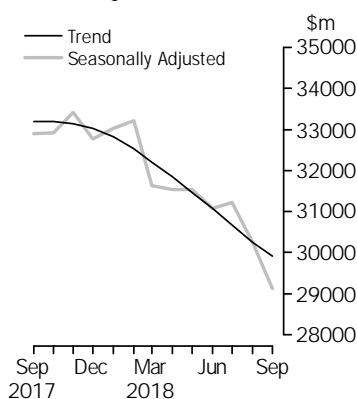


HOUSING FINANCE

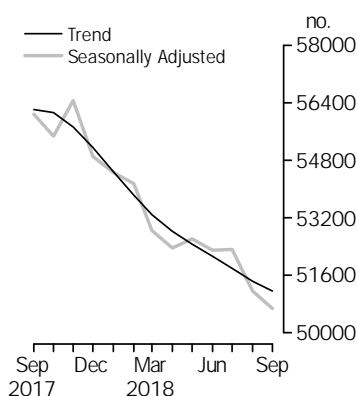
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 9 NOV 2018

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.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Sep 2018	Aug 2018 to Sep 2018	Sep 2018	Aug 2018 to Sep 2018
VALUE OF DWELLING COMMITMENTS (a)(b)				
	\$m	% change	\$m	% change
Total dwellings	29 927	-1.1	29 118	-3.8
Owner occupied housing	20 037	-1.2	19 367	-4.2
Investment housing - fixed loans(c)	9 890	-0.9	9 751	-2.8

NUMBER OF DWELLING COMMITMENTS

	no.		no.	
		% change		% change
Owner occupied housing	51 167	-0.5	50 673	-1.0
Construction of dwellings	5 538	-1.0	5 310	-3.5
Purchase of new dwellings	2 566	-1.7	2 539	-3.9
Purchase of established dwellings	43 062	-0.4	42 824	-0.5

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

KEY POINTS

VALUE OF DWELLING COMMITMENTS

SEPTEMBER 2018 COMPARED WITH AUGUST 2018:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions fell 1.1%. Owner occupied housing commitments fell 1.2% and investment housing commitments fell 0.9%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions fell 3.8%.

NUMBER OF DWELLING COMMITMENTS

SEPTEMBER 2018 COMPARED WITH AUGUST 2018:

- In trend terms, the number of commitments for owner occupied housing finance fell 0.5% in September 2018.
- In trend terms, the number of commitments for the purchase of new dwellings fell 1.7%, the number of commitments for the construction of dwellings fell 1.0% and the number of commitments for the purchase of established dwellings fell 0.4%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 18.0% in September 2018 from 17.8% in August 2018.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 2018	10 December 2018
November 2018	17 January 2019
December 2018	12 February 2019



FORTHCOMING CHANGES

The ABS is combining *Housing Finance, Australia* (5609.0) and *Lending Finance, Australia* (5671.0) into a single, simpler publication called *Lending to Households and Businesses, Australia* (5601.0). An information paper which outlines the forthcoming changes in more detail and outlines the format of the new publication, as well as providing historical data in the new table structures, will be released no less than one month prior to release of the new publication. Some of the data currently published in the two publications will no longer be published in the new consolidated publication, however, some existing outputs will be further disaggregated. New analytical series will also be added with the inclusion of seasonally adjusted and trend estimates for more data items.

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 affected the following series:

- Owner occupied housing for the periods July 2018 and August 2018.
- Investment housing for the period August 2018.
- Housing loan outstandings to households for owner occupation series for the periods June 2018 to August 2018 and investment housing series for the periods July 2018 and August 2018.

PRIVACY

The *ABS Privacy Policy* outlines how the ABS will handle any personal information that you provide to the ABS.

David W. Kalisch
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)

9a. Housing finance commitments (Owner Occupation), By Type of Buyer and Loan: Australia, Original

9b. Housing finance commitments (Owner Occupation), By Type of Buyer and Loan: State, Original

10a. Housing finance commitments (Owner Occupation), By Purpose: State, Original (Number)

10b. Housing finance commitments (Owner Occupation), By Purpose: State, Original (\$000)

10c. Housing finance commitments (Owner Occupation), By Purpose: State, Original (Average Loan Size-\$'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

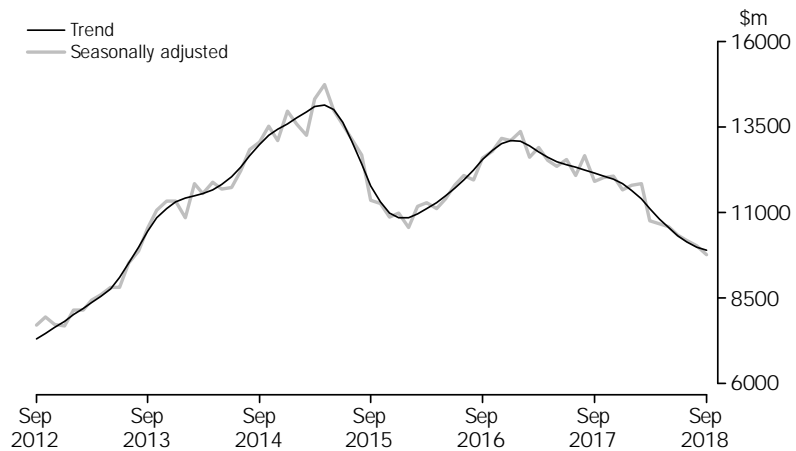
The total value of dwelling commitments excluding alterations and additions (trend) fell 1.1% in September 2018 compared with August 2018, while the seasonally adjusted series fell 3.8% in September 2018.

The total value of owner occupied housing commitments (trend) fell (down \$234m, 1.2%) in September 2018. Falls were recorded in commitments for the purchase of established dwellings (down \$187m, 1.1%), commitments for the purchase of new dwellings (down \$25m, 2.2%) and commitments for the construction of dwellings (down \$23m, 1.2%). The seasonally adjusted series for the total value of owner occupied housing commitments fell 4.2% in September 2018.

The total value of investment housing commitments (trend) fell (down \$93m, 0.9%) in September 2018 compared with August 2018. Falls were recorded in commitments for the purchase of dwellings by individuals for rent or resale (down \$52m, 0.6%), commitments for the construction of dwellings for rent or resale (down \$24m, 2.5%) and commitments for the purchase of dwellings by others for rent or resale (down \$17m, 2.2%). The seasonally adjusted series for the total value of investment housing commitments fell 2.8% in September 2018.

Further detail can be found in Tables 11, 1 and 2 on the downloads tab of this release and in the PDF.

INVESTMENT HOUSING - TOTAL

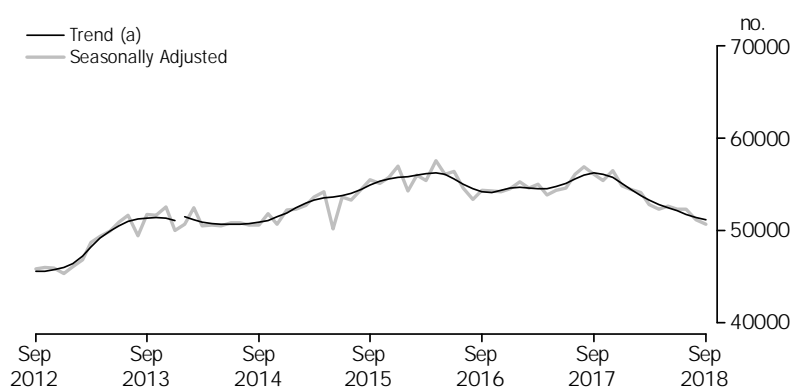


SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed

The number of owner occupied housing commitments (trend) fell 0.5% in September 2018, following a fall of 0.7% in August 2018. Falls were recorded in commitments for the purchase of established dwellings (down 178, 0.4%), commitments for the construction of dwellings (down 54, 1.0%) and commitments for the purchase of new dwellings (down 45, 1.7%). The seasonally adjusted series for the total number of owner occupied housing commitments fell 1.0% in September 2018.

Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



(a) A correction has been applied to January 2014 for a break in the Non-Banks series due to a change in coverage.

Number of Owner Occupied Dwellings Financed – State

Between August 2018 and September 2018, the number of owner occupied housing commitments (trend) fell in Victoria (down 137, 0.9%), New South Wales (down 96, 0.6%), Queensland (down 62, 0.6%) and the Northern Territory (down 2, 0.8%), while rises were recorded in Western Australia (up 28, 0.6%), South Australia (up 11, 0.3%), Tasmania (up 2, 0.2%) and the Australian Capital Territory (up 1, 0.1%).

