

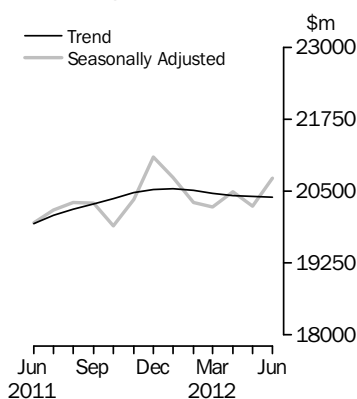
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 8 AUG 2012

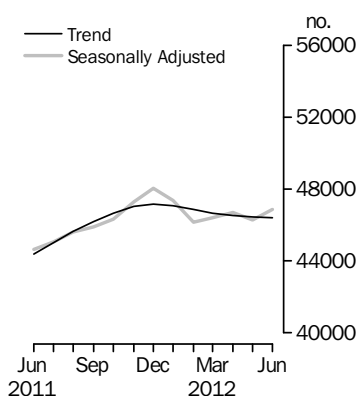
Value of dwelling commitments

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 Tavish Shrestha on Canberra (02) 6252 7392.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Jun 2012	May 2012 to Jun 2012	Jun 2012	May 2012 to Jun 2012
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	20 397	0.0	20 724	2.4
Owner occupied housing	13 631	0.1	13 818	1.2
Investment housing - fixed loans ^(c)	6 766	-0.4	6 905	4.9
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	46 413	-0.1	46 859	1.3
Construction of dwellings	5 285	0.7	5 410	4.9
Purchase of new dwellings	2 109	2.4	2 210	9.7
Purchase of established dwellings	39 019	-0.3	39 238	0.3

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

JUNE 2012 COMPARED WITH MAY 2012:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions was flat (0.0%). Investment housing commitments fell 0.4%, while owner occupied housing commitments rose 0.1%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 2.4%.

NUMBER OF DWELLING COMMITMENTS

JUNE 2012 COMPARED WITH MAY 2012:

- In trend terms, the number of commitments for owner occupied housing finance fell 0.1%.
- In trend terms, the number of commitments for the purchase of established dwellings fell 0.3%, while the number of commitments for the purchase of new dwellings rose 2.4% and the number of commitments for the construction of dwellings rose 0.7%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 18.3% in June 2012 from 17.8% in May 2012.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
July 2012	10 September 2012
August 2012	15 October 2012
September 2012	12 November 2012
October 2012	10 December 2012
November 2012	14 January 2013
December 2012	11 February 2013

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 have impacted on:

- Investment housing for the period March 2012 to May 2012
- Owner occupied housing for the period March 2012 to May 2012
- Housing loan outstandings to households for April 2012.

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

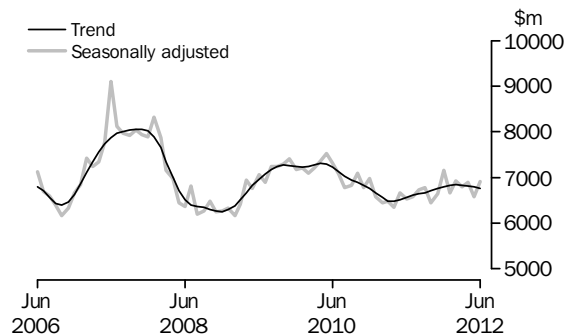
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) was flat (down \$7m, 0.0%) in June 2012 compared with May 2012, while the seasonally adjusted series rose 2.4% in June 2012.

The total value of owner occupied housing commitments (trend) rose (\$18m, 0.1%) in June 2012 after being flat (up \$6m, 0.0%) in May 2012. Rises were recorded in commitments for the purchase of new dwellings (up \$18m, 2.5%) and commitments for the construction of dwellings (up \$16m, 1.1%), while a fall was recorded in commitments for the purchase of established dwellings (down \$16m, 0.1%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 1.2% in June 2012.

The total value of investment housing commitments (trend) fell (\$24m, 0.4%) in June 2012 compared with May 2012. Falls were recorded in commitments for the construction of dwellings for rent or resale (down \$14m, 3.4%), commitments for the purchase of dwellings by others for rent or resale (down \$8m, 1.6%) and commitments for the purchase of dwellings by individuals for rent or resale (down \$2m, 0.0%). The value of investment housing commitments seasonally adjusted rose 4.9% in June 2012.

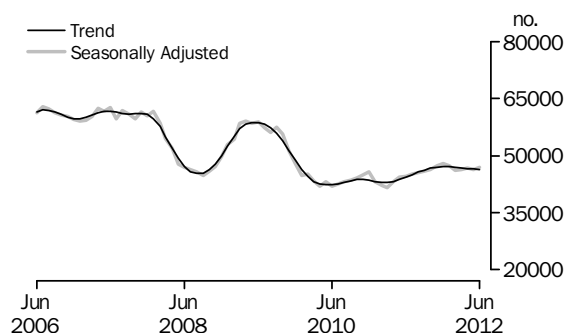
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) fell (33, 0.1%) in June 2012, following a fall of 0.2% in May 2012. Falls were recorded in commitments for the refinancing of established dwellings (down 70, 0.4%) and commitments for the purchase of established dwellings excluding refinancing (down 53, 0.2%), while rises were recorded in commitments for the purchase of new dwellings (up 50, 2.4%) and commitments for the construction of dwellings (up 39, 0.7%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose (579, 1.3%) in June 2012.



SUMMARY OF FINDINGS *continued*

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

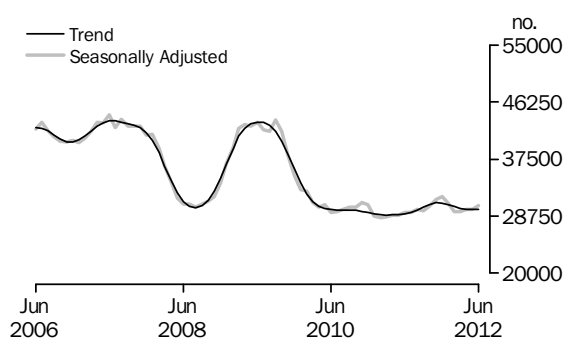
Between June 2012 and May 2012, the number of owner occupied housing commitments (trend) fell in New South Wales (down 183, 1.4%), Queensland (down 69, 0.8%) and the Northern Territory (down 4, 1.2%), while rises were recorded in Victoria (up 78, 0.6%), Tasmania (up 16, 1.9%), South Australia (up 9, 0.3%), Western Australia (up 8, 0.1%) and the Australian Capital Territory (up 3, 0.3%). The seasonally adjusted estimates rose in New South Wales (up 293, 2.3%), Victoria (up 230, 1.8%), South Australia (up 74, 2.3%), Tasmania (up 47, 5.4%), the Australian Capital Territory (up 15, 1.7%) and the Northern Territory (up 14, 4.6%), while falls were recorded in Queensland (down 124, 1.4%) and Western Australia (down 82, 1.2%).

