.7	1.5	<b>1.0</b>
<b>2002</b>									
January	-0.4	11.6	6.8	-0.9	-0.1	7.6	-1.4	-9.0	<b>3.4</b>
February	-2.1	-14.3	-9.1	-3.3	-6.5	-11.8	4.1	5.3	<b>-5.2</b>
March	1.7	—	-0.5	0.6	—	1.4	-20.2	9.9	<b>-0.5</b>
April	-2.6	-1.9	2.6	-1.8	-2.8	-7.9	10.7	5.2	<b>-0.3</b>
May	-1.0	5.0	1.0	8.6	3.5	10.0	4.1	9.4	<b>1.5</b>
June	3.1	0.7	-2.6	3.6	1.7	-1.4	-2.3	-2.8	<b>1.3</b>
July	-1.5	2.4	-0.3	0.9	0.7	1.9	-10.9	-8.9	<b>-0.6</b>
August	0.5	-1.4	-0.3	-7.3	-2.5	-3.7	-7.3	-1.8	<b>-1.3</b>
September	0.3	0.5	0.1	-4.5	1.4	0.1	-6.8	3.9	<b>0.5</b>
October	-3.0	-5.7	-0.9	2.0	-0.5	2.9	-14.6	3.5	<b>-2.9</b>
TREND (% change from previous month)									
<b>2001</b>									
October	-0.6	-0.7	-0.4	0.3	-0.5	3.5	-0.6	-2.3	<b>-0.3</b>
November	-0.5	-1.3	-0.7	-0.1	-0.1	3.1	-0.5	-2.2	<b>-0.4</b>
December	-0.4	-1.5	-0.6	-0.5	—	1.9	-0.5	-1.3	<b>-0.4</b>
<b>2002</b>									
January	-0.3	-1.5	-0.4	-0.7	-0.3	0.4	-1.0	0.8	<b>-0.4</b>
February	-0.3	-1.0	-0.2	-0.1	-0.7	-0.7	-1.6	3.3	<b>-0.4</b>
March	-0.4	-0.3	-0.1	0.8	-0.9	-0.9	-1.8	4.5	<b>-0.3</b>
April	-0.4	0.6	—	1.6	-0.7	-0.8	-1.8	4.2	—
May	-0.2	1.2	-0.1	1.7	-0.1	-0.2	-2.5	2.6	<b>0.1</b>
June	-0.1	1.2	-0.2	1.1	0.6	0.4	-3.6	0.6	<b>0.2</b>
July	—	0.7	-0.3	—	0.7	0.5	-5.0	-0.8	—
August	-0.1	0.2	-0.5	-1.0	0.4	0.2	-6.4	-1.1	<b>-0.3</b>
September	-0.3	-0.3	-0.4	-1.5	0.1	0.1	-6.8	-0.9	<b>-0.5</b>
October	-0.2	-0.5	-0.5	-1.6	0.1	0.3	-7.7	-0.7	<b>-0.5</b>

— nil or rounded to zero (including null cells)

(a) Excludes alterations and additions. Includes refinancing.

