

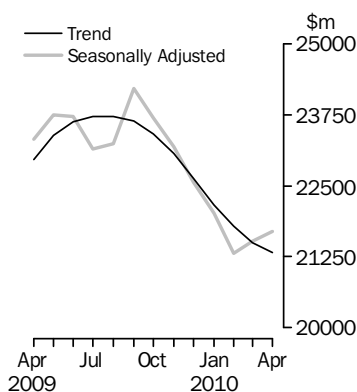
HOUSING FINANCE

AUSTRALIA

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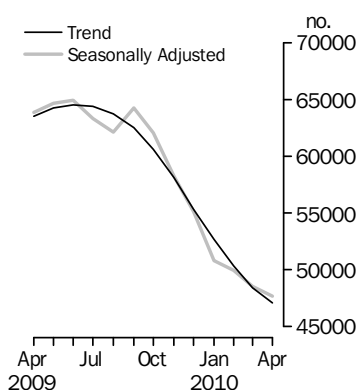
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Wolfgang Hertel on Canberra (02) 6252 7883.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Apr 2010	Mar 2010 to Apr 2010	Apr 2010	Mar 2010 to Apr 2010
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	21 322	-0.8	21 701	0.8
Owner occupied housing	13 476	-2.4	13 707	0.6
Investment housing - fixed loans ^(c)	7 845	2.0	7 993	1.3
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	47 077	-2.8	47 669	-1.8
Construction of dwellings	5 612	-5.1	5 507	-4.8
Purchase of new dwellings	2 148	-1.0	2 262	6.3
Purchase of established dwellings	39 317	-2.5	39 900	-1.8

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

APRIL 2010 COMPARED WITH MARCH 2010:

- In trend terms, the total value of dwelling finance commitments excluding alterations and additions decreased 0.8%. Owner occupied housing commitments fell 2.4%, while investment housing commitments increased 2.0%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions increased 0.8%.

NUMBER OF DWELLING COMMITMENTS

APRIL 2010 COMPARED WITH MARCH 2010:

- In trend terms, the number of commitments for owner occupied housing finance decreased 2.8%.
- In trend terms, the number of commitments for the construction of dwellings decreased 5.1%, the number of commitments for the purchase of established dwellings fell 2.5% and the number of commitments for the purchase of new dwellings fell 1.0%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments increased from 15.9% in March 2010 to 16.3% in April 2010.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2010	12 July 2010
June 2010	9 August 2010
July 2010	8 September 2010
August 2010	11 October 2010
September 2010	10 November 2010
October 2010	8 December 2010



REVISIONS

In this issue revisions have been made to the following original series:

- Owner occupied housing for March 2010;
- Investment housing for the period October 2003 to March 2010; and
- Securitisation vehicles and Other lenders in Table 12 from June quarter 2006.

Seasonally adjusted and trend series have been revised as a result of revisions to the original series, the incorporation of estimates for the latest month and the revision of seasonal factors due to the concurrent seasonal adjustment methodology.



ABBREVIATIONS

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

Peter Harper
Acting Australian Statistician

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TIME SERIES SPREADSHEETS

TIME SERIES DATA

Data available free on the ABS web site <<http://www.abs.gov.au>> include:

- longer time series of tables in this publication
- the following tables, with data from October 1975
 8. Housing finance commitments (Owner Occupation), By Purpose and Change in Stock: State and Territory, Original (\$'000)
 - 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 and Forward Factors for 12 months, By Purpose and Lender: Australia
 15. Housing Finance Seasonal Factors and Forward Factors for 12 months, By State and Territory

SUMMARY OF FINDINGS

DWELLINGS FINANCED

Value of Dwellings Financed

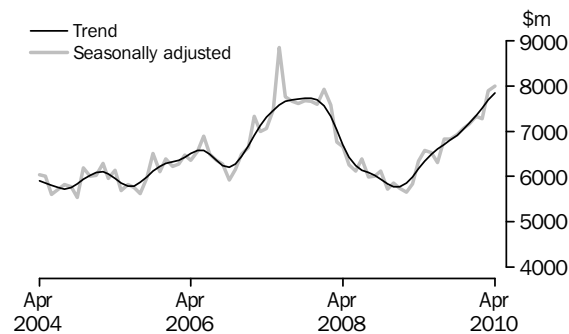
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) decreased 0.8% in April 2010 compared with March 2010 and the seasonally adjusted series increased 0.8% in April 2010.

The total value of owner occupied housing commitments (trend) fell 2.4% (down \$327m) in April 2010, following a decrease of 3.3% in March 2010. Decreases were recorded in commitments for the purchase of established dwellings (down \$249m, 2.1%), the construction of dwellings (down \$70m, 4.7%) and the purchase of new dwellings (down \$8m, 1.2%). The seasonally adjusted series for the value of owner occupied commitments rose 0.6% in April 2010, after falling in each of the previous six months.

The total value of investment housing commitments (trend) rose 2.0% (up \$156m) in April 2010 compared with March 2010, following increases of 2.0% or more in each of the previous four months. Increases were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$122m, 1.9%), commitments for the purchase of dwellings by others for rent or resale (up \$25m, 3.3%) and commitments for the construction of dwellings for rent or resale (up \$9m, 2.2%). The value of investment housing commitments seasonally adjusted rose 1.3% in April 2010.

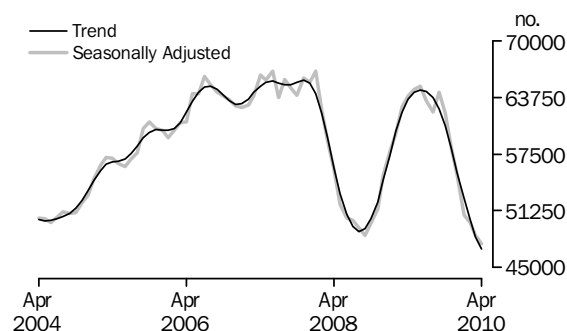
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) fell 2.8% (down 1,341) in April 2010 compared with March 2010. Decreases were recorded in commitments for the purchase of established dwellings excluding refinancing (down 732, 2.7%), the construction of dwellings (down 301, 5.1%), the refinancing of established dwellings (down 285, 2.2%) and the purchase of new dwellings (down 23, 1.0%). The seasonally adjusted estimate for the total number of owner occupied housing commitments fell 1.8% in April 2010 to the lowest level since April 2001.



SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed - State
(Tables 5 & 6)

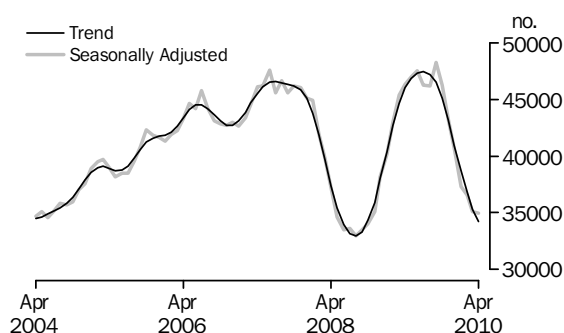
Between March and April 2010, the number of owner occupied housing commitments (trend) decreased in all states: New South Wales (down 385, 2.8%), Queensland (down 325, 3.4%), Western Australia (down 202, 3.3%), Victoria (down 197, 1.5%), South Australia (down 121, 3.2%), Tasmania (down 31, 3.5%), Australian Capital Territory (down 20, 2.0%) and Northern Territory (down 15, 3.9%). The seasonally adjusted estimates decreased in all states and territories except South Australia (up 142, 3.8%), New South Wales (up 58, 0.4%) and Tasmania (up 23, 2.6%).

