

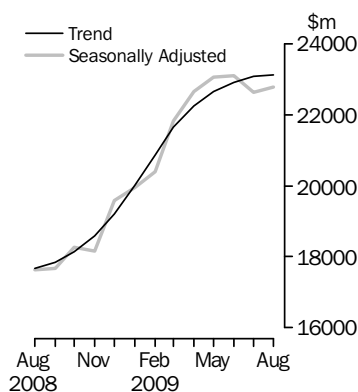
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 7 OCT 2009

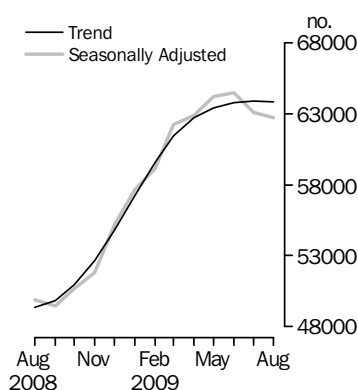
Value of dwelling commitments

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 Philip Beresford on Canberra (02) 6252 6052.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Aug 2009	Jul 2009 to Aug 2009	Aug 2009	Jul 2009 to Aug 2009
Value of dwelling commitments(a)	\$m	% change	\$m	% change
Total dwellings	23 115	0.2	22 782	0.7
Owner occupied housing	16 965	-0.2	16 543	-1.7
Investment housing - fixed loans(b)	6 149	1.4	6 239	7.6
Number of dwelling commitments(a)	no.	% change	no.	% change
Owner occupied housing	63 820	-0.1	62 718	-0.6
Construction of dwellings	6 615	1.8	6 614	4.6
Purchase of new dwellings	2 707	0.6	2 760	4.9
Purchase of established dwellings	54 499	-0.4	53 344	-1.5

(a) Includes refinancing (see Glossary).

(b) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

AUGUST 2009 COMPARED WITH JULY 2009:

- In trend terms, the total value of dwelling finance commitments excluding alterations and additions increased 0.2%. Investment housing commitments increased 1.4%, while owner occupied housing commitments decreased 0.2%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions increased 0.7%. An increase was recorded in investment housing commitments, up 7.6%, while owner occupied housing commitments fell 1.7%.

NUMBER OF DWELLING COMMITMENTS

AUGUST 2009 COMPARED WITH JULY 2009:

- In trend terms, the number of commitments for owner occupied housing finance decreased 0.1%.
- In trend terms, the number of commitments for the purchase of established dwellings fell 0.4%, while the number of commitments for the construction of dwellings rose 1.8%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell, decreasing from 25.3% in July 2009 to 24.7% in August 2009.
- In original terms, the number of fixed rate loan commitments as a percentage of total owner occupied housing finance commitments decreased from 7.2% in July 2009 to 6.3% in August 2009.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

September 2009	9 November 2009
October 2009	9 December 2009
November 2009	12 January 2010
December 2009	10 February 2010
January 2010	10 March 2010
February 2010	12 April 2010

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REVISIONS

Revisions were made to the original series from May 2009 to July 2009. Seasonally adjusted and trend series have been revised as a result of revisions to the original series and the incorporation of estimates for the latest month.

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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

Brian Pink
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

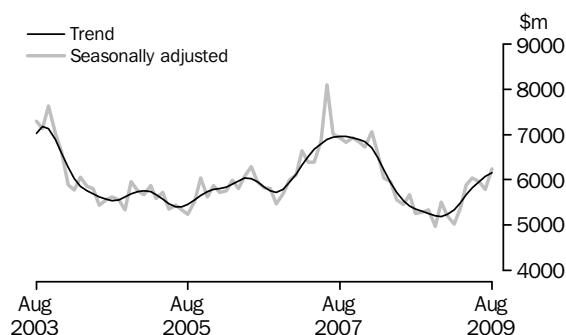
Value of Dwellings Financed

The total value of dwelling commitments excluding alterations and additions (trend) increased 0.2% in August 2009 compared with July 2009 and the seasonally adjusted series increased 0.7% in August 2009.

The total value of owner occupied housing commitments (trend) fell 0.2% (down \$38m) in August 2009, following a revised rise of 0.2% in July 2009. The fall in August was due to decreases in the value of commitments for the refinancing of established dwellings (down \$57m, 1.4%) and the purchase of established dwellings excluding refinancing (down \$14m, 0.1%). Increases were recorded in the construction of dwellings (up \$30m, 1.9%) and the purchase of new dwellings (up \$2m, 0.3%). The seasonally adjusted series for the value of owner occupied commitments fell 1.7% in August 2009.

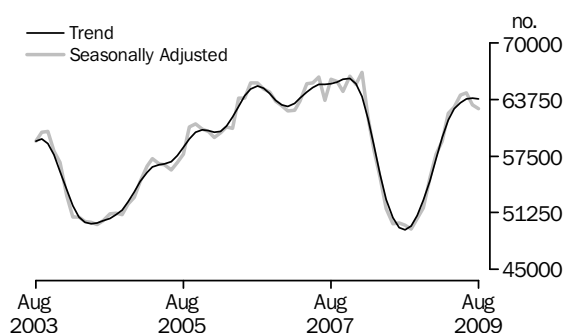
The total value of investment housing commitments (trend) rose 1.4% (up \$83m) in August 2009 compared with July 2009, following a revised increase of 1.8% in July 2009. The rise in August was due to increases in commitments for the purchase of dwellings by individuals for rent or resale (up \$55m, 1.1%) and the purchase of dwellings by others for rent or resale (up \$45m, 6.7%). Commitments for the construction of dwellings for rent or resale fell (down \$17m, 4.4%). The seasonally adjusted series rose 7.6%.

INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

The number of owner occupied housing commitments (trend) fell 0.1% (down 82) in August 2009 compared with July 2009, following a revised rise of 0.2% in July 2009. Decreases were recorded in commitments for the refinancing of established dwellings (down 163, 1.0%) and the purchase of established dwellings excluding refinancing (down 52, 0.1%). Increases were recorded in the construction of dwellings (up 118, 1.8%) and the purchase of new dwellings (up 16, 0.6%). The seasonally adjusted series for the total number of owner occupied housing commitments fell 0.6% in August 2009.



SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed continued

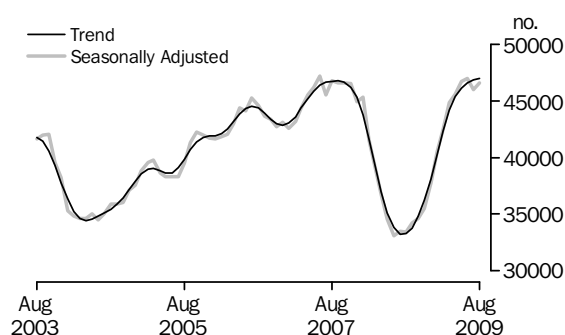
In August 2009 compared with July 2009 the number of owner occupied housing commitments (trend) decreased in: New South Wales (down 126, 0.6%), Western Australia (down 60, 0.8%), Australian Capital Territory (down 22, 2.0%), Tasmania (down 19, 1.5%) and the Northern Territory (down 5, 0.9%). Increases were recorded in Victoria (up 71, 0.5%), South Australia (up 35, 0.6%) and Queensland (up 20, 0.1%). The seasonally adjusted estimates decreased in most states and territories with the exception of Australian Capital Territory, South Australia and Victoria.

First Home Buyer Commitments

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments decreased from 25.3% in July 2009 to 24.7% in August 2009. Between July and August 2009, the average loan size for first home buyers increased \$1,000 to \$270,800. The average loan size for all owner occupied housing commitments remained unchanged at \$266,600.

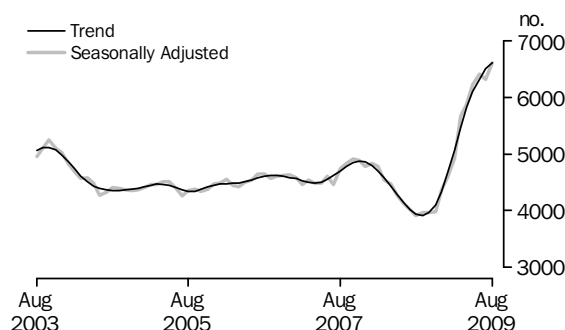
Number of Owner Occupied Dwellings Financed Excluding Refinancing

The number of owner occupied housing commitments excluding refinancing (trend) rose 0.2% in August 2009 compared with July 2009, following a revised increase of 0.6% in July 2009. The seasonally adjusted series rose 1.3% in August 2009.



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

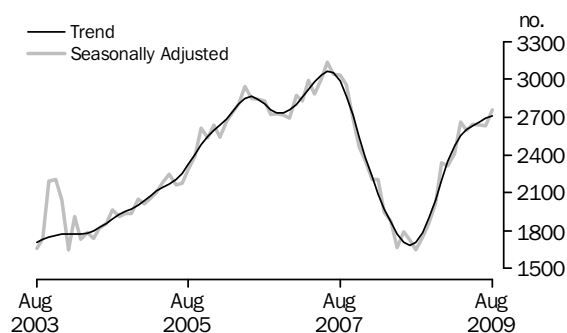
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 1.8% in August 2009 compared with July 2009, following a revised increase of 2.8% in July 2009. The seasonally adjusted series rose 4.6%.



SUMMARY OF FINDINGS *continued*

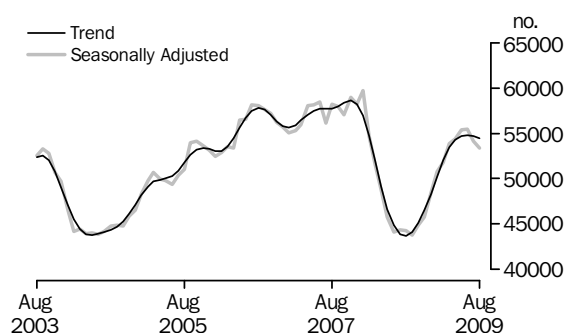
Purchase of new dwellings

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 0.6% in August 2009 compared with July 2009, following a revised increase of 1.0% in July 2009. The seasonally adjusted series rose 4.9% in August 2009.



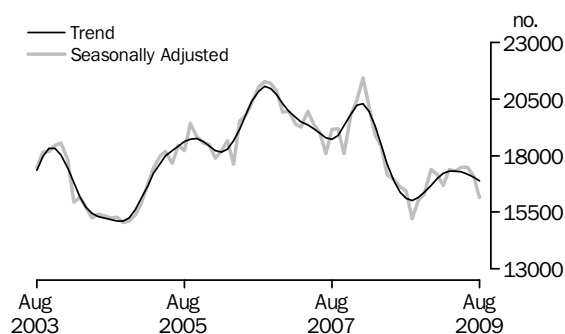
Purchase of established dwellings (including refinancing)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) decreased 0.4% in August 2009 compared with July 2009, following a revised decrease of 0.1% in July 2009. The seasonally adjusted series fell 1.5% in August 2009.



Refinancing

The number of refinancing commitments for owner occupied housing (trend) fell 1.0% in August 2009 compared with July 2009, following a revised decrease of 0.8% in July 2009. The seasonally adjusted series fell 5.6% in August 2009.

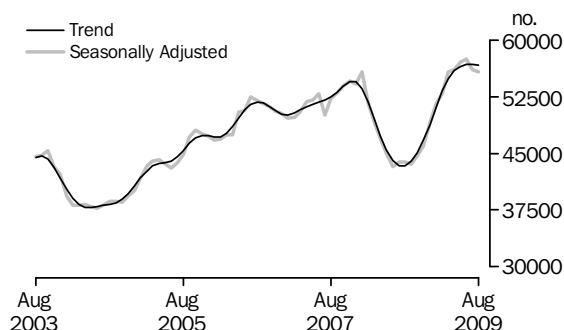


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

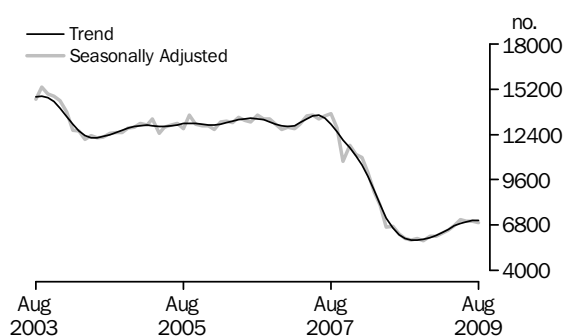
Banks

The number of owner occupied dwellings financed by banks (trend) fell 0.2% in August 2009 compared with July 2009, after a revised increase of 0.1% in July 2009. The seasonally adjusted series fell 0.5% in August 2009.