## HOUSING FINANCE COMMITMENTS(a), By State/Territory: (\$m)

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2001</b>									
October	3 405	2 031	1 385	473	794	91	41	127	<b>8 346</b>
November	3 536	1 944	1 400	525	858	99	40	123	<b>8 524</b>
December	3 032	1 798	1 262	508	778	89	40	105	<b>7 611</b>
<b>2002</b>									
January	2 756	1 887	1 266	444	807	93	40	91	<b>7 385</b>
February	2 950	1 708	1 328	455	828	94	42	109	<b>7 515</b>
March	3 346	1 701	1 377	478	809	93	35	122	<b>7 961</b>
April	3 469	1 804	1 355	458	845	87	36	135	<b>8 191</b>
May	3 906	2 137	1 527	525	944	108	43	163	<b>9 352</b>
June	3 378	1 837	1 327	498	807	88	36	138	<b>8 108</b>
July	3 610	2 048	1 472	524	893	98	31	133	<b>8 808</b>
August	3 481	2 003	1 401	476	828	98	32	126	<b>8 444</b>
September	3 317	1 886	1 381	454	768	91	31	129	<b>8 058</b>
October	3 496	2 051	1 552	515	872	106	30	154	<b>8 776</b>
SEASONALLY ADJUSTED (b)									
<b>2001</b>									
October	3 257	1 871	1 317	469	776	87	39	115	<b>8 129</b>
November	3 279	1 844	1 323	480	817	91	40	111	<b>7 970</b>
December	3 326	1 839	1 329	492	834	90	41	113	<b>8 056</b>
<b>2002</b>									
January	3 340	2 184	1 461	487	864	115	41	107	<b>8 414</b>
February	3 270	1 780	1 326	467	840	94	41	112	<b>8 004</b>
March	3 328	1 781	1 355	477	819	93	34	119	<b>8 043</b>
April	3 264	1 769	1 363	461	813	89	37	133	<b>7 990</b>
May	3 349	1 880	1 420	486	832	95	41	143	<b>8 237</b>
June	3 396	1 924	1 381	511	838	96	37	146	<b>8 343</b>
July	3 421	1 934	1 395	502	846	94	32	135	<b>8 315</b>
August	3 505	2 027	1 423	508	852	94	33	133	<b>8 463</b>
September	3 517	2 001	1 441	493	854	96	32	139	<b>8 584</b>
October	3 349	1 949	1 466	516	856	103	27	139	<b>8 531</b>
TREND (b)									
<b>2001</b>									
October	3 304	1 865	1 319	476	811	87	41	113	<b>8 052</b>
November	3 306	1 844	1 322	479	818	90	40	111	<b>8 073</b>
December	3 303	1 815	1 327	480	827	92	40	110	<b>8 074</b>
<b>2002</b>									
January	3 300	1 790	1 335	479	833	92	40	112	<b>8 070</b>
February	3 300	1 779	1 345	477	835	93	39	116	<b>8 068</b>
March	3 305	1 786	1 357	477	833	93	38	123	<b>8 078</b>
April	3 323	1 815	1 369	480	830	93	38	130	<b>8 117</b>
May	3 353	1 860	1 383	486	830	93	37	136	<b>8 185</b>
June	3 391	1 906	1 396	493	836	94	36	139	<b>8 273</b>
July	3 425	1 945	1 410	500	843	95	34	139	<b>8 368</b>
August	3 447	1 974	1 424	505	849	96	33	139	<b>8 451</b>
September	3 458	1 993	1 437	508	855	97	31	139	<b>8 518</b>
October	3 464	2 005	1 449	511	858	99	29	138	<b>8 572</b>

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of states and territories may not equal Australian total (see paragraph 19 in Explanatory Notes).

## HOUSING FINANCE COMMITMENTS, Purpose &amp; Change in Stock: Australia, Original (\$m)

<i>Month</i>	<i>Dwellings financed</i>	<i>Refinancing of established dwellings</i>	<i>Alterations and additions</i>	<b>Total</b>	<i>Commitments advanced during month</i>	<i>Commitments cancelled during month</i>	<i>Commitments not advanced at end of month(a)</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>2001</b>							
October	6 896	1 450	365	<b>8 711</b>	7 169	945	15 281
November	7 053	1 472	347	<b>8 871</b>	7 291	928	15 908
December	6 250	1 361	303	<b>7 913</b>	7 217	806	15 776
<b>2002</b>							
January	6 096	1 288	298	<b>7 682</b>	6 369	934	16 154
February	6 037	1 477	352	<b>7 866</b>	6 103	996	16 780
March	6 412	1 550	364	<b>8 326</b>	7 040	899	17 168
April	6 497	1 695	346	<b>8 538</b>	7 084	945	17 702
May	7 361	1 991	417	<b>9 769</b>	8 202	1 071	18 219
June	6 311	1 797	345	<b>8 453</b>	7 634	1 023	18 017
July	6 761	2 047	369	<b>9 177</b>	8 020	1 097	17 986
August	6 460	1 984	364	<b>8 808</b>	7 540	888	18 372
September	6 153	1 905	367	<b>8 425</b>	7 388	816	18 601
October	6 693	2 082	455	<b>9 231</b>	7 985	1 003	19 005

(a) This figure sometimes reflects a rebasing of the data by one or more lenders, without adjustment to earlier periods' commitments advanced or cancelled.