First Home Buyer Commitments
(Table 9)

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments increased from 15.9% in March 2010 to 16.3% in April 2010. Between March and April 2010, the average loan size for first home buyers rose \$5,100 to \$290,100. The average loan size for all owner occupied housing commitments rose \$6,000 to \$286,900 for the same period.

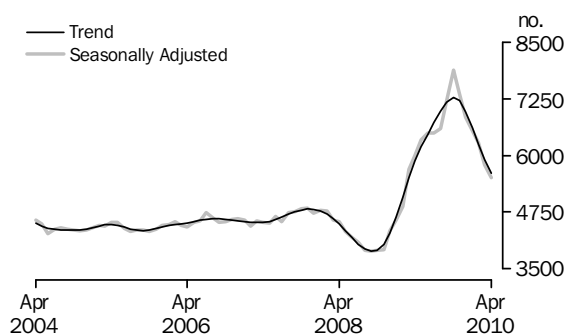
Number of Owner Occupied Dwellings Financed Excluding Refinancing
(Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) fell 3.0% in April 2010 compared with March 2010, following a decrease of 4.2% in March 2010. The seasonally adjusted series fell 0.5% in April 2010.



**PURPOSE OF FINANCE
(OWNER OCCUPATION)**
Construction of dwellings
(Tables 1 & 2)

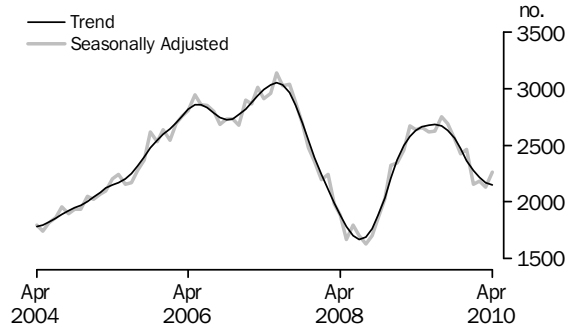
The number of finance commitments for the construction of dwellings for owner occupation (trend) decreased 5.1% in April 2010 compared with March 2010, following a decrease of 5.4% in March 2010. The seasonally adjusted series fell 4.8% in April 2010.



SUMMARY OF FINDINGS *continued*

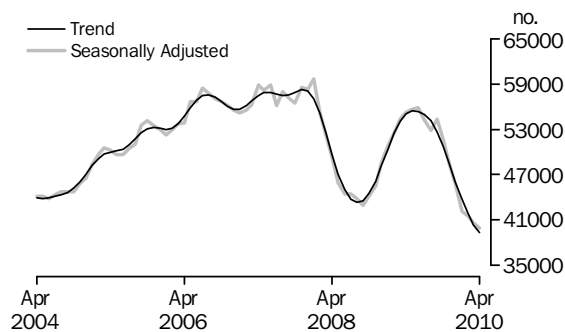
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) decreased 1.0% in April 2010 compared with March 2010, following a decrease of 2.0% in March 2010. The seasonally adjusted series rose 6.3% in April 2010.



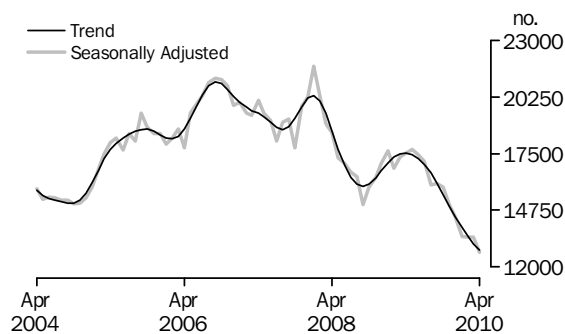
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) decreased 2.5% in April 2010 compared with March 2010, following a decrease of 3.7% in March 2010. The seasonally adjusted series fell 1.8% in April 2010.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) decreased 2.2% in April 2010 compared with March 2010, following a decrease of 2.8% in March 2010. The seasonally adjusted series fell 5.3% in April 2010.

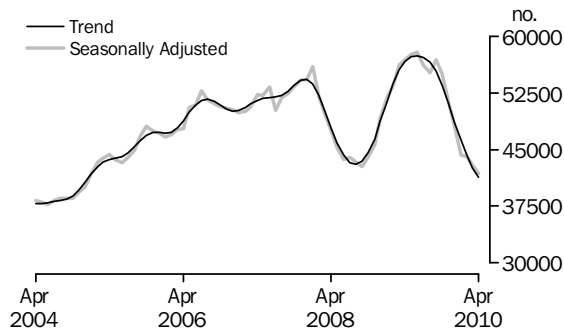


TYPE OF LENDER (OWNER OCCUPATION)
Banks (Tables 3 & 4)

The number of owner occupied dwellings financed by banks (trend) decreased 2.7% in April 2010 compared with March 2010, after a decrease of 3.8% in March 2010. The seasonally adjusted series fell 2.5% in April 2010.

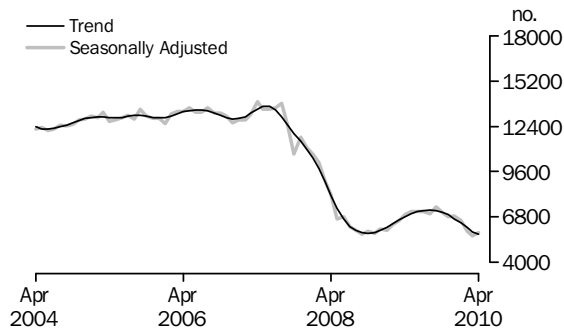
SUMMARY OF FINDINGS *continued*

*Banks (Tables 3 & 4)
continued*



*Non-banks
(Tables 3 & 4)*

The number of owner occupied dwellings financed by non-banks (trend) decreased 3.1% in April 2010 after a decrease of 4.0% in March 2010. The seasonally adjusted series for the number of owner occupied dwellings financed by non-banks rose 3.6% in April 2010. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) increased 1.5%. The seasonally adjusted series increased 7.8% in April 2010 after increasing 7.5% in March 2010.



**HOUSING LOAN
OUTSTANDINGS**
(Table 12)

At the end of April 2010, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$987,439m, up \$4,008m (0.4%) from the March 2010 closing balance. Owner occupied housing loan outstandings financed by ADIs increased \$2,590m (0.4%) to \$690,159m and investment housing loans financed by ADIs increased \$1,418m (0.5%) to \$297,280m.

Bank housing loan outstandings increased \$3,604m (0.4%) during April 2010 to reach a closing balance of \$938,812m. Owner occupied housing loan outstandings of banks increased \$2,207m (0.3%) to \$650,783m and investment housing loan outstandings of banks increased \$1,397m (0.5%) to \$288,029m.