Non-banks

The number of owner occupied dwellings financed by non-banks (trend) rose 0.4% in August 2009 compared with July 2009, after a revised increase of 1.0% in July 2009. The seasonally adjusted series fell 1.4% in August 2009. The number of commitments for owner occupied dwellings financed by wholesale lenders n.e.c. (trend) decreased 3.0%. The seasonally adjusted series fell 7.4%.



HOUSING LOAN OUTSTANDINGS

At the end of August 2009, the value of outstanding housing loans financed by authorised deposit-taking institutions was \$910,640m, up \$9,982m (1.1%) from the July 2009 closing balance. Owner occupied housing loan outstandings financed by authorised deposit-taking institutions increased \$7,674m (1.2%) to \$635,251m and investment housing loans financed by authorised deposit-taking institutions increased \$2,308m (0.8%) to \$275,389m.

Bank housing loan outstandings increased \$9,498m (1.1%) during August 2009 to reach a closing balance of \$864,680m. Owner occupied housing loan outstandings of banks increased \$7,250m (1.2%) to \$597,140m and investment housing loan outstandings of banks increased \$2,248m (0.8%) to \$267,540m.

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												
2008												
August	3 959	993	1 587	430	42 114	10 426	47 660	11 849	16 006	3 568	31 654	8 281
September	4 096	1 015	1 720	483	42 795	10 755	48 611	12 253	15 111	3 380	33 500	8 874
October	4 185	1 069	1 915	545	46 100	11 824	52 200	13 438	16 544	3 800	35 656	9 638
November	3 688	917	1 965	570	45 017	11 414	50 670	12 901	16 045	3 695	34 625	9 206
December	4 305	1 080	2 441	688	50 578	13 011	57 324	14 779	18 064	4 270	39 260	10 510
2009												
January	3 638	918	1 936	540	42 657	10 707	48 231	12 165	14 300	3 268	33 931	8 896
February	4 454	1 101	2 329	650	49 458	12 560	56 241	14 312	15 839	3 680	40 402	10 632
March	5 830	1 445	2 802	804	58 712	15 609	67 344	17 858	18 584	4 448	48 760	13 410
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	57 088	15 262	67 066	17 879	17 953	4 248	49 113	13 631
August	6 681	1 625	2 598	759	50 229	13 482	59 508	15 866	15 635	3 686	43 873	12 180
SEASONALLY ADJUSTED												
2008												
August	3 910	972	1 645	447	44 312	10 949	49 867	12 368	16 440	3 649	33 426	8 719
September	3 964	979	1 747	492	43 750	10 906	49 460	12 377	15 212	3 399	34 248	8 978
October	3 972	999	1 855	524	44 841	11 396	50 668	12 919	16 023	3 718	34 645	9 201
November	3 982	1 000	2 017	581	45 784	11 604	51 783	13 185	16 299	3 769	35 484	9 416
December	4 371	1 090	2 337	648	48 460	12 345	55 168	14 083	17 383	4 150	37 785	9 933
2009												
January	4 599	1 177	2 313	657	50 765	12 896	57 677	14 730	17 184	3 996	40 493	10 734
February	4 924	1 234	2 410	692	51 812	13 426	59 146	15 352	16 675	3 911	42 471	11 441
March	5 654	1 409	2 662	770	53 904	14 276	62 220	16 454	17 369	4 126	44 852	12 328
April	5 869	1 443	2 598	758	54 390	14 568	62 857	16 769	17 316	4 137	45 542	12 632
May	6 224	1 530	2 646	763	55 341	14 725	64 211	17 018	17 480	4 185	46 732	12 833
June	6 404	1 581	2 637	749	55 455	14 813	64 495	17 144	17 497	4 153	46 998	12 991
July	6 321	1 583	2 632	762	54 136	14 485	63 088	16 831	17 118	4 018	45 971	12 812
August	6 614	1 623	2 760	785	53 344	14 135	62 718	16 543	16 153	3 761	46 565	12 782
TREND												
2008												
August	3 944	982	1 710	478	43 712	10 857	49 365	12 318	16 098	3 573	33 267	8 744
September	3 918	978	1 783	501	44 115	11 044	49 816	12 523	16 029	3 623	33 787	8 900
October	3 965	993	1 896	533	45 084	11 350	50 944	12 875	16 146	3 707	34 799	9 168
November	4 103	1 031	2 041	576	46 511	11 774	52 655	13 381	16 391	3 808	36 264	9 573
December	4 340	1 093	2 199	624	48 260	12 310	54 799	14 027	16 685	3 909	38 114	10 118
2009												
January	4 673	1 175	2 350	670	50 181	12 923	57 204	14 768	16 971	3 999	40 233	10 769
February	5 067	1 268	2 471	708	52 034	13 544	59 571	15 520	17 203	4 072	42 368	11 449
March	5 465	1 361	2 550	734	53 450	14 053	61 464	16 148	17 319	4 110	44 146	12 038
April	5 815	1 442	2 599	750	54 292	14 391	62 706	16 583	17 329	4 117	45 377	12 465
May	6 097	1 508	2 634	760	54 677	14 568	63 408	16 835	17 284	4 104	46 125	12 731
June	6 321	1 561	2 664	767	54 788	14 634	63 774	16 962	17 184	4 072	46 589	12 890
July	6 497	1 604	2 691	772	54 714	14 628	63 902	17 004	17 039	4 025	46 863	12 979
August	6 615	1 633	2 707	775	54 499	14 557	63 820	16 965	16 876	3 968	46 944	12 998

