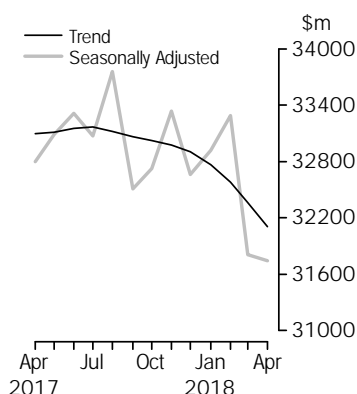


HOUSING FINANCE

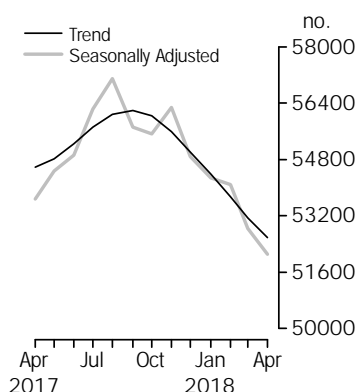
AUSTRALIA

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Value of dwelling commitments
Total dwellings



No. of dwelling commitments
Owner occupied housing



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Apr 2018	Mar 2018 to Apr 2018	Apr 2018	Mar 2018 to Apr 2018
VALUE OF DWELLING COMMITMENTS (a)(b)				
	\$m	% change	\$m	% change
Total dwellings	32 111	-0.8	31 742	-0.2
Owner occupied housing	21 103	-0.1	20 993	0.2
Investment housing - fixed loans(c)	11 008	-2.0	10 749	-0.9

NUMBER OF DWELLING COMMITMENTS

	no.		no.	
		% change		% change
Owner occupied housing	52 588	-1.1	52 116	-1.4
Construction of dwellings	5 692	-1.7	5 603	-0.2
Purchase of new dwellings	2 909	-0.9	2 870	-3.7
Purchase of established dwellings	43 987	-1.0	43 643	-1.3

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

KEY POINTS

VALUE OF DWELLING COMMITMENTS

APRIL 2018 COMPARED WITH MARCH 2018:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions fell 0.8%. Owner occupied housing commitments fell 0.1% and investment housing commitments fell 2.0%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions fell 0.2%.

NUMBER OF DWELLING COMMITMENTS

APRIL 2018 COMPARED WITH MARCH 2018:

- In trend terms, the number of commitments for owner occupied housing finance fell 1.1% in April 2018.
- In trend terms, the number of commitments for the construction of dwellings fell 1.7%, the number of commitments for the purchase of established dwellings fell 1.0% and the number of commitments for the purchase of new dwellings fell 0.9%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 17.6% in April 2018 from 17.4% in March 2018.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2018	11 July 2018
June 2018	8 August 2018
July 2018	7 September 2018
August 2018	12 October 2018
September 2018	9 November 2018



IMPORTANT QUALITY NOTICE: FIRST HOME BUYERS NUMBERS

The number of first home buyer commitments as a percentage of total owner occupied housing finance commitments recorded strong growth from July 2017 to November 2017. The increase has been driven mainly by changes to first home buyer incentive programs in New South Wales and Victoria. The ABS is working with APRA and the financial institutions to establish the size of the increase in first home buyer lending and improve the quality of first home buyer statistics more broadly. These numbers may be revised and users should take care when interpreting ABS first home buyer statistics.

FORTHCOMING CHANGES

Delayed release of the new, streamlined monthly finance publication, Lending to Households and Businesses, Australia (5601.0)

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). Release of the new publication has been delayed while some technical issues are resolved. An information paper which outlines the forthcoming changes in more detail and format of the new publication, as well as 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 January 2018 to March 2018.
- Investment housing for the period March 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

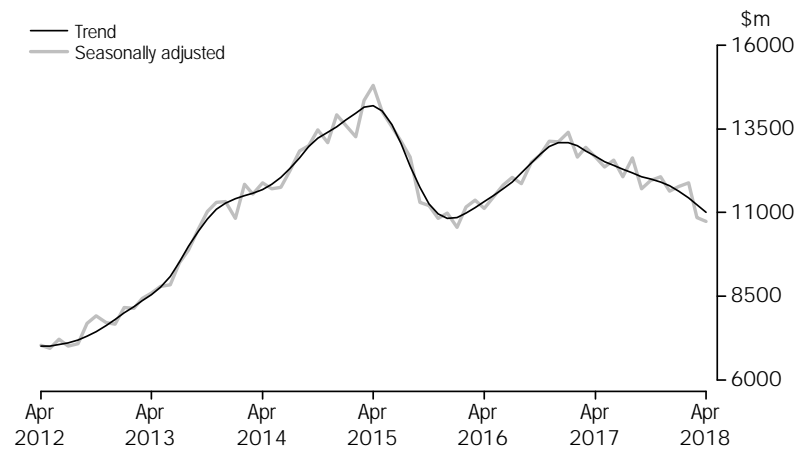
The total value of dwelling commitments excluding alterations and additions (trend) fell 0.8% in April 2018 compared with March 2018, and the seasonally adjusted series fell 0.2% in April 2018.