Month	FIRST HOME BUYERS(a)			FIXED RATE LOANS (2 YEARS OR LONGER) (a)			ALL DWELLINGS FINANCED
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
<b>2001</b>							
October	13 765	24.9	144.9	2 751	5.0	131.0	151.2
November	14 080	25.2	143.8	2 765	5.0	134.9	152.9
December	12 604	25.5	146.4	3 389	6.8	139.6	153.7
<b>2002</b>							
January	11 605	24.2	146.2	3 632	7.6	142.3	154.0
February	9 883	20.1	145.2	4 009	8.2	141.9	153.0
March	10 278	20.1	146.2	4 454	8.7	140.6	155.8
April	9 733	18.8	148.5	4 856	9.4	139.1	158.1
May	11 071	18.8	151.0	4 698	8.0	128.2	158.4
June	9 082	17.6	150.0	4 764	9.2	139.7	156.9
July	10 231	18.2	151.2	4 331	7.7	129.7	156.8
August	9 088	17.4	155.1	3 295	6.3	137.3	162.0
September	8 143	16.7	157.8	2 999	6.1	141.5	165.0
October	8 846	16.6	157.9	3 643	6.8	143.5	164.6

(a) Excludes alterations and additions. Includes refinancing.

State	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	<b>Total</b>	Refinancing of established dwellings	Total excluding refinancing
NUMBER						
New South Wales	1 158	426	15 705	<b>17 289</b>	4 698	12 591
Victoria	1 598	383	10 665	<b>12 646</b>	3 776	8 870
Queensland	1 197	265	8 869	<b>10 331</b>	2 458	7 873
South Australia	441	97	3 782	<b>4 320</b>	1 282	3 038
Western Australia	971	102	5 335	<b>6 408</b>	1 631	4 777
Tasmania	96	28	1 038	<b>1 162</b>	228	934
Northern Territory	12	10	234	<b>256</b>	44	212
Australian Capital Territory	74	47	773	<b>894</b>	180	714
<b>Total</b>	<b>5 547</b>	<b>1 358</b>	<b>46 401</b>	<b>53 306</b>	<b>14 297</b>	<b>39 009</b>
VALUE (\$m)						
New South Wales	241	94	3 161	<b>3 496</b>	851	2 645
Victoria	254	68	1 729	<b>2 051</b>	531	1 520
Queensland	184	44	1 324	<b>1 552</b>	332	1 220
South Australia	64	13	439	<b>515</b>	128	387
Western Australia	138	16	717	<b>872</b>	190	682
Tasmania	10	3	93	<b>106</b>	19	87
Northern Territory	2	1	27	<b>30</b>	4	26
Australian Capital Territory	13	9	131	<b>154</b>	28	126
<b>Total</b>	<b>905</b>	<b>248</b>	<b>7 622</b>	<b>8 776</b>	<b>2 082</b>	<b>6 693</b>
AVERAGE LOAN SIZE (\$'000)						
New South Wales	207.8	220.5	201.3	<b>202.2</b>	181.1	210.1
Victoria	159.0	177.1	162.2	<b>162.2</b>	140.6	171.4
Queensland	153.4	166.5	149.3	<b>150.2</b>	135.0	155.0
South Australia	144.5	135.0	116.0	<b>119.3</b>	99.9	127.5
Western Australia	142.4	157.8	134.4	<b>136.0</b>	116.4	142.7
Tasmania	104.6	100.0	89.4	<b>90.9</b>	82.0	93.1
Northern Territory	131.7	133.1	115.4	<b>116.9</b>	95.6	121.3
Australian Capital Territory	181.0	196.1	169.7	<b>172.1</b>	155.0	176.3
<b>Total</b>	<b>163.2</b>	<b>182.9</b>	<b>164.3</b>	<b>164.6</b>	<b>145.7</b>	<b>171.6</b>

(a) Excludes alterations and additions.