The seasonally adjusted estimates fell in Victoria (down 652, 4.3%), New South Wales (down 157, 1.0%), South Australia (down 117, 3.3%), the Australian Capital Territory (down 41, 3.7%), Tasmania (down 9, 0.8%) and Queensland (down 5, 0.1%), while rises were recorded in Western Australia (up 225, 4.7%) and the Northern Territory (up 22, 9.6%).

Further detail can be found in Tables 5 and 6 on the downloads tab of this release and in the PDF.

First Home Buyer Commitments

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 18.0% in September 2018 from 17.8% in August 2018. Between August 2018 and September 2018, the average loan size for first home buyers fell \$3,400 to \$341,600. The average loan size for all owner occupied housing commitments fell \$10,300 to \$385,500 for the same period.

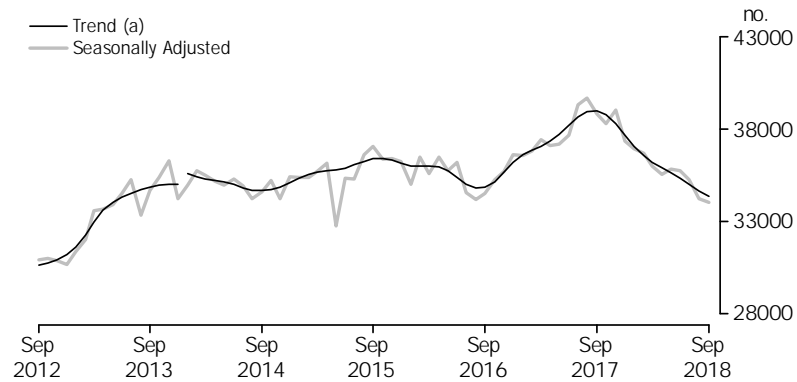
Further detail can be found in Table 9a on the downloads tab of this release and in Table 9 of the PDF.

SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed Excluding Refinancing

The number of owner occupied housing commitments excluding refinancing (trend) fell 0.9% in September 2018, following a fall of 1.0% in August 2018. The seasonally adjusted series fell 0.5% in September 2018, following a fall of 3.0% in August 2018.

Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



(a) A correction has been applied to January 2014 for a break in the Non-Banks series due to a change in coverage.

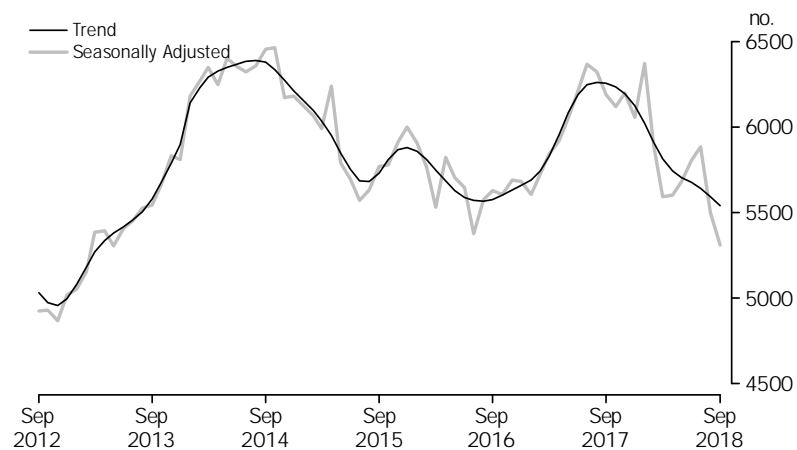
PURPOSE OF FINANCE (OWNER OCCUPATION)

Construction of dwellings

The number of finance commitments for the construction of dwellings for owner occupation (trend) fell 1.0% in September 2018, following a fall of 0.9% in August 2018.

The seasonally adjusted series fell 3.5% in September 2018, following a fall of 6.5% in August 2018.

Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.

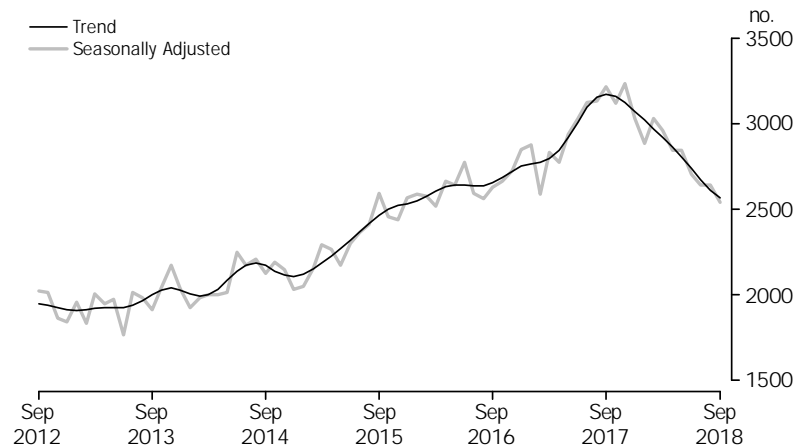


SUMMARY OF FINDINGS *continued*

Purchase of new dwellings

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 1.7% in September 2018, following a fall of 2.2% in August 2018. The seasonally adjusted series fell 3.9% in September 2018, after a rise of 0.1% in August 2018.

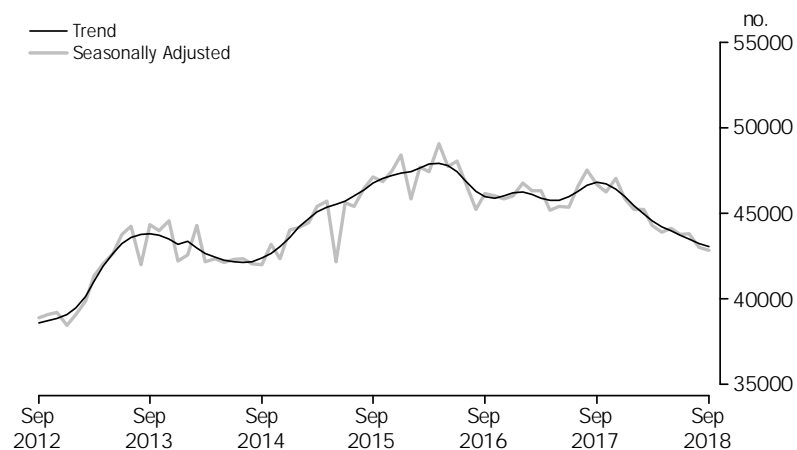
Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



Purchase of established dwellings (including refinancing across lending institutions)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) fell 0.4% in September 2018, following a fall of 0.5% in August 2018. The seasonally adjusted series fell 0.5% in September 2018, following a fall of 1.7% in August 2018.

Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.

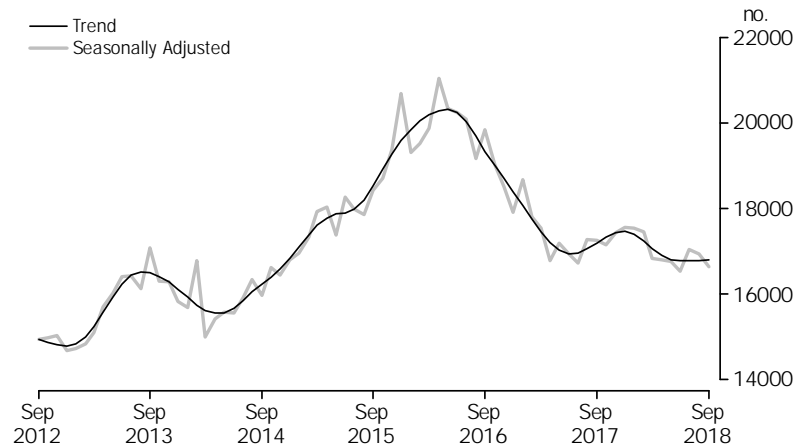


SUMMARY OF FINDINGS *continued*

Refinancing

The number of refinancing commitments for owner occupied housing (trend) rose 0.2% in September 2018, while August 2018 was flat. The seasonally adjusted series fell 1.8% in September 2018, following a fall of 0.6% in August 2018.

Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.

