

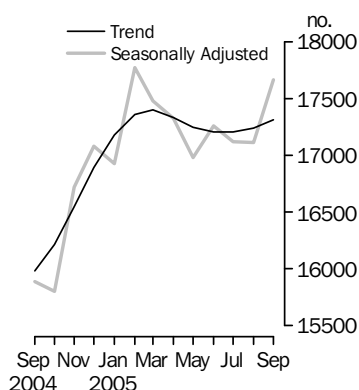
HOUSING FINANCE

AUSTRALIA

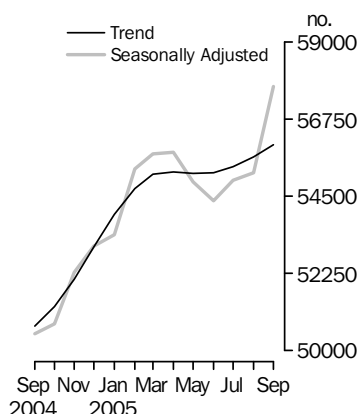
EMBARGO: 11.30AM (CANBERRA TIME) WED 9 NOV 2005

Value of dwelling commitments

Total dwellings



Owner occupied housing finance



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Darren Page on (02) 6252 6731.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Sep 2005	Aug 2005 to Sep 2005	Sep 2005	Aug 2005 to Sep 2005
Value of dwelling commitments(a)	\$m	% change	\$m	% change
Total dwellings	17 315	0.4	17 664	3.2
Owner occupied housing	12 121	1.1	12 422	3.7
Investment housing - fixed loans(b)	5 194	-1.0	5 242	2.1
Number of dwelling commitments(a)	no.	% change	no.	% change
Owner occupied housing	56 005	0.7	57 704	4.6
Construction of dwellings	4 308	-0.8	4 316	-0.4
Purchase of new dwellings	2 300	1.0	2 369	3.7
Purchase of established dwellings	49 397	0.8	51 019	5.1

(a) Includes refinancing.

(b) Excludes revolving credit.

KEY POINTS

TREND ESTIMATES

- Total value of dwelling finance commitments excluding alterations and additions returned to a picture of growth in September 2005, increasing by 0.4%. The value of owner occupied housing commitments increased by 1.1%, while the value of investment housing commitments fell by 1.0%.
- The number of commitments for owner occupied housing finance increased by 0.7% in September 2005, while the number excluding refinancing rose by 0.6%.

SEASONALLY ADJUSTED ESTIMATES

- Total value of dwelling finance commitments excluding alterations and additions rose by 3.2% in September 2005. The value of owner occupied housing commitments increased by 3.7%, due mainly to increased competition between lenders. The value of investment housing commitments increased by 2.1% (up \$106m), driven primarily by a large increase in the value of commitments for the construction of dwellings for rent or resale (up \$91m, 17.4%).
- The number of commitments for owner occupied housing finance increased by 4.6% in September 2005, while the number excluding refinancing rose by 3.5%.

ORIGINAL ESTIMATES

- The number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose slightly to 17.4% in September 2005.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 2005	6 December 2005
November 2005	17 January 2006
December 2005	10 February 2006
January 2006	10 March 2006
February 2006	7 April 2006
March 2006	12 May 2006

.....

CHANGES IN THIS ISSUE

Data quality assurance procedures identified an instance of misreporting in the state breakdown of owner occupied housing commitments for September. As a result, the ABS has imputed state breakdown of the number and value of refinancing commitments for owner occupied housing. Minor revisions to these series will be incorporated in the October 2005 issue when firm data becomes available from providers.

.....

ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ADI	Authorised Deposit-taking Institution
APRA	Australian Prudential Regulation Authority
n.e.c.	not elsewhere classified
RFC	Registered Financial Corporation

Dennis Trewin
Australian Statistician

CONTENTS

page

Additional tables on AusStats	4
-------------------------------	---

ANALYSIS

Summary of findings	5
---------------------	---

TABLES

1 Housing Finance Commitments (Owner Occupation), By Purpose: Australia	9
2 Housing Finance Commitments (Owner Occupation), By Purpose: Australia, (Percentage Change)	10
3 Housing Finance Commitments (Owner Occupation), By Lender: Australia	11
4 Housing Finance Commitments (Owner Occupation), By Lender: Australia, (Percentage Change)	12
5 Housing Finance Commitments (Owner Occupation), By state and territory: Number	13
6 Housing Finance Commitments (Owner Occupation), By state and territory: (Percentage Change)	14
7 Housing Finance Commitments (Owner Occupation), By state and territory:	15
8 Housing Finance Commitments (Owner Occupation), By Purpose and Change in Stock: Australia, Original	16
9 Housing Finance Commitments (Owner Occupation), First Home Buyers and Fixed Loans: Australia, Original	17
10 Housing Finance Commitments (Owner Occupation), By Purpose: state and territory, Original	18
11 Housing Finance Commitments (Owner Occupation and Investment Housing), By Purpose: Australia	19
12 Housing Loan Outstandings to Households (Owner Occupation and Investment Housing), By Lender: Australia	20
What If...? Revisions to Trend Estimates	21

OTHER INFORMATION

Explanatory Notes	22
Glossary	27

ADDITIONAL TABLES ON AUSSTATS

TABLES AVAILABLE ON AUSSTATS

Additional tables are available from the AusStats service on <<http://www.abs.gov.au>> by selecting *Time Series Spreadsheets* and then *Finance*.

Tables available are:

- longer time series of tables in this publication
- the following tables
 - 13a Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (Number)
 - 13b Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (\$'000)
 - 13c Housing finance commitments, By Purpose and Lender: Australia, Original (Average Loan Size – \$'000)
 - 14 Housing Finance Seasonal Factors, By Purpose and Lender: Australia, October 1975 to September 2006
 - 15 Housing Finance Seasonal Factors, By State, October 1975 to September 2006

SUMMARY OF FINDINGS

DWELLINGS FINANCED

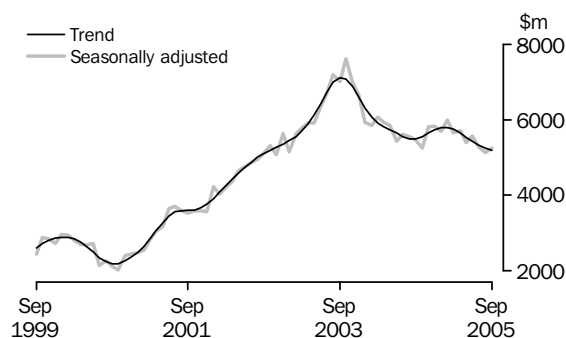
Value of Dwellings Financed

The total value of dwelling commitments excluding alterations and additions (seasonally adjusted) increased by 3.2% in September 2005. The trend series for total value of dwelling finance commitments increased by 0.4% in September. The trend series has been revised from a slight decline in recent months, to a slight trend growth, reflecting the strength in the September seasonally adjusted series.

The total value of owner occupied housing commitments (seasonally adjusted) increased by 3.7% (up \$446m) in September 2005, following an increase of 1.3% in August. The increase this month was due to increases in purchase of established dwellings excluding refinancing (up \$262m, 3.7%), refinancing of established dwellings (up \$154m, 4.6%), purchase of new dwellings (up \$20m, 3.5%) and construction of dwellings (up \$10m, 1.0%). The trend series in the value of owner occupied commitments increased by 1.1% in September, with the trend flatness published for August revised to a moderate increase of 1.0%, influenced by the strong growth in the seasonally adjusted series this month.

The total value of investment housing commitments (seasonally adjusted) rose by 2.1% (up \$106m) in September 2005, following a decrease of 3.1% in August. The increase this month was due to increases in construction of dwellings for rent or resale (up \$91m, 17.4%) and purchase of dwellings for rent or resale by others (up \$35m, 8.8%) more than offsetting the decrease in purchase of dwellings for rent or resale by individuals (down \$20m, -0.5%). The trend series in total value of investment housing commitments fell by 1.0%, the seventh consecutive monthly decrease.

INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

The number of owner occupied housing commitments (seasonally adjusted) increased by 4.6% (up 2523) in September 2005, following a revised increase of 0.4% in August. The increases in purchase of established dwellings excluding refinancing (up 1260, 4.0%), refinancing of established dwellings (up 1196, 7.1%) and purchase of new dwellings (up 85, 3.7%) were partially offset by a slight decrease in construction of dwellings (down 18, -0.4%). The number of owner occupied housing commitments (trend) rose by 0.7% in September 2005, with the trend decline published for August revised to a slight increase of 0.5%, influenced by the strong growth in the seasonally adjusted series this month.