The total value of owner occupied housing commitments (trend) fell (down \$29m, 0.1%) in April 2018. A fall was recorded in commitments for the construction of dwellings (down \$42m, 2.2%) while a rise was recorded in commitments for the purchase of new dwellings (up \$5m, 0.4%) and commitments for the purchase of established dwellings was flat. The seasonally adjusted series for the total value of owner occupied housing commitments rose 0.2% in April 2018.

The total value of investment housing commitments (trend) fell (down \$225m, 2.0%) in April 2018 compared with March 2018. Falls were recorded in commitments for the purchase of dwellings by individuals for rent or resale (down \$131m, 1.4%), commitments for the purchase of dwellings by others for rent or resale (down \$56m, 5.3%), and commitments for the construction of dwellings for rent or resale (down \$37m, 3.4%). The seasonally adjusted series for the total value of investment housing commitments fell 0.9% in April 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

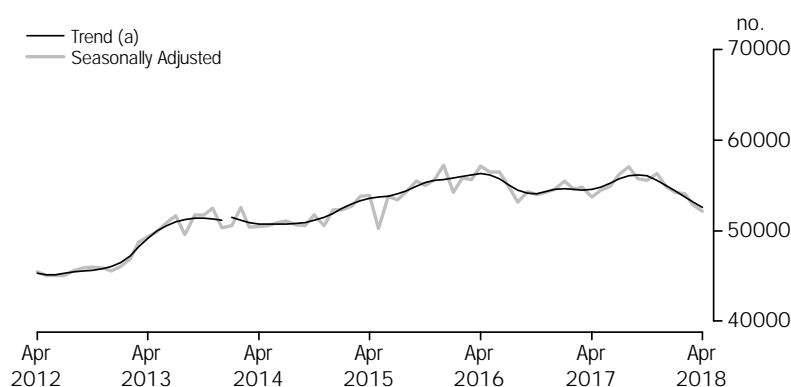


SUMMARY OF FINDINGS *continued*

Number of Owner Occupied Dwellings Financed

The number of owner occupied housing commitments (trend) fell 1.1% in April 2018, following a fall of 1.1% in March 2018. Falls were recorded in commitments for the purchase of established dwellings (down 432, 1.0%), commitments for the construction of dwellings (down 102, 1.7%), and commitments for the purchase of new dwellings (down 26, 0.9%). The seasonally adjusted series for the total number of owner occupied housing commitments fell 1.4% in April 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 March 2018 and April 2018, the number of owner occupied housing commitments (trend) fell in Victoria (down 168, 1.1%), Queensland (down 159, 1.6%), New South Wales (down 116, 0.7%), Western Australia (down 59, 1.2%), South Australia (down 32, 0.9%), the Australian Capital Territory (down 7, 0.6%), the Northern Territory (down 3, 0.9%) and Tasmania (down 2, 0.2%).

The seasonally adjusted estimates fell in Victoria (down 546, 3.5%), Queensland (down 147, 1.5%), New South Wales (down 127, 0.8%), Western Australia (down 74, 1.5%), Tasmania (down 28, 2.7%) and the Australian Capital Territory (down 14, 1.2%), while rises were recorded in South Australia (up 146, 4.4%) and the Northern Territory (up 16, 6.7%).

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 17.6% in April 2018 from 17.4% in March 2018.

Between March 2018 and April 2018, the average loan size for first home buyers rose \$7,200 to \$342,800. The average loan size for all owner occupied housing commitments rose \$10,200 to \$398,500 for the same period.

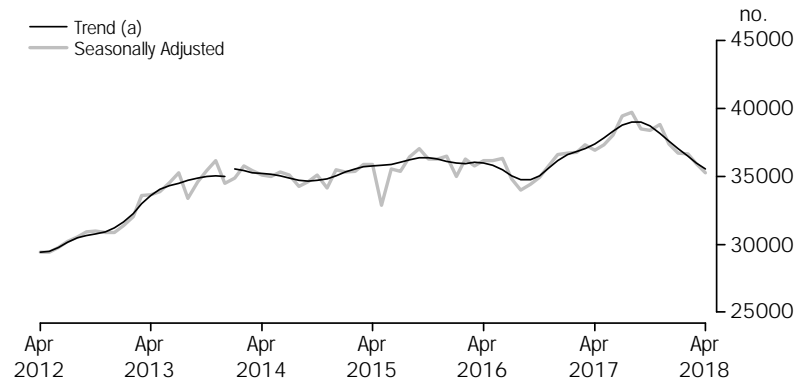
Further detail can be found in Table 9a on the downloads tab of this release and in Table 9 of the PDF.

SUMMARY OF FINDINGS *continued*

*Number of Owner
Occupied Dwellings
Financed Excluding
Refinancing*

The number of owner occupied housing commitments excluding refinancing (trend) fell 1.2% in April 2018, following a fall of 1.3% in March 2018. The seasonally adjusted series fell 1.9% in April 2018, following a fall of 1.9% in March 2018.