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												
2009												
April	5 688	1 403	2 545	742	53 982	14 433	62 215	16 578	17 253	4 094	44 962	12 484
May	6 592	1 630	2 743	793	57 405	15 292	66 740	17 714	17 978	4 290	48 762	13 425
June	7 055	1 746	2 749	784	58 089	15 412	67 893	17 942	18 323	4 445	49 570	13 496
July	7 164	1 793	2 814	824	57 087	15 262	67 065	17 879	17 953	4 248	49 112	13 631
August	6 681	1 625	2 598	759	50 226	13 482	59 505	15 866	15 632	3 686	43 873	12 180
September	7 654	1 844	2 746	819	54 187	14 741	64 587	17 405	16 141	3 735	48 446	13 669
October	8 134	1 970	2 572	779	51 963	14 298	62 669	17 047	15 678	3 692	46 991	13 355
November	7 182	1 776	2 408	731	49 705	14 088	59 295	16 595	15 469	3 689	43 826	12 906
December	6 819	1 734	2 653	846	47 974	13 676	57 446	16 256	15 304	3 668	42 142	12 588
2010												
January	4 991	1 238	1 680	512	33 972	9 743	40 643	11 492	10 544	2 520	30 099	8 972
February	5 745	1 436	2 056	615	39 242	10 874	47 043	12 925	12 682	2 980	34 361	9 945
March	6 190	1 536	2 341	741	46 120	13 072	54 651	15 349	15 295	3 681	39 356	11 668
April	5 162	1 318	2 207	663	38 973	11 313	46 342	13 294	12 323	2 978	34 019	10 315
SEASONALLY ADJUSTED												
2009												
April	5 984	1 473	2 634	763	55 213	14 740	63 832	16 975	17 532	4 175	46 300	12 800
May	6 344	1 561	2 654	770	55 659	14 836	64 658	17 167	17 689	4 214	46 969	12 953
June	6 486	1 597	2 616	748	55 839	14 844	64 940	17 188	17 456	4 144	47 485	13 044
July	6 488	1 599	2 625	761	54 220	14 474	63 332	16 834	17 118	4 000	46 215	12 833
August	6 586	1 620	2 748	794	52 821	14 004	62 155	16 418	15 972	3 726	46 183	12 692
September	7 207	1 738	2 689	803	54 367	14 839	64 262	17 379	16 053	3 750	48 209	13 630
October	7 871	1 884	2 558	769	51 633	14 106	62 062	16 758	15 848	3 708	46 214	13 050
November	7 342	1 831	2 423	727	48 478	13 567	58 244	16 126	15 031	3 621	43 212	12 504
December	6 837	1 702	2 466	775	45 850	12 918	55 153	15 396	14 434	3 482	40 719	11 913
2010												
January	6 547	1 648	2 157	675	42 121	12 363	50 825	14 687	13 497	3 285	37 327	11 401
February	6 283	1 594	2 180	670	41 521	11 769	49 984	14 034	13 433	3 211	36 550	10 823
March	5 787	1 452	2 128	675	40 638	11 502	48 552	13 629	13 436	3 223	35 116	10 406
April	5 507	1 399	2 262	686	39 900	11 623	47 669	13 707	12 720	3 104	34 948	10 604
TREND												
2009												
April	5 879	1 460	2 629	757	55 036	14 578	63 544	16 795	17 520	4 158	46 024	12 637
May	6 184	1 528	2 661	768	55 448	14 749	64 294	17 045	17 445	4 134	46 849	12 911
June	6 457	1 587	2 678	774	55 402	14 771	64 537	17 131	17 256	4 074	47 281	13 057
July	6 722	1 643	2 683	778	54 978	14 691	64 383	17 112	16 960	3 988	47 423	13 125
August	6 971	1 699	2 669	781	54 105	14 533	63 745	17 012	16 551	3 881	47 194	13 131
September	7 175	1 748	2 632	779	52 699	14 297	62 506	16 824	16 041	3 768	46 465	13 056
October	7 279	1 780	2 563	770	50 764	13 956	60 606	16 505	15 500	3 661	45 107	12 844
November	7 207	1 774	2 467	751	48 442	13 502	58 116	16 027	14 957	3 560	43 159	12 467
December	6 963	1 728	2 365	728	46 021	12 983	55 349	15 439	14 436	3 460	40 913	11 979
2010												
January	6 613	1 655	2 278	707	43 765	12 463	52 657	14 825	13 944	3 359	38 713	11 466
February	6 249	1 575	2 214	689	41 865	12 006	50 329	14 271	13 501	3 262	36 828	11 009
March	5 913	1 499	2 171	676	40 334	11 628	48 418	13 803	13 124	3 178	35 294	10 625
April	5 612	1 429	2 148	668	39 317	11 379	47 077	13 476	12 839	3 113	34 238	10 363

(a) Excludes alterations and additions.

(b) Includes refinancing across lending institutions (see Glossary).

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)												
2009												
April	-2.4	-2.9	-9.2	-7.7	-8.1	-7.5	-7.6	-7.2	-7.2	-8.0	-7.8	-6.9
May	15.9	16.1	7.8	6.8	6.3	6.0	7.3	6.9	4.2	4.8	8.5	7.5
June	7.0	7.2	0.2	-1.1	1.2	0.8	1.7	1.3	1.9	3.6	1.7	0.5
July	1.5	2.6	2.4	5.1	-1.7	-1.0	-1.2	-0.4	-2.0	-4.4	-0.9	1.0
August	-6.7	-9.3	-7.7	-7.8	-12.0	-11.7	-11.3	-11.3	-12.9	-13.2	-10.7	-10.6
September	14.6	13.5	5.7	7.9	7.9	9.3	8.5	9.7	3.3	1.3	10.4	12.2
October	6.3	6.8	-6.3	-4.9	-4.1	-3.0	-3.0	-2.1	-2.9	-1.2	-3.0	-2.3
November	-11.7	-9.8	-6.4	-6.1	-4.3	-1.5	-5.4	-2.6	-1.3	-0.1	-6.7	-3.4
December	-5.1	-2.4	10.2	15.7	-3.5	-2.9	-3.1	-2.0	-1.1	-0.6	-3.8	-2.5
2010												
January	-26.8	-28.6	-36.7	-39.6	-29.2	-28.8	-29.3	-29.3	-31.1	-31.3	-28.6	-28.7
February	15.1	16.0	22.4	20.1	15.5	11.6	15.7	12.5	20.3	18.3	14.2	10.8
March	7.7	7.0	13.9	20.6	17.5	20.2	16.2	18.8	20.6	23.5	14.5	17.3
April	-16.6	-14.2	-5.7	-10.6	-15.5	-13.5	-15.2	-13.4	-19.4	-19.1	-13.6	-11.6
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2009												
April	5.0	3.1	-1.2	-0.8	1.6	2.1	1.8	2.0	1.2	1.4	2.0	2.2
May	6.0	6.0	0.8	1.0	0.8	0.6	1.3	1.1	0.9	0.9	1.4	1.2
June	2.2	2.3	-1.4	-2.9	0.3	0.1	0.4	0.1	-1.3	-1.7	1.1	0.7
July	0.0	0.1	0.3	1.8	-2.9	-2.5	-2.5	-2.1	-1.9	-3.5	-2.7	-1.6
August	1.5	1.3	4.7	4.2	-2.6	-3.2	-1.9	-2.5	-6.7	-6.9	-0.1	-1.1
September	9.4	7.2	-2.1	1.2	2.9	6.0	3.4	5.9	0.5	0.6	4.4	7.4
October	9.2	8.4	-4.9	-4.3	-5.0	-4.9	-3.4	-3.6	-1.3	-1.1	-4.1	-4.2
November	-6.7	-2.8	-5.3	-5.4	-6.1	-3.8	-6.2	-3.8	-5.2	-2.3	-6.5	-4.2
December	-6.9	-7.0	1.8	6.6	-5.4	-4.8	-5.3	-4.5	-4.0	-3.8	-5.8	-4.7
2010												
January	-4.2	-3.2	-12.5	-12.9	-8.1	-4.3	-7.8	-4.6	-6.5	-5.7	-8.3	-4.3
February	-4.0	-3.3	1.1	-0.7	-1.4	-4.8	-1.7	-4.4	-0.5	-2.3	-2.1	-5.1
March	-7.9	-8.9	-2.4	0.7	-2.1	-2.3	-2.9	-2.9	0.0	0.4	-3.9	-3.9
April	-4.8	-3.7	6.3	1.6	-1.8	1.0	-1.8	0.6	-5.3	-3.7	-0.5	1.9
TREND (% CHANGE FROM PREVIOUS MONTH)												
2009												
April	6.8	6.3	2.0	2.2	1.8	2.5	2.2	2.8	0.2	0.2	3.0	3.7
May	5.2	4.7	1.2	1.4	0.7	1.2	1.2	1.5	-0.4	-0.6	1.8	2.2
June	4.4	3.8	0.6	0.8	-0.1	0.1	0.4	0.5	-1.1	-1.4	0.9	1.1
July	4.1	3.6	0.2	0.5	-0.8	-0.5	-0.2	-0.1	-1.7	-2.1	0.3	0.5
August	3.7	3.4	-0.5	0.3	-1.6	-1.1	-1.0	-0.6	-2.4	-2.7	-0.5	0.0
September	2.9	2.9	-1.4	-0.2	-2.6	-1.6	-1.9	-1.1	-3.1	-2.9	-1.5	-0.6
October	1.4	1.8	-2.6	-1.2	-3.7	-2.4	-3.0	-1.9	-3.4	-2.8	-2.9	-1.6
November	-1.0	-0.4	-3.8	-2.4	-4.6	-3.2	-4.1	-2.9	-3.5	-2.8	-4.3	-2.9
December	-3.4	-2.6	-4.1	-3.0	-5.0	-3.8	-4.8	-3.7	-3.5	-2.8	-5.2	-3.9
2010												
January	-5.0	-4.2	-3.7	-3.0	-4.9	-4.0	-4.9	-4.0	-3.4	-2.9	-5.4	-4.3
February	-5.5	-4.8	-2.8	-2.5	-4.3	-3.7	-4.4	-3.7	-3.2	-2.9	-4.9	-4.0
March	-5.4	-4.8	-2.0	-1.9	-3.7	-3.2	-3.8	-3.3	-2.8	-2.6	-4.2	-3.5
April	-5.1	-4.7	-1.0	-1.2	-2.5	-2.1	-2.8	-2.4	-2.2	-2.0	-3.0	-2.5