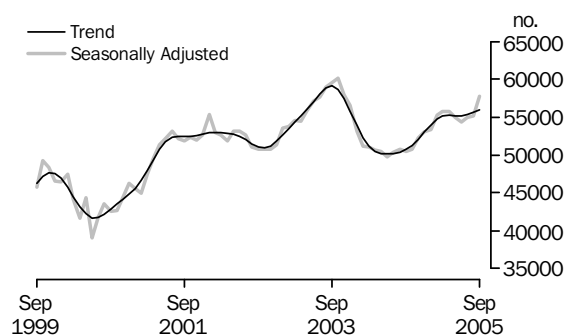
Increases in the number of owner occupied housing commitments were recorded in seasonally adjusted terms in New South Wales (up 1214, 7.6%), Queensland (up 672, 5.7%), Victoria (up 482, 3.9%), South Australia (up 381, 8.3%), Northern Territory (up 103, 15.7%), Tasmania (up 32, 3.1%) and Australian Capital Territory (up 7, 1.0%). These

SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed continued

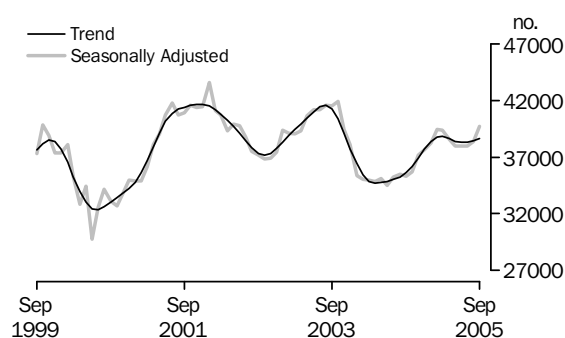
increases were partially offset by a decrease in Western Australia (down 199, -2.4%). The trend increased in all states and territories except Victoria and Tasmania.

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose slightly to 17.4% in September 2005. The percentage of commitments at a fixed rate of interest (for at least two years) decreased from 9.1% in August to 8.7% in September.



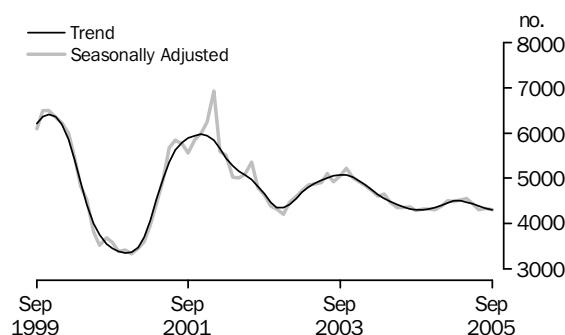
Number of Owner Occupied Dwellings Financed Excluding Refinancing

The number of owner occupied housing commitments excluding refinancing (seasonally adjusted) increased by 3.5% in September 2005, following an increase of 1.0% in August. The trend increased by 0.6% in September 2005.



PURPOSE OF FINANCE (OWNER OCCUPATION) *Construction of dwellings*

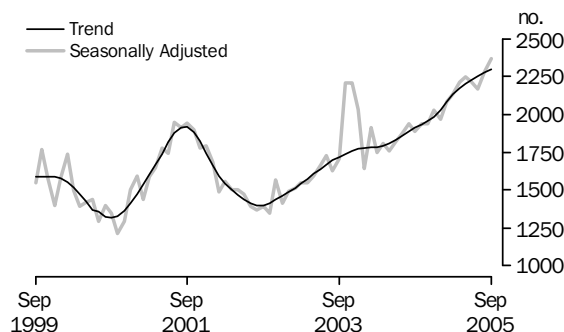
The number of construction commitments for owner occupation (seasonally adjusted) fell by 0.4% in September 2005, following an increase of 0.8% in August. The trend series decreased by 0.8% in September 2005, the fifth consecutive monthly decrease.



SUMMARY OF FINDINGS *continued*

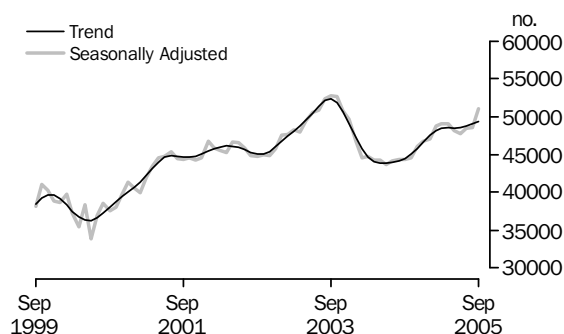
Purchase of new dwellings

The number of finance commitments for the purchase of new dwellings for owner occupation (seasonally adjusted) rose by 3.7% in September 2005, following a rise of 5.4% in August. The trend series rose by 1.0% in September 2005.



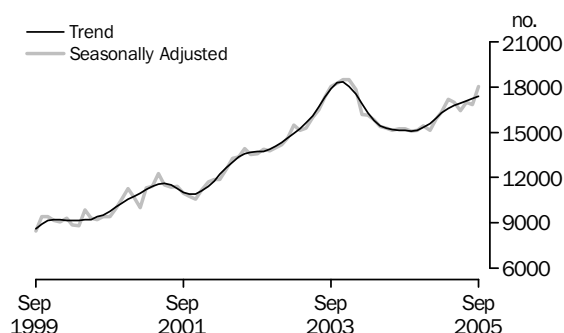
Purchase of established dwellings

The number of finance commitments for established dwellings for owner occupation (seasonally adjusted) increased by 5.1% in September 2005, following a revised increase of 0.1% in August. The trend rose by 0.8% in September 2005, following a revised increase of 0.6% in August.



Refinancing

The number of refinancing commitments for owner occupied housing (seasonally adjusted) rose by 7.1% in September 2005, following a fall of 1.0% in August. The trend series rose by 0.8% in September 2005, following a revised increase of 0.9% in August.



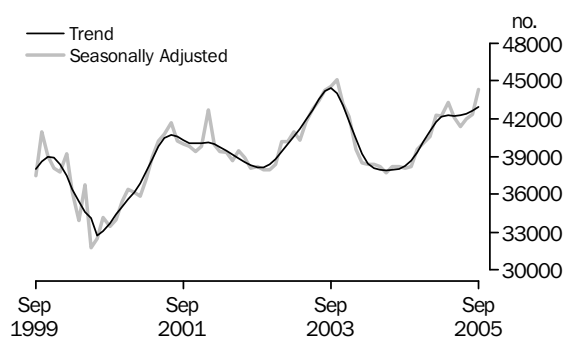
TYPE OF LENDER (OWNER OCCUPATION)

Banks

The number of owner occupied dwellings financed by banks (seasonally adjusted) increased by 4.6% in September 2005, following an increase of 0.9% in August 2005. The trend series rose by 0.7% in September, following a revised increase of 0.5% in August.

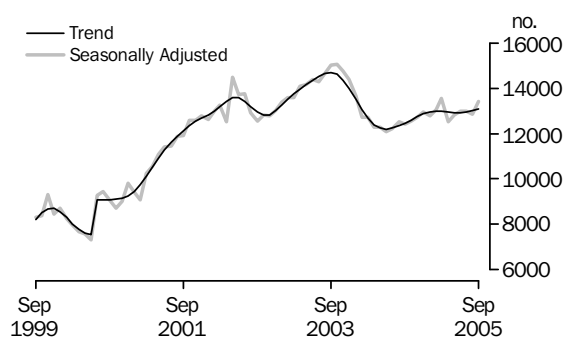
SUMMARY OF FINDINGS *continued*

Banks continued



Non-banks

The number of owner occupied dwellings financed by non-banks (seasonally adjusted) increased by 4.4% in September 2005, following a decrease of 1.1% in August. Commitments by wholesale lenders were up 6.3%, while commitments by permanent building societies were down 2.2%. The non-bank trend series increased by 0.5% in September 2005, following a revised increase of 0.5% in August.



HOUSING LOAN OUTSTANDINGS

At the end of September 2005, housing loans outstanding of authorised deposit-taking institutions was \$543,462m, up \$2,767m (0.5%) from August's revised closing balance. Owner occupied housing loans increased by \$2,301m (0.6%) to close at \$362,754m, while investment housing loans outstanding increased by \$466m (0.3%) to reach a closing balance of \$180,708m.

