

# HOUSING FINANCE

FOR OWNER  
 OCCUPATION  
 AUSTRALIA

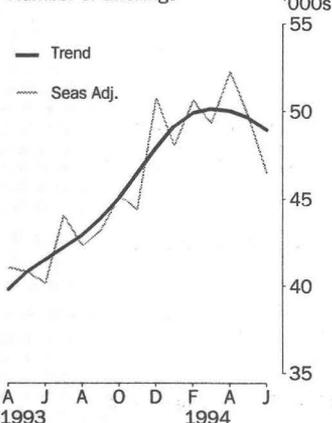
EMBARGOED UNTIL 11:30AM THURS 18 AUGUST 1994



## JUNE KEY FIGURES

### Secured housing finance

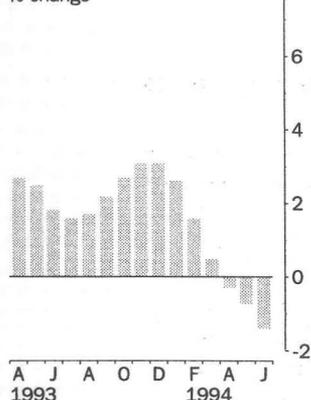
Number of dwellings



### Number of dwellings

Trend estimates

% change



### TREND ESTIMATES

	Jun 94	% change May 94	% change Jun 93
Number of dwellings financed	48 948	-1.4	17.9
Construction of dwellings	9 454	-1.2	16.5
Purchase of new dwellings	2 343	-1.9	25.4
Purchase of established dwellings	37 151	-1.4	17.9

### SEASONALLY ADJUSTED

	Jun 94	% change May 94	% change Jun 93
Number of dwellings financed	46 475	-6.6	15.7
Construction of dwellings	9 125	-4.2	22.0
Purchase of new dwellings	2 193	-10.7	18.3
Purchase of established dwellings	35 157	-6.9	14.0

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwellings financed in June 1994 was down 1.4 per cent on May 1994.
- This compares with the revised monthly trend decreases for May 1994 of 0.7 per cent and for April 1994 of 0.3 per cent.
- Trend estimates for all categories decreased in June 1994, the category construction of dwellings was down 1.2 per cent, purchase of new dwellings was down 1.9 per cent and purchase of established dwellings was down 1.4 per cent.

### SEASONALLY ADJUSTED ESTIMATES

- In June 1994 the number of dwellings financed fell by 6.6 per cent on May 1994 but was up 15.7 per cent on June 1993.
- All three categories decreased in June 1994 with the construction of dwellings down by 4.2 per cent, purchase of new dwellings by 10.7 per cent and the purchase of established dwellings by 6.9 per cent.
- The value of commitments in June 1994 fell 5.5 per cent on May 1994 but was 23.4 per cent higher than in June 1993.

### ORIGINAL ESTIMATES

- There were 50,207 dwelling units financed during June 1994, a decrease of 3.1 per cent on May 1994 but 14.3 per cent more than in June 1993.
- Lending institutions reported that 6,821 (13.6 per cent) of the total number of dwelling units financed in June 1994 was being refinanced.

## INQUIRIES

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

# HOUSING FINANCE NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
July 1994	19 September 1994
August 1994	17 October 1994
September 1994	17 November 1994

## CHANGES IN THIS ISSUE

This issue includes revisions to previously published statistics for April and May 1994 which affect all tables.

## SENSITIVITY ANALYSIS

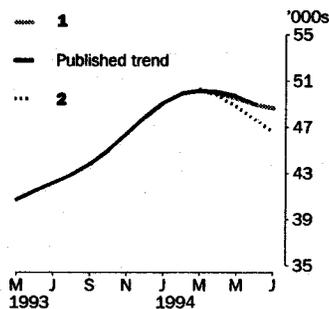
Readers should exercise care when interpreting this month's trend estimates because they will be revised when next month's seasonally adjusted estimates become available. For further information, see Explanatory Notes 12 and 13.