(a) Excludes alterations and additions.

(b) Includes refinancing across lending institutions (see Glossary).

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										
2009										
April	55 507	15 325	6 708	1 253	62 215	16 578	1 404	297	2 459	417
May	59 364	16 249	7 376	1 466	66 740	17 714	1 678	372	2 202	431
June	60 526	16 511	7 367	1 431	67 893	17 942	1 688	371	2 215	461
July	59 384	16 297	7 681	1 582	67 065	17 879	1 744	383	2 427	530
August	52 653	14 493	6 852	1 373	59 505	15 866	1 324	274	2 042	427
September	56 809	15 816	7 778	1 589	64 587	17 405	1 415	297	2 461	556
October	55 294	15 617	7 375	1 429	62 669	17 047	1 170	238	2 387	490
November	52 512	15 205	6 783	1 390	59 295	16 595	1 080	245	2 151	484
December	50 314	14 760	7 132	1 496	57 446	16 256	1 057	233	2 143	505
2010										
January	35 592	10 449	5 051	1 043	40 643	11 492	746	170	1 537	339
February	41 448	11 798	5 595	1 127	47 043	12 925	939	202	1 471	319
March	48 384	14 049	6 267	1 300	54 651	15 349	1 227	269	1 621	357
April	40 805	12 149	5 537	1 145	46 342	13 294	1 002	223	1 561	340
SEASONALLY ADJUSTED										
2009										
April	56 893	15 693	6 939	1 282	63 832	16 975	1 434	313	2 371	417
May	57 516	15 764	7 142	1 403	64 658	17 167	1 641	347	2 235	427
June	57 808	15 810	7 133	1 378	64 940	17 188	1 658	360	2 107	431
July	56 170	15 431	7 162	1 403	63 332	16 834	1 606	357	2 225	460
August	55 123	15 040	7 032	1 379	62 155	16 418	1 402	296	2 046	411
September	56 835	15 909	7 427	1 471	64 262	17 379	1 365	290	2 321	497
October	54 939	15 350	7 122	1 408	62 062	16 758	1 157	234	2 444	497
November	51 404	14 710	6 840	1 416	58 244	16 126	1 081	241	2 162	496
December	48 264	13 930	6 888	1 466	55 153	15 396	1 040	230	2 072	494
2010										
January	44 249	13 298	6 576	1 388	50 825	14 687	1 013	228	2 002	454
February	44 034	12 776	5 950	1 258	49 984	14 034	949	209	1 580	372
March	42 904	12 456	5 648	1 173	48 552	13 629	1 020	228	1 453	340
April	41 818	12 493	5 851	1 215	47 669	13 707	1 100	242	1 573	356
TREND										
2009										
April	56 704	15 506	6 840	1 289	63 544	16 795	1 479	317	2 346	417
May	57 270	15 703	7 024	1 343	64 294	17 045	1 562	337	2 274	422
June	57 389	15 750	7 148	1 381	64 537	17 131	1 589	343	2 221	431
July	57 172	15 706	7 211	1 406	64 383	17 112	1 551	334	2 201	445
August	56 519	15 589	7 226	1 423	63 745	17 012	1 459	312	2 220	462
September	55 304	15 389	7 202	1 435	62 506	16 824	1 337	285	2 252	479
October	53 491	15 066	7 115	1 439	60 606	16 505	1 210	259	2 252	489
November	51 171	14 601	6 945	1 426	58 116	16 027	1 110	239	2 185	485
December	48 646	14 045	6 703	1 395	55 349	15 439	1 049	229	2 054	466
2010										
January	46 231	13 477	6 426	1 348	52 657	14 825	1 018	225	1 892	436
February	44 174	12 974	6 155	1 296	50 329	14 271	1 006	224	1 732	404
March	42 506	12 557	5 911	1 246	48 418	13 803	1 004	224	1 590	372
April	41 348	12 271	5 728	1 205	47 077	13 476	1 019	228	1 475	346

(a) Excludes alterations and additions. Includes refinancing across lending institutions (see Glossary).

