

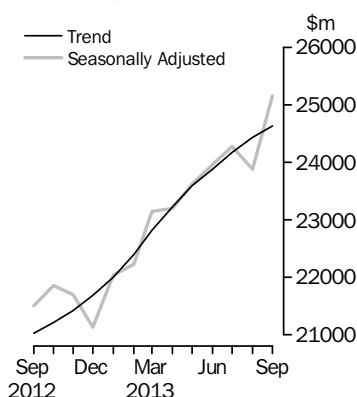
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) MON 11 NOV 2013

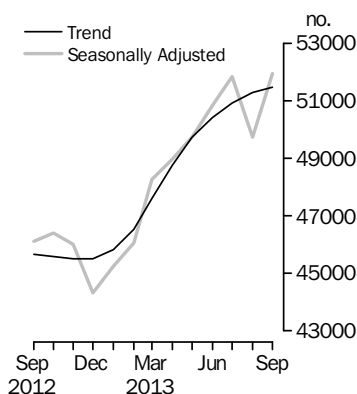
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Sep 2013	Aug 2013 to Sep 2013	Sep 2013	Aug 2013 to Sep 2013
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	24 627	0.8	25 151	5.3
Owner occupied housing	15 507	0.4	15 781	5.3
Investment housing - fixed loans ^(c)	9 120	1.5	9 370	5.2
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	51 480	0.4	51 928	4.4
Construction of dwellings	5 418	0.3	5 494	1.8
Purchase of new dwellings	2 937	-1.1	2 872	-2.1
Purchase of established dwellings	43 125	0.5	43 562	5.2

-
- (a) Includes refinancing (see Glossary).
 (b) Excludes alterations and additions.
 (c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

SEPTEMBER 2013 COMPARED WITH AUGUST 2013:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 0.8%. Investment housing commitments rose 1.5% and owner occupied housing commitments rose 0.4%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 5.3%.

NUMBER OF DWELLING COMMITMENTS

SEPTEMBER 2013 COMPARED WITH AUGUST 2013:

- In trend terms, the number of commitments for owner occupied housing finance rose 0.4%.
- In trend terms, the number of commitments for the purchase of established dwellings rose 0.5% and the number of commitments for the construction of dwellings rose 0.3%, while the number of commitments for the purchase of new dwellings fell 1.1%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 12.5% in September 2013 from 13.7% in August 2013.

INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Mohammad Mustafa on Sydney (02) 9268 4378.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2013	10 December 2013
November 2013	13 January 2014
December 2013	11 February 2014
January 2014	12 March 2014
February 2014	9 April 2014
March 2014	13 May 2014

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:

- Owner occupied housing for August 2013
- Investment housing for May 2012 and June 2012
- Housing loan outstandings to households for March 2009, June 2009, September 2009 and the periods of June 2012 to August 2013

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 DATA

TIME SERIES DATA

Data available free on the ABS web site <<http://www.abs.gov.au>> include:

- longer time series of tables in this publication
 - the following tables, with data from October 1975
8. Housing finance commitments (Owner Occupation), By Purpose and Change in Stock: State and Territory, Original (\$'000)
 - 13a. Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (Number)
 - 13b. Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (\$'000)
 - 13c. Housing finance commitments, By Purpose and Lender: Australia, Original (Average Loan Size-\$'000)
 14. Housing Finance Seasonal Factors and Forward Factors for 12 months, By Purpose and Lender: Australia
 15. Housing Finance Seasonal Factors and Forward Factors for 12 months, By State and Territory

SUMMARY OF FINDINGS

DWELLINGS FINANCED

Value of Dwellings Financed

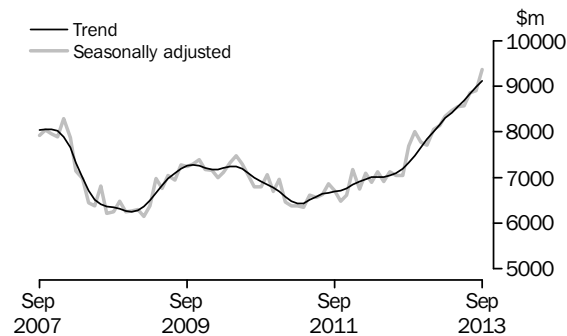
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 0.8% in September 2013 compared with August 2013 and the seasonally adjusted series rose 5.3% in September 2013.

The total value of owner occupied housing commitments (trend) rose (\$68m, 0.4%) in September 2013. Rises were recorded in commitments for the purchase of established dwellings (up \$69m, 0.5%) and commitments for the construction of dwellings (up \$8m, 0.5%), while a fall was recorded in commitments for the purchase of new dwellings (down \$10m, 1.0%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 5.3% in September 2013.

The total value of investment housing commitments (trend) rose (\$131m, 1.5%) in September 2013 compared with August 2013. Rises were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$65m, 0.8%), commitments for the construction of dwellings for rent or resale (up \$34m, 6.3%) and commitments for the purchase of dwellings by others for rent or resale (up \$32m, 4.2%). The value of investment housing commitments seasonally adjusted rose 5.2% in September 2013.

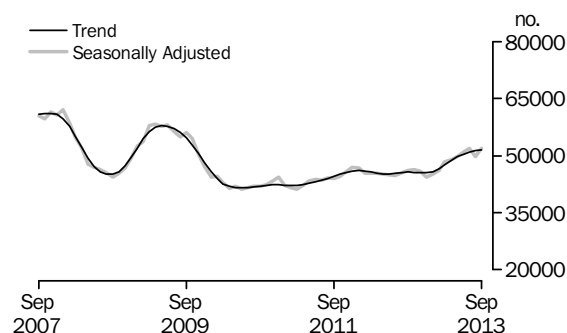
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 198, 0.4%) in September 2013, following a rise of 0.7% in August 2013. Rises were recorded in commitments for the refinancing of established dwellings (up 191, 1.1%), commitments for the purchase of established dwellings excluding refinancing (up 26, 0.1%) and commitments for the construction of dwellings (up 14, 0.3%), while a fall was recorded in commitments for the purchase of new dwellings (down 33, 1.1%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose (up 2,195, 4.4%) in September 2013.