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 18.3% in June 2012 from 17.8% in May 2012. Between June 2012 and May 2012, the average loan size for first home buyers rose \$3,600 to \$289,400. The average loan size for all owner occupied housing commitments rose \$1,900 to \$295,500 for the same period.

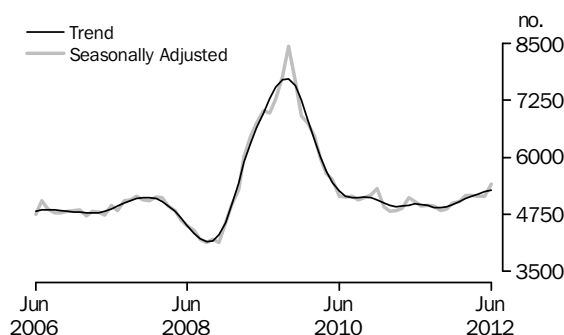
Number of Owner Occupied Dwellings Financed Excluding Refinancing (Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) rose 0.1% in June 2012, after a fall of 0.1% in May 2012. The seasonally adjusted series rose 2.0% in June 2012, following a rise of 0.1% in May 2012.



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

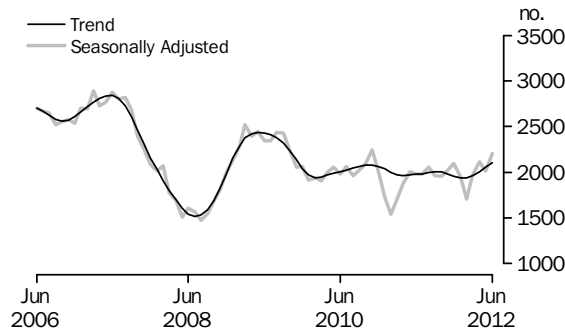
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.7% in June 2012, following a rise of 0.9% in May 2012. This is the eighth consecutive rise in this series. The seasonally adjusted series rose 4.9% in June 2012, following a rise of 0.1% in May 2012.



SUMMARY OF FINDINGS *continued*

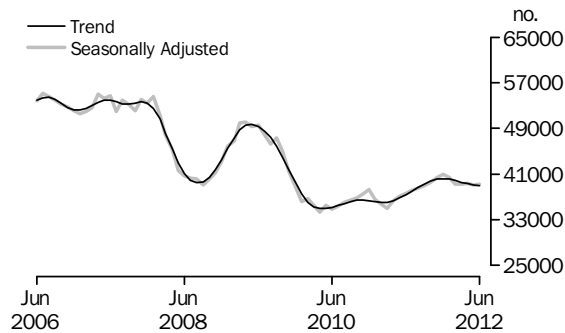
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 2.4% in June 2012, following a rise of 2.5% in May 2012. This is the fifth consecutive rise in this series. The seasonally adjusted series rose 9.7% in June 2012, after a fall of 4.7% in May 2012.



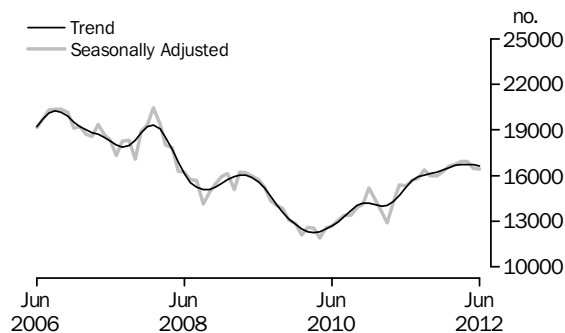
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) fell 0.3% in June 2012, following a fall of 0.4% in May 2012. This is the sixth consecutive fall in this series. The seasonally adjusted series rose 0.3% in June 2012, after a fall of 0.8% in May 2012.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) fell 0.4% in June 2012, following a fall of 0.2% in May 2012. The seasonally adjusted series fell 0.2% in June 2012, following a fall of 2.7% in May 2012.

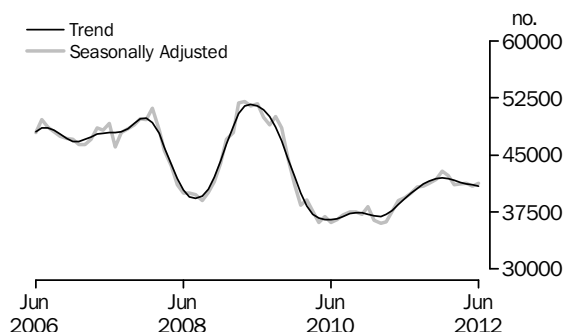


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks (Tables 3 & 4)

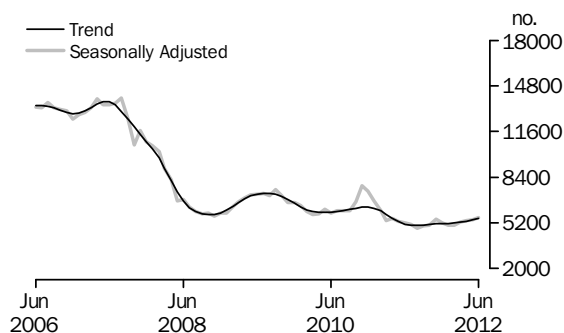
The number of commitments for owner occupied dwellings financed by banks (trend) fell 0.3% in June 2012, following a fall of 0.4% in May 2012. The seasonally adjusted series rose 1.0% in June 2012, after a fall of 1.1% in May 2012.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 1.8% in June 2012, following a rise of 1.6% in May 2012. The seasonally adjusted series rose 2.9% in June 2012, following a rise of 1.2% in May 2012. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 2.4% in June 2012. The seasonally adjusted series fell 5.1% in June 2012, after a rise of 0.2% in May 2012.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of June 2012, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,170,866m, up \$8,255m (0.7%) from the May 2012 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$4,743m (0.6%) to \$787,550m and investment housing loans financed by ADIs rose \$3,512m (0.9%) to \$383,316m.

Bank housing loan outstandings rose \$8,921m (0.8%) during June 2012 to reach a closing balance of \$1,122,106m. Owner occupied housing loan outstandings of banks rose \$5,479m (0.7%) to \$748,023m and investment housing loan outstandings of banks rose \$3,442m (0.9%) to \$374,083m.

