

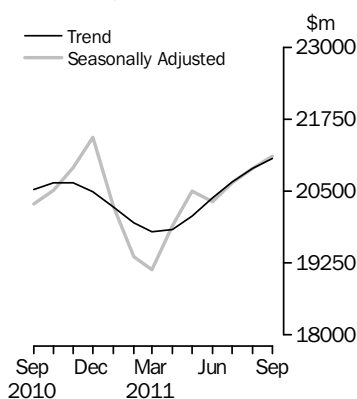
HOUSING FINANCE

AUSTRALIA

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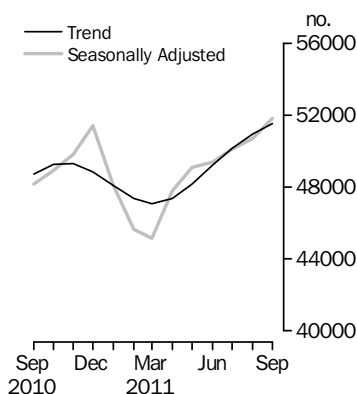
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Andriy Opryshko on Canberra (02) 6252 5223.

KEY FIGURES

	<i>Trend estimates</i>		<i>Seasonally adjusted estimates</i>	
	<i>Sep 2011</i>	<i>Aug 2011 to Sep 2011</i>	<i>Sep 2011</i>	<i>Aug 2011 to Sep 2011</i>
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	21 067	0.9	21 104	1.0
Owner occupied housing	14 644	0.8	14 594	0.7
Investment housing - fixed loans ^(c)	6 423	1.0	6 510	1.9
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	51 529	1.2	51 821	2.2
Construction of dwellings	4 789	0.1	4 758	-0.2
Purchase of new dwellings	2 217	1.2	2 205	-0.7
Purchase of established dwellings	44 523	1.3	44 858	2.6

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

SEPTEMBER 2011 COMPARED WITH AUGUST 2011:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 0.9%. Investment housing commitments rose 1.0% and owner occupied housing commitments rose 0.8% driven by refinancing across institutions.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.0%.

NUMBER OF DWELLING COMMITMENTS

SEPTEMBER 2011 COMPARED WITH AUGUST 2011:

- In trend terms, the number of commitments for owner occupied housing finance rose 1.2%.
- In trend terms, the number of commitments for the purchase of established dwellings rose 1.3%, the number of commitments for the purchase of new dwellings rose 1.2% and the number of commitments for the construction of dwellings rose 0.1%.
- In seasonally adjusted terms, the number of commitments for owner occupied housing finance rose 2.2%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 16.4% in September 2011 from 15.4% in August 2011.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2011	12 December 2011
November 2011	16 January 2012
December 2011	13 February 2012
January 2012	13 March 2012
February 2012	11 April 2012
March 2012	14 May 2012

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 the periods July 2011 and August 2011;
- Investment Housing for August 2011; and
- Housing loan outstandings to households for owner occupation series for the periods June 2011 to August 2011.

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

ABBREVIATIONS

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

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

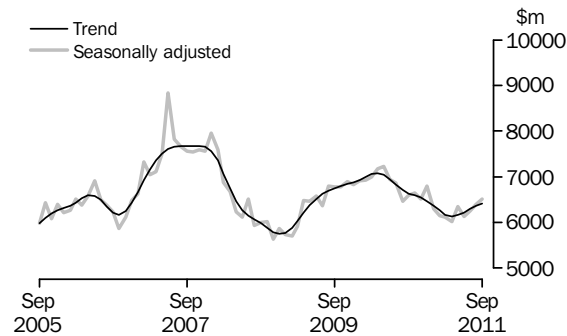
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 0.9% in September 2011 compared with August 2011 and the seasonally adjusted series rose 1.0% in September 2011.

The total value of owner occupied housing commitments (trend) rose 0.8% (up \$116m) in September 2011, following a peak of 1.8% in June 2011. Rises were recorded in commitments for the purchase of established dwellings (up \$114m, 0.9%) and the purchase of new dwellings (up \$8m, 1.1%), while the construction of dwellings fell (down \$6m, 0.4%). The seasonally adjusted series for the value of owner occupied commitments rose 0.7% in September 2011.

The total value of investment housing commitments (trend) rose 1.0% (up \$61m) in September 2011 compared with August 2011. Rises were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$42m, 0.8%), the construction of dwellings for rent or resale (up \$12m, 2.4%) and the purchase of dwellings by others for rent or resale rose (up \$7m, 1.2%). The value of investment housing commitments seasonally adjusted rose 1.9% in September 2011.

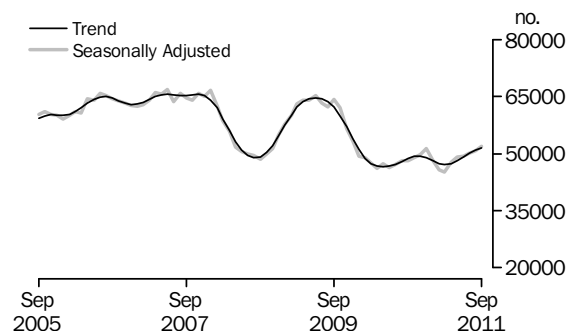
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 599, 1.2%) in September 2011 compared with August 2011. Rises were recorded in commitments for the refinancing of established dwellings (up 383, 2.2%), the purchase of established dwellings excluding refinancing (up 185, 0.7%), the purchase of new dwellings (up 25, 1.2%) and the construction of dwellings (up 6, 0.1%). As a proportion of all owner occupied housing commitments, refinancing of established dwellings commitments rose to 34.6% in September 2011, compared with 30.1% in September 2010. The seasonally adjusted estimate for the total number of owner occupied housing commitments rose (up 1,115, 2.2%) in September 2011.



SUMMARY OF FINDINGS *continued*

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

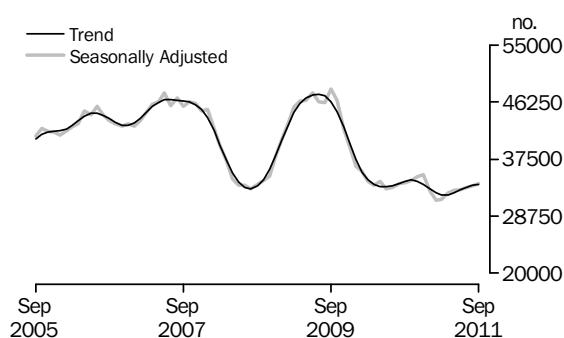
Between August 2011 and September 2011, the number of owner occupied housing commitments (trend) rose in New South Wales (up 237, 1.5%), Queensland (up 88, 1.0%), South Australia (up 43, 1.1%), Victoria (up 32, 0.2%), Western Australia (up 21, 0.3%), and the Northern Territory (up 4, 1.2%), while Tasmania remained flat and the Australian Capital Territory fell (down 2, 0.2%). The seasonally adjusted estimates rose in New South Wales (up 604, 3.9%), South Australia (up 277, 7.6%), the Australian Capital Territory (up 55, 6.0%) and Western Australia (up 29, 0.5%), while falls were recorded in Victoria (down 30, 0.2%), Queensland (down 20, 0.2%), Tasmania (down 19, 2.1%) and the Northern Territory (down 6, 1.7%).

