

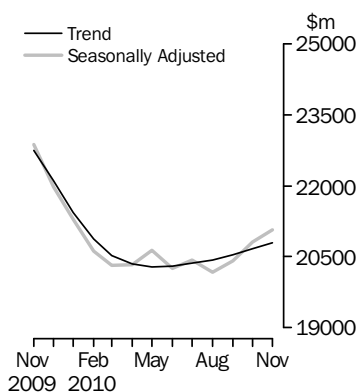
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 12 JAN 2011

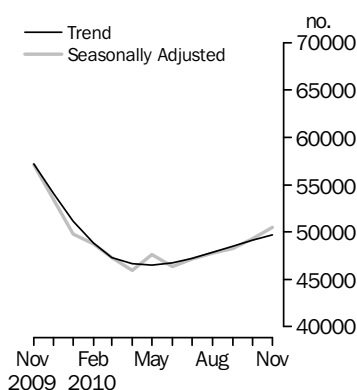
Value of dwelling commitments

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 Joe Whelan on Canberra (02) 6252 5747.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Nov 2010	Oct 2010 to Nov 2010	Nov 2010	Oct 2010 to Nov 2010
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	20 790	0.6	21 065	1.2
Owner occupied housing	14 202	1.1	14 465	2.9
Investment housing - fixed loans ^(c)	6 588	-0.5	6 600	-2.3
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	49 691	1.1	50 526	2.5
Construction of dwellings	4 895	0.7	5 014	2.7
Purchase of new dwellings	2 411	2.3	2 581	9.7
Purchase of established dwellings	42 385	1.1	42 931	2.0

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

NOVEMBER 2010 COMPARED WITH OCTOBER 2010:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 0.6%. Owner occupied housing commitments rose 1.1%, while investment housing commitments fell 0.5%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.2%.

NUMBER OF DWELLING COMMITMENTS

NOVEMBER 2010 COMPARED WITH OCTOBER 2010:

- In trend terms, the number of commitments for owner occupied housing finance rose 1.1%.
- In trend terms, the number of commitments for the purchase of new dwellings rose 2.3%, the number of commitments for the purchase of established dwellings rose 1.1% and the number of commitments for the construction of dwellings rose 0.7%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose from 15.4% in October 2010 to 15.6% in November 2010.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 2010	14 February 2011
January 2011	9 March 2011
February 2011	6 April 2011
March 2011	16 May 2011
April 2011	8 June 2011
May 2011	11 July 2011



REVISIONS

In this issue revisions have been made to the original series as a result of improved reporting of survey and administrative data. These revisions impact on:

- Owner occupied housing for October 2010;
- Investment housing for September 2010 and October 2010; and
- Housing loan outstandings to households for the periods January 2009 to July 2010 and September 2010 to October 2010.

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.

CHANGES IN THIS ISSUE

The seasonally adjusted and trend estimates in this publication have been revised as a result of the annual seasonal reanalysis which reviews the seasonal and trading day factors in more detail than possible in the monthly processing cycle and assesses the appropriateness of any prior corrections.



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

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

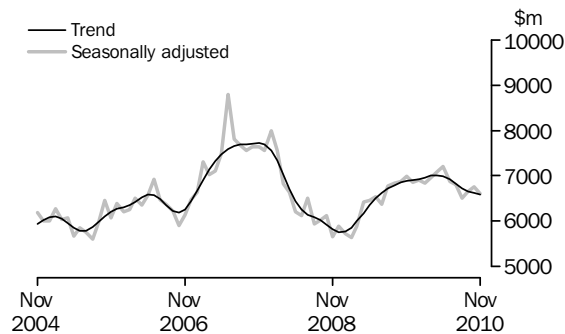
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 0.6% in November 2010 compared with October 2010 and the seasonally adjusted series rose 1.2% in November 2010.

The total value of owner occupied housing commitments (trend) rose 1.1% (up \$154m) in November 2010, following a rise of 1.2% in October 2010. Rises were recorded in commitments for the purchase of established dwellings (up \$109m, 0.9%), the purchase of new dwellings (up \$31m, 4.0%) and the construction of dwellings (up \$15m, 1.1%). The seasonally adjusted series for the value of owner occupied commitments rose 2.9% in November 2010.

The total value of investment housing commitments (trend) fell 0.5% (down \$30m) in November 2010 compared with October 2010, following a fall of 0.7% in October 2010. Falls were recorded in commitments for the purchase of dwellings by individuals for rent or resale (down \$22m, 0.4%) and the purchase of dwellings by others for rent or resale (down \$12m, 1.9%), while commitments for the construction of dwellings for rent or resale rose (up \$5m, 1.0%). The value of investment housing commitments seasonally adjusted fell 2.3% in November 2010.

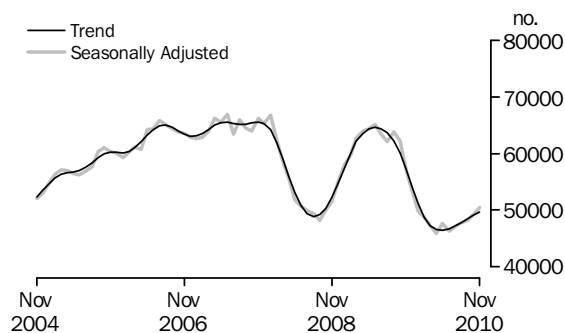
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 541, 1.1%) in November 2010 compared with October 2010. Rises were recorded in commitments for the purchase of established dwellings excluding refinancing (up 271, 1.0%), the refinancing of established dwellings (up 181, 1.2%), the purchase of new dwellings (up 54, 2.3%) and the construction of dwellings (up 34, 0.7%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose 2.5% in November 2010.



SUMMARY OF FINDINGS *continued*

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

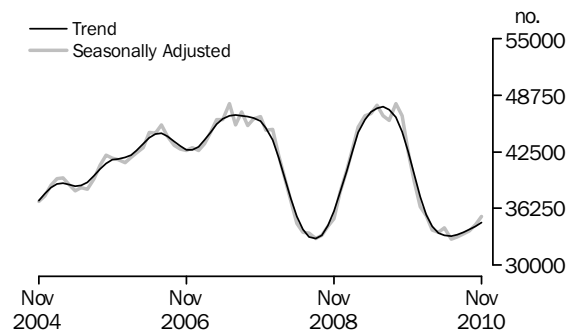
Between October and November 2010, the number of owner occupied housing commitments (trend) increased in New South Wales (up 186, 1.3%), Victoria (up 101, 0.8%), Western Australia (up 73, 1.3%), Queensland (up 61, 0.7%), the Australian Capital Territory (up 20, 2.0%), South Australia (up 15, 0.4%) and Tasmania (up 2, 0.2%). A fall was recorded in the Northern Territory (down 7, 2.0%). The seasonally adjusted estimates rose in all states and territories except Tasmania (down 17, 2.0%).