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

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



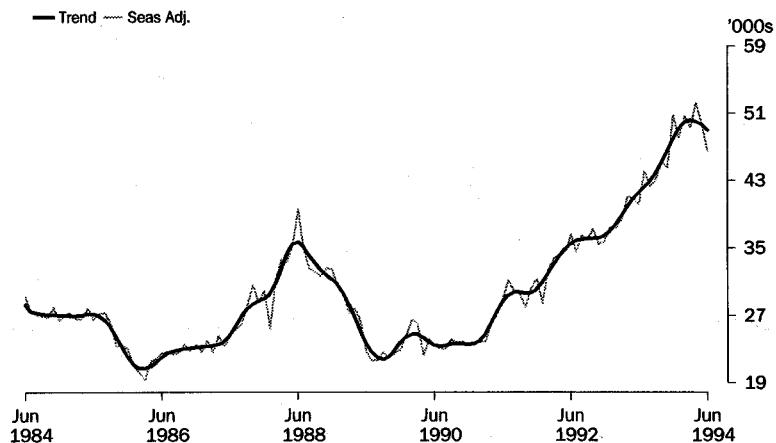
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	estimate	% change	<b>1</b> rises by 5% on Jun 1994		<b>2</b> falls by 5% on Jun 1994	
	estimate	% change	estimate	% change	estimate	% change
<b>1994</b>						
January	49 144	2.6	49 192	2.9	49 282	2.9
February	49 912	1.6	50 000	1.6	50 159	1.8
March	50 137	0.5	50 174	0.3	50 252	0.2
April	50 004	-0.3	49 933	-0.5	49 725	-1.0
May	49 656	-0.7	49 498	-0.9	48 810	-1.8
June	48 948	-1.4	48 956	-1.1	47 659	-2.4
July (new)	—	—	48 596	-0.7	46 639	-2.1

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AUSTRALIAN STATISTICIAN

# SECURED HOUSING FINANCE: Trend/Seasonally adjusted

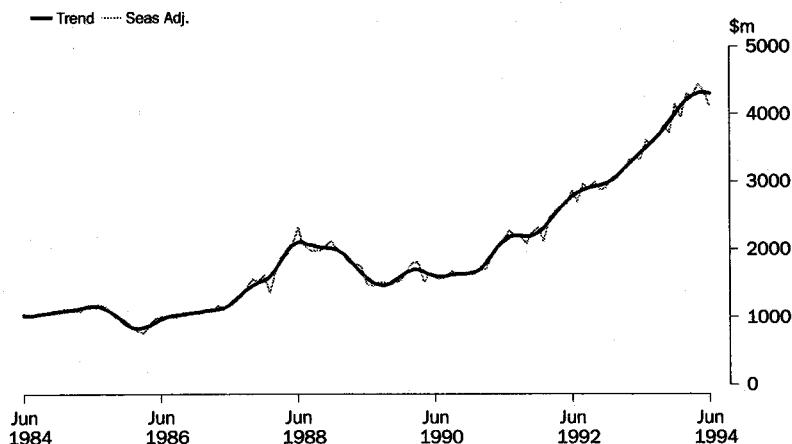
## NUMBER OF DWELLINGS FINANCED

The rate of growth in the provisional trend estimate had been slowing progressively since December 1993 and went into decline in April 1994. Although the decline appears to be accelerating, with the estimate for June 1994 down 1.4 per cent on May, it is too early to assess whether the final trend estimate will be in decline. Seasonally adjusted, the number of dwelling units financed in June 1994 was down 6.6 per cent on May 1994 but was up 15.7 per cent on June 1993.



## VALUE OF COMMITMENTS

The provisional trend estimate for June 1994 for the total value of commitments for owner-occupied housing was \$4298.0 million, a decrease of 0.4 per cent on May 1994. Seasonally adjusted, the value of commitments fell by 5.5 per cent on May 1994 but was up 23.4 per cent on June 1993.