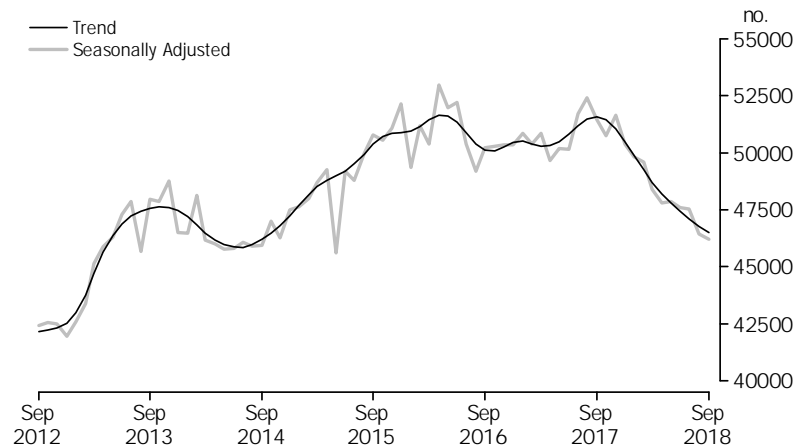


TYPE OF LENDER (OWNER OCCUPATION)

Banks

The number of commitments for owner occupied dwellings financed by banks (trend) fell 0.5% in September 2018, following a fall of 0.7% in August 2018. The seasonally adjusted series fell 0.6% in September 2018, following a fall of 2.3% in August 2018.

Further detail can be found in Tables 3 and 4 on the downloads tab of this release and in the PDF.

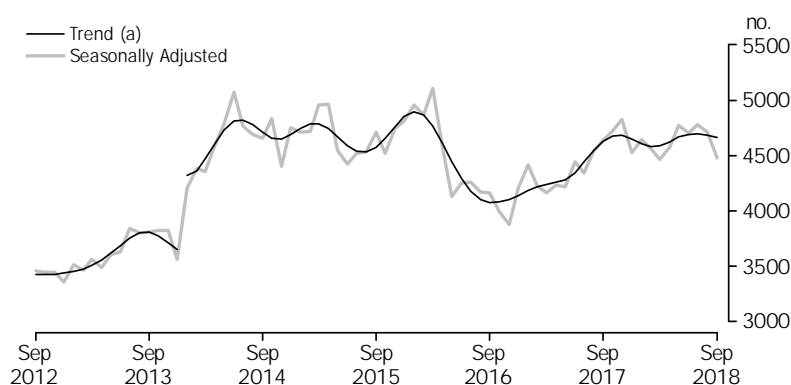


SUMMARY OF FINDINGS *continued*

Non-banks

The number of commitments for owner occupied dwellings financed by non-banks (trend) fell 0.5% in September 2018, following a fall of 0.3% in August 2018. The seasonally adjusted series fell 5.0% in September 2018, following a fall of 1.4% in August 2018.

Further detail can be found in Tables 3 and 4 on the downloads tab of this release and in the PDF.



(a) A correction has been applied to January 2014 for a break in the Non-Banks series due to a change in coverage.

HOUSING LOAN OUTSTANDINGS

At the end of September 2018, the value of outstanding housing loans financed by Authorised Deposit-taking Institutions (ADIs) was \$1,690b, up \$3b (0.2%) from the August 2018 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$3b (0.3%) to \$1,124b and investment housing loan outstandings financed by ADIs was flat at \$565b.

Bank housing loan outstandings rose \$3b (0.2%) during September 2018 to reach a closing balance of \$1,653b. Owner occupied housing loan outstandings of banks rose \$4b (0.3%) to \$1,095b and investment housing loan outstandings of banks was flat at \$557b.

Further detail can be found in Table 12 on the downloads tab of this release and in the PDF.

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												
2017												
September	6 146	2 009	3 231	1 244	45 911	17 513	55 288	20 767	17 037	5 984	38 251	14 782
October	6 168	2 051	3 260	1 296	47 736	18 255	57 164	21 603	17 624	6 219	39 540	15 384
November	6 527	2 168	3 555	1 373	51 751	20 498	61 833	24 039	19 105	6 851	42 728	17 188
December	5 718	1 920	3 214	1 315	45 568	18 198	54 500	21 434	16 831	6 145	37 669	15 288
2018												
January	5 213	1 748	2 363	933	38 921	15 402	46 497	18 084	14 852	5 390	31 645	12 694
February	5 206	1 722	2 751	1 106	41 130	15 942	49 087	18 769	16 036	5 842	33 051	12 927
March	5 468	1 821	2 965	1 196	45 069	17 758	53 502	20 775	17 441	6 400	36 061	14 375
April	5 204	1 706	2 592	1 085	40 905	16 620	48 701	19 411	15 616	5 899	33 085	13 511
May	6 538	2 193	3 078	1 299	49 066	19 989	58 682	23 482	18 636	6 961	40 046	16 521
June	6 321	2 189	2 788	1 208	43 726	17 545	52 835	20 942	16 711	6 195	36 124	14 747
July	6 309	2 172	2 599	1 104	44 542	17 895	53 450	21 171	17 489	6 553	35 961	14 619
August	5 959	2 030	2 766	1 180	44 693	17 934	53 418	21 143	17 712	6 691	35 706	14 452
September	5 021	1 682	2 470	1 033	40 674	15 853	48 165	18 568	15 820	5 760	32 345	12 808
SEASONALLY ADJUSTED												
2017												
September	6 188	2 000	3 213	1 235	46 685	17 757	56 086	20 992	17 255	6 072	38 831	14 920
October	6 120	2 018	3 118	1 212	46 229	17 676	55 466	20 906	17 157	6 051	38 309	14 855
November	6 195	2 032	3 235	1 228	47 038	18 093	56 468	21 353	17 439	6 218	39 029	15 135
December	6 057	1 987	3 029	1 193	45 816	17 930	54 902	21 110	17 560	6 377	37 342	14 733
2018												
January	6 369	2 137	2 882	1 180	45 217	17 902	54 469	21 219	17 536	6 399	36 932	14 820
February	5 896	1 974	3 028	1 235	45 216	18 177	54 140	21 385	17 446	6 459	36 694	14 926
March	5 591	1 908	2 961	1 213	44 296	17 760	52 847	20 881	16 831	6 248	36 017	14 633
April	5 603	1 838	2 845	1 207	43 916	17 837	52 364	20 882	16 793	6 277	35 570	14 604
May	5 680	1 906	2 843	1 210	44 099	17 854	52 622	20 971	16 766	6 290	35 856	14 680
June	5 807	2 022	2 704	1 164	43 780	17 571	52 290	20 757	16 532	6 074	35 759	14 683
July	5 885	2 041	2 640	1 150	43 791	17 852	52 315	21 043	17 049	6 362	35 266	14 681
August	5 500	1 886	2 641	1 102	43 026	17 236	51 167	20 224	16 943	6 371	34 224	13 853
September	5 310	1 756	2 539	1 054	42 824	16 557	50 673	19 367	16 631	6 110	34 042	13 257
TREND												
2017												
September	6 256	2 048	3 171	1 218	46 788	17 777	56 215	21 043	17 195	6 042	39 020	15 002
October	6 234	2 043	3 159	1 219	46 724	17 858	56 116	21 121	17 333	6 132	38 783	14 988
November	6 191	2 038	3 120	1 214	46 415	17 920	55 726	21 171	17 431	6 229	38 295	14 943
December	6 121	2 025	3 071	1 211	45 954	17 965	55 146	21 200	17 462	6 315	37 684	14 886
2018												
January	6 020	2 001	3 019	1 210	45 437	17 975	54 477	21 186	17 391	6 360	37 086	14 826
February	5 910	1 973	2 968	1 212	44 959	17 961	53 837	21 146	17 239	6 359	36 598	14 787
March	5 813	1 952	2 917	1 212	44 548	17 940	53 278	21 104	17 061	6 333	36 217	14 771
April	5 744	1 941	2 863	1 207	44 211	17 884	52 818	21 031	16 902	6 295	35 917	14 736
May	5 704	1 938	2 803	1 191	43 956	17 786	52 464	20 915	16 806	6 264	35 658	14 651
June	5 677	1 936	2 737	1 167	43 721	17 641	52 135	20 744	16 775	6 250	35 360	14 493
July	5 641	1 927	2 671	1 139	43 478	17 457	51 790	20 523	16 775	6 245	35 015	14 279
August	5 592	1 910	2 611	1 110	43 240	17 252	51 443	20 272	16 780	6 238	34 663	14 033
September	5 538	1 887	2 566	1 086	43 062	17 065	51 167	20 037	16 805	6 239	34 362	13 798