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 to 16.4% in September 2011 from 15.4% in August 2011. Between September 2011 and August 2011, the average loan size for first home buyers fell \$2,800 to \$281,100. The average loan size for all owner occupied housing commitments fell \$5,400 to \$284,400 for the same period.

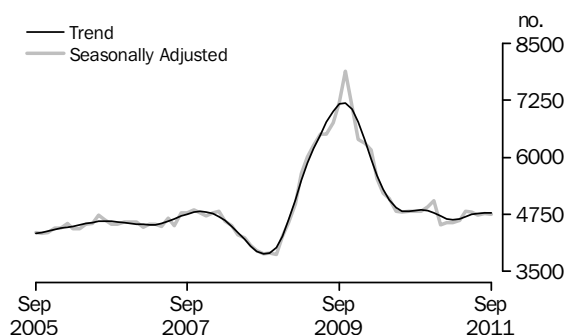
Number of Owner Occupied Dwellings Financed Excluding Refinancing (Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) rose 0.6% in September 2011 compared with August 2011, following a rise of 0.9% in August 2011. The seasonally adjusted series rose 1.0% in September 2011.



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

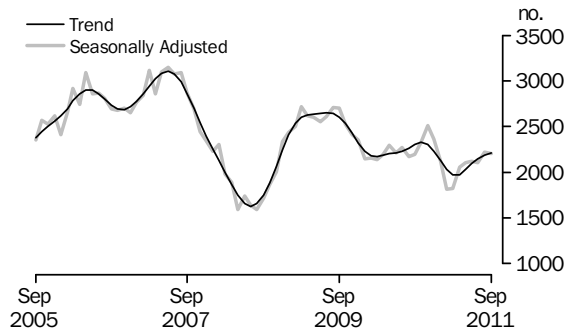
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.1% in September 2011 compared with August 2011, following a rise of 0.2% in August 2011. The seasonally adjusted series fell 0.2% in September 2011, after a rise of 0.7% in August 2011.



SUMMARY OF FINDINGS *continued*

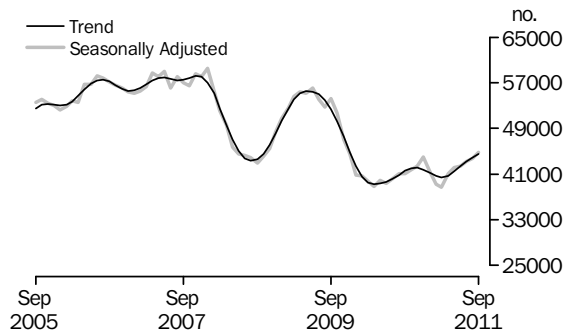
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 1.2% in September 2011 compared with August 2011, following a rise of 1.9% in August 2011. The seasonally adjusted series fell 0.7% in September 2011, after a rise of 5.6% in August 2011.



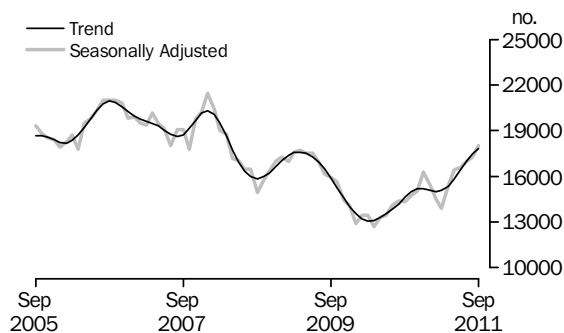
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 1.3% in September 2011 compared with August 2011, following a rise of 1.7% in August 2011. The seasonally adjusted series rose 2.6% in September 2011, following a rise of 1.1% in August 2011.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 2.2% in September 2011 compared with August 2011, following a rise of 2.8% in August 2011 and 3.3% in June 2011. The seasonally adjusted series rose 4.6% in September 2011, following a rise of 1.7% in August 2011.

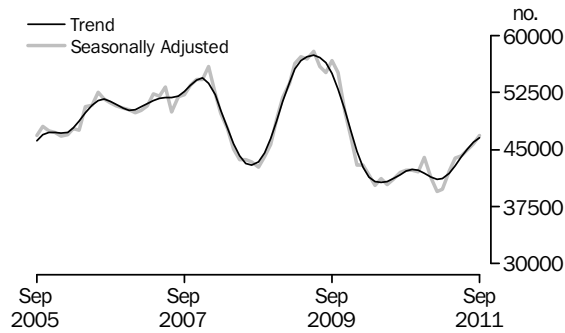


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks (Tables 3 & 4)

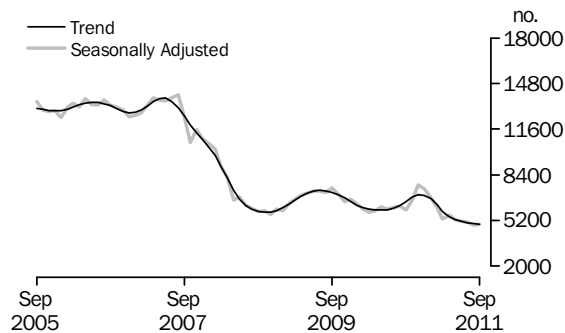
The number of commitments for owner occupied dwellings financed by banks (trend) rose 1.4% in September 2011 compared with August 2011, following a rise of 1.9% in August 2011 and 2.3% in July 2011. The seasonally adjusted series rose 2.4% in September 2011.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) fell 0.9% in September 2011. The rate of the decline has been slowing since March 2011. The seasonally adjusted series rose 0.6% in September 2011. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) fell 0.8% in September 2011. The seasonally adjusted series rose 3.3% in September 2011.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of September 2011, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,118,003m, up \$5,670m (0.5%) from the August 2011 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$4,204m (0.5%) to \$783,741m and investment housing loans financed by ADIs rose \$1,466m (0.4%) to \$334,262m.

Bank housing loan outstandings rose \$7,390m (0.7%) during September 2011 to reach a closing balance of \$1,061,659m. Owner occupied housing loan outstandings of banks rose \$5,614m (0.8%) to \$738,137m and investment housing loan outstandings of banks rose \$1,776m (0.6%) to \$323,522m.