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												
2011												
June	5 412	1 471	2 062	713	38 767	11 743	46 241	13 927	16 092	4 106	30 149	9 821
July	4 998	1 354	1 874	661	37 055	11 337	43 927	13 351	15 252	4 000	28 675	9 351
August	5 383	1 422	2 122	731	40 051	12 155	47 556	14 307	16 897	4 509	30 659	9 798
September	5 196	1 399	1 946	654	39 361	11 717	46 503	13 770	16 596	4 293	29 907	9 477
October	4 708	1 227	1 905	651	38 222	11 281	44 835	13 159	15 465	3 960	29 370	9 198
November	5 246	1 407	2 229	740	43 253	12 818	50 728	14 964	16 962	4 327	33 766	10 637
December	4 833	1 291	2 261	769	42 750	12 603	49 844	14 663	16 756	4 272	33 088	10 391
2012												
January	3 950	1 045	1 653	570	34 619	10 109	40 222	11 724	14 027	3 508	26 195	8 216
February	4 815	1 291	1 678	571	37 037	10 450	43 530	12 313	16 093	3 947	27 437	8 366
March	5 195	1 370	1 994	660	41 878	11 928	49 067	13 958	18 020	4 444	31 047	9 514
April	4 560	1 207	1 948	669	36 457	10 539	42 965	12 414	15 458	3 776	27 507	8 638
May	6 120	1 644	2 223	757	43 883	12 936	52 226	15 336	18 348	4 582	33 878	10 754
June	5 605	1 536	2 164	748	39 215	11 602	46 984	13 886	16 387	4 087	30 597	9 799
SEASONALLY ADJUSTED												
2011												
June	5 035	1 357	1 980	676	37 613	11 377	44 628	13 410	15 340	3 898	29 288	9 512
July	4 933	1 332	1 983	697	38 141	11 557	45 057	13 587	15 702	4 070	29 355	9 517
August	4 946	1 305	2 052	711	38 614	11 560	45 613	13 575	15 832	4 137	29 781	9 439
September	4 926	1 328	1 962	681	38 992	11 497	45 880	13 506	16 369	4 216	29 510	9 290
October	4 839	1 277	1 953	659	39 515	11 514	46 307	13 449	16 006	4 080	30 301	9 369
November	4 859	1 312	2 023	678	40 402	11 721	47 284	13 711	15 978	4 065	31 306	9 646
December	4 993	1 333	2 094	696	40 939	11 907	48 026	13 935	16 284	4 163	31 742	9 772
2012												
January	5 029	1 334	1 944	677	40 384	12 057	47 358	14 068	16 618	4 176	30 739	9 892
February	5 162	1 375	1 709	597	39 261	11 401	46 132	13 373	16 726	4 169	29 407	9 204
March	5 161	1 351	1 970	635	39 270	11 449	46 402	13 435	16 940	4 222	29 462	9 213
April	5 150	1 360	2 114	732	39 425	11 505	46 689	13 597	16 923	4 217	29 766	9 380
May	5 156	1 402	2 015	676	39 108	11 580	46 280	13 657	16 473	4 121	29 806	9 537
June	5 410	1 452	2 210	759	39 238	11 608	46 859	13 818	16 447	4 094	30 411	9 724
TREND												
2011												
June	4 978	1 348	1 979	688	37 414	11 337	44 372	13 373	15 236	3 914	29 136	9 459
July	4 974	1 341	1 986	689	38 063	11 445	45 023	13 475	15 677	4 040	29 346	9 435
August	4 941	1 325	1 999	690	38 695	11 527	45 635	13 543	15 939	4 111	29 696	9 431
September	4 906	1 311	2 009	689	39 279	11 602	46 194	13 603	16 053	4 136	30 141	9 467
October	4 896	1 306	2 003	683	39 772	11 674	46 670	13 663	16 121	4 139	30 549	9 524
November	4 920	1 312	1 983	673	40 118	11 729	47 021	13 713	16 235	4 142	30 786	9 572
December	4 969	1 323	1 958	663	40 237	11 745	47 164	13 730	16 389	4 151	30 775	9 579
2012												
January	5 028	1 336	1 940	656	40 118	11 718	47 086	13 710	16 542	4 164	30 545	9 546
February	5 090	1 351	1 942	658	39 847	11 660	46 879	13 668	16 667	4 178	30 212	9 491
March	5 147	1 367	1 966	667	39 550	11 592	46 663	13 626	16 739	4 183	29 924	9 443
April	5 198	1 384	2 009	681	39 315	11 542	46 521	13 607	16 746	4 175	29 775	9 432
May	5 246	1 401	2 059	699	39 142	11 514	46 446	13 613	16 710	4 160	29 736	9 453
June	5 285	1 417	2 109	717	39 019	11 498	46 413	13 631	16 640	4 139	29 773	9 492

(a) Excludes alterations and additions.

