



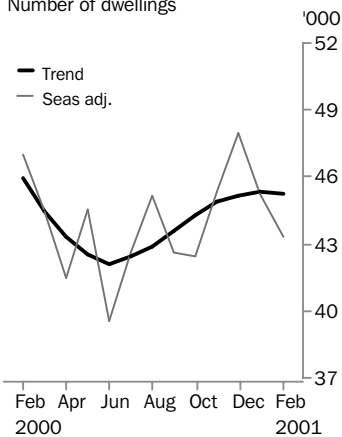
HOUSING FINANCE FOR OWNER OCCUPATION

AUSTRALIA

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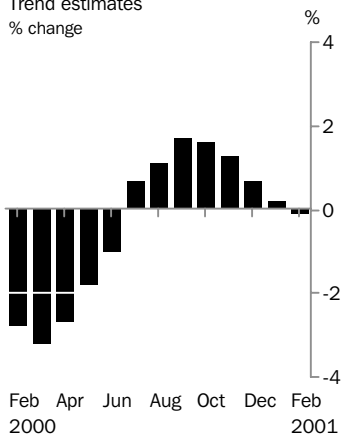
Housing finance

Number of dwellings



Number of dwellings

Trend estimates
% change



FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 2001	% change Jan 2001 to Feb 2001	% change Feb 2000 to Feb 2001(a)
Number of dwellings financed	45 238	-0.1	-1.6
Construction of dwellings	3 824	-1.0	-39.9
Purchase of new dwellings	1 512	2.5	-1.6
Purchase of established dwellings	39 902	-0.2	4.8

SEASONALLY ADJUSTED

	Feb 2001	% change Jan 2001 to Feb 2001	% change Feb 2000 to Feb 2001
Number of dwellings financed	43 356	-4.1	-7.7
Construction of dwellings	3 667	-6.2	-43.2
Purchase of new dwellings	1 438	-9.4	-15.7
Purchase of established dwellings	38 251	-3.7	-1.5

(a) Refer to Explanatory Note 12 on page 16 regarding wholesale lenders.

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for total housing finance commitments declined by 0.1% in February 2001, the first decline since July 2000. The trend for established dwelling finance fell by 0.2%.
- The construction finance trend slipped back into decline after some months of flatness, falling by 1.0% in February 2001. The newly erected dwelling finance trend continued to grow, with the strength of past months resulting in a 2.5% increase.

SEASONALLY ADJUSTED ESTIMATES

- Seasonally adjusted total housing finance commitments declined by 4.1% in February 2001, with established dwelling finance falling 3.7%.
- Construction finance commitments fell by a further 6.2% in February 2001, after recovering towards the end of 2000. Commitments for newly erected dwelling finance declined from a very high level in December 2000, falling by 9.4% in February 2001.

ORIGINAL ESTIMATES

- The average borrowing size fell from \$134 500 in January to \$133 600 in February 2001.

- For further information about these and related statistics, contact Stuart Veitch on Sydney 02 9268 4317, or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2001	14 May 2001
April 2001	7 June 2001
May 2001	11 July 2001
June 2001	8 August 2001
July 2001	7 September 2001
August 2001	11 October 2001

CHANGES IN THIS ISSUE

There are no changes in this issue.

SENSITIVITY ANALYSIS

Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available.

For further information, see Explanatory Notes 20 to 21.

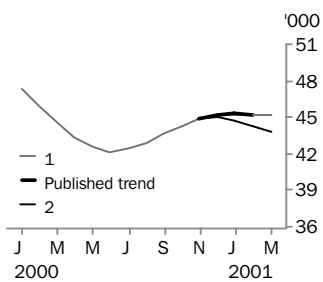
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The March 2001 seasonally adjusted estimate of number of dwellings financed is *higher* than the February 2001 seasonally adjusted estimate by 4.0%.

2 The March 2001 seasonally adjusted estimate of number of dwellings financed is *lower* than the February 2001 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:			
	estimate	% change	1 <i>rises by 4% on Feb 2001</i>		2 <i>falls by 4% on Feb 2001</i>	
			estimate	% change	estimate	% change
September 2000	43 611	1.7	43 611	1.7	43 679	1.8
October 2000	44 308	1.6	44 320	1.6	44 438	1.7
November 2000	44 865	1.3	44 869	1.2	44 928	1.1
December 2000	45 194	0.7	45 153	0.6	44 998	0.2
January 2001	45 305	0.2	45 258	0.2	44 745	-0.6
February 2001	45 238	-0.1	45 223	-0.1	44 255	-1.1
March 2001 (new)	—	—	45 237	0.0	43 776	-1.1

Dennis Trewin
Australian Statistician

HOUSING FINANCE: Summary of findings

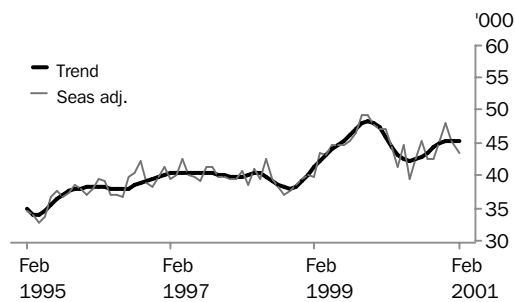
NUMBER OF DWELLINGS FINANCED

DWELLINGS FINANCED

Total housing finance commitments (seasonally adjusted) fell by 4.1% in February 2001, the second consecutive monthly decline. The trend series is now virtually flat after rising since July 2000.