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												
2010												
September	5 019	1 356	2 221	691	40 995	11 761	48 235	13 807	14 499	3 564	33 736	10 243
October	4 775	1 260	2 256	757	40 406	11 636	47 437	13 654	14 172	3 495	33 265	10 158
November	5 259	1 441	2 699	911	45 607	13 101	53 565	15 453	16 071	3 963	37 494	11 490
December	5 032	1 357	2 526	844	46 405	13 295	53 963	15 496	17 467	4 259	36 496	11 236
2011												
January	3 420	914	1 542	553	33 431	9 425	38 393	10 891	12 495	3 029	25 898	7 863
February	4 067	1 115	1 653	551	36 897	10 332	42 617	11 998	13 387	3 220	29 230	8 778
March	4 924	1 347	1 998	671	43 476	12 369	50 398	14 387	15 378	3 852	35 020	10 535
April	4 152	1 145	1 881	647	38 533	11 123	44 566	12 915	14 096	3 476	30 470	9 439
May	5 456	1 514	2 362	804	45 451	12 980	53 269	15 299	17 687	4 403	35 582	10 896
June	5 080	1 397	2 291	774	43 708	12 547	51 079	14 718	17 423	4 384	33 656	10 335
July	4 797	1 311	2 081	716	42 159	12 248	49 037	14 275	16 587	4 320	32 450	9 955
August	5 172	1 388	2 335	788	45 118	13 074	52 625	15 250	18 197	4 816	34 428	10 434
September	4 975	1 338	2 216	734	44 996	12 773	52 187	14 845	18 045	4 610	34 142	10 235
SEASONALLY ADJUSTED												
2010												
September	4 813	1 298	2 197	691	41 173	11 690	48 183	13 678	14 355	3 550	33 829	10 128
October	4 825	1 265	2 328	764	41 792	11 848	48 944	13 877	14 750	3 615	34 195	10 262
November	4 918	1 390	2 515	848	42 369	12 163	49 803	14 402	15 065	3 687	34 738	10 715
December	5 043	1 339	2 364	760	43 992	12 533	51 400	14 632	16 293	3 980	35 107	10 652
2011												
January	4 526	1 238	2 125	743	41 419	11 948	48 070	13 929	15 438	3 905	32 632	10 024
February	4 574	1 251	1 813	615	39 248	11 340	45 634	13 206	14 501	3 550	31 134	9 656
March	4 561	1 247	1 825	603	38 771	11 159	45 158	13 009	13 907	3 505	31 250	9 503
April	4 621	1 249	2 060	714	41 098	11 915	47 779	13 879	15 395	3 793	32 384	10 086
May	4 810	1 369	2 102	733	42 185	12 059	49 097	14 161	16 417	4 085	32 681	10 076
June	4 802	1 294	2 118	723	42 475	12 171	49 396	14 188	16 576	4 145	32 820	10 043
July	4 736	1 283	2 103	725	43 252	12 383	50 090	14 391	16 978	4 348	33 112	10 042
August	4 770	1 267	2 221	759	43 716	12 472	50 706	14 498	17 263	4 479	33 443	10 019
September	4 758	1 277	2 205	754	44 858	12 563	51 821	14 594	18 053	4 604	33 768	9 990
TREND												
2010												
September	4 835	1 305	2 309	737	41 578	11 843	48 722	13 886	14 650	3 571	34 073	10 315
October	4 850	1 314	2 328	757	42 083	11 983	49 262	14 053	15 001	3 680	34 260	10 373
November	4 833	1 311	2 303	759	42 161	12 030	49 297	14 100	15 175	3 739	34 122	10 361
December	4 780	1 298	2 230	744	41 820	11 975	48 830	14 017	15 180	3 751	33 650	10 266
2011												
January	4 710	1 283	2 128	717	41 227	11 851	48 065	13 851	15 086	3 734	32 980	10 116
February	4 655	1 273	2 031	690	40 691	11 726	47 378	13 689	15 016	3 721	32 362	9 969
March	4 634	1 271	1 973	674	40 464	11 672	47 070	13 617	15 074	3 742	31 996	9 876
April	4 652	1 277	1 976	678	40 728	11 738	47 357	13 693	15 352	3 824	32 005	9 869
May	4 698	1 288	2 031	698	41 457	11 917	48 187	13 903	15 848	3 969	32 339	9 934
June	4 745	1 294	2 098	721	42 391	12 141	49 234	14 157	16 449	4 148	32 785	10 009
July	4 771	1 293	2 150	739	43 233	12 332	50 154	14 364	16 999	4 318	33 156	10 046
August	4 783	1 288	2 192	753	43 955	12 487	50 930	14 528	17 468	4 467	33 462	10 061
September	4 789	1 282	2 217	761	44 523	12 601	51 529	14 644	17 851	4 584	33 678	10 060