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 rose from 15.4% in October 2010 to 15.6% in November 2010. Between October and November 2010, the average loan size for first home buyers fell \$4,900 to \$277,900. The average loan size for all owner occupied housing commitments rose \$600 to \$287,300 for the same period. The number of fixed rate loan commitments as a percentage of total owner occupied housing finance commitments was 8.1% in November 2010, the highest percentage since June 2009.

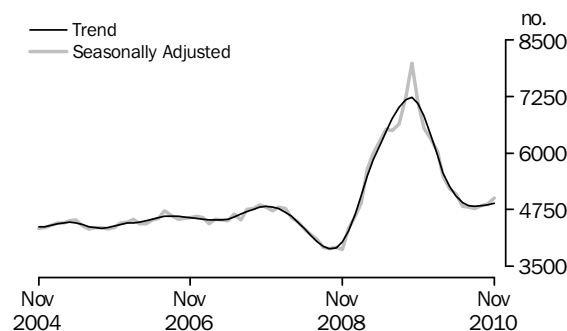
Number of Owner Occupied Dwellings Financed Excluding Refinancing
(Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) rose 1.0% in November 2010 compared with October 2010, following a rise of 1.1% in October 2010. The seasonally adjusted series rose 2.7% in November 2010.



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

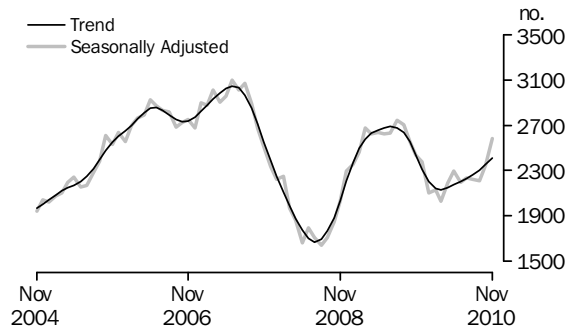
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.7% in November 2010 compared with October 2010, following a rise of 0.5% in October 2010. The seasonally adjusted series rose 2.7% in November 2010.



SUMMARY OF FINDINGS *continued*

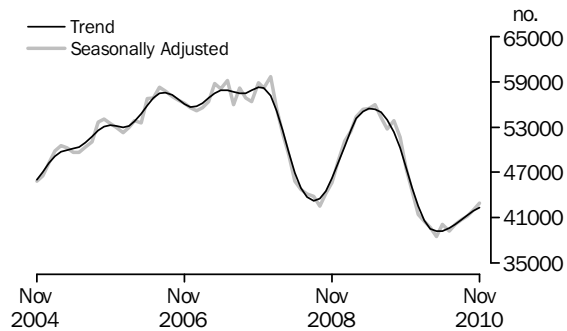
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 2.3% in November 2010 compared with October 2010, following a rise of 2.2% in October 2010. The seasonally adjusted series rose 9.7% in November 2010.



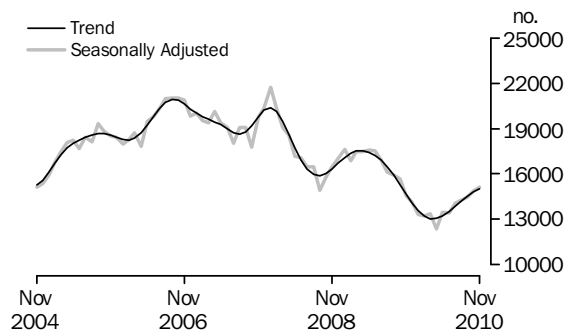
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 1.1% in November 2010 compared with October 2010, following a rise of 1.4% in October 2010. The seasonally adjusted series rose 2.0% in November 2010.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 1.2% in November 2010 compared with October 2010, following a rise of 1.9% in October 2010. The seasonally adjusted series rose 1.9% in November 2010.

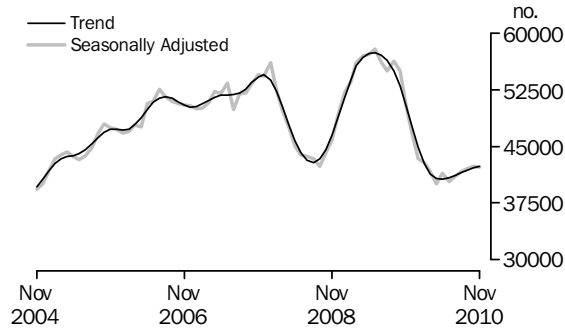


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks (Tables 3 & 4)

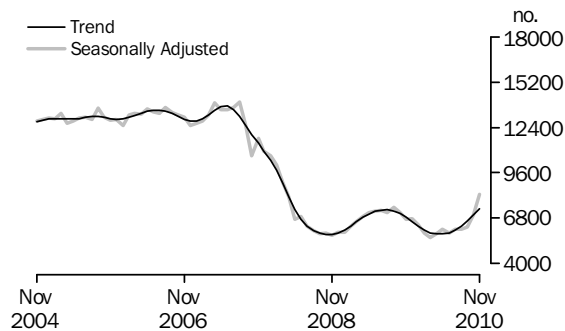
The number of commitments for owner occupied dwellings financed by banks (trend) rose 0.4% in November 2010 compared with October 2010, following a rise of 0.7% in October 2010. The seasonally adjusted series fell 0.2% in November 2010.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 5.1% in November 2010, following a rise of 5.4% in October 2010. The seasonally adjusted series rose 18.4% in November 2010. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 5.4%. The seasonally adjusted series rose 7.2% in November 2010.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of November 2010, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,042,358m, up \$8,004m (0.8%) from the October 2010 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$5,889m (0.8%) to \$726,958m and investment housing loans financed by ADIs rose \$2,115m (0.7%) to \$315,400m.

Bank housing loan outstandings rose \$7,189m (0.7%) during November 2010 to reach a closing balance of \$990,749m. Owner occupied housing loan outstandings of banks rose \$5,015m (0.7%) to \$685,377m and investment housing loan outstandings of banks rose \$2,174m (0.7%) to \$305,372m.