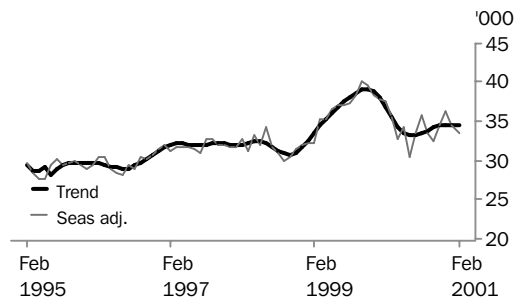
The seasonally adjusted series for all States declined in February 2001, with the exception of Western Australia (up 1.8%). The largest declines came in NSW (down 1 271 commitments, or 7.8%) and Victoria (down 821 commitments, also 7.8%). Tasmania and the Northern Territory saw the largest percentage declines (down by 13.1% and 15.3% respectively). The fall in Tasmania is from very high levels at the end of 2000, while the Northern Territory fall is part of a trend decline back to August 1999.

In trend terms, all States declined except NSW, where strength in the seasonally adjusted series in the previous two months resulted in a small increase (up 0.5%).



DWELLINGS FINANCED EXCLUDING REFINANCING

The trend series for housing finance, excluding refinancing, has declined by 0.3% in February 2001, while the seasonally adjusted series fell by 2.9%.



VALUE OF COMMITMENTS

The seasonally adjusted series for the value of housing finance commitments declined by 3.6% in February 2001 after a fall of 4.3% in January. The trend series continues to increase, up by 1.2% in February 2001, in contrast to the decline in the trend for the number of commitments. The trend growth has, however, been slowing for three months.

The average borrowing size (original terms) declined from \$134 500 in January 2001 to \$133 600 in February 2001.

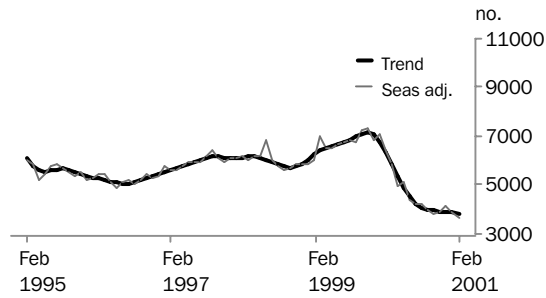
HOUSING FINANCE: Summary of findings

PURPOSE OF FINANCE

CONSTRUCTION OF DWELLINGS

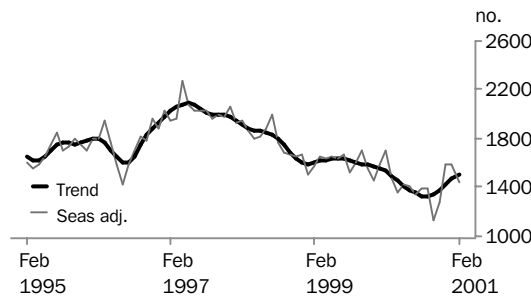
With the addition of the latest month of data, the trend series for construction finance has changed from a picture of flatness to resume its pattern of decline. The trend fell by 1.0% in February 2001, and has now declined for 15 consecutive months to the lowest level since September 1986. Even with a 4.0% increase in the March 2001 seasonally adjusted estimate, the trend series will remain in decline.

Seasonally adjusted, the construction finance series fell by 6.2% in February 2001, after a fall of 4.8% in January 2001.



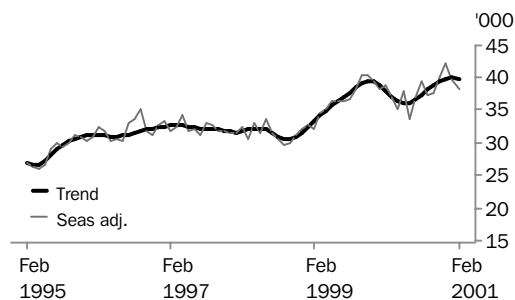
PURCHASE OF NEW DWELLINGS

Newly erected dwelling finance (seasonally adjusted) fell by 9.4% in February 2001 after a small 0.3% decline in January 2001, although the two falls came from the highest level of the series in almost a year. As a result of the high level in December 2000, trend growth has remained strong at 2.5% in February 2001.



PURCHASE OF ESTABLISHED DWELLINGS

The seasonally adjusted series for commitments for established dwellings declined by 3.7% in February 2001, with most lenders not increasing activity to the extent anticipated by usual seasonal influences for February. A contributor to the decline was the sharper fall in refinancing commitments. The trend series slipped into decline for the first time since May 2000, falling by 0.2% in February, although a rise of 5.0% or more in next month's seasonally adjusted series will see the trend return to a picture of growth.

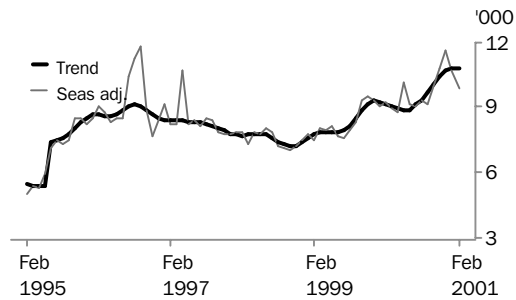


HOUSING FINANCE: Summary of findings

PURPOSE OF FINANCE *continued*

REFINANCING

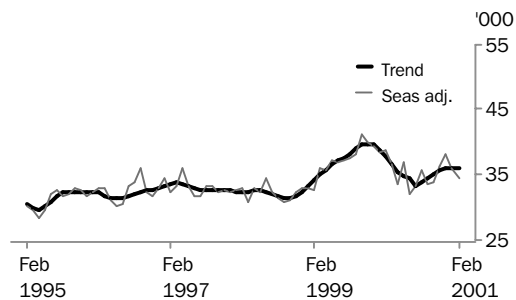
Refinancing of established dwellings (seasonally adjusted) fell by 7.9% in February 2001, after a fall of a similar magnitude in January. The two monthly declines were from a very high level in December 2000. The trend shows a picture of slowing growth, with the February 2001 increase just 0.2%.



