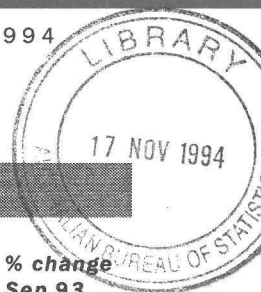




# HOUSING FINANCE

 FOR OWNER  
OCCUPATION  
AUSTRALIA

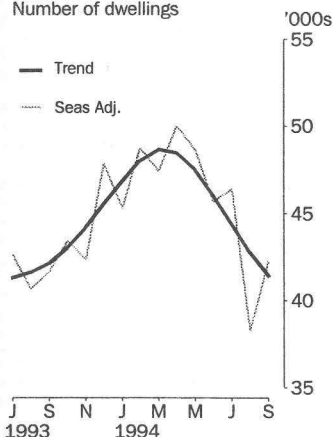
EMBARGOED UNTIL 11:30AM THURS 17 NOVEMBER 1994



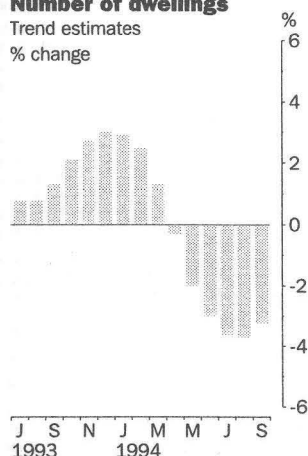
## SEPTEMBER KEY FIGURES

### Secured housing finance

Number of dwellings



### Number of dwellings

 Trend estimates  
% change


### TREND ESTIMATES

	Sep 94	% change Aug 94	% change Sep 93
Number of dwellings financed	41 427	-3.2	-1.8
Construction of dwellings	8 254	-1.7	7.1
Purchase of new dwellings	2 052	-1.2	10.6
Purchase of established dwellings	31 120	-3.7	-4.6

### SEASONALLY ADJUSTED

	Sep 94	% change Aug 94	% change Sep 93
Number of dwellings financed	42 284	10.5	1.4
Construction of dwellings	8 449	13.3	9.2
Purchase of new dwellings	2 242	19.6	17.7
Purchase of established dwellings	31 593	9.2	-1.5

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwellings financed in September 1994 is down 3.2 per cent on August 1994.
- This compares with the revised monthly trend decreases of 3.7 per cent for August 1994 and 3.6 per cent for July.
- Trend estimates for all categories decreased in September, with finance for construction of dwellings down 1.7 per cent, for purchase of new dwellings down 1.2 per cent and for purchase of established dwellings down 3.7 per cent.
- The trend estimate for the value of commitments in September 1994 is down 2.7 per cent on August 1994.

### SEASONALLY ADJUSTED ESTIMATES

- In September 1994 the number of dwellings financed increased by 10.5 per cent on August 1994 and is 1.4 per cent higher than in September 1993.
- Seasonally adjusted estimates for all categories increased in September.

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

### ORIGINAL ESTIMATES

- There were 40 446 dwelling units financed during September 1994, a decrease of 8.3 per cent on August 1994 and a decrease of 10.0 per cent on September 1993.
- Lending institutions reported that 5 502 (13.6 per cent) of the total number of dwelling units financed in September 1994 were being refinanced.

## INQUIRIES

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

# HOUSING FINANCE NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 1994	19 December 1994
November 1994	23 January 1995
December 1994	23 February 1995

## CHANGES IN THIS ISSUE

This issue includes revisions to previously published statistics for the months July 1993 to August 1994 inclusive. Following a review by a major bank of the classification of its loan products, revisions which reduce the previously reported number of dwelling units by an average 3.6 per cent have occurred. For further information, see Explanatory Notes 6 and 7 on page 14. The seasonally adjusted and trend series are similarly affected by these revisions, although seasonal patterns and trend movements remain largely unaffected.

## SENSITIVITY ANALYSIS

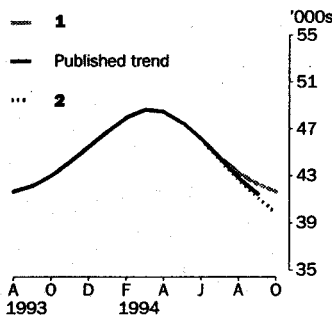
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 12 and 13.

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

- 1 The October seasonally adjusted estimate of number of dwellings financed is *higher* than the September seasonally adjusted estimate by 5.0%.
- 2 The October seasonally adjusted estimate of number of dwellings financed is *lower* than the September seasonally adjusted estimate by 5.0%.

The percentage change of 5.0% was chosen because the average absolute percentage change, based on the last 150 observations, has been 5.0%.

## NUMBER OF DWELLINGS FINANCED



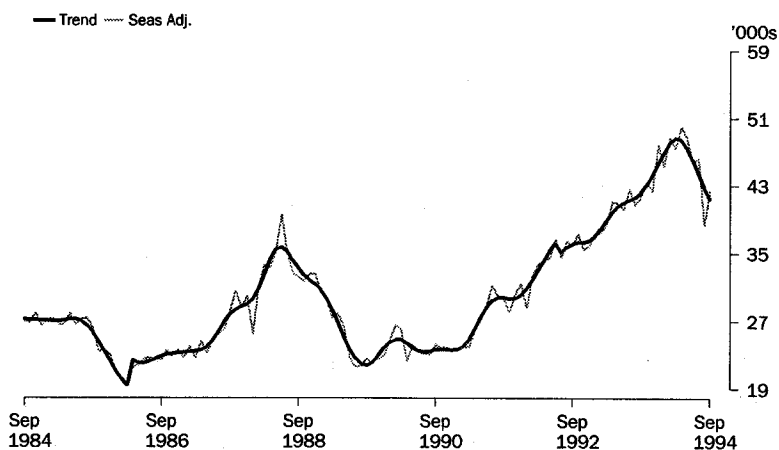
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	estimate	% change	<b>1</b> rises by 5% on Sep 1994		<b>2</b> falls by 5% on Sep 1994	
	estimate	% change	estimate	% change	estimate	% change
<b>1994</b>						
April	48 464	-0.3	48 463	-4.4	48 545	-4.4
May	47 501	-2.0	47 477	-2.0	47 621	-1.9
June	46 062	-3.0	46 031	-3.0	46 102	-3.2
July	44 420	-3.6	44 516	-3.3	44 326	-3.9
August	42 790	-3.7	43 240	-2.9	42 614	-3.9
September	41 427	-3.2	42 334	-2.1	41 153	-3.4
October (new)	—	—	41 647	-1.6	39 866	-3.1