Bank loans increased by \$2,762m (0.5%) during September to a closing stock of \$512,180m. Owner occupied housing loans of banks increased by \$2,168m (0.6%) to \$337,540m, while investment housing loans increased \$594m (0.3%) to \$174,640m.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION) (a), By Purpose: Australia

Month	Construction of dwellings		Purchase of new dwellings		Purchase of established dwellings (b)		Total		Refinancing of established dwellings		Total excluding refinancing of established dwellings	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2004												
September	4 610	994	1 926	466	45 819	9 413	52 355	10 872	15 620	2 968	36 735	7 904
October	4 280	910	1 829	436	43 060	8 877	49 169	10 223	14 524	2 726	34 645	7 496
November	4 476	965	1 967	472	49 170	10 138	55 613	11 575	16 167	3 040	39 446	8 535
December	4 341	962	2 174	527	47 817	10 043	54 332	11 532	15 685	2 978	38 647	8 555
2005												
January	3 318	721	1 571	376	36 753	7 625	41 642	8 721	11 638	2 235	30 004	6 487
February	3 963	870	1 979	447	45 050	9 378	50 992	10 696	14 759	2 827	36 233	7 868
March	4 463	993	2 241	520	51 426	10 683	58 130	12 196	17 091	3 343	41 039	8 853
April	4 341	954	2 155	496	48 507	10 174	55 003	11 624	16 711	3 321	38 292	8 303
May	4 923	1 064	2 434	573	51 072	10 807	58 429	12 444	18 096	3 609	40 333	8 834
June	4 800	1 057	2 294	535	50 307	10 728	57 401	12 320	17 586	3 544	39 815	8 776
July	4 460	990	2 228	565	47 739	10 198	54 427	11 752	16 951	3 407	37 476	8 345
August	4 871	1 076	2 378	589	52 054	11 143	59 303	12 808	18 308	3 685	40 995	9 123
September	4 521	1 016	2 383	598	52 382	11 326	59 286	12 939	18 348	3 724	40 938	9 216
SEASONALLY ADJUSTED												
2004												
September	4 293	938	1 887	454	44 304	9 024	50 484	10 415	15 202	2 824	35 282	7 591
October	4 331	929	1 935	460	44 508	9 168	50 774	10 557	15 090	2 840	35 684	7 717
November	4 320	927	1 939	462	46 026	9 525	52 285	10 914	15 147	2 893	37 138	8 021
December	4 314	942	2 025	480	46 706	9 825	53 045	11 247	15 417	2 979	37 628	8 268
2005												
January	4 395	963	1 965	479	47 023	9 798	53 383	11 241	15 148	3 008	38 235	8 232
February	4 504	991	2 081	483	48 706	10 304	55 291	11 778	15 857	3 102	39 434	8 677
March	4 498	1 000	2 134	501	49 097	10 318	55 729	11 819	16 353	3 226	39 376	8 593
April	4 522	997	2 215	508	49 033	10 115	55 070	11 620	17 178	3 324	38 592	8 296
May	4 560	983	2 247	530	48 109	10 068	54 916	11 581	16 969	3 332	37 947	8 250
June	4 441	978	2 213	512	47 719	10 199	54 373	11 688	16 431	3 302	37 942	8 386
July	4 299	934	2 168	552	48 491	10 332	54 958	11 817	16 997	3 391	37 961	8 426
August	4 334	968	2 284	565	48 563	10 444	55 181	11 976	16 835	3 374	38 346	8 602
September	4 316	978	2 369	585	51 019	10 860	57 704	12 422	18 031	3 529	39 673	8 893
TREND												
2004												
September	4 312	931	1 914	452	44 487	9 111	50 713	10 494	15 103	2 819	35 610	7 675
October	4 313	932	1 934	460	45 034	9 278	51 281	10 670	15 099	2 850	36 182	7 820
November	4 329	939	1 956	467	45 785	9 499	52 070	10 905	15 151	2 897	36 919	8 007
December	4 362	951	1 985	474	46 670	9 736	53 017	11 160	15 313	2 963	37 704	8 197
2005												
January	4 411	966	2 030	481	47 522	9 944	53 963	11 391	15 591	3 042	38 372	8 349
February	4 463	980	2 083	489	48 183	10 091	54 729	11 561	15 948	3 125	38 781	8 436
March	4 499	989	2 131	498	48 499	10 161	55 129	11 648	16 292	3 201	38 837	8 446
April	4 504	989	2 171	508	48 532	10 184	55 207	11 680	16 569	3 264	38 638	8 417
May	4 480	982	2 202	520	48 483	10 209	55 165	11 711	16 766	3 312	38 399	8 399
June	4 435	974	2 228	533	48 520	10 267	55 183	11 774	16 915	3 352	38 268	8 423
July	4 388	967	2 252	547	48 714	10 360	55 354	11 875	17 057	3 388	38 297	8 487
August	4 344	963	2 277	561	49 021	10 469	55 642	11 992	17 211	3 423	38 431	8 569
September	4 308	960	2 300	572	49 397	10 588	56 005	12 121	17 356	3 451	38 649	8 670

(a) Excludes alterations and additions.

(b) Includes refinancing.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By purpose (Percentage Change)

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings.....		Total excluding refinancing of established dwellings.....	
	no.	value	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% CHANGE FROM PREVIOUS MONTH)												
2004												
September	-2.1	-1.0	-1.4	2.4	0.9	1.8	0.5	1.6	-0.7	0.9	1.0	1.8
October	-7.2	-8.4	-5.0	-6.3	-6.0	-5.7	-6.1	-6.0	-7.0	-8.1	-5.7	-5.2
November	4.6	6.1	7.5	8.2	14.2	14.2	13.1	13.2	11.3	11.5	13.9	13.9
December	-3.0	-0.4	10.5	11.8	-2.8	-0.9	-2.3	-0.4	-3.0	-2.1	-2.0	0.2
2005												
January	-23.6	-25.0	-27.7	-28.8	-23.1	-24.1	-23.4	-24.4	-25.8	-24.9	-22.4	-24.2
February	19.4	20.6	26.0	19.2	22.6	23.0	22.5	22.6	26.8	26.5	20.8	21.3
March	12.6	14.2	13.2	16.2	14.2	13.9	14.0	14.0	15.8	18.3	13.3	12.5
April	-2.7	-3.9	-3.8	-4.7	-5.7	-4.8	-5.4	-4.7	-2.2	-0.7	-6.7	-6.2
May	13.4	11.5	12.9	15.5	5.3	6.2	6.2	7.1	8.3	8.7	5.3	6.4
June	-2.5	-0.7	-5.8	-6.5	-1.5	-0.7	-1.8	-1.0	-2.8	-1.8	-1.3	-0.7
July	-7.1	-6.4	-2.9	5.4	-5.1	-4.9	-5.2	-4.6	-3.6	-3.9	-5.9	-4.9
August	9.2	8.7	6.7	4.4	9.0	9.3	9.0	9.0	8.0	8.2	9.4	9.3
September	-7.2	-5.6	0.2	1.4	0.6	1.6	—	1.0	0.2	1.0	-0.1	1.0
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2004												
September	-2.0	-0.6	-2.7	0.7	-0.2	0.3	-0.4	0.2	—	0.9	-0.6	—
October	0.9	-1.0	2.5	1.5	0.5	1.6	0.6	1.4	-0.7	0.6	1.1	1.6
November	-0.3	-0.2	0.2	0.3	3.4	3.9	3.0	3.4	0.4	1.9	4.1	3.9
December	-0.1	1.6	4.4	4.0	1.5	3.1	1.5	3.1	1.8	3.0	1.3	3.1
2005												
January	1.9	2.3	-3.0	-0.1	0.7	-0.3	0.6	-0.1	-1.7	1.0	1.6	-0.4
February	2.5	2.9	5.9	0.8	3.6	5.2	3.6	4.8	4.7	3.1	3.1	5.4
March	-0.1	0.9	2.5	3.6	0.8	0.1	0.8	0.3	3.1	4.0	-0.1	-1.0
April	0.5	-0.4	3.8	1.5	-0.1	-2.0	0.1	-1.7	5.0	3.0	-2.0	-3.5
May	0.8	-1.3	1.4	4.2	-1.9	-0.5	-1.5	-0.3	-1.2	0.2	-1.7	-0.6
June	-2.6	-0.5	-1.5	-3.4	-0.8	1.3	-1.0	0.9	-3.2	-0.9	—	1.7
July	-3.2	-4.5	-2.0	7.9	1.6	1.3	1.1	1.1	3.4	2.7	0.1	0.5
August	0.8	3.6	5.4	2.4	0.1	1.1	0.4	1.3	-1.0	-0.5	1.0	2.1
September	-0.4	1.0	3.7	3.5	5.1	4.0	4.6	3.7	7.1	4.6	3.5	3.4
TREND (% CHANGE FROM PREVIOUS MONTH)												
2004												
September	-0.5	-0.4	1.4	2.0	0.8	1.1	0.7	1.0	-0.2	0.6	1.1	1.2
October	—	0.1	1.0	1.7	1.2	1.8	1.1	1.7	—	1.1	1.6	1.9
November	0.4	0.7	1.1	1.5	1.7	2.4	1.5	2.2	0.3	1.7	2.0	2.4
December	0.8	1.3	1.5	1.4	1.9	2.5	1.8	2.3	1.1	2.3	2.1	2.4
2005												
January	1.1	1.6	2.3	1.6	1.8	2.1	1.8	2.1	1.8	2.7	1.8	1.9
February	1.2	1.5	2.6	1.7	1.4	1.5	1.4	1.5	2.3	2.7	1.1	1.0
March	0.8	0.9	2.3	1.8	0.7	0.7	0.7	0.8	2.2	2.4	0.1	0.1
April	0.1	—	1.9	2.0	0.1	0.2	0.1	0.3	1.7	1.9	-0.5	-0.4
May	-0.5	-0.7	1.4	2.3	-0.1	0.2	-0.1	0.3	1.2	1.5	-0.6	-0.2
June	-1.0	-0.9	1.2	2.6	0.1	0.6	—	0.5	0.9	1.2	-0.3	0.3
July	-1.1	-0.7	1.1	2.6	0.4	0.9	0.3	0.9	0.8	1.1	0.1	0.8
August	-1.0	-0.5	1.1	2.5	0.6	1.0	0.5	1.0	0.9	1.0	0.4	1.0
September	-0.8	-0.2	1.0	2.1	0.8	1.1	0.7	1.1	0.8	0.8	0.6	1.2

— nil or rounded to zero (including null cells)

(b) Includes refinancing.