SUMMARY OF FINDINGS *continued*

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

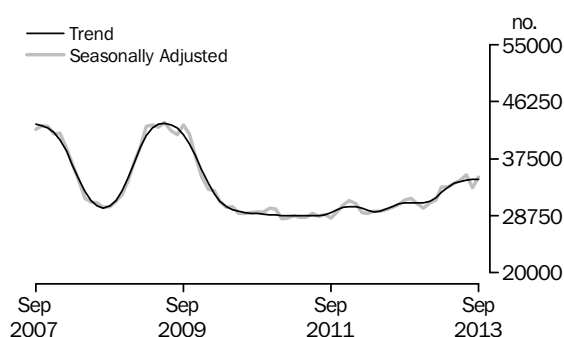
Between September 2013 and August 2013, the number of owner occupied housing commitments (trend) rose in Victoria (up 212, 1.5%), New South Wales (up 19, 0.1%), the Australian Capital Territory (up 16, 1.9%), Queensland (up 16, 0.2%), Tasmania (up 11, 1.4%) and South Australia (up 4, 0.1%), while falls were recorded in Western Australia (down 81, 1.1%) and the Northern Territory (down 1, 0.3%). The seasonally adjusted estimates rose in Victoria (up 650, 4.7%), New South Wales (up 323, 2.3%), Queensland (up 312, 3.4%), South Australia (up 103, 3.0%), Tasmania (up 47, 5.9%), and the Australian Capital Territory (up 22, 2.5%), while falls were recorded in Western Australia (down 48, 0.6%) and the Northern Territory (down 25, 6.7%).

First Home Buyer Commitments (Table 9)

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 12.5% in September 2013 from 13.7% in August 2013. Between September 2013 and August 2013, the average loan size for first home buyers rose \$4,800 to \$290,800. The average loan size for all owner occupied housing commitments rose \$5,600 to \$305,400 for the same period.

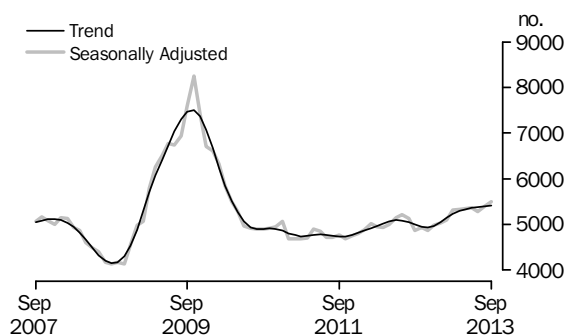
Number of Owner Occupied Dwellings Financed Excluding Refinancing (Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) was flat in September 2013, after a rise of 0.4% in August 2013. The seasonally adjusted series rose 5.0% in September 2013, after a fall of 5.6% in August 2013.



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

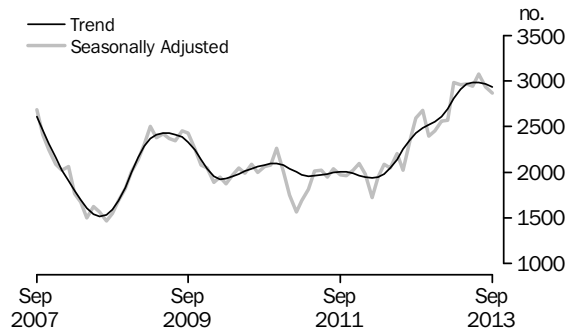
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.3% in September 2013, following a rise of 0.4% in August 2013. This is the tenth consecutive rise since December 2012. The seasonally adjusted series rose 1.8% in September 2013, following a rise of 2.1% in August 2013.



SUMMARY OF FINDINGS *continued*

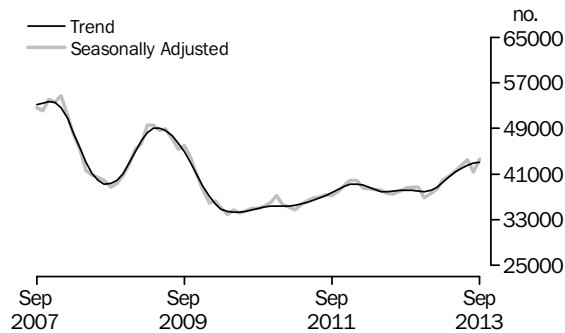
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 1.1% in September 2013, following a fall of 0.4% in August 2013. The seasonally adjusted series fell 2.1% in September 2013, following a fall of 4.5% in August 2013.



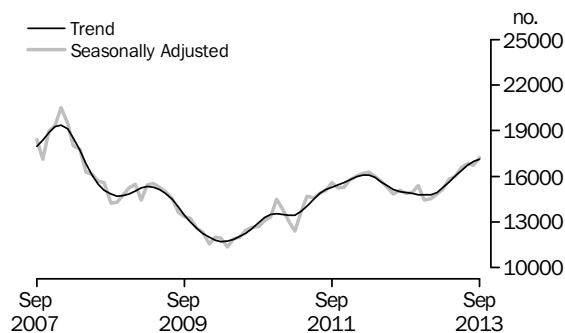
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 0.5% in September 2013, following a rise of 0.9% in August 2013. This is the ninth consecutive rise since January 2013. The seasonally adjusted series rose 5.2% in September 2013, after a fall of 4.8% in August 2013.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 1.1% in September 2013, following a rise of 1.5% in August 2013. This is the ninth consecutive rise since January 2013. The seasonally adjusted series rose 3.2% in September 2013, after a fall of 0.8% in August 2013.



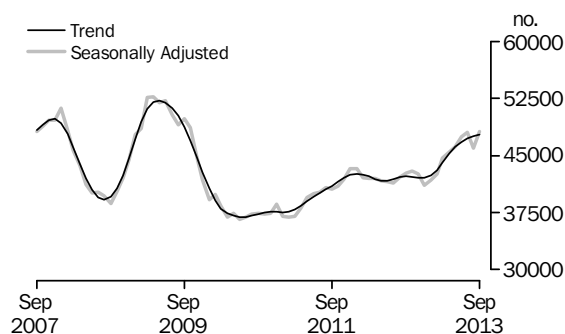
SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks

(Tables 3 & 4)

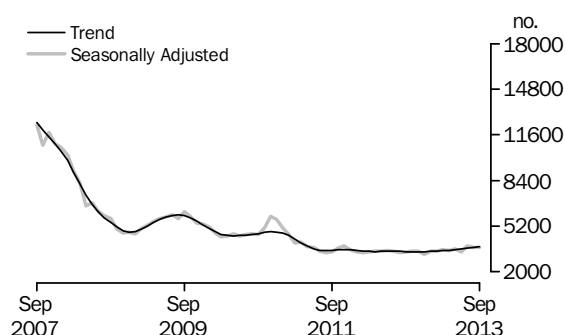
The number of commitments for owner occupied dwellings financed by banks (trend) rose 0.3% in September 2013, following a rise of 0.7% in August 2013. The seasonally adjusted series rose 4.8% in September 2013, after a fall of 4.2% in August 2013.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 0.9% in September 2013, following a rise of 1.2% in August 2013. The seasonally adjusted series was flat in September 2013, after a fall of 2.6% in August 2013. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 1.6% in September 2013, following a rise of 1.2% in August 2013. The seasonally adjusted series rose 2.0% in September 2013, following a rise of 5.1% in August 2013.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of September 2013, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,240,200m, up \$5,282m (0.4%) from the August 2013 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$2,725m (0.3%) to \$834,514m and investment housing loan outstandings financed by ADIs rose \$2,557m (0.6%) to \$405,686m.