IAN CASTLES  
AUSTRALIAN STATISTICIAN

# SECURED HOUSING FINANCE: Trend/Seasonally adjusted

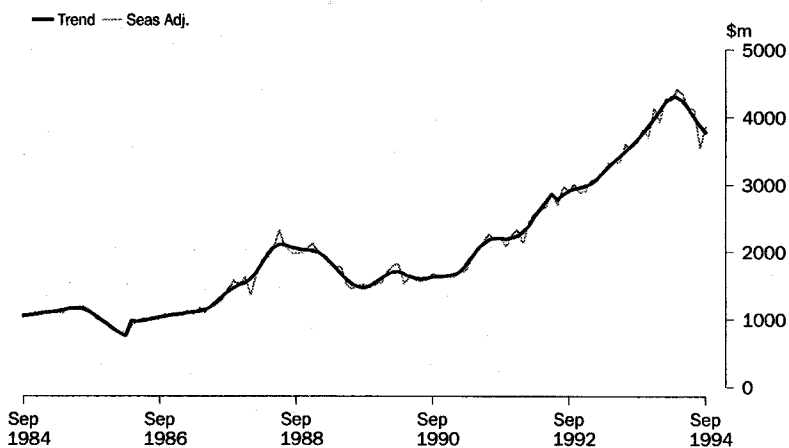
## NUMBER OF DWELLINGS FINANCED

A turning point was reached in March 1994 and from April the provisional trend has been in continuous decline. The provisional trend estimate for September is 41 427, a decrease of 3.2 per cent on August. Seasonally adjusted the number of dwelling units financed in September 1994 increased by 10.5 per cent on August 1994 following a 17.5 per cent fall from July to August.



## VALUE OF COMMITMENTS

The provisional trend estimate for September 1994 for the total value of commitments for owner-occupied housing was \$3 780.5 million, a decrease of 2.7 per cent on August 1994. Seasonally adjusted the value of commitments increased by 8.8 per cent on August 1994 but is 6.7 per cent lower than in July 1994.

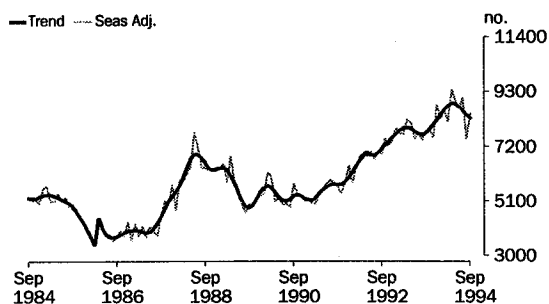


# TYPE OF HOUSING: Seasonally adjusted and trend

## NUMBER OF DWELLINGS FINANCED

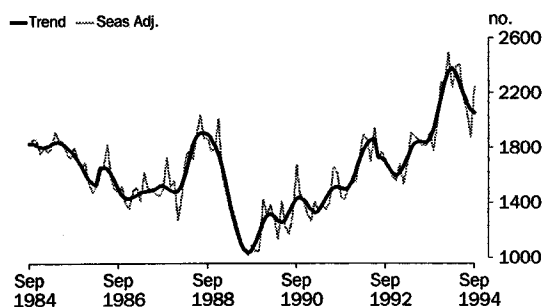
### CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwellings financed in September 1994 is 8 254, a decrease of 1.7 per cent on August 1994. Seasonally adjusted, finance was committed to individuals for the construction of 8 449 dwelling units, 13.3 per cent more than in August 1994 but 6.7 per cent lower than in July 1994.



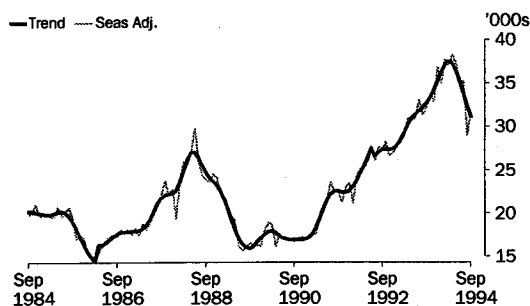
### PURCHASE OF NEW DWELLINGS

The trend estimate for the number of dwellings financed in September 1994 is 2 052, a decrease of 1.2 per cent on August 1994. Seasonally adjusted, finance was committed to individuals for the purchase of 2 242 newly erected dwellings. This represents an increase of 19.6 per cent over August though follows a 8.9 per cent fall from July to August.



### PURCHASE OF ESTABLISHED DWELLINGS

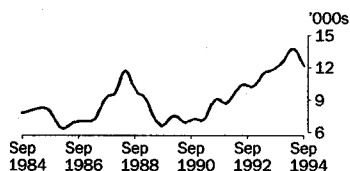
The trend estimate for the number of dwellings financed in September 1994 is 31 120, a decrease of 3.7 per cent on August 1994. This is the sixth consecutive monthly fall from a peak of 37 504 dwellings financed in March. Seasonally adjusted, finance was committed to individuals for the purchase of 31 593 dwelling units, 9.2 per cent more than in August 1994 but 10.5 per cent lower than in July 1994.