(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)										
2009										
April	-7.9	-7.5	-4.8	-3.4	-7.6	-7.2	-5.0	-5.8	-9.3	1.2
May	6.9	6.0	10.0	16.9	7.3	6.9	19.5	25.5	-10.5	3.4
June	2.0	1.6	-0.1	-2.4	1.7	1.3	0.6	-0.2	0.6	7.0
July	-1.9	-1.3	4.3	10.6	-1.2	-0.4	3.3	3.1	9.6	15.0
August	-11.3	-11.1	-10.8	-13.2	-11.3	-11.3	-24.1	-28.5	-15.9	-19.5
September	7.9	9.1	13.5	15.7	8.5	9.7	6.9	8.7	20.5	30.2
October	-2.7	-1.3	-5.2	-10.0	-3.0	-2.1	-17.3	-20.1	-3.0	-11.9
November	-5.0	-2.6	-8.0	-2.7	-5.4	-2.6	-7.7	3.3	-9.9	-1.1
December	-4.2	-2.9	5.1	7.6	-3.1	-2.0	-2.1	-5.0	-0.4	4.4
2010										
January	-29.3	-29.2	-29.2	-30.3	-29.3	-29.3	-29.4	-27.2	-28.3	-32.9
February	16.5	12.9	10.8	8.0	15.7	12.5	25.9	19.2	-4.3	-6.0
March	16.7	19.1	12.0	15.4	16.2	18.8	30.7	32.9	10.2	12.0
April	-15.7	-13.5	-11.6	-11.9	-15.2	-13.4	-18.3	-17.0	-3.7	-4.8
SEASONALLY ADJUSTED (% change from previous month)										
2009										
April	1.4	1.8	5.0	4.1	1.8	2.0	6.5	10.3	-7.8	3.3
May	1.1	0.4	2.9	9.5	1.3	1.1	14.4	10.8	-5.7	2.4
June	0.5	0.3	-0.1	-1.8	0.4	0.1	1.0	3.8	-5.7	0.8
July	-2.8	-2.4	0.4	1.8	-2.5	-2.1	-3.1	-1.0	5.6	6.8
August	-1.9	-2.5	-1.8	-1.7	-1.9	-2.5	-12.7	-16.9	-8.0	-10.6
September	3.1	5.8	5.6	6.7	3.4	5.9	-2.6	-2.3	13.4	20.9
October	-3.3	-3.5	-4.1	-4.3	-3.4	-3.6	-15.2	-19.3	5.3	0.0
November	-6.4	-4.2	-4.0	0.6	-6.2	-3.8	-6.6	3.3	-11.5	-0.1
December	-6.1	-5.3	0.7	3.5	-5.3	-4.5	-3.8	-4.9	-4.2	-0.5
2010										
January	-8.3	-4.5	-4.5	-5.3	-7.8	-4.6	-2.6	-0.7	-3.4	-8.1
February	-0.5	-3.9	-9.5	-9.4	-1.7	-4.4	-6.3	-8.3	-21.1	-18.1
March	-2.6	-2.5	-5.1	-6.7	-2.9	-2.9	7.5	9.0	-8.1	-8.6
April	-2.5	0.3	3.6	3.6	-1.8	0.6	7.8	6.2	8.3	4.8
TREND (% change from previous month)										
2009										
April	2.1	2.7	3.4	4.8	2.2	2.8	8.5	9.8	-2.4	0.9
May	1.0	1.3	2.7	4.1	1.2	1.5	5.6	6.3	-3.1	1.2
June	0.2	0.3	1.8	2.9	0.4	0.5	1.7	1.8	-2.4	2.1
July	-0.4	-0.3	0.9	1.8	-0.2	-0.1	-2.4	-2.7	-0.9	3.1
August	-1.1	-0.7	0.2	1.2	-1.0	-0.6	-6.0	-6.4	0.8	3.9
September	-2.1	-1.3	-0.3	0.8	-1.9	-1.1	-8.4	-8.6	1.5	3.6
October	-3.3	-2.1	-1.2	0.3	-3.0	-1.9	-9.5	-9.3	0.0	2.1
November	-4.3	-3.1	-2.4	-0.9	-4.1	-2.9	-8.3	-7.5	-3.0	-0.8
December	-4.9	-3.8	-3.5	-2.2	-4.8	-3.7	-5.5	-4.3	-6.0	-3.9
2010										
January	-5.0	-4.0	-4.1	-3.3	-4.9	-4.0	-2.9	-1.7	-7.9	-6.3
February	-4.5	-3.7	-4.2	-3.8	-4.4	-3.7	-1.2	-0.6	-8.5	-7.5
March	-3.8	-3.2	-4.0	-3.9	-3.8	-3.3	-0.1	0.2	-8.2	-7.8
April	-2.7	-2.3	-3.1	-3.3	-2.8	-2.4	1.5	1.6	-7.2	-6.9

(a) Excludes alterations and additions. Includes refinancing across lending institutions (see Glossary).

(b) Includes Permanent building societies and Wholesale lenders n.e.c..

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION) (a), By State and Territory (Number)

Month	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									
2009									
April	19 937	14 206	13 046	5 225	6 929	1 228	522	1 122	62 215
May	21 209	15 497	13 695	5 652	7 750	1 233	518	1 186	66 740
June	20 915	15 803	14 212	5 670	8 178	1 354	516	1 245	67 893
July	21 058	15 786	13 904	5 642	7 910	1 210	516	1 039	67 065
August	17 985	14 360	12 544	5 145	6 914	1 056	422	1 079	59 505
September	19 615	15 357	13 542	5 401	7 822	1 184	491	1 175	64 587
October	18 152	15 588	13 210	4 991	7 815	1 261	528	1 124	62 669
November	17 709	14 499	12 015	4 904	7 536	1 066	442	1 124	59 295
December	16 524	14 888	11 313	4 784	7 306	1 074	439	1 118	57 446
2010									
January	11 180	10 642	8 195	3 389	5 339	789	340	769	40 643
February	13 165	12 261	9 581	3 755	6 073	866	410	932	47 043
March	16 185	13 821	11 335	4 288	6 490	1 010	446	1 076	54 651
April	13 707	12 534	8 883	3 641	5 436	892	348	901	46 342
SEASONALLY ADJUSTED (b)									
2009									
April	19 901	14 573	13 445	5 392	7 512	1 239	536	1 155	63 832
May	20 030	14 938	13 925	5 499	7 602	1 155	503	1 153	64 658
June	19 838	15 117	13 847	5 467	7 689	1 376	513	1 196	64 940
July	19 527	14 974	13 440	5 446	7 414	1 203	516	977	63 332
August	18 607	14 918	13 222	5 422	6 845	1 140	473	1 129	62 155
September	19 693	15 311	13 160	5 457	7 837	1 186	473	1 105	64 262
October	18 228	15 001	12 925	5 105	7 742	1 273	516	1 084	62 062
November	17 111	14 466	11 741	4 739	7 356	1 067	429	1 088	58 244
December	16 160	13 739	11 071	4 452	7 052	1 013	409	1 078	55 153
2010									
January	15 076	13 239	10 215	4 166	6 357	933	424	1 020	50 825
February	14 284	13 321	9 775	3 874	6 467	887	420	1 003	49 984
March	13 918	12 895	9 632	3 695	6 025	867	383	961	48 552
April	13 976	12 799	9 332	3 837	5 912	890	350	959	47 669
TREND (b)									
2009									
April	19 732	14 592	13 482	5 454	7 408	1 289	515	1 158	63 544
May	19 875	14 860	13 695	5 485	7 484	1 266	517	1 152	64 294
June	19 850	15 045	13 752	5 499	7 507	1 244	514	1 132	64 537
July	19 668	15 151	13 661	5 488	7 524	1 229	506	1 112	64 383
August	19 318	15 145	13 418	5 424	7 528	1 215	495	1 097	63 745
September	18 784	15 010	13 015	5 283	7 504	1 191	481	1 091	62 506
October	18 052	14 749	12 472	5 061	7 425	1 148	467	1 087	60 606
November	17 170	14 375	11 824	4 778	7 257	1 089	451	1 076	58 116
December	16 235	13 955	11 150	4 479	6 998	1 027	434	1 058	55 349
2010									
January	15 356	13 549	10 514	4 205	6 684	966	417	1 031	52 657
February	14 609	13 204	9 970	3 977	6 377	914	399	1 004	50 329
March	14 001	12 922	9 527	3 795	6 105	873	383	980	48 418
April	13 616	12 725	9 202	3 674	5 903	842	368	960	47 077

(a) Excludes alterations and additions. Includes refinancing across lending institutions (see Glossary).

