

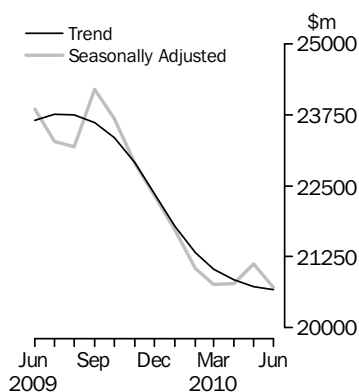
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) MON 9 AUG 2010

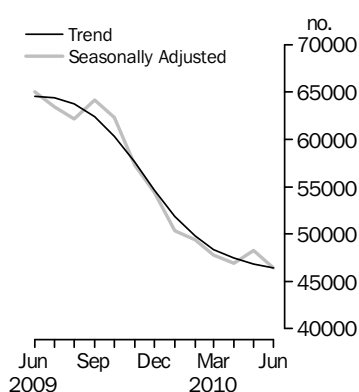
Value of dwelling commitments

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	
	Jun 2010	May 2010 to Jun 2010	Jun 2010	May 2010 to Jun 2010
Value of dwelling commitments(a)(b)	\$m	% change	\$m	% change
Total dwellings	20 674	-0.3	20 710	-1.9
Owner occupied housing	13 214	-0.7	13 386	-1.0
Investment housing - fixed loans(c)	7 460	0.4	7 324	-3.6
Number of dwelling commitments(a)(b)	no.	% change	no.	% change
Owner occupied housing	46 436	-0.8	46 420	-3.9
Construction of dwellings	5 046	-3.8	5 007	-5.0
Purchase of new dwellings	2 281	1.1	2 277	-4.5
Purchase of established dwellings	39 109	-0.5	39 136	-3.7

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

JUNE 2010 COMPARED WITH MAY 2010:

- In trend terms, the total value of dwelling finance commitments excluding alterations and additions decreased 0.3%. Owner occupied housing commitments fell 0.7%, while investment housing commitments increased 0.4%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions decreased 1.9%.

NUMBER OF DWELLING COMMITMENTS

JUNE 2010 COMPARED WITH MAY 2010:

- In trend terms, the number of commitments for owner occupied housing finance decreased 0.8%.
- In trend terms, the number of commitments for the construction of dwellings decreased 3.8% and the number of commitments for the purchase of established dwellings fell 0.5%, while the number of commitments for the purchase of new dwellings increased 1.1%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments decreased from 16.2% in May 2010 to 16.0% in June 2010.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
July 2010	8 September 2010
August 2010	11 October 2010
September 2010	10 November 2010
October 2010	8 December 2010
November 2010	12 January 2011
December 2010	14 February 2011

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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:

- Investment and owner occupied housing for the period November 2009 to May 2010; and
- Housing loan outstandings to households for the period July 2009 to May 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.

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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

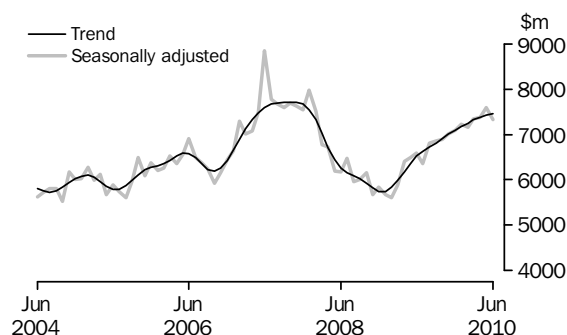
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) decreased 0.3% in June 2010 compared with May 2010 and the seasonally adjusted series decreased 1.9% in June 2010.

The total value of owner occupied housing commitments (trend) fell 0.7% (down \$87m) in June 2010, following a decrease of 1.2% in May 2010. Decreases were recorded in commitments for the construction of dwellings (down \$47m, 3.6%) and the purchase of established dwellings (down \$43m, 0.4%), while the purchase of new dwellings increased (up \$3m, 0.4%). The seasonally adjusted series for the value of owner occupied commitments fell 1.0% in June 2010.

The total value of investment housing commitments (trend) rose 0.4% (up \$32m) in June 2010 compared with May 2010, following an increase of 0.6% in May 2010. Increases were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$31m, 0.5%) and commitments for the construction of dwellings for rent or resale (up \$16m, 3.4%). Commitments for the purchase of dwellings by others for rent or resale fell (down \$14m, 1.9%). The value of investment housing commitments seasonally adjusted fell 3.6% in June 2010.

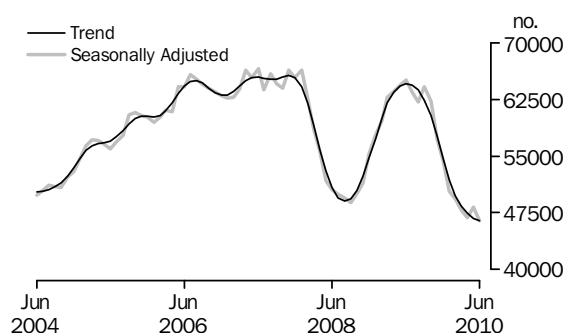
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) fell 0.8% (down 359) in June 2010 compared with May 2010. Decreases were recorded in commitments for the construction of dwellings (down 197, 3.8%) and the purchase of established dwellings excluding refinancing (down 196, 0.7%), while the purchase of new dwellings increased (up 26, 1.1%) and the refinancing of established dwellings rose (up 8, 0.1%). The seasonally adjusted estimate for the total number of owner occupied housing commitments fell 3.9% in June 2010, the tenth monthly decline in the last twelve months.



SUMMARY OF FINDINGS *continued*

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

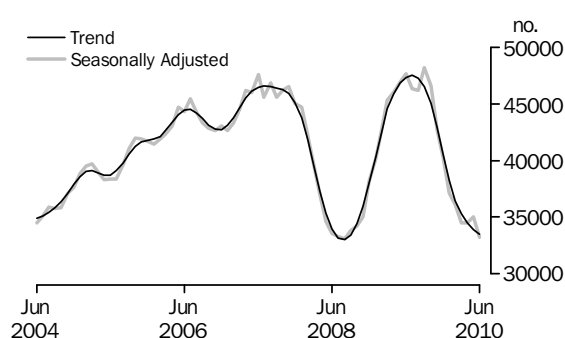
Between May and June 2010, the number of owner occupied housing commitments (trend) decreased in Western Australia (down 137, 2.5%), Queensland (down 111, 1.2%), New South Wales (down 64, 0.5%), Victoria (down 20, 0.2%), Australian Capital Territory (down 15, 1.6%), South Australia (down 13, 0.3%) and the Northern Territory (down 9, 2.5%). An increase was recorded in Tasmania (up 1, 0.1%). The seasonally adjusted estimates decreased in all states and territories.

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 decreased from 16.2% in May 2010 to 16.0% in June 2010. Between May and June 2010, the average loan size for first home buyers fell \$3,200 to \$284,500. The average loan size for all owner occupied housing commitments rose \$3,700 to \$285,300 for the same period.

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

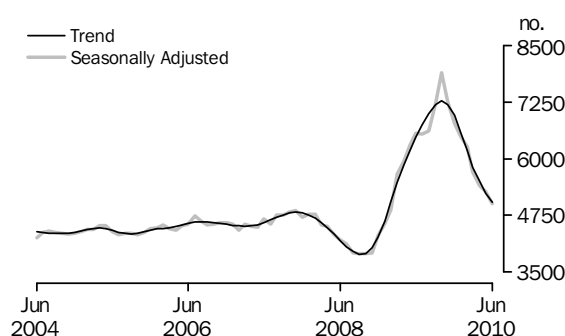
The number of owner occupied housing commitments excluding refinancing (trend) fell 1.1% in June 2010 compared with May 2010, following a decrease of 1.7% in May 2010. The seasonally adjusted series decreased 5.1% in June 2010.