# STATE TRENDS: Trend series

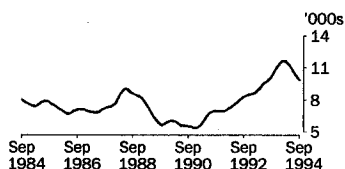
## NUMBER OF DWELLINGS FINANCED

### NEW SOUTH WALES



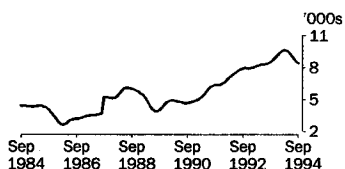
The downward trend in NSW which began in May 1994 continued in September with the trend estimate declining by 4.0%.

### VICTORIA



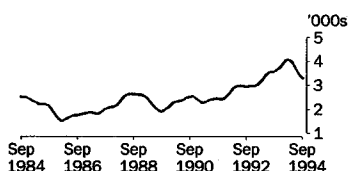
The decline of 2.6% in the September trend estimate is below the 3.2% recorded nationally but continues the downward trend which began in March.

### QUEENSLAND



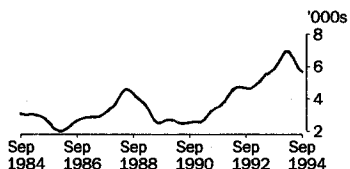
The downward trend which began in April continued with a decline of 2.4% in the September trend estimate.

### SOUTH AUSTRALIA



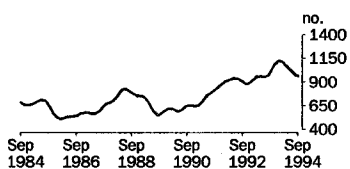
The decline of 3.7% in the September trend estimate was larger than the 3.2% recorded nationally and continues the downward trend which began in April.

### WESTERN AUSTRALIA



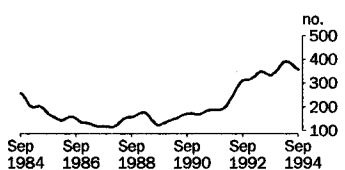
The September trend estimate for WA declined by 2.5% and is the third month in which the strong downward trend, which began in April 1994, has slowed.

### TASMANIA



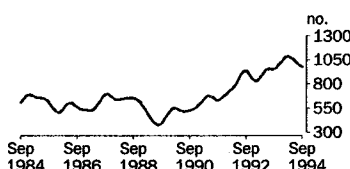
The September trend estimate declined 1.2% and is the second month indicating a slowing in the downward trend which began in February 1994.

### NORTHERN TERRITORY



The September trend estimate for NT declined by 2.5%, continuing the downward trend which began in May 1994.

### AUSTRALIAN CAPITAL TERRITORY



The ACT trend estimate is down by 1.2% and is the second month indicating a slowing in the downward trend which began in April 1994.

**SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Purpose: All series**

Month	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings <sup>2</sup>		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
<b>ORIGINAL</b>								
<b>1993</b>								
July	7 425	586.3	1 842	167.6	31 170	2 689.2	40 437	3 443.1
August	7 745	625.6	1 922	169.4	31 535	2 734.2	41 202	3 529.2
September	8 372	685.0	2 034	182.9	34 552	3 042.5	44 958	3 910.4
October	7 426	593.1	1 833	165.6	31 327	2 802.0	40 586	3 560.7
November	7 777	636.6	2 120	192.9	34 226	3 012.4	44 123	3 841.9
December	8 005	648.8	2 062	198.3	35 293	3 112.6	45 360	3 959.7
<b>1994</b>								
January	6 337	510.4	1 769	159.0	28 340	2 402.4	36 446	3 071.8
February	8 361	684.9	2 414	230.5	37 400	3 274.6	48 175	4 190.0
March	9 763	825.5	2 656	253.6	44 328	3 954.4	56 747	5 033.5
April	8 500	725.5	2 058	199.7	34 393	3 092.7	44 951	4 017.8
May	9 677	830.7	2 299	228.1	38 673	3 535.2	50 649	4 594.0
June	9 440	787.1	2 223	220.7	37 666	3 468.3	49 329	4 476.1
July	8 609	737.9	2 050	193.5	32 642	2 949.8	43 301	3 881.1
August	8 875	769.9	2 265	229.3	32 975	3 006.9	44 115	4 006.0
September	8 072	719.0	2 109	215.6	30 265	2 783.5	40 446	3 718.2
<b>SEASONALLY ADJUSTED</b>								
<b>1993</b>								
July	7 774	612.1	1 815	171.2	33 015	2 810.6	42 604	3 593.9
August	7 447	606.4	1 812	166.5	31 421	2 761.0	40 680	3 533.9
September	7 735	632.1	1 905	175.8	32 073	2 811.7	41 713	3 619.6
October	7 940	621.6	1 781	157.2	33 690	3 038.9	43 411	3 817.7
November	7 551	606.7	1 959	173.9	32 884	2 918.9	42 394	3 699.5
December	8 788	716.5	2 271	209.9	36 794	3 206.6	47 853	4 132.9
<b>1994</b>								
January	8 269	689.1	2 262	207.9	34 805	3 033.5	45 336	3 930.5
February	8 607	700.7	2 492	237.4	37 664	3 335.5	48 763	4 273.6
March	8 134	702.1	2 237	219.4	37 057	3 315.9	47 428	4 237.4
April	9 381	786.1	2 384	224.2	38 254	3 395.5	50 019	4 405.8
May	8 965	775.4	2 400	228.9	37 278	3 342.0	48 643	4 346.3
June	8 665	725.1	2 167	215.9	34 835	3 169.8	45 667	4 110.8
July	9 055	769.5	2 058	198.7	35 281	3 162.8	46 394	4 131.0
August	7 459	653.9	1 874	199.3	28 932	2 689.2	38 265	3 542.4
September	8 449	741.4	2 242	231.9	31 593	2 879.7	42 284	3 853.0
<b>TREND ESTIMATES</b>								
<b>1993</b>								
July	7 691	593.3	1 839	165.7	31 746	2 729.7	41 277	3 488.7
August	7 652	603.8	1 832	166.4	32 124	2 798.5	41 608	3 568.7
September	7 703	617.1	1 855	168.6	32 607	2 868.1	42 166	3 653.8
October	7 831	632.5	1 927	174.9	33 274	2 940.3	43 032	3 747.7
November	8 007	649.3	2 034	185.1	34 138	3 017.6	44 179	3 852.0
December	8 199	668.7	2 156	197.8	35 153	3 102.7	45 508	3 969.2
<b>1994</b>								
January	8 385	690.4	2 269	210.9	36 165	3 189.7	46 818	4 091.0
February	8 585	714.9	2 352	221.4	37 053	3 272.6	47 990	4 208.9
March	8 748	735.3	2 378	226.0	37 504	3 326.0	48 630	4 287.4
April	8 829	746.7	2 341	224.5	37 293	3 327.1	48 464	4 298.3
May	8 807	748.2	2 268	219.7	36 426	3 270.5	47 501	4 238.4
June	8 714	743.9	2 193	215.4	35 155	3 174.0	46 062	4 133.3
July	8 567	735.7	2 129	212.7	33 724	3 061.1	44 420	4 009.4
August	8 400	726.2	2 077	211.1	32 313	2 948.0	42 790	3 885.4
September	8 254	716.8	2 052	211.9	31 120	2 851.7	41 427	3 780.5

