



**Australian
Bureau of
Statistics**

HOUSING FINANCE

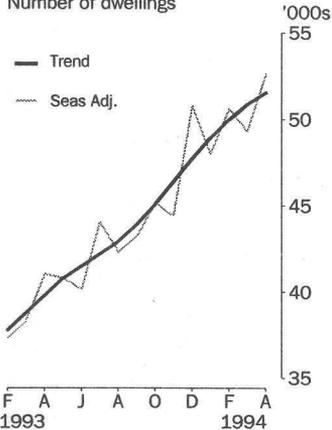
FOR OWNER
OCCUPATION
AUSTRALIA

EMBARGOED UNTIL 11:30AM MON 20 JUNE 1994

APRIL KEY FIGURES

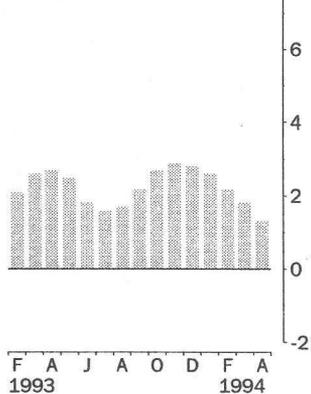
Secured housing finance

Number of dwellings



Number of dwellings

Trend estimates
% change



TREND ESTIMATES

	Apr 94	% change Mar 94	% change Apr 93
Number of dwellings financed	51 549	1.3	29.6
Construction of dwellings	9 858	1.0	24.3
Purchase of new dwellings	2 506	1.5	40.3
Purchase of established dwellings	39 185	1.4	30.3

SEASONALLY ADJUSTED

	Apr 94	% change Mar 94	% change Apr 93
Number of dwellings financed	52 596	6.7	28.2
Construction of dwellings	10 407	14.8	26.2
Purchase of new dwellings	2 446	5.6	28.3
Purchase of established dwellings	39 743	4.8	28.7

APRIL KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwellings financed in April 1994 was up 1.3 per cent on March 1994.
- This compares with the revised monthly trend growth for March 1994 of 1.8 per cent and February 1994 of 2.2 per cent.
- In April 1994 commitments for the construction of dwellings, the purchase of newly erected dwellings and the purchase of established dwellings increased by 1.0 per cent, 1.5 per cent and 1.4 per cent respectively.

SEASONALLY ADJUSTED ESTIMATES

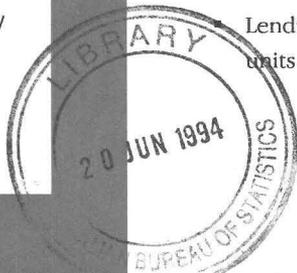
- In April 1994 the number of dwellings financed increased by 6.7 per cent on March 1994.
- All three categories increased in April 1994 with the construction of dwellings up by 14.8 per cent, purchase of newly erected dwellings by 5.6 per cent and purchase of established dwellings by 4.8 per cent.
- The value of commitments in April 1994 increased by 3.5 per cent and was 33.7 per cent higher than in April 1993.

ORIGINAL ESTIMATES

- There were 47,277 dwelling units financed during April 1994, 19.9 per cent less than in March 1994 but 26.8 per cent more than in April 1993.
- Lending institutions reported that 6,390 (13.5%) of the total number of dwelling units financed in April 1994 were being refinanced.

INQUIRIES

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



HOUSING FINANCE NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 1994	18 July 1994
June 1994	18 August 1994
July 1994	19 September 1994

CHANGES IN THIS ISSUE

This issue includes minor revisions to previously published statistics for each month since October 1993 which affect all tables.

SENSITIVITY ANALYSIS

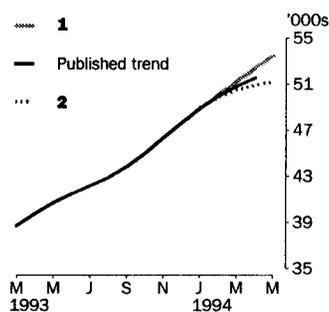
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 12 and 13.

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

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



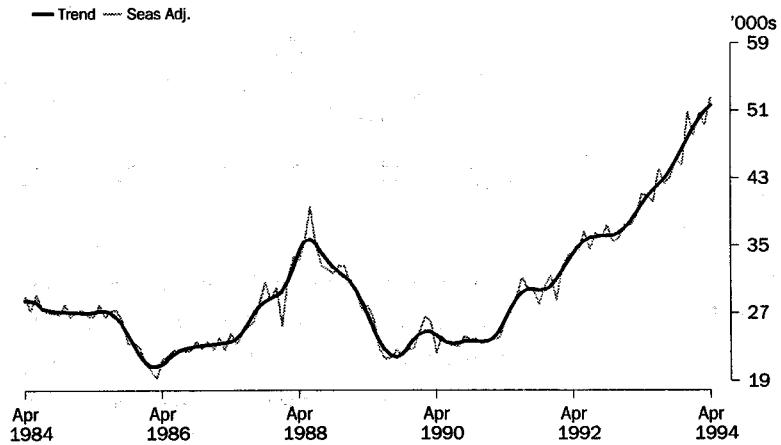
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	estimate	% change	1 rises by 5% on Apr 1994 estimate	% change	2 falls by 5% on Apr 1994 estimate	% change
1993						
November	46 371	2.9	46 319	3.0	46 421	3.0
December	47 676	2.8	47 588	2.7	47 766	2.9
1994						
January	48 917	2.6	48 869	2.7	48 958	2.5
February	49 985	2.2	50 098	2.5	49 862	1.8
March	50 874	1.8	51 280	2.4	50 501	1.3
April	51 549	1.3	52 421	2.2	50 953	0.9
May (new)	—	—	53 471	2.0	51 256	0.6