(b) Includes refinancing.

## WHAT IF...? REVISIONS TO TREND ESTIMATES

### EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

#### SENSITIVITY ANALYSIS

Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 20 to 21 in the Explanatory Notes.

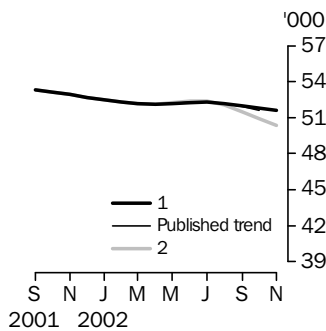
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The November 2002 seasonally adjusted estimate of number of dwellings financed is higher than the October 2002 seasonally adjusted estimate by 4.0%.

2 The November 2002 seasonally adjusted estimate of number of dwellings financed is lower than the October 2002 seasonally adjusted estimate by 4.0%.

The percentage change of 4.0% was chosen because the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data, has been 4.0%.

#### NUMBER OF DWELLINGS FINANCED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	%	<i>(1) rises by 4% on this month</i>		<i>(2) falls by 4% on this month</i>	
			no.	%	no.	%
May 2002	52 212	0.1	52 200	0.1	52 259	0.2
June 2002	52 300	0.2	52 276	0.1	52 379	0.2
July 2002	52 300	—	52 290	—	52 342	-0.1
August 2002	52 153	-0.3	52 170	-0.2	52 033	-0.6
September 2002	51 913	-0.5	51 978	-0.4	51 527	-1.0
October 2002	51 642	-0.5	51 798	-0.3	50 949	-1.1
November 2002	na	na	51 615	-0.4	50 334	-1.2

— nil or rounded to zero (including null cells)  
na not available



## 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. Commitments for the purchase of land, or for the construction or purchase of dwellings for rent or resale, are excluded and shown in *Lending Finance, Australia* (cat. no. 5671.0).

### SCOPE

**2** Finance commitments made by the following types of lenders are included:

- Banks
- Permanent building societies
- Credit unions/co-operative credit societies
- Life or general insurance companies
- General government enterprises
- Superannuation funds
- Securitiser of mortgage assets (wholesale lenders) which provide funds to borrowers through a retail intermediary (e.g. mortgage originators)
- Other Registered Financial Corporations.

**3** All lending commitments are classified to the lender type which is (or will be) the legal lender on the corresponding loan contract. Commitments are published for four lender types: Banks, Non-Banks, Permanent Building Societies and Wholesale Lenders n.e.c. (not elsewhere classified).

### COVERAGE

**4** The statistics cover all banks and permanent building societies. The largest of the remaining lenders of secured housing finance for owner occupation are included so that, together with banks and building societies, at least 95% of the Australian total of finance commitments for owner occupied housing is covered, and at least 90% of each state total is covered. While many smaller contributors to the Non-Banks series are excluded under these coverage criteria, at least 70% of finance commitments by wholesale contributors are covered.

**5** An annual collection is conducted to maintain and update the survey coverage. New lenders are included as their lending for owner occupied housing becomes sufficiently large.

**6** From June 2001, the collection covers all commitments by banks and permanent building societies, all other lenders providing funds of more than \$50m in 2000, and some additional smaller other lenders where necessary to maintain collection coverage (as specified in paragraph 4).

### REVISIONS

**7** Revisions to previously published statistics are included in the publication as they occur.

**8** Changes in the classification of lenders (e.g. the conversion of a permanent building society to a bank) are reflected in the Lender series from the month of such change. 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.

### WHOLESALE LENDERS

**9** A wholesale lender provides funds to borrowers through a retail intermediary which may then also be responsible for the on-going relationship with the borrower.

**10** The Wholesale Lenders n.e.c. series almost exclusively comprises securitisation vehicles (typically special purpose trusts), established to issue mortgage backed securities. It excludes commitments where a bank or permanent building society, acting as a wholesale provider of funds, is the lender on the loan contract. Those commitments are published as bank or permanent building society commitments.