(a) Excludes alterations and additions.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By Lender: Australia

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
2004										
September	39 345	8 439	13 010	2 433	52 355	10 872	1 870	305	7 571	1 543
October	37 049	7 989	12 120	2 234	49 169	10 223	1 833	303	6 998	1 413
November	42 205	9 043	13 408	2 532	55 613	11 575	2 103	355	7 723	1 593
December	41 501	9 088	12 831	2 444	54 332	11 532	1 833	310	7 427	1 523
2005										
January	31 754	6 861	9 888	1 861	41 642	8 721	1 412	245	5 626	1 121
February	38 791	8 412	12 201	2 283	50 992	10 696	2 091	361	6 890	1 401
March	44 262	9 539	13 868	2 657	58 130	12 196	2 390	425	7 622	1 602
April	42 384	9 197	12 619	2 427	55 003	11 624	1 869	321	7 122	1 484
May	44 686	9 798	13 743	2 646	58 429	12 444	1 879	316	8 019	1 696
June	43 567	9 556	13 834	2 764	57 401	12 320	1 724	284	8 482	1 870
July	41 605	9 175	12 822	2 577	54 427	11 752	1 620	286	7 698	1 697
August	45 408	9 975	13 895	2 833	59 303	12 808	1 763	303	8 635	1 921
September	45 535	10 113	13 751	2 827	59 286	12 939	1 644	291	8 500	1 903
SEASONALLY ADJUSTED										
2004										
September	38 079	8 133	12 405	2 282	50 484	10 415	1 760	289	7 032	1 396
October	38 208	8 241	12 566	2 316	50 774	10 557	1 893	312	7 186	1 439
November	39 561	8 502	12 724	2 412	52 285	10 914	1 965	327	7 320	1 502
December	40 085	8 769	12 960	2 478	53 045	11 247	1 911	325	7 569	1 563
2005										
January	40 593	8 768	12 790	2 473	53 383	11 241	1 959	344	7 420	1 543
February	42 248	9 288	13 043	2 490	55 291	11 778	2 086	363	7 543	1 565
March	42 193	9 276	13 536	2 543	55 729	11 819	2 281	408	7 363	1 534
April	43 264	9 146	12 506	2 474	55 770	11 620	1 847	309	7 402	1 583
May	42 084	9 104	12 832	2 478	54 916	11 581	1 782	298	7 527	1 614
June	41 393	9 112	12 980	2 576	54 373	11 688	1 657	276	7 730	1 704
July	41 972	9 222	12 986	2 596	54 958	11 817	1 623	284	7 799	1 708
August	42 332	9 416	12 849	2 560	55 181	11 976	1 636	286	7 699	1 653
September	44 296	9 718	13 408	2 704	57 704	12 422	1 600	281	8 181	1 794
TREND										
2004										
September	38 258	8 194	12 455	2 300	50 713	10 494	1 817	294	7 153	1 434
October	38 685	8 321	12 596	2 349	51 281	10 670	1 853	306	7 244	1 461
November	39 329	8 506	12 741	2 399	52 070	10 905	1 914	323	7 331	1 491
December	40 148	8 718	12 869	2 443	53 017	11 160	1 985	340	7 397	1 518
2005										
January	41 006	8 917	12 957	2 473	53 963	11 391	2 035	352	7 436	1 539
February	41 727	9 068	13 002	2 493	54 729	11 561	2 048	356	7 456	1 557
March	42 138	9 145	12 991	2 502	55 129	11 648	2 012	348	7 466	1 574
April	42 257	9 171	12 950	2 510	55 207	11 680	1 933	332	7 491	1 596
May	42 244	9 186	12 921	2 524	55 165	11 711	1 833	313	7 555	1 625
June	42 259	9 225	12 924	2 549	55 183	11 774	1 733	296	7 653	1 658
July	42 389	9 296	12 965	2 579	55 354	11 875	1 654	283	7 763	1 691
August	42 616	9 383	13 026	2 609	55 642	11 992	1 594	275	7 870	1 720
September	42 915	9 484	13 090	2 637	56 005	12 121	1 550	270	7 976	1 746

(a) Excludes alterations and additions. Includes refinancing.

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% change from previous month)										
2004										
September	0.5	2.0	0.5	-0.1	0.5	1.6	3.8	7.5	0.3	-0.8
October	-5.8	-5.3	-6.8	-8.2	-6.1	-6.0	-2.0	-0.7	-7.6	-8.4
November	13.9	13.2	10.6	13.3	13.1	13.2	14.7	16.9	10.4	12.8
December	-1.7	0.5	-4.3	-3.5	-2.3	-0.4	-12.8	-12.8	-3.8	-4.4
2005										
January	-23.5	-24.5	-22.9	-23.9	-23.4	-24.4	-23.0	-21.0	-24.2	-26.4
February	22.2	22.6	23.4	22.7	22.5	22.6	48.1	47.7	22.5	25.1
March	14.1	13.4	13.7	16.4	14.0	14.0	14.3	17.6	10.6	14.3
April	-4.2	-3.6	-9.0	-8.7	-5.4	-4.7	-21.8	-24.5	-6.6	-7.4
May	5.4	6.5	8.9	9.0	6.2	7.1	0.5	-1.4	12.6	14.3
June	-2.5	-2.5	0.7	4.5	-1.8	-1.0	-8.2	-10.3	5.8	10.2
July	-4.5	-4.0	-7.3	-6.8	-5.2	-4.6	-6.0	0.9	-9.2	-9.3
August	9.1	8.7	8.4	9.9	9.0	9.0	8.8	5.9	12.2	13.2
September	0.3	1.4	-1.0	-0.2	—	1.0	-6.7	-3.9	-1.6	-0.9
SEASONALLY ADJUSTED (% change from previous month)										
2004										
September	-0.3	0.4	-0.9	-0.3	-0.4	0.2	-0.9	1.8	-2.3	-2.4
October	0.3	1.3	1.3	1.5	0.6	1.4	7.6	8.1	2.2	3.1
November	3.5	3.2	1.3	4.1	3.0	3.4	3.8	4.9	1.9	4.4
December	1.3	3.1	1.9	2.7	1.5	3.1	-2.7	-0.6	3.4	4.0
2005										
January	1.3	—	-1.3	-0.2	0.6	-0.1	2.5	5.6	-2.0	-1.3
February	4.1	5.9	2.0	0.7	3.6	4.8	6.5	5.6	1.7	1.5
March	-0.1	-0.1	3.8	2.1	0.8	0.3	9.3	12.4	-2.4	-2.0
April	2.5	-1.4	-7.6	-2.7	0.1	-1.7	-19.0	-24.4	0.5	3.2
May	-2.7	-0.5	2.6	0.1	-1.5	-0.3	-3.5	-3.4	1.7	1.9
June	-1.6	0.1	1.2	4.0	-1.0	0.9	-7.0	-7.3	2.7	5.6
July	1.4	1.2	—	0.7	1.1	1.1	-2.0	2.7	0.9	0.2
August	0.9	2.1	-1.1	-1.4	0.4	1.3	0.8	0.8	-1.3	-3.2
September	4.6	3.2	4.4	5.6	4.6	3.7	-2.2	-1.8	6.3	8.6
TREND (% change from previous month)										
2004										
September	0.6	0.8	0.9	1.8	0.7	1.0	0.6	2.5	1.0	1.3
October	1.1	1.5	1.1	2.1	1.1	1.7	2.0	4.2	1.3	1.9
November	1.7	2.2	1.2	2.1	1.5	2.2	3.3	5.5	1.2	2.0
December	2.1	2.5	1.0	1.8	1.8	2.3	3.7	5.4	0.9	1.8
2005										
January	2.1	2.3	0.7	1.2	1.8	2.1	2.5	3.5	0.5	1.4
February	1.8	1.7	0.3	0.8	1.4	1.5	0.6	0.9	0.3	1.2
March	1.0	0.9	-0.1	0.4	0.7	0.8	-1.8	-2.1	0.1	1.1
April	0.3	0.3	-0.3	0.3	0.1	0.3	-3.9	-4.6	0.3	1.4
May	—	0.2	-0.2	0.6	-0.1	0.3	-5.2	-5.8	0.9	1.8
June	—	0.4	—	1.0	—	0.5	-5.4	-5.5	1.3	2.1
July	0.3	0.8	0.3	1.2	0.3	0.9	-4.6	-4.2	1.4	2.0
August	0.5	0.9	0.5	1.2	0.5	1.0	-3.6	-2.9	1.4	1.7
September	0.7	1.1	0.5	1.1	0.7	1.1	-2.8	-2.0	1.4	1.5