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

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

HOUSING FINANCE COMMITMENTS (OWNER OCCUPATION)(a), By Purpose: 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)												
2011												
June	-6.4	-7.6	-4.0	-5.3	-3.3	-2.8	-3.7	-3.5	-1.9	-1.2	-4.7	-4.4
July	-7.6	-8.0	-9.1	-7.3	-4.4	-3.5	-5.0	-4.1	-5.2	-2.6	-4.9	-4.8
August	7.7	5.0	13.2	10.6	8.1	7.2	8.3	7.2	10.8	12.7	6.9	4.8
September	-3.5	-1.6	-8.3	-10.5	-1.7	-3.6	-2.2	-3.8	-1.8	-4.8	-2.5	-3.3
October	-9.4	-12.3	-2.1	-0.4	-2.9	-3.7	-3.6	-4.4	-6.8	-7.7	-1.8	-2.9
November	11.4	14.6	17.0	13.6	13.2	13.6	13.1	13.7	9.7	9.3	15.0	15.6
December	-7.9	-8.2	1.4	4.0	-1.2	-1.7	-1.7	-2.0	-1.2	-1.3	-2.0	-2.3
2012												
January	-18.3	-19.0	-26.9	-25.9	-19.0	-19.8	-19.3	-20.0	-16.3	-17.9	-20.8	-20.9
February	21.9	23.6	1.5	0.2	7.0	3.4	8.2	5.0	14.7	12.5	4.7	1.8
March	7.9	6.1	18.8	15.5	13.1	14.1	12.7	13.4	12.0	12.6	13.2	13.7
April	-12.2	-11.9	-2.3	1.4	-12.9	-11.6	-12.4	-11.1	-14.2	-15.0	-11.4	-9.2
May	34.2	36.2	14.1	13.1	20.4	22.7	21.6	23.5	18.7	21.4	23.2	24.5
June	-8.4	-6.5	-2.7	-1.2	-10.6	-10.3	-10.0	-9.5	-10.7	-10.8	-9.7	-8.9
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2011												
June	-1.5	-4.8	-1.4	-3.0	1.2	1.1	0.8	0.2	-0.3	0.1	1.3	0.3
July	-2.0	-1.8	0.2	3.1	1.4	1.6	1.0	1.3	2.4	4.4	0.2	0.1
August	0.3	-2.1	3.5	1.9	1.2	0.0	1.2	-0.1	0.8	1.6	1.5	-0.8
September	-0.4	1.8	-4.4	-4.2	1.0	-0.5	0.6	-0.5	3.4	1.9	-0.9	-1.6
October	-1.8	-3.9	-0.5	-3.2	1.3	0.1	0.9	-0.4	-2.2	-3.2	2.7	0.9
November	0.4	2.8	3.6	2.9	2.2	1.8	2.1	1.9	-0.2	-0.4	3.3	3.0
December	2.7	1.6	3.5	2.7	1.3	1.6	1.6	1.6	1.9	2.4	1.4	1.3
2012												
January	0.7	0.1	-7.2	-2.7	-1.4	1.3	-1.4	1.0	2.1	0.3	-3.2	1.2
February	2.6	3.1	-12.1	-11.9	-2.8	-5.4	-2.6	-4.9	0.6	-0.2	-4.3	-7.0
March	0.0	-1.8	15.3	6.4	0.0	0.4	0.6	0.5	1.3	1.3	0.2	0.1
April	-0.2	0.7	7.3	15.3	0.4	0.5	0.6	1.2	-0.1	-0.1	1.0	1.8
May	0.1	3.1	-4.7	-7.7	-0.8	0.6	-0.9	0.4	-2.7	-2.3	0.1	1.7
June	4.9	3.5	9.7	12.2	0.3	0.2	1.3	1.2	-0.2	-0.7	2.0	2.0
TREND (% CHANGE FROM PREVIOUS MONTH)												
2011												
June	0.5	0.2	0.4	0.6	1.6	1.3	1.4	1.1	3.5	4.0	0.4	0.0
July	-0.1	-0.6	0.3	0.2	1.7	1.0	1.5	0.8	2.9	3.2	0.7	-0.3
August	-0.7	-1.2	0.7	0.1	1.7	0.7	1.4	0.5	1.7	1.8	1.2	0.0
September	-0.7	-1.0	0.5	-0.1	1.5	0.7	1.2	0.4	0.7	0.6	1.5	0.4
October	-0.2	-0.4	-0.3	-0.9	1.3	0.6	1.0	0.4	0.4	0.1	1.4	0.6
November	0.5	0.4	-1.0	-1.4	0.9	0.5	0.8	0.4	0.7	0.1	0.8	0.5
December	1.0	0.8	-1.3	-1.6	0.3	0.1	0.3	0.1	1.0	0.2	0.0	0.1
2012												
January	1.2	1.0	-0.9	-1.0	-0.3	-0.2	-0.2	-0.1	0.9	0.3	-0.7	-0.3
February	1.2	1.1	0.1	0.2	-0.7	-0.5	-0.4	-0.3	0.8	0.3	-1.1	-0.6
March	1.1	1.2	1.2	1.3	-0.7	-0.6	-0.5	-0.3	0.4	0.1	-1.0	-0.5
April	1.0	1.2	2.1	2.2	-0.6	-0.4	-0.3	-0.1	0.0	-0.2	-0.5	-0.1
May	0.9	1.2	2.5	2.6	-0.4	-0.2	-0.2	0.0	-0.2	-0.4	-0.1	0.2
June	0.7	1.1	2.4	2.5	-0.3	-0.1	-0.1	0.1	-0.4	-0.5	0.1	0.4

(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										
2011										
June	40 800	12 790	5 441	1 138	46 241	13 927	1 183	284	1 097	214
July	39 038	12 263	4 889	1 088	43 927	13 351	1 061	258	1 125	231
August	42 535	13 263	5 021	1 044	47 556	14 307	1 067	252	1 200	240
September	41 387	12 665	5 116	1 105	46 503	13 770	1 139	271	1 180	261
October	39 849	12 095	4 986	1 064	44 835	13 159	1 132	277	1 076	241
November	44 676	13 664	6 052	1 300	50 728	14 964	1 606	405	1 311	264
December	44 466	13 538	5 378	1 125	49 844	14 663	1 046	253	1 233	250
2012										
January	36 010	10 809	4 212	915	40 222	11 724	658	152	1 117	235
February	38 588	11 267	4 942	1 046	43 530	12 313	836	194	1 328	272
March	43 545	12 783	5 522	1 175	49 067	13 958	1 100	259	1 422	282
April	38 207	11 379	4 758	1 035	42 965	12 414	857	211	1 261	257
May	46 167	14 026	6 059	1 310	52 226	15 336	1 137	281	1 641	336
June	41 505	12 732	5 479	1 154	46 984	13 886	873	199	1 521	302
SEASONALLY ADJUSTED										
2011										
June	39 401	12 311	5 227	1 099	44 628	13 410	1 132	274	1 041	200
July	39 981	12 485	5 076	1 102	45 057	13 587	1 103	262	1 110	219
August	40 770	12 543	4 843	1 033	45 613	13 575	1 085	261	1 125	214
September	40 895	12 452	4 985	1 054	45 880	13 506	1 152	279	1 104	227
October	41 256	12 385	5 051	1 065	46 307	13 449	1 135	277	1 118	238
November	41 800	12 607	5 484	1 104	47 284	13 711	1 447	359	1 142	237
December	42 841	12 863	5 186	1 072	48 026	13 935	1 050	256	1 190	243
2012										
January	42 291	12 955	5 067	1 113	47 358	14 068	820	189	1 288	275
February	41 111	12 286	5 022	1 087	46 132	13 373	827	195	1 362	301
March	41 134	12 288	5 268	1 146	46 402	13 435	1 005	241	1 466	308
April	41 312	12 399	5 377	1 198	46 689	13 597	948	228	1 453	311
May	40 840	12 471	5 440	1 186	46 280	13 657	950	234	1 548	324
June	41 261	12 604	5 597	1 214	46 859	13 818	902	203	1 625	317
TREND										
2011										
June	39 244	12 296	5 128	1 077	44 372	13 373	1 102	265	1 011	189
July	39 975	12 406	5 047	1 069	45 023	13 475	1 118	269	1 051	203
August	40 598	12 478	5 037	1 065	45 635	13 543	1 150	278	1 089	216
September	41 139	12 539	5 056	1 064	46 194	13 603	1 173	285	1 113	226
October	41 578	12 598	5 092	1 065	46 670	13 663	1 170	285	1 132	233
November	41 887	12 641	5 134	1 073	47 021	13 713	1 134	276	1 165	243
December	42 005	12 645	5 159	1 085	47 164	13 730	1 072	259	1 215	257
2012										
January	41 910	12 608	5 176	1 102	47 086	13 710	1 003	241	1 280	273
February	41 681	12 546	5 199	1 123	46 879	13 668	948	227	1 353	289
March	41 414	12 480	5 249	1 145	46 663	13 626	919	219	1 424	302
April	41 193	12 438	5 327	1 169	46 521	13 607	912	217	1 489	313
May	41 034	12 423	5 412	1 190	46 446	13 613	911	216	1 547	321
June	40 903	12 421	5 510	1 210	46 413	13 631	933	220	1 593	326