Bank housing loan outstandings rose \$5,167m (0.4%) during September 2013 to reach a closing balance of \$1,194,831m. Owner occupied housing loan outstandings of banks rose \$2,629m (0.3%) to \$797,961m and investment housing loan outstandings of banks rose \$2,538m (0.6%) to \$396,870m.

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												
2012												
September	4 699	1 319	2 348	793	36 323	10 901	43 370	13 013	13 949	3 623	29 421	9 390
October	5 237	1 441	2 836	969	41 167	12 313	49 240	14 724	15 958	4 179	33 282	10 545
November	5 128	1 449	2 643	911	42 427	13 051	50 198	15 411	16 256	4 236	33 942	11 175
December	4 593	1 313	2 591	886	36 723	11 338	43 907	13 537	14 165	3 651	29 742	9 885
2013												
January	4 000	1 123	2 195	747	32 637	10 051	38 832	11 922	12 585	3 263	26 247	8 659
February	4 542	1 252	2 374	773	34 233	10 258	41 149	12 283	13 425	3 447	27 724	8 836
March	4 960	1 384	2 847	940	38 877	11 731	46 684	14 056	14 799	3 888	31 885	10 167
April	5 284	1 530	3 014	984	40 531	12 223	48 829	14 737	15 709	4 100	33 120	10 637
May	6 225	1 763	3 243	1 082	46 322	14 012	55 790	16 857	17 698	4 609	38 092	12 248
June	5 429	1 561	2 750	931	40 581	12 349	48 760	14 841	16 032	4 318	32 728	10 523
July	5 839	1 643	3 247	1 060	45 332	13 607	54 418	16 311	18 057	4 758	36 361	11 553
August	5 731	1 647	2 901	934	42 287	12 682	50 919	15 263	17 030	4 435	33 889	10 828
September	5 518	1 586	2 740	929	42 749	13 062	51 007	15 577	17 241	4 538	33 766	11 039
SEASONALLY ADJUSTED												
2012												
September	4 873	1 378	2 594	862	38 644	11 576	46 111	13 816	14 875	3 844	31 236	9 973
October	4 937	1 374	2 678	873	38 788	11 606	46 403	13 853	14 966	3 890	31 437	9 963
November	4 873	1 378	2 398	846	38 722	11 708	45 992	13 932	15 373	3 967	30 619	9 965
December	4 978	1 422	2 458	835	36 885	11 168	44 322	13 425	14 444	3 709	29 878	9 716
2013												
January	5 038	1 398	2 564	867	37 640	11 730	45 242	13 995	14 560	3 843	30 681	10 152
February	5 093	1 398	2 568	865	38 398	11 821	46 059	14 084	14 858	3 886	31 201	10 198
March	5 325	1 494	2 985	977	39 949	12 335	48 259	14 806	15 147	4 015	33 112	10 791
April	5 339	1 531	2 958	986	40 664	12 201	48 961	14 718	15 815	4 166	33 145	10 551
May	5 342	1 528	2 965	996	41 435	12 532	49 743	15 056	15 981	4 191	33 762	10 865
June	5 375	1 537	2 944	981	42 509	12 879	50 828	15 397	16 584	4 425	34 244	10 972
July	5 287	1 477	3 073	999	43 469	12 942	51 829	15 418	16 859	4 402	34 970	11 016
August	5 398	1 559	2 934	966	41 401	12 457	49 733	14 981	16 722	4 310	33 011	10 672
September	5 494	1 601	2 872	964	43 562	13 216	51 928	15 781	17 258	4 508	34 671	11 273
TREND												
2012												
September	5 000	1 404	2 431	824	38 222	11 479	45 653	13 706	14 940	3 853	30 713	9 854
October	4 949	1 391	2 483	841	38 162	11 496	45 595	13 728	14 875	3 843	30 720	9 885
November	4 933	1 385	2 517	852	38 043	11 528	45 493	13 766	14 811	3 837	30 682	9 928
December	4 968	1 393	2 553	863	37 990	11 590	45 510	13 846	14 768	3 840	30 742	10 005
2013												
January	5 048	1 414	2 609	880	38 154	11 699	45 811	13 993	14 794	3 864	31 017	10 129
February	5 146	1 443	2 695	906	38 699	11 881	46 540	14 230	14 947	3 923	31 593	10 307
March	5 233	1 472	2 808	938	39 563	12 110	47 604	14 520	15 238	4 016	32 365	10 504
April	5 295	1 496	2 909	967	40 552	12 340	48 756	14 803	15 628	4 125	33 127	10 678
May	5 334	1 514	2 967	983	41 431	12 534	49 732	15 032	16 045	4 229	33 687	10 803
June	5 359	1 528	2 985	988	42 073	12 678	50 417	15 195	16 407	4 311	34 009	10 884
July	5 381	1 541	2 982	987	42 546	12 799	50 909	15 326	16 709	4 376	34 200	10 950
August	5 404	1 553	2 970	983	42 908	12 903	51 282	15 438	16 962	4 428	34 320	11 010
September	5 418	1 561	2 937	973	43 125	12 972	51 480	15 507	17 153	4 463	34 327	11 043