— nil or rounded to zero (including null cells)

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

(a) Excludes alterations and additions. Includes refinancing.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By state and territory

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2004									
September	15 562	11 857	11 068	4 235	7 387	1 056	554	636	52 355
October	14 311	11 445	10 453	4 154	6 755	961	539	551	49 169
November	16 184	12 555	11 730	5 080	7 825	1 041	602	596	55 613
December	15 833	12 516	11 283	4 820	7 538	1 129	611	602	54 332
2005									
January	11 304	9 624	9 283	3 516	6 020	962	434	499	41 642
February	14 854	10 942	11 736	4 330	7 010	1 040	514	566	50 992
March	16 840	12 784	13 333	5 126	7 827	1 038	592	590	58 130
April	15 670	12 816	11 827	4 861	7 523	1 127	541	638	55 003
May	16 848	13 918	11 944	4 641	8 472	1 310	606	690	58 429
June	16 610	13 616	12 328	4 505	8 057	1 082	593	610	57 401
July	16 036	12 374	11 524	4 406	7 914	1 014	558	601	54 427
August	17 126	13 323	12 612	4 774	9 073	1 108	648	639	59 303
September	17 643	13 402	12 772	4 854	8 089	1 091	773	662	59 286

SEASONALLY ADJUSTED (b)

2004									
September	14 936	11 368	10 571	4 383	7 289	1 044	564	602	50 484
October	14 853	11 480	10 667	4 371	7 049	983	566	554	50 774
November	15 388	11 721	11 154	4 591	7 365	978	545	560	52 285
December	15 867	11 775	11 373	4 545	7 303	1 053	575	586	53 045
2005									
January	15 105	12 092	11 697	4 317	7 239	1 196	556	625	53 383
February	16 038	12 371	12 284	4 682	7 464	1 122	524	596	55 291
March	16 227	12 943	12 217	4 750	7 811	999	506	603	55 729
April	15 775	13 026	12 122	4 908	7 689	1 138	556	622	55 770
May	15 381	13 210	11 744	4 409	7 825	1 184	551	623	54 916
June	15 516	12 931	11 750	4 354	7 648	1 069	602	597	54 373
July	15 860	12 453	11 668	4 468	8 075	1 088	607	610	54 958
August	15 890	12 300	11 765	4 625	8 385	1 038	660	634	55 181
September	17 104	12 782	12 437	5 006	8 186	1 070	763	641	57 704

TREND (b)

2004									
September	15 000	11 434	10 732	4 366	7 103	1 009	555	577	50 713
October	15 078	11 536	10 865	4 419	7 210	1 020	565	575	51 281
November	15 258	11 678	11 115	4 471	7 283	1 037	564	578	52 070
December	15 491	11 885	11 437	4 529	7 335	1 060	554	586	53 017
2005									
January	15 684	12 173	11 753	4 587	7 402	1 085	543	596	53 963
February	15 791	12 500	11 979	4 629	7 490	1 105	536	605	54 729
March	15 785	12 767	12 062	4 632	7 592	1 117	533	610	55 129
April	15 730	12 910	12 016	4 605	7 696	1 116	542	612	55 207
May	15 708	12 922	11 923	4 574	7 805	1 107	563	613	55 165
June	15 769	12 843	11 856	4 559	7 917	1 096	595	615	55 183
July	15 908	12 733	11 848	4 576	8 030	1 086	631	620	55 354
August	16 096	12 630	11 884	4 620	8 138	1 075	668	625	55 642
September	16 319	12 526	11 960	4 684	8 224	1 067	702	630	56 005

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of states and territories may not equal Australian total (see paragraph 26 in Explanatory Notes).

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By state and territory: (Percentage change)

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL (% change from previous month)

2004									
September	2.3	-0.4	0.3	-2.8	-0.7	0.8	3.7	13.0	0.5
October	-8.0	-3.5	-5.6	-1.9	-8.6	-9.0	-2.7	-13.4	-6.1
November	13.1	9.7	12.2	22.3	15.8	8.3	11.7	8.2	13.1
December	-2.2	-0.3	-3.8	-5.1	-3.7	8.5	1.5	1.0	-2.3
2005									
January	-28.6	-23.1	-17.7	-27.1	-20.1	-14.8	-29.0	-17.1	-23.4
February	31.4	13.7	26.4	23.2	16.4	8.1	18.4	13.4	22.5
March	13.4	16.8	13.6	18.4	11.7	-0.2	15.2	4.2	14.0
April	-6.9	0.3	-11.3	-5.2	-3.9	8.6	-8.6	8.1	-5.4
May	7.5	8.6	1.0	-4.5	12.6	16.2	12.0	8.2	6.2
June	-1.4	-2.2	3.2	-2.9	-4.9	-17.4	-2.1	-11.6	-1.8
July	-3.5	-9.1	-6.5	-2.2	-1.8	-6.3	-5.9	-1.5	-5.2
August	6.8	7.7	9.4	8.4	14.6	9.3	16.1	6.3	9.0
September	3.0	0.6	1.3	1.7	-10.8	-1.5	19.3	3.6	—

SEASONALLY ADJUSTED (% change from previous month)

2004									
September	0.8	-0.6	-2.5	0.3	—	2.8	1.5	5.3	-0.4
October	-0.6	1.0	0.9	-0.3	-3.3	-5.8	0.5	-7.9	0.6
November	3.6	2.1	4.6	5.0	4.5	-0.5	-3.7	1.1	3.0
December	3.1	0.5	2.0	-1.0	-0.8	7.6	5.4	4.5	1.5
2005									
January	-4.8	2.7	2.9	-5.0	-0.9	13.6	-3.3	6.8	0.6
February	6.2	2.3	5.0	8.5	3.1	-6.2	-5.7	-4.6	3.6
March	1.2	4.6	-0.5	1.4	4.6	-11.0	-3.5	1.1	0.8
April	-2.8	0.6	-0.8	3.3	-1.6	13.9	9.9	3.1	0.1
May	-2.5	1.4	-3.1	-10.2	1.8	4.0	-0.9	0.2	-1.5
June	0.9	-2.1	—	-1.2	-2.3	-9.7	9.2	-4.3	-1.0
July	2.2	-3.7	-0.7	2.6	5.6	1.8	0.8	2.2	1.1
August	0.2	-1.2	0.8	3.5	3.8	-4.6	8.8	4.1	0.4
September	7.6	3.9	5.7	8.3	-2.4	3.1	15.7	1.0	4.6

TREND (% change from previous month)

2004									
September	-0.2	0.7	0.2	1.5	1.9	-0.4	3.8	-1.5	0.7
October	0.5	0.9	1.2	1.2	1.5	1.1	1.8	-0.4	1.1
November	1.2	1.2	2.3	1.2	1.0	1.7	-0.2	0.5	1.5
December	1.5	1.8	2.9	1.3	0.7	2.2	-1.6	1.4	1.8
2005									
January	1.2	2.4	2.8	1.3	0.9	2.3	-2.0	1.7	1.8
February	0.7	2.7	1.9	0.9	1.2	1.9	-1.4	1.5	1.4
March	—	2.1	0.7	0.1	1.4	1.0	-0.5	0.9	0.7
April	-0.4	1.1	-0.4	-0.6	1.4	-0.1	1.6	0.3	0.1
May	-0.1	0.1	-0.8	-0.7	1.4	-0.9	3.9	0.1	-0.1
June	0.4	-0.6	-0.6	-0.3	1.4	-1.0	5.6	0.4	—
July	0.9	-0.9	-0.1	0.4	1.4	-1.0	6.1	0.7	0.3
August	1.2	-0.8	0.3	1.0	1.3	-1.0	5.8	0.9	0.5
September	1.4	-0.8	0.6	1.4	1.1	-0.7	5.2	0.8	0.7

— nil or rounded to zero (including null cells)

(a) Excludes alterations. Includes refinancing.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By state and territory