<sup>1</sup> Excludes alterations and additions.

<sup>2</sup> Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Type of Lender: All series

Month	All banks		Permanent building societies		Other lenders		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
<b>1993</b>								
July	35 974	3 105.7	3 107	243.7	1 356	93.7	40 437	3 443.1
August	36 823	3 197.3	3 116	243.3	1 263	88.6	41 202	3 529.2
September	40 255	3 557.1	3 385	264.8	1 318	88.4	44 958	3 910.4
October	36 045	3 218.9	3 232	254.0	1 309	87.7	40 586	3 560.7
November	39 209	3 469.3	3 491	275.3	1 423	97.3	44 123	3 841.9
December	40 887	3 607.5	3 323	270.0	1 150	82.2	45 360	3 959.7
<b>1994</b>								
January	33 418	2 835.3	1 893	162.0	1 135	74.5	36 446	3 071.8
February	43 996	3 844.8	3 022	260.9	1 157	84.3	48 175	4 190.0
March	51 968	4 644.2	3 178	274.7	1 601	114.5	56 747	5 033.5
April	41 082	3 695.3	2 590	226.8	1 279	95.8	44 951	4 017.8
May	46 061	4 215.1	2 956	260.3	1 632	118.7	50 649	4 594.0
June	45 045	4 112.5	2 869	261.9	1 415	101.7	49 329	4 476.1
July	39 230	3 540.7	2 585	234.2	1 486	106.2	43 301	3 881.1
August	39 723	3 632.9	2 817	256.8	1 575	116.4	44 115	4 006.0
September	36 314	3 370.6	2 626	238.1	1 506	109.4	40 446	3 718.2
SEASONALLY ADJUSTED								
<b>1993</b>								
July	38 029	3 244.9	3 185	253.7	1 390	95.4	42 604	3 593.9
August	36 317	3 201.5	3 102	243.3	1 261	89.1	40 680	3 533.9
September	37 156	3 273.0	3 296	261.6	1 261	85.0	41 713	3 619.6
October	38 811	3 470.6	3 275	258.8	1 325	88.3	43 411	3 817.7
November	37 895	3 352.6	3 227	258.3	1 272	88.6	42 394	3 699.5
December	43 063	3 752.8	3 692	301.6	1 098	78.6	47 853	4 132.9
<b>1994</b>								
January	41 506	3 631.4	2 498	206.8	1 332	92.3	45 336	3 930.5
February	44 594	3 937.1	2 962	248.1	1 207	88.4	48 763	4 273.6
March	43 347	3 911.7	2 591	223.0	1 490	102.8	47 428	4 237.4
April	45 710	4 046.3	2 874	252.6	1 435	106.9	50 019	4 405.8
May	44 313	3 986.8	2 697	241.7	1 633	117.8	48 643	4 346.3
June	41 549	3 762.7	2 760	253.4	1 358	94.6	45 667	4 110.8
July	42 053	3 768.0	2 781	251.4	1 560	111.5	46 394	4 131.0
August	34 009	3 178.6	2 735	250.9	1 521	112.8	38 265	3 542.4
September	38 307	3 511.2	2 518	232.4	1 459	109.4	42 284	3 853.0
TREND ESTIMATES								
<b>1993</b>								
July	36 855	3 151.4	3 104	244.9	1 318	92.4	41 277	3 488.7
August	37 089	3 224.7	3 226	254.5	1 293	89.5	41 608	3 568.7
September	37 601	3 306.1	3 297	260.7	1 268	87.0	42 166	3 653.8
October	38 481	3 399.5	3 302	262.7	1 249	85.5	43 032	3 747.7
November	39 698	3 506.4	3 246	260.5	1 236	85.1	44 179	3 852.0
December	41 127	3 627.6	3 141	255.1	1 240	86.5	45 508	3 969.2
<b>1994</b>								
January	42 540	3 752.9	3 007	248.3	1 272	89.8	46 818	4 091.0
February	43 790	3 872.2	2 875	242.2	1 326	94.5	47 990	4 208.9
March	44 459	3 948.4	2 781	239.5	1 390	99.5	48 630	4 287.4
April	44 274	3 953.7	2 741	240.9	1 449	103.8	48 464	4 298.3
May	43 276	3 887.3	2 737	244.4	1 488	106.8	47 501	4 238.4
June	41 818	3 777.3	2 741	247.7	1 503	108.3	46 062	4 133.3
July	40 191	3 651.8	2 721	248.3	1 508	109.3	44 420	4 009.4
August	38 598	3 528.4	2 684	246.8	1 509	110.2	42 790	3 885.4
September	37 270	3 424.4	2 663	245.9	1 494	110.2	41 427	3 780.5