(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: Australia (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)												
2010												
September	-1.1	-1.6	0.9	2.6	0.6	0.0	0.4	-0.1	0.0	-0.9	0.6	0.2
October	-4.9	-7.0	1.6	9.6	-1.4	-1.1	-1.7	-1.1	-2.3	-1.9	-1.4	-0.8
November	10.1	14.4	19.6	20.2	12.9	12.6	12.9	13.2	13.4	13.4	12.7	13.1
December	-4.3	-5.8	-6.4	-7.3	1.7	1.5	0.7	0.3	8.7	7.5	-2.7	-2.2
2011												
January	-32.0	-32.7	-39.0	-34.5	-28.0	-29.1	-28.9	-29.7	-28.5	-28.9	-29.0	-30.0
February	18.9	22.0	7.2	-0.4	10.4	9.6	11.0	10.2	7.1	6.3	12.9	11.6
March	21.1	20.8	20.9	21.9	17.8	19.7	18.3	19.9	14.9	19.6	19.8	20.0
April	-15.7	-15.0	-5.9	-3.6	-11.4	-10.1	-11.6	-10.2	-8.3	-9.8	-13.0	-10.4
May	31.4	32.3	25.6	24.3	18.0	16.7	19.5	18.5	25.5	26.7	16.8	15.4
June	-6.9	-7.8	-3.0	-3.8	-3.8	-3.3	-4.1	-3.8	-1.5	-0.4	-5.4	-5.2
July	-5.6	-6.2	-9.2	-7.5	-3.5	-2.4	-4.0	-3.0	-4.8	-1.4	-3.6	-3.7
August	7.8	5.9	12.2	9.9	7.0	6.7	7.3	6.8	9.7	11.5	6.1	4.8
September	-3.8	-3.6	-5.1	-6.8	-0.3	-2.3	-0.8	-2.7	-0.8	-4.3	-0.8	-1.9
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2010												
September	-0.3	-1.0	1.1	1.5	0.1	0.4	0.1	0.3	-0.3	1.6	0.3	-0.1
October	0.2	-2.6	5.9	10.7	1.5	1.4	1.6	1.5	2.8	1.8	1.1	1.3
November	1.9	9.9	8.1	11.0	1.4	2.7	1.8	3.8	2.1	2.0	1.6	4.4
December	2.5	-3.7	-6.0	-10.4	3.8	3.0	3.2	1.6	8.2	8.0	1.1	-0.6
2011												
January	-10.3	-7.6	-10.1	-2.3	-5.8	-4.7	-6.5	-4.8	-5.3	-1.9	-7.0	-5.9
February	1.1	1.0	-14.7	-17.2	-5.2	-5.1	-5.1	-5.2	-6.1	-9.1	-4.6	-3.7
March	-0.3	-0.3	0.7	-1.9	-1.2	-1.6	-1.0	-1.5	-4.1	-1.3	0.4	-1.6
April	1.3	0.2	12.9	18.3	6.0	6.8	5.8	6.7	10.7	8.2	3.6	6.1
May	4.1	9.6	2.1	2.7	2.6	1.2	2.8	2.0	6.6	7.7	0.9	-0.1
June	-0.2	-5.5	0.8	-1.4	0.7	0.9	0.6	0.2	1.0	1.5	0.4	-0.3
July	-1.4	-0.9	-0.7	0.3	1.8	1.7	1.4	1.4	2.4	4.9	0.9	0.0
August	0.7	-1.2	5.6	4.6	1.1	0.7	1.2	0.7	1.7	3.0	1.0	-0.2
September	-0.2	0.8	-0.7	-0.6	2.6	0.7	2.2	0.7	4.6	2.8	1.0	-0.3
TREND (% CHANGE FROM PREVIOUS MONTH)												
2010												
September	0.5	1.1	1.8	3.5	1.8	1.5	1.7	1.6	3.0	3.8	1.1	0.9
October	0.3	0.7	0.8	2.6	1.2	1.2	1.1	1.2	2.4	3.1	0.6	0.6
November	-0.4	-0.2	-1.1	0.4	0.2	0.4	0.1	0.3	1.2	1.6	-0.4	-0.1
December	-1.1	-1.0	-3.2	-2.0	-0.8	-0.5	-0.9	-0.6	0.0	0.3	-1.4	-0.9
2011												
January	-1.4	-1.2	-4.6	-3.6	-1.4	-1.0	-1.6	-1.2	-0.6	-0.4	-2.0	-1.5
February	-1.2	-0.8	-4.6	-3.8	-1.3	-1.0	-1.4	-1.2	-0.5	-0.4	-1.9	-1.5
March	-0.5	-0.1	-2.9	-2.3	-0.6	-0.5	-0.6	-0.5	0.4	0.6	-1.1	-0.9
April	0.4	0.5	0.2	0.6	0.7	0.6	0.6	0.6	1.8	2.2	0.0	-0.1
May	1.0	0.8	2.8	3.0	1.8	1.5	1.8	1.5	3.2	3.8	1.0	0.7
June	1.0	0.5	3.3	3.3	2.3	1.9	2.2	1.8	3.8	4.5	1.4	0.7
July	0.6	-0.1	2.5	2.4	2.0	1.6	1.9	1.5	3.3	4.1	1.1	0.4
August	0.2	-0.4	1.9	1.9	1.7	1.3	1.5	1.1	2.8	3.4	0.9	0.1
September	0.1	-0.4	1.2	1.1	1.3	0.9	1.2	0.8	2.2	2.6	0.6	0.0

(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										
2010										
September	41 964	12 514	6 271	1 293	48 235	13 807	1 171	271	1 833	390
October	40 758	12 206	6 679	1 448	47 437	13 654	1 320	303	1 841	388
November	45 238	13 639	8 327	1 814	53 565	15 453	1 497	356	2 502	515
December	45 960	13 787	8 003	1 709	53 963	15 496	1 627	411	2 097	421
2011										
January	33 048	9 753	5 345	1 138	38 393	10 891	1 119	281	1 334	267
February	36 937	10 820	5 680	1 178	42 617	11 998	1 139	271	1 261	231
March	44 449	13 165	5 949	1 222	50 398	14 387	1 363	327	1 038	167
April	39 649	11 918	4 917	998	44 566	12 915	1 071	268	787	127
May	47 656	14 158	5 613	1 141	53 269	15 299	1 219	300	1 009	187
June	45 638	13 581	5 441	1 138	51 079	14 718	1 183	284	1 097	214
July	44 148	13 188	4 889	1 088	49 037	14 275	1 061	258	1 125	231
August	47 604	14 206	5 021	1 044	52 625	15 250	1 067	252	1 200	240
September	47 071	13 740	5 116	1 105	52 187	14 845	1 139	271	1 180	261
SEASONALLY ADJUSTED										
2010										
September	42 233	12 482	5 950	1 197	48 183	13 678	1 110	261	1 662	331
October	42 321	12 462	6 623	1 415	48 944	13 877	1 325	308	1 896	393
November	42 085	12 665	7 718	1 737	49 803	14 402	1 425	335	2 378	506
December	43 965	13 046	7 435	1 585	51 400	14 632	1 550	388	1 933	390
2011										
January	41 272	12 464	6 798	1 465	48 070	13 929	1 428	351	1 668	341
February	39 518	11 891	6 116	1 315	45 634	13 206	1 160	283	1 403	279
March	39 830	11 914	5 328	1 094	45 158	13 009	1 197	291	951	164
April	42 215	12 737	5 564	1 141	47 779	13 879	1 187	293	866	146
May	43 827	13 089	5 270	1 072	49 097	14 161	1 125	270	1 044	191
June	44 219	13 116	5 176	1 072	49 396	14 188	1 130	275	1 035	195
July	44 998	13 318	5 093	1 072	50 090	14 391	1 098	263	1 089	215
August	45 793	13 470	4 913	1 028	50 706	14 498	1 085	261	1 119	212
September	46 876	13 534	4 945	1 059	51 821	14 594	1 121	269	1 102	226
TREND										
2010										
September	42 173	12 508	6 549	1 378	48 722	13 886	1 232	289	1 921	397
October	42 428	12 594	6 834	1 459	49 262	14 053	1 318	312	1 974	408
November	42 289	12 589	7 008	1 511	49 297	14 100	1 379	331	1 963	405
December	41 852	12 508	6 978	1 509	48 830	14 017	1 397	339	1 855	380
2011										
January	41 342	12 404	6 723	1 447	48 065	13 851	1 368	335	1 652	332
February	41 067	12 347	6 311	1 342	47 378	13 689	1 307	321	1 401	273
March	41 216	12 392	5 855	1 225	47 070	13 617	1 232	302	1 171	219
April	41 873	12 560	5 484	1 133	47 357	13 693	1 169	285	1 028	187
May	42 916	12 817	5 271	1 087	48 187	13 903	1 134	275	992	180
June	44 081	13 090	5 153	1 066	49 234	14 157	1 119	270	1 013	188
July	45 098	13 311	5 057	1 053	50 154	14 364	1 109	267	1 047	200
August	45 954	13 483	4 976	1 045	50 930	14 528	1 102	265	1 080	211
September	46 599	13 599	4 930	1 045	51 529	14 644	1 093	262	1 124	225