IAN CASTLES
AUSTRALIAN STATISTICIAN

SECURED HOUSING FINANCE: Trend/Seasonally adjusted

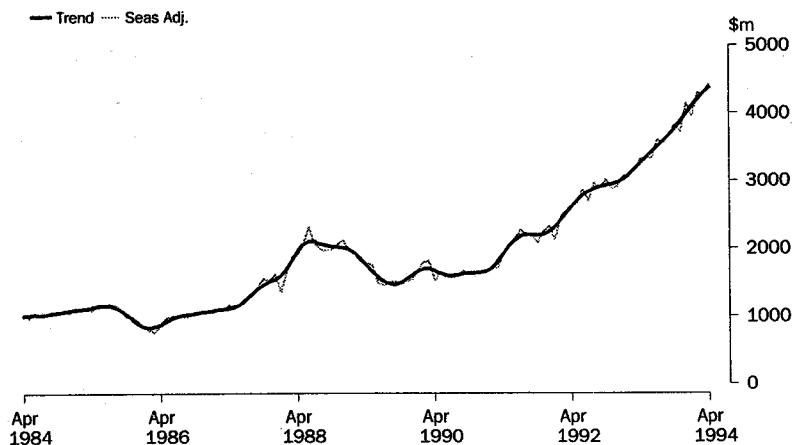
NUMBER OF DWELLINGS FINANCED

The provisional trend estimate for April 1994 for the total number of dwellings financed was 1.3 per cent higher than for March 1994, continuing the upward trend which commenced in November 1991. It would take a fall of more than 9.0 per cent in the seasonally adjusted figure for May 1994 to reverse this upward trend. Seasonally adjusted, the number of dwelling units financed in April 1994 increased by 6.7 per cent on March 1994 and was up 28.2 per cent on April 1993.



VALUE OF COMMITMENTS

The provisional trend estimate for April 1994 for the total value of commitments for owner-occupied housing was \$4,367.2 million, an increase of 1.8 per cent on March 1994, continuing the upward trend which commenced in November 1991. Seasonally adjusted, the value of commitments increased by 3.5 per cent on March 1994 and was up 33.7 per cent on April 1993.

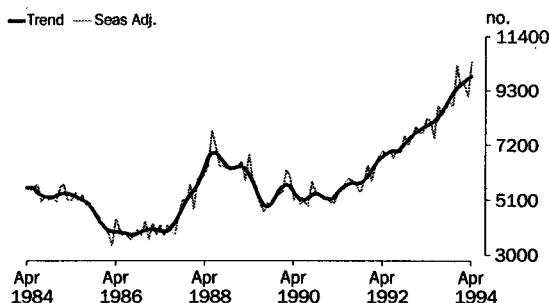


TYPE OF HOUSING: Trend/Seasonally adjusted

NUMBER OF DWELLINGS FINANCED

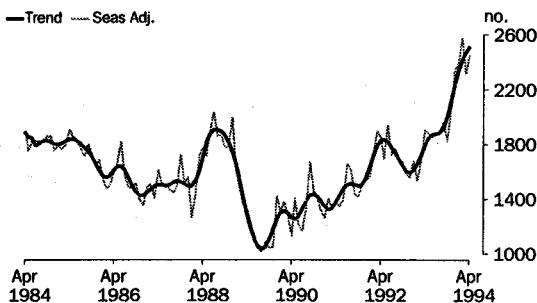
CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwelling units financed in April 1994 was 9,858, up 1.0 per cent on March 1994. This continues the upward movement which began in September 1992. Seasonally adjusted, finance was committed to individuals for the construction of 10,407 dwelling units, 14.8 per cent more than in March 1994.



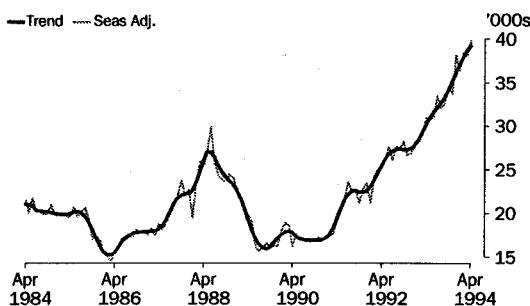
PURCHASE OF NEW DWELLINGS

The trend estimate for the purchase of newly erected dwellings was 2,506 dwelling units in April 1994, up 1.5 per cent on March 1994, continuing the upward movement which began in January 1993. Seasonally adjusted, finance was committed for the purchase of 2,446 newly erected dwellings, 5.6 per cent more than in March 1994.