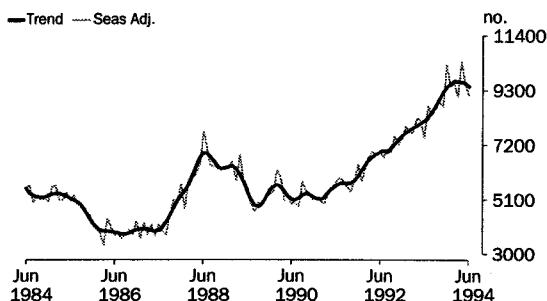


# TYPE OF HOUSING: Seasonally adjusted and trend

## NUMBER OF DWELLINGS FINANCED

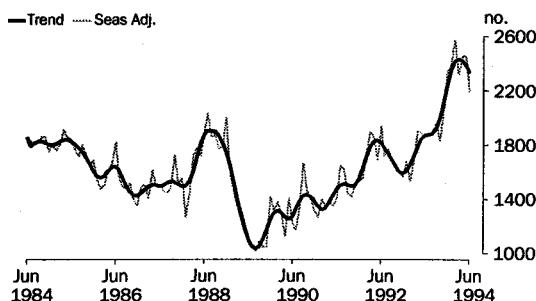
### CONSTRUCTION OF DWELLINGS

The trend estimate for the number of dwelling units financed in June 1994 was 9,454, a decrease of 1.2 per cent on May 1994. Seasonally adjusted, finance was committed to individuals for the construction of 9,125 dwelling units, 4.2 per cent less than in May 1994 but up 22.0 per cent on June 1993.



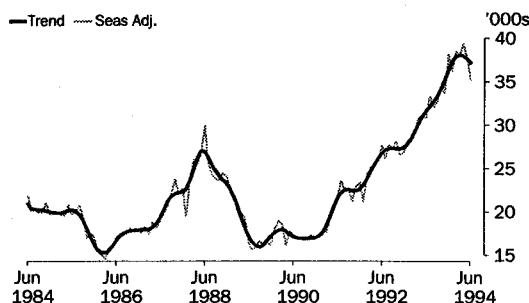
### PURCHASE OF NEW DWELLINGS

The trend estimate for commitments for the purchase of newly erected dwellings was 2,343 dwelling units in June, a decrease of 1.9 per cent on May 1994. Seasonally adjusted, finance was committed for the purchase of 2,193 newly erected dwellings, 10.7 per cent less than in May 1994 but up 18.3 per cent on June 1993.



### PURCHASE OF ESTABLISHED DWELLINGS

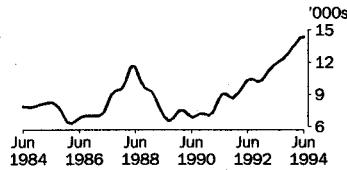
The trend estimate for commitments for the purchase of established dwellings was 37,515 dwelling units in June 1994, a decrease of 1.4 per cent on May 1994. Seasonally adjusted, finance was committed for the purchase of 35,157 dwelling units, 6.9 per cent less than in May 1994 but up 14.0 per cent on June 1993.



# STATE TRENDS: Trend series

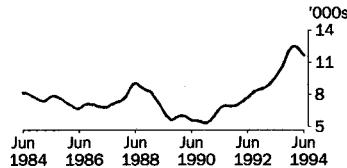
## NUMBER OF DWELLINGS FINANCED

### NEW SOUTH WALES



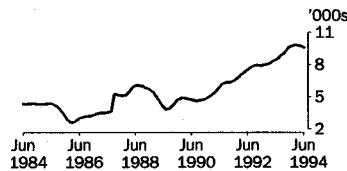
The trend estimate for New South Wales was up 0.6% for June, in contrast to the 1.4% decline recorded nationally.

### VICTORIA



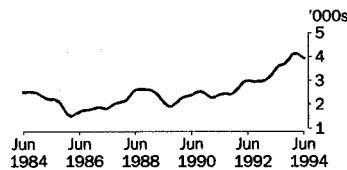
The trend estimate for June was down 2.4%, continuing the decline which began in March 1994.

### QUEENSLAND



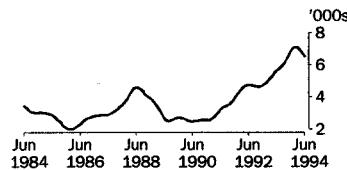
The June trend estimate for Queensland was down 1.5%, marginally more than the national decline.

### SOUTH AUSTRALIA



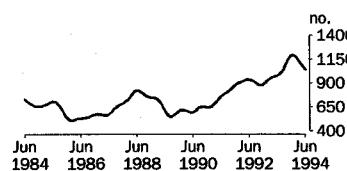
The June estimate for South Australia was down 2.6%, continuing the decline which began in April 1994.