(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)										
2010										
September	0.1	-0.2	2.9	1.4	0.4	-0.1	11.2	12.9	-3.2	-6.2
October	-2.9	-2.5	6.5	12.0	-1.7	-1.1	12.7	11.7	0.4	-0.7
November	11.0	11.7	24.7	25.3	12.9	13.2	13.4	17.7	35.9	32.9
December	1.6	1.1	-3.9	-5.8	0.7	0.3	8.7	15.3	-16.2	-18.3
2011										
January	-28.1	-29.3	-33.2	-33.4	-28.9	-29.7	-31.2	-31.6	-36.4	-36.6
February	11.8	10.9	6.3	3.5	11.0	10.2	1.8	-3.8	-5.5	-13.7
March	20.3	21.7	4.7	3.8	18.3	19.9	19.7	21.0	-17.7	-27.7
April	-10.8	-9.5	-17.3	-18.3	-11.6	-10.2	-21.4	-18.2	-24.2	-23.9
May	20.2	18.8	14.2	14.4	19.5	18.5	13.8	12.0	28.2	47.3
June	-4.2	-4.1	-3.1	-0.3	-4.1	-3.8	-3.0	-5.1	8.7	14.5
July	-3.3	-2.9	-10.1	-4.4	-4.0	-3.0	-10.3	-9.1	2.6	7.9
August	7.8	7.7	2.7	-4.0	7.3	6.8	0.6	-2.6	6.7	4.1
September	-1.1	-3.3	1.9	5.8	-0.8	-2.7	6.7	7.6	-1.7	8.5
SEASONALLY ADJUSTED (% change from previous month)										
2010										
September	0.7	1.1	-4.1	-7.5	0.1	0.3	-3.9	-2.5	-9.0	-13.2
October	0.2	-0.2	11.3	18.3	1.6	1.5	19.5	18.1	14.0	18.8
November	-0.6	1.6	16.5	22.7	1.8	3.8	7.5	8.8	25.4	28.5
December	4.5	3.0	-3.7	-8.7	3.2	1.6	8.7	16.0	-18.7	-22.8
2011										
January	-6.1	-4.5	-8.6	-7.6	-6.5	-4.8	-7.8	-9.7	-13.7	-12.7
February	-4.2	-4.6	-10.0	-10.2	-5.1	-5.2	-18.8	-19.2	-15.9	-18.2
March	0.8	0.2	-12.9	-16.8	-1.0	-1.5	3.2	2.8	-32.2	-41.4
April	6.0	6.9	4.4	4.3	5.8	6.7	-0.8	0.5	-8.9	-10.9
May	3.8	2.8	-5.3	-6.1	2.8	2.0	-5.3	-7.9	20.5	30.8
June	0.9	0.2	-1.8	0.0	0.6	0.2	0.4	1.8	-0.8	2.3
July	1.8	1.5	-1.6	0.0	1.4	1.4	-2.8	-4.3	5.2	10.0
August	1.8	1.1	-3.5	-4.1	1.2	0.7	-1.2	-0.6	2.7	-1.1
September	2.4	0.5	0.6	3.1	2.2	0.7	3.3	2.9	-1.5	6.8
TREND (% change from previous month)										
2010										
September	1.2	1.1	4.6	6.0	1.7	1.6	7.0	8.2	3.8	3.7
October	0.6	0.7	4.4	5.9	1.1	1.2	6.9	8.2	2.7	2.9
November	-0.3	0.0	2.5	3.6	0.1	0.3	4.7	5.9	-0.6	-0.7
December	-1.0	-0.6	-0.4	-0.1	-0.9	-0.6	1.3	2.4	-5.5	-6.3
2011										
January	-1.2	-0.8	-3.7	-4.1	-1.6	-1.2	-2.0	-1.2	-11.0	-12.6
February	-0.7	-0.5	-6.1	-7.3	-1.4	-1.2	-4.5	-4.2	-15.2	-17.8
March	0.4	0.4	-7.2	-8.7	-0.6	-0.5	-5.7	-5.8	-16.4	-19.7
April	1.6	1.4	-6.3	-7.5	0.6	0.6	-5.1	-5.6	-12.3	-14.9
May	2.5	2.0	-3.9	-4.1	1.8	1.5	-3.0	-3.6	-3.5	-3.4
June	2.7	2.1	-2.2	-1.9	2.2	1.8	-1.3	-1.7	2.2	4.4
July	2.3	1.7	-1.9	-1.2	1.9	1.5	-1.0	-1.3	3.3	6.0
August	1.9	1.3	-1.6	-0.8	1.5	1.1	-0.6	-0.9	3.2	5.7
September	1.4	0.9	-0.9	0.1	1.2	0.8	-0.8	-1.1	4.1	6.6

(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

2010									
September	14 509	12 887	9 221	3 729	5 667	872	387	963	48 235
October	13 985	13 080	9 203	3 498	5 507	873	293	998	47 437
November	16 336	14 259	10 271	4 158	6 141	921	341	1 138	53 565
December	16 542	14 958	9 801	4 158	6 067	994	360	1 083	53 963
2011									
January	11 476	10 699	6 486	3 142	4 762	804	275	749	38 393
February	12 692	11 477	7 821	3 464	5 155	830	299	879	42 617
March	15 658	13 500	9 156	3 794	5 958	984	364	984	50 398
April	13 794	12 172	7 821	3 202	5 507	856	291	923	44 566
May	16 408	14 856	8 983	3 998	6 640	983	340	1 061	53 269
June	15 658	14 150	8 604	3 893	6 529	852	344	1 049	51 079
July	15 545	13 166	8 547	3 558	6 052	854	296	1 019	49 037
August	16 524	14 292	9 269	3 708	6 610	912	352	958	52 625
September	16 565	13 653	9 169	4 050	6 539	859	355	997	52 187

SEASONALLY ADJUSTED (b)

2010									
September	14 372	12 883	9 036	3 701	5 569	905	367	942	48 183
October	14 459	13 110	9 143	3 709	5 552	892	299	984	48 944
November	14 945	13 410	9 335	3 794	5 709	881	321	1 035	49 803
December	16 048	14 096	9 837	3 828	5 767	924	324	1 045	51 400
2011									
January	15 489	13 309	8 271	3 808	5 658	989	348	1 005	48 070
February	13 937	12 625	8 157	3 653	5 578	857	308	955	45 634
March	14 054	12 548	7 913	3 472	5 716	853	316	886	45 158
April	14 555	13 281	8 489	3 501	6 035	874	311	993	47 779
May	14 844	13 533	8 565	3 711	6 234	888	326	989	49 097
June	15 145	13 539	8 585	3 791	6 266	881	333	1 007	49 396
July	15 554	13 452	8 823	3 745	6 219	902	331	1 024	50 090
August	15 605	13 568	8 922	3 636	6 265	896	349	929	50 706
September	16 209	13 538	8 902	3 913	6 294	877	343	984	51 821