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, 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									
<b>1993</b>									
July	11 178	9 743	8 082	3 648	5 646	941	281	918	40 437
August	11 872	9 712	8 074	3 567	5 778	945	340	914	41 202
September	12 731	10 988	9 219	3 743	5 909	1 026	350	992	44 558
October	11 378	10 162	8 133	3 348	5 510	894	337	824	40 586
November	12 731	10 867	8 745	3 489	5 955	1 012	359	965	44 123
December	12 299	11 497	8 855	3 976	6 201	1 207	381	944	45 360
<b>1994</b>									
January	9 569	9 092	7 285	3 212	5 366	887	282	753	36 446
February	13 177	10 979	10 330	4 093	6 886	1 113	388	1 209	48 175
March	16 628	12 334	11 839	4 850	8 025	1 241	452	1 378	56 747
April	12 732	10 649	8 729	3 702	6 667	1 032	384	1 056	44 951
May	14 584	12 165	9 750	4 011	7 360	1 198	369	1 212	50 649
June	14 334	12 147	9 579	4 086	6 578	1 083	374	1 148	49 329
July	12 701	10 516	8 529	3 419	5 854	985	344	953	43 301
August	12 694	10 720	8 925	3 580	5 928	963	370	935	44 115
September	11 767	9 408	8 210	3 209	5 593	935	354	970	40 446
SEASONALLY ADJUSTED									
<b>1993</b>									
July	12 015	9 798	8 355	3 692	5 752	939	292	980	42 604
August	11 756	9 683	8 059	3 585	5 671	930	358	936	40 680
September	11 698	10 334	8 680	3 539	5 939	1 038	321	981	41 713
October	12 433	10 603	8 857	3 622	5 701	995	320	919	43 411
November	11 529	10 174	8 476	3 389	5 746	985	334	969	42 394
December	13 196	11 485	9 720	3 985	7 304	1 318	405	1 042	47 853
<b>1994</b>									
January	12 588	11 865	8 546	3 768	6 442	1 050	346	1 029	45 336
February	12 789	12 135	9 812	4 318	6 920	1 154	360	1 176	48 763
March	13 545	11 037	9 552	4 042	6 784	1 002	368	1 031	47 428
April	13 771	11 662	9 782	4 065	7 449	1 110	453	1 064	50 019
May	13 786	10 928	9 708	4 014	6 699	1 087	393	1 065	48 643
June	14 162	11 078	9 025	3 679	5 822	1 004	360	1 072	45 667
July	13 914	10 931	9 044	3 622	6 095	1 008	368	1 052	46 394
August	11 358	9 685	7 952	3 268	5 247	883	368	877	38 265
September	11 665	9 632	8 620	3 236	6 205	1 016	353	1 019	42 284
TREND ESTIMATES									
<b>1993</b>									
July	11 716	9 750	8 344	3 535	5 606	956	341	957	41 277
August	11 796	9 931	8 405	3 567	5 691	966	335	956	41 608
September	11 908	10 179	8 510	3 578	5 822	995	334	956	42 166
October	12 061	10 508	8 669	3 610	6 000	1 038	336	968	43 032
November	12 257	10 888	8 872	3 686	6 224	1 079	343	993	44 179
December	12 493	11 252	9 093	3 805	6 491	1 109	355	1 023	45 508
<b>1994</b>									
January	12 778	11 515	9 303	3 939	6 753	1 121	368	1 052	46 818
February	13 142	11 647	9 495	4 049	6 938	1 118	380	1 076	47 990
March	13 507	11 635	9 607	4 093	6 964	1 101	389	1 086	48 630
April	13 732	11 463	9 584	4 041	6 815	1 073	392	1 079	48 464
May	13 722	11 167	9 416	3 909	6 552	1 043	389	1 059	47 501
June	13 494	10 838	9 164	3 742	6 280	1 019	383	1 036	46 062
July	13 103	10 506	8 881	3 571	6 028	996	374	1 014	44 420
August	12 634	10 176	8 605	3 401	5 819	974	365	992	42 790
September	12 135	9 909	8 396	3 282	5 674	962	356	980	41 427

<sup>1</sup> Excludes alterations and additions. Includes refinancing.



SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, 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									
<b>1993</b>									
July	1 127.4	768.3	669.1	263.2	444.2	56.6	22.1	92.3	3 443.1
August	1 183.7	774.6	671.9	255.7	463.5	58.0	28.8	93.2	3 529.2
September	1 313.8	870.8	777.3	269.0	487.8	61.3	28.6	101.9	3 910.4
October	1 202.3	817.8	682.3	243.8	446.7	56.4	27.1	84.2	3 560.7
November	1 313.7	876.4	722.1	250.2	491.1	61.2	30.2	96.9	3 841.9
December	1 306.2	920.9	741.5	287.4	490.9	74.9	33.8	104.2	3 959.7
<b>1994</b>									
January	960.5	689.2	607.6	226.0	439.3	55.0	22.4	71.8	3 071.8
February	1 361.9	845.7	882.8	301.5	582.5	67.5	33.0	115.1	4 190.0
March	1 755.0	971.8	1 011.7	375.1	670.6	77.8	38.2	133.1	5 033.5
April	1 368.4	851.4	744.2	287.5	559.9	64.6	34.2	107.6	4 017.8
May	1 595.5	985.5	853.1	310.7	622.1	73.3	33.6	120.3	4 594.0
June	1 546.7	996.8	834.0	317.8	559.4	66.3	33.9	121.1	4 476.1
July	1 343.3	866.1	727.8	263.8	494.7	62.1	29.6	93.7	3 881.1
August	1 343.9	876.2	786.1	276.2	536.3	61.8	34.6	91.0	4 006.0
September	1 244.5	800.3	735.0	248.5	503.9	59.5	32.2	94.4	3 718.2
SEASONALLY ADJUSTED									
<b>1993</b>									
July	1 179.9	774.7	689.7	257.8	442.1	58.5	22.4	98.8	3 593.9
August	1 217.8	777.2	673.1	259.8	446.3	60.2	29.3	93.0	3 533.9
September	1 191.1	821.1	722.6	257.3	480.7	62.5	26.5	97.0	3 619.6
October	1 300.9	852.0	748.2	264.2	468.3	62.8	25.6	93.0	3 817.7
November	1 233.9	836.7	711.5	251.8	483.9	59.5	27.8	96.6	3 699.5
December	1 388.9	939.9	817.5	290.0	584.4	78.1	36.4	111.6	4 132.9
<b>1994</b>									
January	1 330.5	901.6	713.5	268.6	559.0	63.0	27.1	98.5	3 930.5
February	1 355.6	926.2	822.6	320.4	591.3	70.1	30.6	113.5	4 273.6
March	1 417.1	863.2	820.8	304.7	563.1	61.9	32.8	112.7	4 237.4
April	1 471.6	919.3	843.2	311.4	621.0	69.8	40.4	102.8	4 405.8
May	1 449.1	875.0	842.9	308.9	567.1	66.6	36.0	107.7	4 346.3
June	1 471.3	897.5	778.8	284.3	476.7	60.9	32.7	111.8	4 110.8
July	1 443.3	903.4	772.1	270.9	511.6	66.0	30.4	102.4	4 131.0
August	1 254.6	800.2	705.1	256.9	467.2	58.9	33.4	82.8	3 542.4
September	1 222.4	815.4	764.0	252.4	545.6	65.7	32.6	95.9	3 853.0
TREND ESTIMATES									
<b>1993</b>									
July	1 156.6	766.6	679.7	250.3	434.7	57.2	27.3	94.8	3 488.7
August	1 191.0	790.5	695.4	255.5	449.8	59.2	27.0	95.3	3 568.7
September	1 227.0	817.8	711.5	258.7	468.3	61.5	27.2	95.8	3 653.8
October	1 261.1	846.7	728.1	262.5	490.2	63.9	27.7	97.4	3 747.7
November	1 292.4	873.1	745.3	268.8	515.2	65.8	28.5	100.1	3 852.0
December	1 322.6	892.9	763.9	278.2	542.7	67.1	29.8	103.0	3 969.2
<b>1994</b>									
January	1 354.2	903.8	784.1	289.6	567.6	67.7	31.4	106.0	4 091.0
February	1 390.3	908.1	804.5	300.4	583.6	67.8	32.9	108.5	4 208.9
March	1 425.2	907.2	818.7	306.9	584.5	67.2	34.1	109.8	4 287.4
April	1 445.6	901.1	821.5	306.2	570.8	66.1	34.7	109.2	4 298.3
May	1 444.0	890.7	811.5	298.6	549.2	65.0	34.6	106.8	4 238.4
June	1 421.2	878.2	793.8	287.4	528.9	64.3	34.2	103.6	4 133.3
July	1 382.7	863.0	773.1	275.4	512.7	63.6	33.5	99.9	4 009.4
August	1 336.7	846.0	753.2	263.7	501.3	63.0	32.7	96.1	3 885.4
September	1 287.8	831.6	738.1	254.8	495.6	62.9	32.0	93.0	3 780.5

<sup>1</sup> Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS<sup>1</sup>, By Type of Borrower & Loan: Original

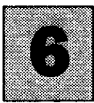
## TYPE OF BORROWER

Month	FIRST HOME BUYERS.....				OTHER.....			
	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size
	%	\$m	\$'000		%	\$m	\$'000	
<b>1993</b>								
July	8 648	21.4	709.1	82.0	31 789	78.6	2 734.0	86.0
August	9 124	22.1	761.0	83.4	32 078	77.9	2 768.3	86.3
September	9 700	21.6	810.9	83.6	35 258	78.4	3 099.5	87.9
October	8 842	21.8	743.2	84.1	31 744	78.2	2 817.5	88.8
November	9 673	21.9	804.9	83.2	34 450	78.1	3 037.0	88.2
December	10 139	22.4	841.9	83.0	35 221	77.6	3 117.8	88.5
<b>1994</b>								
January	8 011	22.0	656.4	81.9	28 435	78.0	2 415.4	84.9
February	10 549	21.9	888.7	84.2	37 626	78.1	3 301.2	87.7
March	12 343	21.8	1 066.1	86.4	44 404	78.2	3 967.3	89.3
April	10 055	22.4	865.1	86.0	34 896	77.6	3 152.7	90.3
May	11 350	22.4	993.7	87.5	39 299	77.6	3 600.4	91.6
June	11 013	22.3	949.0	86.2	38 316	77.7	3 527.1	92.1
July	10 055	23.2	867.5	86.3	33 246	76.8	3 013.6	90.6
August	10 227	23.2	887.4	86.8	33 888	76.8	3 118.6	92.0
September	9 407	23.3	835.5	88.8	31 039	76.7	2 882.7	92.9