(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)												
2008												
August	-14.1	-13.9	-15.4	-17.2	-10.1	-9.8	-10.6	-10.4	-8.5	-9.4	-11.7	-10.9
September	3.5	2.2	8.4	12.4	1.6	3.2	2.0	3.4	-5.6	-5.3	5.8	7.2
October	2.2	5.3	11.3	12.8	7.7	9.9	7.4	9.7	9.5	12.4	6.4	8.6
November	-11.9	-14.2	2.6	4.6	-2.3	-3.5	-2.9	-4.0	-3.0	-2.8	-2.9	-4.5
December	16.7	17.7	24.2	20.7	12.4	14.0	13.1	14.6	12.6	15.6	13.4	14.2
2009												
January	-15.5	-15.0	-20.7	-21.6	-15.7	-17.7	-15.9	-17.7	-20.8	-23.5	-13.6	-15.3
February	22.4	20.0	20.3	20.6	15.9	17.3	16.6	17.7	10.8	12.6	19.1	19.5
March	30.9	31.2	20.3	23.7	18.7	24.3	19.7	24.8	17.3	20.9	20.7	26.1
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
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2008												
August	-2.8	-3.4	-4.7	-6.4	-0.2	-0.1	-0.5	-0.6	-1.1	0.1	-0.3	-0.9
September	1.4	0.7	6.2	10.1	-1.3	-0.4	-0.8	0.1	-7.5	-6.8	2.5	3.0
October	0.2	2.1	6.2	6.5	2.5	4.5	2.4	4.4	5.3	9.4	1.2	2.5
November	0.3	0.1	8.7	10.9	2.1	1.8	2.2	2.1	1.7	1.4	2.4	2.3
December	9.8	9.0	15.9	11.6	5.8	6.4	6.5	6.8	6.6	10.1	6.5	5.5
2009												
January	5.2	8.0	-1.0	1.3	4.8	4.5	4.5	4.6	-1.1	-3.7	7.2	8.1
February	7.1	4.9	4.2	5.3	2.1	4.1	2.5	4.2	-3.0	-2.1	4.9	6.6
March	14.8	14.1	10.4	11.3	4.0	6.3	5.2	7.2	4.2	5.5	5.6	7.8
April	3.8	2.4	-2.4	-1.5	0.9	2.0	1.0	1.9	-0.3	0.3	1.5	2.5
May	6.1	6.0	1.8	0.5	1.7	1.1	2.2	1.5	0.9	1.1	2.6	1.6
June	2.9	3.3	-0.3	-1.7	0.2	0.6	0.4	0.7	0.1	-0.8	0.6	1.2
July	-1.3	0.1	-0.2	1.8	-2.4	-2.2	-2.2	-1.8	-2.2	-3.2	-2.2	-1.4
August	4.6	2.5	4.9	3.0	-1.5	-2.4	-0.6	-1.7	-5.6	-6.4	1.3	-0.2
TREND (% CHANGE FROM PREVIOUS MONTH)												
2008												
August	-1.9	-1.8	1.5	2.5	-0.4	0.7	-0.5	0.5	-1.7	0.0	0.1	0.7
September	-0.6	-0.4	4.3	4.7	0.9	1.7	0.9	1.7	-0.4	1.4	1.6	1.8
October	1.2	1.5	6.4	6.5	2.2	2.8	2.3	2.8	0.7	2.3	3.0	3.0
November	3.5	3.9	7.6	8.0	3.2	3.7	3.4	3.9	1.5	2.7	4.2	4.4
December	5.8	6.0	7.8	8.3	3.8	4.6	4.1	4.8	1.8	2.7	5.1	5.7
2009												
January	7.7	7.5	6.9	7.5	4.0	5.0	4.4	5.3	1.7	2.3	5.6	6.4
February	8.4	8.0	5.1	5.6	3.7	4.8	4.1	5.1	1.4	1.8	5.3	6.3
March	7.9	7.3	3.2	3.6	2.7	3.8	3.2	4.0	0.7	0.9	4.2	5.1
April	6.4	6.0	1.9	2.2	1.6	2.4	2.0	2.7	0.1	0.2	2.8	3.5
May	4.8	4.6	1.3	1.3	0.7	1.2	1.1	1.5	-0.3	-0.3	1.6	2.1
June	3.7	3.5	1.1	0.9	0.2	0.5	0.6	0.8	-0.6	-0.8	1.0	1.2
July	2.8	2.7	1.0	0.7	-0.1	0.0	0.2	0.2	-0.8	-1.2	0.6	0.7
August	1.8	1.9	0.6	0.3	-0.4	-0.5	-0.1	-0.2	-1.0	-1.4	0.2	0.1

(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										
2008										
August	41 789	10 787	5 871	1 062	47 660	11 849	777	152	2 682	480
September	42 741	11 177	5 870	1 076	48 611	12 253	861	173	2 473	453
October	45 777	12 233	6 423	1 205	52 200	13 438	1 069	214	2 403	420
November	45 026	11 895	5 644	1 006	50 670	12 901	919	183	2 264	374
December	51 250	13 703	6 074	1 076	57 324	14 779	1 099	228	2 367	392
2009										
January	43 415	11 291	4 816	873	48 231	12 165	820	167	1 883	336
February	50 246	13 290	5 995	1 023	56 241	14 312	1 226	250	2 246	344
March	60 297	16 560	7 047	1 298	67 344	17 858	1 478	315	2 710	412
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	59 385	16 297	7 681	1 582	67 066	17 879	1 744	383	2 427	530
August	52 653	14 493	6 855	1 373	59 508	15 866	1 324	274	2 045	427
SEASONALLY ADJUSTED										
2008										
August	43 882	11 307	5 984	1 061	49 867	12 368	840	163	2 652	460
September	43 579	11 327	5 881	1 050	49 460	12 377	897	177	2 460	429
October	44 676	11 793	5 993	1 126	50 668	12 919	959	193	2 312	405
November	45 923	12 123	5 860	1 061	51 783	13 185	923	183	2 380	400
December	49 049	12 977	6 119	1 106	55 168	14 083	1 088	230	2 407	412
2009										
January	51 575	13 587	6 102	1 142	57 677	14 730	1 023	210	2 472	459
February	52 856	14 238	6 290	1 114	59 146	15 352	1 197	250	2 415	391
March	55 709	15 234	6 512	1 220	62 220	16 454	1 332	283	2 498	396
April	56 098	15 504	6 760	1 265	62 857	16 769	1 465	315	2 399	411
May	57 037	15 613	7 174	1 405	64 211	17 018	1 671	352	2 195	418
June	57 433	15 780	7 062	1 363	64 495	17 144	1 695	370	2 103	422
July	56 044	15 444	7 044	1 387	63 088	16 831	1 645	358	2 154	449
August	55 776	15 178	6 943	1 365	62 718	16 543	1 393	293	1 994	410
TREND										
2008										
August	43 364	11 239	6 001	1 078	49 365	12 318	869	168	2 629	451
September	43 908	11 457	5 908	1 066	49 816	12 523	884	174	2 481	428
October	45 051	11 807	5 893	1 069	50 944	12 875	915	183	2 399	416
November	46 727	12 302	5 928	1 079	52 655	13 381	958	195	2 380	412
December	48 786	12 930	6 013	1 096	54 799	14 027	1 019	210	2 396	410
2009										
January	51 042	13 641	6 162	1 127	57 204	14 768	1 107	230	2 426	410
February	53 216	14 350	6 355	1 170	59 571	15 520	1 224	257	2 435	410
March	54 899	14 926	6 565	1 223	61 464	16 148	1 353	287	2 406	412
April	55 947	15 305	6 759	1 277	62 706	16 583	1 469	313	2 341	413
May	56 497	15 510	6 912	1 325	63 408	16 835	1 552	333	2 258	417
June	56 754	15 600	7 019	1 362	63 774	16 962	1 601	344	2 176	421
July	56 813	15 615	7 089	1 389	63 902	17 004	1 621	349	2 100	425
August	56 702	15 558	7 118	1 407	63 820	16 965	1 611	346	2 038	430