TREND (b)

2010									
September	14 519	13 130	9 182	3 729	5 485	892	336	965	48 722
October	14 827	13 292	9 215	3 757	5 566	903	332	990	49 262
November	15 027	13 358	9 143	3 770	5 621	911	328	1 004	49 297
December	15 059	13 326	8 960	3 752	5 653	913	324	1 003	48 830
2011									
January	14 927	13 227	8 703	3 708	5 686	907	321	991	48 065
February	14 727	13 124	8 457	3 659	5 745	897	319	977	47 378
March	14 564	13 075	8 304	3 622	5 843	886	319	968	47 070
April	14 557	13 121	8 306	3 613	5 967	880	320	968	47 357
May	14 756	13 256	8 441	3 639	6 092	879	323	976	48 187
June	15 095	13 417	8 623	3 686	6 195	883	329	985	49 234
July	15 437	13 529	8 767	3 735	6 263	888	335	988	50 154
August	15 749	13 601	8 875	3 779	6 309	893	341	988	50 930
September	15 986	13 633	8 963	3 822	6 330	893	345	986	51 529

(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)									
2010									
September	0.3	-2.7	3.1	0.4	2.9	—	13.8	3.7	0.4
October	-3.6	1.5	-0.2	-6.2	-2.8	0.1	-24.3	3.6	-1.7
November	16.8	9.0	11.6	18.9	11.5	5.5	16.4	14.0	12.9
December	1.3	4.9	-4.6	0.0	-1.2	7.9	5.6	-4.8	0.7
2011									
January	-30.6	-28.5	-33.8	-24.4	-21.5	-19.1	-23.6	-30.8	-28.9
February	10.6	7.3	20.6	10.2	8.3	3.2	8.7	17.4	11.0
March	23.4	17.6	17.1	9.5	15.6	18.6	21.7	11.9	18.3
April	-11.9	-9.8	-14.6	-15.6	-7.6	-13.0	-20.1	-6.2	-11.6
May	19.0	22.1	14.9	24.9	20.6	14.8	16.8	15.0	19.5
June	-4.6	-4.8	-4.2	-2.6	-1.7	-13.3	1.2	-1.1	-4.1
July	-0.7	-7.0	-0.7	-8.6	-7.3	0.2	-14.0	-2.9	-4.0
August	6.3	8.6	8.4	4.2	9.2	6.8	18.9	-6.0	7.3
September	0.2	-4.5	-1.1	9.2	-1.1	-5.8	0.9	4.1	-0.8
.....									
SEASONALLY ADJUSTED (% change from previous month)									
2010									
September	0.8	-0.9	1.1	-0.1	4.6	2.7	1.2	1.3	0.1
October	0.6	1.8	1.2	0.2	-0.3	-1.4	-18.5	4.5	1.6
November	3.4	2.3	2.1	2.3	2.8	-1.2	7.6	5.1	1.8
December	7.4	5.1	5.4	0.9	1.0	4.8	0.9	1.0	3.2
2011									
January	-3.5	-5.6	-15.9	-0.5	-1.9	7.1	7.5	-3.8	-6.5
February	-10.0	-5.1	-1.4	-4.1	-1.4	-13.4	-11.7	-5.0	-5.1
March	0.8	-0.6	-3.0	-4.9	2.5	-0.5	2.7	-7.2	-1.0
April	3.6	5.8	7.3	0.8	5.6	2.6	-1.4	12.1	5.8
May	2.0	1.9	0.9	6.0	3.3	1.6	4.7	-0.4	2.8
June	2.0	0.0	0.2	2.2	0.5	-0.8	2.0	1.8	0.6
July	2.7	-0.6	2.8	-1.2	-0.8	2.4	-0.6	1.7	1.4
August	0.3	0.9	1.1	-2.9	0.7	-0.7	5.5	-9.3	1.2
September	3.9	-0.2	-0.2	7.6	0.5	-2.1	-1.7	6.0	2.2
.....									
TREND (% change from previous month)									
2010									
September	2.2	1.6	0.8	0.6	1.6	1.0	-0.9	3.1	1.7
October	2.1	1.2	0.4	0.7	1.5	1.2	-1.1	2.6	1.1
November	1.4	0.5	-0.8	0.3	1.0	0.9	-1.2	1.4	0.1
December	0.2	-0.2	-2.0	-0.5	0.6	0.2	-1.3	-0.1	-0.9
2011									
January	-0.9	-0.7	-2.9	-1.2	0.6	-0.6	-1.0	-1.3	-1.6
February	-1.3	-0.8	-2.8	-1.3	1.0	-1.1	-0.6	-1.4	-1.4
March	-1.1	-0.4	-1.8	-1.0	1.7	-1.2	0.0	-0.9	-0.6
April	0.0	0.4	0.0	-0.2	2.1	-0.8	0.4	0.0	0.6
May	1.4	1.0	1.6	0.7	2.1	-0.1	1.0	0.8	1.8
June	2.3	1.2	2.2	1.3	1.7	0.5	1.7	0.9	2.2
July	2.3	0.8	1.7	1.3	1.1	0.6	1.9	0.3	1.9
August	2.0	0.5	1.2	1.2	0.7	0.5	1.7	-0.1	1.5
September	1.5	0.2	1.0	1.1	0.3	0.1	1.2	-0.2	1.2

— nil or rounded to zero (including null cells)