PURPOSE OF FINANCE (OWNER OCCUPATION)

Construction of dwellings (Tables 1 & 2)

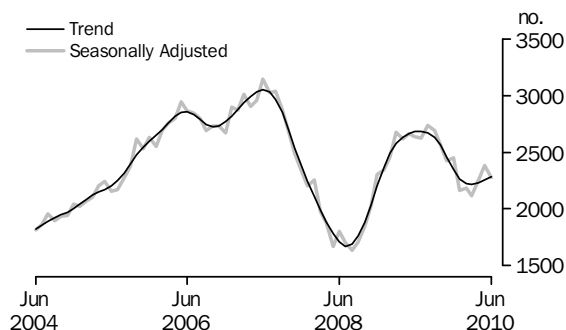
The number of finance commitments for the construction of dwellings for owner occupation (trend) decreased 3.8% in June 2010 compared with May 2010, following a decrease of 4.7% in May 2010. The seasonally adjusted series fell 5.0% in June 2010.



SUMMARY OF FINDINGS *continued*

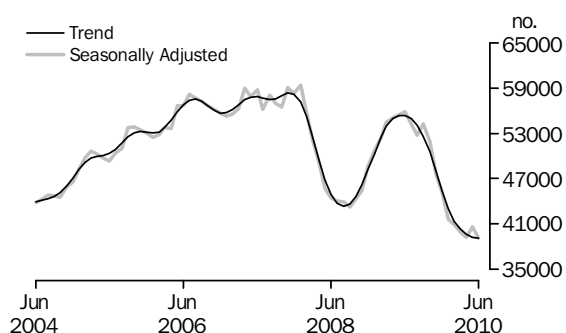
Purchase of new dwellings (Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) increased 1.1% in June 2010 compared with May 2010, following an increase of 1.1% in May 2010. The seasonally adjusted series fell 4.5% in June 2010.



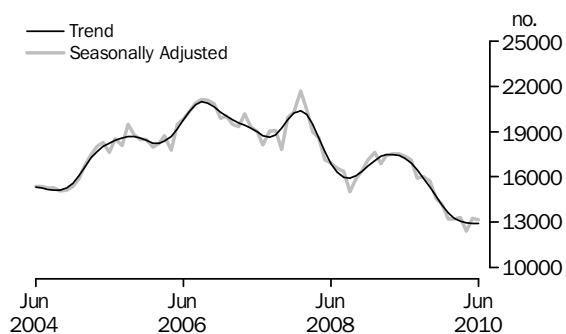
Purchase of established dwellings (including refinancing across lending institutions) (Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) decreased 0.5% in June 2010 compared with May 2010, following a decrease of 1.0% in May 2010. The seasonally adjusted series decreased 3.7% in June 2010, to the lowest number since October 2000.



Refinancing (Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) increased 0.1% in June 2010 compared with May 2010, following a decrease of 0.3% in May 2010. The seasonally adjusted series decreased 0.6% in June 2010, after increasing 6.9% in May 2010.

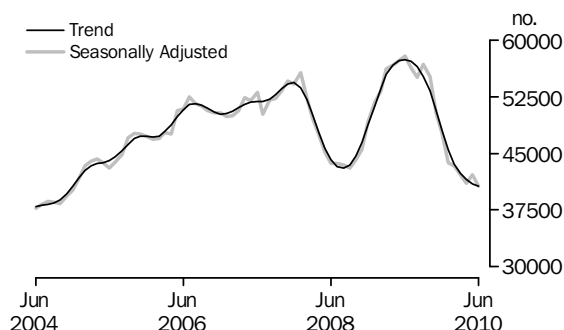


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks (Tables 3 & 4)

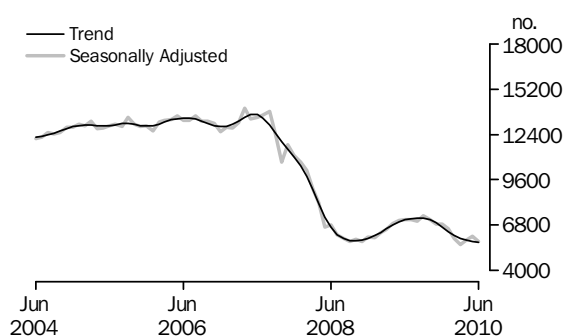
The number of owner occupied dwellings financed by banks (trend) decreased 0.8% in June 2010 compared with May 2010, after a decrease of 1.4% in May 2010. The seasonally adjusted series fell 3.7% in June 2010.



Non-banks

(Tables 3 & 4)

The number of owner occupied dwellings financed by non-banks (trend) decreased 0.7% in June 2010 after a decrease of 1.3% in May 2010. The seasonally adjusted series for the number of owner occupied dwellings financed by non-banks fell 5.3% in June 2010. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) increased 0.5%. The seasonally adjusted series fell 5.0% in June 2010.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of June 2010, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,008,858m, up \$11,042m (1.1%) from the May 2010 closing balance. Owner occupied housing loan outstandings financed by ADIs increased \$7,074m (1.0%) to \$704,161m and investment housing loans financed by ADIs increased \$3,968m (1.3%) to \$304,697m.

Bank housing loan outstandings increased \$10,486m (1.1%) during June 2010 to reach a closing balance of \$959,297m. Owner occupied housing loan outstandings of banks increased \$6,664m (1.0%) to \$664,168m and investment housing loan outstandings of banks increased \$3,822m (1.3%) to \$295,129m.