PURCHASE OF ESTABLISHED DWELLINGS

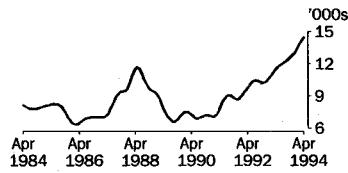
The trend estimate for commitments for the purchase of established dwellings was 39,185 dwelling units in April 1994, up 1.4 per cent on March 1994. This continues the upward trend movement which began in November 1991. Seasonally adjusted, finance was committed for the purchase of 39,743 dwelling units, 4.8 per cent more than in March 1994.



STATE TRENDS: Trend series

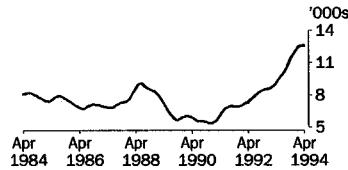
NUMBER OF DWELLINGS FINANCED

NEW SOUTH WALES



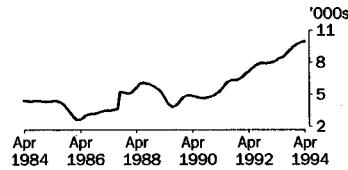
The trend estimate for NSW was up 2.4% for April, well above the 1.3% increase achieved nationally.

VICTORIA



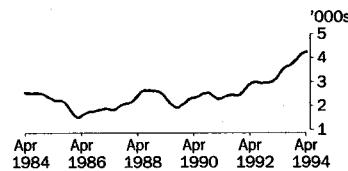
The trend estimate for April 1994 was up 0.1%, well down on the October 1993 peak of 4.4%.

QUEENSLAND



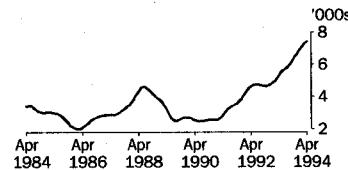
The April trend estimate for Queensland was up 0.8%, the lowest monthly increase since February 1993.

SOUTH AUSTRALIA



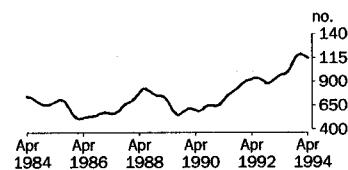
South Australia recorded an increase in the trend estimate for April of 1.2%, just below the national increase of 1.3%.

WESTERN AUSTRALIA



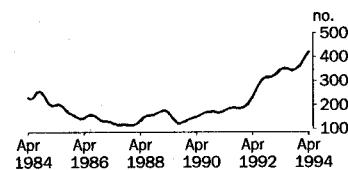
The trend estimate for April was up 1.9%, the lowest monthly increase since December 1992, but was still above the April increase nationally.

TASMANIA



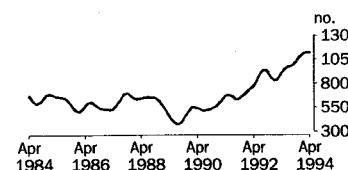
A fall of 1.5% in the April trend estimate continued the downward trend after the peak in January 1994.

NORTHERN TERRITORY



With an increase in the trend estimate of 3.9% for April 1994, the NT was well above the national increase.

AUSTRALIAN CAPITAL TERRITORY



The trend estimate for April 1994 was up 0.1%, down from the peak increase of 3.2% in November 1993.