(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)												
2017												
September	-10.1	-10.3	-1.8	-2.1	-7.8	-6.0	-7.7	-6.2	-5.9	-5.0	-8.5	-6.7
October	0.4	2.1	0.9	4.2	4.0	4.2	3.4	4.0	3.4	3.9	3.4	4.1
November	5.8	5.7	9.0	5.9	8.4	12.3	8.2	11.3	8.4	10.2	8.1	11.7
December	-12.4	-11.4	-9.6	-4.2	-11.9	-11.2	-11.9	-10.8	-11.9	-10.3	-11.8	-11.1
2018												
January	-8.8	-9.0	-26.5	-29.0	-14.6	-15.4	-14.7	-15.6	-11.8	-12.3	-16.0	-17.0
February	-0.1	-1.5	16.4	18.5	5.7	3.5	5.6	3.8	8.0	8.4	4.4	1.8
March	5.0	5.8	7.8	8.1	9.6	11.4	9.0	10.7	8.8	9.5	9.1	11.2
April	-4.8	-6.3	-12.6	-9.2	-9.2	-6.4	-9.0	-6.6	-10.5	-7.8	-8.3	-6.0
May	25.6	28.6	18.8	19.7	20.0	20.3	20.5	21.0	19.3	18.0	21.0	22.3
June	-3.3	-0.2	-9.4	-7.0	-10.9	-12.2	-10.0	-10.8	-10.3	-11.0	-9.8	-10.7
July	-0.2	-0.8	-6.8	-8.6	1.9	2.0	1.2	1.1	4.7	5.8	-0.5	-0.9
August	-5.5	-6.6	6.4	6.9	0.3	0.2	-0.1	-0.1	1.3	2.1	-0.7	-1.1
September	-15.7	-17.1	-10.7	-12.4	-9.0	-11.6	-9.8	-12.2	-10.7	-13.9	-9.4	-11.4
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2017												
September	-2.1	-3.9	2.6	2.3	-1.7	-0.4	-1.5	-0.6	-0.1	1.3	-2.1	-1.3
October	-1.1	0.9	-3.0	-1.8	-1.0	-0.5	-1.1	-0.4	-0.6	-0.3	-1.3	-0.4
November	1.2	0.7	3.8	1.3	1.7	2.4	1.8	2.1	1.6	2.8	1.9	1.9
December	-2.2	-2.2	-6.4	-2.8	-2.6	-0.9	-2.8	-1.1	0.7	2.6	-4.3	-2.7
2018												
January	5.2	7.6	-4.9	-1.1	-1.3	-0.2	-0.8	0.5	-0.1	0.3	-1.1	0.6
February	-7.4	-7.7	5.1	4.6	0.0	1.5	-0.6	0.8	-0.5	0.9	-0.6	0.7
March	-5.2	-3.3	-2.2	-1.7	-2.0	-2.3	-2.4	-2.4	-3.5	-3.3	-1.8	-2.0
April	0.2	-3.7	-3.9	-0.5	-0.9	0.4	-0.9	0.0	-0.2	0.5	-1.2	-0.2
May	1.4	3.7	0.0	0.2	0.4	0.1	0.5	0.4	-0.2	0.2	0.8	0.5
June	2.2	6.0	-4.9	-3.8	-0.7	-1.6	-0.6	-1.0	-1.4	-3.4	-0.3	0.0
July	1.3	1.0	-2.4	-1.3	0.0	1.6	0.0	1.4	3.1	4.7	-1.4	0.0
August	-6.5	-7.6	0.1	-4.2	-1.7	-3.5	-2.2	-3.9	-0.6	0.1	-3.0	-5.6
September	-3.5	-6.9	-3.9	-4.4	-0.5	-3.9	-1.0	-4.2	-1.8	-4.1	-0.5	-4.3
TREND (% CHANGE FROM PREVIOUS MONTH)												
2017												
September	-0.1	-0.2	0.6	0.5	0.4	0.5	0.3	0.5	0.8	1.1	0.1	0.2
October	-0.3	-0.2	-0.4	0.0	-0.1	0.5	-0.2	0.4	0.8	1.5	-0.6	-0.1
November	-0.7	-0.3	-1.2	-0.4	-0.7	0.3	-0.7	0.2	0.6	1.6	-1.3	-0.3
December	-1.1	-0.6	-1.6	-0.3	-1.0	0.3	-1.0	0.1	0.2	1.4	-1.6	-0.4
2018												
January	-1.6	-1.2	-1.7	-0.1	-1.1	0.1	-1.2	-0.1	-0.4	0.7	-1.6	-0.4
February	-1.8	-1.4	-1.7	0.1	-1.1	-0.1	-1.2	-0.2	-0.9	0.0	-1.3	-0.3
March	-1.6	-1.1	-1.7	0.1	-0.9	-0.1	-1.0	-0.2	-1.0	-0.4	-1.0	-0.1
April	-1.2	-0.6	-1.8	-0.5	-0.8	-0.3	-0.9	-0.3	-0.9	-0.6	-0.8	-0.2
May	-0.7	-0.1	-2.1	-1.3	-0.6	-0.5	-0.7	-0.6	-0.6	-0.5	-0.7	-0.6
June	-0.5	-0.1	-2.4	-2.0	-0.5	-0.8	-0.6	-0.8	-0.2	-0.2	-0.8	-1.1
July	-0.6	-0.4	-2.4	-2.4	-0.6	-1.0	-0.7	-1.1	0.0	-0.1	-1.0	-1.5
August	-0.9	-0.9	-2.2	-2.5	-0.5	-1.2	-0.7	-1.2	0.0	-0.1	-1.0	-1.7
September	-1.0	-1.2	-1.7	-2.2	-0.4	-1.1	-0.5	-1.2	0.2	0.0	-0.9	-1.7

(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										
2017										
September	50 682	19 245	4 606	1 521	55 288	20 767	435	160	1 463	530
October	52 408	19 977	4 756	1 626	57 164	21 603	535	216	1 380	523
November	56 516	22 234	5 317	1 805	61 833	24 039	425	173	1 471	560
December	50 072	19 882	4 428	1 552	54 500	21 434	292	128	1 149	447
2018										
January	42 339	16 689	4 158	1 394	46 497	18 084	249	94	1 203	445
February	44 696	17 288	4 391	1 481	49 087	18 769	285	110	1 220	453
March	48 932	19 268	4 570	1 507	53 502	20 775	346	134	1 249	470
April	44 445	17 946	4 256	1 464	48 701	19 411	307	129	1 197	466
May	53 468	21 656	5 214	1 826	58 682	23 482	372	157	1 512	584
June	48 209	19 319	4 626	1 623	52 835	20 942	319	128	1 322	504
July	48 619	19 442	4 831	1 729	53 450	21 171	np	np	np	np
August	48 605	19 417	4 813	1 726	53 418	21 143	np	np	np	np
September	43 958	17 094	4 207	1 474	48 165	18 568	np	np	np	np
SEASONALLY ADJUSTED										
2017										
September	51 452	19 462	4 634	1 530	56 086	20 992	433	166	1 361	530
October	50 746	19 294	4 720	1 612	55 466	20 906	574	231	1 349	498
November	51 639	19 731	4 829	1 622	56 468	21 353	363	148	1 309	480
December	50 376	19 570	4 526	1 540	54 902	21 110	261	109	1 236	458
2018										
January	49 824	19 672	4 645	1 547	54 469	21 219	332	132	1 298	472
February	49 574	19 814	4 566	1 571	54 140	21 385	295	118	1 370	523
March	48 382	19 428	4 466	1 453	52 847	20 881	309	118	1 308	493
April	47 788	19 269	4 575	1 613	52 364	20 882	333	140	1 347	530
May	47 848	19 300	4 775	1 671	52 622	20 971	349	145	1 364	525
June	47 586	19 094	4 704	1 664	52 290	20 757	323	128	1 373	527
July	47 534	19 336	4 781	1 707	52 315	21 043	np	np	np	np
August	46 453	18 518	4 714	1 706	51 167	20 224	np	np	np	np
September	46 196	17 797	4 477	1 571	50 673	19 367	np	np	np	np
TREND										
2017										
September	51 590	19 504	4 626	1 539	56 215	21 043	447	170	1 357	507
October	51 441	19 557	4 675	1 564	56 116	21 121	426	166	1 342	499
November	51 047	19 599	4 680	1 572	55 726	21 171	391	156	1 321	490
December	50 496	19 634	4 650	1 567	55 146	21 200	352	142	1 306	484
2018										
January	49 869	19 631	4 608	1 554	54 477	21 186	322	130	1 302	486
February	49 259	19 597	4 577	1 549	53 837	21 146	305	123	1 316	495
March	48 693	19 541	4 585	1 563	53 278	21 104	306	123	1 339	508
April	48 196	19 437	4 622	1 594	52 818	21 031	320	129	1 354	519
May	47 797	19 285	4 667	1 630	52 464	20 915	334	135	1 353	522
June	47 442	19 087	4 693	1 657	52 135	20 744	342	139	1 333	519
July	47 093	18 852	4 697	1 671	51 790	20 523	np	np	np	np
August	46 759	18 598	4 684	1 674	51 443	20 272	np	np	np	np
September	46 506	18 365	4 661	1 673	51 167	20 037	np	np	np	np

np not available for publication but included in totals where applicable, unless otherwise indicated