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

Month	Construction of dwellings		Purchase of new dwellings		Purchase of established dwellings (b)		Total		Refinancing of established dwellings		Total excluding refinancing of established dwellings	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2009												
June	7 055	1 746	2 749	784	58 089	15 412	67 893	17 942	18 323	4 445	49 570	13 496
July	7 164	1 793	2 814	824	57 087	15 262	67 065	17 879	17 953	4 248	49 112	13 631
August	6 681	1 625	2 598	759	50 226	13 482	59 505	15 866	15 632	3 686	43 873	12 180
September	7 654	1 844	2 746	819	54 187	14 741	64 587	17 405	16 141	3 735	48 446	13 669
October	8 134	1 970	2 572	779	51 963	14 298	62 669	17 047	15 678	3 692	46 991	13 355
November	7 102	1 755	2 408	731	48 319	13 754	57 829	16 240	14 817	3 542	43 012	12 698
December	6 778	1 721	2 653	846	47 446	13 530	56 877	16 097	14 998	3 588	41 879	12 510
2010												
January	4 962	1 230	1 680	512	33 537	9 631	40 179	11 372	10 313	2 466	29 866	8 906
February	5 728	1 433	2 056	615	38 739	10 763	46 523	12 811	12 413	2 921	34 110	9 889
March	6 162	1 528	2 341	741	45 462	12 906	53 965	15 175	15 043	3 621	38 922	11 554
April	5 085	1 283	2 194	656	37 990	11 029	45 269	12 967	11 946	2 880	33 323	10 087
May	5 540	1 366	2 458	743	41 785	11 910	49 783	14 019	13 717	3 237	36 066	10 782
June	5 420	1 412	2 454	753	41 146	11 821	49 020	13 985	14 010	3 411	35 010	10 575
SEASONALLY ADJUSTED												
2009												
June	6 552	1 613	2 639	755	55 861	14 884	65 053	17 253	17 379	4 134	47 674	13 119
July	6 538	1 606	2 625	766	54 253	14 557	63 417	16 930	17 119	3 996	46 298	12 934
August	6 605	1 634	2 736	788	52 777	13 963	62 119	16 385	15 929	3 713	46 190	12 672
September	7 217	1 730	2 687	799	54 265	14 812	64 169	17 341	16 006	3 726	48 163	13 615
October	7 894	1 893	2 562	767	51 825	14 128	62 281	16 789	15 744	3 691	46 537	13 097
November	7 262	1 810	2 426	729	47 588	13 345	57 277	15 885	14 599	3 521	42 678	12 364
December	6 771	1 683	2 451	776	45 175	12 781	54 397	15 240	14 162	3 409	40 235	11 830
2010												
January	6 493	1 628	2 163	676	41 671	12 199	50 328	14 503	13 244	3 221	37 084	11 281
February	6 257	1 597	2 183	669	40 905	11 618	49 345	13 884	13 216	3 145	36 128	10 739
March	5 706	1 421	2 117	674	39 975	11 336	47 798	13 431	13 296	3 161	34 502	10 270
April	5 401	1 354	2 259	689	39 231	11 360	46 890	13 403	12 399	3 057	34 491	10 346
May	5 269	1 322	2 384	706	40 638	11 494	48 291	13 522	13 258	3 118	35 032	10 405
June	5 007	1 277	2 277	703	39 136	11 406	46 420	13 386	13 173	3 141	33 247	10 245
TREND												
2009												
June	6 472	1 591	2 682	775	55 363	14 774	64 516	17 140	17 213	4 073	47 303	13 067
July	6 749	1 650	2 686	778	54 962	14 702	64 397	17 131	16 906	3 979	47 490	13 152
August	6 997	1 705	2 671	780	54 062	14 535	63 729	17 020	16 471	3 863	47 258	13 157
September	7 187	1 750	2 632	778	52 571	14 270	62 390	16 798	15 919	3 737	46 471	13 061
October	7 269	1 776	2 562	768	50 506	13 889	60 337	16 434	15 324	3 616	45 013	12 818
November	7 192	1 769	2 460	750	47 979	13 387	57 631	15 906	14 708	3 498	42 922	12 408
December	6 953	1 724	2 351	726	45 330	12 815	54 634	15 265	14 116	3 383	40 518	11 882
2010												
January	6 582	1 645	2 266	705	43 017	12 271	51 866	14 620	13 627	3 280	38 239	11 340
February	6 170	1 550	2 223	691	41 340	11 840	49 734	14 082	13 277	3 197	36 457	10 885
March	5 805	1 462	2 218	686	40 332	11 567	48 355	13 714	13 073	3 141	35 282	10 573
April	5 499	1 386	2 232	686	39 702	11 396	47 433	13 468	12 968	3 108	34 465	10 359
May	5 243	1 323	2 255	688	39 297	11 290	46 795	13 301	12 927	3 090	33 868	10 211
June	5 046	1 275	2 281	692	39 109	11 248	46 436	13 214	12 935	3 085	33 501	10 129

(a) Excludes alterations and additions.

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

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

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings.....		Total excluding refinancing of established dwellings.....	
	no.	value	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% CHANGE FROM PREVIOUS MONTH)												
2009												
June	7.0	7.2	0.2	-1.1	1.2	0.8	1.7	1.3	1.9	3.6	1.7	0.5
July	1.5	2.6	2.4	5.1	-1.7	-1.0	-1.2	-0.4	-2.0	-4.4	-0.9	1.0
August	-6.7	-9.3	-7.7	-7.8	-12.0	-11.7	-11.3	-11.3	-12.9	-13.2	-10.7	-10.6
September	14.6	13.5	5.7	7.9	7.9	9.3	8.5	9.7	3.3	1.3	10.4	12.2
October	6.3	6.8	-6.3	-4.9	-4.1	-3.0	-3.0	-2.1	-2.9	-1.2	-3.0	-2.3
November	-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	-4.6	-1.9	10.2	15.7	-1.8	-1.6	-1.6	-0.9	1.2	1.3	-2.6	-1.5
2010												
January	-26.8	-28.6	-36.7	-39.6	-29.3	-28.8	-29.4	-29.4	-31.2	-31.3	-28.7	-28.8
February	15.4	16.6	22.4	20.1	15.5	11.8	15.8	12.7	20.4	18.5	14.2	11.0
March	7.6	6.6	13.9	20.6	17.4	19.9	16.0	18.5	21.2	23.9	14.1	16.8
April	-17.5	-16.0	-6.3	-11.5	-16.4	-14.6	-16.1	-14.6	-20.6	-20.5	-14.4	-12.7
May	8.9	6.5	12.0	13.3	10.0	8.0	10.0	8.1	14.8	12.4	8.2	6.9
June	-2.2	3.4	-0.2	1.3	-1.5	-0.7	-1.5	-0.2	2.1	5.4	-2.9	-1.9
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2009												
June	4.0	3.7	-0.8	-1.7	0.8	0.7	1.0	0.8	-0.8	-1.7	1.7	1.7
July	-0.2	-0.4	-0.5	1.4	-2.9	-2.2	-2.5	-1.9	-1.5	-3.3	-2.9	-1.4
August	1.0	1.7	4.2	2.8	-2.7	-4.1	-2.0	-3.2	-7.0	-7.1	-0.2	-2.0
September	9.3	5.8	-1.8	1.3	2.8	6.1	3.3	5.8	0.5	0.4	4.3	7.4
October	9.4	9.4	-4.7	-3.9	-4.5	-4.6	-2.9	-3.2	-1.6	-0.9	-3.4	-3.8
November	-8.0	-4.4	-5.3	-5.0	-8.2	-5.5	-8.0	-5.4	-7.3	-4.6	-8.3	-5.6
December	-6.8	-7.0	1.0	6.4	-5.1	-4.2	-5.0	-4.1	-3.0	-3.2	-5.7	-4.3
2010												
January	-4.1	-3.3	-11.8	-12.9	-7.8	-4.6	-7.5	-4.8	-6.5	-5.5	-7.8	-4.6
February	-3.6	-1.9	0.9	-1.0	-1.8	-4.8	-2.0	-4.3	-0.2	-2.4	-2.6	-4.8
March	-8.8	-11.0	-3.0	0.7	-2.3	-2.4	-3.1	-3.3	0.6	0.5	-4.5	-4.4
April	-5.3	-4.7	6.7	2.2	-1.9	0.2	-1.9	-0.2	-6.7	-3.3	0.0	0.7
May	-2.4	-2.4	5.6	2.6	3.6	1.2	3.0	0.9	6.9	2.0	1.6	0.6
June	-5.0	-3.4	-4.5	-0.5	-3.7	-0.8	-3.9	-1.0	-0.6	0.7	-5.1	-1.5
TREND (% CHANGE FROM PREVIOUS MONTH)												
2009												
June	4.7	4.1	0.6	0.8	0.0	0.3	0.5	0.6	-1.1	-1.5	1.1	1.3
July	4.3	3.7	0.1	0.5	-0.7	-0.5	-0.2	-0.1	-1.8	-2.3	0.4	0.6
August	3.7	3.3	-0.6	0.2	-1.6	-1.1	-1.0	-0.6	-2.6	-2.9	-0.5	0.0
September	2.7	2.7	-1.4	-0.3	-2.8	-1.8	-2.1	-1.3	-3.4	-3.2	-1.7	-0.7
October	1.1	1.5	-2.7	-1.2	-3.9	-2.7	-3.3	-2.2	-3.7	-3.2	-3.1	-1.9
November	-1.1	-0.4	-4.0	-2.4	-5.0	-3.6	-4.5	-3.2	-4.0	-3.3	-4.6	-3.2
December	-3.3	-2.5	-4.4	-3.1	-5.5	-4.3	-5.2	-4.0	-4.0	-3.3	-5.6	-4.2
2010												
January	-5.3	-4.6	-3.6	-3.0	-5.1	-4.2	-5.1	-4.2	-3.5	-3.0	-5.6	-4.6
February	-6.3	-5.8	-1.9	-1.9	-3.9	-3.5	-4.1	-3.7	-2.6	-2.5	-4.7	-4.0
March	-5.9	-5.7	-0.3	-0.8	-2.4	-2.3	-2.8	-2.6	-1.5	-1.7	-3.2	-2.9
April	-5.3	-5.2	0.6	0.0	-1.6	-1.5	-1.9	-1.8	-0.8	-1.1	-2.3	-2.0
May	-4.7	-4.6	1.1	0.4	-1.0	-0.9	-1.3	-1.2	-0.3	-0.6	-1.7	-1.4
June	-3.8	-3.6	1.1	0.4	-0.5	-0.4	-0.8	-0.7	0.1	-0.2	-1.1	-0.8

(a) Excludes alterations and additions.