(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)

	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)										
2008										
August	-10.2	-9.8	-13.5	-16.9	-10.6	-10.4	-19.6	-18.3	-15.9	-16.6
September	2.3	3.6	0.0	1.3	2.0	3.4	10.8	13.9	-7.8	-5.6
October	7.1	9.4	9.4	11.9	7.4	9.7	24.2	23.8	-2.8	-7.3
November	-1.6	-2.8	-12.1	-16.5	-2.9	-4.0	-14.0	-14.5	-5.8	-11.0
December	13.8	15.2	7.6	7.0	13.1	14.6	19.6	24.5	4.5	4.8
2009										
January	-15.3	-17.6	-20.7	-18.8	-15.9	-17.7	-25.4	-26.7	-20.4	-14.2
February	15.7	17.7	24.5	17.1	16.6	17.7	49.5	50.1	19.3	2.5
March	20.0	24.6	17.5	26.9	19.7	24.8	20.6	25.8	20.7	19.6
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	-15.7	-19.5
SEASONALLY ADJUSTED (% change from previous month)										
2008										
August	0.0	-0.1	-4.1	-5.5	-0.5	-0.6	-6.4	-4.6	-5.9	-5.4
September	-0.7	0.2	-1.7	-1.0	-0.8	0.1	6.9	8.4	-7.3	-6.6
October	2.5	4.1	1.9	7.3	2.4	4.4	6.9	9.3	-6.0	-5.6
November	2.8	2.8	-2.2	-5.7	2.2	2.1	-3.8	-5.4	3.0	-1.3
December	6.8	7.0	4.4	4.2	6.5	6.8	17.9	25.8	1.1	3.0
2009										
January	5.1	4.7	-0.3	3.3	4.5	4.6	-6.0	-8.6	2.7	11.4
February	2.5	4.8	3.1	-2.5	2.5	4.2	17.1	18.8	-2.3	-14.8
March	5.4	7.0	3.5	9.5	5.2	7.2	11.3	13.4	3.4	1.4
April	0.7	1.8	3.8	3.7	1.0	1.9	10.0	11.3	-4.0	3.8
May	1.7	0.7	6.1	11.0	2.2	1.5	14.1	11.6	-8.5	1.7
June	0.7	1.1	-1.6	-3.0	0.4	0.7	1.4	5.2	-4.2	0.8
July	-2.4	-2.1	-0.3	1.7	-2.2	-1.8	-2.9	-3.2	2.4	6.4
August	-0.5	-1.7	-1.4	-1.6	-0.6	-1.7	-15.3	-18.2	-7.4	-8.6
TREND (% change from previous month)										
2008										
August	-0.1	0.9	-3.5	-3.6	-0.5	0.5	-1.6	-0.8	-7.5	-7.7
September	1.3	1.9	-1.5	-1.2	0.9	1.7	1.7	3.2	-5.6	-5.1
October	2.6	3.1	-0.3	0.3	2.3	2.8	3.5	5.3	-3.3	-2.8
November	3.7	4.2	0.6	0.9	3.4	3.9	4.7	6.4	-0.8	-1.2
December	4.4	5.1	1.4	1.7	4.1	4.8	6.4	7.8	0.7	-0.4
2009										
January	4.6	5.5	2.5	2.8	4.4	5.3	8.6	9.8	1.2	0.0
February	4.3	5.2	3.1	3.8	4.1	5.1	10.6	11.8	0.4	0.1
March	3.2	4.0	3.3	4.5	3.2	4.0	10.5	11.5	-1.2	0.3
April	1.9	2.5	3.0	4.5	2.0	2.7	8.5	9.2	-2.7	0.4
May	1.0	1.3	2.3	3.7	1.1	1.5	5.7	6.1	-3.5	0.8
June	0.5	0.6	1.6	2.8	0.6	0.8	3.1	3.4	-3.7	1.1
July	0.1	0.1	1.0	2.0	0.2	0.2	1.3	1.4	-3.5	0.9
August	-0.2	-0.4	0.4	1.3	-0.1	-0.2	-0.6	-0.6	-3.0	1.3

(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)

	<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

2008

August	14 264	11 545	9 311	3 992	6 457	971	332	788	47 660
September	14 468	11 787	10 077	3 982	6 119	951	391	836	48 611
October	14 848	12 810	11 050	4 282	6 666	1 092	475	977	52 200
November	15 525	11 757	10 686	4 491	5 902	1 114	427	768	50 670
December	17 502	13 611	11 452	5 196	6 792	1 246	493	1 032	57 324

2009

January	13 837	11 459	10 261	4 488	5 934	1 098	381	773	48 231
February	17 240	12 411	12 095	5 149	6 503	1 329	468	1 046	56 241
March	20 980	14 948	14 783	5 783	7 536	1 494	577	1 243	67 344
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	13 906	5 642	7 909	1 210	516	1 039	67 066
August	17 987	14 362	12 547	5 146	6 915	1 050	422	1 079	59 508

SEASONALLY ADJUSTED (b)

2008

August	14 903	12 002	9 873	4 198	6 365	1 014	360	827	49 867
September	14 944	11 805	10 141	4 096	6 288	1 001	385	806	49 460
October	14 407	12 187	10 538	4 276	6 607	1 062	457	898	50 668
November	15 673	12 193	10 825	4 525	6 108	1 142	424	779	51 783
December	17 272	12 753	11 365	4 890	6 601	1 194	443	1 020	55 168