(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)										
2011										
June	-3.8	-3.7	-3.1	-0.3	-3.7	-3.5	-3.0	-5.1	8.7	14.5
July	-4.3	-4.1	-10.1	-4.4	-5.0	-4.1	-10.3	-9.1	2.6	7.9
August	9.0	8.2	2.7	-4.0	8.3	7.2	0.6	-2.6	6.7	4.1
September	-2.7	-4.5	1.9	5.8	-2.2	-3.8	6.7	7.6	-1.7	8.5
October	-3.7	-4.5	-2.5	-3.7	-3.6	-4.4	-0.6	2.4	-8.8	-7.5
November	12.1	13.0	21.4	22.2	13.1	13.7	41.9	45.9	21.8	9.8
December	-0.5	-0.9	-11.1	-13.5	-1.7	-2.0	-34.9	-37.5	-5.9	-5.5
2012										
January	-19.0	-20.2	-21.7	-18.7	-19.3	-20.0	-37.1	-39.9	-9.4	-6.2
February	7.2	4.2	17.3	14.3	8.2	5.0	27.1	27.3	18.9	15.8
March	12.8	13.5	11.7	12.4	12.7	13.4	31.6	33.9	7.1	3.8
April	-12.3	-11.0	-13.8	-11.9	-12.4	-11.1	-22.1	-18.6	-11.3	-9.0
May	20.8	23.3	27.3	26.6	21.6	23.5	32.7	32.9	30.1	31.0
June	-10.1	-9.2	-9.6	-11.9	-10.0	-9.5	-23.2	-29.0	-7.3	-10.2
SEASONALLY ADJUSTED (% change from previous month)										
2011										
June	1.1	0.3	-1.8	-0.8	0.8	0.2	2.2	3.5	0.7	2.3
July	1.5	1.4	-2.9	0.2	1.0	1.3	-2.6	-4.6	6.6	9.3
August	2.0	0.5	-4.6	-6.3	1.2	-0.1	-1.6	-0.3	1.4	-2.0
September	0.3	-0.7	2.9	2.1	0.6	-0.5	6.2	7.0	-1.9	5.8
October	0.9	-0.5	1.3	1.0	0.9	-0.4	-1.5	-0.7	1.2	4.8
November	1.3	1.8	8.6	3.7	2.1	1.9	27.5	29.5	2.2	-0.5
December	2.5	2.0	-5.4	-2.9	1.6	1.6	-27.5	-28.6	4.1	2.5
2012										
January	-1.3	0.7	-2.3	3.8	-1.4	1.0	-21.9	-26.4	8.2	13.2
February	-2.8	-5.2	-0.9	-2.3	-2.6	-4.9	0.8	3.3	5.8	9.6
March	0.1	0.0	4.9	5.5	0.6	0.5	21.6	23.5	7.6	2.4
April	0.4	0.9	2.1	4.5	0.6	1.2	-5.7	-5.3	-0.9	0.9
May	-1.1	0.6	1.2	-1.0	-0.9	0.4	0.2	2.7	6.5	4.0
June	1.0	1.1	2.9	2.4	1.3	1.2	-5.1	-13.4	5.0	-2.1
TREND (% change from previous month)										
2011										
June	2.1	1.3	-3.1	-1.0	1.4	1.1	-1.5	-2.0	2.2	5.0
July	1.9	0.9	-1.6	-0.8	1.5	0.8	1.5	1.6	4.0	7.5
August	1.6	0.6	-0.2	-0.4	1.4	0.5	2.9	3.4	3.6	6.5
September	1.3	0.5	0.4	-0.1	1.2	0.4	2.0	2.5	2.2	4.2
October	1.1	0.5	0.7	0.1	1.0	0.4	-0.3	0.0	1.7	3.3
November	0.7	0.3	0.8	0.7	0.8	0.4	-3.1	-3.3	2.9	4.4
December	0.3	0.0	0.5	1.2	0.3	0.1	-5.5	-5.9	4.3	5.8
2012										
January	-0.2	-0.3	0.3	1.6	-0.2	-0.1	-6.4	-6.9	5.4	6.2
February	-0.5	-0.5	0.4	1.8	-0.4	-0.3	-5.5	-6.1	5.7	5.7
March	-0.6	-0.5	1.0	2.0	-0.5	-0.3	-3.0	-3.4	5.3	4.7
April	-0.5	-0.3	1.5	2.0	-0.3	-0.1	-0.8	-1.0	4.6	3.5
May	-0.4	-0.1	1.6	1.8	-0.2	0.0	-0.2	-0.5	3.9	2.5
June	-0.3	0.0	1.8	1.7	-0.1	0.1	2.4	2.2	3.0	1.6

(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.
ORIGINAL									
2011									
June	13 447	13 228	7 994	3 269	6 271	860	298	874	46 241
July	13 202	12 226	7 836	2 924	5 756	873	275	835	43 927
August	14 165	13 311	8 580	3 151	6 297	907	324	821	47 556
September	13 928	12 558	8 380	3 401	6 228	866	317	825	46 503
October	13 787	12 051	7 971	3 012	6 123	799	323	769	44 835
November	16 507	12 857	9 053	3 377	6 674	990	335	935	50 728
December	16 266	12 875	8 833	3 242	6 473	881	382	892	49 844
2012									
January	11 725	10 670	7 519	2 686	5 879	789	265	689	40 222
February	12 059	11 508	8 521	3 098	6 374	844	319	807	43 530
March	13 966	12 661	9 768	3 408	7 116	828	453	867	49 067
April	12 409	11 407	8 254	2 825	6 254	727	302	787	42 965
May	14 698	14 730	9 516	3 472	7 500	1 002	338	970	52 226
June	13 198	13 322	8 325	3 221	6 804	886	329	899	46 984
SEASONALLY ADJUSTED (b)									
2011									
June	13 036	12 521	7 983	3 154	6 019	897	299	835	44 628
July	13 373	12 412	8 157	3 053	5 974	907	303	825	45 057
August	13 534	12 463	8 256	3 075	6 010	893	320	789	45 613
September	13 712	12 325	8 104	3 303	6 062	879	307	807	45 880
October	14 121	12 164	8 102	3 175	6 162	873	320	791	46 307
November	14 653	12 162	8 282	3 156	6 269	895	322	835	47 284
December	15 787	12 365	8 886	3 047	6 351	857	349	878	48 026
2012									
January	14 485	12 506	8 865	3 130	6 623	886	322	863	47 358
February	13 328	12 562	8 775	3 199	6 689	837	318	851	46 132
March	13 333	12 559	8 843	3 180	6 929	758	403	847	46 402
April	13 375	12 648	9 026	3 125	6 810	801	324	850	46 689
May	12 931	12 808	8 709	3 128	6 835	867	320	864	46 280
June	13 224	13 038	8 585	3 202	6 753	914	334	879	46 859
TREND (b)									
2011									
June	12 932	12 449	7 940	3 082	5 925	892	298	817	44 372
July	13 249	12 446	8 050	3 125	5 999	894	304	812	45 023
August	13 621	12 387	8 124	3 155	6 046	893	311	809	45 635
September	14 027	12 316	8 204	3 164	6 092	890	315	811	46 194
October	14 388	12 273	8 307	3 160	6 167	886	320	819	46 670
November	14 608	12 282	8 451	3 154	6 284	878	326	832	47 021
December	14 610	12 331	8 615	3 147	6 428	862	333	845	47 164
2012									
January	14 378	12 414	8 758	3 141	6 572	845	338	854	47 086
February	13 998	12 516	8 844	3 141	6 690	832	342	857	46 879
March	13 598	12 619	8 861	3 150	6 773	827	342	858	46 663
April	13 279	12 718	8 837	3 158	6 825	830	341	859	46 521
May	13 046	12 813	8 795	3 164	6 853	841	338	861	46 446
June	12 863	12 891	8 726	3 173	6 861	857	334	864	46 413