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
2009										
June	60 526	16 511	7 367	1 431	67 893	17 942	1 688	371	2 215	461
July	59 384	16 297	7 681	1 582	67 065	17 879	1 744	383	2 427	530
August	52 653	14 493	6 852	1 373	59 505	15 866	1 324	274	2 042	427
September	56 809	15 816	7 778	1 589	64 587	17 405	1 415	297	2 461	556
October	55 294	15 617	7 375	1 429	62 669	17 047	1 170	238	2 387	490
November	51 046	14 850	6 783	1 390	57 829	16 240	1 080	245	2 151	484
December	49 745	14 601	7 132	1 496	56 877	16 097	1 057	233	2 143	505
2010										
January	35 128	10 329	5 051	1 043	40 179	11 372	746	170	1 537	339
February	40 928	11 684	5 595	1 127	46 523	12 811	939	202	1 471	319
March	47 698	13 875	6 267	1 300	53 965	15 175	1 227	269	1 621	357
April	39 732	11 822	5 537	1 145	45 269	12 967	1 002	223	1 561	340
May	43 490	12 722	6 293	1 297	49 783	14 019	1 140	261	1 775	372
June	42 799	12 698	6 221	1 287	49 020	13 985	1 076	241	1 880	407
SEASONALLY ADJUSTED										
2009										
June	57 886	15 862	7 167	1 391	65 053	17 253	1 663	363	2 126	430
July	56 243	15 518	7 174	1 412	63 417	16 930	1 612	358	2 190	459
August	55 067	15 002	7 052	1 383	62 119	16 385	1 401	297	2 059	411
September	56 773	15 872	7 396	1 468	64 169	17 341	1 378	291	2 307	494
October	55 132	15 376	7 149	1 412	62 281	16 789	1 161	234	2 426	497
November	50 393	14 470	6 885	1 415	57 277	15 885	1 080	242	2 160	496
December	47 519	13 777	6 878	1 463	54 397	15 240	1 046	231	2 061	497
2010										
January	43 746	13 121	6 582	1 382	50 328	14 503	1 020	230	1 982	453
February	43 387	12 625	5 958	1 258	49 345	13 884	945	208	1 584	372
March	42 201	12 264	5 597	1 167	47 798	13 431	1 017	227	1 483	339
April	41 025	12 182	5 866	1 221	46 890	13 403	1 109	240	1 598	362
May	42 180	12 281	6 111	1 241	48 291	13 522	1 057	237	1 832	370
June	40 634	12 204	5 786	1 182	46 420	13 386	1 004	227	1 720	362
TREND										
2009										
June	57 376	15 757	7 141	1 382	64 516	17 140	1 585	343	2 224	430
July	57 183	15 721	7 213	1 410	64 397	17 131	1 550	334	2 198	444
August	56 493	15 593	7 236	1 427	63 729	17 020	1 461	313	2 211	461
September	55 173	15 360	7 217	1 438	62 390	16 798	1 342	287	2 240	478
October	53 207	14 994	7 130	1 440	60 337	16 434	1 216	260	2 240	489
November	50 678	14 481	6 952	1 425	57 631	15 906	1 110	240	2 168	486
December	47 935	13 872	6 699	1 393	54 634	15 265	1 042	228	2 035	467
2010										
January	45 448	13 274	6 418	1 346	51 866	14 620	1 014	224	1 879	437
February	43 565	12 786	6 169	1 296	49 734	14 082	1 012	225	1 748	405
March	42 367	12 463	5 987	1 251	48 355	13 714	1 022	227	1 670	379
April	41 566	12 250	5 868	1 217	47 433	13 468	1 032	229	1 639	361
May	41 001	12 109	5 794	1 192	46 795	13 301	1 039	231	1 638	350
June	40 683	12 040	5 753	1 174	46 436	13 214	1 044	233	1 653	345

(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										
June	2.0	1.6	-0.1	-2.4	1.7	1.3	0.6	-0.2	0.6	7.0
July	-1.9	-1.3	4.3	10.6	-1.2	-0.4	3.3	3.1	9.6	15.0
August	-11.3	-11.1	-10.8	-13.2	-11.3	-11.3	-24.1	-28.5	-15.9	-19.5
September	7.9	9.1	13.5	15.7	8.5	9.7	6.9	8.7	20.5	30.2
October	-2.7	-1.3	-5.2	-10.0	-3.0	-2.1	-17.3	-20.1	-3.0	-11.9
November	-7.7	-4.9	-8.0	-2.7	-7.7	-4.7	-7.7	3.3	-9.9	-1.1
December	-2.5	-1.7	5.1	7.6	-1.6	-0.9	-2.1	-5.0	-0.4	4.4
2010										
January	-29.4	-29.3	-29.2	-30.3	-29.4	-29.4	-29.4	-27.2	-28.3	-32.9
February	16.5	13.1	10.8	8.0	15.8	12.7	25.9	19.2	-4.3	-6.0
March	16.5	18.7	12.0	15.4	16.0	18.5	30.7	32.9	10.2	12.0
April	-16.7	-14.8	-11.6	-11.9	-16.1	-14.6	-18.3	-17.0	-3.7	-4.8
May	9.5	7.6	13.7	13.3	10.0	8.1	13.8	17.3	13.7	9.5
June	-1.6	-0.2	-1.1	-0.7	-1.5	-0.2	-5.6	-8.0	5.9	9.4
SEASONALLY ADJUSTED (% change from previous month)										
2009										
June	1.0	0.9	1.0	0.4	1.0	0.8	3.5	6.2	-4.7	1.4
July	-2.8	-2.2	0.1	1.5	-2.5	-1.9	-3.0	-1.3	3.0	6.8
August	-2.1	-3.3	-1.7	-2.0	-2.0	-3.2	-13.1	-17.2	-6.0	-10.4
September	3.1	5.8	4.9	6.2	3.3	5.8	-1.6	-1.9	12.0	20.1
October	-2.9	-3.1	-3.3	-3.8	-2.9	-3.2	-15.7	-19.7	5.2	0.6
November	-8.6	-5.9	-3.7	0.2	-8.0	-5.4	-7.0	3.6	-11.0	-0.1
December	-5.7	-4.8	-0.1	3.4	-5.0	-4.1	-3.1	-4.8	-4.6	0.1
2010										
January	-7.9	-4.8	-4.3	-5.6	-7.5	-4.8	-2.5	-0.4	-3.8	-8.8
February	-0.8	-3.8	-9.5	-8.9	-2.0	-4.3	-7.3	-9.4	-20.1	-17.9
March	-2.7	-2.9	-6.1	-7.2	-3.1	-3.3	7.6	9.0	-6.4	-8.8
April	-2.8	-0.7	4.8	4.6	-1.9	-0.2	9.1	6.0	7.8	6.8
May	2.8	0.8	4.2	1.7	3.0	0.9	-4.8	-1.6	14.6	2.2
June	-3.7	-0.6	-5.3	-4.8	-3.9	-1.0	-5.0	-4.1	-6.1	-2.3
TREND (% change from previous month)										
2009										
June	0.3	0.4	1.9	3.0	0.5	0.6	1.9	2.0	-2.6	1.9
July	-0.3	-0.2	1.0	2.0	-0.2	-0.1	-2.2	-2.5	-1.2	3.1
August	-1.2	-0.8	0.3	1.2	-1.0	-0.6	-5.8	-6.2	0.6	3.9
September	-2.3	-1.5	-0.3	0.8	-2.1	-1.3	-8.2	-8.5	1.3	3.7
October	-3.6	-2.4	-1.2	0.1	-3.3	-2.2	-9.4	-9.2	0.0	2.2
November	-4.8	-3.4	-2.5	-1.0	-4.5	-3.2	-8.7	-7.9	-3.2	-0.6
December	-5.4	-4.2	-3.6	-2.3	-5.2	-4.0	-6.1	-5.0	-6.2	-3.8
2010										
January	-5.2	-4.3	-4.2	-3.4	-5.1	-4.2	-2.7	-1.6	-7.6	-6.4
February	-4.1	-3.7	-3.9	-3.8	-4.1	-3.7	-0.2	0.4	-7.0	-7.4
March	-2.8	-2.5	-2.9	-3.4	-2.8	-2.6	1.0	1.0	-4.5	-6.4
April	-1.9	-1.7	-2.0	-2.7	-1.9	-1.8	0.9	0.9	-1.8	-4.6
May	-1.4	-1.2	-1.3	-2.0	-1.3	-1.2	0.7	0.7	-0.1	-3.0
June	-0.8	-0.6	-0.7	-1.5	-0.8	-0.7	0.5	0.9	0.9	-1.7