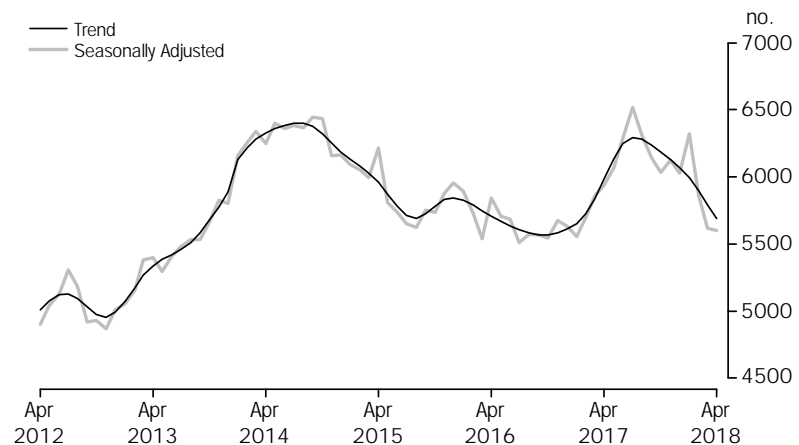
Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



PURPOSE OF FINANCE
(OWNER OCCUPATION)
Construction of dwellings

The number of finance commitments for the construction of dwellings for owner occupation (trend) fell 1.7% in April 2018, following a fall of 1.8% in March 2018. The seasonally adjusted series fell 0.2% in April 2018, following a fall of 4.3% in March 2018.

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

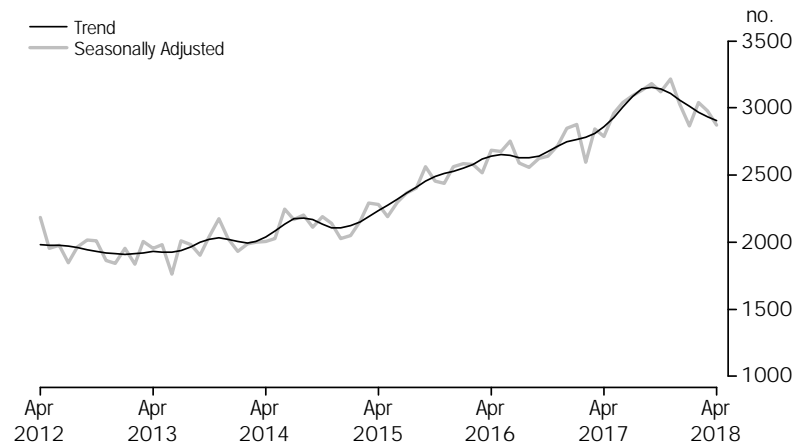


SUMMARY OF FINDINGS *continued*

Purchase of new dwellings

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 0.9% in April 2018, following a fall of 1.2% in March 2018. The seasonally adjusted series fell 3.7% in April 2018, following a fall of 1.9% in March 2018.

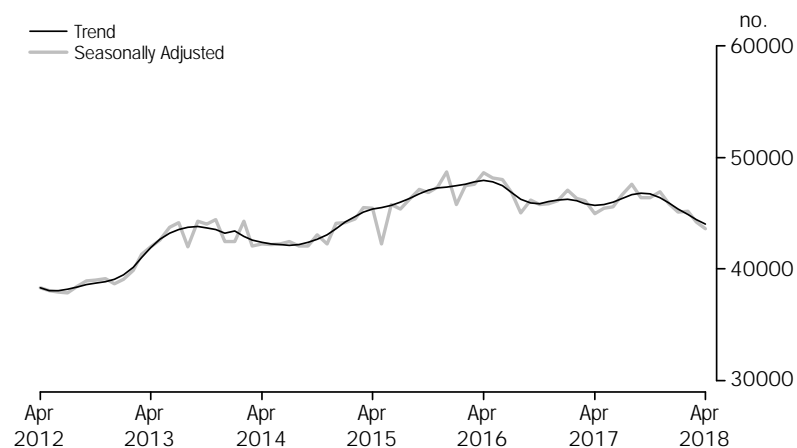
Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



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 1.0% in April 2018, following a fall of 1.0% in March 2018. The seasonally adjusted series fell 1.3% in April 2018, following a fall of 2.1% in March 2018.

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

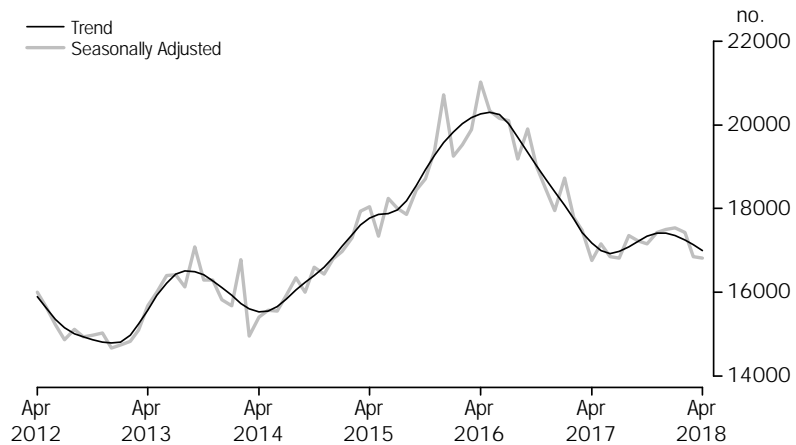


SUMMARY OF FINDINGS *continued*

Refinancing

The number of refinancing commitments for owner occupied housing (trend) fell 0.7% in April 2018, following a fall of 0.7% in March 2018. The seasonally adjusted series fell 0.3% in April 2018, following a fall of 3.3% in March 2018.