2009

January	17 583	13 341	12 103	5 166	6 866	1 261	475	971	57 677
February	18 456	13 615	12 124	5 199	6 938	1 321	482	1 116	59 146
March	19 014	14 307	13 187	5 302	7 141	1 330	515	1 174	62 220
April	19 663	14 499	13 215	5 330	7 364	1 226	529	1 146	62 857
May	19 917	14 838	13 747	5 462	7 383	1 146	499	1 150	64 211
June	19 843	15 012	13 872	5 508	7 601	1 399	508	1 199	64 495
July	19 593	14 915	13 472	5 490	7 241	1 201	523	969	63 088
August	18 817	14 927	13 408	5 554	6 914	1 155	480	1 126	62 718

TREND (b)

2008

August	14 623	11 906	10 046	4 179	6 291	1 005	383	806	49 365
September	14 807	11 935	10 179	4 231	6 329	1 028	394	819	49 816
October	15 241	12 097	10 470	4 368	6 387	1 076	412	849	50 944
November	15 890	12 380	10 884	4 571	6 464	1 139	434	895	52 655
December	16 701	12 767	11 374	4 801	6 586	1 198	455	954	54 799

2009

January	17 585	13 231	11 914	5 021	6 762	1 246	474	1 022	57 204
February	18 433	13 715	12 454	5 196	6 975	1 276	490	1 086	59 571
March	19 072	14 144	12 916	5 310	7 165	1 283	502	1 129	61 464
April	19 438	14 477	13 261	5 378	7 293	1 275	510	1 146	62 706
May	19 609	14 716	13 488	5 429	7 343	1 259	512	1 140	63 408
June	19 664	14 891	13 625	5 478	7 340	1 242	510	1 127	63 774
July	19 631	15 013	13 693	5 519	7 303	1 224	507	1 111	63 902
August	19 505	15 084	13 713	5 554	7 243	1 205	502	1 089	63 820

(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)

	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 (% change from previous month)									
2008									
August	-10.5	-11.6	-12.5	-8.2	-9.2	-4.5	-6.7	-7.8	-10.6
September	1.4	2.1	8.2	-0.3	-5.2	-2.1	17.8	6.1	2.0
October	2.6	8.7	9.7	7.5	8.9	14.8	21.5	16.9	7.4
November	4.6	-8.2	-3.3	4.9	-11.5	2.0	-10.1	-21.4	-2.9
December	12.7	15.8	7.2	15.7	15.1	11.8	15.5	34.4	13.1
2009									
January	-20.9	-15.8	-10.4	-13.6	-12.6	-11.9	-22.7	-25.1	-15.9
February	24.6	8.3	17.9	14.7	9.6	21.0	22.8	35.3	16.6
March	21.7	20.4	22.2	12.3	15.9	12.4	23.3	18.8	19.7
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	0.0	-16.5	-1.2
August	-14.6	-9.0	-9.8	-8.8	-12.6	-13.2	-18.2	3.8	-11.3
SEASONALLY ADJUSTED (% change from previous month)									
2008									
August	-0.3	-1.1	-3.4	-1.5	-2.4	-0.8	-0.9	4.9	-0.5
September	0.3	-1.6	2.7	-2.4	-1.2	-1.4	7.0	-2.5	-0.8
October	-3.6	3.2	3.9	4.4	5.1	6.2	18.8	11.3	2.4
November	8.8	0.0	2.7	5.8	-7.5	7.5	-7.4	-13.3	2.2
December	10.2	4.6	5.0	8.0	8.1	4.6	4.6	30.9	6.5
2009									
January	1.8	4.6	6.5	5.7	4.0	5.6	7.3	-4.8	4.5
February	5.0	2.1	0.2	0.6	1.0	4.7	1.4	15.0	2.5
March	3.0	5.1	8.8	2.0	2.9	0.7	6.8	5.2	5.2
April	3.4	1.3	0.2	0.5	3.1	-7.8	2.7	-2.4	1.0
May	1.3	2.3	4.0	2.5	0.3	-6.6	-5.6	0.4	2.2
June	-0.4	1.2	0.9	0.8	2.9	22.1	1.8	4.2	0.4
July	-1.3	-0.6	-2.9	-0.3	-4.7	-14.2	2.9	-19.1	-2.2
August	-4.0	0.1	-0.5	1.2	-4.5	-3.8	-8.3	16.2	-0.6
TREND (% change from previous month)									
2008									
August	-0.5	-1.1	-0.5	-0.5	0.1	-0.6	0.9	0.4	-0.5
September	1.3	0.2	1.3	1.3	0.6	2.3	3.0	1.7	0.9
October	2.9	1.4	2.9	3.2	0.9	4.6	4.5	3.6	2.3
November	4.3	2.3	3.9	4.6	1.2	5.9	5.3	5.5	3.4
December	5.1	3.1	4.5	5.0	1.9	5.2	5.0	6.5	4.1
2009									
January	5.3	3.6	4.7	4.6	2.7	4.0	4.1	7.2	4.4
February	4.8	3.7	4.5	3.5	3.2	2.4	3.4	6.2	4.1
March	3.5	3.1	3.7	2.2	2.7	0.6	2.5	4.0	3.2
April	1.9	2.4	2.7	1.3	1.8	-0.7	1.5	1.5	2.0
May	0.9	1.7	1.7	1.0	0.7	-1.2	0.4	-0.4	1.1
June	0.3	1.2	1.0	0.9	0.0	-1.4	-0.3	-1.2	0.6
July	-0.2	0.8	0.5	0.8	-0.5	-1.4	-0.7	-1.4	0.2
August	-0.6	0.5	0.1	0.6	-0.8	-1.5	-0.9	-2.0	-0.1

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

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

	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

2008

August	3 875	2 739	2 367	817	1 608	169	79	194	11 849
September	3 894	2 877	2 629	818	1 554	171	96	216	12 253
October	4 084	3 225	2 910	902	1 739	199	126	254	13 438
November	4 256	2 944	2 744	940	1 511	202	110	195	12 901
December	4 809	3 393	3 036	1 116	1 795	224	136	271	14 779

2009

January	3 651	2 842	2 670	955	1 548	206	96	195	12 165
February	4 612	3 022	3 204	1 084	1 760	245	120	266	14 312
March	5 903	3 770	4 074	1 225	2 101	282	164	339	17 858
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