(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)										
2017										
September	-8.2	-6.7	-1.2	0.3	-7.7	-6.2	8.2	16.0	-7.8	-9.0
October	3.4	3.8	3.3	6.9	3.4	4.0	23.0	35.2	-5.7	-1.3
November	7.8	11.3	11.8	11.1	8.2	11.3	-20.6	-19.9	6.6	7.0
December	-11.4	-10.6	-16.7	-14.0	-11.9	-10.8	-31.3	-26.2	-21.9	-20.1
2018										
January	-15.4	-16.1	-6.1	-10.2	-14.7	-15.6	-14.7	-26.7	4.7	-0.4
February	5.6	3.6	5.6	6.2	5.6	3.8	14.5	17.1	1.4	1.9
March	9.5	11.5	4.1	1.8	9.0	10.7	21.4	22.2	2.4	3.6
April	-9.2	-6.9	-6.9	-2.8	-9.0	-6.6	-11.3	-4.2	-4.2	-0.8
May	20.3	20.7	22.5	24.7	20.5	21.0	21.2	22.1	26.3	25.5
June	-9.8	-10.8	-11.3	-11.1	-10.0	-10.8	-14.2	-18.7	-12.6	-13.7
July	0.9	0.6	4.4	6.6	1.2	1.1	np	np	np	np
August	0.0	-0.1	-0.4	-0.2	-0.1	-0.1	np	np	np	np
September	-9.6	-12.0	-12.6	-14.6	-9.8	-12.2	np	np	np	np
SEASONALLY ADJUSTED (% change from previous month)										
2017										
September	-1.8	-0.8	1.9	2.6	-1.5	-0.6	-0.6	11.0	-5.5	-0.8
October	-1.4	-0.9	1.9	5.3	-1.1	-0.4	32.5	39.3	-0.9	-6.0
November	1.8	2.3	2.3	0.6	1.8	2.1	-36.6	-36.3	-3.0	-3.6
December	-2.4	-0.8	-6.3	-5.0	-2.8	-1.1	-28.2	-26.3	-5.6	-4.5
2018										
January	-1.1	0.5	2.6	0.5	-0.8	0.5	27.1	21.3	5.0	3.1
February	-0.5	0.7	-1.7	1.6	-0.6	0.8	-11.2	-10.9	5.6	10.8
March	-2.4	-1.9	-2.2	-7.5	-2.4	-2.4	4.9	0.3	-4.5	-5.7
April	-1.2	-0.8	2.5	10.9	-0.9	0.0	7.7	18.8	3.0	7.5
May	0.1	0.2	4.4	3.6	0.5	0.4	4.9	3.7	1.3	-1.0
June	-0.5	-1.1	-1.5	-0.4	-0.6	-1.0	-7.5	-11.9	0.7	0.5
July	-0.1	1.3	1.6	2.6	0.0	1.4	np	np	np	np
August	-2.3	-4.2	-1.4	-0.1	-2.2	-3.9	np	np	np	np
September	-0.6	-3.9	-5.0	-8.0	-1.0	-4.2	np	np	np	np
TREND (% change from previous month)										
2017										
September	0.2	0.3	1.8	2.3	0.3	0.5	-0.8	2.0	0.2	0.0
October	-0.3	0.3	1.1	1.6	-0.2	0.4	-4.8	-2.0	-1.1	-1.6
November	-0.8	0.2	0.1	0.5	-0.7	0.2	-8.2	-6.3	-1.6	-1.9
December	-1.1	0.2	-0.6	-0.4	-1.0	0.1	-9.8	-8.7	-1.2	-1.1
2018										
January	-1.2	0.0	-0.9	-0.8	-1.2	-0.1	-8.8	-8.4	-0.3	0.2
February	-1.2	-0.2	-0.7	-0.4	-1.2	-0.2	-5.1	-5.4	1.0	1.9
March	-1.1	-0.3	0.2	0.9	-1.0	-0.2	0.4	-0.1	1.7	2.8
April	-1.0	-0.5	0.8	2.0	-0.9	-0.3	4.5	4.6	1.1	2.1
May	-0.8	-0.8	1.0	2.3	-0.7	-0.6	4.4	4.8	-0.1	0.7
June	-0.7	-1.0	0.6	1.6	-0.6	-0.8	2.3	2.7	-1.4	-0.6
July	-0.7	-1.2	0.1	0.8	-0.7	-1.1	np	np	np	np
August	-0.7	-1.3	-0.3	0.2	-0.7	-1.2	np	np	np	np
September	-0.5	-1.3	-0.5	-0.1	-0.5	-1.2	np	np	np	np

np not available for publication but included in totals where applicable, unless otherwise indicated

(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)(b), 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>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
2017									
September	17 453	16 229	10 444	3 532	5 209	959	307	1 155	55 288
October	17 503	17 150	10 824	3 544	5 620	1 036	315	1 172	57 164
November	19 493	17 932	11 949	4 006	5 609	1 120	288	1 436	61 833
December	16 892	16 339	10 158	3 590	5 071	1 027	278	1 145	54 500
2018									
January	13 456	14 129	9 134	3 070	4 606	920	239	943	46 497
February	14 844	14 322	9 509	3 406	4 733	984	268	1 021	49 087
March	16 751	15 234	10 538	3 472	4 944	1 079	267	1 217	53 502
April	15 117	14 275	9 096	3 256	4 627	973	247	1 110	48 701
May	18 454	17 562	10 725	3 915	5 470	1 139	273	1 144	58 682
June	16 048	15 775	10 493	3 536	4 661	999	265	1 058	52 835
July	16 156	16 135	10 316	3 505	4 881	1 105	248	1 104	53 450
August	16 212	15 999	10 128	3 723	4 927	1 071	226	1 132	53 418
September	15 111	13 819	9 247	3 230	4 524	969	253	1 012	48 165
SEASONALLY ADJUSTED (b)									
2017									
September	17 330	16 637	10 481	3 652	5 498	982	294	1 169	56 086
October	16 960	16 620	10 545	3 606	5 397	1 031	294	1 158	55 466
November	17 302	16 608	10 925	3 680	5 219	1 038	272	1 264	56 468
December	16 810	16 159	10 685	3 595	5 253	1 018	270	1 164	54 902
2018									
January	16 671	16 121	10 488	3 520	5 111	1 014	282	1 145	54 469
February	16 841	16 118	10 114	3 681	5 073	1 028	282	1 127	54 140
March	16 308	15 790	10 049	3 337	4 953	1 052	252	1 153	52 847
April	16 229	15 126	9 869	3 475	4 879	1 018	268	1 134	52 364
May	16 353	15 624	9 946	3 505	4 864	1 047	258	1 042	52 622
June	16 027	15 461	10 360	3 505	4 654	1 027	262	1 066	52 290
July	15 902	15 813	10 155	3 494	4 753	1 082	260	1 093	52 315
August	15 732	15 161	9 733	3 551	4 768	1 055	230	1 121	51 167
September	15 575	14 509	9 728	3 434	4 993	1 046	252	1 080	50 673
TREND (b)									
2017									
September	17 422	16 445	10 711	3 636	5 554	1 023	290	1 182	56 215
October	17 312	16 539	10 707	3 641	5 442	1 023	287	1 188	56 116
November	17 126	16 501	10 663	3 630	5 320	1 022	282	1 188	55 726
December	16 923	16 359	10 559	3 602	5 209	1 023	278	1 181	55 146
2018									
January	16 744	16 144	10 410	3 565	5 117	1 025	274	1 166	54 477
February	16 603	15 920	10 253	3 527	5 037	1 028	271	1 145	53 837
March	16 472	15 748	10 129	3 498	4 954	1 031	268	1 123	53 278
April	16 328	15 634	10 057	3 484	4 875	1 036	264	1 104	52 818
May	16 187	15 543	10 037	3 484	4 817	1 042	260	1 094	52 464
June	16 043	15 441	10 025	3 490	4 787	1 047	256	1 088	52 135
July	15 899	15 316	9 990	3 495	4 782	1 052	252	1 085	51 790
August	15 764	15 169	9 937	3 495	4 795	1 055	248	1 085	51 443
September	15 668	15 032	9 875	3 506	4 823	1 057	246	1 086	51 167