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

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

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

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

ORIGINAL

2009

June	20 915	15 803	14 212	5 670	8 178	1 354	516	1 245	67 893
July	21 058	15 786	13 904	5 642	7 910	1 210	516	1 039	67 065
August	17 985	14 360	12 544	5 145	6 914	1 056	422	1 079	59 505
September	19 615	15 357	13 542	5 401	7 822	1 184	491	1 175	64 587
October	18 152	15 588	13 210	4 991	7 815	1 261	528	1 124	62 669
November	17 259	14 050	11 811	4 726	7 374	1 054	440	1 115	57 829
December	16 360	14 702	11 233	4 718	7 241	1 070	435	1 118	56 877

2010

January	11 066	10 514	8 131	3 319	5 264	780	336	769	40 179
February	13 050	12 116	9 510	3 675	5 978	862	400	932	46 523
March	15 998	13 548	11 261	4 202	6 436	1 003	445	1 072	53 965
April	13 439	12 067	8 732	3 549	5 358	890	347	887	45 269
May	15 152	13 339	9 448	3 950	5 652	923	373	946	49 783
June	14 536	13 423	9 370	3 788	5 690	896	348	969	49 020

SEASONALLY ADJUSTED (b)

2009

June	19 896	15 104	13 895	5 481	7 749	1 367	518	1 211	65 053
July	19 567	14 999	13 523	5 471	7 414	1 214	518	977	63 417
August	18 618	14 848	13 185	5 428	6 844	1 132	472	1 131	62 119
September	19 541	15 241	13 145	5 431	7 850	1 188	475	1 103	64 169
October	18 191	14 928	12 909	5 067	7 761	1 277	516	1 084	62 281
November	16 865	14 186	11 617	4 618	7 239	1 053	426	1 082	57 277
December	15 944	13 552	11 003	4 361	6 973	1 009	407	1 074	54 397

2010

January	14 912	13 027	10 124	4 056	6 245	928	420	1 019	50 328
February	14 130	13 194	9 733	3 787	6 350	880	410	1 000	49 345
March	13 737	12 680	9 554	3 655	5 929	862	380	951	47 798
April	13 794	12 499	9 233	3 735	5 782	891	348	943	46 890
May	14 316	12 765	9 470	3 919	5 577	899	370	927	48 291
June	13 613	12 759	9 036	3 667	5 433	887	345	915	46 420

TREND (b)

2009

June	19 872	15 040	13 739	5 514	7 523	1 244	514	1 135	64 516
July	19 676	15 125	13 656	5 497	7 545	1 229	507	1 115	64 397
August	19 290	15 088	13 412	5 418	7 543	1 214	496	1 100	63 729
September	18 709	14 917	12 996	5 254	7 500	1 189	482	1 092	62 390
October	17 929	14 619	12 431	5 005	7 394	1 145	466	1 085	60 337
November	16 984	14 208	11 749	4 692	7 205	1 084	449	1 074	57 631
December	15 988	13 746	11 040	4 367	6 929	1 016	430	1 055	54 634

2010

January	15 114	13 322	10 405	4 093	6 593	957	412	1 028	51 866
February	14 477	13 005	9 916	3 907	6 256	911	396	997	49 734
March	14 091	12 813	9 582	3 799	5 986	886	381	969	48 355
April	13 852	12 695	9 346	3 735	5 769	877	369	945	47 433
May	13 701	12 625	9 175	3 699	5 588	875	359	925	46 795
June	13 637	12 605	9 064	3 686	5 451	876	350	910	46 436