(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>	Australia
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2009									
April	-5.0	-5.0	-11.7	-9.6	-8.1	-17.8	-9.5	-9.7	-7.6
May	6.4	9.1	5.0	8.2	11.8	0.4	-0.8	5.7	7.3
June	-1.4	2.0	3.8	0.3	5.5	9.8	-0.4	5.0	1.7
July	0.7	-0.1	-2.2	-0.5	-3.3	-10.6	—	-16.5	-1.2
August	-14.6	-9.0	-9.8	-8.8	-12.6	-12.7	-18.2	3.8	-11.3
September	9.1	6.9	8.0	5.0	13.1	12.1	16.4	8.9	8.5
October	-7.5	1.5	-2.5	-7.6	-0.1	6.5	7.5	-4.3	-3.0
November	-2.4	-7.0	-9.0	-1.7	-3.6	-15.5	-16.3	—	-5.4
December	-6.7	2.7	-5.8	-2.4	-3.1	0.8	-0.7	-0.5	-3.1
2010									
January	-32.3	-28.5	-27.6	-29.2	-26.9	-26.5	-22.6	-31.2	-29.3
February	17.8	15.2	16.9	10.8	13.7	9.8	20.6	21.2	15.7
March	22.9	12.7	18.3	14.2	6.9	16.6	8.8	15.5	16.2
April	-15.3	-9.3	-21.6	-15.1	-16.2	-11.7	-22.0	-16.3	-15.2
SEASONALLY ADJUSTED (% change from previous month)									
2009									
April	3.1	0.8	1.0	0.6	4.1	-7.9	2.8	-2.4	1.8
May	0.6	2.5	3.6	2.0	1.2	-6.8	-6.1	-0.2	1.3
June	-1.0	1.2	-0.6	-0.6	1.1	19.2	2.1	3.7	0.4
July	-1.6	-1.0	-2.9	-0.4	-3.6	-12.6	0.5	-18.2	-2.5
August	-4.7	-0.4	-1.6	-0.4	-7.7	-5.2	-8.3	15.5	-1.9
September	5.8	2.6	-0.5	0.6	14.5	4.0	0.0	-2.1	3.4
October	-7.4	-2.0	-1.8	-6.5	-1.2	7.3	9.0	-1.9	-3.4
November	-6.1	-3.6	-9.2	-7.2	-5.0	-16.2	-16.8	0.4	-6.2
December	-5.6	-5.0	-5.7	-6.1	-4.1	-5.1	-4.6	-0.9	-5.3
2010									
January	-6.7	-3.6	-7.7	-6.4	-9.9	-7.9	3.6	-5.4	-7.8
February	-5.2	0.6	-4.3	-7.0	1.7	-4.9	-1.0	-1.6	-1.7
March	-2.6	-3.2	-1.5	-4.6	-6.8	-2.2	-8.8	-4.3	-2.9
April	0.4	-0.7	-3.1	3.8	-1.9	2.6	-8.6	-0.2	-1.8
TREND (% change from previous month)									
2009									
April	2.0	2.6	2.8	1.1	2.2	-1.1	1.7	1.7	2.2
May	0.7	1.8	1.6	0.6	1.0	-1.8	0.4	-0.5	1.2
June	-0.1	1.2	0.4	0.3	0.3	-1.7	-0.7	-1.8	0.4
July	-0.9	0.7	-0.7	-0.2	0.2	-1.2	-1.5	-1.8	-0.2
August	-1.8	0.0	-1.8	-1.2	0.1	-1.2	-2.2	-1.3	-1.0
September	-2.8	-0.9	-3.0	-2.6	-0.3	-2.0	-2.7	-0.6	-1.9
October	-3.9	-1.7	-4.2	-4.2	-1.1	-3.6	-2.9	-0.4	-3.0
November	-4.9	-2.5	-5.2	-5.6	-2.3	-5.1	-3.4	-0.9	-4.1
December	-5.4	-2.9	-5.7	-6.3	-3.6	-5.7	-3.8	-1.7	-4.8
2010									
January	-5.4	-2.9	-5.7	-6.1	-4.5	-5.9	-4.0	-2.6	-4.9
February	-4.9	-2.5	-5.2	-5.4	-4.6	-5.4	-4.1	-2.6	-4.4
March	-4.2	-2.1	-4.4	-4.6	-4.3	-4.5	-4.0	-2.4	-3.8
April	-2.8	-1.5	-3.4	-3.2	-3.3	-3.5	-3.9	-2.0	-2.8

— nil or rounded to zero (including null cells)

(a) Excludes alterations and additions. Includes refinancing across lending institutions (see Glossary).

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By State and Territory (Value)

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									
2009									
April	5 674	3 552	3 561	1 132	1 977	240	149	294	16 578
May	6 046	3 911	3 666	1 217	2 179	241	145	309	17 714
June	5 935	4 031	3 778	1 204	2 295	240	132	327	17 942
July	6 022	4 069	3 647	1 224	2 260	233	141	283	17 879
August	5 143	3 721	3 304	1 115	2 001	206	124	252	15 866
September	5 719	4 034	3 599	1 111	2 264	222	132	324	17 405
October	5 403	4 109	3 555	1 065	2 221	238	149	308	17 047
November	5 410	3 936	3 344	1 049	2 214	208	128	305	16 595
December	5 122	4 133	3 198	1 057	2 092	208	130	316	16 256
2010									
January	3 353	3 044	2 297	758	1 584	163	86	208	11 492
February	3 789	3 309	2 723	807	1 756	167	120	253	12 925
March	4 862	3 845	3 184	973	1 879	194	124	288	15 349
April	4 309	3 507	2 534	836	1 585	176	100	246	13 294
SEASONALLY ADJUSTED (b)									
2009									
April	5 639	3 725	3 683	1 161	2 132	241	154	301	16 975
May	5 666	3 795	3 734	1 182	2 104	225	146	298	17 167
June	5 607	3 836	3 685	1 170	2 197	247	131	310	17 188
July	5 554	3 833	3 542	1 173	2 066	238	140	278	16 834
August	5 258	3 764	3 536	1 174	1 970	225	134	275	16 418
September	5 748	4 042	3 534	1 120	2 259	228	129	313	17 379
October	5 378	3 933	3 411	1 085	2 214	238	140	291	16 758
November	5 144	3 878	3 284	1 019	2 168	208	123	294	16 126
December	4 911	3 769	3 093	970	2 032	201	118	288	15 396
2010									
January	4 658	3 748	2 894	909	1 928	186	113	283	14 687
February	4 288	3 699	2 757	847	1 872	167	128	273	14 034
March	4 260	3 648	2 703	854	1 732	163	105	249	13 629
April	4 376	3 715	2 645	879	1 749	173	102	258	13 707
TREND (b)									
2009									
April	5 564	3 698	3 625	1 174	2 067	242	143	302	16 795
May	5 624	3 778	3 677	1 182	2 102	240	143	302	17 045
June	5 629	3 832	3 678	1 181	2 120	238	142	298	17 131
July	5 599	3 870	3 640	1 173	2 135	236	139	294	17 112
August	5 545	3 895	3 574	1 154	2 148	233	135	293	17 012
September	5 460	3 906	3 486	1 121	2 156	230	132	293	16 824
October	5 323	3 897	3 377	1 075	2 150	222	129	294	16 505
November	5 130	3 863	3 243	1 021	2 113	212	126	292	16 027
December	4 902	3 813	3 095	967	2 046	199	122	287	15 439
2010									
January	4 675	3 759	2 947	922	1 958	187	118	279	14 825
February	4 477	3 715	2 814	885	1 869	177	114	271	14 271
March	4 316	3 680	2 703	858	1 790	168	110	263	13 803
April	4 217	3 663	2 621	840	1 731	162	106	257	13 476

(a) Excludes alterations and additions. Includes refinancing across lending institutions (see Glossary).