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

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

	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									
2010									
September	4 541	3 692	2 590	835	1 605	164	115	265	13 807
October	4 422	3 809	2 555	806	1 541	165	83	271	13 654
November	5 208	4 097	2 850	973	1 741	171	104	309	15 453
December	5 293	4 319	2 671	954	1 684	179	101	295	15 496
2011									
January	3 528	3 133	1 743	721	1 335	155	77	200	10 891
February	3 864	3 316	2 103	774	1 462	157	80	242	11 998
March	4 932	3 855	2 528	852	1 657	183	109	270	14 387
April	4 415	3 496	2 198	747	1 544	174	80	261	12 915
May	5 180	4 269	2 502	923	1 824	197	99	306	15 299
June	5 094	4 098	2 370	881	1 728	167	94	286	14 718
July	4 907	3 966	2 415	820	1 624	168	81	294	14 275
August	5 297	4 229	2 589	848	1 754	172	98	262	15 250
September	5 155	4 026	2 490	929	1 718	167	100	260	14 845
SEASONALLY ADJUSTED (b)									
2010									
September	4 500	3 664	2 550	836	1 587	173	109	273	13 678
October	4 559	3 790	2 525	852	1 554	168	88	265	13 877
November	4 714	3 862	2 616	884	1 616	165	95	277	14 402
December	5 011	4 012	2 635	866	1 627	169	91	271	14 632
2011									
January	4 821	3 855	2 258	868	1 620	184	97	271	13 929
February	4 451	3 746	2 212	826	1 565	160	86	261	13 206
March	4 471	3 591	2 162	788	1 542	161	91	249	13 009
April	4 613	3 896	2 373	807	1 679	174	87	272	13 879
May	4 679	3 938	2 375	855	1 700	176	93	282	14 161
June	4 851	3 903	2 368	878	1 677	174	93	284	14 188
July	4 897	3 979	2 486	855	1 666	178	92	290	14 391
August	5 003	4 004	2 523	827	1 667	173	97	270	14 498
September	5 081	3 969	2 403	902	1 685	169	97	256	14 594
TREND (b)									
2010									
September	4 539	3 794	2 566	853	1 558	170	95	266	13 886
October	4 642	3 830	2 559	860	1 578	171	95	271	14 053
November	4 714	3 846	2 519	862	1 591	170	94	271	14 100
December	4 732	3 842	2 452	856	1 597	169	93	269	14 017
2011									
January	4 702	3 825	2 372	845	1 600	169	91	266	13 851
February	4 650	3 807	2 306	834	1 606	169	90	265	13 689
March	4 610	3 802	2 276	827	1 618	170	90	267	13 617
April	4 619	3 821	2 293	827	1 636	171	90	271	13 693
May	4 687	3 866	2 345	835	1 655	173	91	275	13 903
June	4 793	3 919	2 402	847	1 671	174	92	278	14 157
July	4 896	3 961	2 442	858	1 680	175	94	278	14 364
August	4 989	3 992	2 468	868	1 686	175	95	276	14 528
September	5 059	4 014	2 485	877	1 687	174	96	273	14 644

(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
2010							
September	10 243	3 564	399	14 206	12 797	1 085	47 509
October	10 158	3 495	414	14 067	12 471	1 025	48 080
November	11 490	3 963	421	15 874	13 970	1 181	48 804
December	11 236	4 259	410	15 905	14 836	1 191	48 681
2011							
January	7 863	3 029	265	11 156	11 204	896	47 736
February	8 778	3 220	352	12 350	10 912	936	48 239
March	10 535	3 852	438	14 825	12 723	1 118	49 633
April	9 439	3 476	346	13 261	12 122	1 078	49 695
May	10 896	4 403	402	15 701	13 875	1 253	50 285
June	10 335	4 384	409	15 127	13 847	1 245	50 379
July	9 955	4 320	360	14 635	13 149	1 118	50 749
August	10 434	4 816	396	15 646	13 771	1 121	51 488
September	10 235	4 610	399	15 244	13 860	1 081	51 766

(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
2010							
September	7 654	15.9	280.4	2 154	4.5	264.2	286.2
October	7 299	15.4	283.6	3 273	6.9	288.0	287.8
November	8 363	15.6	278.8	4 359	8.1	289.6	288.5
December	8 515	15.8	281.7	4 814	8.9	280.2	287.2
2011							
January	5 834	15.2	274.3	3 143	8.2	277.9	283.7
February	6 351	14.9	277.0	3 124	7.3	270.0	281.5
March	8 087	16.0	279.5	3 404	6.8	261.7	285.5
April	7 020	15.8	285.4	2 482	5.6	270.0	289.8
May	8 226	15.4	286.2	3 148	5.9	273.2	287.2
June	7 749	15.2	280.2	3 301	6.5	279.9	288.1
July	7 367	15.0	283.0	3 010	6.1	276.6	291.1
August	8 088	15.4	283.9	2 951	5.6	257.9	289.8
September	8 542	16.4	281.1	4 117	7.9	270.7	284.4

(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	868	663	15 034	16 565	5 460	11 105
Victoria	1 547	778	11 328	13 653	5 250	8 403
Queensland	969	343	7 857	9 169	2 882	6 287
South Australia	348	118	3 584	4 050	1 328	2 722
Western Australia	1 002	235	5 302	6 539	2 504	4 035
Tasmania	115	18	726	859	233	626
Northern Territory	30	9	316	355	90	265
Australian Capital Territory	96	52	849	997	298	699
Total	4 975	2 216	44 996	52 187	18 045	34 142

VALUE (\$M)						
New South Wales	273	240	4 643	5 155	1 606	3 549
Victoria	401	262	3 363	4 026	1 348	2 678
Queensland	276	104	2 110	2 490	718	1 771
South Australia	93	31	806	929	267	662
Western Australia	238	76	1 404	1 718	544	1 174
Tasmania	22	5	140	167	35	132
Northern Territory	8	2	89	100	26	74
Australian Capital Territory	27	15	218	260	66	195
Total	1 338	734	12 773	14 845	4 610	10 235

AVERAGE LOAN SIZE (\$'000)						
New South Wales	314.3	361.3	308.8	311.2	294.1	319.6
Victoria	259.4	336.1	296.8	294.8	256.7	318.7
Queensland	284.9	302.6	268.5	271.5	249.3	281.7
South Australia	267.1	259.1	224.8	229.5	201.3	243.2
Western Australia	237.3	324.5	264.9	262.8	217.4	291.0
Tasmania	188.2	250.2	193.5	194.0	148.7	210.8
Northern Territory	280.7	251.3	282.7	281.7	287.8	279.6
Australian Capital Territory	283.2	293.2	256.3	260.8	219.8	278.3
Total	269.0	331.1	283.9	284.4	255.5	299.8

(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								
2010								
September	1 356	691	3 564	8 196	508	5 501	639	20 455
October	1 260	757	3 495	8 141	432	5 291	714	20 092
November	1 441	911	3 963	9 138	390	5 964	558	22 365
December	1 357	844	4 259	9 036	437	5 928	688	22 549
2011								
January	914	553	3 029	6 396	299	4 037	457	15 683
February	1 115	551	3 220	7 113	231	4 552	510	17 290
March	1 347	671	3 852	8 517	535	5 262	652	20 836
April	1 145	647	3 476	7 647	284	4 771	474	18 444
May	1 514	804	4 403	8 577	537	5 854	667	22 357
June	1 397	774	4 384	8 164	641	5 945	732	22 036
July	1 311	716	4 320	7 928	420	5 145	579	20 420
August	1 388	788	4 816	8 259	693	5 521	635	22 099
September	1 338	734	4 610	8 163	500	5 372	620	21 336
SEASONALLY ADJUSTED								
2010								
September	1 298	691	3 550	8 140	446	5 503	645	20 273
October	1 265	764	3 615	8 233	442	5 496	702	20 517
November	1 390	848	3 687	8 476	475	5 508	525	20 909
December	1 339	760	3 980	8 553	407	5 726	666	21 431
2011								
January	1 238	743	3 905	8 043	426	5 253	628	20 235
February	1 251	615	3 550	7 790	317	5 185	646	19 354
March	1 247	603	3 505	7 653	474	4 971	675	19 128
April	1 249	714	3 793	8 123	370	5 082	573	19 903
May	1 369	733	4 085	7 974	427	5 318	596	20 502
June	1 294	723	4 145	8 025	485	5 110	535	20 318
July	1 283	725	4 348	8 035	406	5 256	594	20 647
August	1 267	759	4 479	7 994	596	5 229	566	20 889
September	1 277	754	4 604	7 959	488	5 383	639	21 104
TREND								
2010								
September	1 305	737	3 571	8 272	449	5 555	633	20 523
October	1 314	757	3 680	8 302	446	5 517	629	20 645
November	1 311	759	3 739	8 290	438	5 477	631	20 646
December	1 298	744	3 751	8 223	422	5 417	635	20 492
2011								
January	1 283	717	3 734	8 116	407	5 331	636	20 225
February	1 273	690	3 721	8 006	398	5 233	632	19 953
March	1 271	674	3 742	7 930	398	5 152	622	19 789
April	1 277	678	3 824	7 914	410	5 121	607	19 831
May	1 288	698	3 969	7 948	431	5 141	590	20 066
June	1 294	721	4 148	7 993	455	5 189	581	20 382
July	1 293	739	4 318	8 014	479	5 236	579	20 658
August	1 288	753	4 467	8 020	501	5 277	583	20 889
September	1 282	761	4 584	8 016	513	5 319	590	21 067