TYPE OF LENDER

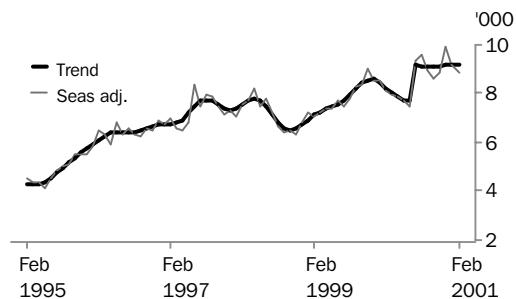
BANKS

The seasonally adjusted series for commitments by banks fell by 4.2% in February 2001 after a 5.4% fall in January. The trend series declined by 0.2% for the first decline since July 2000.



NON-BANKS

The seasonally adjusted fall in commitments by non-banks was 3.7%, after a decline of 7.3% in January. The trend series continues to be flat.



HOUSING FINANCE COMMITMENTS(a), By Purpose

Month	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS.....		REFINANCING OF ESTABLISHED DWELLINGS.....		TOTAL PURCHASE OF ESTABLISHED DWELLINGS(b)...		TOTAL.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
1999										
December	6 655	951	1 426	225	8 868	1 000	39 108	5 415	47 189	6 591
2000										
January	5 245	754	1 267	186	7 090	799	30 649	4 233	37 161	5 174
February	6 855	1 005	1 705	270	9 295	1 062	39 478	5 389	48 038	6 663
March	6 531	936	1 659	257	10 013	1 170	42 298	5 753	50 488	6 946
April	4 588	665	1 192	185	7 677	883	31 934	4 400	37 714	5 250
May	5 766	795	1 541	233	11 034	1 273	42 743	5 616	50 050	6 644
June	4 508	608	1 541	248	10 209	1 182	35 083	4 743	41 132	5 600
July	3 902	537	1 296	188	9 125	1 040	35 754	4 542	40 952	5 267
August	4 583	604	1 474	216	10 119	1 138	40 928	5 214	46 985	6 033
September	4 057	537	1 347	199	8 881	1 013	35 860	4 469	41 264	5 204
October	3 880	535	1 193	174	9 950	1 143	37 603	4 633	42 676	5 342
November	4 108	554	1 376	201	11 511	1 284	43 361	5 394	48 845	6 149
December	3 653	510	1 420	208	10 083	1 181	38 436	5 084	43 509	5 802
2001										
January	3 232	457	1 375	224	9 079	1 051	34 806	4 621	39 413	5 302
February	3 657	516	1 361	206	9 567	1 142	37 410	4 944	42 428	5 666
SEASONALLY ADJUSTED										
1999										
December	6 873	982	1 452	223	9 335	1 048	39 456	5 403	47 781	6 607
2000										
January	7 103	1 000	1 581	238	9 090	1 036	38 343	5 305	47 027	6 542
February	6 455	945	1 706	273	9 281	1 053	38 834	5 341	46 995	6 560
March	5 846	827	1 478	228	8 942	1 031	37 148	5 055	44 472	6 109
April	4 946	736	1 358	216	8 791	1 016	35 159	4 880	41 463	5 832
May	5 082	702	1 417	216	10 159	1 166	38 066	4 963	44 565	5 882
June	4 401	611	1 403	224	9 141	1 034	33 724	4 611	39 528	5 446
July	4 209	569	1 351	192	9 084	1 044	37 027	4 722	42 587	5 483
August	4 212	550	1 396	204	9 335	1 051	39 589	4 928	45 197	5 682
September	3 993	528	1 395	203	9 117	1 045	37 214	4 717	42 602	5 448
October	3 808	521	1 131	174	9 963	1 172	37 538	4 638	42 477	5 333
November	3 917	530	1 283	181	10 807	1 207	40 114	4 931	45 314	5 642
December	4 110	575	1 592	230	11 611	1 356	42 288	5 542	47 990	6 347
2001										
January	3 911	537	1 587	264	10 731	1 244	39 709	5 272	45 207	6 073
February	3 667	518	1 438	221	9 884	1 168	38 251	5 114	43 356	5 853
TREND ESTIMATES										
1999										
December	7 041	1 002	1 578	245	9 315	1 050	39 522	5 411	48 141	6 657
2000										
January	6 773	970	1 563	243	9 283	1 052	38 971	5 355	47 307	6 568
February	6 358	914	1 537	239	9 165	1 045	38 066	5 235	45 961	6 389
March	5 854	842	1 497	234	9 045	1 037	37 146	5 092	44 497	6 167
April	5 343	764	1 458	227	8 963	1 028	36 512	4 962	43 313	5 954
May	4 890	690	1 416	220	8 918	1 022	36 229	4 857	42 535	5 766
June	4 522	625	1 370	210	8 898	1 019	36 236	4 767	42 128	5 602
July	4 254	576	1 361	202	9 138	1 042	36 790	4 724	42 405	5 501
August	4 096	548	1 331	195	9 364	1 068	37 454	4 729	42 881	5 472
September	4 012	536	1 325	193	9 715	1 111	38 274	4 795	43 611	5 525
October	3 965	534	1 342	197	10 099	1 159	39 001	4 899	44 308	5 630
November	3 934	536	1 380	205	10 436	1 203	39 551	5 020	44 865	5 761
December	3 900	537	1 427	216	10 670	1 235	39 867	5 131	45 194	5 884
2001										
January	3 862	537	1 475	227	10 791	1 255	39 968	5 222	45 305	5 986
February	3 824	537	1 512	236	10 810	1 263	39 902	5 287	45 238	6 059

(a) Excludes alterations and additions.