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

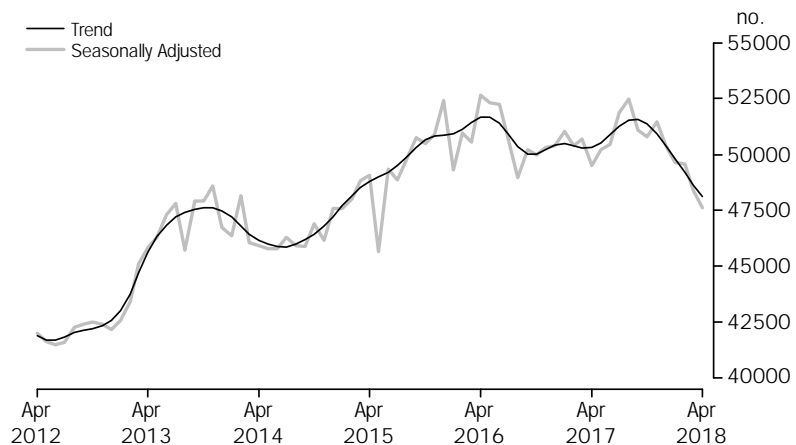


TYPE OF LENDER (OWNER OCCUPATION)

Banks

The number of commitments for owner occupied dwellings financed by banks (trend) fell 1.1% in April 2018, following a fall of 1.1% in March 2018. The seasonally adjusted series fell 1.6% in April 2018, following a fall of 2.4% in March 2018.

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

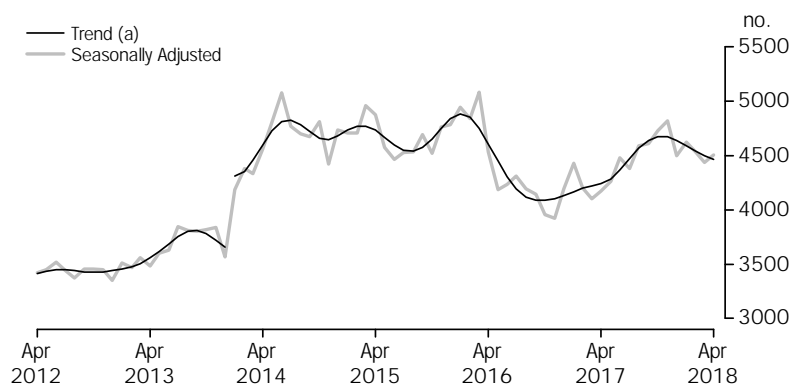


SUMMARY OF FINDINGS *continued*

Non-banks

The number of commitments for owner occupied dwellings financed by non-banks (trend) fell 0.8% in April 2018, following a fall of 0.9% in March 2018. The seasonally adjusted series rose 1.7% in April 2018, after a fall of 2.1% in March 2018. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) fell 3.0% in April 2018, following a fall of 3.7% in March 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 April 2018, the value of outstanding housing loans financed by Authorised Deposit-taking Institutions (ADIs) was \$1,661b, up \$3b (0.2%) from the March 2018 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$3b (0.3%) to \$1,098b and investment housing loan outstandings financed by ADIs was flat.

Bank housing loan outstandings rose \$3b (0.2%) during April 2018 to reach a closing balance of \$1,624b. Owner occupied housing loan outstandings of banks rose \$3b (0.3%) to \$1,070b and investment housing loan outstandings of banks was flat.