## EXPLANATORY NOTES *continued*

### WHOLESALE LENDERS *continued*

**11** From July 1995 to July 2000, mortgage managers reported housing finance commitments on behalf of wholesale lenders. The introduction of wholesale lenders as the reporting unit does not change the scope of the collection, but has increased its coverage. This, along with the reclassification of some lending activity, increased the level of the Wholesale Lenders n.e.c. series by \$249m in July 2000.

**12** Wholesale lenders contribute to the Non-Banks series, which is seasonally adjusted in table 3. A trend break was added to the Non-Banks series, shifting the trend up by 1 579 commitments and \$178m in July 2000. Revisions related to the introduction of wholesale lenders also resulted in a downward shift in the Banks' trend of 1 256 commitments and \$167m. Consequential breaks in the finance purpose trend series at July 2000 were:

- construction finance trend shifted down 16 commitments (\$3m)
- new dwelling finance trend shifted up 26 commitments (\$1m)
- established dwelling finance trend shifted up 313 commitments (\$13m)
- refinancing trend shifted up 177 commitments (\$17m)
- total finance trend shifted up 323 commitments (\$11m).

**13** Because of difficulties experienced by Wholesale Lenders n.e.c. in accurately identifying first home buyers in their commitments, these data are not used in estimating first home buyer commitments (table 9). Instead, from July 2000, the percentage of first home buyer commitments made by all banks and permanent building societies is applied to total Wholesale Lenders n.e.c. commitments to calculate their contribution to the First Home Buyers series. As a result, first home buyer commitments were revised upwards by 0.8 percentage points in July 2000.

**14** An article on the introduction of the Wholesale Lenders n.e.c. series (including implications for the First Home Buyers series) featured in the October 2000 issue of this publication. A copy of the article is available from the contact person listed on the front of the publication.

### SEASONAL ADJUSTMENT

**15** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects'. A 'trading day effect' reflects the varying amounts of activity on different days of the week and the different number of days of the week in any month (i.e. the number of Sundays, Mondays, etc.). This effect may be partly caused by the 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 (e.g. a change in interest rates) from the series.

**16** Over the period from early 1990 to April 1995, four of the 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 take account of this change in pattern.

**17** Rapid change in the financial sector, and particularly developments in the provision of housing finance, may cause changes in the seasonal and trading day patterns of the housing finance data. Examples include changes in the classification of financial institutions (particularly the reclassification of non-bank financial institutions to banks) and the increased use of mortgage securitisation.

**18** Estimation of seasonal adjustment and trading day factors that reflect the full effect of recent developments is not possible until a sufficient number of years of data have been collected. When changes are occurring in the seasonal patterns, larger revisions to the seasonally adjusted series can be expected at the time of the annual seasonal re-analysis. Accordingly, the trend estimate data

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

*continued*

provide a more reliable indicator of underlying movement in housing finance commitments. (See paragraphs 20 and 21 for further information on trend estimates).

**19** State component series have been seasonally adjusted independently of the Australian series. The sum of the state components is therefore unlikely to equal the corresponding Australian total. State component series are also affected by the changes mentioned in paragraphs 15 to 18.

### TREND ESTIMATES

**20** 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 but the last six months of the respective seasonally adjusted series. 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends: An Overview* (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6345 or by email at <timeseries@abs.gov.au>.

**21** While the smoothing technique described in paragraph 20 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.

### EFFECTS OF ROUNDING

**22** Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Percentage changes in this publication have been derived from unrounded data.

### ABS DATA AVAILABLE ON REQUEST

**23** Estimates for months prior to those shown in this publication and more detailed series can be purchased in spreadsheet format from the ABS web site - see listing in Appendix, page 20. For more information, contact the ABS National Information and Referral Service on 1300 135 070.