(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)												
2012												
September	-16.2	-15.9	-3.0	-2.6	-9.2	-9.6	-9.7	-9.9	-12.8	-12.7	-8.2	-8.7
October	11.4	9.3	20.8	22.2	13.3	13.0	13.5	13.1	14.4	15.3	13.1	12.3
November	-2.1	0.5	-6.8	-6.0	3.1	6.0	1.9	4.7	1.9	1.4	2.0	6.0
December	-10.4	-9.3	-2.0	-2.8	-13.4	-13.1	-12.5	-12.2	-12.9	-13.8	-12.4	-11.5
2013												
January	-12.9	-14.5	-15.3	-15.6	-11.1	-11.3	-11.6	-11.9	-11.2	-10.6	-11.8	-12.4
February	13.6	11.5	8.2	3.4	4.9	2.1	6.0	3.0	6.7	5.6	5.6	2.1
March	9.2	10.6	19.9	21.7	13.6	14.4	13.5	14.4	10.2	12.8	15.0	15.1
April	6.5	10.5	5.9	4.6	4.3	4.2	4.6	4.8	6.1	5.4	3.9	4.6
May	17.8	15.2	7.6	9.9	14.3	14.6	14.3	14.4	12.7	12.4	15.0	15.1
June	-12.8	-11.5	-15.2	-13.9	-12.4	-11.9	-12.6	-12.0	-9.4	-6.3	-14.1	-14.1
July	7.6	5.3	18.1	13.8	11.7	10.2	11.6	9.9	12.6	10.2	11.1	9.8
August	-1.8	0.2	-10.7	-11.9	-6.7	-6.8	-6.4	-6.4	-5.7	-6.8	-6.8	-6.3
September	-3.7	-3.7	-5.5	-0.5	1.1	3.0	0.2	2.1	1.2	2.3	-0.4	1.9
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2012												
September	-5.1	-4.4	10.6	6.8	1.5	1.3	1.2	1.1	-1.3	-1.0	2.4	1.9
October	1.3	-0.3	3.3	1.2	0.4	0.3	0.6	0.3	0.6	1.2	0.6	-0.1
November	-1.3	0.3	-10.5	-3.1	-0.2	0.9	-0.9	0.6	2.7	2.0	-2.6	0.0
December	2.2	3.2	2.5	-1.3	-4.7	-4.6	-3.6	-3.6	-6.0	-6.5	-2.4	-2.5
2013												
January	1.2	-1.7	4.3	3.8	2.0	5.0	2.1	4.2	0.8	3.6	2.7	4.5
February	1.1	0.0	0.2	-0.2	2.0	0.8	1.8	0.6	2.0	1.1	1.7	0.4
March	4.6	6.9	16.2	12.9	4.0	4.3	4.8	5.1	1.9	3.3	6.1	5.8
April	0.2	2.5	-0.9	0.9	1.8	-1.1	1.5	-0.6	4.4	3.8	0.1	-2.2
May	0.1	-0.2	0.3	1.0	1.9	2.7	1.6	2.3	1.0	0.6	1.9	3.0
June	0.6	0.6	-0.7	-1.5	2.6	2.8	2.2	2.3	3.8	5.6	1.4	1.0
July	-1.6	-3.9	4.4	1.9	2.3	0.5	2.0	0.1	1.7	-0.5	2.1	0.4
August	2.1	5.5	-4.5	-3.3	-4.8	-3.8	-4.0	-2.8	-0.8	-2.1	-5.6	-3.1
September	1.8	2.7	-2.1	-0.3	5.2	6.1	4.4	5.3	3.2	4.6	5.0	5.6
TREND (% CHANGE FROM PREVIOUS MONTH)												
2012												
September	-1.1	-0.8	3.2	3.0	0.1	0.2	0.2	0.3	-0.5	-0.4	0.5	0.5
October	-1.0	-0.9	2.1	2.0	-0.2	0.2	-0.1	0.2	-0.4	-0.3	0.0	0.3
November	-0.3	-0.4	1.4	1.4	-0.3	0.3	-0.2	0.3	-0.4	-0.1	-0.1	0.4
December	0.7	0.5	1.4	1.3	-0.1	0.5	0.0	0.6	-0.3	0.1	0.2	0.8
2013												
January	1.6	1.5	2.2	2.0	0.4	0.9	0.7	1.1	0.2	0.6	0.9	1.2
February	2.0	2.1	3.3	2.9	1.4	1.6	1.6	1.7	1.0	1.5	1.9	1.8
March	1.7	2.0	4.2	3.6	2.2	1.9	2.3	2.0	1.9	2.4	2.4	1.9
April	1.2	1.6	3.6	3.0	2.5	1.9	2.4	1.9	2.6	2.7	2.4	1.7
May	0.7	1.2	2.0	1.7	2.2	1.6	2.0	1.5	2.7	2.5	1.7	1.2
June	0.5	0.9	0.6	0.5	1.5	1.2	1.4	1.1	2.3	1.9	1.0	0.8
July	0.4	0.8	-0.1	-0.2	1.1	0.9	1.0	0.9	1.8	1.5	0.6	0.6
August	0.4	0.8	-0.4	-0.4	0.9	0.8	0.7	0.7	1.5	1.2	0.4	0.6
September	0.3	0.5	-1.1	-1.0	0.5	0.5	0.4	0.4	1.1	0.8	0.0	0.3