SEASONALLY ADJUSTED (b)

2008

August	4 069	2 833	2 541	860	1 595	177	84	209	12 368
September	3 989	2 886	2 628	838	1 595	180	95	217	12 377
October	3 965	3 045	2 749	888	1 730	194	118	235	12 919
November	4 263	3 027	2 825	945	1 587	209	110	194	13 185
December	4 629	3 159	3 022	1 037	1 766	217	122	258	14 083

2009

January	4 814	3 302	3 166	1 084	1 823	231	124	258	14 730
February	5 159	3 369	3 183	1 114	1 865	240	127	288	15 352
March	5 371	3 648	3 561	1 144	1 970	245	142	301	16 454
April	5 560	3 714	3 636	1 155	2 068	237	151	296	16 769
May	5 617	3 763	3 681	1 180	2 065	226	143	298	17 018
June	5 591	3 816	3 669	1 178	2 182	249	133	308	17 144
July	5 530	3 790	3 573	1 186	2 034	236	140	275	16 831
August	5 351	3 806	3 564	1 206	1 991	228	134	266	16 543

TREND (b)

2008

August	3 951	2 871	2 568	846	1 577	175	94	203	12 318
September	4 009	2 908	2 633	868	1 610	183	99	210	12 523
October	4 129	2 972	2 727	906	1 647	194	105	219	12 875
November	4 315	3 060	2 849	957	1 690	207	113	232	13 381
December	4 562	3 172	2 995	1 013	1 744	219	120	246	14 027

2009

January	4 843	3 304	3 158	1 067	1 814	229	127	263	14 768
February	5 122	3 441	3 322	1 111	1 894	236	133	280	15 520
March	5 341	3 567	3 462	1 140	1 971	239	138	292	16 148
April	5 473	3 669	3 560	1 158	2 029	239	140	298	16 583
May	5 539	3 743	3 618	1 171	2 064	238	141	296	16 835
June	5 562	3 793	3 645	1 183	2 080	237	140	292	16 962
July	5 558	3 827	3 651	1 193	2 083	235	139	287	17 004
August	5 524	3 846	3 643	1 201	2 075	233	137	280	16 965

(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>
2008							
August	8 281	3 568	375	12 224	10 557	1 480	39 754
September	8 874	3 380	462	12 716	10 886	1 805	39 976
October	9 638	3 800	519	13 957	11 430	2 062	40 441
November	9 206	3 695	492	13 393	10 569	2 188	41 077
December	10 510	4 270	496	15 275	12 457	2 207	41 546
2009							
January	8 896	3 268	430	12 594	10 422	1 979	41 412
February	10 632	3 680	533	14 845	10 904	2 118	43 658
March	13 410	4 448	590	18 448	13 623	2 330	46 165
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	46 515

(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
2008							
August	8 818	18.5	250.8	2 203	4.6	206.8	248.6
September	9 372	19.3	260.9	1 513	3.1	207.9	252.1
October	9 910	19.0	264.5	1 487	2.8	213.8	257.4
November	11 775	23.2	269.4	1 233	2.4	217.2	254.6
December	14 420	25.2	269.0	1 101	1.9	217.5	257.8
2009							
January	12 525	26.0	267.7	1 795	3.7	235.8	252.2
February	15 049	26.8	279.0	1 554	2.8	235.5	254.5
March	18 436	27.4	287.0	1 663	2.5	235.3	265.2
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	16 939	25.3	269.8	4 830	7.2	260.4	266.6
August	14 718	24.7	270.8	3 767	6.3	238.5	266.6

(a) Excludes alterations and additions.

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

	<i>Construction of dwellings</i>	<i>Purchase of new dwellings</i>	<i>Purchase of established dwellings(b)</i>	Total	<i>Refinancing of established dwellings</i>	<i>Total excluding refinancing</i>
NUMBER						
New South Wales	1 065	858	16 064	17 987	4 399	13 588
Victoria	2 274	697	11 391	14 362	3 981	10 381
Queensland	1 400	484	10 663	12 547	3 184	9 363
South Australia	496	170	4 480	5 146	1 461	3 685
Western Australia	1 161	277	5 477	6 915	1 948	4 967
Tasmania	134	25	891	1 050	203	847
Northern Territory	33	14	375	422	90	332
Australian Capital Territory	118	73	888	1 079	369	710
Total	6 681	2 598	50 229	59 508	15 635	43 873

VALUE (\$M)						
New South Wales	271	267	4 605	5 143	1 186	3 957
Victoria	506	198	3 017	3 721	900	2 821
Queensland	367	139	2 798	3 304	749	2 555
South Australia	106	37	972	1 115	293	822
Western Australia	314	86	1 601	2 001	444	1 557
Tasmania	23	5	177	206	35	171
Northern Territory	10	7	108	124	25	99
Australian Capital Territory	29	20	204	252	55	198
Total	1 625	759	13 482	15 866	3 686	12 180

AVERAGE LOAN SIZE (\$'000)						
New South Wales	254.6	311.2	286.7	285.9	269.6	291.2
Victoria	222.5	284.4	264.9	259.1	226.0	271.8
Queensland	261.9	288.1	262.4	263.3	235.3	272.9
South Australia	214.2	219.0	216.9	216.7	200.8	223.0
Western Australia	270.6	309.9	292.2	289.3	227.8	313.4
Tasmania	173.5	210.9	199.0	196.0	174.0	201.3
Northern Territory	289.2	477.2	287.0	293.5	273.6	298.9
Australian Capital Territory	242.1	267.2	230.2	234.0	147.8	278.8
Total	243.3	292.2	268.4	266.6	235.8	277.6

(a) Excludes alterations and additions.