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												
April	5 114	1 663	2 436	940	39 873	15 036	47 423	17 638	14 733	5 121	32 690	12 518
May	7 029	2 304	3 166	1 207	50 062	19 387	60 257	22 899	18 886	6 729	41 371	16 169
June	6 958	2 282	3 176	1 239	47 318	18 054	57 452	21 575	18 114	6 394	39 338	15 181
July	6 536	2 139	2 911	1 095	44 980	16 930	54 427	20 164	16 339	5 717	38 088	14 446
August	6 837	2 241	3 291	1 271	49 774	18 629	59 902	22 140	18 114	6 298	41 788	15 842
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	40 916	16 623	48 712	19 414	15 622	5 901	33 090	13 513
SEASONALLY ADJUSTED												
2017												
April	5 939	1 927	2 788	1 083	44 963	17 142	53 690	20 152	16 758	5 806	36 932	14 346
May	6 067	1 982	2 961	1 136	45 445	17 611	54 473	20 729	17 156	6 105	37 317	14 624
June	6 286	2 048	3 041	1 174	45 602	17 525	54 930	20 747	16 858	5 975	38 071	14 772
July	6 517	2 160	3 091	1 202	46 638	17 655	56 246	21 017	16 810	5 854	39 436	15 162
August	6 315	2 070	3 130	1 206	47 641	17 851	57 086	21 127	17 363	6 036	39 723	15 091
September	6 144	1 995	3 184	1 231	46 396	17 579	55 724	20 805	17 231	6 023	38 493	14 782
October	6 033	2 024	3 117	1 213	46 383	17 524	55 534	20 761	17 162	6 014	38 372	14 747
November	6 126	2 024	3 219	1 219	46 941	18 028	56 286	21 272	17 438	6 201	38 848	15 071
December	6 030	2 000	3 031	1 193	45 823	17 832	54 884	21 025	17 508	6 351	37 376	14 674
2018												
January	6 320	2 130	2 868	1 172	45 085	17 845	54 273	21 147	17 535	6 393	36 738	14 754
February	5 865	1 965	3 039	1 238	45 193	18 191	54 097	21 394	17 438	6 461	36 659	14 933
March	5 616	1 872	2 980	1 224	44 238	17 865	52 834	20 960	16 862	6 277	35 972	14 683
April	5 603	1 831	2 870	1 216	43 643	17 946	52 116	20 993	16 812	6 306	35 304	14 687
TREND												
2017												
April	5 986	1 946	2 859	1 100	45 737	17 374	54 582	20 420	17 185	5 998	37 397	14 422
May	6 134	1 999	2 928	1 131	45 765	17 459	54 828	20 589	17 006	5 958	37 822	14 631
June	6 247	2 041	3 010	1 165	45 990	17 544	55 247	20 750	16 935	5 939	38 312	14 811
July	6 292	2 062	3 089	1 194	46 348	17 621	55 729	20 877	16 974	5 946	38 755	14 930
August	6 280	2 064	3 140	1 211	46 671	17 672	56 092	20 947	17 086	5 977	39 007	14 970
September	6 240	2 057	3 156	1 216	46 808	17 710	56 204	20 983	17 216	6 031	38 987	14 952
October	6 189	2 048	3 144	1 215	46 706	17 754	56 039	21 017	17 341	6 112	38 698	14 906
November	6 131	2 037	3 107	1 210	46 364	17 808	55 602	21 055	17 416	6 202	38 186	14 853
December	6 069	2 023	3 060	1 207	45 887	17 870	55 016	21 100	17 422	6 283	37 594	14 816
2018												
January	5 995	2 001	3 012	1 207	45 380	17 924	54 388	21 133	17 359	6 336	37 028	14 796
February	5 899	1 968	2 970	1 210	44 881	17 964	53 751	21 142	17 258	6 366	36 493	14 775
March	5 794	1 928	2 935	1 214	44 419	17 990	53 148	21 132	17 137	6 379	36 011	14 753
April	5 692	1 887	2 909	1 219	43 987	17 998	52 588	21 103	17 009	6 378	35 579	14 725