### WESTERN AUSTRALIA



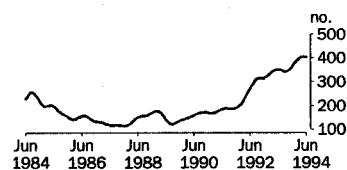
Western Australia recorded the largest decrease, 3.6%, continuing the downward trend which began in March 1994.

### TASMANIA



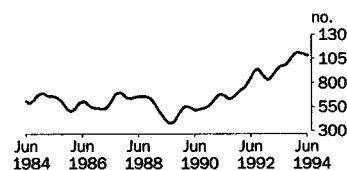
A fall of 3.5% in the June trend estimate continued the decline which began in February 1994.

### NORTHERN TERRITORY



The Northern Territory trend estimate for June was down 0.6%, the first decline since September 1993.

### AUSTRALIAN CAPITAL TERRITORY



The June trend estimate was down 1.0%, continuing the downward trend which began in March 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
ORIGINAL								
<b>1993</b>								
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	33 616	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
<b>1994</b>								
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	9 443	764.3	2 114	201.0	35 412	3 081.1	46 969	4 046.4
May	10 287	850.8	2 352	229.4	39 190	3 512.9	51 829	4 593.1
June	9 942	807.2	2 250	221.1	38 015	3 442.5	50 207	4 470.8
SEASONALLY ADJUSTED								
<b>1993</b>								
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	3 332.7
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
<b>1994</b>								
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	10 417	827.8	2 449	225.7	39 388	3 382.8	52 254	4 436.4
May	9 529	794.1	2 457	230.3	37 777	3 320.9	49 763	4 345.3
June	9 125	743.5	2 193	216.2	35 157	3 146.4	46 475	4 106.2
TREND ESTIMATES								
<b>1993</b>								
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	657.7	1 997	177.4	34 130	2 928.4	45 058	3 763.5
November	9 183	676.1	2 113	187.2	35 138	3 005.2	46 434	3 868.5
December	9 401	697.5	2 242	199.6	36 252	3 090.2	47 895	3 987.3
<b>1994</b>								
January	9 558	720.9	2 351	211.9	37 234	3 172.0	49 144	4 104.8
February	9 643	743.6	2 417	221.1	37 853	3 236.8	49 912	4 201.6
March	9 650	761.3	2 434	226.1	38 052	3 279.0	50 137	4 266.3
April	9 620	773.6	2 420	227.6	37 964	3 301.6	50 004	4 302.9
May	9 572	781.7	2 389	227.4	37 695	3 308.0	49 656	4 317.1
June	9 454	781.9	2 343	225.3	37 151	3 290.8	48 948	4 298.0

<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>								
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
<b>1994</b>								
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	43 100	3 723.9	2 590	226.8	1 279	95.8	46 969	4 046.4
May	47 241	4 214.1	2 956	260.3	1 632	118.7	51 829	4 593.1
June	45 923	4 107.1	2 869	261.9	1 415	101.7	50 207	4 470.8
SEASONALLY ADJUSTED								
<b>1993</b>								
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
<b>1994</b>								
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	47 945	4 076.9	2 874	252.6	1 435	106.9	52 254	4 436.4
May	45 433	3 985.8	2 697	241.7	1 633	117.8	49 763	4 345.3
June	42 357	3 758.1	2 760	253.4	1 358	94.6	46 475	4 106.2
TREND ESTIMATES								
<b>1993</b>								
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	40 507	3 415.4	3 302	262.7	1 249	85.5	45 058	3 763.5
November	41 953	3 522.9	3 246	260.5	1 236	85.1	46 434	3 868.5
December	43 514	3 645.7	3 141	255.1	1 240	86.5	47 895	3 987.3
<b>1994</b>								
January	44 860	3 766.4	3 009	248.4	1 274	89.9	49 144	4 104.8
February	45 701	3 864.1	2 882	242.7	1 328	94.7	49 912	4 201.6
March	45 960	3 927.0	2 789	239.9	1 388	99.5	50 137	4 266.3
April	45 829	3 959.3	2 732	240.1	1 442	103.5	50 004	4 302.9
May	45 472	3 968.9	2 701	241.9	1 483	106.3	49 656	4 317.1
June	44 758	3 946.0	2 677	243.7	1 513	108.3	48 948	4 298.0