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

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

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

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2009									
June	-1.4	2.0	3.8	0.3	5.5	9.8	-0.4	5.0	1.7
July	0.7	-0.1	-2.2	-0.5	-3.3	-10.6	—	-16.5	-1.2
August	-14.6	-9.0	-9.8	-8.8	-12.6	-12.7	-18.2	3.8	-11.3
September	9.1	6.9	8.0	5.0	13.1	12.1	16.4	8.9	8.5
October	-7.5	1.5	-2.5	-7.6	-0.1	6.5	7.5	-4.3	-3.0
November	-4.9	-9.9	-10.6	-5.3	-5.6	-16.4	-16.7	-0.8	-7.7
December	-5.2	4.6	-4.9	-0.2	-1.8	1.5	-1.1	0.3	-1.6
2010									
January	-32.4	-28.5	-27.6	-29.7	-27.3	-27.1	-22.8	-31.2	-29.4
February	17.9	15.2	17.0	10.7	13.6	10.5	19.0	21.2	15.8
March	22.6	11.8	18.4	14.3	7.7	16.4	11.3	15.0	16.0
April	-16.0	-10.9	-22.5	-15.5	-16.7	-11.3	-22.0	-17.3	-16.1
May	12.7	10.5	8.2	11.3	5.5	3.7	7.5	6.7	10.0
June	-4.1	0.6	-0.8	-4.1	0.7	-2.9	-6.7	2.4	-1.5
SEASONALLY ADJUSTED (% change from previous month)									
2009									
June	-0.6	1.7	0.9	-0.3	1.6	18.3	4.2	4.7	1.0
July	-1.7	-0.7	-2.7	-0.2	-4.3	-11.2	0.1	-19.3	-2.5
August	-4.8	-1.0	-2.5	-0.8	-7.7	-6.8	-8.9	15.8	-2.0
September	5.0	2.6	-0.3	0.0	14.7	4.9	0.5	-2.5	3.3
October	-6.9	-2.1	-1.8	-6.7	-1.1	7.5	8.6	-1.7	-2.9
November	-7.3	-5.0	-10.0	-8.9	-6.7	-17.5	-17.3	-0.2	-8.0
December	-5.5	-4.5	-5.3	-5.6	-3.7	-4.2	-4.6	-0.7	-5.0
2010									
January	-6.5	-3.9	-8.0	-7.0	-10.4	-8.0	3.2	-5.2	-7.5
February	-5.2	1.3	-3.9	-6.6	1.7	-5.2	-2.3	-1.9	-2.0
March	-2.8	-3.9	-1.8	-3.5	-6.6	-2.1	-7.2	-4.9	-3.1
April	0.4	-1.4	-3.4	2.2	-2.5	3.5	-8.5	-0.9	-1.9
May	3.8	2.1	2.6	4.9	-3.5	0.9	6.4	-1.7	3.0
June	-4.9	0.0	-4.6	-6.4	-2.6	-1.4	-6.8	-1.3	-3.9
TREND (% change from previous month)									
2009									
June	-0.1	1.1	0.5	0.3	0.5	-1.6	-0.5	-1.6	0.5
July	-1.0	0.6	-0.6	-0.3	0.3	-1.2	-1.4	-1.7	-0.2
August	-2.0	-0.2	-1.8	-1.4	0.0	-1.2	-2.2	-1.4	-1.0
September	-3.0	-1.1	-3.1	-3.0	-0.6	-2.1	-2.8	-0.7	-2.1
October	-4.2	-2.0	-4.3	-4.7	-1.4	-3.7	-3.2	-0.6	-3.3
November	-5.3	-2.8	-5.5	-6.3	-2.6	-5.4	-3.8	-1.0	-4.5
December	-5.9	-3.3	-6.0	-6.9	-3.8	-6.2	-4.2	-1.7	-5.2
2010									
January	-5.5	-3.1	-5.8	-6.3	-4.8	-5.9	-4.1	-2.6	-5.1
February	-4.2	-2.4	-4.7	-4.6	-5.1	-4.8	-4.0	-3.0	-4.1
March	-2.7	-1.5	-3.4	-2.8	-4.3	-2.7	-3.6	-2.7	-2.8
April	-1.7	-0.9	-2.5	-1.7	-3.6	-1.1	-3.2	-2.5	-1.9
May	-1.1	-0.6	-1.8	-1.0	-3.1	-0.2	-2.8	-2.1	-1.3
June	-0.5	-0.2	-1.2	-0.3	-2.5	0.1	-2.5	-1.6	-0.8

— nil or rounded to zero (including null cells)

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

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

	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

2009

June	5 935	4 031	3 778	1 204	2 295	240	132	327	17 942
July	6 022	4 069	3 647	1 224	2 260	233	141	283	17 879
August	5 143	3 721	3 304	1 115	2 001	206	124	252	15 866
September	5 719	4 034	3 599	1 111	2 264	222	132	324	17 405
October	5 403	4 109	3 555	1 065	2 221	238	149	308	17 047
November	5 293	3 832	3 292	1 015	2 173	206	127	302	16 240
December	5 069	4 084	3 176	1 043	2 074	207	129	316	16 097

2010

January	3 320	3 011	2 281	743	1 563	161	85	208	11 372
February	3 762	3 278	2 707	792	1 734	167	119	253	12 811
March	4 811	3 778	3 166	954	1 864	193	123	287	15 175
April	4 227	3 375	2 476	816	1 556	176	100	241	12 967
May	4 656	3 758	2 582	897	1 587	176	109	254	14 019
June	4 515	3 884	2 609	838	1 624	172	93	249	13 985

SEASONALLY ADJUSTED (b)

2009

June	5 640	3 848	3 708	1 180	2 219	248	134	315	17 253
July	5 581	3 819	3 563	1 179	2 068	238	141	277	16 930
August	5 246	3 816	3 542	1 176	1 970	224	133	274	16 385
September	5 727	4 017	3 530	1 120	2 273	227	131	314	17 341
October	5 372	3 922	3 418	1 082	2 203	237	139	292	16 789
November	5 075	3 815	3 244	994	2 131	207	120	292	15 885
December	4 849	3 731	3 069	953	2 006	199	120	288	15 240

2010

January	4 596	3 670	2 866	888	1 896	183	112	282	14 503
February	4 252	3 631	2 734	826	1 835	166	126	271	13 884
March	4 223	3 580	2 675	835	1 704	163	103	246	13 431
April	4 311	3 572	2 590	852	1 691	174	101	252	13 403
May	4 295	3 616	2 618	894	1 567	173	107	250	13 522
June	4 262	3 682	2 551	821	1 567	175	97	237	13 386

TREND (b)

2009

June	5 633	3 838	3 681	1 186	2 132	239	142	299	17 140
July	5 605	3 878	3 647	1 178	2 147	236	139	295	17 131
August	5 544	3 898	3 581	1 156	2 155	233	136	293	17 020
September	5 446	3 898	3 487	1 119	2 154	229	132	293	16 798
October	5 292	3 876	3 369	1 067	2 138	221	129	294	16 434
November	5 083	3 827	3 225	1 005	2 097	210	126	292	15 906
December	4 840	3 758	3 066	945	2 026	197	122	287	15 265

2010

January	4 609	3 688	2 913	898	1 930	185	117	278	14 620
February	4 430	3 636	2 786	868	1 827	176	113	268	14 082
March	4 321	3 612	2 691	852	1 739	171	109	259	13 714
April	4 257	3 604	2 621	845	1 666	169	106	252	13 468
May	4 219	3 605	2 568	841	1 603	169	102	245	13 301
June	4 207	3 615	2 535	840	1 557	170	100	240	13 214

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

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

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

<i>Month</i>	<i>Commitments excluding refinancing of established dwellings(a)</i>	<i>Refinancing of established dwellings</i>	<i>Alterations and additions</i>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Commitments cancelled during month(b)</i>	<i>Commitments not advanced at end of month(b)</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
2009							
June	13 496	4 445	527	18 469	16 711	2 116	47 224
July	13 631	4 248	539	18 418	15 314	2 319	48 009
August	12 180	3 686	459	16 326	14 657	2 168	46 514
September	13 669	3 735	488	17 893	14 895	2 867	46 645
October	13 355	3 692	485	17 532	15 159	2 040	46 981
November	12 698	3 542	469	16 709	14 473	1 838	47 377
December	12 510	3 588	497	16 594	15 666	1 559	46 765
2010							
January	8 906	2 466	375	11 747	11 419	1 236	45 862
February	9 889	2 921	475	13 286	11 196	1 417	46 535
March	11 554	3 621	550	15 725	13 405	1 452	47 406
April	10 087	2 880	454	13 421	13 238	1 407	46 181
May	10 782	3 237	482	14 501	12 827	1 328	46 528
June	10 575	3 411	463	14 448	13 391	1 369	46 215

(a) Excludes alterations and additions.

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

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

Month	FIRST HOME BUYERS			FIXED RATE LOANS (2 YEARS OR LONGER) (b)			ALL DWELLINGS FINANCED
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
2009							
June	18 400	27.1	270.2	5 452	8.0	252.4	264.3
July	16 946	25.3	269.7	4 862	7.2	258.8	266.6
August	14 713	24.7	270.8	3 767	6.3	238.5	266.6
September	16 848	26.1	274.6	3 649	5.6	228.8	269.5
October	16 307	26.0	275.5	2 948	4.7	222.4	272.0
November	13 079	22.6	283.9	2 029	3.5	221.2	280.8
December	12 054	21.2	290.1	1 746	3.1	222.6	283.0
2010							
January	8 316	20.7	284.7	1 033	2.6	216.3	283.0
February	8 503	18.3	282.6	994	2.1	216.9	275.4
March	8 716	16.2	285.0	1 161	2.2	229.2	281.2
April	7 532	16.6	290.5	1 078	2.4	226.1	286.4
May	8 085	16.2	287.7	1 764	3.5	237.1	281.6
June	7 858	16.0	284.5	1 676	3.4	250.5	285.3

(a) Excludes alterations and additions.