(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										
2012										
September	40 097	12 161	3 273	853	43 370	13 013	740	175	624	171
October	45 616	13 795	3 624	929	49 240	14 724	788	185	763	216
November	46 332	14 400	3 866	1 012	50 198	15 411	896	212	849	256
December	40 690	12 678	3 217	859	43 907	13 537	716	170	736	219
2013										
January	35 819	11 114	3 013	808	38 832	11 922	625	145	845	251
February	37 957	11 442	3 192	842	41 149	12 283	881	210	684	199
March	43 249	13 168	3 435	887	46 684	14 056	866	213	862	242
April	45 334	13 839	3 495	898	48 829	14 737	833	188	979	274
May	51 799	15 827	3 991	1 029	55 790	16 857	1 027	241	1 210	340
June	45 436	13 966	3 324	876	48 760	14 841	791	186	1 050	304
July	50 497	15 289	3 921	1 021	54 418	16 311	887	206	1 258	355
August	47 173	14 297	3 746	966	50 919	15 263	863	214	1 219	327
September	47 436	14 682	3 571	895	51 007	15 577	874	210	1 162	305
SEASONALLY ADJUSTED										
2012										
September	42 692	12 948	3 419	868	46 111	13 816	818	195	656	175
October	42 950	12 983	3 453	870	46 403	13 853	747	177	690	190
November	42 526	13 074	3 467	858	45 992	13 932	798	187	725	207
December	41 056	12 576	3 266	849	44 322	13 425	762	181	711	206
2013										
January	41 800	13 102	3 442	892	45 242	13 995	766	176	821	237
February	42 608	13 146	3 451	938	46 059	14 084	891	222	758	219
March	44 689	13 878	3 571	928	48 259	14 806	854	206	994	290
April	45 443	13 768	3 518	950	48 961	14 718	854	194	1 124	333
May	46 123	14 098	3 620	958	49 743	15 056	845	194	1 214	357
June	47 409	14 468	3 419	929	50 828	15 397	858	203	1 166	349
July	47 998	14 434	3 831	984	51 829	15 418	857	199	1 186	340
August	46 000	13 987	3 733	995	49 733	14 981	901	223	1 155	315
September	48 196	14 845	3 733	936	51 928	15 781	919	223	1 217	312
TREND										
2012										
September	42 240	12 841	3 414	865	45 653	13 706	815	194	666	184
October	42 194	12 866	3 401	862	45 595	13 728	790	188	679	190
November	42 096	12 901	3 397	865	45 493	13 766	780	185	699	198
December	42 101	12 969	3 410	876	45 510	13 846	786	187	736	210
2013										
January	42 381	13 100	3 430	893	45 811	13 993	804	191	798	231
February	43 084	13 319	3 456	912	46 540	14 230	826	196	882	258
March	44 113	13 590	3 491	930	47 604	14 520	843	199	977	288
April	45 221	13 859	3 534	944	48 756	14 803	853	200	1 065	315
May	46 151	14 078	3 580	954	49 732	15 032	859	201	1 131	332
June	46 793	14 236	3 624	959	50 417	15 195	865	203	1 172	339
July	47 241	14 362	3 668	964	50 909	15 326	875	207	1 196	339
August	47 570	14 472	3 712	966	51 282	15 438	885	212	1 210	335
September	47 735	14 539	3 745	968	51 480	15 507	899	218	1 207	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)										
2012										
September	-10.1	-10.3	-5.1	-2.6	-9.7	-9.9	-15.9	-18.1	-13.5	-14.0
October	13.8	13.4	10.7	9.0	13.5	13.1	6.5	5.2	22.3	26.6
November	1.6	4.4	6.7	8.9	1.9	4.7	13.7	14.9	11.3	18.6
December	-12.2	-12.0	-16.8	-15.1	-12.5	-12.2	-20.1	-19.7	-13.3	-14.8
2013										
January	-12.0	-12.3	-6.3	-5.9	-11.6	-11.9	-12.7	-15.0	14.8	14.9
February	6.0	3.0	5.9	4.2	6.0	3.0	41.0	45.3	-19.1	-20.8
March	13.9	15.1	7.6	5.4	13.5	14.4	-1.7	1.5	26.0	21.9
April	4.8	5.1	1.7	1.2	4.6	4.8	-3.8	-11.8	13.6	13.2
May	14.3	14.4	14.2	14.7	14.3	14.4	23.3	27.8	23.6	23.9
June	-12.3	-11.8	-16.7	-14.9	-12.6	-12.0	-23.0	-22.7	-13.2	-10.6
July	11.1	9.5	18.0	16.6	11.6	9.9	12.1	10.7	19.8	16.8
August	-6.6	-6.5	-4.5	-5.4	-6.4	-6.4	-2.7	4.1	-3.1	-7.9
September	0.6	2.7	-4.7	-7.3	0.2	2.1	1.3	-1.9	-4.7	-6.6
SEASONALLY ADJUSTED (% change from previous month)										
2012										
September	1.2	1.1	1.6	0.5	1.2	1.1	-5.7	-7.0	2.0	-4.1
October	0.6	0.3	1.0	0.2	0.6	0.3	-8.7	-9.5	5.1	8.7
November	-1.0	0.7	0.4	-1.5	-0.9	0.6	6.8	5.5	5.1	8.8
December	-3.5	-3.8	-5.8	-1.0	-3.6	-3.6	-4.5	-3.3	-1.9	-0.2
2013										
January	1.8	4.2	5.4	5.1	2.1	4.2	0.6	-2.3	15.5	15.0
February	1.9	0.3	0.3	5.1	1.8	0.6	16.2	25.6	-7.7	-7.7
March	4.9	5.6	3.5	-1.1	4.8	5.1	-4.1	-7.2	31.2	32.2
April	1.7	-0.8	-1.5	2.4	1.5	-0.6	-0.1	-5.6	13.0	15.0
May	1.5	2.4	2.9	0.8	1.6	2.3	-1.0	-0.3	8.1	7.2
June	2.8	2.6	-5.5	-3.0	2.2	2.3	1.6	4.7	-4.0	-2.2
July	1.2	-0.2	12.0	5.9	2.0	0.1	-0.1	-1.7	1.7	-2.6
August	-4.2	-3.1	-2.6	1.1	-4.0	-2.8	5.1	12.1	-2.6	-7.4
September	4.8	6.1	0.0	-5.9	4.4	5.3	2.0	-0.3	5.4	-0.9
TREND (% change from previous month)										
2012										
September	0.2	0.3	-0.5	-0.9	0.2	0.3	-4.5	-5.0	1.8	3.0
October	-0.1	0.2	-0.4	-0.4	-0.1	0.2	-3.1	-3.5	2.0	3.2
November	-0.2	0.3	-0.1	0.4	-0.2	0.3	-1.3	-1.3	2.9	4.1
December	0.0	0.5	0.4	1.3	0.0	0.6	0.8	0.9	5.4	6.5
2013										
January	0.7	1.0	0.6	1.9	0.7	1.1	2.3	2.3	8.4	9.6
February	1.7	1.7	0.8	2.0	1.6	1.7	2.7	2.5	10.6	11.8
March	2.4	2.0	1.0	2.0	2.3	2.0	2.1	1.5	10.8	11.8
April	2.5	2.0	1.3	1.6	2.4	1.9	1.2	0.7	9.0	9.2
May	2.1	1.6	1.3	1.0	2.0	1.5	0.7	0.5	6.2	5.6
June	1.4	1.1	1.2	0.6	1.4	1.1	0.7	1.1	3.6	2.1
July	1.0	0.9	1.2	0.4	1.0	0.9	1.1	1.9	2.0	-0.1
August	0.7	0.8	1.2	0.3	0.7	0.7	1.2	2.2	1.2	-1.2
September	0.3	0.5	0.9	0.2	0.4	0.4	1.6	2.8	-0.2	-2.7

(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>Month</i>	<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>	<i>Australia</i>
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2012									
September	12 727	11 683	8 222	2 699	6 277	733	357	672	43 370
October	14 074	13 306	9 613	3 111	7 164	795	419	758	49 240
November	14 644	13 265	9 577	3 176	7 437	807	428	864	50 198
December	12 148	12 404	8 142	2 912	6 546	727	360	668	43 907

2013									
January	10 405	10 840	7 198	2 724	6 136	642	364	523	38 832
February	11 081	11 067	8 124	2 761	6 407	674	332	703	41 149
March	13 475	12 133	9 063	3 086	7 037	759	361	770	46 684
April	14 223	12 770	9 029	3 279	7 641	764	319	804	48 829
May	15 936	14 955	10 175	3 792	8 825	870	378	859	55 790
June	13 657	13 270	9 169	3 405	7 425	710	333	791	48 760
July	15 537	15 068	10 101	3 537	8 113	786	370	906	54 418
August	14 436	14 263	9 408	3 356	7 455	771	358	872	50 919
September	14 662	14 374	9 473	3 367	7 131	814	333	853	51 007

SEASONALLY ADJUSTED (b)

2012									
September	13 365	12 403	8 681	2 924	6 745	774	377	715	46 111
October	13 143	12 334	8 802	3 055	6 797	780	387	713	46 403
November	12 821	12 502	8 714	2 905	6 907	745	394	767	45 992
December	12 411	12 495	8 568	2 943	6 792	740	341	702	44 322