<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>									
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	10 153	8 504	3 646	5 987	1 020	353	926	42 876
September	13 089	11 536	9 553	3 825	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
<b>1994</b>									
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	13 348	11 472	8 997	3 780	6 834	1 063	399	1 076	46 969
May	14 942	12 762	9 852	3 998	7 406	1 231	382	1 256	51 829
June	14 504	12 711	9 659	4 079	6 633	1 103	376	1 142	50 207
SEASONALLY ADJUSTED									
<b>1993</b>									
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
<b>1994</b>									
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	14 165	11 840	9 838	4 091	6 862	1 036	378	1 062	49 314
April	14 438	12 563	10 082	4 151	7 635	1 143	470	1 085	52 254
May	14 125	11 465	9 810	4 001	6 741	1 116	407	1 103	49 763
June	14 330	11 592	9 100	3 673	5 871	1 023	362	1 067	46 475
TREND ESTIMATES									
<b>1993</b>									
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	12 498	11 130	9 174	3 710	6 235	1 104	345	1 014	45 058
November	12 713	11 641	9 408	3 801	6 477	1 153	350	1 047	46 434
December	12 969	12 114	9 616	3 928	6 746	1 186	361	1 079	47 895
<b>1994</b>									
January	13 269	12 419	9 757	4 051	6 977	1 194	375	1 104	49 144
February	13 578	12 502	9 825	4 126	7 091	1 178	388	1 114	49 912
March	13 854	12 401	9 827	4 132	7 070	1 148	397	1 112	50 137
April	14 093	12 195	9 783	4 086	6 950	1 114	403	1 103	50 004
May	14 298	11 965	9 708	4 015	6 777	1 083	405	1 092	49 656
June	14 378	11 672	9 562	3 910	6 531	1 045	403	1 081	48 948

<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>									
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
<b>1994</b>									
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	852.4	746.2	289.0	564.0	65.4	34.9	107.6	4 046.4
May	1 598.0	983.9	854.1	308.2	620.9	73.0	33.9	121.1	4 593.1
June	1 543.0	997.2	833.8	315.3	560.0	66.8	34.2	120.6	4 470.8
SEASONALLY ADJUSTED									
<b>1993</b>									
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
<b>1994</b>									
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	920.4	845.5	313.1	625.6	70.6	41.2	102.8	4 436.4
May	1 451.5	873.5	843.9	306.4	566.1	66.2	36.3	108.5	4 345.3
June	1 467.8	897.8	778.6	282.0	477.2	61.3	33.0	111.3	4 106.2
TREND ESTIMATES									
<b>1993</b>									
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	847.9	729.6	263.9	493.8	64.6	27.8	98.1	3 763.5
November	1 299.8	875.1	745.3	270.3	518.8	66.7	28.6	100.8	3 868.5
December	1 331.1	896.1	763.0	279.6	546.1	68.1	29.8	103.8	3 987.3
<b>1994</b>									
January	1 362.8	907.2	781.7	290.0	569.2	68.7	31.3	106.4	4 104.8
February	1 393.9	909.2	799.2	298.8	581.6	68.5	32.8	108.1	4 201.6
March	1 421.4	905.6	813.5	304.0	582.3	67.7	34.1	108.8	4 266.3
April	1 445.8	900.4	822.9	305.6	573.9	66.5	35.2	109.1	4 302.9
May	1 466.7	895.5	827.4	304.9	560.4	65.4	36.0	109.3	4 317.1
June	1 476.5	887.5	824.8	301.3	541.1	63.7	36.2	109.0	4 298.0

<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>								
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
<b>1994</b>								
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	10 929	23.3	888.2	81.3	36 040	76.7	3 158.2	87.6
May	11 909	23.0	1 006.4	84.5	39 920	77.0	3 586.7	89.8
June	11 469	22.8	960.5	83.7	38 738	77.2	3 510.3	90.6