(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 28 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>	<i>Australia</i>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2017									
September	-7.3	-6.3	-7.6	-8.4	-14.2	-8.2	4.8	-3.8	-7.7
October	0.3	5.7	3.6	0.3	7.9	8.0	2.6	1.5	3.4
November	11.4	4.6	10.4	13.0	-0.2	8.1	-8.6	22.5	8.2
December	-13.3	-8.9	-15.0	-10.4	-9.6	-8.3	-3.5	-20.3	-11.9
2018									
January	-20.3	-13.5	-10.1	-14.5	-9.2	-10.4	-14.0	-17.6	-14.7
February	10.3	1.4	4.1	10.9	2.8	7.0	12.1	8.3	5.6
March	12.8	6.4	10.8	1.9	4.5	9.7	-0.4	19.2	9.0
April	-9.8	-6.3	-13.7	-6.2	-6.4	-9.8	-7.5	-8.8	-9.0
May	22.1	23.0	17.9	20.2	18.2	17.1	10.5	3.1	20.5
June	-13.0	-10.2	-2.2	-9.7	-14.8	-12.3	-2.9	-7.5	-10.0
July	0.7	2.3	-1.7	-0.9	4.7	10.6	-6.4	4.3	1.2
August	0.3	-0.8	-1.8	6.2	0.9	-3.1	-8.9	2.5	-0.1
September	-6.8	-13.6	-8.7	-13.2	-8.2	-9.5	11.9	-10.6	-9.8
SEASONALLY ADJUSTED (% change from previous month)									
2017									
September	-4.2	3.0	-3.0	-0.5	-6.4	-6.0	0.7	-1.4	-1.5
October	-2.1	-0.1	0.6	-1.3	-1.8	4.9	0.1	-1.0	-1.1
November	2.0	-0.1	3.6	2.1	-3.3	0.7	-7.7	9.1	1.8
December	-2.8	-2.7	-2.2	-2.3	0.6	-1.9	-0.6	-7.9	-2.8
2018									
January	-0.8	-0.2	-1.9	-2.1	-2.7	-0.4	4.5	-1.6	-0.8
February	1.0	0.0	-3.6	4.6	-0.8	1.4	-0.2	-1.5	-0.6
March	-3.2	-2.0	-0.6	-9.4	-2.4	2.3	-10.6	2.3	-2.4
April	-0.5	-4.2	-1.8	4.1	-1.5	-3.2	6.2	-1.7	-0.9
May	0.8	3.3	0.8	0.9	-0.3	2.9	-3.7	-8.1	0.5
June	-2.0	-1.0	4.2	0.0	-4.3	-1.9	1.8	2.3	-0.6
July	-0.8	2.3	-2.0	-0.3	2.1	5.3	-0.7	2.6	0.0
August	-1.1	-4.1	-4.2	1.6	0.3	-2.5	-11.8	2.6	-2.2
September	-1.0	-4.3	-0.1	-3.3	4.7	-0.8	9.6	-3.7	-1.0
TREND (% change from previous month)									
2017									
September	-0.1	1.3	0.2	0.3	-1.4	0.0	-0.9	1.1	0.3
October	-0.6	0.6	0.0	0.1	-2.0	0.0	-1.0	0.5	-0.2
November	-1.1	-0.2	-0.4	-0.3	-2.2	-0.1	-1.5	0.0	-0.7
December	-1.2	-0.9	-1.0	-0.8	-2.1	0.2	-1.6	-0.5	-1.0
2018									
January	-1.1	-1.3	-1.4	-1.0	-1.8	0.2	-1.5	-1.3	-1.2
February	-0.8	-1.4	-1.5	-1.1	-1.6	0.3	-1.2	-1.8	-1.2
March	-0.8	-1.1	-1.2	-0.8	-1.6	0.3	-1.1	-1.9	-1.0
April	-0.9	-0.7	-0.7	-0.4	-1.6	0.4	-1.2	-1.6	-0.9
May	-0.9	-0.6	-0.2	0.0	-1.2	0.6	-1.5	-1.0	-0.7
June	-0.9	-0.7	-0.1	0.2	-0.6	0.5	-1.6	-0.5	-0.6
July	-0.9	-0.8	-0.4	0.1	-0.1	0.4	-1.5	-0.2	-0.7
August	-0.9	-1.0	-0.5	0.0	0.3	0.3	-1.4	0.0	-0.7
September	-0.6	-0.9	-0.6	0.3	0.6	0.2	-0.8	0.1	-0.5

(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

2017									
September	7 656	6 196	3 439	1 006	1 724	234	94	416	20 767
October	7 759	6 633	3 527	998	1 906	251	101	430	21 603
November	8 893	7 106	3 965	1 190	1 990	295	88	512	24 039
December	7 773	6 605	3 388	1 108	1 755	264	93	448	21 434
2018									
January	6 078	5 785	2 990	937	1 637	229	66	361	18 084
February	6 531	5 748	3 164	1 015	1 620	242	87	362	18 769
March	7 462	6 097	3 613	1 081	1 701	272	83	467	20 775
April	7 096	5 825	3 082	992	1 648	257	80	431	19 411
May	8 569	7 223	3 703	1 212	1 905	301	96	472	23 482
June	7 390	6 485	3 595	1 081	1 622	260	86	423	20 942
July	7 305	6 699	3 594	1 080	1 694	290	79	430	21 171
August	7 418	6 622	3 542	1 134	1 639	276	75	436	21 143
September	6 789	5 461	3 127	958	1 525	253	80	375	18 568

SEASONALLY ADJUSTED (b)

2017									
September	7 644	6 330	3 381	1 043	1 820	242	90	434	20 992
October	7 435	6 371	3 437	1 027	1 845	253	92	428	20 906
November	7 600	6 423	3 570	1 066	1 817	258	82	437	21 353
December	7 594	6 402	3 516	1 109	1 804	251	89	436	21 110
2018									
January	7 560	6 463	3 513	1 060	1 811	254	80	435	21 219
February	7 792	6 560	3 440	1 102	1 759	262	97	425	21 385
March	7 427	6 474	3 447	1 043	1 711	261	78	433	20 881
April	7 574	6 301	3 382	1 054	1 718	273	87	438	20 882
May	7 579	6 417	3 420	1 076	1 692	271	88	420	20 971
June	7 403	6 352	3 530	1 074	1 637	276	85	421	20 757
July	7 244	6 637	3 609	1 089	1 673	289	84	435	21 043
August	7 195	6 330	3 377	1 100	1 580	274	78	443	20 224
September	6 979	5 698	3 185	1 025	1 666	274	80	416	19 367

TREND (b)

2017									
September	7 636	6 296	3 447	1 043	1 859	249	87	428	21 043
October	7 621	6 367	3 470	1 052	1 840	251	87	432	21 121
November	7 601	6 420	3 490	1 063	1 822	253	87	434	21 171
December	7 593	6 455	3 497	1 072	1 805	255	86	435	21 200
2018									
January	7 597	6 463	3 485	1 076	1 784	257	86	434	21 186
February	7 605	6 456	3 466	1 074	1 761	260	86	432	21 146
March	7 599	6 457	3 456	1 071	1 734	265	86	430	21 104
April	7 554	6 455	3 457	1 070	1 707	269	86	429	21 031
May	7 478	6 435	3 464	1 071	1 682	273	85	429	20 915
June	7 385	6 389	3 461	1 074	1 662	276	84	429	20 744
July	7 283	6 319	3 441	1 074	1 646	278	83	429	20 523
August	7 180	6 227	3 407	1 072	1 634	279	81	429	20 272
September	7 102	6 131	3 365	1 070	1 627	279	80	428	20 037