2013									
January	12 676	12 442	8 394	3 069	6 873	720	426	634	45 242
February	12 975	12 618	8 717	2 942	7 039	707	347	764	46 059
March	13 865	13 270	8 919	3 154	7 373	730	340	801	48 259
April	14 139	12 780	9 056	3 343	7 560	753	338	777	48 961
May	14 145	13 154	9 424	3 362	7 768	768	357	780	49 743
June	14 330	13 526	9 844	3 453	7 664	777	358	822	50 828
July	14 615	13 988	9 732	3 443	7 733	791	374	856	51 829
August	14 253	13 916	9 317	3 367	7 359	791	362	868	49 733
September	14 576	14 566	9 629	3 470	7 311	838	337	890	51 928

TREND (b)

2012									
September	13 028	12 367	8 596	2 967	6 755	770	369	717	45 653
October	12 931	12 375	8 639	2 958	6 789	762	379	715	45 595
November	12 828	12 418	8 641	2 953	6 817	749	382	713	45 493
December	12 800	12 491	8 616	2 966	6 872	737	379	715	45 510

2013									
January	12 908	12 583	8 624	3 007	6 977	728	372	722	45 811
February	13 171	12 702	8 727	3 077	7 141	726	362	736	46 540
March	13 540	12 852	8 923	3 168	7 337	732	355	756	47 604
April	13 904	13 045	9 157	3 263	7 506	745	352	780	48 756
May	14 173	13 280	9 368	3 341	7 607	761	353	804	49 732
June	14 335	13 541	9 516	3 396	7 630	777	355	826	50 417
July	14 437	13 809	9 604	3 432	7 599	792	357	845	50 909
August	14 509	14 065	9 650	3 456	7 540	806	358	863	51 282
September	14 528	14 277	9 666	3 460	7 459	817	357	879	51 480

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

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

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

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	Australia
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
.....									
ORIGINAL (% change from previous month)									
2012									
September	-8.3	-10.5	-8.8	-11.7	-12.7	-5.2	4.7	-9.9	-9.7
October	10.6	13.9	16.9	15.3	14.1	8.5	17.4	12.8	13.5
November	4.1	-0.3	-0.4	2.1	3.8	1.5	2.1	14.0	1.9
December	-17.0	-6.5	-15.0	-8.3	-12.0	-9.9	-15.9	-22.7	-12.5
2013									
January	-14.3	-12.6	-11.6	-6.5	-6.3	-11.7	1.1	-21.7	-11.6
February	6.5	2.1	12.9	1.4	4.4	5.0	-8.8	34.4	6.0
March	21.6	9.6	11.6	11.8	9.8	12.6	8.7	9.5	13.5
April	5.6	5.3	-0.4	6.3	8.6	0.7	-11.6	4.4	4.6
May	12.0	17.1	12.7	15.6	15.5	13.9	18.5	6.8	14.3
June	-14.3	-11.3	-9.9	-10.2	-15.9	-18.4	-11.9	-7.9	-12.6
July	13.8	13.5	10.2	3.9	9.3	10.7	11.1	14.5	11.6
August	-7.1	-5.3	-6.9	-5.1	-8.1	-1.9	-3.2	-3.8	-6.4
September	1.6	0.8	0.7	0.3	-4.3	5.6	-7.0	-2.2	0.2
.....									
SEASONALLY ADJUSTED (% change from previous month)									
2012									
September	1.4	0.7	0.3	-1.4	-1.0	1.8	10.8	-0.8	1.2
October	-1.7	-0.6	1.4	4.5	0.8	0.7	2.8	-0.3	0.6
November	-2.5	1.4	-1.0	-4.9	1.6	-4.5	1.7	7.6	-0.9
December	-3.2	-0.1	-1.7	1.3	-1.7	-0.7	-13.5	-8.5	-3.6
2013									
January	2.1	-0.4	-2.0	4.3	1.2	-2.7	24.9	-9.6	2.1
February	2.4	1.4	3.9	-4.1	2.4	-1.9	-18.5	20.5	1.8
March	6.9	5.2	2.3	7.2	4.7	3.3	-2.0	4.8	4.8
April	2.0	-3.7	1.5	6.0	2.5	3.1	-0.7	-3.0	1.5
May	0.0	2.9	4.1	0.6	2.8	2.0	5.5	0.4	1.6
June	1.3	2.8	4.5	2.7	-1.3	1.2	0.5	5.4	2.2
July	2.0	3.4	-1.1	-0.3	0.9	1.9	4.3	4.1	2.0
August	-2.5	-0.5	-4.3	-2.2	-4.8	0.0	-3.2	1.3	-4.0
September	2.3	4.7	3.4	3.0	-0.6	5.9	-6.7	2.5	4.4
.....									
TREND (% change from previous month)									
2012									
September	-0.2	-0.1	0.7	-0.2	0.7	0.2	3.1	0.1	0.2
October	-0.7	0.1	0.5	-0.3	0.5	-1.1	2.6	-0.3	-0.1
November	-0.8	0.3	0.0	-0.2	0.4	-1.6	0.8	-0.2	-0.2
December	-0.2	0.6	-0.3	0.5	0.8	-1.6	-0.7	0.2	0.0
2013									
January	0.8	0.7	0.1	1.4	1.5	-1.2	-2.0	1.0	0.7
February	2.0	0.9	1.2	2.3	2.4	-0.3	-2.5	1.9	1.6
March	2.8	1.2	2.2	3.0	2.7	0.8	-2.0	2.7	2.3
April	2.7	1.5	2.6	3.0	2.3	1.8	-0.7	3.2	2.4
May	1.9	1.8	2.3	2.4	1.4	2.2	0.2	3.2	2.0
June	1.1	2.0	1.6	1.6	0.3	2.1	0.6	2.7	1.4
July	0.7	2.0	0.9	1.1	-0.4	1.9	0.6	2.4	1.0
August	0.5	1.9	0.5	0.7	-0.8	1.7	0.3	2.1	0.7
September	0.1	1.5	0.2	0.1	-1.1	1.4	-0.3	1.9	0.4