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(c).....		Total excluding refinancing of established dwellings.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2009												
November	7 102	1 755	2 408	731	48 319	13 754	57 829	16 240	14 817	3 542	43 012	12 698
December	6 534	1 730	2 546	827	46 853	13 395	55 933	15 952	15 001	3 519	40 932	12 433
2010												
January	4 793	1 235	1 629	505	33 182	9 524	39 604	11 264	10 377	2 427	29 227	8 837
February	5 484	1 430	1 997	606	38 292	10 619	45 773	12 655	12 436	2 867	33 337	9 788
March	5 917	1 535	2 261	730	44 935	12 786	53 113	15 051	15 139	3 594	37 974	11 457
April	4 904	1 297	2 131	643	37 529	10 901	44 564	12 842	12 004	2 830	32 560	10 011
May	5 365	1 366	2 397	727	41 258	11 809	49 020	13 902	13 745	3 194	35 275	10 708
June	5 243	1 405	2 399	750	40 791	11 745	48 433	13 900	14 112	3 388	34 321	10 512
July	5 074	1 373	2 389	727	40 721	11 894	48 184	13 994	14 263	3 477	33 921	10 516
August	5 075	1 377	2 202	673	40 751	11 766	48 028	13 816	14 498	3 598	33 530	10 218
September	5 041	1 357	2 221	691	41 194	11 766	48 456	13 815	14 543	3 556	33 913	10 258
October	4 803	1 264	2 256	757	40 639	11 654	47 698	13 675	14 231	3 495	33 467	10 180
November	5 290	1 444	2 699	911	45 944	13 141	53 933	15 495	16 176	3 975	37 757	11 520
SEASONALLY ADJUSTED												
2009												
November	7 127	1 795	2 435	731	47 539	13 343	57 101	15 869	14 556	3 499	42 544	12 371
December	6 550	1 696	2 375	757	44 507	12 668	53 432	15 121	14 110	3 356	39 322	11 765
2010												
January	6 302	1 638	2 101	666	41 407	12 080	49 810	14 384	13 325	3 163	36 486	11 221
February	6 019	1 610	2 127	664	40 558	11 509	48 703	13 783	13 242	3 094	35 461	10 689
March	5 487	1 424	2 028	655	39 750	11 278	47 266	13 357	13 386	3 173	33 880	10 184
April	5 205	1 363	2 193	674	38 541	11 218	45 939	13 255	12 352	2 980	33 586	10 275
May	5 114	1 321	2 297	685	40 177	11 416	47 588	13 422	13 482	3 122	34 107	10 300
June	4 827	1 269	2 199	689	39 277	11 415	46 304	13 372	13 430	3 148	32 873	10 224
July	4 815	1 293	2 239	681	40 125	11 633	47 178	13 607	14 077	3 375	33 101	10 233
August	4 774	1 299	2 224	687	40 762	11 673	47 759	13 658	14 280	3 467	33 479	10 192
September	4 838	1 301	2 208	690	41 225	11 762	48 271	13 753	14 457	3 554	33 813	10 199
October	4 881	1 277	2 353	777	42 077	12 008	49 312	14 063	14 856	3 637	34 456	10 425
November	5 014	1 386	2 581	864	42 931	12 215	50 526	14 465	15 144	3 733	35 382	10 732
TREND												
2009												
November	7 098	1 773	2 439	749	47 675	13 328	57 212	15 850	14 677	3 463	42 535	12 387
December	6 802	1 730	2 312	720	44 984	12 737	54 098	15 187	14 096	3 343	40 002	11 845
2010												
January	6 390	1 653	2 206	693	42 549	12 154	51 145	14 500	13 589	3 228	37 556	11 272
February	5 949	1 557	2 145	675	40 687	11 678	48 781	13 910	13 215	3 132	35 566	10 777
March	5 562	1 461	2 132	668	39 592	11 387	47 286	13 516	13 031	3 076	34 255	10 440
April	5 266	1 384	2 151	667	39 201	11 284	46 618	13 335	13 050	3 074	33 568	10 261
May	5 049	1 328	2 178	668	39 257	11 304	46 484	13 299	13 230	3 122	33 254	10 177
June	4 906	1 295	2 206	675	39 625	11 414	46 737	13 383	13 527	3 211	33 211	10 172
July	4 841	1 286	2 232	687	40 156	11 560	47 229	13 533	13 879	3 322	33 350	10 211
August	4 828	1 291	2 262	707	40 751	11 704	47 841	13 702	14 230	3 437	33 610	10 265
September	4 837	1 301	2 305	734	41 352	11 840	48 494	13 875	14 547	3 545	33 947	10 330
October	4 861	1 313	2 357	764	41 933	11 970	49 150	14 047	14 830	3 639	34 320	10 408
November	4 895	1 328	2 411	794	42 385	12 079	49 691	14 202	15 011	3 710	34 680	10 492

(a) Excludes alterations and additions.

(c) Only includes refinancing across lending institutions (see Glossary).