SECURED HOUSING FINANCE COMMITMENTS¹, By Purpose: All series

Month	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings ²		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
1993								
February	7 461	521.5	1 488	125.2	27 994	2 352.3	36 943	2 999.0
March	9 260	655.8	1 964	165.3	34 512	2 907.6	45 736	3 728.6
April	7 505	537.7	1 665	144.3	28 111	2 374.6	37 281	3 056.6
May	8 430	603.8	1 770	154.2	31 242	2 665.4	41 442	3 423.5
June	8 352	608.8	1 967	175.7	31 616	2 878.4	43 935	3 662.9
July	8 335	613.0	1 903	172.0	31 585	2 676.0	41 823	3 460.9
August	8 703	649.2	2 002	173.7	32 171	2 725.4	42 876	3 548.3
September	9 308	708.3	2 097	185.5	35 169	3 031.4	46 574	3 925.2
October	8 283	612.6	1 881	167.3	32 066	2 792.8	42 230	3 572.7
November	8 920	664.2	2 207	195.6	35 066	3 003.2	46 193	3 862.9
December	9 379	676.6	2 122	198.2	36 604	3 094.7	48 105	3 969.4
1994								
January	7 246	533.3	1 872	161.4	29 469	2 392.6	38 587	3 087.3
February	9 306	712.2	2 499	232.5	38 213	3 258.7	50 018	4 203.4
March	10 888	865.1	2 751	255.8	45 373	3 947.3	59 012	5 068.1
April	9 433	760.8	2 112	200.5	35 732	3 066.5	47 277	4 027.7
SEASONALLY ADJUSTED								
1993								
February	7 689	534.4	1 535	129.5	28 122	2 391.3	37 346	3 055.1
March	7 654	553.9	1 673	144.0	28 984	2 457.1	38 311	3 155.0
April	8 248	581.6	1 906	161.6	30 888	2 559.5	41 042	3 302.7
May	8 129	588.2	1 886	161.2	30 823	2 583.4	40 838	3 322.7
June	7 479	544.5	1 853	161.8	30 835	2 621.3	40 167	3 327.6
July	8 731	640.2	1 875	175.7	33 456	2 796.7	44 062	3 612.6
August	8 369	629.3	1 887	170.7	32 054	2 752.1	42 310	3 552.2
September	8 600	653.6	1 963	178.3	32 643	2 801.5	43 206	3 633.4
October	8 864	642.3	1 827	158.8	34 490	3 028.9	45 181	3 830.0
November	8 668	633.1	2 039	176.3	33 696	2 909.9	44 403	3 719.4
December	10 299	747.3	2 338	209.8	38 156	3 188.1	50 793	4 145.2
1994								
January	9 454	719.9	2 392	211.0	36 190	3 021.2	48 036	3 952.0
February	9 576	728.5	2 579	239.4	38 485	3 319.2	50 640	4 287.1
March	9 067	735.8	2 317	221.3	37 930	3 309.9	49 314	4 267.0
April	10 407	823.9	2 446	225.1	39 743	3 366.5	52 596	4 415.5
TREND ESTIMATES								
1993								
February	7 758	550.7	1 654	139.7	28 342	2 388.1	37 754	3 078.5
March	7 848	556.9	1 718	146.1	29 186	2 457.8	38 751	3 160.8
April	7 930	566.0	1 786	153.5	30 071	2 527.7	39 786	3 247.2
May	8 028	579.4	1 841	160.7	30 895	2 595.9	40 764	3 336.0
June	8 118	593.6	1 869	165.6	31 519	2 657.8	41 506	3 416.9
July	8 242	608.0	1 877	168.1	32 059	2 723.0	42 178	3 499.2
August	8 421	623.3	1 882	169.2	32 609	2 789.8	42 912	3 582.3
September	8 666	640.2	1 916	171.4	33 285	2 857.6	43 867	3 669.2
October	8 931	657.8	1 997	177.4	34 123	2 928.8	45 051	3 763.9
November	9 172	676.2	2 111	187.1	35 088	3 003.7	46 371	3 867.1
December	9 358	695.9	2 231	199.0	36 087	3 081.0	47 676	3 976.0
1994								
January	9 518	718.6	2 335	210.9	37 064	3 159.6	48 917	4 089.1
February	9 651	741.9	2 414	220.9	37 920	3 233.7	49 985	4 196.5
March	9 763	763.6	2 468	228.4	38 643	3 299.8	50 874	4 291.8
April	9 858	783.9	2 506	234.3	39 185	3 349.0	51 549	4 367.2

¹ Excludes alterations and additions.² Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, By Type of Lender: All series