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

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

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								
2008								
August	993	430	3 568	6 858	501	4 106	533	16 989
September	1 015	483	3 380	7 376	396	4 218	588	17 454
October	1 069	545	3 800	8 024	422	4 508	496	18 864
November	917	570	3 695	7 719	301	3 935	530	17 667
December	1 080	688	4 270	8 741	482	4 738	446	20 446
2009								
January	918	540	3 268	7 439	253	3 624	284	16 325
February	1 101	650	3 680	8 880	266	4 000	287	18 866
March	1 445	804	4 448	11 161	363	4 805	354	23 381
April	1 403	742	4 094	10 338	291	4 853	548	22 271
May	1 630	793	4 290	11 002	682	5 268	457	24 121
June	1 746	784	4 445	10 966	470	5 791	910	25 113
July	1 793	824	4 248	11 015	291	5 245	685	24 100
August	1 625	759	3 686	9 795	354	4 967	777	21 964
SEASONALLY ADJUSTED								
2008								
August	972	447	3 649	7 301	513	4 237	516	17 633
September	979	492	3 399	7 507	419	4 315	564	17 674
October	999	524	3 718	7 678	411	4 428	503	18 261
November	1 000	581	3 769	7 835	374	4 083	515	18 156
December	1 090	648	4 150	8 195	401	4 703	403	19 590
2009								
January	1 177	657	3 996	8 900	341	4 497	376	19 944
February	1 234	692	3 911	9 515	307	4 410	314	20 384
March	1 409	770	4 126	10 150	345	4 620	407	21 827
April	1 443	758	4 137	10 431	337	4 890	662	22 658
May	1 530	763	4 185	10 541	609	4 944	490	23 061
June	1 581	749	4 153	10 661	422	4 910	631	23 107
July	1 583	762	4 018	10 467	241	4 923	634	22 628
August	1 623	785	3 761	10 374	361	5 108	770	22 782
TREND								
2008								
August	982	478	3 573	7 284	534	4 241	584	17 676
September	978	501	3 623	7 421	480	4 274	552	17 828
October	993	533	3 707	7 642	427	4 320	504	18 126
November	1 031	576	3 808	7 966	381	4 367	453	18 582
December	1 093	624	3 909	8 401	349	4 422	414	19 211
2009								
January	1 175	670	3 999	8 924	344	4 494	398	20 003
February	1 268	708	4 072	9 472	359	4 579	408	20 866
March	1 361	734	4 110	9 943	378	4 675	444	21 645
April	1 442	750	4 117	10 274	395	4 772	500	22 250
May	1 508	760	4 104	10 463	403	4 859	563	22 660
June	1 561	767	4 072	10 562	398	4 939	621	22 920
July	1 604	772	4 025	10 603	385	5 010	671	23 070
August	1 633	775	3 968	10 589	369	5 064	716	23 115

(a) Excludes alterations and additions.

(c) Excludes revolving credit.

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

(d) Includes refinancing (see Glossary).

	<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(b)</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2008							
August	499 586	11 011	23 692	534 289	na	na	na
September	508 370	10 247	23 754	542 371	na	na	na
October	514 969	10 353	23 909	549 231	na	na	na
November	521 672	10 464	24 608	556 744	na	na	na
December	528 489	10 525	24 769	563 783	na	na	na
2009							
January	534 593	10 586	24 899	570 078	na	na	na
February	542 784	10 664	25 212	578 660	na	na	na
March	553 423	10 785	25 445	589 653	na	na	na
April	561 687	10 788	25 612	598 087	na	na	na
May	570 432	10 947	25 891	607 270	na	na	na
June	582 699	10 955	26 148	619 802	na	na	na
July	589 890	11 306	26 381	627 577	na	na	na
August	597 140	11 427	26 684	635 251	na	na	na
INVESTMENT HOUSING							
2008							
August	240 369	3 949	4 478	248 796	na	na	na
September	243 984	3 322	4 417	251 723	na	na	na
October	246 004	3 333	4 469	253 806	na	na	na
November	247 983	3 338	4 054	255 375	na	na	na
December	251 387	3 347	4 090	258 824	na	na	na
2009							
January	252 735	3 378	4 089	260 202	na	na	na
February	254 642	3 402	4 077	262 121	na	na	na
March	256 672	3 415	4 163	264 250	na	na	na
April	258 229	3 476	4 195	265 900	na	na	na
May	260 344	3 515	4 221	268 080	na	na	na
June	262 985	3 439	4 280	270 704	na	na	na
July	265 292	3 527	4 262	273 081	na	na	na
August	267 540	3 563	4 286	275 389	na	na	na
ALL RESIDENTIAL HOUSING							
2008							
August	739 955	14 960	28 170	783 085	na	na	na
September	752 354	13 569	28 171	794 094	163 961	17 899	975 954
October	760 973	13 686	28 378	803 037	na	na	na
November	769 655	13 802	28 662	812 119	na	na	na
December	779 876	13 872	28 859	822 607	155 652	16 818	995 077
2009							
January	787 328	13 964	28 988	830 280	na	na	na
February	797 426	14 066	29 289	840 781	na	na	na
March	810 095	14 200	29 608	853 903	146 818	14 358	1 015 079
April	819 916	14 264	29 807	863 987	na	na	na
May	830 776	14 462	30 112	875 350	na	na	na
June	845 684	14 394	30 428	890 506	137 819	12 875	1 041 200
July	855 182	14 833	30 643	900 658	na	na	na
August	864 680	14 990	30 970	910 640	na	na	na

na not available

(b) Source ABS quarterly collections.

(a) Source APRA.

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.

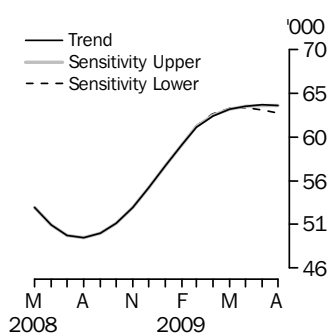
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The September 2009 seasonally adjusted estimate of the number of dwelling commitments is higher than the August 2009 seasonally adjusted estimate by 2.3%.

2 The September 2009 seasonally adjusted estimate of the number of dwelling commitments is lower than the August 2009 seasonally adjusted estimate by 2.3%.

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 2.3% on this month</i>		<i>(2) falls by 2.3% on this month</i>	
	no.	% change	no.	% change	no.	% change
February 2009	59 571	4.1	59 571	4.1	59 571	4.1
March 2009	61 464	3.2	61 526	3.3	61 582	3.4
April 2009	62 706	2.0	62 803	2.1	62 901	2.1
May 2009	63 408	1.1	63 447	1.0	63 495	0.9
June 2009	63 774	0.6	63 712	0.4	63 583	0.1
July 2009	63 902	0.2	63 806	0.1	63 379	-0.3
August 2009	63 820	-0.1	63 816	0.0	63 011	-0.6

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
- 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 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. Percentage changes and averages presented in the commentary and in 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 Securitised* (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</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.
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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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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