(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)

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.

ORIGINAL (% change from previous month)

2011									
June	-4.4	-4.3	-3.0	-2.7	-1.2	-13.0	-4.8	-1.1	-3.7
July	-1.8	-7.6	-2.0	-10.6	-8.2	1.5	-7.7	-4.5	-5.0
August	7.3	8.9	9.5	7.8	9.4	3.9	17.8	-1.7	8.3
September	-1.7	-5.7	-2.3	7.9	-1.1	-4.5	-2.2	0.5	-2.2
October	-1.0	-4.0	-4.9	-11.4	-1.7	-7.7	1.9	-6.8	-3.6
November	19.7	6.7	13.6	12.1	9.0	23.9	3.7	21.6	13.1
December	-1.5	0.1	-2.4	-4.0	-3.0	-11.0	14.0	-4.6	-1.7

2012									
January	-27.9	-17.1	-14.9	-17.1	-9.2	-10.4	-30.6	-22.8	-19.3
February	2.8	7.9	13.3	15.3	8.4	7.0	20.4	17.1	8.2
March	15.8	10.0	14.6	10.0	11.6	-1.9	42.0	7.4	12.7
April	-11.1	-9.9	-15.5	-17.1	-12.1	-12.2	-33.3	-9.2	-12.4
May	18.4	29.1	15.3	22.9	19.9	37.8	11.9	23.3	21.6
June	-10.2	-9.6	-12.5	-7.2	-9.3	-11.6	-2.7	-7.3	-10.0

SEASONALLY ADJUSTED (% change from previous month)

2011									
June	1.6	-0.4	1.5	0.8	1.8	0.7	0.2	1.5	0.8
July	2.6	-0.9	2.2	-3.2	-0.8	1.2	1.1	-1.2	1.0
August	1.2	0.4	1.2	0.7	0.6	-1.6	5.9	-4.3	1.2
September	1.3	-1.1	-1.8	7.4	0.9	-1.5	-4.2	2.3	0.6
October	3.0	-1.3	0.0	-3.9	1.6	-0.7	4.3	-2.0	0.9
November	3.8	0.0	2.2	-0.6	1.7	2.5	0.6	5.5	2.1
December	7.7	1.7	7.3	-3.5	1.3	-4.3	8.4	5.1	1.6

2012									
January	-8.2	1.1	-0.2	2.7	4.3	3.3	-7.7	-1.7	-1.4
February	-8.0	0.4	-1.0	2.2	1.0	-5.5	-1.1	-1.4	-2.6
March	0.0	0.0	0.8	-0.6	3.6	-9.4	26.6	-0.4	0.6
April	0.3	0.7	2.1	-1.8	-1.7	5.6	-19.6	0.2	0.6
May	-3.3	1.3	-3.5	0.1	0.4	8.2	-1.4	1.7	-0.9
June	2.3	1.8	-1.4	2.3	-1.2	5.4	4.6	1.7	1.3

TREND (% change from previous month)

2011									
June	2.0	0.3	1.8	1.2	1.9	0.1	1.5	-0.3	1.4
July	2.5	0.0	1.4	1.4	1.2	0.2	2.0	-0.5	1.5
August	2.8	-0.5	0.9	0.9	0.8	-0.1	2.2	-0.4	1.4
September	3.0	-0.6	1.0	0.3	0.8	-0.3	1.5	0.2	1.2
October	2.6	-0.3	1.3	-0.1	1.2	-0.4	1.4	1.0	1.0
November	1.5	0.1	1.7	-0.2	1.9	-1.0	1.8	1.6	0.8
December	0.0	0.4	1.9	-0.2	2.3	-1.8	2.1	1.5	0.3

2012									
January	-1.6	0.7	1.7	-0.2	2.2	-2.0	1.7	1.0	-0.2
February	-2.6	0.8	1.0	0.0	1.8	-1.6	1.0	0.4	-0.4
March	-2.9	0.8	0.2	0.3	1.2	-0.6	0.2	0.1	-0.5
April	-2.3	0.8	-0.3	0.3	0.8	0.5	-0.5	0.2	-0.3
May	-1.8	0.7	-0.5	0.2	0.4	1.3	-0.8	0.3	-0.2
June	-1.4	0.6	-0.8	0.3	0.1	1.9	-1.2	0.3	-0.1