(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(c).....		Total excluding refinancing of established dwellings.....	
	no.	value	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% CHANGE FROM PREVIOUS MONTH)												
2009												
November	-12.7	-10.9	-6.4	-6.1	-7.0	-3.8	-7.7	-4.7	-5.5	-4.1	-8.5	-4.9
December	-8.0	-1.4	5.7	13.1	-3.0	-2.6	-3.3	-1.8	1.2	-0.7	-4.8	-2.1
2010												
January	-26.6	-28.6	-36.0	-38.9	-29.2	-28.9	-29.2	-29.4	-30.8	-31.0	-28.6	-28.9
February	14.4	15.8	22.6	19.9	15.4	11.5	15.6	12.3	19.8	18.2	14.1	10.8
March	7.9	7.3	13.2	20.5	17.3	20.4	16.0	18.9	21.7	25.4	13.9	17.1
April	-17.1	-15.5	-5.7	-11.9	-16.5	-14.7	-16.1	-14.7	-20.7	-21.2	-14.3	-12.6
May	9.4	5.3	12.5	13.1	9.9	8.3	10.0	8.3	14.5	12.8	8.3	7.0
June	-2.3	2.8	0.1	3.1	-1.1	-0.5	-1.2	0.0	2.7	6.1	-2.7	-1.8
July	-3.2	-2.3	-0.4	-3.0	-0.2	1.3	-0.5	0.7	1.1	2.6	-1.2	0.0
August	0.0	0.4	-7.8	-7.4	0.1	-1.1	-0.3	-1.3	1.6	3.5	-1.2	-2.8
September	-0.7	-1.5	0.9	2.6	1.1	0.0	0.9	0.0	0.3	-1.2	1.1	0.4
October	-4.7	-6.9	1.6	9.6	-1.3	-1.0	-1.6	-1.0	-2.1	-1.7	-1.3	-0.8
November	10.1	14.2	19.6	20.2	13.1	12.8	13.1	13.3	13.7	13.7	12.8	13.2
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2009												
November	-10.6	-5.8	-4.9	-3.8	-7.9	-5.1	-8.1	-5.1	-7.0	-4.9	-8.5	-5.2
December	-8.1	-5.5	-2.5	3.6	-6.4	-5.1	-6.4	-4.7	-3.1	-4.1	-7.6	-4.9
2010												
January	-3.8	-3.4	-11.5	-12.1	-7.0	-4.6	-6.8	-4.9	-5.6	-5.8	-7.2	-4.6
February	-4.5	-1.7	1.2	-0.3	-2.1	-4.7	-2.2	-4.2	-0.6	-2.2	-2.8	-4.7
March	-8.8	-11.6	-4.6	-1.3	-2.0	-2.0	-3.0	-3.1	1.1	2.6	-4.5	-4.7
April	-5.1	-4.3	8.1	3.0	-3.0	-0.5	-2.8	-0.8	-7.7	-6.1	-0.9	0.9
May	-1.7	-3.1	4.7	1.5	4.2	1.8	3.6	1.3	9.1	4.8	1.5	0.2
June	-5.6	-4.0	-4.2	0.6	-2.2	0.0	-2.7	-0.4	-0.4	0.8	-3.6	-0.7
July	-0.3	1.9	1.8	-1.1	2.2	1.9	1.9	1.8	4.8	7.2	0.7	0.1
August	-0.8	0.4	-0.7	0.9	1.6	0.3	1.2	0.4	1.4	2.7	1.1	-0.4
September	1.3	0.2	-0.7	0.5	1.1	0.8	1.1	0.7	1.2	2.5	1.0	0.1
October	0.9	-1.8	6.6	12.6	2.1	2.1	2.2	2.3	2.8	2.3	1.9	2.2
November	2.7	8.5	9.7	11.2	2.0	1.7	2.5	2.9	1.9	2.6	2.7	2.9
TREND (% CHANGE FROM PREVIOUS MONTH)												
2009												
November	-1.8	-0.3	-4.6	-3.0	-5.1	-3.7	-4.7	-3.3	-4.0	-3.5	-4.9	-3.2
December	-4.2	-2.4	-5.2	-3.8	-5.6	-4.4	-5.4	-4.2	-4.0	-3.5	-6.0	-4.4
2010												
January	-6.0	-4.5	-4.6	-3.7	-5.4	-4.6	-5.5	-4.5	-3.6	-3.4	-6.1	-4.8
February	-6.9	-5.8	-2.8	-2.6	-4.4	-3.9	-4.6	-4.1	-2.8	-3.0	-5.3	-4.4
March	-6.5	-6.1	-0.6	-1.1	-2.7	-2.5	-3.1	-2.8	-1.4	-1.8	-3.7	-3.1
April	-5.3	-5.3	0.9	-0.1	-1.0	-0.9	-1.4	-1.3	0.1	-0.1	-2.0	-1.7
May	-4.1	-4.1	1.3	0.2	0.1	0.2	-0.3	-0.3	1.4	1.6	-0.9	-0.8
June	-2.8	-2.4	1.3	1.0	0.9	1.0	0.5	0.6	2.2	2.8	-0.1	0.0
July	-1.3	-0.7	1.2	1.9	1.3	1.3	1.1	1.1	2.6	3.5	0.4	0.4
August	-0.3	0.4	1.4	2.8	1.5	1.2	1.3	1.2	2.5	3.5	0.8	0.5
September	0.2	0.7	1.9	3.8	1.5	1.2	1.4	1.3	2.2	3.1	1.0	0.6
October	0.5	0.9	2.2	4.1	1.4	1.1	1.4	1.2	1.9	2.7	1.1	0.8
November	0.7	1.1	2.3	4.0	1.1	0.9	1.1	1.1	1.2	1.9	1.0	0.8

(a) Excludes alterations and additions.

(c) Only includes refinancing across lending institutions (see Glossary)

(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										
November	51 046	14 850	6 783	1 390	57 829	16 240	1 080	245	2 151	484
December	48 801	14 456	7 132	1 496	55 933	15 952	1 057	233	2 143	505
2010										
January	34 553	10 221	5 051	1 043	39 604	11 264	746	170	1 537	339
February	40 178	11 528	5 595	1 127	45 773	12 655	939	202	1 471	319
March	46 846	13 751	6 267	1 300	53 113	15 051	1 227	269	1 621	357
April	39 027	11 697	5 537	1 145	44 564	12 842	1 002	223	1 561	340
May	42 727	12 606	6 293	1 297	49 020	13 902	1 140	261	1 775	372
June	42 186	12 587	6 247	1 313	48 433	13 900	1 068	249	1 914	425
July	42 017	12 695	6 167	1 298	48 184	13 994	1 087	253	1 838	399
August	41 933	12 542	6 095	1 275	48 028	13 816	1 053	240	1 894	416
September	41 964	12 514	6 492	1 300	48 456	13 815	1 171	271	2 054	398
October	40 758	12 206	6 940	1 470	47 698	13 675	1 320	303	2 102	409
November	45 238	13 639	8 695	1 856	53 933	15 495	1 497	356	2 870	558
SEASONALLY ADJUSTED										
2009										
November	50 356	14 471	6 745	1 398	57 101	15 869	1 067	235	2 147	494
December	46 664	13 703	6 768	1 418	53 432	15 121	1 035	232	2 071	503
2010										
January	43 392	13 037	6 419	1 347	49 810	14 384	1 005	224	1 968	458
February	42 809	12 541	5 894	1 242	48 703	13 783	954	211	1 571	363
March	41 656	12 181	5 609	1 176	47 266	13 357	1 019	228	1 481	346
April	40 087	12 034	5 852	1 220	45 939	13 255	1 130	247	1 546	352
May	41 456	12 189	6 132	1 233	47 588	13 422	1 070	240	1 865	379
June	40 391	12 163	5 913	1 209	46 304	13 372	1 005	240	1 721	372
July	41 067	12 362	6 111	1 245	47 178	13 607	1 080	249	1 789	367
August	41 661	12 381	6 098	1 277	47 759	13 658	1 095	255	1 868	378
September	42 012	12 525	6 259	1 228	48 271	13 753	1 154	271	1 942	355
October	42 326	12 572	6 985	1 491	49 312	14 063	1 319	295	2 182	425
November	42 256	12 636	8 270	1 829	50 526	14 465	1 414	325	2 785	551
TREND										
2009										
November	50 327	14 437	6 885	1 413	57 212	15 850	1 097	235	2 173	487
December	47 499	13 817	6 598	1 371	54 098	15 187	1 030	224	2 031	468
2010										
January	44 841	13 179	6 304	1 321	51 145	14 500	1 003	221	1 865	437
February	42 720	12 638	6 061	1 272	48 781	13 910	1 004	223	1 721	403
March	41 377	12 282	5 909	1 234	47 286	13 516	1 020	228	1 634	376
April	40 772	12 124	5 846	1 211	46 618	13 335	1 035	233	1 616	361
May	40 652	12 105	5 832	1 195	46 484	13 299	1 044	237	1 641	354
June	40 830	12 181	5 907	1 203	46 737	13 383	1 060	244	1 708	357
July	41 149	12 293	6 081	1 240	47 229	13 533	1 089	252	1 812	368
August	41 509	12 399	6 332	1 303	47 841	13 702	1 135	263	1 936	385
September	41 841	12 488	6 653	1 387	48 494	13 875	1 197	277	2 082	408
October	42 136	12 565	7 014	1 483	49 150	14 047	1 263	291	2 242	435
November	42 318	12 621	7 373	1 581	49 691	14 202	1 330	304	2 391	462