(b) Includes refinancing.

HOUSING FINANCE COMMITMENTS(a), By Type of Lender

Month	ALL BANKS.....		PERMANENT BUILDING SOCIETIES.....		WHOLESALE LENDERS N.E.C.....		TOTAL OTHER LENDERS(b).....		TOTAL.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
1999										
December	39 090	5 584	1 626	189	3 703	554	6 473	818	47 189	6 591
2000										
January	30 376	4 372	1 213	133	3 094	441	5 572	669	37 161	5 174
February	39 684	5 655	1 793	208	3 555	526	6 561	800	48 038	6 663
March	41 478	5 825	1 918	225	3 843	587	7 092	896	50 488	6 946
April	30 718	4 365	1 324	156	3 295	492	5 672	728	37 714	5 250
May	41 819	5 618	1 489	174	3 969	573	6 742	852	50 050	6 644
June	33 485	4 629	1 400	162	3 668	551	6 247	809	41 132	5 600
July	31 691	4 151	1 601	176	5 816	764	7 660	939	40 952	5 267
August	36 701	4 749	1 755	199	6 572	881	8 529	1 085	46 985	6 033
September	32 336	4 078	1 651	187	5 403	763	7 277	939	41 264	5 204
October	33 914	4 244	1 588	178	5 333	730	7 174	920	42 676	5 342
November	39 195	4 917	1 908	222	5 780	812	7 742	1 010	48 845	6 149
December	34 736	4 651	1 523	178	5 242	771	7 250	973	43 509	5 802
2001										
January	31 484	4 298	1 435	169	4 657	647	6 494	835	39 413	5 302
February	33 734	4 554	1 847	221	4 842	681	6 847	891	42 428	5 666
SEASONALLY ADJUSTED										
1999										
December	39 281	5 542	1 747	195	n.y.a.	n.y.a.	6 753	870	47 781	6 607
2000										
January	38 506	5 508	1 649	181	n.y.a.	n.y.a.	6 872	853	47 027	6 542
February	38 856	5 572	1 637	193	n.y.a.	n.y.a.	6 502	795	46 995	6 560
March	36 544	5 139	1 609	189	n.y.a.	n.y.a.	6 320	782	44 472	6 109
April	33 580	4 842	1 501	179	n.y.a.	n.y.a.	6 381	811	41 463	5 832
May	36 887	4 932	1 392	166	n.y.a.	n.y.a.	6 286	784	44 565	5 882
June	32 043	4 517	1 350	147	n.y.a.	n.y.a.	6 134	783	39 528	5 446
July	33 272	4 343	1 743	194	n.y.a.	n.y.a.	7 572	946	42 587	5 483
August	35 567	4 489	1 582	186	n.y.a.	n.y.a.	8 049	1 007	45 197	5 682
September	33 650	4 317	1 622	184	n.y.a.	n.y.a.	7 331	948	42 602	5 448
October	33 833	4 240	1 557	175	n.y.a.	n.y.a.	7 088	917	42 477	5 333
November	36 448	4 512	1 758	206	n.y.a.	n.y.a.	7 108	925	45 314	5 642
December	38 060	5 028	1 802	201	n.y.a.	n.y.a.	8 127	1 117	47 990	6 347
2001										
January	36 003	4 882	1 781	210	n.y.a.	n.y.a.	7 422	981	45 207	6 073
February	34 497	4 708	1 811	223	n.y.a.	n.y.a.	7 049	922	43 356	5 853
TREND ESTIMATES										
1999										
December	39 565	5 599	1 778	203	n.y.a.	n.y.a.	6 798	855	48 141	6 657
2000										
January	38 853	5 529	1 704	195	n.y.a.	n.y.a.	6 750	844	47 307	6 568
February	37 723	5 379	1 620	186	n.y.a.	n.y.a.	6 617	824	45 961	6 389
March	36 485	5 183	1 546	179	n.y.a.	n.y.a.	6 465	805	44 497	6 167
April	35 467	4 986	1 502	175	n.y.a.	n.y.a.	6 344	792	43 313	5 954
May	34 788	4 806	1 487	172	n.y.a.	n.y.a.	6 259	787	42 535	5 766
June	34 448	4 645	1 499	172	n.y.a.	n.y.a.	6 182	784	42 128	5 602
July	33 208	4 370	1 529	174	n.y.a.	n.y.a.	7 668	958	42 405	5 501
August	33 741	4 337	1 574	178	n.y.a.	n.y.a.	7 565	957	42 881	5 472
September	34 496	4 380	1 626	184	n.y.a.	n.y.a.	7 490	960	43 611	5 525
October	35 189	4 471	1 673	191	n.y.a.	n.y.a.	7 447	969	44 308	5 630
November	35 730	4 587	1 711	197	n.y.a.	n.y.a.	7 424	977	44 865	5 761
December	36 039	4 698	1 749	203	n.y.a.	n.y.a.	7 407	982	45 194	5 884
2001										
January	36 138	4 792	1 782	210	n.y.a.	n.y.a.	7 384	985	45 305	5 986
February	36 074	4 861	1 821	216	n.y.a.	n.y.a.	7 342	981	45 238	6 059

(a) Excludes alterations and additions; includes refinancing.

(b) Includes Wholesale Lenders n.e.c.

Note classification changes and series breaks in July 2000, see Explanatory Notes 11 and 12.