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2011									
June	4 692	3 942	2 278	789	1 704	169	93	260	13 927
July	4 470	3 773	2 293	724	1 566	176	80	268	13 351
August	4 829	4 033	2 480	761	1 694	174	96	239	14 307
September	4 613	3 772	2 348	848	1 676	167	99	247	13 770
October	4 534	3 540	2 239	725	1 627	158	97	240	13 159
November	5 350	3 848	2 558	817	1 823	190	100	279	14 964
December	5 335	3 790	2 473	795	1 722	170	119	259	14 663
2012									
January	3 810	3 158	2 101	642	1 577	151	82	203	11 724
February	3 748	3 254	2 346	718	1 746	166	101	233	12 313
March	4 424	3 548	2 659	802	1 968	162	138	256	13 958
April	4 016	3 284	2 272	667	1 708	139	97	231	12 414
May	4 870	4 270	2 692	823	2 107	188	111	275	15 336
June	4 333	3 942	2 398	765	1 906	178	109	255	13 886
SEASONALLY ADJUSTED (b)									
2011									
June	4 460	3 745	2 283	772	1 638	178	92	259	13 410
July	4 516	3 744	2 366	747	1 618	180	90	261	13 587
August	4 592	3 763	2 417	741	1 617	172	95	242	13 575
September	4 550	3 693	2 268	831	1 645	168	95	243	13 506
October	4 628	3 586	2 267	768	1 669	169	96	245	13 449
November	4 739	3 619	2 350	751	1 680	175	97	247	13 711
December	5 042	3 584	2 441	739	1 716	167	109	246	13 935
2012									
January	4 824	3 657	2 483	735	1 801	169	103	253	14 068
February	4 357	3 591	2 446	750	1 814	166	106	249	13 373
March	4 227	3 561	2 429	753	1 890	151	115	247	13 435
April	4 309	3 720	2 476	743	1 862	147	103	248	13 597
May	4 256	3 770	2 469	746	1 892	166	103	250	13 657
June	4 249	3 862	2 445	770	1 914	181	115	250	13 818
TREND (b)									
2011									
June	4 401	3 745	2 297	760	1 624	177	91	254	13 373
July	4 479	3 744	2 322	769	1 632	176	92	252	13 475
August	4 563	3 720	2 328	774	1 636	175	94	250	13 543
September	4 653	3 684	2 333	773	1 643	173	95	247	13 603
October	4 730	3 647	2 345	767	1 662	172	97	246	13 663
November	4 767	3 617	2 368	760	1 695	170	100	246	13 713
December	4 746	3 596	2 398	752	1 736	168	103	247	13 730
2012									
January	4 662	3 596	2 429	745	1 778	164	105	248	13 710
February	4 538	3 618	2 452	743	1 818	162	107	249	13 668
March	4 407	3 654	2 461	746	1 851	160	107	249	13 626
April	4 299	3 698	2 462	750	1 878	161	108	249	13 607
May	4 221	3 746	2 462	754	1 900	163	109	249	13 613
June	4 159	3 793	2 457	758	1 914	166	109	249	13 631

(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>	<i>Total</i>	<i>Commitments advanced during month</i>	<i>Commitments cancelled during month(c)</i>	<i>Commitments not advanced at end of month(c)</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>
2011							
June	9 821	4 106	396	14 324	14 030	428	18 841
July	9 351	4 000	336	13 687	13 249	415	18 865
August	9 798	4 509	383	14 690	13 897	400	19 249
September	9 477	4 293	385	14 155	13 881	413	19 110
October	9 198	3 960	327	13 486	12 527	397	19 607
November	10 637	4 327	374	15 338	13 834	413	20 729
December	10 391	4 272	338	15 001	15 338	448	19 944
2012							
January	8 216	3 508	288	12 012	12 787	418	18 721
February	8 366	3 947	342	12 654	12 007	365	19 003
March	9 514	4 444	371	14 329	12 989	450	19 887
April	8 638	3 776	303	12 718	12 243	358	20 022
May	10 754	4 582	367	15 703	13 966	443	21 316
June	9 799	4 087	335	14 221	14 012	419	21 105

(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.

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

Month	FIRST HOME BUYERS(b)			FIXED RATE LOANS (2 YEARS OR LONGER) (b) (c)			ALL DWELLINGS FINANCED(b)
	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
2011							
June	7 580	16.4	284.7	3 204	6.9	279.8	301.2
July	7 152	16.3	287.8	2 895	6.6	280.6	303.9
August	7 814	16.4	287.6	2 826	5.9	260.9	300.8
September	8 234	17.7	283.6	3 933	8.5	271.9	296.1
October	8 571	19.1	283.4	4 740	10.6	274.7	293.5
November	10 131	20.0	282.6	5 656	11.1	284.1	295.0
December	10 420	20.9	283.1	5 829	11.7	283.8	294.2
2012							
January	8 170	20.3	280.9	4 599	11.4	284.0	291.5
February	7 498	17.2	277.6	5 175	11.9	283.7	282.9
March	8 042	16.4	279.6	7 177	14.6	301.0	284.5
April	7 215	16.8	280.2	6 009	14.0	303.1	288.9
May	9 299	17.8	285.8	6 444	12.3	296.7	293.6
June	8 587	18.3	289.4	4 773	10.2	289.5	295.5

(a) Excludes alterations and additions.

(b) The average loan series does not necessarily represent the average loan size per dwelling (see glossary).

(c) 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	938	603	11 657	13 198	5 014	8 184
Victoria	1 840	813	10 669	13 322	4 694	8 628
Queensland	1 049	362	6 914	8 325	2 535	5 790
South Australia	341	60	2 820	3 221	1 108	2 113
Western Australia	1 169	264	5 371	6 804	2 388	4 416
Tasmania	98	16	772	886	285	601
Northern Territory	50	9	270	329	83	246
Australian Capital Territory	120	37	742	899	280	619
Total	5 605	2 164	39 215	46 984	16 387	30 597

.....						
VALUE (\$M)						
New South Wales	290	224	3 819	4 333	1 407	2 926
Victoria	488	275	3 179	3 942	1 178	2 764
Queensland	316	122	1 960	2 398	609	1 788
South Australia	89	16	660	765	227	538
Western Australia	293	89	1 524	1 906	530	1 376
Tasmania	18	3	157	178	50	128
Northern Territory	14	5	90	109	23	86
Australian Capital Territory	28	14	213	255	61	194
Total	1 536	748	11 602	13 886	4 087	9 799

.....						
AVERAGE LOAN SIZE (\$'000)						
New South Wales	309.3	371.4	327.6	328.3	280.7	357.5
Victoria	265.4	338.1	298.0	295.9	251.0	320.3
Queensland	301.2	336.0	283.5	288.0	240.3	308.9
South Australia	261.6	273.0	234.0	237.6	205.2	254.6
Western Australia	250.2	339.0	283.8	280.2	222.1	311.6
Tasmania	181.3	183.4	203.2	200.5	174.9	212.5
Northern Territory	286.3	522.7	333.0	331.1	281.3	347.9
Australian Capital Territory	231.1	375.3	287.3	283.4	218.2	312.9
Total	274.0	345.6	295.9	295.5	249.4	320.3