(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										
November	-7.7	-4.9	-8.0	-2.7	-7.7	-4.7	-7.7	3.3	-9.9	-1.1
December	-4.4	-2.7	5.1	7.6	-3.3	-1.8	-2.1	-5.0	-0.4	4.4
2010										
January	-29.2	-29.3	-29.2	-30.3	-29.2	-29.4	-29.4	-27.2	-28.3	-32.9
February	16.3	12.8	10.8	8.0	15.6	12.3	25.9	19.2	-4.3	-6.0
March	16.6	19.3	12.0	15.4	16.0	18.9	30.7	32.9	10.2	12.0
April	-16.7	-14.9	-11.6	-11.9	-16.1	-14.7	-18.3	-17.0	-3.7	-4.8
May	9.5	7.8	13.7	13.3	10.0	8.3	13.8	17.3	13.7	9.5
June	-1.3	-0.1	-0.7	1.2	-1.2	0.0	-6.3	-4.8	7.8	14.1
July	-0.4	0.9	-1.3	-1.1	-0.5	0.7	1.8	1.7	-4.0	-6.0
August	-0.2	-1.2	-1.2	-1.8	-0.3	-1.3	-3.1	-5.2	3.0	4.1
September	0.1	-0.2	6.5	2.0	0.9	0.0	11.2	12.9	8.4	-4.4
October	-2.9	-2.5	6.9	13.0	-1.6	-1.0	12.7	11.7	2.3	2.9
November	11.0	11.7	25.3	26.3	13.1	13.3	13.4	17.7	36.5	36.2
SEASONALLY ADJUSTED (% change from previous month)										
2009										
November	-8.4	-5.4	-5.8	-1.8	-8.1	-5.1	-5.2	4.1	-12.4	-1.2
December	-7.3	-5.3	0.3	1.4	-6.4	-4.7	-2.9	-1.3	-3.5	1.8
2010										
January	-7.0	-4.9	-5.2	-5.0	-6.8	-4.9	-2.9	-3.2	-5.0	-9.1
February	-1.3	-3.8	-8.2	-7.8	-2.2	-4.2	-5.1	-6.2	-20.2	-20.6
March	-2.7	-2.9	-4.8	-5.3	-3.0	-3.1	6.8	8.2	-5.7	-4.8
April	-3.8	-1.2	4.3	3.8	-2.8	-0.8	10.9	8.5	4.4	1.7
May	3.4	1.3	4.8	1.1	3.6	1.3	-5.3	-2.8	20.6	7.8
June	-2.6	-0.2	-3.6	-1.9	-2.7	-0.4	-6.1	0.1	-7.7	-1.8
July	1.7	1.6	3.4	3.0	1.9	1.8	7.5	3.7	3.9	-1.4
August	1.4	0.2	-0.2	2.6	1.2	0.4	1.4	2.5	4.4	3.1
September	0.8	1.2	2.6	-3.8	1.1	0.7	5.3	6.1	4.0	-6.1
October	0.7	0.4	11.6	21.4	2.2	2.3	14.3	8.7	12.4	19.6
November	-0.2	0.5	18.4	22.7	2.5	2.9	7.2	10.2	27.6	29.7
TREND (% change from previous month)										
2009										
November	-4.9	-3.4	-3.2	-2.0	-4.7	-3.3	-9.0	-8.3	-3.5	-0.5
December	-5.6	-4.3	-4.2	-3.0	-5.4	-4.2	-6.2	-4.9	-6.5	-3.9
2010										
January	-5.6	-4.6	-4.5	-3.7	-5.5	-4.5	-2.6	-1.2	-8.2	-6.6
February	-4.7	-4.1	-3.9	-3.7	-4.6	-4.1	0.1	1.0	-7.7	-7.8
March	-3.1	-2.8	-2.5	-2.9	-3.1	-2.8	1.5	2.1	-5.0	-6.8
April	-1.5	-1.3	-1.1	-1.9	-1.4	-1.3	1.5	2.2	-1.1	-4.1
May	-0.3	-0.2	-0.2	-1.3	-0.3	-0.3	0.9	1.9	1.6	-1.9
June	0.4	0.6	1.3	0.6	0.5	0.6	1.5	2.7	4.1	0.9
July	0.8	0.9	2.9	3.1	1.1	1.1	2.8	3.5	6.1	3.2
August	0.9	0.9	4.1	5.1	1.3	1.2	4.2	4.3	6.9	4.5
September	0.8	0.7	5.1	6.5	1.4	1.3	5.4	5.1	7.5	5.8
October	0.7	0.6	5.4	6.9	1.4	1.2	5.5	5.1	7.7	6.6
November	0.4	0.4	5.1	6.6	1.1	1.1	5.4	4.8	6.7	6.4

(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
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2009									
November	17 259	14 050	11 811	4 726	7 374	1 054	440	1 115	57 829
December	16 003	14 504	11 046	4 662	7 135	1 069	429	1 085	55 933
2010									
January	10 870	10 385	7 999	3 288	5 202	779	333	748	39 604
February	12 826	11 924	9 350	3 604	5 907	855	402	905	45 773
March	15 701	13 330	11 111	4 134	6 357	987	445	1 048	53 113
April	13 178	11 851	8 617	3 511	5 307	891	344	865	44 564
May	14 850	13 181	9 313	3 879	5 597	921	367	912	49 020
June	14 305	13 331	9 282	3 729	5 619	865	350	952	48 433
July	14 595	13 222	9 217	3 726	5 334	842	298	950	48 184
August	14 470	13 248	8 948	3 715	5 506	872	340	929	48 028
September	14 600	12 968	9 256	3 741	5 666	872	387	966	48 456
October	14 108	13 165	9 243	3 512	5 509	873	293	995	47 698
November	16 507	14 371	10 324	4 182	6 146	921	341	1 141	53 933
SEASONALLY ADJUSTED (b)									
2009									
November	16 649	14 086	11 541	4 576	7 128	1 056	427	1 073	57 101
December	15 664	13 371	10 856	4 311	6 871	1 007	397	1 044	53 432
2010									
January	14 564	12 813	9 905	4 027	6 106	915	423	985	49 810
February	13 889	12 964	9 551	3 715	6 266	871	410	971	48 703
March	13 542	12 508	9 388	3 633	5 837	851	379	921	47 266
April	13 476	12 262	9 079	3 668	5 693	896	349	921	45 939
May	14 092	12 682	9 396	3 851	5 522	895	362	905	47 588
June	13 582	12 710	9 020	3 645	5 379	862	341	899	46 304
July	14 157	12 874	9 226	3 698	5 322	884	320	937	47 178
August	14 387	13 106	9 108	3 721	5 347	882	362	922	47 759
September	14 581	13 016	9 113	3 773	5 622	899	377	950	48 271
October	14 772	13 265	9 399	3 752	5 608	897	297	990	49 312
November	15 257	13 559	9 552	3 837	5 733	880	319	1 027	50 526
TREND (b)									
2009									
November	16 824	14 113	11 668	4 666	7 135	1 080	449	1 061	57 212
December	15 762	13 592	10 903	4 332	6 831	1 011	430	1 034	54 098
2010									
January	14 805	13 108	10 210	4 039	6 484	949	412	999	51 145
February	14 086	12 742	9 677	3 830	6 142	899	394	964	48 781
March	13 685	12 546	9 348	3 713	5 855	872	376	937	47 286
April	13 579	12 509	9 190	3 671	5 651	866	364	918	46 618
May	13 650	12 567	9 127	3 671	5 507	872	355	908	46 484
June	13 848	12 690	9 123	3 693	5 429	879	348	910	46 737
July	14 098	12 844	9 147	3 718	5 413	884	345	922	47 229
August	14 349	13 005	9 188	3 735	5 449	886	342	939	47 841
September	14 592	13 153	9 246	3 752	5 509	888	338	959	48 494
October	14 822	13 289	9 318	3 770	5 577	889	332	980	49 150
November	15 008	13 390	9 379	3 785	5 650	891	325	1 000	49 691