HOUSING FINANCE COMMITMENTS(a), Total Number of Dwellings—By State

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
1999									
December	15 813	11 652	7 581	3 924	6 024	774	477	944	47 189
2000									
January	11 860	8 962	6 136	3 154	5 214	634	420	781	37 161
February	15 633	11 184	8 200	3 976	6 619	850	527	1 049	48 038
March	16 965	11 558	8 545	4 236	6 715	880	562	1 027	50 488
April	13 092	8 681	6 014	3 099	4 888	751	397	792	37 714
May	17 157	12 592	7 484	4 003	6 339	1 135	435	905	50 050
June	14 508	9 352	6 401	3 510	5 290	946	332	793	41 132
July	13 550	9 305	7 079	3 537	5 396	1 101	307	677	40 952
August	15 502	10 911	7 913	4 079	6 254	1 147	405	774	46 985
September	13 813	9 368	6 951	3 704	5 448	948	343	689	41 264
October	13 889	10 210	7 380	3 717	5 360	1 075	357	688	42 676
November	16 925	11 282	8 215	4 163	5 996	1 162	315	787	48 845
December	14 844	10 153	7 130	3 921	5 238	1 095	341	787	43 509
2001									
January	13 174	9 104	6 589	3 511	5 207	899	294	635	39 413
February	14 457	9 349	7 449	3 565	5 730	875	302	701	42 428
SEASONALLY ADJUSTED(b)									
1999									
December	16 719	11 566	7 810	3 764	6 192	794	451	942	47 781
2000									
January	15 929	11 309	7 518	3 840	6 081	762	527	953	47 027
February	15 733	11 005	7 759	3 836	6 268	838	480	954	46 995
March	14 788	10 471	7 307	3 671	5 948	794	452	881	44 472
April	14 198	9 348	6 403	3 367	5 272	790	432	901	41 463
May	14 814	11 361	7 179	3 707	5 579	982	423	857	44 565
June	13 607	8 690	6 509	3 239	5 400	978	350	790	39 528
July	13 642	9 719	7 193	3 747	5 621	1 134	347	733	42 587
August	14 968	10 482	7 716	4 176	6 142	1 049	383	737	45 197
September	13 893	9 634	7 018	3 968	5 757	1 015	351	661	42 602
October	14 100	10 076	7 388	3 812	5 310	1 073	379	693	42 477
November	15 801	10 888	7 598	3 847	5 640	1 082	274	783	45 314
December	17 080	10 937	7 777	4 071	5 815	1 228	370	829	47 990
2001									
January	16 290	10 472	7 645	3 960	5 533	1 017	335	695	45 207
February	15 019	9 651	7 333	3 558	5 635	884	284	677	43 356
TREND ESTIMATES(b)									
1999									
December	16 615	11 522	7 739	3 878	6 303	825	502	995	48 141
2000									
January	16 197	11 279	7 638	3 825	6 197	803	489	975	47 307
February	15 602	10 913	7 427	3 727	6 009	798	473	945	45 961
March	15 002	10 522	7 186	3 621	5 803	821	453	910	44 497
April	14 534	10 184	7 001	3 558	5 653	871	429	874	43 313
May	14 219	9 933	6 919	3 562	5 587	932	405	835	42 535
June	14 004	9 789	6 939	3 621	5 586	987	384	790	42 128
July	13 945	9 775	7 045	3 719	5 625	1 031	367	750	42 405
August	14 122	9 904	7 205	3 834	5 676	1 066	358	726	42 881
September	14 506	10 109	7 364	3 922	5 702	1 086	352	721	43 611
October	14 983	10 304	7 468	3 953	5 682	1 089	346	727	44 308
November	15 446	10 447	7 532	3 939	5 648	1 083	339	736	44 865
December	15 802	10 484	7 569	3 899	5 623	1 068	330	739	45 194
2001									
January	16 035	10 432	7 578	3 845	5 607	1 043	320	736	45 305
February	16 123	10 333	7 567	3 782	5 586	1 018	310	729	45 238

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 19.

HOUSING FINANCE COMMITMENTS(a), Total Value of Commitments—By State

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									
1999									
December	2 672	1 592	941	390	747	67	52	130	6 591
2000									
January	2 010	1 242	770	313	640	53	47	99	5 174
February	2 609	1 498	1 055	398	831	71	64	136	6 663
March	2 842	1 554	1 044	417	815	73	65	137	6 946
April	2 229	1 172	737	309	588	61	48	106	5 250
May	2 772	1 622	874	401	726	87	44	118	6 644
June	2 386	1 250	793	354	615	71	31	101	5 600
July	2 129	1 165	809	332	631	81	34	86	5 267
August	2 444	1 367	910	383	696	86	47	99	6 033
September	2 120	1 166	781	347	600	71	36	84	5 204
October	2 105	1 252	836	351	603	78	36	82	5 342
November	2 542	1 388	935	406	664	83	30	101	6 149
December	2 402	1 330	853	395	609	75	33	105	5 802
2001									
January	2 141	1 231	798	356	609	58	30	80	5 302
February	2 323	1 230	932	351	641	65	31	93	5 666
SEASONALLY ADJUSTED(b)									
1999									
December	2 768	1 550	953	366	747	66	51	124	6 607
2000									
January	2 713	1 524	927	381	751	63	61	119	6 542
February	2 656	1 510	1 010	382	776	69	55	128	6 560
March	2 492	1 390	911	362	709	65	52	119	6 109
April	2 407	1 307	818	340	647	68	52	122	5 832
May	2 402	1 458	857	365	639	75	44	110	5 882
June	2 232	1 152	794	340	633	77	31	103	5 446
July	2 166	1 214	817	355	666	82	40	97	5 483
August	2 336	1 335	867	396	671	81	42	97	5 682
September	2 165	1 203	789	373	664	75	37	82	5 448
October	2 123	1 234	834	353	599	78	36	80	5 333
November	2 357	1 335	850	371	610	79	27	94	5 642
December	2 690	1 410	930	401	663	80	37	105	6 347
2001									
January	2 644	1 388	907	397	643	64	34	86	6 073
February	2 464	1 284	916	351	627	65	29	94	5 853
TREND ESTIMATES(b)									
1999									
December	2 775	1 551	955	380	763	67	57	127	6 657
2000									
January	2 721	1 527	953	377	754	66	56	126	6 568
February	2 630	1 479	934	369	732	66	55	124	6 389
March	2 527	1 421	905	362	704	67	52	121	6 167
April	2 431	1 364	873	357	678	70	48	117	5 954
May	2 348	1 313	845	355	661	73	45	111	5 766
June	2 272	1 271	823	357	651	76	41	104	5 602
July	2 216	1 245	814	360	646	79	39	97	5 501
August	2 200	1 242	816	366	645	80	37	92	5 472
September	2 233	1 258	830	372	643	80	36	90	5 525
October	2 303	1 287	847	376	639	78	35	89	5 630
November	2 390	1 317	867	379	635	76	34	90	5 761
December	2 474	1 339	887	380	633	73	33	92	5 884
2001									
January	2 546	1 352	905	379	632	71	32	93	5 986
February	2 595	1 357	919	377	633	68	31	94	6 059