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
September	3 980	2 403	2 251	641	1 216	144	93	143	10 872
October	3 674	2 326	2 126	609	1 141	134	90	123	10 223
November	4 164	2 563	2 387	765	1 306	142	109	140	11 575
December	4 165	2 589	2 351	755	1 265	164	103	141	11 532
2005									
January	2 818	2 024	1 945	554	1 039	150	78	114	8 721
February	3 716	2 252	2 445	681	1 235	153	88	126	10 696
March	4 243	2 653	2 754	828	1 331	152	98	136	12 196
April	3 936	2 682	2 500	769	1 331	169	91	145	11 624
May	4 308	2 931	2 516	732	1 488	198	114	156	12 444
June	4 266	2 878	2 594	728	1 438	159	112	144	12 320
July	4 143	2 622	2 425	725	1 452	152	99	135	11 752
August	4 441	2 849	2 685	760	1 645	169	113	146	12 808
September	4 560	2 857	2 769	787	1 500	165	153	148	12 939
SEASONALLY ADJUSTED (b)									
2004									
September	3 766	2 301	2 136	660	1 207	141	92	136	10 415
October	3 759	2 339	2 161	647	1 198	136	95	119	10 557
November	3 934	2 395	2 297	694	1 238	136	99	129	10 914
December	4 109	2 409	2 387	699	1 246	153	98	139	11 247
2005									
January	3 868	2 515	2 448	692	1 243	187	97	148	11 241
February	4 158	2 578	2 545	742	1 293	166	88	140	11 778
March	4 127	2 767	2 570	762	1 338	149	85	138	11 819
April	3 904	2 715	2 491	758	1 338	169	100	139	11 620
May	3 923	2 778	2 482	701	1 368	184	102	141	11 581
June	4 018	2 736	2 480	704	1 376	157	110	136	11 688
July	4 058	2 607	2 444	740	1 464	154	112	137	11 817
August	4 144	2 618	2 538	741	1 533	160	118	145	11 976
September	4 289	2 708	2 653	807	1 513	159	146	142	12 422
TREND (b)									
2004									
September	3 796	2 316	2 169	654	1 185	138	94	131	10 494
October	3 835	2 347	2 216	666	1 213	142	96	131	10 670
November	3 904	2 390	2 289	682	1 234	148	97	133	10 905
December	3 975	2 449	2 372	700	1 250	155	95	136	11 160
2005									
January	4 022	2 528	2 449	717	1 267	161	93	139	11 391
February	4 037	2 613	2 500	730	1 287	166	93	141	11 561
March	4 023	2 681	2 518	735	1 313	168	93	141	11 648
April	4 004	2 717	2 511	733	1 342	168	96	140	11 680
May	4 003	2 723	2 499	731	1 377	165	101	139	11 711
June	4 029	2 708	2 498	732	1 414	163	109	139	11 774
July	4 072	2 688	2 510	739	1 452	161	116	140	11 875
August	4 123	2 670	2 530	749	1 487	160	124	141	11 992
September	4 182	2 650	2 555	761	1 516	158	131	142	12 121

(a) Excludes alterations and additions. Includes refinancing.

(b) Sum of states and territories may not equal Australian total (see paragraph 26 in Explanatory Notes).

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION), By Purpose and Change in Stock: Australia, Original

<i>Month</i>	<i>Dwellings financed</i>	<i>Refinancing of established dwellings</i>	<i>Alterations and additions</i>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Commitments cancelled during month</i>	<i>Commitments not advanced at end of month(a)</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
2004							
September	7 904	2 968	498	11 370	9 799	1 201	19 644
October	7 496	2 726	451	10 674	9 415	1 212	19 694
November	8 535	3 040	500	12 075	10 023	1 124	20 627
December	8 555	2 978	468	12 000	11 395	1 190	20 042
2005							
January	6 487	2 235	354	9 076	8 360	975	19 784
February	7 868	2 827	465	11 160	8 588	1 077	21 277
March	8 853	3 343	519	12 715	10 341	1 269	22 386
April	8 303	3 321	484	12 108	10 668	1 307	22 534
May	8 834	3 609	517	12 961	10 790	1 177	23 568
June	8 776	3 544	508	12 828	10 963	1 289	24 144
July	8 345	3 407	463	12 215	10 771	1 305	24 283
August	9 123	3 685	452	13 260	11 253	1 306	24 986
September	9 216	3 724	462	13 402	11 387	1 202	25 932

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

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), First Home Buyers and Fixed Loans: Australia, Original

Month	FIRST HOME BUYERS			FIXED RATE LOANS (2 YEARS OR LONGER)(b)			ALL DWELLINGS FINANCED
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
2004							
September	8 330	15.9	207.2	3 957	7.6	183.3	207.7
October	7 842	15.9	210.1	4 494	9.1	187.5	207.9
November	8 920	16.0	206.7	6 472	11.6	190.4	208.1
December	8 898	16.4	210.7	5 551	10.2	192.8	212.3
2005							
January	6 901	16.6	209.9	4 018	9.6	195.3	209.4
February	8 046	15.8	210.5	5 663	11.1	205.6	209.8
March	9 125	15.7	206.5	8 474	14.6	202.9	209.8
April	8 838	16.1	208.8	7 347	13.4	206.8	211.3
May	9 709	16.6	211.2	6 656	11.4	200.9	213.0
June	9 416	16.4	214.5	5 901	10.3	205.5	214.6
July	8 923	16.4	218.1	5 172	9.5	203.8	215.9
August	10 281	17.3	215.9	5 379	9.1	200.3	216.0
September	10 294	17.4	219.2	5 138	8.7	206.0	218.3

(a) Excludes alterations and additions.

(b) Includes refinancing.

State	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	Total	Refinancing of established dwellings	Total excluding refinancing
NUMBER						
New South Wales	799	688	16 156	17 643	5 701	11 942
Victoria	1 229	642	11 531	13 402	4 495	8 907
Queensland	954	501	11 317	12 772	4 033	8 739
South Australia	348	160	4 346	4 854	1 378	3 476
Western Australia	1 000	302	6 787	8 089	2 118	5 971
Tasmania	81	22	988	1 091	354	737
Northern Territory	71	21	681	773	140	633
Australian Capital Territory	39	47	576	662	129	533
Total	4 521	2 383	52 382	59 286	18 348	40 938
VALUE (\$m)						
New South Wales	215	203	4 141	4 560	1 419	3 141
Victoria	276	148	2 434	2 857	875	1 982
Queensland	220	136	2 413	2 769	783	1 986
South Australia	66	27	694	787	203	584
Western Australia	198	65	1 238	1 500	348	1 153
Tasmania	15	3	147	165	44	121
Northern Territory	15	5	132	153	25	128
Australian Capital Territory	10	11	127	148	27	121
Total	1 016	598	11 326	12 939	3 724	9 216
AVERAGE LOAN SIZE (\$'000)						
New South Wales	269.7	295.6	256.3	258.4	248.9	263.0
Victoria	224.5	229.9	211.1	213.2	194.7	222.5
Queensland	230.6	271.1	213.3	216.8	194.3	227.2
South Australia	188.5	170.0	159.6	162.0	147.0	168.0
Western Australia	198.0	214.7	182.4	185.5	164.1	193.1
Tasmania	186.8	146.6	148.4	151.2	124.7	163.9
Northern Territory	215.9	247.8	194.6	198.0	177.0	202.6
Australian Capital Territory	261.6	227.3	220.7	223.6	207.6	227.5
Total	224.6	250.9	216.2	218.3	202.9	225.1

(a) Excludes alterations and additions.

(b) Includes refinancing.

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION AND INVESTMENT HOUSING)(a)(b), By Purpose: Australia

OWNER OCCUPATION (SECURED FINANCE)

INVESTMENT HOUSING(c)

TOTAL

Construction of dwellings	Purchase of new dwellings	Refinancing of established dwellings	Purchase of other established dwellings	Construction of dwellings for rent or resale	Purchase of dwellings by individuals for rent or resale	Purchase of dwellings by others for rent or resale	All dwelling finance
\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

ORIGINAL

2004								
September	994	466	2 968	6 445	592	4 628	408	16 499
October	910	436	2 726	6 150	540	4 133	412	15 309
November	965	472	3 040	7 098	675	4 830	592	17 672
December	962	527	2 978	7 065	587	4 855	549	17 523
2005								
January	721	376	2 235	5 390	356	3 584	333	12 995
February	870	447	2 827	6 551	528	4 296	463	15 984
March	993	520	3 343	7 339	539	4 884	424	18 042
April	954	496	3 321	6 853	570	4 638	360	17 192
May	1 064	573	3 609	7 197	593	4 752	436	18 225
June	1 057	535	3 544	7 183	920	5 009	462	18 711
July	990	565	3 407	6 791	502	4 294	524	17 071
August	1 076	589	3 685	7 457	546	4 601	408	18 363
September	1 016	598	3 724	7 602	593	4 412	416	18 361