(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>Commitments excluding refinancing of established dwellings(a)</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(b)</i>	<i>Commitments not advanced at end of month(b)</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>
2009							
April	12 484	4 094	525	17 103	14 847	1 747	46 673
May	13 425	4 290	569	18 283	15 505	1 870	47 582
June	13 496	4 445	527	18 469	16 711	2 116	47 224
July	13 631	4 248	539	18 418	15 314	2 319	48 009
August	12 180	3 686	459	16 326	14 657	2 168	46 514
September	13 669	3 735	488	17 893	14 895	2 867	46 645
October	13 355	3 692	485	17 532	15 159	2 040	46 981
November	12 906	3 689	469	17 064	14 511	1 838	47 694
December	12 588	3 668	497	16 753	15 751	1 559	47 155
2010							
January	8 972	2 520	375	11 867	11 503	1 236	46 288
February	9 945	2 980	475	13 400	11 294	1 417	46 976
March	11 668	3 681	550	15 899	13 545	1 452	47 881
April	10 315	2 978	449	13 742	12 186	1 422	48 014

(a) Excludes alterations and additions.

(b) These figures sometimes reflect 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 Rate 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
2009							
April	17 481	28.1	284.5	2 509	4.0	244.0	266.5
May	19 043	28.5	281.8	4 105	6.2	250.5	265.4
June	18 400	27.1	270.2	5 452	8.0	252.4	264.3
July	16 946	25.3	269.7	4 862	7.2	258.8	266.6
August	14 713	24.7	270.8	3 767	6.3	238.5	266.6
September	16 848	26.1	274.6	3 649	5.6	228.8	269.5
October	16 307	26.0	275.5	2 948	4.7	222.4	272.0
November	13 079	22.1	283.9	2 029	3.4	221.2	279.9
December	12 054	21.0	290.1	1 746	3.0	222.6	283.0
2010							
January	8 316	20.5	284.7	1 033	2.5	216.3	282.8
February	8 503	18.1	282.6	994	2.1	216.9	274.7
March	8 716	15.9	285.0	1 161	2.1	229.2	280.9
April	7 543	16.3	290.1	1 099	2.4	227.5	286.9

(a) Excludes alterations and additions.

(b) Includes refinancing across lending institutions (see Glossary).

	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	Total	Refinancing of established dwellings	Total excluding refinancing
NUMBER						
New South Wales	825	611	12 271	13 707	3 293	10 414
Victoria	1 825	823	9 886	12 534	3 602	8 932
Queensland	969	291	7 623	8 883	2 460	6 423
South Australia	383	189	3 069	3 641	940	2 701
Western Australia	925	209	4 302	5 436	1 496	3 940
Tasmania	np	np	771	892	253	639
Northern Territory	np	np	305	348	77	271
Australian Capital Territory	95	60	746	901	202	699
Total	5 162	2 207	38 973	46 342	12 323	34 019

	VALUE (\$M)					
New South Wales	227	199	3 883	4 309	901	3 408
Victoria	423	235	2 849	3 507	845	2 662
Queensland	281	93	2 160	2 534	604	1 929
South Australia	94	47	695	836	176	660
Western Australia	236	65	1 285	1 585	351	1 234
Tasmania	np	np	152	176	37	139
Northern Territory	np	np	85	100	19	81
Australian Capital Territory	23	18	205	246	44	203
Total	1 318	663	11 313	13 294	2 978	10 315

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	275.7	325.3	316.5	314.4	273.7	327.3
Victoria	231.8	285.0	288.2	279.8	234.6	298.0
Queensland	290.2	318.2	283.3	285.2	245.6	300.4
South Australia	246.3	248.8	226.4	229.6	187.7	244.2
Western Australia	254.9	308.6	298.7	291.6	234.9	313.1
Tasmania	196.5	214.9	197.4	197.5	146.2	217.8
Northern Territory	375.5	344.5	277.3	288.2	249.2	299.2
Australian Capital Territory	245.1	303.1	274.6	273.4	215.5	290.1
Total	255.3	300.2	290.3	286.9	241.7	303.2

np not available for publication but included in totals where applicable, unless otherwise indicated

(a) Excludes alterations and additions.

(b) Includes refinancing across lending institutions (see Glossary).

Month	OWNER OCCUPATION (SECURED FINANCE) (b)				INVESTMENT HOUSING (c) (d)			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								
2009								
April	1 403	742	4 094	10 338	291	5 354	548	22 772
May	1 630	793	4 290	11 002	682	5 846	457	24 700
June	1 746	784	4 445	10 966	470	6 413	910	25 734
July	1 793	824	4 248	11 015	303	5 888	579	24 648
August	1 625	759	3 686	9 795	343	5 616	722	22 548
September	1 844	819	3 735	11 006	502	5 798	544	24 248
October	1 970	779	3 692	10 606	375	5 770	609	23 801
November	1 776	731	3 689	10 398	305	6 146	624	23 671
December	1 734	846	3 668	10 008	414	6 263	784	23 717
2010								
January	1 238	512	2 520	7 222	294	4 779	495	17 060
February	1 436	615	2 980	7 894	317	5 489	544	19 275
March	1 536	741	3 681	9 391	448	7 406	757	23 959
April	1 318	663	2 978	8 335	352	6 609	682	20 937
SEASONALLY ADJUSTED								
2009								
April	1 473	763	4 175	10 565	326	5 390	628	23 319
May	1 561	770	4 214	10 621	605	5 493	484	23 750
June	1 597	748	4 144	10 699	421	5 507	603	23 719
July	1 599	761	4 000	10 473	243	5 508	557	23 141
August	1 620	794	3 726	10 278	364	5 769	691	23 243
September	1 738	803	3 750	11 089	461	5 833	532	24 206
October	1 884	769	3 708	10 398	378	5 935	616	23 687
November	1 831	727	3 621	9 946	404	6 042	613	23 184
December	1 702	775	3 482	9 436	349	6 109	707	22 561
2010								
January	1 648	675	3 285	9 078	408	6 242	681	22 018
February	1 594	670	3 211	8 558	386	6 211	678	21 308
March	1 452	675	3 223	8 279	385	6 689	819	21 522
April	1 399	686	3 104	8 519	421	6 770	803	21 701
TREND								
2009								
April	1 460	757	4 158	10 420	389	5 291	488	22 963
May	1 528	768	4 134	10 616	398	5 408	538	23 389
June	1 587	774	4 074	10 697	401	5 517	574	23 623
July	1 643	778	3 988	10 703	397	5 623	592	23 724
August	1 699	781	3 881	10 652	388	5 724	601	23 725
September	1 748	779	3 768	10 528	382	5 820	606	23 632
October	1 780	770	3 661	10 294	382	5 915	616	23 418
November	1 774	751	3 560	9 943	388	6 018	635	23 068
December	1 728	728	3 460	9 523	392	6 130	662	22 622
2010								
January	1 655	707	3 359	9 104	389	6 255	695	22 163
February	1 575	689	3 262	8 744	390	6 392	731	21 784
March	1 499	676	3 178	8 450	393	6 530	765	21 492
April	1 429	668	3 113	8 266	402	6 653	791	21 322

(a) Excludes alterations and additions.