(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 28 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>
2017							
September	14 782	5 984	443	21 209	19 771	1 396	28 112
October	15 384	6 219	408	22 011	19 819	1 283	29 028
November	17 188	6 851	416	24 455	21 535	1 328	30 620
December	15 288	6 145	346	21 779	22 184	1 302	28 902
2018							
January	12 694	5 390	314	18 397	18 922	1 357	26 966
February	12 927	5 842	326	19 095	17 198	1 221	27 399
March	14 375	6 400	332	21 107	19 142	1 324	28 033
April	13 511	5 899	287	19 698	18 149	1 114	28 383
May	16 521	6 961	348	23 830	21 616	1 249	29 347
June	14 747	6 195	314	21 256	21 109	1 639	27 856
July	14 619	6 553	301	21 472	20 061	1 570	27 902
August	14 452	6 691	295	21 438	20 562	1 613	27 371
September	12 808	5 760	272	18 840	17 742	1 434	27 240

(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
2017							
September	9 618	17.4	317.6	9 697	17.5	389.7	375.6
October	10 078	17.6	323.6	9 568	16.7	393.2	377.9
November	11 110	18.0	327.2	9 790	15.8	400.1	388.8
December	9 744	17.9	334.7	8 141	14.9	403.5	393.3
2018							
January	8 385	18.0	327.4	6 728	14.5	396.0	388.9
February	8 782	17.9	327.8	7 081	14.4	391.9	382.4
March	9 297	17.4	335.6	7 620	14.2	400.1	388.3
April	8 557	17.6	342.8	6 440	13.2	405.7	398.6
May	10 303	17.6	344.6	7 109	12.1	400.8	400.1
June	9 556	18.1	349.8	6 121	11.6	393.6	396.4
July	9 612	18.0	345.8	6 312	11.8	401.3	396.1
August	9 534	17.8	345.0	6 579	12.3	387.9	395.8
September	8 693	18.0	341.6	7 159	14.9	398.2	385.5

(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	1 271	962	12 878	15 111	5 270	9 841
Victoria	1 529	724	11 566	13 819	4 851	8 968
Queensland	905	361	7 981	9 247	2 605	6 642
South Australia	365	100	2 765	3 230	1 122	2 108
Western Australia	755	181	3 588	4 524	1 325	3 199
Tasmania	97	25	847	969	292	677
Northern Territory	np	np	221	253	43	210
Australian Capital Territory	np	np	828	1 012	312	700
Total	5 021	2 470	40 674	48 165	15 820	32 345

	VALUE (\$ M)					
New South Wales	482	459	5 848	6 789	2 178	4 611
Victoria	507	305	4 649	5 461	1 803	3 658
Queensland	291	131	2 705	3 127	836	2 291
South Australia	107	33	818	958	314	644
Western Australia	222	60	1 243	1 525	440	1 086
Tasmania	30	7	217	253	72	181
Northern Territory	np	np	71	80	11	69
Australian Capital Territory	np	np	302	375	107	268
Total	1 682	1 033	15 853	18 568	5 760	12 808

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	379.0	477.1	454.1	449.3	413.3	468.6
Victoria	331.7	421.3	402.0	395.2	371.7	407.9
Queensland	321.8	362.4	338.9	338.1	320.9	344.9
South Australia	293.2	328.0	295.9	296.6	280.2	305.4
Western Australia	294.5	329.7	346.5	337.1	331.8	339.3
Tasmania	307.6	276.8	255.7	261.5	247.2	267.6
Northern Territory	282.0	276.6	319.8	314.9	246.0	329.0
Australian Capital Territory	490.5	334.7	364.8	370.4	341.9	383.2
Total	335.0	418.3	389.8	385.5	364.1	396.0

np not available for publication but included in totals where applicable, unless otherwise indicated

(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								
2017								
September	2 009	1 244	5 984	11 529	949	9 587	838	32 140
October	2 051	1 296	6 219	12 036	1 173	9 608	936	33 319
November	2 168	1 373	6 851	13 647	1 617	10 379	1 041	37 076
December	1 920	1 315	6 145	12 053	1 176	9 414	1 220	33 244
2018								
January	1 748	933	5 390	10 013	783	7 858	1 231	27 956
February	1 722	1 106	5 842	10 099	993	8 339	961	29 062
March	1 821	1 196	6 400	11 359	985	8 931	965	31 656
April	1 706	1 085	5 899	10 720	1 046	8 197	728	29 382
May	2 193	1 299	6 961	13 028	1 306	9 952	968	35 708
June	2 189	1 208	6 195	11 350	1 484	9 304	940	32 670
July	2 172	1 104	6 553	11 343	964	8 598	803	31 535
August	2 030	1 180	6 691	11 243	811	8 594	777	31 325
September	1 682	1 033	5 760	10 092	700	7 460	744	27 471
SEASONALLY ADJUSTED								
2017								
September	2 000	1 235	6 072	11 685	1 102	10 018	783	32 896
October	2 018	1 212	6 051	11 625	1 265	9 743	1 003	32 918
November	2 032	1 228	6 218	11 875	1 397	9 606	1 049	33 405
December	1 987	1 193	6 377	11 553	1 154	9 452	1 045	32 761
2018								
January	2 137	1 180	6 399	11 503	1 095	9 346	1 358	33 017
February	1 974	1 235	6 459	11 718	1 179	9 610	1 041	33 215
March	1 908	1 213	6 248	11 512	940	8 865	948	31 634
April	1 838	1 207	6 277	11 559	1 097	8 681	881	31 541
May	1 906	1 210	6 290	11 564	1 035	8 625	912	31 543
June	2 022	1 164	6 074	11 498	1 102	8 390	834	31 084
July	2 041	1 150	6 362	11 491	970	8 427	783	31 223
August	1 886	1 102	6 371	10 865	921	8 318	795	30 258
September	1 756	1 054	6 110	10 447	884	8 104	763	29 118
TREND								
2017								
September	2 048	1 218	6 042	11 736	1 181	9 958	1 009	33 191
October	2 043	1 219	6 132	11 726	1 217	9 841	1 013	33 191
November	2 038	1 214	6 229	11 691	1 225	9 700	1 045	33 142
December	2 025	1 211	6 315	11 650	1 203	9 545	1 084	33 033
2018								
January	2 001	1 210	6 360	11 615	1 161	9 377	1 101	32 825
February	1 973	1 212	6 359	11 602	1 113	9 199	1 076	32 534
March	1 952	1 212	6 333	11 607	1 076	9 011	1 017	32 208
April	1 941	1 207	6 295	11 589	1 053	8 813	942	31 840
May	1 938	1 191	6 264	11 522	1 039	8 628	879	31 462
June	1 936	1 167	6 250	11 391	1 017	8 474	835	31 070
July	1 927	1 139	6 245	11 213	986	8 351	804	30 665
August	1 910	1 110	6 238	11 013	953	8 247	783	30 254
September	1 887	1 086	6 239	10 826	929	8 195	766	29 927

(a) Excludes alterations and additions.

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

(b) Excludes revolving credit.

(d) Includes refinancing (see Glossary).

Month	Banks(a)	Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs)(a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2017							
September	1 026 303	6 765	21 348	1 054 416	na	na	na
October	1 033 315	6 848	21 456	1 061 619	na	na	na
November	1 039 119	6 409	21 522	1 067 050	na	na	na
December	1 045 973	6 599	21 900	1 074 472	na	na	na
2018							
January	1 051 979	6 729	22 162	1 080 870	na	na	na
February	1 057 479	6 747	22 090	1 086 316	na	na	na
March	1 064 210	6 781	21 576	1 092 567	na	na	na
April	1 068 712	6 800	21 392	1 096 904	na	na	na
May	1 074 239	6 832	21 708	1 102 779	na	na	na
June	1 082 340	6 896	21 788	1 111 024	na	na	na
July	1 086 478	np	np	1 115 481	na	na	na
August	1 091 680	np	np	1 120 910	na	na	na
September	1 095 251	np	np	1 124 347	na	na	na
INVESTMENT HOUSING							
2017							
September	552 181	2 796	6 145	561 122	na	na	na
October	553 021	2 753	6 136	561 910	na	na	na
November	553 545	2 714	6 142	562 401	na	na	na
December	554 182	2 548	6 129	562 859	na	na	na
2018							
January	554 542	2 459	6 118	563 119	na	na	na
February	554 861	2 448	5 986	563 295	na	na	na
March	555 688	2 421	5 756	563 865	na	na	na
April	556 025	2 410	5 695	564 130	na	na	na
May	556 713	2 402	5 710	564 825	na	na	na
June	557 420	2 389	5 720	565 529	na	na	na
July	557 287	np	np	565 428	na	na	na
August	557 469	np	np	565 636	na	na	na
September	557 284	np	np	565 357	na	na	na
ALL RESIDENTIAL HOUSING							
2017							
September	1 578 484	9 561	27 493	1 615 538	99 756	11 792	1 727 086
October	1 586 336	9 601	27 592	1 623 529	na	na	na
November	1 592 664	9 123	27 664	1 629 451	na	na	na
December	1 600 155	9 147	28 029	1 637 331	105 778	11 920	1 755 029
2018							
January	1 606 521	9 188	28 280	1 643 989	na	na	na
February	1 612 340	9 195	28 076	1 649 611	na	na	na
March	1 619 898	9 202	27 332	1 656 432	107 316	12 221	1 775 969
April	1 624 737	9 210	27 087	1 661 034	na	na	na
May	1 630 952	9 234	27 418	1 667 604	na	na	na
June	1 639 760	9 285	27 508	1 676 553	108 810	12 550	1 797 913
July	1 643 765	np	np	1 680 909	na	na	na
August	1 649 149	np	np	1 686 546	na	na	na
September	1 652 535	np	np	1 689 704	nya	nya	nya
na	not available			nya	not yet available		
np	not available for publication but included in totals where applicable, unless otherwise indicated			(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