(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								
2011								
June	1 471	713	4 106	7 637	641	6 443	732	21 744
July	1 354	661	4 000	7 336	420	5 492	579	19 842
August	1 422	731	4 509	7 646	693	5 895	635	21 531
September	1 399	654	4 293	7 424	500	5 712	620	20 602
October	1 227	651	3 960	7 320	319	5 216	562	19 256
November	1 407	740	4 327	8 491	348	6 015	650	21 977
December	1 291	769	4 272	8 331	711	5 948	593	21 916
2012								
January	1 045	570	3 508	6 601	205	4 617	386	16 931
February	1 291	571	3 947	6 503	463	5 281	504	18 560
March	1 370	660	4 444	7 484	340	6 125	460	20 883
April	1 207	669	3 776	6 763	411	5 367	514	18 706
May	1 644	757	4 582	8 353	376	6 744	539	22 995
June	1 536	748	4 087	7 515	665	6 768	576	21 894
SEASONALLY ADJUSTED								
2011								
June	1 357	676	3 898	7 478	467	5 525	542	19 944
July	1 332	697	4 070	7 487	403	5 565	613	20 168
August	1 305	711	4 137	7 423	628	5 551	555	20 309
September	1 328	681	4 216	7 281	464	5 675	646	20 291
October	1 277	659	4 080	7 434	352	5 535	559	19 896
November	1 312	678	4 065	7 656	387	5 630	624	20 352
December	1 333	696	4 163	7 744	671	5 916	569	21 091
2012								
January	1 334	677	4 176	7 881	343	5 824	502	20 737
February	1 375	597	4 169	7 232	528	5 829	567	20 297
March	1 351	635	4 222	7 227	339	5 935	515	20 224
April	1 360	732	4 217	7 288	532	5 812	552	20 493
May	1 402	676	4 121	7 459	269	5 825	488	20 240
June	1 452	759	4 094	7 514	486	5 943	476	20 724
TREND								
2011								
June	1 348	688	3 914	7 422	453	5 524	586	19 937
July	1 341	689	4 040	7 405	466	5 555	588	20 084
August	1 325	690	4 111	7 416	471	5 578	592	20 183
September	1 311	689	4 136	7 466	472	5 605	595	20 275
October	1 306	683	4 139	7 534	469	5 647	592	20 371
November	1 312	673	4 142	7 587	465	5 708	582	20 470
December	1 323	663	4 151	7 594	463	5 771	570	20 533
2012								
January	1 336	656	4 164	7 554	457	5 819	555	20 542
February	1 351	658	4 178	7 482	450	5 850	541	20 509
March	1 367	667	4 183	7 409	436	5 866	528	20 456
April	1 384	681	4 175	7 367	420	5 873	516	20 416
May	1 401	699	4 160	7 354	409	5 879	503	20 404
June	1 417	717	4 139	7 359	395	5 877	495	20 397

(a) Excludes alterations and additions.

(b) Excludes revolving credit.

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

(d) Includes refinancing (see Glossary).

Month	Banks(a)	Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs)(a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2011							
June	692 524	14 004	32 492	739 020	na	na	na
July	695 457	14 157	32 659	742 273	na	na	na
August	699 730	14 249	32 807	746 786	na	na	na
September	704 805	14 307	31 339	750 451	na	na	na
October	709 394	14 397	30 810	754 601	na	na	na
November	713 024	14 450	30 953	758 427	na	na	na
December	720 326	11 726	31 084	763 136	na	na	na
2012							
January	724 306	11 815	31 208	767 329	na	na	na
February	728 509	11 877	30 618	771 004	na	na	na
March	732 763	12 394	29 495	774 652	na	na	na
April	738 337	12 470	27 610	778 417	na	na	na
May	742 544	12 439	27 824	782 807	na	na	na
June	748 023	12 557	26 970	787 550	na	na	na
INVESTMENT HOUSING							
2011							
June	345 324	4 247	6 673	356 244	na	na	na
July	346 901	4 286	6 712	357 899	na	na	na
August	349 411	4 314	6 746	360 471	na	na	na
September	351 756	4 330	6 420	362 506	na	na	na
October	353 917	4 353	6 240	364 510	na	na	na
November	355 761	4 365	6 258	366 384	na	na	na
December	359 305	3 210	6 263	368 778	na	na	na
2012							
January	360 930	3 226	6 280	370 436	na	na	na
February	362 946	3 243	6 228	372 417	na	na	na
March	365 572	3 264	6 028	374 864	na	na	na
April	368 052	3 293	5 695	377 040	na	na	na
May	370 641	3 458	5 705	379 804	na	na	na
June	374 083	3 488	5 745	383 316	na	na	na
ALL RESIDENTIAL HOUSING							
2011							
June	1 037 848	18 251	39 165	1 095 264	108 768	13 303	1 217 335
July	1 042 358	18 443	39 371	1 100 172	na	na	na
August	1 049 141	18 563	39 553	1 107 257	na	na	na
September	1 056 561	18 637	37 759	1 112 957	110 719	10 822	1 234 498
October	1 063 311	18 750	37 050	1 119 111	na	na	na
November	1 068 785	18 815	37 211	1 124 811	na	na	na
December	1 079 631	14 936	37 347	1 131 914	110 474	10 462	1 252 850
2012							
January	1 085 236	15 041	37 488	1 137 765	na	na	na
February	1 091 455	15 120	36 846	1 143 421	na	na	na
March	1 098 335	15 658	35 523	1 149 516	105 883	10 170	1 265 569
April	1 106 389	15 763	33 305	1 155 457	na	na	na
May	1 113 185	15 897	33 529	1 162 611	na	na	na
June	1 122 106	16 045	32 715	1 170 866	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.

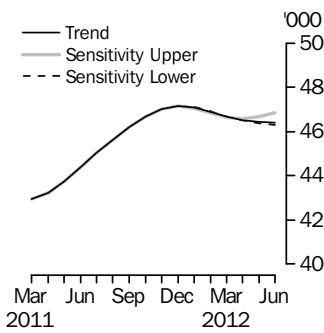
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The July 2012 seasonally adjusted estimate of the number of dwelling commitments is higher than the June 2012 seasonally adjusted estimate by 2.1%.

2 The July 2012 seasonally adjusted estimate of the number of dwelling commitments is lower than the June 2012 seasonally adjusted estimate by 2.1%.

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 2.1% on this month</i>		<i>(2) falls by 2.1% on this month</i>	
	no.	% change	no.	% change	no.	% change
December 2011	47 164	0.3	47 164	0.3	47 164	0.3
January 2012	47 086	-0.2	47 072	-0.2	47 110	-0.1
February 2012	46 879	-0.4	46 847	-0.5	46 914	-0.4
March 2012	46 663	-0.5	46 644	-0.4	46 677	-0.5
April 2012	46 521	-0.3	46 581	-0.1	46 493	-0.4
May 2012	46 446	-0.2	46 676	0.2	46 384	-0.2
June 2012	46 413	-0.1	46 850	0.4	46 300	-0.2

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
- 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 and 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 the *ARF 392.0 Housing Finance* form collected by APRA. Housing finance commitments for investor housing from these lenders are sourced from the *ARF 394.0 Personal Finance* form and the *ARF 391.0 Commercial Finance* form. Owner occupied housing finance commitments for RFCs are collected on the *RRF 392.0 Housing Finance* form. Investor housing commitments are collected on the *RRF 394.0 Personal Finance* form and the *RRF 391.0 Commercial Finance* form.

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 to APRA 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 ABS web site.

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 reanalysis. 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 the majority 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 the 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 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 and 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 from 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 B19 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. Also when a fixed rate and a variable rate loan are provided two commitments are created for 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■ 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.

GLOSSARY *continued*

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.
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, included are those loans where the refinancing lender is a different lender and the security is unchanged. 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■ 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. 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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