## TYPE OF LOAN

Month	FIXED RATE.....				OTHER.....			
	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size
	%	\$m	\$'000		%	\$m	\$'000	
<b>1993</b>								
July	4 676	11.6	458.8	98.1	35 761	88.4	2 984.3	83.5
August	4 471	10.9	421.2	94.2	36 731	89.1	3 108.1	84.6
September	5 867	13.0	524.0	89.3	39 091	87.0	3 386.4	86.6
October	5 153	12.7	484.9	94.1	35 433	87.3	3 075.8	86.8
November	5 546	12.6	536.2	96.7	38 577	87.4	3 305.7	85.7
December	5 866	12.9	551.4	94.0	39 494	87.1	3 408.3	86.3
<b>1994</b>								
January	3 350	9.2	318.5	95.1	33 096	90.8	2 753.3	83.2
February	4 937	10.2	462.0	93.6	43 238	89.8	3 727.9	86.2
March	7 068	12.5	682.8	96.6	49 679	87.5	4 350.7	87.6
April	6 309	14.0	633.5	100.4	38 642	86.0	3 384.3	87.6
May	5 832	11.5	568.8	97.5	44 817	88.5	4 025.2	89.8
June	5 885	11.9	582.7	99.0	43 444	88.1	3 893.4	89.6
July	6 122	14.1	588.8	96.2	37 179	85.9	3 292.3	88.6
August	5 244	11.9	496.0	94.6	38 871	88.1	3 510.0	90.3
September	4 424	10.9	419.3	94.8	36 022	89.1	3 298.9	91.6

<sup>1</sup> Excludes alterations and additions. Includes refinancing.



SECURED HOUSING FINANCE COMMITMENTS, Summary Table: Original

Month	Total new housing commitments <sup>1</sup>	Refinancing	Alterations and additions	Total	Commitments advanced during month	Cancellations of commitments during month	Commitments not advanced at end of month
	\$m		\$m		\$m	\$m	\$m
<b>1993</b>							
July	2 912.6	530.5	159.3	3 602.4	3 477.9	152.2	6 681.0
August	2 998.1	531.1	177.4	3 706.6	3 365.2	151.1	6 851.3
September	3 316.8	593.6	199.4	4 109.8	3 857.9	163.7	6 956.4
October	3 078.7	482.0	182.5	3 743.2	3 478.0	167.3	7 051.0
November	3 345.0	496.9	227.0	4 068.9	3 600.0	149.6	7 388.3
December	3 451.4	508.3	253.8	4 213.5	4 240.0	200.9	7 163.0
<b>1994</b>							
January	2 678.8	393.1	186.7	3 258.5	3 188.0	148.7	7 081.0
February	3 658.8	531.2	253.2	4 443.2	3 744.6	156.9	7 623.1
March	4 372.1	661.3	344.5	5 378.0	4 773.9	208.4	8 014.4
April	3 499.9	518.0	269.8	4 287.6	3 930.3	234.5	8 137.2
May	3 939.1	654.9	322.9	4 916.9	4 878.8	232.6	7 844.3
June	3 882.8	593.4	322.4	4 798.6	4 607.1	257.3	7 885.2
July	3 388.7	492.3	309.3	4 190.4	4 133.2	245.4	7 708.1
August	3 555.9	450.1	291.6	4 297.7	4 011.8	247.9	7 735.9
September	3 297.7	420.5	270.2	3 988.4	4 235.5	217.8	7 345.7

<sup>1</sup> 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. These estimates have not been available because the data on refinancing available from July 1991 have insufficient observations to undertake seasonal analysis of the data, a prerequisite for calculating trend estimates.

The trend estimates for refinancing contained in this section are derived from seasonally adjusted data for refinancing that have been calculated on the assumption that the level of refinancing in the months from January 1990 to July 1991 was the same percentage of total financing (ie 6%) that it was in July 1991. The calculations for months since July 1991 have been based on the actual recorded level of refinancing. Hence the estimates can only be regarded as a guide in view of the assumption of a constant level of refinancing prior to July 1991.

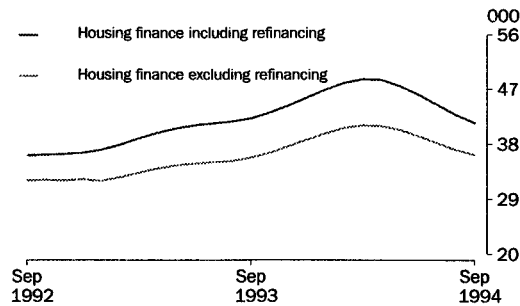
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