SEASONALLY ADJUSTED

2004								
September	938	454	2 824	6 200	575	4 456	445	15 891
October	929	460	2 840	6 328	505	4 292	447	15 801
November	927	462	2 893	6 632	639	4 661	505	16 719
December	942	480	2 979	6 846	548	4 800	486	17 081
2005								
January	963	479	3 008	6 790	520	4 738	430	16 928
February	991	483	3 102	7 202	607	4 813	577	17 775
March	1 000	501	3 226	7 092	509	4 719	434	17 481
April	997	508	3 324	6 791	650	4 642	415	17 327
May	983	530	3 332	6 736	601	4 417	377	16 978
June	978	512	3 302	6 897	687	4 487	397	17 260
July	934	552	3 391	6 940	521	4 291	489	17 118
August	968	565	3 374	7 069	523	4 213	399	17 111
September	978	585	3 529	7 331	615	4 193	434	17 664

TREND

2004								
September	931	452	2 819	6 292	581	4 441	466	15 984
October	932	460	2 850	6 428	575	4 500	473	16 218
November	939	467	2 897	6 602	565	4 595	480	16 546
December	951	474	2 963	6 773	557	4 687	486	16 890
2005								
January	966	481	3 042	6 902	559	4 746	482	17 177
February	980	489	3 125	6 966	571	4 757	471	17 360
March	989	498	3 201	6 960	586	4 712	453	17 399
April	989	508	3 264	6 920	596	4 622	435	17 333
May	982	520	3 312	6 897	601	4 515	423	17 250
June	974	533	3 352	6 916	598	4 416	418	17 206
July	967	547	3 388	6 972	590	4 326	419	17 209
August	963	561	3 423	7 046	580	4 247	421	17 240
September	960	572	3 451	7 138	576	4 187	431	17 315

(a) Excludes alterations and additions.

(c) Excludes revolving credit.

(b) Includes refinancing.

	<i>Banks(a)</i>	<i>Permanent Building Societies(a)</i>	<i>Credit Co-operatives(a)</i>	<i>Total Authorised Deposit-taking Institutions (ADIs)(a)</i>	<i>Securitisation Vehicles(b)</i>	<i>Other Lenders n.e.c. (b)</i>	<i>Total(b)</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2004							
September	299 156	7 147	15 627	321 930	na	na	na
October	303 423	7 317	15 722	326 462	na	na	na
November	308 025	7 410	15 798	331 233	na	na	na
December	311 642	7 501	15 967	335 110	na	na	na
2005							
January	315 689	7 461	16 201	339 351	na	na	na
February	313 439	7 521	16 241	337 201	na	na	na
March	315 537	7 609	16 390	339 536	na	na	na
April	320 392	7 717	16 519	344 628	na	na	na
May	324 471	7 917	16 674	349 062	na	na	na
June	328 345	7 998	16 725	353 068	na	na	na
July	331 072	8 111	16 742	355 925	na	na	na
August	335 372	8 264	16 817	360 453	na	na	na
September	337 540	8 251	16 963	362 754	na	na	na
INVESTMENT HOUSING							
2004							
September	157 793	2 703	3 087	163 583	na	na	na
October	159 680	2 751	3 088	165 519	na	na	na
November	161 466	2 791	3 092	167 349	na	na	na
December	163 185	2 682	3 159	169 026	na	na	na
2005							
January	164 992	2 712	3 156	170 860	na	na	na
February	164 515	2 727	3 185	170 427	na	na	na
March	165 497	2 799	3 208	171 504	na	na	na
April	167 565	2 794	3 203	173 562	na	na	na
May	169 196	2 808	3 227	175 231	na	na	na
June	171 058	2 815	3 259	177 132	na	na	na
July	172 333	2 822	3 293	178 448	na	na	na
August	174 046	2 867	3 329	180 242	na	na	na
September	174 640	2 702	3 366	180 708	na	na	na
ALL RESIDENTIAL HOUSING							
2004							
September	456 949	9 850	18 714	485 513	126 262	5 947	617 722
October	463 103	10 068	18 810	491 981	na	na	na
November	469 491	10 201	18 890	498 582	na	na	na
December	474 827	10 183	19 126	504 136	128 272	6 361	638 769
2005							
January	480 681	10 173	19 357	510 211	na	na	na
February	477 954	10 248	19 426	507 628	na	na	na
March	481 034	10 408	19 598	511 040	131 650	12 662	655 352
April	487 957	10 511	19 722	518 190	na	na	na
May	493 667	10 725	19 901	524 293	na	na	na
June	499 403	10 813	19 984	530 200	136 555	14 065	680 820
July	503 405	10 933	20 035	534 373	na	na	na
August	509 418	11 131	20 146	540 695	na	na	na
September	512 180	10 953	20 329	543 462	nya	nya	nya

na not available

(a) Source APRA

nya not yet available

(b) Source ABS and APRA quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 29 and 30 in the Explanatory Notes.

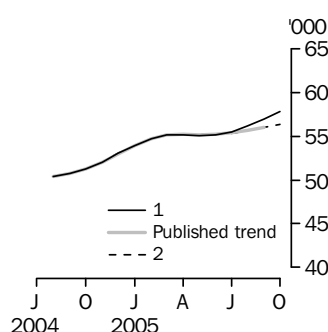
The graph below presents the effect of two possible scenarios on the previous trend estimates:

1 The October 2005 seasonally adjusted estimate of number of dwellings financed is higher than the September 2005 seasonally adjusted estimate by 3.0%.

2 The October 2005 seasonally adjusted estimate of number of dwellings financed is lower than the September 2005 seasonally adjusted estimate by 3.0%.

The percentage change of 3.0% was chosen because the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data, has been 3.0%.

NUMBER OF OWNER OCCUPIED DWELLING FINANCE COMMITMENTS



	<i>Trend as published</i>		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<i>(1) rises by 3% on this month</i>		<i>(2) falls by 3% on this month</i>	
	no.	% change	no.	% change	no.	% change
April 2005	55 207	0.1	55 161	0.1	55 228	0.2
May 2005	55 165	-0.1	55 071	-0.2	55 188	-0.1
June 2005	55 183	—	55 134	0.1	55 192	—
July 2005	55 354	0.3	55 496	0.7	55 341	0.3
August 2005	55 642	0.5	56 154	1.2	55 641	0.5
September 2005	56 005	0.7	56 956	1.4	55 989	0.6
October 2005	—	—	57 788	1.5	56 330	0.6

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents statistics of housing finance commitments made by significant lenders. This includes secured finance commitments for the construction or purchase of owner occupied dwellings and finance commitments for the construction or purchase of dwellings for rent or resale (investment housing). Also included are the outstanding values of housing loan assets to individuals held by lenders at the end of each reference month.

SCOPE

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

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

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 two broad groupings of lender type: Banks and Non-Banks; the Non-Bank grouping also has the components Permanent Building Societies and Wholesale Lenders n.e.c. published.

4 Housing loan outstandings are classified to the following lender types: Banks; Permanent Building societies; Credit unions/cooperative credit societies; Securitisation vehicles; and Other lenders n.e.c.. The first three of these types are components of the grouping Authorised Deposit-taking Institutions (ADIs). Loan outstanding for the ADI lender types are published monthly, and are classified by purpose (owner occupied housing or investment housing). All other institutions, including securitisation vehicles, are only available on a quarterly basis. The release of loan outstandings data for those lenders reporting on a quarterly basis will be lagged by one month – for example March outstandings for securitisation vehicles and other lenders n.e.c. will be released from the April publication onwards.

COVERAGE

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

6 An annual collection is conducted to maintain and update the survey coverage of housing finance commitments. New lenders are included as their lending for housing becomes sufficiently large.

7 From June 2001, the collection of housing finance commitments covers all commitments by banks and permanent building societies, all other lenders providing funds of more than \$50m in 2000, and some additional smaller other lenders where necessary to maintain collection coverage (as specified in paragraph 5).

8 The statistics of housing loan outstandings cover all lenders included in the scope of paragraph 2 that have been identified as holding residential loan assets on their balance sheet as at the end of a particular reference month.

EXPLANATORY NOTES *continued*

SOURCES

9 For banks, credit cooperatives, building societies and RFCs, the statistics in this publication are currently derived from returns submitted to the Australian Prudential Regulation Authority (APRA). The *Financial Sector (Collection of Data) Act 2001* facilitates the collection of statistical data from the financial sector, with APRA established as the central point for collection of both prudential and statistical data. In October 2001, APRA implemented new reporting forms for building societies and credit cooperatives. New reporting forms were implemented for banks in March 2002, and for RFCs in March 2003. APRA commenced collecting loan commitments data from banks, credit cooperatives, building societies in July 2002 and from RFCs in March 2003.