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

	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	Total	Refinancing of established dwellings	Total excluding refinancing
NUMBER						
New South Wales	852	705	12 979	14 536	3 817	10 719
Victoria	1 864	956	10 603	13 423	3 937	9 486
Queensland	1 072	327	7 971	9 370	2 883	6 487
South Australia	396	185	3 207	3 788	1 003	2 785
Western Australia	975	198	4 517	5 690	1 762	3 928
Tasmania	115	22	759	896	272	624
Northern Territory	39	6	303	348	91	257
Australian Capital Territory	107	55	807	969	245	724
Total	5 420	2 454	41 146	49 020	14 010	35 010

VALUE (\$M)						
New South Wales	251	232	4 033	4 515	1 057	3 458
Victoria	457	288	3 140	3 884	950	2 934
Queensland	308	98	2 203	2 609	699	1 910
South Australia	96	44	698	838	185	653
Western Australia	249	71	1 304	1 624	406	1 218
Tasmania	19	4	150	172	44	129
Northern Territory	10	2	81	93	24	69
Australian Capital Territory	23	14	212	249	46	203
Total	1 412	753	11 821	13 985	3 411	10 575

AVERAGE LOAN SIZE (\$'000)						
New South Wales	294.1	329.0	310.7	310.6	277.0	322.6
Victoria	245.0	300.7	296.1	289.3	241.3	309.3
Queensland	287.4	300.1	276.3	278.4	242.3	294.5
South Australia	243.2	237.5	217.7	221.3	184.7	234.5
Western Australia	255.2	359.9	288.7	285.4	230.2	310.2
Tasmania	162.3	180.5	197.4	192.5	160.7	206.3
Northern Territory	259.8	314.5	268.5	268.3	267.1	268.8
Australian Capital Territory	213.4	258.9	263.2	257.4	187.7	281.0
Total	260.5	306.8	287.3	285.3	243.5	302.0

(a) Excludes alterations and additions.

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

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

Month	OWNER OCCUPATION (SECURED FINANCE)				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								
June	1 746	784	4 445	10 966	470	6 413	910	25 734
July	1 793	824	4 248	11 015	303	5 888	579	24 648
August	1 625	759	3 686	9 795	343	5 616	722	22 548
September	1 844	819	3 735	11 006	502	5 798	544	24 248
October	1 970	779	3 692	10 606	375	5 770	609	23 801
November	1 755	731	3 542	10 212	305	6 133	623	23 301
December	1 721	846	3 588	9 942	413	6 218	782	23 511
2010								
January	1 230	512	2 466	7 165	293	4 759	493	16 917
February	1 433	615	2 921	7 842	315	5 460	542	19 128
March	1 528	741	3 621	9 286	447	6 680	752	23 054
April	1 283	656	2 880	8 149	352	5 969	677	19 964
May	1 366	743	3 237	8 673	701	6 593	824	22 137
June	1 412	753	3 411	8 410	542	7 316	864	22 708
SEASONALLY ADJUSTED								
2009								
June	1 613	755	4 134	10 750	423	5 523	650	23 848
July	1 606	766	3 996	10 562	251	5 556	549	23 286
August	1 634	788	3 713	10 250	355	5 769	680	23 189
September	1 730	799	3 726	11 087	487	5 834	537	24 199
October	1 893	767	3 691	10 437	361	5 915	616	23 680
November	1 810	729	3 521	9 825	404	6 006	603	22 898
December	1 683	776	3 409	9 372	363	6 013	717	22 332
2010								
January	1 628	676	3 221	8 978	401	6 141	677	21 722
February	1 597	669	3 145	8 473	395	6 084	674	21 037
March	1 421	674	3 161	8 175	419	6 118	800	20 769
April	1 354	689	3 057	8 303	426	6 181	769	20 778
May	1 322	706	3 118	8 376	544	6 239	813	21 118
June	1 277	703	3 141	8 265	441	6 276	607	20 710
TREND								
2009								
June	1 591	775	4 073	10 701	389	5 553	574	23 656
July	1 650	778	3 979	10 723	388	5 652	594	23 765
August	1 705	780	3 863	10 672	384	5 739	603	23 745
September	1 750	778	3 737	10 533	383	5 825	607	23 613
October	1 776	768	3 616	10 273	385	5 910	617	23 346
November	1 769	750	3 498	9 889	388	5 986	634	22 913
December	1 724	726	3 383	9 432	392	6 041	662	22 360
2010								
January	1 645	705	3 280	8 991	395	6 080	697	21 792
February	1 550	691	3 197	8 643	406	6 114	726	21 328
March	1 462	686	3 141	8 426	427	6 149	742	21 032
April	1 386	686	3 108	8 288	447	6 185	747	20 847
May	1 323	688	3 090	8 200	464	6 220	743	20 729
June	1 275	692	3 085	8 162	480	6 251	729	20 674

(a) Excludes alterations and additions.

(b) Excludes revolving credit.

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

(d) Includes refinancing (see Glossary).

		Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs) (a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2009							
June	582 697	11 088	26 121	619 906	na	na	na
July	590 031	11 444	26 355	627 830	na	na	na
August	598 416	11 566	26 657	636 639	na	na	na
September	605 722	11 418	26 889	644 029	na	na	na
October	613 402	11 533	27 142	652 077	na	na	na
November	621 183	11 691	27 406	660 280	na	na	na
December	628 941	11 744	27 758	668 443	na	na	na
2010							
January	633 286	11 838	27 909	673 033	na	na	na
February	639 463	11 890	27 045	678 398	na	na	na
March	645 624	11 852	27 138	684 614	na	na	na
April	650 900	11 932	27 441	690 273	na	na	na
May	657 504	12 052	27 531	697 087	na	na	na
June	664 168	12 206	27 787	704 161	na	na	na
INVESTMENT HOUSING							
2009							
June	262 985	3 473	4 286	270 744	na	na	na
July	265 279	3 561	4 268	273 108	na	na	na
August	267 841	3 597	4 293	275 731	na	na	na
September	269 718	3 568	4 337	277 623	na	na	na
October	272 142	3 598	4 392	280 132	na	na	na
November	274 649	3 613	4 456	282 718	na	na	na
December	277 478	3 623	4 500	285 601	na	na	na
2010							
January	279 417	3 629	4 571	287 617	na	na	na
February	281 799	3 655	5 566	291 020	na	na	na
March	285 110	3 616	5 614	294 340	na	na	na
April	288 029	3 655	5 596	297 280	na	na	na
May	291 307	3 691	5 731	300 729	na	na	na
June	295 129	3 725	5 843	304 697	na	na	na
ALL RESIDENTIAL HOUSING							
2009							
June	845 682	14 561	30 407	890 650	136 305	11 483	1 038 438
July	855 310	15 005	30 623	900 938	na	na	na
August	866 257	15 163	30 950	912 370	na	na	na
September	875 440	14 986	31 226	921 652	128 899	11 101	1 061 652
October	885 544	15 131	31 534	932 209	na	na	na
November	895 832	15 304	31 862	942 998	na	na	na
December	906 419	15 367	32 258	954 044	119 839	11 063	1 084 946
2010							
January	912 703	15 467	32 480	960 650	na	na	na
February	921 262	15 545	32 611	969 418	na	na	na
March	930 734	15 468	32 752	978 954	117 403	10 769	1 107 126
April	938 929	15 587	33 037	987 553	na	na	na
May	948 811	15 743	33 262	997 816	na	na	na
June	959 297	15 931	33 630	1 008 858	nya	nya	nya

na not available

(a) Source APRA.

nya not yet available

(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.