Month	All banks		Permanent building societies		Other lenders		Total	
	Number	\$m	Number	\$m	Number	\$m	Number	\$m
ORIGINAL								
1993								
February	32 968	2 695.7	2 554	205.2	1 421	98.1	36 943	2 999.0
March	41 258	3 377.7	2 896	237.0	1 582	114.0	45 736	3 728.6
April	33 395	2 758.6	2 438	191.0	1 448	107.1	37 281	3 056.6
May	37 238	3 097.1	2 863	229.0	1 341	97.4	41 442	3 423.5
June	39 373	3 314.0	3 295	254.8	1 267	94.1	43 935	3 662.9
July	37 360	3 123.6	3 107	243.7	1 356	93.7	41 823	3 460.9
August	38 497	3 216.4	3 116	243.3	1 263	88.6	42 876	3 548.3
September	41 871	3 571.9	3 385	264.8	1 318	88.4	46 574	3 925.2
October	37 689	3 231.0	3 232	254.0	1 309	87.7	42 230	3 572.7
November	41 279	3 490.3	3 491	275.3	1 423	97.3	46 193	3 862.9
December	43 632	3 617.2	3 323	270.0	1 150	82.2	48 105	3 969.4
1994								
January	35 559	2 850.8	1 893	162.0	1 135	74.5	38 587	3 087.3
February	45 839	3 858.3	3 022	260.9	1 157	84.3	50 018	4 203.4
March	54 233	4 678.9	3 178	274.7	1 601	114.5	59 012	5 068.1
April	43 658	3 723.9	2 340	208.1	1 279	95.8	47 277	4 027.7
SEASONALLY ADJUSTED								
1993								
February	33 356	2 756.6	2 511	195.7	1 479	102.9	37 346	3 055.1
March	34 400	2 855.8	2 431	195.1	1 480	104.1	38 311	3 155.0
April	36 907	2 985.8	2 564	203.0	1 571	113.9	41 042	3 302.7
May	36 649	3 007.7	2 821	226.7	1 368	98.3	40 838	3 332.7
June	35 818	2 995.8	3 099	241.2	1 250	90.6	40 167	3 327.6
July	39 487	3 263.6	3 185	253.7	1 390	95.4	44 062	3 612.6
August	37 947	3 219.8	3 102	243.3	1 261	89.1	42 310	3 552.2
September	38 649	3 286.8	3 296	261.6	1 261	85.0	43 206	3 633.4
October	40 581	3 482.8	3 275	258.8	1 325	88.3	45 181	3 830.0
November	39 904	3 372.5	3 227	258.3	1 272	88.6	44 403	3 719.4
December	46 003	3 765.0	3 692	301.6	1 098	78.6	50 793	4 145.2
1994								
January	44 206	3 652.9	2 498	206.8	1 332	92.3	48 036	3 952.0
February	46 471	3 950.7	2 962	248.1	1 207	88.4	50 640	4 287.1
March	45 233	3 941.2	2 591	223.0	1 490	102.8	49 314	4 267.0
April	48 565	4 076.9	2 596	231.8	1 435	106.9	52 596	4 415.5
TREND ESTIMATES								
1993								
February	33 602	2 763.2	2 559	203.2	1 593	112.1	37 754	3 078.5
March	34 626	2 846.3	2 608	206.8	1 517	107.7	38 751	3 160.8
April	35 648	2 930.5	2 691	213.2	1 448	103.5	39 786	3 247.2
May	36 561	3 013.8	2 814	222.8	1 389	99.5	40 764	3 336.0
June	37 206	3 087.9	2 953	233.4	1 347	95.7	41 506	3 416.9
July	37 757	3 161.9	3 104	244.9	1 318	92.4	42 178	3 499.2
August	38 393	3 238.3	3 226	254.5	1 293	89.5	42 912	3 582.3
September	39 303	3 321.5	3 297	260.7	1 268	87.0	43 867	3 669.2
October	40 495	3 415.3	3 307	263.1	1 249	85.5	45 051	3 763.9
November	41 879	3 520.5	3 251	261.1	1 241	85.5	46 371	3 867.1
December	43 287	3 633.4	3 142	255.6	1 248	87.0	47 676	3 976.0
1994								
January	44 644	3 751.2	2 998	248.0	1 275	89.9	48 917	4 089.1
February	45 825	3 863.0	2 845	239.8	1 315	93.7	49 985	4 196.5
March	46 811	3 961.8	2 703	232.3	1 360	97.8	50 874	4 291.8
April	47 561	4 039.2	2 586	226.5	1 402	101.6	51 549	4 367.2

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, By State: All Series

TOTAL NUMBER OF DWELLINGS.....

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	Number	Number	Number	Number	Number	Number	Number	Number	Number
ORIGINAL									
1993									
February	11 260	7 657	8 401	2 803	4 780	832	338	872	36 943
March	14 131	10 097	9 438	3 483	6 020	1 141	408	1 018	45 736
April	10 878	8 422	7 626	3 058	5 015	976	303	1 003	37 281
May	11 880	10 150	8 265	3 328	5 487	1 020	324	988	41 442
June	11 700	10 700	8 903	3 746	6 406	1 031	399	1 050	43 935
July	11 533	10 078	8 424	3 722	5 829	996	294	947	41 823
August	12 287	11 536	9 554	3 846	5 987	1 020	353	926	42 876
September	13 089	10 153	8 503	3 625	6 135	1 068	362	1 006	46 574
October	11 824	10 653	8 532	3 411	5 657	941	347	865	42 230
November	13 149	11 516	9 259	3 609	6 183	1 065	368	1 044	46 193
December	12 829	12 409	9 634	4 090	6 476	1 289	382	996	48 105
1994									
January	9 900	10 005	7 643	3 362	5 608	985	286	798	38 587
February	13 552	11 779	10 560	4 200	7 109	1 176	399	1 243	50 018
March	17 390	13 232	12 194	4 909	8 118	1 284	465	1 420	59 012
April	13 906	11 222	8 993	3 780	6 834	1 063	399	1 080	47 277
SEASONALLY ADJUSTED									
1993									
February	10 922	8 444	7 976	2 949	4 797	861	315	850	37 346
March	11 391	9 082	7 781	2 967	5 181	957	342	777	38 311
April	11 710	8 974	8 469	3 238	5 578	1 006	342	979	41 042
May	11 468	9 492	8 667	3 388	5 115	984	346	918	40 838
June	11 401	9 657	8 078	3 443	5 582	940	398	960	40 167
July	12 397	10 135	8 709	3 767	5 938	994	305	1 011	44 062
August	12 167	10 122	8 489	3 664	5 876	1 004	371	948	42 310
September	12 027	10 850	8 994	3 617	6 166	1 081	332	995	43 206
October	12 920	11 115	9 291	3 690	5 853	1 047	329	965	45 181
November	11 908	10 781	8 974	3 505	5 965	1 037	342	1 048	44 403
December	13 765	12 396	10 575	4 100	7 628	1 408	406	1 099	50 793
1994									
January	13 023	13 056	8 966	3 944	6 732	1 166	351	1 091	48 036
February	13 153	13 019	10 030	4 431	7 145	1 219	371	1 209	50 640
March	14 065	11 840	9 838	4 091	6 862	1 036	378	1 062	49 314
April	15 041	12 290	10 078	4 151	7 635	1 143	470	1 089	52 596
TREND ESTIMATES									
1993									
February	10 872	8 694	8 008	3 033	4 927	926	327	838	37 754
March	11 213	8 866	8 100	3 115	5 088	946	335	864	38 751
April	11 478	9 103	8 204	3 229	5 271	959	345	899	39 786
May	11 675	9 400	8 327	3 362	5 460	972	351	931	40 764
June	11 808	9 704	8 432	3 484	5 604	979	352	954	41 506
July	11 952	9 986	8 564	3 580	5 724	990	349	969	42 178
August	12 124	10 284	8 732	3 629	5 853	1 012	345	978	42 912
September	12 307	10 665	8 941	3 660	6 026	1 052	344	991	43 867
October	12 486	11 136	9 174	3 710	6 235	1 104	345	1 014	45 051
November	12 689	11 616	9 400	3 796	6 461	1 151	350	1 046	46 371
December	12 951	12 033	9 576	3 908	6 689	1 179	360	1 076	47 676
1994									
January	13 293	12 336	9 712	4 028	6 911	1 187	372	1 101	48 917
February	13 673	12 515	9 824	4 129	7 101	1 179	387	1 116	49 985
March	14 057	12 590	9 916	4 204	7 255	1 162	403	1 121	50 874
April	14 391	12 598	9 991	4 253	7 395	1 145	419	1 123	51 549