(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									
2012									
September	4 181	3 535	2 353	656	1 798	155	111	224	13 013
October	4 674	3 988	2 708	758	2 030	164	133	268	14 724
November	5 035	3 984	2 758	812	2 213	176	140	294	15 411
December	4 154	3 800	2 359	725	1 979	160	121	239	13 537
2013									
January	3 519	3 357	2 026	677	1 913	142	107	180	11 922
February	3 627	3 282	2 301	692	1 909	142	105	224	12 283
March	4 436	3 593	2 599	760	2 123	164	118	263	14 056
April	4 745	3 772	2 548	805	2 336	161	104	265	14 737
May	5 344	4 450	2 882	923	2 648	195	131	285	16 857
June	4 661	3 985	2 597	839	2 233	145	112	269	14 841
July	5 206	4 413	2 851	866	2 391	164	123	297	16 311
August	4 781	4 248	2 664	804	2 211	164	116	274	15 263
September	5 029	4 255	2 724	825	2 177	173	117	277	15 577
SEASONALLY ADJUSTED (b)									
2012									
September	4 399	3 717	2 487	719	1 957	164	118	239	13 816
October	4 356	3 731	2 471	737	1 958	163	125	251	13 853
November	4 363	3 748	2 500	730	2 041	163	125	254	13 932
December	4 110	3 781	2 458	722	2 075	162	115	242	13 425
2013									
January	4 341	3 802	2 413	758	2 103	158	126	227	13 995
February	4 422	3 810	2 505	755	2 064	149	113	246	14 084
March	4 652	3 918	2 575	777	2 211	160	111	265	14 806
April	4 692	3 790	2 539	820	2 292	159	110	259	14 718
May	4 730	3 953	2 624	823	2 335	166	119	264	15 056
June	4 816	4 037	2 807	871	2 324	160	121	279	15 397
July	4 873	4 117	2 730	832	2 298	166	126	279	15 418
August	4 759	4 124	2 658	805	2 183	168	117	281	14 981
September	4 988	4 334	2 763	854	2 278	176	117	286	15 781
TREND (b)									
2012									
September	4 323	3 721	2 446	731	1 977	165	120	245	13 706
October	4 311	3 729	2 459	729	1 999	163	122	245	13 728
November	4 302	3 750	2 467	730	2 021	161	122	244	13 766
December	4 314	3 773	2 469	735	2 051	159	120	243	13 846
2013									
January	4 360	3 796	2 474	748	2 094	158	118	244	13 993
February	4 446	3 820	2 498	766	2 151	157	116	247	14 230
March	4 556	3 850	2 541	788	2 209	157	115	253	14 520
April	4 660	3 893	2 595	808	2 256	159	115	261	14 803
May	4 741	3 951	2 646	824	2 284	161	117	268	15 032
June	4 795	4 023	2 687	833	2 294	164	119	274	15 195
July	4 839	4 099	2 717	839	2 290	167	120	278	15 326
August	4 878	4 173	2 738	842	2 280	169	121	282	15 438
September	4 903	4 236	2 752	842	2 261	171	121	285	15 507

(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>
2012							
September	9 390	3 623	312	13 325	12 777	377	21 283
October	10 545	4 179	357	15 081	13 707	433	22 222
November	11 175	4 236	361	15 772	15 033	449	22 513
December	9 885	3 651	322	13 858	14 170	425	21 601
2013							
January	8 659	3 263	263	12 185	12 492	434	20 860
February	8 836	3 447	325	12 608	11 628	394	21 428
March	10 167	3 888	354	14 409	13 141	465	22 232
April	10 637	4 100	333	15 070	14 105	361	22 835
May	12 248	4 609	403	17 260	15 869	437	23 788
June	10 523	4 318	337	15 178	14 708	351	23 906
July	11 553	4 758	343	16 654	16 173	495	23 887
August	10 828	4 435	351	15 614	15 395	423	23 683
September	11 039	4 538	326	15 903	14 904	413	24 268

(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
2012							
September	8 391	19.3	289.2	5 955	13.7	301.8	300.1
October	9 219	18.7	288.3	6 633	13.5	296.9	299.0
November	7 932	15.8	288.0	7 178	14.3	302.5	307.0
December	6 534	14.9	294.3	5 956	13.6	296.5	308.3
2013							
January	5 812	15.0	296.7	4 747	12.2	295.4	307.0
February	5 930	14.4	291.3	5 565	13.5	297.0	298.5
March	6 613	14.2	291.2	8 602	18.4	310.5	301.1
April	6 962	14.3	289.2	10 040	20.6	319.6	301.8
May	8 151	14.6	289.9	10 631	19.1	316.1	302.1
June	7 346	15.1	288.4	8 677	17.8	313.3	304.4
July	7 977	14.7	287.3	9 932	18.3	308.6	299.7
August	6 967	13.7	286.0	8 327	16.4	312.6	299.8
September	6 363	12.5	290.8	8 149	16.0	309.5	305.4

(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	1 043	913	12 706	14 662	5 258	9 404
Victoria	1 496	925	11 953	14 374	5 708	8 666
Queensland	1 045	469	7 959	9 473	2 407	7 066
South Australia	419	78	2 870	3 367	1 067	2 300
Western Australia	1 315	251	5 565	7 131	2 314	4 817
Tasmania	77	23	714	814	176	638
Northern Territory	31	11	291	333	92	241
Australian Capital Territory	92	70	691	853	219	634
Total	5 518	2 740	42 749	51 007	17 241	33 766

	VALUE (\$M)					
New South Wales	327	342	4 360	5 029	1 584	3 445
Victoria	418	300	3 537	4 255	1 394	2 861
Queensland	306	148	2 270	2 724	632	2 092
South Australia	100	19	707	825	233	592
Western Australia	376	89	1 712	2 177	574	1 603
Tasmania	15	4	153	173	35	138
Northern Territory	14	3	100	117	28	90
Australian Capital Territory	30	24	223	277	59	218
Total	1 586	929	13 062	15 577	4 538	11 039

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	313.2	374.7	343.2	343.0	301.2	366.4
Victoria	279.3	324.4	295.9	296.0	244.3	330.1
Queensland	292.8	315.8	285.2	287.5	262.7	296.0
South Australia	238.6	237.6	246.2	245.0	218.1	257.5
Western Australia	286.1	353.1	307.6	305.3	248.0	332.8
Tasmania	198.3	185.0	214.4	212.1	199.0	215.7
Northern Territory	459.5	299.9	343.3	352.7	301.1	372.4
Australian Capital Territory	324.5	346.4	322.3	324.5	267.1	344.4
Total	287.4	339.1	305.5	305.4	263.2	326.9