### RELATED RELEASES

**24** Users may also wish to refer to the following ABS releases:

- *Lending Finance, Australia* (cat. no. 5671.0)
- *Assets and Liabilities of Australian Securitisers* (cat. no. 5232.0.40.001)
- *Annual Statistics for Financial Institutions* (cat. no. 5661.0.40.001)
- *Buildings Approvals, Australia* (cat. no. 8731.0)
- *Building Activity, Australia: Dwelling Unit Commencement, Preliminary* (cat. no. 8750.0)

**25** In addition, the Reserve Bank of Australia produces the monthly *Reserve Bank of Australia Bulletin* as well as data on its web site <<http://www.rba.gov.au>>. The Australian Prudential Regulation Authority (APRA) publishes a range of finance statistics on its web site <<http://www.apra.gov.au>>.

**26** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (cat. no. 1101.0). The *Catalogue* and information on forthcoming releases (Release Advices) are available from any ABS office or from the ABS web site <<http://www.abs.gov.au>>.

## APPENDIX TABLES AVAILABLE IN AUSSTATS

Table

- 1 Housing finance commitments,  
By purpose: Australia (Number; \$'000)
- 2 Housing finance commitments,  
By purpose: Australia (Percentage change - Number; Value)
- 3 Housing finance commitments,  
By lender: Australia (Number; \$'000)
- 4 Housing finance commitments,  
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- 5 Housing finance commitments,  
By state: (Number)
- 6 Housing finance commitments,  
By state: (Percentage change - Number)
- 7 Housing finance commitments,  
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By purpose and change in stock: State, Original (\$'000)
- 9a Housing finance commitments,  
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By purpose: State, Original (Average loan size - \$'000)
- 11a Housing finance commitments,  
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By purpose and lender: Australia, Original (\$'000)
- 11c Housing finance commitments,  
By purpose and lender: Australia, Original (Average loan size - \$'000)

## GLOSSARY

<b>Alterations and additions</b>	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.
<b>Average loan</b>	<p>The Average Loan series is calculated as follows:</p> $\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$ <p>The Average Loan series does not necessarily represent the average loan size per dwelling. For instance, the average separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.</p>
<b>Commitment</b>	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.
<b>Commitments not advanced</b>	<p>Commitments not advanced at the end of the month are calculated as follows:</p> $\begin{aligned} & \text{Balance of unadvanced commitments at the end of the previous month} \\ & + \text{Total new housing commitments (including refinancing)} \\ & + \text{Alterations and additions} \\ & = \text{Total commitments} \\ & - \text{Cancellations of commitments} \\ & - \text{Commitments advanced during the month} \\ & = \text{Commitments not advanced at the end of the month} \end{aligned}$
<b>Commitment value</b>	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
<b>Construction of dwellings</b>	Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
<b>Dwelling</b>	A dwelling is a single self-contained place of residence such as a detached or semi-detached house, a terrace house, a flat, home unit, town house, etc.
<b>Dwellings units</b>	Dwelling units refer to the number of single self-contained residences for which commitments have been made, either on the security of first mortgage or on contract of sale.
<b>Established dwelling</b>	An established dwelling is one which has been completed for 12 months or more prior to the lodgement of a loan application, or which has been previously occupied.
<b>First home buyers</b>	First home buyers are persons entering the home ownership market for the first time.
<b>Fixed rate loan</b>	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.
<b>New dwelling</b>	A new dwelling is one that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
<b>Refinancing</b>	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.

## GLOSSARY *continued*

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<b>Secured housing finance</b>	This is all secured commitments to individuals for the construction or purchase of dwellings for owner occupation, regardless of type of security. Commitments for dwellings that will be occupied by persons other than the owner(s) are excluded.
<b>Self-contained</b>	The dwelling includes bathing and cooking facilities.
<b>Wholesale lenders</b>	A wholesale lender provides funds to borrowers through a retail intermediary which may then also be responsible for the ongoing relationship with the borrower. The Wholesale Lenders n.e.c. (not elsewhere classified) series almost exclusively comprises securitisation vehicles (typically special purpose trusts) established to issue mortgage backed securities. It excludes funds provided where a bank or permanent building society, acting as a wholesale provider of funds, remains the lender on the contract. Those commitments are published as bank or permanent building society commitments.



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