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of States and Territories may not equal Australian estimate, see Explanatory Notes 19.

HOUSING FINANCE COMMITMENTS, Original

Month	<i>Dwellings financed, excluding refinancing</i>	<i>Refinancing</i>	<i>Alterations and additions</i>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Cancellation of commitments during month</i>	<i>Commitments not advanced at end of month(a)</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
1999							
December	5 591	1 000	264	6 856	6 408	491	17 479
2000							
January	4 375	799	213	5 386	4 795	416	17 647
February	5 602	1 062	284	6 947	5 091	592	18 871
March	5 776	1 170	306	7 252	5 476	542	20 040
April	4 366	883	223	5 473	5 148	924	19 448
May	5 372	1 273	311	6 955	6 308	603	19 487
June	4 419	1 182	264	5 864	6 204	1 096	17 977
July	4 227	1 040	226	5 493	4 398	1 132	18 103
August	4 895	1 138	243	6 276	5 472	1 124	17 789
September	4 191	1 013	223	5 427	5 133	1 075	16 974
October	4 199	1 143	242	5 584	5 859	1 299	15 581
November	4 865	1 284	257	6 406	5 918	1 209	14 888
December	4 621	1 181	246	6 048	6 352	1 186	13 287
2001							
January	4 252	1 051	213	5 516	5 727	1 145	11 921
February	4 524	1 142	237	5 903	5 307	1 220	11 169

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

HOUSING FINANCE COMMITMENTS, Refinancing–Original

REFINANCING.....						ALL HOUSING FINANCE(a).....
Month	All banks	Permanent building societies	Wholesale lenders n.e.c.	Total other lenders(b)	Total	Total
NUMBER						
1999						
December	6 473	353	1 374	2 042	8 868	47 189
2000						
January	5 228	274	1 008	1 588	7 090	37 161
February	6 999	412	1 226	1 884	9 295	48 038
March	7 429	474	1 391	2 110	10 013	50 488
April	5 635	344	1 145	1 698	7 677	37 714
May	8 359	442	1 565	2 233	11 034	50 050
June	7 596	419	1 500	2 194	10 209	41 132
July	6 413	338	1 778	2 374	9 125	40 952
August	7 357	366	1 863	2 396	10 119	46 985
September	6 500	292	1 564	2 089	8 881	41 264
October	7 442	339	1 671	2 169	9 950	42 676
November	8 765	451	1 783	2 295	11 511	48 845
December	7 559	364	1 643	2 160	10 083	43 509
2001						
January	6 851	284	1 509	1 944	9 079	39 413
February	7 057	398	1 577	2 112	9 567	42 428
VALUE (\$million)						
1999						
December	719	38	186	243	1 000	6 591
2000						
January	599	28	127	171	799	5 174
February	802	43	162	217	1 062	6 663
March	859	52	195	259	1 170	6 946
April	640	38	155	205	883	5 250
May	957	50	204	266	1 273	6 644
June	869	45	206	268	1 182	5 600
July	735	36	226	269	1 040	5 267
August	810	40	243	289	1 138	6 033
September	726	33	213	254	1 013	5 204
October	837	37	224	269	1 143	5 342
November	944	51	242	289	1 284	6 149
December	866	38	232	277	1 181	5 802
2001						
January	780	31	205	239	1 051	5 302
February	835	44	213	262	1 142	5 666
AVERAGE BORROWING SIZE (\$ '000)						
1999						
December	111.1	106.6	135.0	119.1	112.7	139.7
2000						
January	114.6	103.4	125.7	107.9	112.6	139.2
February	114.6	105.0	132.4	114.9	114.2	138.7
March	115.6	109.3	140.3	123.0	116.8	137.6
April	113.7	111.1	135.5	120.5	115.0	139.2
May	114.4	113.6	130.5	119.0	115.3	132.7
June	114.4	107.6	137.5	121.9	115.7	136.1
July	114.7	106.1	126.9	113.2	114.0	128.6
August	110.1	108.5	130.7	120.5	112.5	128.4
September	111.6	113.8	136.0	121.6	114.1	126.1
October	112.5	109.9	134.2	123.8	114.9	125.2
November	107.7	113.6	135.5	125.8	111.5	125.9
December	114.6	103.8	141.3	128.4	117.1	133.4
2001						
January	113.9	110.1	135.7	123.0	115.7	134.5
February	118.4	111.0	135.3	124.2	119.4	133.6

(a) Excludes alterations and additions.

(b) Includes Wholesale Lenders n.e.c.