### TOTAL DWELLINGS FINANCED—Including & excluding refinancing

Month	ORIGINAL	SEASONALLY ADJUSTED.....			TREND.....				
	Dwellings refinanced	Total dwellings financed	Dwellings under new finance excluding dwellings refinanced	Dwellings refinanced	Total dwellings financed	Dwellings under new finance excluding dwellings refinanced	Dwellings refinanced	Month on month change in total dwellings financed	Month on month change in dwellings under new finance
	Number	Number	Number	Number	Number	Number	Number	%	%
<b>1993</b>									
July	6 811	42 604	35 924	6 680	41 277	34 987	6 289	0.8	0.6
August	6 859	40 680	34 331	6 349	41 608	35 236	6 372	0.8	0.7
September	7 415	41 713	35 156	6 557	42 166	35 717	6 448	1.3	1.4
October	6 188	43 411	37 115	6 296	43 032	36 491	6 541	2.1	2.2
November	6 548	42 394	36 047	6 347	44 179	37 513	6 666	2.7	2.8
December	6 494	47 853	40 662	7 191	45 508	38 642	6 866	3.0	3.0
<b>1994</b>									
January	5 455	45 336	38 289	7 047	46 818	39 681	7 137	2.9	2.7
February	7 011	48 763	41 494	7 269	47 990	40 568	7 423	2.5	2.2
March	8 733	47 428	39 846	7 582	48 630	41 035	7 596	1.3	1.2
April	6 826	50 019	42 349	7 670	48 464	40 924	7 540	-0.3	-0.3
May	8 044	48 643	40 841	7 802	47 501	40 261	7 241	-2.0	-1.6
June	7 266	45 667	38 744	6 923	46 062	39 280	6 783	-3.0	-2.4
July	6 180	46 394	40 083	6 311	44 420	38 167	6 253	-3.6	-2.8
August	5 654	38 265	33 463	4 802	42 790	37 059	5 730	-3.7	-2.9
September	5 502	42 284	36 969	5 315	41 427	36 173	5 254	-3.2	-2.4

# 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
<b>1993</b>			
July	0.8	0.5	0.3
August	0.8	0.6	0.2
September	1.3	1.2	0.2
October	2.1	1.8	0.2
November	2.7	2.4	0.3
December	3.0	2.6	0.5
<b>1994</b>			
January	2.9	2.3	0.6
February	2.5	1.9	0.6
March	1.3	1.0	0.4
April	-0.3	-0.2	-0.1
May	-2.0	-1.4	-0.6
June	-3.0	-2.1	-1.0
July	-3.6	-2.4	-1.1
August	-3.7	-2.5	-1.2
September	-3.2	-2.1	-1.1

# 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/cooperative 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.

In addition the scope includes:

- Other financial corporations registered under the Financial Corporations Act 1974
- Other providers of consumer finance registered with State credit tribunals.

## 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** While statistics are for calendar months, users should note that, in the case of some larger banks, the data relate to a month ending on the last Wednesday of the month. Likewise, in the case of some other lenders, their accounting periods do not correspond exactly to a calendar month; no adjustments are made to their figures in the original series but the effect of the accounting periods is removed in the seasonally adjusted and trend series.

**5** All banks and 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' should not be taken as indicative of this category's lending activity. The coverage of lending activity undertaken by 'other lenders' in each State and Territory varies considerably, therefore statistics for this category at the State level are not considered sufficiently reliable to include in this publication.

## REVISIONS

**6** This issue includes revisions to previously published statistics. The main revisions relate to reclassification of some loans by a major bank for the months July 1993 to August 1994. This followed a review by that bank of the classification of some of its loan products which revealed that it had been overstating the number and value of dwelling units it had financed.

**7** These revisions affect all tables and result in an average 3.6 per cent reduction in the previously reported number of dwellings financed for these months, in original terms. Revisions to the value of commitments are less significant with reductions averaging 0.4 per cent. The category most affected is commitments for construction of dwellings, where the number of dwellings financed has been revised downwards by an average 9.5 per cent and the value has been revised downwards by an average 3.6 per cent. As revised data prior to July 1993 has not been provided, these revisions induce a break in some of the series shown in this publication between June and July 1993.

.....

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

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- = Total commitments
- Cancellations of commitments
- Commitments advanced during the period

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- = Commitments not advanced at the end of the period

SEASONAL ADJUSTMENT

**9** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and "trading day effects" (arising from the varying reporting practices of the lenders). Adjustment has also been made for Easter which may affect the March and April estimates differently.

**10** In recent years there have been significant changes in the reporting practices of banks. Most banks now report for calendar months whereas previously some reported for four or five weeks ending on a Wednesday. As well, the classification of some major financial institutions has changed (in particular, the conversion of building societies into banks). These influences are expected to induce changes in the trading day and seasonal patterns of housing finance data. There has been some preliminary evidence over the past year or so to suggest that such changes have begun to occur. Estimation of seasonal adjustment and trading day factors that reflect the full effect of these changes will not be possible until a sufficient number of years of data have been collected. In these circumstances especially, the trend estimate data provides the most reliable indicator of the underlying movement in housing finance approvals.

**11** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. a change in interest rates).

TREND ESTIMATES

**12** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For more information, see *A Guide to Smoothing Time Series—Estimates of Trend* (1316.0) and *Time Series Decomposition—An Overview* (1317.0).

**13** While the smoothing technique described in paragraph 12 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Changes in the original data and re-estimation of seasonal factors may also lead to revisions to the trend.

RELATED PUBLICATIONS

**14** Users may also wish to refer to the following statistical products which are available through subscription to a special data service:

- *Personal Finance, Australia*
- *Commercial Finance, Australia*

SYMBOLS AND OTHER USAGES

- n.p. not available for publication
- n.y.a not yet available

# GLOSSARY

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- 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.
- Dwelling** A dwelling is either a house or other dwelling.
- Dwelling construction** Dwelling construction represents commitments made to individuals to finance, by way of progress payments, the construction of owner-occupied dwellings.
- 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.
- House** A house is a single self-contained place of residence detached from other buildings.
- New dwelling** A new dwelling has been or will be completed within twelve months of the lodgement of a loan application, and the borrower will be the first occupant.
- Other dwelling** 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.





- 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 dwellings for owner occupation, regardless of type of security.
  
- Self-contained**      The dwelling includes bathing and cooking facilities.
  
- Significant lenders**      Significant lenders are those lenders who committed funds of more than \$18 million Australia-wide during the calendar year 1993.



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