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS¹, By State: All Series

TOTAL VALUE OF COMMITMENTS.....

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
1993									
February	1 037.2	597.5	655.2	196.4	354.9	48.0	27.1	82.6	2 999.0
March	1 338.6	780.1	734.7	249.1	433.7	63.2	30.9	98.4	3 728.6
April	1 031.8	674.7	586.9	215.5	369.2	52.6	24.9	101.2	3 056.6
May	1 161.2	790.1	644.9	232.9	415.9	56.7	27.1	94.6	3 423.5
June	1 154.3	829.6	713.9	264.0	506.4	57.2	31.0	106.5	3 662.9
July	1 133.1	770.0	673.6	264.0	448.2	57.1	22.2	92.6	3 460.9
August	1 189.2	776.4	676.9	256.5	468.2	58.5	29.1	93.5	3 548.3
September	1 317.5	873.5	781.5	270.0	490.1	61.6	29.0	102.0	3 925.2
October	1 209.7	816.1	685.7	244.6	448.0	56.8	27.4	84.4	3 572.7
November	1 323.0	877.3	723.8	253.3	495.2	61.9	30.3	98.0	3 862.9
December	1 315.2	924.4	730.8	287.4	495.6	77.0	33.7	105.3	3 969.4
1994									
January	964.6	693.7	609.6	227.6	442.1	55.4	22.0	72.4	3 087.3
February	1 367.1	846.8	886.2	302.3	583.9	68.5	33.4	115.1	4 203.4
March	1 776.3	984.2	1 011.9	374.8	670.7	78.6	38.5	133.2	5 068.1
April	1 386.9	833.7	745.9	289.0	564.0	65.4	34.9	107.9	4 027.7
SEASONALLY ADJUSTED									
1993									
February	1 032.5	652.5	610.4	208.4	359.3	49.8	25.3	81.6	3 055.1
March	1 081.0	697.5	607.0	207.9	375.2	52.1	27.5	84.5	3 155.0
April	1 090.9	711.0	661.8	225.9	403.5	54.6	27.5	95.3	3 302.7
May	1 090.5	732.1	661.7	236.2	389.9	55.2	29.4	89.0	3 332.7
June	1 085.3	737.7	647.8	239.7	427.9	51.2	31.3	95.1	3 327.6
July	1 185.9	776.4	694.4	258.6	446.1	59.0	22.5	99.1	3 612.6
August	1 223.5	779.0	678.1	260.7	450.8	60.8	29.5	93.3	3 552.2
September	1 194.5	823.6	726.5	258.3	483.0	62.8	26.9	97.1	3 633.4
October	1 308.9	850.2	751.8	265.0	469.7	63.2	25.9	93.2	3 830.0
November	1 242.6	837.7	713.2	254.9	488.0	60.2	27.9	97.7	3 719.4
December	1 398.4	943.5	805.7	289.9	590.0	80.3	36.3	112.9	4 145.2
1994									
January	1 336.2	907.4	715.8	270.5	562.5	63.5	26.6	99.4	3 952.0
February	1 360.8	927.4	825.7	321.3	592.7	71.2	31.0	113.5	4 287.1
March	1 434.2	874.3	820.9	304.4	563.2	62.5	33.0	112.8	4 267.0
April	1 491.5	900.2	845.2	313.1	625.6	70.6	41.2	103.1	4 415.5
TREND ESTIMATES									
1993									
February	1 022.9	690.8	616.7	214.3	367.0	51.0	26.0	83.9	3 078.5
March	1 054.7	695.6	625.8	219.0	377.9	52.0	27.0	86.4	3 160.8
April	1 081.2	706.4	637.3	225.5	391.2	53.0	27.8	89.6	3 247.2
May	1 106.0	724.1	652.1	233.9	407.1	54.3	28.2	92.4	3 336.0
June	1 130.2	745.0	667.0	242.7	422.1	55.7	28.0	94.0	3 416.9
July	1 159.9	767.5	683.0	250.8	436.9	57.4	27.5	95.0	3 499.2
August	1 195.8	791.4	699.0	256.3	452.6	59.6	27.3	95.5	3 582.3
September	1 233.1	818.8	714.4	259.9	471.6	62.1	27.4	96.3	3 669.2
October	1 267.8	848.3	729.6	263.9	493.8	64.6	27.8	98.0	3 763.9
November	1 299.0	874.2	745.3	270.1	517.6	66.6	28.6	100.7	3 867.1
December	1 329.1	892.8	761.3	278.6	541.2	67.7	29.8	103.7	3 976.0
1994									
January	1 361.4	903.8	779.0	288.7	563.2	68.3	31.1	106.4	4 089.1
February	1 394.4	908.7	797.8	298.7	581.8	68.5	32.7	108.3	4 196.5
March	1 426.3	909.3	815.9	307.4	597.0	68.5	34.5	109.3	4 291.8
April	1 450.9	907.3	832.1	314.4	609.8	68.4	36.2	110.0	4 367.2