HOUSING FINANCE COMMITMENTS(a), By Type of Borrower and Loan-Original

Month	FIRST HOME BUYERS.....			FIXED RATE (2 YEARS OR LONGER).....			ALL FINANCE....
	<i>Dwellings financed</i>	<i>% of total</i>	<i>Average borrowing size</i>	<i>Dwellings financed</i>	<i>% of total</i>	<i>Average borrowing size</i>	<i>Average borrowing size</i>
	no.	%	\$'000	no.	%	\$'000	\$'000
1999							
December	10 264	21.8	134.7	3 719	7.9	122.8	139.7
2000							
January	7 938	21.4	135.4	4 200	11.3	127.2	139.2
February	10 594	22.1	137.5	5 238	10.9	127.8	138.7
March	10 153	20.1	133.9	4 213	8.3	122.9	137.6
April	7 200	19.1	135.3	2 966	7.9	120.8	139.2
May	8 410	16.8	131.8	6 034	12.1	123.6	132.7
June	6 039	14.7	137.4	3 947	9.6	123.2	136.1
July	10 343	25.3	120.5	3 514	8.6	108.6	128.6
August	12 019	25.6	118.4	5 802	12.3	110.4	128.4
September	9 961	24.1	116.5	5 940	14.4	109.9	126.1
October	9 654	22.6	115.1	8 035	18.8	113.3	125.2
November	11 191	22.9	117.6	7 087	14.5	115.9	125.9
December	9 654	22.2	123.0	4 090	9.4	118.9	133.4
2001							
January	8 132	20.6	125.9	3 549	9.0	115.6	134.5
February	9 057	21.3	124.2	3 917	9.2	117.7	133.6

(a) Excludes alterations and additions; includes refinancing.
 Note revisions to First Home Buyers commitments in
 July 2000, see Explanatory Notes 13 and 14.

HOUSING FINANCE COMMITMENTS, By Purpose and State-Original

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
CONSTRUCTION OF DWELLINGS									
1999									
December	1 606	2 073	1 215	505	1 068	68	37	83	6 655
2000									
January	1 281	1 593	977	415	820	56	33	70	5 245
February	1 775	2 101	1 306	517	923	84	47	102	6 855
March	1 671	1 980	1 268	475	919	91	45	82	6 531
April	1 216	1 372	875	285	636	98	30	76	4 588
May	1 453	1 875	936	375	875	127	32	93	5 766
June	1 171	1 406	720	336	693	104	21	57	4 508
July	964	1 174	572	323	731	65	17	56	3 902
August	1 016	1 394	776	333	909	61	21	73	4 583
September	942	1 246	685	315	735	74	25	35	4 057
October	873	1 193	710	307	661	74	18	44	3 880
November	976	1 317	667	331	687	76	15	39	4 108
December	843	1 172	622	309	577	62	16	52	3 653
2001									
January	699	1 023	594	282	532	59	17	26	3 232
February	886	1 087	719	259	603	56	n.p.	n.p.	3 657
PURCHASE OF NEWLY ERECTED DWELLINGS									
1999									
December	441	419	275	94	143	12	8	34	1 426
2000									
January	358	355	252	71	164	22	22	23	1 267
February	515	497	344	87	191	24	18	29	1 705
March	523	477	332	83	157	21	24	42	1 659
April	395	346	217	73	105	20	14	22	1 192
May	456	512	279	75	144	35	11	29	1 541
June	404	361	342	94	264	32	6	38	1 541
July	392	396	245	106	89	36	7	25	1 296
August	468	453	270	95	126	20	11	31	1 474
September	431	436	231	87	105	15	19	23	1 347
October	354	414	207	88	76	18	8	28	1 193
November	461	400	248	100	106	19	6	36	1 376
December	470	401	287	91	102	20	9	40	1 420
2001									
January	492	379	240	70	133	11	9	41	1 375
February	495	393	225	80	119	8	n.p.	n.p.	1 361
PURCHASE OF ESTABLISHED DWELLINGS(a)									
1999									
December	13 766	9 160	6 091	3 325	4 813	694	432	827	39 108
2000									
January	10 221	7 014	4 907	2 668	4 230	556	365	688	30 649
February	13 343	8 586	6 550	3 372	5 505	742	462	918	39 478
March	14 771	9 101	6 945	3 678	5 639	768	493	903	42 298
April	11 481	6 963	4 922	2 741	4 147	633	353	694	31 934
May	15 248	10 205	6 269	3 553	5 320	973	392	783	42 743
June	12 933	7 585	5 339	3 080	4 333	810	305	698	35 083
July	12 194	7 735	6 262	3 108	4 576	1 000	283	596	35 754
August	14 018	9 064	6 867	3 651	5 219	1 066	373	670	40 928
September	12 440	7 686	6 035	3 302	4 608	859	299	631	35 860
October	12 662	8 603	6 463	3 322	4 623	983	331	616	37 603
November	15 488	9 565	7 300	3 732	5 203	1 067	294	712	43 361
December	13 531	8 580	6 221	3 521	4 559	1 013	316	695	38 436
2001									
January	11 983	7 702	5 755	3 159	4 542	829	268	568	34 806
February	13 076	7 869	6 505	3 226	5 008	811	291	624	37 410

n.p. not available for publication

(a) Includes refinancing.