(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									
November	-4.9	-9.9	-10.6	-5.3	-5.6	-16.4	-16.7	-0.8	-7.7
December	-7.3	3.2	-6.5	-1.4	-3.2	1.4	-2.5	-2.7	-3.3
2010									
January	-32.1	-28.4	-27.6	-29.5	-27.1	-27.1	-22.4	-31.1	-29.2
February	18.0	14.8	16.9	9.6	13.6	9.8	20.7	21.0	15.6
March	22.4	11.8	18.8	14.7	7.6	15.4	10.7	15.8	16.0
April	-16.1	-11.1	-22.4	-15.1	-16.5	-9.7	-22.7	-17.5	-16.1
May	12.7	11.2	8.1	10.5	5.5	3.4	6.7	5.4	10.0
June	-3.7	1.1	-0.3	-3.9	0.4	-6.1	-4.6	4.4	-1.2
July	2.0	-0.8	-0.7	-0.1	-5.1	-2.7	-14.9	-0.2	-0.5
August	-0.9	0.2	-2.9	-0.3	3.2	3.6	14.1	-2.2	-0.3
September	0.9	-2.1	3.4	0.7	2.9	0.0	13.8	4.0	0.9
October	-3.4	1.5	-0.1	-6.1	-2.8	0.1	-24.3	3.0	-1.6
November	17.0	9.2	11.7	19.1	11.6	5.5	16.4	14.7	13.1
SEASONALLY ADJUSTED (% change from previous month)									
2009									
November	-8.4	-5.3	-10.0	-9.8	-8.7	-17.2	-18.7	-0.3	-8.1
December	-5.9	-5.1	-5.9	-5.8	-3.6	-4.7	-7.1	-2.7	-6.4
2010									
January	-7.0	-4.2	-8.8	-6.6	-11.1	-9.1	6.6	-5.6	-6.8
February	-4.6	1.2	-3.6	-7.7	2.6	-4.8	-3.2	-1.5	-2.2
March	-2.5	-3.5	-1.7	-2.2	-6.9	-2.3	-7.6	-5.1	-3.0
April	-0.5	-2.0	-3.3	1.0	-2.5	5.2	-7.8	0.0	-2.8
May	4.6	3.4	3.5	5.0	-3.0	-0.1	3.8	-1.8	3.6
June	-3.6	0.2	-4.0	-5.3	-2.6	-3.6	-5.8	-0.7	-2.7
July	4.2	1.3	2.3	1.5	-1.1	2.5	-6.2	4.3	1.9
August	1.6	1.8	-1.3	0.6	0.5	-0.2	12.9	-1.7	1.2
September	1.4	-0.7	0.1	1.4	5.1	1.9	4.2	3.0	1.1
October	1.3	1.9	3.1	-0.6	-0.2	-0.2	-21.1	4.3	2.2
November	3.3	2.2	1.6	2.3	2.2	-2.0	7.4	3.7	2.5
TREND (% change from previous month)									
2009									
November	-5.7	-3.2	-6.0	-6.5	-3.1	-5.6	-3.8	-1.8	-4.7
December	-6.3	-3.7	-6.6	-7.2	-4.3	-6.3	-4.2	-2.6	-5.4
2010									
January	-6.1	-3.6	-6.4	-6.8	-5.1	-6.1	-4.2	-3.4	-5.5
February	-4.9	-2.8	-5.2	-5.2	-5.3	-5.3	-4.4	-3.6	-4.6
March	-2.9	-1.5	-3.4	-3.0	-4.7	-3.1	-4.4	-2.8	-3.1
April	-0.8	-0.3	-1.7	-1.1	-3.5	-0.7	-3.4	-2.0	-1.4
May	0.5	0.5	-0.7	0.0	-2.5	0.6	-2.5	-1.1	-0.3
June	1.4	1.0	-0.1	0.6	-1.4	0.8	-1.9	0.2	0.5
July	1.8	1.2	0.3	0.7	-0.3	0.6	-0.9	1.3	1.1
August	1.8	1.3	0.4	0.5	0.6	0.3	-0.8	1.9	1.3
September	1.7	1.1	0.6	0.4	1.1	0.2	-1.3	2.1	1.4
October	1.6	1.0	0.8	0.5	1.2	0.1	-1.7	2.1	1.4
November	1.3	0.8	0.7	0.4	1.3	0.2	-2.0	2.0	1.1