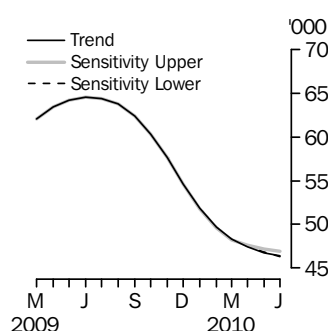
The graph below presents the effect of two possible scenarios on the trend estimates:

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

2 The July 2010 seasonally adjusted estimate of the number of dwelling commitments is lower than the June 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



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			(1) rises by 2.4% on this month		(2) falls by 2.4% on this month	
	no.	% change	no.	% change	no.	% change
December 2009	54 634	-5.2	54 634	-5.2	54 634	-5.2
January 2010	51 866	-5.1	51 779	-5.2	51 823	-5.1
February 2010	49 734	-4.1	49 578	-4.3	49 653	-4.2
March 2010	48 355	-2.8	48 275	-2.6	48 313	-2.7
April 2010	47 433	-1.9	47 605	-1.4	47 506	-1.7
May 2010	46 795	-1.3	47 181	-0.9	46 851	-1.4
June 2010	46 436	-0.8	46 912	-0.6	46 290	-1.2

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

3 All lending commitments are classified to the lender type which is (or will be) the legal lender on the corresponding loan contract. Commitments are published for two broad groupings of lender type: Banks and Non-Banks; the Non-Bank grouping also has the components Permanent Building Societies and Wholesale Lenders n.e.c. published.

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

COVERAGE

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

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

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

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

EXPLANATORY NOTES *continued*

SOURCES

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

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

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

12 Electronic versions of the forms and instructions for ADIs are available on the APRA web site at <<http://www.apra.gov.au/Statistics/Basel-II-reporting-forms-and-instructions-for-all-ADIs.cfm>>. For RFCs, these are available at: <<http://www.apra.gov.au/rfc/>>.

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

REVISIONS

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

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

WHOLESALE LENDERS

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

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

18 From July 1995 to July 2000, mortgage managers reported housing finance commitments on behalf of wholesale lenders. The introduction of wholesale lenders as the reporting unit does not change the scope of the collection, but has increased its coverage. This, along with the reclassification of some lending activity, increased the

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

level of the Wholesale Lenders n.e.c. series for owner occupied housing by \$249m in July 2000.

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

25 Estimation of seasonal adjustment and trading day factors that reflect the full effect of recent developments is not possible until a sufficient number of years of data have been collected. When changes are occurring in the seasonal patterns, larger revisions to the seasonally adjusted series can be expected at the time of the annual seasonal re-analysis. Accordingly, the trend estimate data provide a more reliable indicator of underlying movement in housing finance commitments. (See paragraphs 30 and 31 for further information on trend estimates).

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

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

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

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

TREND ESTIMATES

30 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all but the last six months of the respective seasonally adjusted series. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, refer to *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends: An Overview* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or by email at <time.series.analysis@abs.gov.au>.

31 While the smoothing technique described in paragraph 30 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Changes in the original data and re-estimation of seasonal factors may also lead to revisions to the trend.

EFFECTS OF ROUNDING

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

EXPLANATORY NOTES *continued*

ABS DATA AVAILABLE ON REQUEST

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

RELATED PRODUCTS

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

- *Lending Finance, Australia* (cat. no. 5671.0) – issued monthly
- *Assets and Liabilities of Australian Securitised* (cat. no. 5232.0.55.001) – issued quarterly
- *Buildings Approvals, Australia* (cat. no. 8731.0) – issued monthly
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) – issued quarterly.

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

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

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

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

GLOSSARY

Alterations and additions	Alterations and additions cover all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Average loan	<p>The Average Loan series is calculated as follows:</p> $\frac{\text{Total value of lending commitments per month}}{\text{Total number of dwellings financed per month}}$ <p>The Average Loan series does not necessarily represent the average loan size per dwelling. For instance, the average separately reflects first and second mortgages, committed in separate months, which apply to the same dwelling.</p>
Commitment	A lending commitment is a firm offer of housing finance. It either has been, or is normally expected to be, accepted. Included are commitments to provide housing finance to employees and commitments accepted and cancelled in the same month.
Commitments not advanced	<p>Commitments not advanced at the end of the month are calculated as follows:</p> <p>Balance of unadvanced commitments at the end of the previous month</p> <p>+ Total new housing commitments (including refinancing)</p> <p>+ Alterations and additions</p> <p>= Total commitments</p> <p>– Cancellations of commitments</p> <p>– Commitments advanced during the month</p> <p>= Commitments not advanced at the end of the month</p>
Commitment value	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
Construction of dwellings	Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
Dwelling	A dwelling is a single self-contained place of residence such as a detached or semidetached house, a terrace house, a flat, home unit, town house, etc.
Dwelling units	Dwelling units refer to the number of single self-contained residences for which commitments have been made, either on the security of first mortgage or on contract of sale.
Established dwelling	An established dwelling is one which has been completed for 12 months or more prior to the lodgement of a loan application, or which has been previously occupied.
First home buyers	First home buyers are persons entering the home ownership market for the first time.
Fixed loans	<p>Generally involve:</p> <ul style="list-style-type: none"> ■ a commitment for a fixed amount for a fixed period for a specific purpose ■ a schedule of repayments over a fixed period and ■ repayments which reduce the liability of the borrower but do not act to make further finance available.
Fixed rate loan	Fixed rate loans have a set interest rate which cannot be varied, either upward or downward, for a minimum period of two years. Capped loans are not categorised as fixed rate loans because their interest rate can vary within a two year period.
Housing Loan Outstandings	The value of outstanding housing loans to Australian households as at a particular point in time (for statistics in this publication this refers to the end of the reference month). A loan is defined as an asset of a lending institution, which is not evidenced by the issuing of a security by the borrower.
New dwelling	A new dwelling is one that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.

GLOSSARY *continued*

Other lenders n.e.c.	Comprises all lenders that are not banks, permanent building societies, credit cooperatives or securitisation vehicles. Includes life or general insurance companies, superannuation funds, government housing schemes, housing cooperatives, registered financial corporations and other financial institutions.
Refinancing	For investment housing finance, it represents a commitment to refinance an existing loan. For secured housing finance for owner occupation, only those loans where the refinancing lender is a different lender and the security is unchanged are included. The refinancing of a loan to fund a change of residence is treated as a new lending commitment.
Revolving credit	Generally has the following characteristics: <ul style="list-style-type: none">■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit; and■ repayments (other than of charges and interest) made during the period reduce the extent of the borrowing used and thereby increase the amount of unused credit available up to the authorised limit. Examples include credit cards, lines of credit and approved overdrafts.
Secured housing finance	This is all secured commitments to individuals for the construction or purchase of dwellings for owner occupation, regardless of type of security. Commitments for dwellings that will be occupied by persons other than the owner(s) are excluded.
Securitisation vehicle	Special purpose vehicles (generally trusts) that issue mortgage backed securities, which are debt securities secured by specific pools of mortgages and repaid from the cash flows (principal and interest payments) of the specific mortgage pool.
Self-contained	The dwelling includes bathing and cooking facilities.
Wholesale lenders	A wholesale lender provides funds to borrowers through a retail intermediary which may then also be responsible for the ongoing relationship with the borrower. The Wholesale Lenders n.e.c. (not elsewhere classified) series almost exclusively comprises securitisation vehicles (typically special purpose trusts) established to issue mortgage backed securities. It excludes funds provided where a bank or permanent building society, acting as a wholesale provider of funds, remains the lender on the contract. Those commitments are published as bank or permanent building society commitments.

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