HOUSING FINANCE COMMITMENTS(a), By State-Original: February 2001

State	Construction of dwellings	Purchase of newly erected dwellings	Refinancing of established dwellings	Total purchase of established dwellings (b)	Total	Total dwellings, excluding refinancing
NUMBER						
New South Wales	886	495	3 197	13 076	14 457	11 260
Victoria	1 087	393	2 266	7 869	9 349	7 083
Queensland	719	225	1 582	6 505	7 449	5 867
South Australia	259	80	719	3 226	3 565	2 846
Western Australia	603	119	1 446	5 008	5 730	4 284
Tasmania	56	8	179	811	875	696
Northern Territory	n.p.	n.p.	62	291	302	240
Australian Capital Territory	n.p.	n.p.	116	624	701	585
Australia	3 657	1 361	9 567	37 410	42 428	32 861
VALUE (\$ million)						
New South Wales	151	88	455	2 085	2 323	1 869
Victoria	145	57	272	1 029	1 230	958
Queensland	101	32	178	798	932	754
South Australia	31	9	62	311	351	289
Western Australia	76	15	148	551	641	493
Tasmania	5	1	10	60	65	55
Northern Territory	n.p.	n.p.	6	30	31	25
Australian Capital Territory	n.p.	n.p.	12	81	93	80
Australia	516	206	1 142	4 944	5 666	4 524
AVERAGE BORROWING SIZE (\$'000)						
New South Wales	170.1	177.3	142.2	159.4	160.7	166.0
Victoria	133.5	143.8	120.0	130.7	131.6	135.3
Queensland	140.9	143.6	112.5	122.7	125.1	128.5
South Australia	118.9	115.9	85.7	96.4	98.5	101.7
Western Australia	125.3	122.0	102.4	110.0	111.9	115.1
Tasmania	88.3	109.3	56.7	73.4	74.7	79.3
Northern Territory	108.0	68.0	91.1	102.7	102.3	105.2
Australian Capital Territory	162.3	132.7	105.7	130.2	132.2	137.4
Australia	141.0	151.6	119.4	132.2	133.6	137.7

n.p. not available for publication

(a) Excludes alterations and additions.

(b) Includes refinancing.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents statistics of secured housing finance commitments made by significant lenders to individuals. The commitments are for the construction or purchase of owner occupied dwellings. Commitments for the purchase of land, or for the construction or purchase of dwellings for rental 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 corporations registered under the *Financial Corporations Act 1974*.

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 three Lender Types: Banks, Permanent Building Societies and Wholesale Lenders n.e.c. (not elsewhere classified).

COVERAGE

4 The statistics cover all banks and permanent building societies. For other lenders, the largest lenders to individuals for 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 Other Lenders series are excluded under these coverage criteria, at least 70% of finance commitments by other lenders are covered.

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

6 From July 2000, the collection covers all commitments by banks and permanent building societies, all other lenders providing funds of more than \$187 million in 1999, 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 Type of Lender series from the month of such changes. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are published in the Reserve Bank of Australia's monthly Bulletin in the section on Technical Notes to Tables.

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. 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 (PBS), 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

WHOLESALE LENDERS *continued*

10 Commitments for housing finance by Wholesale Lenders n.e.c. are included with both Other Lenders and Total Lenders, as well as being separately identified.

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 \$249 million in July 2000.

12 Wholesale lenders contribute to the Other Lenders series, which is seasonally adjusted in table 2. A trend break was added to the Other Lenders series, shifting the trend up by 1 579 commitments and \$178 million 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 \$167 million. Consequential breaks in the finance purpose trend series at July 2000 are:

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

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 7). Instead, 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 in calculating their contribution to the series for First Home Buyers from July 2000. As a result, First Home Buyers commitments have been revised upwards by 0.8% 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 ABS Financial Surveys section.

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 numbers 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, each of the four major banks changed from reporting for the 4 or 5 weeks ending on the last Wednesday of each month to reporting on a calendar month basis. The published seasonally adjusted data 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. Recent 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.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued* **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 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 series. The 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.

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.

UNPUBLISHED DATA **23** Estimates for months prior to those shown in this publication and more detailed series are available. There will be a charge for the provision of unpublished data.

24 Detailed data are also available from Ausstats, a subscriber service of on-line time series data in spreadsheet format. To subscribe, or for more information, contact the National Information Service on 1300 135 070.

RELATED RELEASES **25** Users may also wish to refer to the following ABS releases:

- *Finance, Australia* (Cat. no. 5611.0)
- *Lending Finance, Australia* (Cat. no. 5671.0)
- *Assets and Liabilities of Australian Securitizers* (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 Commencements* (Cat. no. 8750.0)

26 In addition, the Reserve Bank of Australia produces the monthly *Reserve Bank of Australia Bulletin* and the Australian Prudential Regulation Authority (APRA) publishes a range of finance statistics on its website at www.apra.gov.au

SYMBOLS AND OTHER USAGES m million

n.e.c. not elsewhere classified

n.p. not available for publication but included in totals where applicable

n.y.a. not yet available

GLOSSARY

Alterations and additions	Alterations and additions cover all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Average borrowing	Average borrowing is calculated as follows: $\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$ Average borrowing does not necessarily represent the average loan size per dwelling. For instance, average borrowing separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.
Commitment	A lending commitment is a firm offer of housing finance. It either has been, or is normally expected to be, accepted. Included are commitments to provide housing finance to employees and commitments accepted and cancelled in the same month.
Commitments not advanced	Commitments not advanced at the end of the period are calculated as follows: $\begin{aligned} & \text{Balance of unadvanced commitments at the end of the previous period} \\ + & \text{ Total new housing commitments (including refinancing)} \\ + & \text{ Alterations and additions} \\ \hline = & \text{ Total commitments} \\ - & \text{ Cancellations of commitments} \\ - & \text{ Commitments advanced during the period} \\ \hline = & \text{ Commitments not advanced at the end of the period} \end{aligned}$
Commitment value	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
Construction of dwellings	Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
Dwelling	A dwelling is 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.
Dwelling units	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.
Established dwelling	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.
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.

G L O S S A R Y

- Newly erected dwelling** A newly erected 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.
- 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. Commitments for dwellings that will be occupied by persons other than the owner(s) are excluded.
- Self-contained** The dwelling includes bathing and cooking facilities.
- Wholesale Lenders** 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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