(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												
April	-16.9	-16.1	-20.0	-21.7	-20.0	-18.9	-19.7	-18.8	-23.0	-22.1	-18.0	-17.4
May	37.4	38.6	30.0	28.5	25.6	28.9	27.1	29.8	28.2	31.4	26.6	29.2
June	-1.0	-1.0	0.3	2.7	-5.5	-6.9	-4.7	-5.8	-4.1	-5.0	-4.9	-6.1
July	-6.1	-6.3	-8.3	-11.7	-4.9	-6.2	-5.3	-6.5	-9.8	-10.6	-3.2	-4.8
August	4.6	4.8	13.1	16.1	10.7	10.0	10.1	9.8	10.9	10.2	9.7	9.7
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	-10.4	-7.8	-8.2	-6.0
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2017												
April	1.3	2.0	-1.9	-2.4	-2.5	-1.1	-2.0	-0.8	-4.1	-4.4	-1.0	0.7
May	2.2	2.9	6.2	4.9	1.1	2.7	1.5	2.9	2.4	5.2	1.0	1.9
June	3.6	3.3	2.7	3.4	0.3	-0.5	0.8	0.1	-1.7	-2.1	2.0	1.0
July	3.7	5.5	1.6	2.3	2.3	0.7	2.4	1.3	-0.3	-2.0	3.6	2.6
August	-3.1	-4.2	1.3	0.3	2.2	1.1	1.5	0.5	3.3	3.1	0.7	-0.5
September	-2.7	-3.6	1.7	2.0	-2.6	-1.5	-2.4	-1.5	-0.8	-0.2	-3.1	-2.0
October	-1.8	1.5	-2.1	-1.4	0.0	-0.3	-0.3	-0.2	-0.4	-0.1	-0.3	-0.2
November	1.5	0.0	3.3	0.5	1.2	2.9	1.4	2.5	1.6	3.1	1.2	2.2
December	-1.6	-1.2	-5.8	-2.2	-2.4	-1.1	-2.5	-1.2	0.4	2.4	-3.8	-2.6
2018												
January	4.8	6.5	-5.4	-1.7	-1.6	0.1	-1.1	0.6	0.2	0.7	-1.7	0.6
February	-7.2	-7.7	5.9	5.6	0.2	1.9	-0.3	1.2	-0.6	1.1	-0.2	1.2
March	-4.3	-4.8	-1.9	-1.1	-2.1	-1.8	-2.3	-2.0	-3.3	-2.8	-1.9	-1.7
April	-0.2	-2.2	-3.7	-0.7	-1.3	0.5	-1.4	0.2	-0.3	0.5	-1.9	0.0
TREND (% CHANGE FROM PREVIOUS MONTH)												
2017												
April	2.5	2.6	1.8	2.2	-0.3	0.5	0.1	0.8	-1.4	-0.9	0.9	1.5
May	2.5	2.7	2.4	2.9	0.1	0.5	0.5	0.8	-1.0	-0.7	1.1	1.5
June	1.8	2.1	2.8	3.0	0.5	0.5	0.8	0.8	-0.4	-0.3	1.3	1.2
July	0.7	1.0	2.6	2.5	0.8	0.4	0.9	0.6	0.2	0.1	1.2	0.8
August	-0.2	0.1	1.7	1.4	0.7	0.3	0.7	0.3	0.7	0.5	0.6	0.3
September	-0.6	-0.3	0.5	0.4	0.3	0.2	0.2	0.2	0.8	0.9	0.0	-0.1
October	-0.8	-0.4	-0.4	-0.1	-0.2	0.2	-0.3	0.2	0.7	1.3	-0.7	-0.3
November	-0.9	-0.5	-1.2	-0.4	-0.7	0.3	-0.8	0.2	0.4	1.5	-1.3	-0.4
December	-1.0	-0.7	-1.5	-0.3	-1.0	0.3	-1.1	0.2	0.0	1.3	-1.5	-0.2
2018												
January	-1.2	-1.1	-1.6	0.0	-1.1	0.3	-1.1	0.2	-0.4	0.8	-1.5	-0.1
February	-1.6	-1.7	-1.4	0.2	-1.1	0.2	-1.2	0.0	-0.6	0.5	-1.4	-0.1
March	-1.8	-2.0	-1.2	0.3	-1.0	0.1	-1.1	0.0	-0.7	0.2	-1.3	-0.2
April	-1.7	-2.2	-0.9	0.4	-1.0	0.0	-1.1	-0.1	-0.7	0.0	-1.2	-0.2

(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										
April	43 767	16 445	3 656	1 193	47 423	17 638	358	134	923	338
May	55 716	21 341	4 541	1 557	60 257	22 899	401	140	1 340	510
June	52 841	20 065	4 611	1 511	57 452	21 575	471	179	1 280	472
July	50 301	18 821	4 126	1 342	54 427	20 164	400	145	1 281	476
August	55 238	20 623	4 664	1 517	59 902	22 140	402	138	1 587	582
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	4 267	1 468	48 712	19 414	307	129	1 197	466
SEASONALLY ADJUSTED										
2017										
April	49 515	18 770	4 175	1 382	53 690	20 152	399	155	1 103	405
May	50 211	19 267	4 262	1 462	54 473	20 729	402	141	1 270	486
June	50 448	19 256	4 482	1 491	54 930	20 747	434	158	1 241	464
July	51 861	19 568	4 385	1 449	56 246	21 017	412	144	1 334	486
August	52 493	19 610	4 593	1 516	57 086	21 127	456	156	1 437	536
September	51 116	19 289	4 608	1 516	55 724	20 805	433	167	1 348	528
October	50 806	19 157	4 728	1 605	55 534	20 761	579	242	1 354	499
November	51 464	19 676	4 822	1 596	56 286	21 272	367	151	1 304	478
December	50 385	19 495	4 499	1 530	54 884	21 025	258	107	1 245	457
2018										
January	49 649	19 607	4 624	1 540	54 273	21 147	331	131	1 299	473
February	49 566	19 835	4 531	1 559	54 097	21 394	292	115	1 367	522
March	48 398	19 508	4 436	1 452	52 834	20 960	302	113	1 307	493
April	47 606	19 410	4 510	1 582	52 116	20 993	322	139	1 330	526
TREND										
2017										
April	50 336	18 986	4 246	1 433	54 582	20 420	395	148	1 157	434
May	50 540	19 151	4 288	1 439	54 828	20 589	408	149	1 207	451
June	50 881	19 294	4 366	1 456	55 247	20 750	427	154	1 271	475
July	51 259	19 391	4 470	1 486	55 729	20 877	446	161	1 328	498
August	51 522	19 431	4 570	1 516	56 092	20 947	457	169	1 357	509
September	51 563	19 441	4 641	1 542	56 204	20 983	453	173	1 359	508
October	51 364	19 459	4 676	1 558	56 039	21 017	431	170	1 342	499
November	50 930	19 493	4 671	1 562	55 602	21 055	395	159	1 322	490
December	50 379	19 543	4 637	1 557	55 016	21 100	355	144	1 308	484
2018										
January	49 800	19 587	4 588	1 545	54 388	21 133	323	130	1 305	486
February	49 211	19 606	4 540	1 535	53 751	21 142	302	121	1 311	493
March	48 647	19 603	4 501	1 529	53 148	21 132	290	116	1 319	502
April	48 124	19 581	4 464	1 522	52 588	21 103	281	113	1 326	512