(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								
2012								
September	1 319	793	3 623	7 278	442	5 884	910	20 249
October	1 441	969	4 179	8 134	911	6 515	727	22 877
November	1 449	911	4 236	8 815	402	7 100	733	23 646
December	1 313	886	3 651	7 686	393	6 341	765	21 036
2013								
January	1 123	747	3 263	6 788	389	5 588	556	18 455
February	1 252	773	3 447	6 811	378	5 901	754	19 316
March	1 384	940	3 888	7 842	474	6 895	674	22 099
April	1 530	984	4 100	8 123	287	7 441	672	23 137
May	1 763	1 082	4 609	9 404	602	8 699	816	26 974
June	1 561	931	4 318	8 031	627	8 014	719	24 201
July	1 643	1 060	4 758	8 850	502	8 085	694	25 591
August	1 647	934	4 435	8 247	572	7 565	800	24 200
September	1 586	929	4 538	8 524	728	7 632	908	24 845
SEASONALLY ADJUSTED								
2012								
September	1 378	862	3 844	7 732	372	6 406	910	21 505
October	1 374	873	3 890	7 716	946	6 396	668	21 864
November	1 378	846	3 967	7 742	469	6 589	712	21 701
December	1 422	835	3 709	7 460	393	6 609	708	21 135
2013								
January	1 398	867	3 843	7 887	523	6 809	717	22 044
February	1 398	865	3 886	7 935	469	6 824	847	22 224
March	1 494	977	4 015	8 320	453	7 139	752	23 151
April	1 531	986	4 166	8 034	384	7 353	743	23 198
May	1 528	996	4 191	8 341	466	7 369	727	23 618
June	1 537	981	4 425	8 454	464	7 474	625	23 960
July	1 477	999	4 402	8 540	488	7 641	724	24 272
August	1 559	966	4 310	8 147	554	7 564	788	23 888
September	1 601	964	4 508	8 708	632	7 875	863	25 151
TREND								
2012								
September	1 404	824	3 853	7 626	375	6 342	607	21 030
October	1 391	841	3 843	7 654	400	6 433	649	21 210
November	1 385	852	3 837	7 691	431	6 533	693	21 423
December	1 393	863	3 840	7 750	451	6 652	732	21 681
2013								
January	1 414	880	3 864	7 835	462	6 789	756	22 000
February	1 443	906	3 923	7 958	458	6 942	763	22 393
March	1 472	938	4 016	8 093	447	7 099	752	22 818
April	1 496	967	4 125	8 215	444	7 248	735	23 229
May	1 514	983	4 229	8 305	453	7 380	722	23 586
June	1 528	988	4 311	8 367	476	7 494	722	23 886
July	1 541	987	4 376	8 423	508	7 595	736	24 165
August	1 553	983	4 428	8 475	543	7 687	758	24 427
September	1 561	973	4 463	8 509	578	7 752	790	24 627

(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							
2012							
September	749 244	12 719	27 769	789 732	na	na	na
October	753 210	12 771	27 957	793 938	na	na	na
November	756 855	12 842	28 438	798 135	na	na	na
December	761 677	12 892	27 354	801 923	na	na	na
2013							
January	764 863	12 896	27 506	805 265	na	na	na
February	768 007	12 929	27 624	808 560	na	na	na
March	773 359	12 985	26 267	812 611	na	na	na
April	777 504	13 068	26 346	816 918	na	na	na
May	781 255	13 033	26 425	820 713	na	na	na
June	786 924	13 091	25 636	825 651	na	na	na
July	790 085	13 162	25 699	828 946	na	na	na
August	795 332	13 229	23 228	831 789	na	na	na
September	797 961	13 277	23 276	834 514	na	na	na
INVESTMENT HOUSING							
2012							
September	368 558	3 512	6 167	378 237	na	na	na
October	370 579	3 516	6 237	380 332	na	na	na
November	372 631	3 532	6 307	382 470	na	na	na
December	374 979	3 535	6 256	384 770	na	na	na
2013							
January	377 098	3 536	6 283	386 917	na	na	na
February	377 868	3 546	6 324	387 738	na	na	na
March	380 340	3 558	5 900	389 798	na	na	na
April	382 788	3 573	5 930	392 291	na	na	na
May	385 474	3 534	5 965	394 973	na	na	na
June	389 179	3 553	5 831	398 563	na	na	na
July	391 431	3 553	5 869	400 853	na	na	na
August	394 332	3 562	5 235	403 129	na	na	na
September	396 870	3 568	5 248	405 686	na	na	na
ALL RESIDENTIAL HOUSING							
2012							
September	1 117 802	16 231	33 936	1 167 969	103 653	9 069	1 280 691
October	1 123 789	16 287	34 194	1 174 270	na	na	na
November	1 129 486	16 374	34 745	1 180 605	na	na	na
December	1 136 656	16 427	33 610	1 186 693	102 819	8 455	1 297 967
2013							
January	1 141 961	16 432	33 789	1 192 182	na	na	na
February	1 145 875	16 475	33 948	1 196 298	na	na	na
March	1 153 699	16 543	32 167	1 202 409	104 778	8 182	1 315 369
April	1 160 292	16 641	32 276	1 209 209	na	na	na
May	1 166 729	16 567	32 390	1 215 686	na	na	na
June	1 176 103	16 644	31 467	1 224 214	104 975	7 992	1 337 181
July	1 181 516	16 715	31 568	1 229 799	na	na	na
August	1 189 664	16 791	28 463	1 234 918	na	na	na
September	1 194 831	16 845	28 524	1 240 200	nya	nya	nya

na not available

nya not yet available

(a) Source APRA.

(b) Source ABS quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 30 and 31 in the Explanatory Notes.

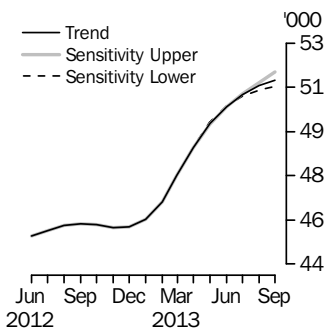
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The October 2013 seasonally adjusted estimate of the number of dwelling commitments is higher than the September 2013 seasonally adjusted estimate by 2.1%.

2 The October 2013 seasonally adjusted estimate of the number of dwelling commitments is lower than the September 2013 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
March 2013	47 604	2.3	47 604	2.3	47 604	2.3
April 2013	48 756	2.4	48 741	2.4	48 783	2.5
May 2013	49 732	2.0	49 716	2.0	49 790	2.1
June 2013	50 417	1.4	50 413	1.4	50 450	1.3
July 2013	50 909	1.0	50 931	1.0	50 833	0.8
August 2013	51 282	0.7	51 403	0.9	51 080	0.5
September 2013	51 480	0.4	51 837	0.8	51 229	0.3

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 The survey coverage of housing finance commitments is maintained and updated by including new lenders 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 website 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 biennial (once every two years) seasonal reanalysis. Accordingly, the trend estimate data provide a more

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

reliable indicator of 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 biennial reanalysis. The next reanalysis is scheduled for December 2014. 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. Published changes in dollar value and percentage terms are calculated using unrounded data and may differ slightly from, but are more accurate than, changes calculated from the rounded data presented in this publication.

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 website – 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 website:

<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 website. *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. For example, when a fixed rate and a variable rate loan are provided in separate months, 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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PHONE 1300 135 070

EMAIL client.services@abs.gov.au

FAX 1300 135 211

POST Client Services, ABS, GPO Box 796, Sydney NSW 2001

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