(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							
2010							
September	675 504	12 597	27 858	715 959	na	na	na
October	680 362	12 692	28 117	721 171	na	na	na
November	686 197	12 820	28 760	727 777	na	na	na
December	692 272	12 959	28 938	734 169	na	na	na
2011							
January	695 913	13 121	29 225	738 259	na	na	na
February	699 859	13 254	29 454	742 567	na	na	na
March	706 263	13 603	31 726	751 592	na	na	na
April	710 938	13 724	32 052	756 714	na	na	na
May	717 181	14 217	32 361	763 759	na	na	na
June	724 132	14 004	32 492	770 628	na	na	na
July	727 454	14 115	32 659	774 228	na	na	na
August	732 523	14 207	32 807	779 537	na	na	na
September	738 137	14 265	31 339	783 741	na	na	na
INVESTMENT HOUSING							
2010							
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	305 551	3 920	6 108	315 579	na	na	na
December	307 398	3 950	6 236	317 584	na	na	na
2011							
January	308 985	4 009	6 333	319 327	na	na	na
February	310 117	4 036	6 383	320 536	na	na	na
March	312 603	4 137	6 529	323 269	na	na	na
April	313 831	4 178	6 578	324 587	na	na	na
May	315 835	4 302	6 647	326 784	na	na	na
June	318 490	4 247	6 673	329 410	na	na	na
July	319 707	4 275	6 712	330 694	na	na	na
August	321 746	4 304	6 746	332 796	na	na	na
September	323 522	4 320	6 420	334 262	na	na	na
ALL RESIDENTIAL HOUSING							
2010							
September	976 736	16 467	34 002	1 027 205	108 990	14 046	1 150 241
October	983 560	16 579	34 317	1 034 456	na	na	na
November	991 748	16 740	34 868	1 043 356	na	na	na
December	999 670	16 909	35 174	1 051 753	107 191	14 557	1 173 501
2011							
January	1 004 898	17 130	35 558	1 057 586	na	na	na
February	1 009 976	17 290	35 837	1 063 103	na	na	na
March	1 018 866	17 740	38 255	1 074 861	106 359	14 813	1 196 033
April	1 024 769	17 902	38 630	1 081 301	na	na	na
May	1 033 016	18 519	39 008	1 090 543	na	na	na
June	1 042 622	18 251	39 165	1 100 038	108 837	14 589	1 223 464
July	1 047 161	18 390	39 371	1 104 922	na	na	na
August	1 054 269	18 511	39 553	1 112 333	na	na	na
September	1 061 659	18 585	37 759	1 118 003	nya	nya	nya

na not available

nya not yet 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.

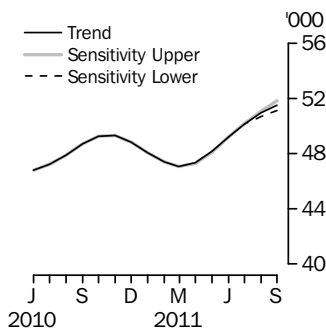
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The October 2011 seasonally adjusted estimate of the number of dwelling commitments is higher than the September 2011 seasonally adjusted estimate by 2.4%.

2 The October 2011 seasonally adjusted estimate of the number of dwelling commitments is lower than the September 2011 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



	<i>Trend as published</i>		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<i>(1) rises by 2.4% on this month</i>		<i>(2) falls by 2.4% on this month</i>	
	no.	% change	no.	% change	no.	% change
March 2011	47 070	-0.6	47 070	-0.6	47 070	-0.6
April 2011	47 357	0.6	47 300	0.5	47 346	0.6
May 2011	48 187	1.8	48 093	1.7	48 174	1.7
June 2011	49 234	2.2	49 194	2.3	49 235	2.2
July 2011	50 154	1.9	50 216	2.1	50 109	1.8
August 2011	50 930	1.5	51 061	1.7	50 708	1.2
September 2011	51 529	1.2	51 811	1.5	51 146	0.9

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/Reporting-forms-and-instructions-ADIs.cfm>. For RFCs, these are available at: <http://www.apra.gov.au/nonreg/Pages/default.aspx>.

13 All other institutions, including securitisation vehicles, are collected directly by the Australian Bureau of Statistics (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 ABS.

REVISIONS

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

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

WHOLESALE LENDERS

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

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

18 From July 1995 to July 2000, mortgage managers reported housing finance commitments on behalf of wholesale lenders. The introduction of wholesale lenders as the reporting unit does not change the scope of the collection, but has increased its coverage. This, along with the reclassification of some lending activity, increased the level of the Wholesale Lenders n.e.c. series for owner occupied housing by \$249m in July 2000.

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

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

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

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

SEASONAL ADJUSTMENT

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

23 Over the period from early 1990 to April 1995, four of the major banks changed from reporting for the four or five weeks ending on the last Wednesday of each month to reporting on a calendar month basis. The published seasonally adjusted data take account of this change in pattern.

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

25 Estimation of seasonal adjustment and trading day factors that reflect the full effect of recent developments is not possible until a sufficient number of years of data have been collected. When changes are occurring in the seasonal patterns, larger revisions to the seasonally adjusted series can be expected at the time of the annual seasonal re-analysis. Accordingly, the trend estimate data provide a more reliable indicator of

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

26 State component series have been seasonally adjusted independently of the Australian series. The sum of the state components 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.

EXPLANATORY NOTES *continued*

EFFECTS OF ROUNDING

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

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. 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 and other products released by the ABS are available from the Statistics View. The ABS also issues a daily Release Advice on the ABS website <<http://www.abs.gov.au>> 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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