(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										
April	-19.7	-18.5	-19.5	-23.8	-19.7	-18.8	-23.5	-30.3	-16.5	-18.2
May	27.3	29.8	24.2	30.5	27.1	29.8	12.0	4.3	45.2	51.0
June	-5.2	-6.0	1.5	-3.0	-4.7	-5.8	17.5	28.1	-4.5	-7.5
July	-4.8	-6.2	-10.5	-11.2	-5.3	-6.5	-15.1	-19.0	0.1	0.7
August	9.8	9.6	13.0	13.0	10.1	9.8	0.5	-5.0	23.9	22.4
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	-6.6	-2.6	-9.0	-6.6	-11.3	-4.2	-4.2	-0.8
SEASONALLY ADJUSTED (% change from previous month)										
2017										
April	-2.3	-0.8	1.7	-1.9	-2.0	-0.8	3.3	0.6	3.6	0.4
May	1.4	2.7	2.1	5.8	1.5	2.9	0.9	-9.5	15.2	20.1
June	0.5	-0.1	5.2	2.0	0.8	0.1	7.8	12.4	-2.3	-4.5
July	2.8	1.6	-2.2	-2.8	2.4	1.3	-5.0	-9.1	7.5	4.7
August	1.2	0.2	4.8	4.6	1.5	0.5	10.8	8.4	7.7	10.3
September	-2.6	-1.6	0.3	0.0	-2.4	-1.5	-5.2	7.3	-6.2	-1.6
October	-0.6	-0.7	2.6	5.9	-0.3	-0.2	33.8	44.5	0.5	-5.5
November	1.3	2.7	2.0	-0.6	1.4	2.5	-36.6	-37.7	-3.7	-4.2
December	-2.1	-0.9	-6.7	-4.1	-2.5	-1.2	-29.7	-29.1	-4.6	-4.4
2018										
January	-1.5	0.6	2.8	0.7	-1.1	0.6	28.6	22.4	4.4	3.6
February	-0.2	1.2	-2.0	1.2	-0.3	1.2	-12.0	-11.8	5.3	10.3
March	-2.4	-1.7	-2.1	-6.8	-2.3	-2.0	3.4	-1.9	-4.4	-5.5
April	-1.6	-0.5	1.7	8.9	-1.4	0.2	6.6	23.1	1.8	6.7
TREND (% change from previous month)										
2017										
April	0.1	0.8	0.6	0.2	0.1	0.8	3.2	2.1	2.4	2.1
May	0.4	0.9	1.0	0.4	0.5	0.8	3.3	1.1	4.4	4.0
June	0.7	0.7	1.8	1.2	0.8	0.8	4.6	3.0	5.3	5.3
July	0.7	0.5	2.4	2.0	0.9	0.6	4.5	4.9	4.4	4.7
August	0.5	0.2	2.2	2.0	0.7	0.3	2.5	4.9	2.2	2.2
September	0.1	0.1	1.6	1.7	0.2	0.2	-0.8	2.5	0.1	-0.2
October	-0.4	0.1	0.7	1.0	-0.3	0.2	-5.0	-1.9	-1.2	-1.7
November	-0.8	0.2	-0.1	0.3	-0.8	0.2	-8.4	-6.5	-1.5	-1.9
December	-1.1	0.3	-0.7	-0.3	-1.1	0.2	-10.0	-9.3	-1.0	-1.1
2018										
January	-1.1	0.2	-1.1	-0.7	-1.1	0.2	-9.2	-9.6	-0.2	0.3
February	-1.2	0.1	-1.0	-0.7	-1.2	0.0	-6.5	-7.1	0.4	1.4
March	-1.1	0.0	-0.9	-0.4	-1.1	0.0	-3.7	-4.1	0.6	1.8
April	-1.1	-0.1	-0.8	-0.4	-1.1	-0.1	-3.0	-3.1	0.5	2.0