## 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>								
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
<b>1994</b>								
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	6 663	14.2	643.8	96.6	40 306	85.8	3 402.6	84.4
May	5 940	11.5	570.7	96.1	45 889	88.5	4 022.5	87.7
June	5 988	11.9	584.6	97.6	44 219	88.1	3 886.1	87.9

<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>							
April	2 658.8	397.9	135.2	<b>3 191.8</b>	3 063.2	111.5	6 395.8
May	2 980.4	443.1	166.3	<b>3 589.7</b>	3 358.1	150.7	6 477.2
June	3 124.9	537.9	159.0	<b>3 821.8</b>	3 419.6	137.6	6 745.8
July	2 958.3	502.6	158.8	<b>3 619.7</b>	3 494.9	152.2	6 681.2
August	3 042.7	505.6	175.9	<b>3 724.2</b>	3 382.3	151.1	6 852.0
September	3 360.0	565.2	203.4	<b>4 128.5</b>	3 870.6	163.8	6 963.0
October	3 117.0	455.7	186.7	<b>3 759.5</b>	3 490.0	167.3	7 061.7
November	3 395.4	467.6	224.5	<b>4 087.4</b>	3 613.1	149.7	7 404.4
December	3 494.0	475.5	259.7	<b>4 229.2</b>	4 255.9	268.7	7 111.1
<b>1994</b>							
January	2 722.2	365.1	188.8	<b>3 276.1</b>	3 198.5	148.7	7 036.2
February	3 708.1	495.3	261.1	<b>4 464.5</b>	3 754.4	156.9	7 589.9
March	4 444.2	623.9	333.6	<b>5 401.8</b>	4 792.7	208.4	7 986.1
April	3 564.1	482.4	263.2	<b>4 309.7</b>	3 944.5	234.5	8 116.8
May	3 976.9	616.2	343.1	<b>4 936.3</b>	4 894.0	232.6	7 928.0
June	3 911.7	559.0	342.1	<b>4 812.8</b>	4 622.9	257.3	7 867.4

<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.

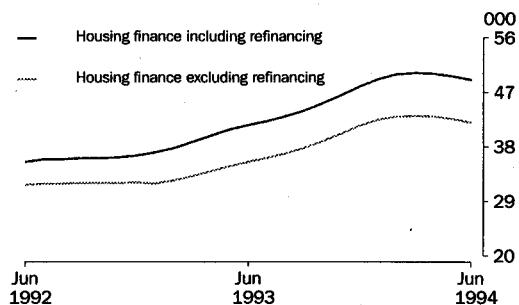
The table below compares the seasonally adjusted and trend estimates, and trend growth rates in housing finance, both inclusive and exclusive of refinancing, for the most recent fifteen month period. The graph opposite illustrates this comparison on an extended time frame.

#### 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>									
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	45 058	38 869	6 188	2.7	2.9
November	6 193	44 403	38 400	6 003	46 434	40 119	6 315	3.1	3.2
December	6 233	50 793	43 891	6 902	47 895	41 382	6 513	3.1	3.1
<b>1994</b>									
January	5 200	48 036	41 319	6 717	49 144	42 403	6 740	2.6	2.5
February	6 551	50 640	43 848	6 792	49 912	42 987	6 925	1.6	1.4
March	8 288	49 314	42 118	7 196	50 137	43 104	7 033	0.5	0.3
April	6 369	52 254	45 097	7 157	50 004	42 931	7 073	-0.3	-0.4
May	7 578	49 763	42 413	7 350	49 656	42 590	7 066	-0.7	-0.8
June	6 821	46 475	39 976	6 499	48 948	41 951	6 997	-1.4	-1.5

# 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>			
April	2.7	2.1	0.5
May	2.5	2.1	0.4
June	1.8	1.6	0.2
July	1.6	1.6	0.1
August	1.7	1.7	0.0
September	2.2	2.1	0.1
October	2.7	2.5	0.2
November	3.1	2.8	0.3
December	3.1	2.7	0.4
<b>1994</b>			
January	2.6	2.1	0.5
February	1.6	1.2	0.4
March	0.5	0.2	0.2
April	-0.3	-0.3	0.1
May	-0.7	-0.7	0.0
June	-1.4	-1.3	-0.1

# 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** 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.



7 MAR 1995

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