(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									
November	5 293	3 832	3 292	1 015	2 173	206	127	302	16 240
December	5 016	4 051	3 136	1 031	2 068	207	130	311	15 952
2010									
January	3 292	2 976	2 259	735	1 553	162	83	204	11 264
February	3 739	3 249	2 634	778	1 717	169	118	250	12 655
March	4 780	3 740	3 136	942	1 852	191	125	284	15 051
April	4 184	3 342	2 449	806	1 549	173	101	239	12 842
May	4 614	3 726	2 562	882	1 587	177	108	246	13 902
June	4 495	3 872	2 593	827	1 611	164	93	245	13 900
July	4 597	3 921	2 583	861	1 525	160	80	267	13 994
August	4 451	3 912	2 515	850	1 573	170	93	253	13 816
September	4 546	3 698	2 589	836	1 602	164	115	265	13 815
October	4 443	3 816	2 554	806	1 539	165	83	269	13 675
November	5 242	4 106	2 850	976	1 738	171	104	308	15 495
SEASONALLY ADJUSTED (b)									
2009									
November	5 034	3 815	3 226	984	2 125	208	121	289	15 869
December	4 782	3 702	3 029	945	1 993	199	117	283	15 121
2010									
January	4 542	3 643	2 831	881	1 874	184	112	277	14 384
February	4 253	3 597	2 703	812	1 817	169	123	268	13 783
March	4 183	3 537	2 660	832	1 689	163	104	245	13 357
April	4 222	3 531	2 551	840	1 659	170	101	246	13 255
May	4 311	3 603	2 593	870	1 567	173	106	246	13 422
June	4 268	3 675	2 540	819	1 542	168	94	238	13 372
July	4 419	3 774	2 584	850	1 491	170	84	263	13 607
August	4 425	3 835	2 551	851	1 518	176	97	262	13 658
September	4 554	3 687	2 558	854	1 587	172	112	266	13 753
October	4 612	3 835	2 578	859	1 568	169	85	266	14 063
November	4 760	3 880	2 634	901	1 630	164	96	277	14 465
TREND (b)									
2009									
November	5 056	3 818	3 207	1 001	2 089	211	126	290	15 850
December	4 800	3 739	3 040	939	2 011	198	122	283	15 187
2010									
January	4 552	3 655	2 877	887	1 913	185	117	274	14 500
February	4 358	3 588	2 740	853	1 807	175	112	263	13 910
March	4 246	3 562	2 645	835	1 711	169	108	253	13 516
April	4 216	3 576	2 589	831	1 635	167	103	248	13 335
May	4 239	3 615	2 561	834	1 577	168	100	246	13 299
June	4 303	3 667	2 554	840	1 544	170	97	249	13 383
July	4 384	3 719	2 557	846	1 533	171	96	254	13 533
August	4 464	3 763	2 564	852	1 539	171	96	260	13 702
September	4 543	3 798	2 573	859	1 553	170	96	265	13 875
October	4 618	3 827	2 585	868	1 571	169	95	270	14 047
November	4 683	3 848	2 594	876	1 593	168	95	274	14 202

(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(b)</i>	<i>Alterations and additions</i>	Total	<i>Commitments advanced during month</i>	<i>Commitments cancelled during month(c)</i>	<i>Commitments not advanced at end of month(c)</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2009							
November	12 698	3 542	469	16 709	14 473	1 838	47 377
December	12 433	3 519	433	16 385	15 971	1 096	47 624
2010							
January	8 837	2 427	317	11 581	11 682	821	46 707
February	9 788	2 867	407	13 062	11 537	926	47 307
March	11 457	3 594	467	15 518	13 636	1 082	48 109
April	10 011	2 830	397	13 238	13 384	1 047	46 917
May	10 708	3 194	422	14 324	13 008	1 092	47 142
June	10 512	3 388	403	14 302	13 582	1 109	46 753
July	10 516	3 477	377	14 371	12 909	1 015	47 200
August	10 218	3 598	373	14 189	12 763	1 080	47 203
September	10 258	3 556	401	14 216	12 801	1 070	47 549
October	10 180	3 495	416	14 091	12 492	1 014	48 135
November	11 520	3 975	424	15 920	14 008	1 171	48 876

(a) Excludes alterations and additions.

(b) Only includes refinancing across lending institutions (see Glossary)

(c) These figures sometimes reflect a rebasing of the data by one or more lenders, without adjustment to earlier periods' commitments advanced or cancelled.

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							
November	13 079	22.6	283.9	2 029	3.5	221.2	280.8
December	12 025	21.5	289.7	1 748	3.1	221.7	285.2
2010							
January	8 309	21.0	282.5	1 042	2.6	214.3	284.4
February	8 504	18.6	281.6	1 010	2.2	213.5	276.5
March	8 708	16.4	284.5	1 174	2.2	227.7	283.4
April	7 532	16.9	289.6	1 095	2.5	223.3	288.2
May	8 098	16.5	286.6	1 779	3.6	235.2	283.6
June	7 853	16.2	283.8	1 694	3.5	248.7	287.0
July	7 655	15.9	286.5	1 728	3.6	259.7	290.4
August	7 460	15.5	283.2	1 632	3.4	246.7	287.7
September	7 708	15.9	279.6	2 154	4.4	264.2	285.1
October	7 353	15.4	282.8	3 273	6.9	288.0	286.7
November	8 435	15.6	277.9	4 359	8.1	289.6	287.3

(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(c)</i>	<i>Total excluding refinancing</i>
NUMBER						
New South Wales	962	847	14 698	16 507	4 531	11 976
Victoria	1 756	1 103	11 512	14 371	4 665	9 706
Queensland	981	307	9 036	10 324	3 192	7 132
South Australia	338	118	3 726	4 182	1 156	3 026
Western Australia	1 004	235	4 907	6 146	1 976	4 170
Tasmania	112	8	801	921	292	629
Northern Territory	26	9	306	341	88	253
Australian Capital Territory	111	72	958	1 141	276	865
Total	5 290	2 699	45 944	53 933	16 176	37 757

	VALUE (\$M)					
New South Wales	291	325	4 627	5 242	1 278	3 964
Victoria	467	334	3 305	4 106	1 100	3 006
Queensland	278	103	2 470	2 850	795	2 055
South Australia	91	30	856	976	216	760
Western Australia	262	91	1 385	1 738	470	1 268
Tasmania	18	2	151	171	35	136
Northern Territory	10	4	90	104	25	80
Australian Capital Territory	28	21	259	308	58	251
Total	1 444	911	13 141	15 495	3 975	11 520

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	302.0	383.2	314.8	317.5	282.0	331.0
Victoria	265.8	303.0	287.1	285.7	235.7	309.7
Queensland	283.1	335.4	273.3	276.1	249.1	288.2
South Australia	269.2	252.7	229.6	233.5	186.9	251.2
Western Australia	260.9	387.5	282.3	282.8	237.7	304.2
Tasmania	163.7	251.9	187.9	185.5	119.5	216.2
Northern Territory	374.5	499.3	293.5	305.1	278.6	314.3
Australian Capital Territory	252.1	297.2	270.3	270.3	209.2	289.7
Total	272.9	337.4	286.0	287.3	245.8	305.1

(a) Excludes alterations and additions.