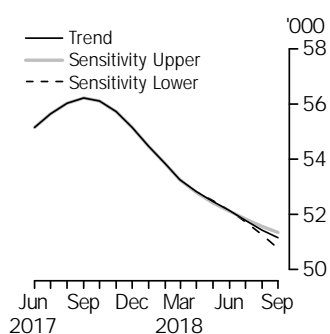
Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 30 and 31 in the Explanatory Notes.

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

- (1) The October 2018 seasonally adjusted estimate of the number of dwelling commitments is higher than the September 2018 seasonally adjusted estimate by 2.1%.
- (2) The October 2018 seasonally adjusted estimate of the number of dwelling commitments is lower than the September 2018 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.	%	no.	%	no.	%
March 2018	53 278	-1.0	53 278	-1.0	53 278	-1.0
April 2018	52 818	-0.9	52 794	-0.9	52 834	-0.8
May 2018	52 464	-0.7	52 420	-0.7	52 489	-0.7
June 2018	52 135	-0.6	52 118	-0.6	52 152	-0.6
July 2018	51 790	-0.7	51 833	-0.5	51 742	-0.8
August 2018	51 443	-0.7	51 566	-0.5	51 266	-0.9
September 2018	51 167	-0.5	51 342	-0.4	50 776	-1.0

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

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

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

COVERAGE

5 Until the statistics in this publication were derived from returns submitted to the Australian Prudential Regulation Authority (APRA) (see paragraph 9), the statistics of housing finance commitments covered all banks and permanent building societies. The largest of the remaining lenders of secured housing finance for owner occupation were included so that, together with banks and building societies, at least 95% of the Australian total of finance commitments were covered, and at least 90% of each state total was covered. While many smaller contributors to the Non-Banks series were excluded under these coverage criteria, at least 70% of finance commitments by wholesale contributors were covered.

6 When APRA commenced the collection, lending commitments by non-banks with total assets of \$50 million or more were covered. All banks' lending commitments were covered.

7 From January 2014 a monthly reporting threshold was introduced for Non-Banks to provide 95 per cent asset coverage of the Non-Bank sector. Non-Banks with assets below the \$200m asset threshold ceased reporting from January 2014 while other Non-Banks with assets above the threshold started reporting to APRA from January 2014. The lending commitments of those which started reporting in January 2014 were excluded from the January 2014 to January 2015 published statistics pending assessment of seasonal impacts of those Non-Banks' commitments on seasonally adjusted and trend series estimates. Issues of this publication from February 2015 onwards include finance commitments from January 2014 reported by Non-Banks above the reporting threshold.

EXPLANATORY NOTES *continued*

COVERAGE *continued*

Non-Banks' Owner Occupied Housing Commitments are published in Tables 3 and 4. A trend break was added to the Non-Banks' series in January 2014 due to this change in coverage.

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.

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 \$200 million are required to report to APRA on a monthly basis, those institutions with total assets less than \$200 million 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 <https://www.apra.gov.au/adi-reporting-requirements>. For RFCs, these are available at:
<https://www.apra.gov.au/registered-financial-corporations-reporting-requirements>.

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 Australian Bureau of Statistics (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 recorded in the 'Series breaks' tabs of Statistical Table B2 on the Reserve Bank of Australia's website: RBA Statistical Tables.

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS

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

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

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

FIRST HOME BUYERS

22 First home buyers are people entering the home ownership market for the first time. In 2014, it was established that some lenders were reporting only loans extended to first home buyers who had also received a First Home Owner Grant, instead of all first home buyers. The method used to adjust the estimates to account for the under-reporting is outlined in *Information Paper: Changes to the method of estimating loan commitments to first home buyers, 2015* (cat. no. 5609.0.55.003).

23 The ABS and APRA work with lenders to ensure that all loans to first home buyers are reported, regardless of whether or not they received a First Home Owner Grant. Corrected historical data reported by some lenders was used to re-estimate the first home buyer statistics from July 2016 to October 2012. Information relating to these revisions and methods of estimating loans to first home buyers can be found in *Information Paper: Changes to ABS First Home Buyer Statistics, Australia, 2016* (cat. no. 5609.0.55.004).

EXPLANATORY NOTES *continued*

FIRST HOME BUYERS *continued*

24 Between July 2017 and November 2017, first home buyer commitments as a percentage of total owner occupied housing finance commitments recorded strong growth. The increase was driven mainly by changes to first home buyer incentive programs in New South Wales and Victoria. Some lenders continued to have difficulty accurately identifying first home buyers despite earlier attempts to improve reporting. Based on available information the ABS determined that the reporting issues were not of sufficient magnitude to require revisions to ABS first home buyer statistics.

25 The ABS considers these statistics fit for purpose, although users should note that some reporting issues may persist. The ABS is working with APRA and the financial institutions to improve reporting through the implementation of the modernised Economic and Financial Statistics (EFS) collection in 2019.

SEASONAL ADJUSTMENT

26 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.

27 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.

28 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.

29 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 reliable indicator of underlying movement in housing finance commitments. See paragraphs 30 and 31 for further information on trend estimates.

30 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.

31 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.

32 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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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 concurrent seasonal adjustment approach re-estimates seasonal factors each month with the receipt of each new observation. The parameters used for seasonal adjustment are routinely reviewed every 12 to 24 months to ensure the quality of the seasonal factors. The last reanalysis occurred in February 2017 for the January 2017 issue. 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).

33 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

34 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* (cat. no. 1349.0).

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

EFFECTS OF ROUNDING

36 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

37 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

38 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 Securitised* (cat. no. 5232.0.55.001) – issued quarterly
- *Buildings Approvals, Australia* (cat. no. 8731.0) – issued monthly
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) – issued quarterly (final issue June 2012)

EXPLANATORY NOTES *continued*

RELATED PRODUCTS *continued*

■ *Building Activity, Australia* (cat. no. 8752.0) – issued quarterly.

39 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.

40 The Reserve Bank of Australia produces the quarterly *Reserve Bank of Australia Bulletin* as well as data on its website. Statistical Tables D1 and D2 contain data on lending and credit aggregates (including the housing credit aggregate). 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. Table B19 Securitisation Vehicles contains loans outstandings information for mortgages held, which includes both residential and non-residential mortgages.

41 APRA publishes residential lending by ADIs in *Monthly Banking Statistics* and *Quarterly Authorised Deposit-taking Institution Performance Statistics*.

42 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.

ABBREVIATIONS

\$b	billion (thousand million) dollars
\$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

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.
Commitment value	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
Commitments not advanced	<p>Commitments not advanced at the end of the month are calculated as follows:</p> <p>Balance of unadvanced commitments at the end of the previous month</p> <p>+ Total new housing commitments (including refinancing)</p> <p>+ Alterations and additions</p> <p>= Total commitments</p> <p>– Cancellations of commitments</p> <p>– Commitments advanced during the month</p> <p>= Commitments not advanced at the end of the month</p>
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

GLOSSARY *continued*

loan is defined as an asset of a lending institution, which is not evidenced by the issuing of a security by the borrower.

New dwelling	A new dwelling is one that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
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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INTERNET **www.abs.gov.au** the ABS website is the best place for data from our publications and information about the ABS.

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