10 Housing finance commitments for owner occupied housing from banks, building societies and credit cooperatives are derived from form *ARF 392.0 Housing Finance* collected by APRA. Housing finance commitments for investor housing from these lenders are sourced from the *ARF 394.0 Personal Finance*. Housing finance commitments for RFCs are collected on the *RRF 392.0 Housing Finance* and *RRF 394.0 Personal Finance* for owner occupied housing and investor housing respectively.

11 Statistics on loan outstandings in table 12 are sourced from banks on form *ARF 320.0 Statement of Financial Position (Domestic Books)*, with lending by building societies and credit cooperatives derived from form *ARF 323.0: Statement of Financial Position (Licensed ADI)*. While building societies and credit cooperatives with total assets greater than or equal to \$50 million are required to report this APRA return on a monthly basis, those institutions with total assets less than this threshold are only required to submit this return on a quarterly basis. An undercoverage adjustment is made in deriving table 12 in the intervening two months between each quarter ending month to derive estimates for the complete population on a monthly basis.

12 Electronic versions of the forms and instructions for ADIs are available on the APRA web site at <http://www.apra.gov.au/Statistics/Revised-Authorised-Deposit-taking-Institution-ADI-reporting-requirements.cfm>. For RFCs, these are available at: <http://www.apra.gov.au/rfc/>.

13 All other institutions, including securitisation vehicles, are collected directly by the ABS. Data on loan outstandings to households for housing purposes for these lender types are only available on a quarterly basis. The data for Other lenders n.e.c. is compiled from a range of other data sources collected by the Australian Bureau of Statistics.

REVISIONS

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

15 Changes in the classification of lenders (e.g. the conversion of a permanent building society to a bank) are reflected in the Lender series from the month of such change. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are published in the Reserve Bank of Australia's monthly *Bulletin* in the section on Technical Notes to Tables.

WHOLESALE LENDERS

16 A wholesale lender provides funds to borrowers through a retail intermediary which may then also be responsible for the ongoing relationship with the borrower.

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

18 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 for owner occupied housing by \$249m in July 2000.

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

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

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

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

SEASONAL ADJUSTMENT

22 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects'. A 'trading day effect' reflects the varying amounts of activity on different days of the week and the different number of days of the week in any month (i.e. the number of Sundays, Mondays, etc.). This effect may be partly caused by the reporting practices of the lenders. Adjustment is also made for Easter which may affect the March and April estimates differently. Trading day effects are removed from the original estimates prior to the seasonal adjustment process. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (e.g. a change in interest rates) from the series.

23 Over the period from early 1990 to April 1995, four of the major banks changed from reporting for the four or five 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.

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

25 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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT *continued*

underlying movement in housing finance commitments. (See paragraphs 29 and 30 for further information on trend estimates).

26 State component series have been seasonally adjusted independently of the Australian series. The sum of the state components is therefore unlikely to equal the corresponding Australian total. State component series are also affected by the changes mentioned in paragraphs 22 to 25.

27 The housing finance series uses a concurrent seasonal adjustment methodology to derive the seasonal adjustment factors. This means that original estimates available at the current reference month are used to estimate seasonal factors for the current and previous months. As a result of this methodology, the seasonally adjusted and trend estimates for earlier periods can be revised each month. However, in most instances, the only noticeable revisions will be to the previous month and the same month a year ago.

28 The best seasonally adjusted estimates are achieved only some years after corresponding original estimates have been released. However, this does not satisfy the demand for timely seasonally adjusted estimates. The ABS advises users that while every effort is made to achieve the highest possible quality of seasonally adjusted estimates, given the available original estimates and preset publication deadlines, revisions to these seasonally adjusted estimates are inevitable and generally indicate improvements to those estimates. The use of the concurrent seasonal adjustment approach means that revisions, and therefore quality improvements, are identified earlier than under the previously used forward factor method. Under the concurrent approach, revisions are made up to one year earlier than under the forward factor approach.

TREND ESTIMATES

29 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. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or by email at <timeseries@abs.gov.au>.

30 While the smoothing technique described in paragraph 29 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

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

ABS DATA AVAILABLE ON REQUEST

32 Estimates for months prior to those shown in this publication and more detailed series can be purchased in spreadsheet format from the ABS web site – see listing on pages 3 and 4. For more information, contact the ABS National Information and Referral Service on 1300 135 070.

RELATED PRODUCTS

33 Other ABS publications which may be of interest are outlined below. Please note, older publications may no longer be available through ABS bookshops but are available through ABS libraries. All publications released from 1998 onwards are available on the ABS web site <<http://www.abs.gov.au>> (charge apply):

■ *Lending Finance, Australia* (cat. no. 5671.0) – issued monthly

EXPLANATORY NOTES *continued*

RELATED PRODUCTS *continued*

- *Assets and Liabilities of Australian Securitisers* (cat. no. 5232.0.55.001) – issued quarterly
- *Buildings Approvals, Australia* (cat. no. 8731.0) – issued monthly
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) – issued monthly.

34 Quarterly data prior to the March 2002 for housing loan outstandings by type of lending institution are available as a priced special data report related to the *Australian National Accounts: Financial Accounts* (cat. no. 5232.0). Inquiries regarding this special data report should be made to the contact on the front cover of this publication.

35 In addition, the Reserve Bank of Australia produces the monthly *Reserve Bank of Australia Bulletin* as well as data on its web site. *Bulletin* tables D1 & D2 contain statistics on lending and credit aggregates (including the housing credit aggregate), which contain lending and credit to the private non-financial sector. Table D5 Bank Lending Classified by Sector contains statistics on lending to persons for the purpose of housing, also classified by owner-occupiers and investors with statistics available from January 1990.

36 Residential lending by building societies and credit cooperatives is also published in *Bulletin* tables B7 and B8. These statistics are also sourced from APRA collected data, although this will differ to statistics in table 12 of this publication since the *Bulletin* tables only include data for building societies and credit cooperatives with total assets greater than or equal to \$50 million. *Bulletin* table B.19 Securitisation Vehicles contains outstandings information for mortgage held, which includes both residential and non-residential mortgages.

37 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (cat. no. 1101.0). The *Catalogue* is available from any ABS office or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

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 loan	<p>The Average Loan series is calculated as follows:</p> <p>Total value of lending commitments per month</p> <p>Total number of dwellings financed per month</p> <p>The Average Loan series does not necessarily represent the average loan size per dwelling. For instance, the average separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.</p>
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	<p>Commitments not advanced at the end of the month are calculated as follows:</p> <p>Balance of unadvanced commitments at the end of the previous month</p> <p>+ Total new housing commitments (including refinancing)</p> <p>+ Alterations and additions</p> <p>= Total commitments</p> <p>– Cancellations of commitments</p> <p>– Commitments advanced during the month</p> <p>= Commitments not advanced at the end of the month</p>
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 semidetached house, a terrace house, a flat, home unit, town house, etc.
Dwellings 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 loans	<p>Generally involve:</p> <ul style="list-style-type: none"> ■ a commitment for a fixed amount for a fixed period for a specific purpose ■ a schedule of repayments over a fixed period and ■ repayments which reduce the liability of the borrower but do not act to make further finance available.
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.
Housing Loan Outstandings	The value of outstanding housing loans to Australian households as at a particular point in time (for statistics in this publication this refers to the end of the reference month). A loan is defined as an asset of a lending institution, which is not evidenced by the issuing of a security by the borrower.

GLOSSARY *continued*

New dwelling	A new dwelling is one that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
Other lenders n.e.c.	Comprises all lenders that are not banks, permanent building societies, credit cooperatives or securitisation vehicles. Includes life or general insurance companies, superannuation funds, government housing schemes, housing cooperatives, registered financial corporations and other financial institutions.
Refinancing	For investment housing finance, it represents a commitment to refinance an existing loan. For secured housing finance for owner occupation, only those loans where the refinancing lender is not the original lender and the security is unchanged are included. The refinancing of a loan to fund a change of residence is treated as a new lending commitment.
Revolving credit	Generally has the following characteristics: <ul style="list-style-type: none">■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit; and■ repayments (other than of charges and interest) made during the period reduce the extent of the borrowing used and thereby increase the amount of unused credit available up to the authorised limit. Examples include credit cards, lines of credit and approved overdrafts.
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.
Securitisation vehicle	Special purpose vehicles (generally trusts) that issue mortgage backed securities, which are debt securities secured by specific pools of mortgages and repaid from the cash flows (principal and interest payments) of the specific mortgage pool.
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.

FOR MORE INFORMATION . . .

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* This service now provides only current Consumer Price Index statistics call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

Data already published that can be provided within five minutes will be free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* 1300 135 070
- EMAIL* client.services@abs.gov.au
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney NSW 2001

FREE ACCESS TO PUBLICATIONS

All ABS publications can be downloaded free of charge from the ABS web site.

- WEB ADDRESS* **www.abs.gov.au**



2560900009056

ISSN 1449 5953

RRP \$23.00