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

(c) Only includes refinancing across lending institutions (see Glossary)

Month	OWNER OCCUPATION (SECURED FINANCE)				INVESTMENT HOUSING (b)			TOTAL
	Construction of dwellings	Purchase of new dwellings	Refinancing of established dwellings (c)	Purchase of other established dwellings	Construction of dwellings for rent or resale	Purchase of dwellings by individuals for rent or resale (d)	Purchase of dwellings by others for rent or resale	All dwelling finance
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL								
2009								
November	1 755	731	3 542	10 212	305	6 133	623	23 301
December	1 730	827	3 519	9 876	395	5 936	736	23 020
2010								
January	1 235	505	2 427	7 097	298	4 543	449	16 555
February	1 430	606	2 867	7 752	323	5 163	503	18 644
March	1 535	730	3 594	9 193	423	6 340	696	22 510
April	1 297	643	2 830	8 071	368	5 709	632	19 551
May	1 366	727	3 194	8 615	701	6 298	781	21 683
June	1 405	750	3 388	8 357	412	6 981	945	22 238
July	1 373	727	3 477	8 417	506	5 849	589	20 937
August	1 377	673	3 598	8 168	472	5 364	754	20 406
September	1 357	691	3 556	8 210	508	5 501	639	20 462
October	1 264	757	3 495	8 159	432	5 291	714	20 114
November	1 444	911	3 975	9 165	390	5 963	558	22 407
SEASONALLY ADJUSTED								
2009								
November	1 795	731	3 499	9 844	401	5 984	612	22 866
December	1 696	757	3 356	9 312	348	5 813	699	21 980
2010								
January	1 638	666	3 163	8 917	409	5 867	624	21 283
February	1 610	664	3 094	8 415	399	5 813	632	20 627
March	1 424	655	3 173	8 105	402	5 811	744	20 313
April	1 363	674	2 980	8 238	443	5 914	727	20 339
May	1 321	685	3 122	8 294	551	5 899	765	20 637
June	1 269	689	3 148	8 267	344	5 910	626	20 252
July	1 293	681	3 375	8 259	431	5 772	611	20 422
August	1 299	687	3 467	8 206	503	5 330	680	20 172
September	1 301	690	3 554	8 207	466	5 554	637	20 410
October	1 277	777	3 637	8 371	438	5 609	707	20 817
November	1 386	864	3 733	8 482	494	5 562	544	21 065
TREND								
2009								
November	1 773	749	3 463	9 865	382	5 893	620	22 746
December	1 730	720	3 343	9 394	390	5 885	637	22 099
2010								
January	1 653	693	3 228	8 925	398	5 867	663	21 428
February	1 557	675	3 132	8 545	407	5 866	687	20 870
March	1 461	668	3 076	8 311	421	5 877	703	20 517
April	1 384	667	3 074	8 210	435	5 876	704	20 349
May	1 328	668	3 122	8 181	444	5 846	698	20 286
June	1 295	675	3 211	8 202	448	5 784	685	20 300
July	1 286	687	3 322	8 237	451	5 702	668	20 354
August	1 291	707	3 437	8 266	455	5 624	652	20 432
September	1 301	734	3 545	8 296	460	5 563	640	20 538
October	1 313	764	3 639	8 331	467	5 523	628	20 665
November	1 328	794	3 710	8 370	471	5 500	616	20 790

(a) Excludes alterations and additions.

(c) Only includes refinancing across lending institutions (see Glossary).

(b) Excludes revolving credit.

(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							
November	621 162	11 691	27 561	660 414	na	na	na
December	628 920	11 744	27 914	668 578	na	na	na
2010							
January	633 265	11 838	28 066	673 169	na	na	na
February	639 238	11 890	27 204	678 332	na	na	na
March	645 494	11 852	27 309	684 655	na	na	na
April	650 741	11 932	27 615	690 288	na	na	na
May	657 373	12 052	27 711	697 136	na	na	na
June	663 829	12 165	27 580	703 574	na	na	na
July	668 050	12 274	27 605	707 929	na	na	na
August	672 701	12 307	27 487	712 495	na	na	na
September	675 504	12 597	27 757	715 858	na	na	na
October	680 362	12 692	28 015	721 069	na	na	na
November	685 377	12 820	28 761	726 958	na	na	na
INVESTMENT HOUSING							
2009							
November	274 628	3 613	4 484	282 725	na	na	na
December	277 456	3 623	4 528	285 607	na	na	na
2010							
January	279 395	3 629	4 601	287 625	na	na	na
February	281 975	3 655	5 597	291 227	na	na	na
March	285 196	3 616	5 651	294 463	na	na	na
April	288 152	3 655	5 634	297 441	na	na	na
May	291 403	3 691	5 766	300 860	na	na	na
June	295 277	3 715	5 970	304 962	na	na	na
July	296 957	3 750	6 183	306 890	na	na	na
August	299 513	3 785	6 303	309 601	na	na	na
September	301 232	3 870	6 144	311 246	na	na	na
October	303 198	3 887	6 200	313 285	na	na	na
November	305 372	3 920	6 108	315 400	na	na	na
ALL RESIDENTIAL HOUSING							
2009							
November	895 790	15 304	32 045	943 139	na	na	na
December	906 376	15 367	32 442	954 185	119 997	13 904	1 088 086
2010							
January	912 660	15 467	32 667	960 794	na	na	na
February	921 213	15 545	32 801	969 559	na	na	na
March	930 690	15 468	32 960	979 118	117 525	13 719	1 110 362
April	938 893	15 587	33 249	987 729	na	na	na
May	948 776	15 743	33 477	997 996	na	na	na
June	959 106	15 880	33 550	1 008 536	112 325	13 516	1 134 377
July	965 007	16 024	33 788	1 014 819	na	na	na
August	972 214	16 092	33 790	1 022 096	na	na	na
September	976 736	16 467	33 901	1 027 104	108 990	13 790	1 149 884
October	983 560	16 579	34 215	1 034 354	na	na	na
November	990 749	16 740	34 869	1 042 358	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.

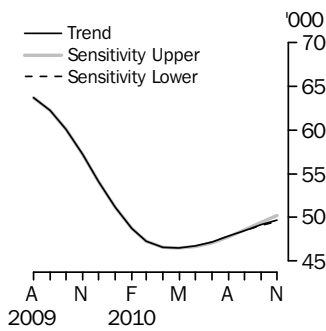
The graph below presents the effect of two possible scenarios on the trend estimates:

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

2 The December 2010 seasonally adjusted estimate of the number of dwelling commitments is lower than the November 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.	%
May 2010	46 484	-0.3	46 484	-0.3	46 484	-0.3
June 2010	46 737	0.5	46 662	0.4	46 707	0.5
July 2010	47 229	1.1	47 127	1.0	47 206	1.1
August 2010	47 841	1.3	47 798	1.4	47 838	1.3
September 2010	48 494	1.4	48 585	1.6	48 481	1.3
October 2010	49 150	1.4	49 413	1.7	49 068	1.2
November 2010	49 691	1.1	50 210	1.6	49 562	1.0

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 in seasonally adjusted and trend series are therefore unlikely to equal the corresponding Australian totals. 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 lending finance collections use an individual ARIMA model for 79% 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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