¹ Excludes alterations and additions. Includes refinancing.

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

TYPE OF BORROWER

Month	FIRST HOME BUYERS.....				OTHER.....			
	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size	Number of dwellings financed	Number as per cent of total	Value of commitments	Average borrowing size
		%	\$m	\$'000		%	\$m	\$'000
1993								
February	8 211	22.2	633.2	77.1	28 732	77.8	2 365.8	82.3
March	10 055	22.0	766.2	76.2	35 681	78.0	2 962.4	83.0
April	7 974	21.4	607.2	76.1	29 307	78.6	2 449.4	83.6
May	8 826	21.3	674.1	76.4	32 616	78.7	2 749.4	84.3
June	9 577	21.8	752.1	78.5	34 358	78.2	2 910.8	84.7
July	9 220	22.0	723.4	78.5	32 603	78.0	2 737.5	84.0
August	9 777	22.8	775.2	79.3	33 099	77.2	2 773.1	83.8
September	10 357	22.2	824.7	79.6	36 217	77.8	3 100.5	85.6
October	9 489	22.5	755.5	79.6	32 741	77.5	2 817.3	86.0
November	10 465	22.7	821.0	78.5	35 728	77.3	3 041.9	85.1
December	11 122	23.1	855.4	76.9	36 983	76.9	3 114.0	84.2
1994								
January	8 795	22.8	670.3	76.2	29 792	77.2	2 417.0	81.1
February	11 311	22.6	904.9	80.0	38 707	77.4	3 298.5	85.2
March	13 274	22.5	1 090.7	82.2	45 738	77.5	3 977.5	87.0
April	10 864	23.0	883.4	81.3	36 413	77.0	3 144.3	86.4

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
1993								
February	5 567	15.1	501.6	90.1	31 376	84.9	2 497.4	79.6
March	5 594	12.2	509.1	91.0	40 142	87.8	3 219.5	80.2
April	3 894	10.4	359.1	92.2	33 387	89.6	2 697.5	80.8
May	4 787	11.6	461.9	96.5	36 655	88.4	2 961.6	80.8
June	7 308	16.6	721.3	98.7	36 627	83.4	2 941.6	80.3
July	4 708	11.3	459.5	97.6	37 115	88.7	3 001.4	80.9
August	4 508	10.5	421.8	93.6	38 368	89.5	3 126.5	81.5
September	5 915	12.7	524.9	88.7	40 659	87.3	3 400.3	83.6
October	5 196	12.3	485.6	93.5	37 034	87.7	3 087.1	83.4
November	5 593	12.1	537.1	96.0	40 600	87.9	3 325.9	81.9
December	5 920	12.3	551.8	93.2	42 185	87.7	3 417.7	81.0
1994								
January	3 388	8.8	319.0	94.2	35 199	91.2	2 768.2	78.6
February	5 037	10.1	464.0	92.1	44 981	89.9	3 739.4	83.1
March	7 337	12.4	689.5	94.0	51 675	87.6	4 378.6	84.7
April	6 751	14.3	652.3	96.6	40 526	85.7	3 375.4	83.3

¹ Excludes alterations and additions. Includes refinancing.