(c) Excludes revolving credit.

(b) Includes refinancing across lending institutions (see Glossary).

(d) Includes refinancing (see Glossary).

Month	Banks(a)	Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs) (a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2009							
April	560 970	10 788	25 612	597 370	na	na	na
May	569 687	10 947	25 892	606 526	na	na	na
June	582 697	11 088	26 121	619 906	na	na	na
July	589 889	11 444	26 355	627 688	na	na	na
August	598 309	11 566	26 657	636 532	na	na	na
September	605 525	11 418	26 889	643 832	na	na	na
October	613 129	11 533	27 142	651 804	na	na	na
November	623 848	11 691	27 406	662 945	na	na	na
December	631 191	11 744	27 758	670 693	na	na	na
2010							
January	636 231	11 838	27 909	675 978	na	na	na
February	642 321	11 890	27 045	681 256	na	na	na
March	648 576	11 852	27 141	687 569	na	na	na
April	650 783	11 932	27 444	690 159	na	na	na
INVESTMENT HOUSING							
2009							
April	257 893	3 477	4 195	265 565	na	na	na
May	259 999	3 515	4 220	267 734	na	na	na
June	262 985	3 473	4 286	270 744	na	na	na
July	265 292	3 561	4 268	273 121	na	na	na
August	267 841	3 597	4 293	275 731	na	na	na
September	269 718	3 568	4 337	277 623	na	na	na
October	272 142	3 598	4 392	280 132	na	na	na
November	276 074	3 613	4 456	284 143	na	na	na
December	278 937	3 623	4 500	287 060	na	na	na
2010							
January	280 843	3 629	4 571	289 043	na	na	na
February	283 277	3 655	5 566	292 498	na	na	na
March	286 632	3 616	5 614	295 862	na	na	na
April	288 029	3 655	5 596	297 280	na	na	na
ALL RESIDENTIAL HOUSING							
2009							
April	818 863	14 265	29 807	862 935	na	na	na
May	829 686	14 462	30 112	874 260	na	na	na
June	845 682	14 561	30 407	890 650	136 305	11 483	1 038 438
July	855 181	15 005	30 623	900 809	na	na	na
August	866 150	15 163	30 950	912 263	na	na	na
September	875 243	14 986	31 226	921 455	128 899	11 101	1 061 455
October	885 271	15 131	31 534	931 936	na	na	na
November	899 922	15 304	31 862	947 088	na	na	na
December	910 128	15 367	32 258	957 753	119 839	11 063	1 088 655
2010							
January	917 074	15 467	32 480	965 021	na	na	na
February	925 598	15 545	32 611	973 754	na	na	na
March	935 208	15 468	32 755	983 431	117 403	10 769	1 111 603
April	938 812	15 587	33 040	987 439	na	na	na

na not available
(a) Source APRA.

(b) Source ABS 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 30 and 31 in the Explanatory Notes.

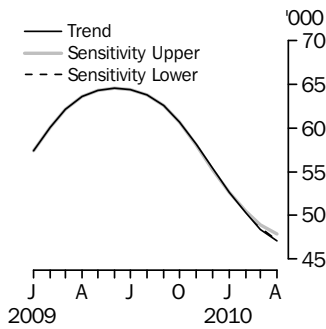
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The May 2010 seasonally adjusted estimate of the number of dwelling commitments is higher than the April 2010 seasonally adjusted estimate by 2.4%.

2 The May 2010 seasonally adjusted estimate of the number of dwelling commitments is lower than the April 2010 seasonally adjusted estimate by 2.4%.

The percentage change chosen is the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data.

NUMBER OF OWNER OCCUPIED DWELLING FINANCE COMMITMENTS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	<i>Trend as published</i>		<i>(1) rises by 2.4% on this month</i>		<i>(2) falls by 2.4% on this month</i>	
	no.	%	no.	%	no.	%
October 2009	60 606	-3.0	60 606	-3.0	60 606	-3.0
November 2009	58 116	-4.1	58 075	-4.2	58 119	-4.1
December 2009	55 349	-4.8	55 260	-4.8	55 338	-4.8
January 2010	52 657	-4.9	52 608	-4.8	52 647	-4.9
February 2010	50 329	-4.4	50 472	-4.1	50 369	-4.3
March 2010	48 418	-3.8	48 935	-3.0	48 596	-3.5
April 2010	47 077	-2.8	47 859	-2.2	47 220	-2.8

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents statistics on 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
- Securitiser of mortgage assets (wholesale lenders) which provide funds to borrowers through a retail intermediary (e.g. mortgage originators)
- 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 outstandings 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 two months between the last month in the quarter 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/Basel-II-reporting-forms-and-instructions-for-all-ADIs.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 of 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.

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

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 underlying movement in housing finance commitments. (See paragraphs 30 and 31 for further information on trend estimates).

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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 Autoregressive integrated moving average (ARIMA) modelling can improve the revision properties of the seasonally adjusted and trend estimates. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The projected values are temporary, intermediate values, that are only used internally to improve the estimation of the seasonal factors. The projected data do not affect the original estimates and are discarded at the end of the seasonal adjustment process. The housing finance collection uses an individual ARIMA model for 96% of the series in this publication. The ARIMA model is assessed as part of the annual reanalysis. For more information on ARIMA modelling see Feature article: Use of ARIMA modelling to reduce revisions in the October 2004 issue of *Australian Economic Indicators* (cat. no. 1350.0).

29 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

30 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 <time.series.analysis@abs.gov.au>.

31 While the smoothing technique described in paragraph 30 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

32 Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Changes in dollar value, number and percentage terms and averages presented in the commentary and the percentage change publication tables are based on unrounded data and may differ slightly from percentage changes and averages calculated from the rounded data presented in the tables in this publication.

EXPLANATORY NOTES *continued*

ABS DATA AVAILABLE ON REQUEST

33 Estimates for months prior to those shown in this publication and more detailed series are available 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

34 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>>:

- *Lending Finance, Australia* (cat. no. 5671.0) – issued monthly
- *Assets and Liabilities of Australian Securitizers* (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 quarterly.

35 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.

36 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.

37 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 mortgages held, which includes both residential and non-residential mortgages.

38 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> $\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$ <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 + Total new housing commitments (including refinancing) + Alterations and additions = Total commitments – Cancellations of commitments – Commitments advanced during the month = 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.
Dwelling units	Dwelling units refer to the number of single self-contained residences for which commitments have been made, either on the security of first mortgage or on contract of sale.
Established dwelling	An established dwelling is one which has been completed for 12 months or more prior to the lodgement of a loan application, or which has been previously occupied.
First home buyers	First home buyers are persons entering the home ownership market for the first time.
Fixed 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.
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.

GLOSSARY *continued*

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 a different 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.

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INTERNET **www.abs.gov.au** the ABS website is the best place for data from our publications and information about the ABS.

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