SECURED HOUSING FINANCE COMMITMENTS, Summary Table: Original

Month	Total new housing commitments ¹	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
1993							
February	2 615.8	383.2	129.5	3 128.5	2 637.8	106.3	5 887.8
March	3 208.6	520.0	178.7	3 907.3	3 288.0	129.2	6 376.1
April	2 658.8	397.9	135.2	3 191.8	3 063.2	111.5	6 395.8
May	2 980.4	443.1	166.3	3 589.7	3 358.1	150.7	6 477.2
June	3 124.9	537.9	159.0	3 821.8	3 419.6	137.6	6 745.8
July	2 958.3	502.6	158.8	3 619.7	3 494.9	152.2	6 681.2
August	3 042.7	505.6	175.9	3 724.2	3 382.3	151.1	6 852.0
September	3 360.0	565.2	203.4	4 128.5	3 870.6	163.8	6 963.0
October	3 117.0	455.7	186.7	3 759.5	3 490.0	167.3	7 061.7
November	3 395.4	467.6	224.5	4 087.4	3 613.1	149.7	7 404.4
December	3 494.0	475.5	259.7	4 229.2	4 255.9	268.7	7 111.1
1994							
January	2 722.2	365.1	188.8	3 276.1	3 198.5	148.7	7 036.2
February	3 708.1	495.3	261.1	4 464.5	3 754.4	156.9	7 589.9
March	4 444.2	623.9	333.6	5 401.8	4 792.7	208.4	7 986.1
April	3 548.9	478.9	262.9	4 290.6	3 946.4	234.7	8 097.4

¹ Excluding refinancing.

REFINANCING

IMPACT ON HOUSING FINANCE ESTIMATES

The ABS began collecting separate information on the level of refinancing in July 1991. Up until that time refinancing was included with statistics of finance for established dwellings. Growth in refinancing in recent years has led to requests for trend estimates of total commitments for housing finance excluding commitments for refinancing. 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.

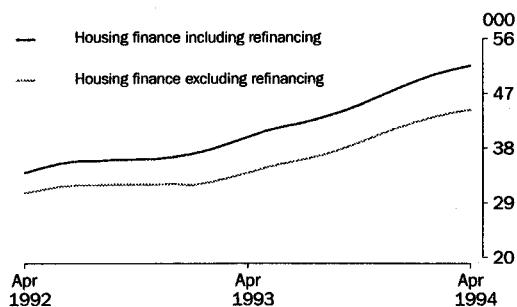
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

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	%	%
1993									
February	5 062	37 346	32 098	5 248	37 754	32 406	5 348	2.1	1.7
March	6 638	38 311	32 336	5 975	38 751	33 162	5 589	2.6	2.3
April	5 194	41 042	35 225	5 817	39 786	33 985	5 802	2.7	2.5
May	5 674	40 838	35 165	5 673	40 764	34 806	5 958	2.5	2.4
June	6 573	40 167	34 057	6 110	41 506	35 469	6 037	1.8	1.9
July	6 418	44 062	37 768	6 294	42 178	36 113	6 065	1.6	1.8
August	6 505	42 310	36 288	6 022	42 912	36 836	6 077	1.7	2.0
September	7 004	43 206	37 013	6 193	43 867	37 757	6 110	2.2	2.5
October	5 844	45 181	39 235	5 946	45 051	38 863	6 188	2.7	2.9
November	6 193	44 403	38 400	6 003	46 371	40 054	6 318	2.9	3.1
December	6 233	50 793	43 891	6 902	47 676	41 173	6 504	2.8	2.8
1994									
January	5 200	48 036	41 319	6 717	48 917	42 202	6 715	2.6	2.5
February	6 551	50 640	43 848	6 792	49 985	43 077	6 908	2.2	2.1
March	8 288	49 314	42 118	7 196	50 874	43 803	7 071	1.8	1.7
April	6 390	52 596	45 416	7 180	51 549	44 335	7 214	1.3	1.2

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
1993			
February	2.1	1.5	0.6
March	2.6	2.0	0.6
April	2.7	2.2	0.5
May	2.5	2.1	0.4
June	1.8	1.6	0.2
July	1.6	1.5	0.1
August	1.7	1.7	0.0
September	2.2	2.1	0.1
October	2.7	2.5	0.2
November	2.9	2.6	0.3
December	2.8	2.4	0.4
1994			
January	2.6	2.2	0.4
February	2.2	1.8	0.4
March	1.8	1.5	0.3
April	1.3	1.0	0.3

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 During the calendar year 1992, significant lenders accounted for the following percentages of total housing finance commitments made by all lenders for owner occupation:

- New South Wales, 96.4%
- Victoria, 97.0%
- Queensland, 98.3%
- South Australia, 98.8%
- Western Australia, 98.4%
- Tasmania, 93.1%
- Northern Territory, 96.0%
- Australian Capital Territory, 99.2%
- Australia, 97.3%.

6 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

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

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COMMITMENTS NOT ADVANCED

8 Commitments not advanced at the end of the period are calculated as follows:

- Balance of unadvanced commitments at the end of the previous period
- + Total new housing commitments (including refinancing)
- + Alterations and additions
-
- = Total commitments
- Cancellations of commitments
- Commitments advanced during the period
-
- = Commitments not advanced at the end of the period

SEASONAL ADJUSTMENT

9 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences can be more clearly recognised.

10 In the seasonal adjustment of the series, account has been taken of both normal seasonal factors and 'trading day' effects (arising from the varying reporting practices of the lenders). Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

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

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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 \$14 million Australia-wide during the calendar year 1992.



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