(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									
April	14 761	13 154	9 233	3 327	4 876	873	273	926	47 423
May	18 975	16 969	11 309	4 007	6 316	1 143	297	1 241	60 257
June	17 382	16 469	11 303	3 826	5 950	999	309	1 214	57 452
July	17 005	15 660	10 392	3 471	5 537	1 006	272	1 084	54 427
August	18 820	17 313	11 302	3 855	6 074	1 045	293	1 200	59 902
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	9 107	3 256	4 627	973	247	1 110	48 712
SEASONALLY ADJUSTED (b)									
2017									
April	16 724	14 831	10 536	3 715	5 622	978	304	1 046	53 690
May	17 017	15 413	10 541	3 629	5 607	1 031	279	1 121	54 473
June	16 902	15 662	10 824	3 610	5 620	1 009	303	1 144	54 930
July	17 443	16 138	10 810	3 598	5 646	1 050	299	1 119	56 246
August	18 109	16 221	10 798	3 693	5 866	1 047	290	1 189	57 086
September	17 214	16 524	10 341	3 640	5 473	981	294	1 159	55 724
October	16 961	16 518	10 581	3 602	5 436	1 030	295	1 155	55 534
November	17 266	16 502	10 879	3 670	5 247	1 037	270	1 272	56 286
December	16 749	16 049	10 677	3 596	5 249	1 018	271	1 164	54 884
2018									
January	16 613	16 095	10 496	3 515	5 112	1 015	283	1 147	54 273
February	16 844	16 075	10 104	3 678	5 082	1 028	283	1 132	54 097
March	16 342	15 776	10 025	3 333	4 964	1 042	252	1 164	52 834
April	16 215	15 230	9 878	3 479	4 890	1 014	268	1 150	52 116
TREND (b)									
2017									
April	16 938	15 274	10 634	3 727	5 636	1 022	305	1 082	54 582
May	17 045	15 438	10 641	3 680	5 644	1 025	303	1 099	54 828
June	17 201	15 691	10 660	3 643	5 658	1 026	300	1 121	55 247
July	17 354	15 987	10 678	3 628	5 657	1 025	296	1 145	55 729
August	17 427	16 247	10 695	3 629	5 623	1 025	292	1 166	56 092
September	17 389	16 409	10 697	3 636	5 550	1 024	289	1 180	56 204
October	17 262	16 460	10 680	3 638	5 447	1 023	287	1 187	56 039
November	17 074	16 396	10 632	3 626	5 331	1 022	282	1 186	55 602
December	16 880	16 260	10 544	3 598	5 220	1 023	278	1 179	55 016
2018									
January	16 717	16 087	10 417	3 564	5 128	1 025	274	1 168	54 388
February	16 578	15 902	10 261	3 527	5 049	1 026	271	1 158	53 751
March	16 454	15 718	10 105	3 491	4 982	1 027	268	1 150	53 148
April	16 338	15 550	9 946	3 459	4 923	1 025	265	1 143	52 588

(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									
April	-20.3	-17.0	-20.8	-19.8	-20.2	-27.5	-27.2	-20.4	-19.7
May	28.5	29.0	22.5	20.4	29.5	30.9	8.8	34.0	27.1
June	-8.4	-2.9	-0.1	-4.5	-5.8	-12.6	4.0	-2.2	-4.7
July	-2.2	-4.9	-8.1	-9.3	-6.9	0.7	-12.0	-10.7	-5.3
August	10.7	10.6	8.8	11.1	9.7	3.9	7.7	10.7	10.1
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	-13.6	-6.2	-6.4	-9.8	-7.5	-8.8	-9.0
SEASONALLY ADJUSTED (% change from previous month)									
2017									
April	-1.2	-2.8	0.2	-2.3	0.5	-9.1	-11.7	-2.4	-2.0
May	1.8	3.9	0.0	-2.3	-0.3	5.4	-8.1	7.2	1.5
June	-0.7	1.6	2.7	-0.5	0.2	-2.2	8.4	2.1	0.8
July	3.2	3.0	-0.1	-0.3	0.5	4.1	-1.4	-2.2	2.4
August	3.8	0.5	-0.1	2.6	3.9	-0.3	-2.9	6.3	1.5
September	-4.9	1.9	-4.2	-1.4	-6.7	-6.3	1.6	-2.5	-2.4
October	-1.5	0.0	2.3	-1.1	-0.7	5.1	0.2	-0.4	-0.3
November	1.8	-0.1	2.8	1.9	-3.5	0.6	-8.5	10.1	1.4
December	-3.0	-2.7	-1.9	-2.0	0.0	-1.8	0.2	-8.5	-2.5
2018									
January	-0.8	0.3	-1.7	-2.2	-2.6	-0.3	4.6	-1.5	-1.1
February	1.4	-0.1	-3.7	4.6	-0.6	1.2	0.2	-1.3	-0.3
March	-3.0	-1.9	-0.8	-9.4	-2.3	1.4	-11.3	2.8	-2.3
April	-0.8	-3.5	-1.5	4.4	-1.5	-2.7	6.7	-1.2	-1.4
TREND (% change from previous month)									
2017									
April	0.3	0.6	-0.1	-1.1	-0.3	0.4	0.1	1.1	0.1
May	0.6	1.1	0.1	-1.2	0.1	0.3	-0.6	1.6	0.5
June	0.9	1.6	0.2	-1.0	0.2	0.1	-1.0	1.9	0.8
July	0.9	1.9	0.2	-0.4	0.0	0.0	-1.3	2.1	0.9
August	0.4	1.6	0.2	0.0	-0.6	0.0	-1.3	1.9	0.7
September	-0.2	1.0	0.0	0.2	-1.3	-0.1	-0.9	1.2	0.2
October	-0.7	0.3	-0.2	0.1	-1.9	-0.1	-1.0	0.6	-0.3
November	-1.1	-0.4	-0.5	-0.3	-2.1	-0.1	-1.5	-0.1	-0.8
December	-1.1	-0.8	-0.8	-0.7	-2.1	0.1	-1.5	-0.6	-1.1
2018									
January	-1.0	-1.1	-1.2	-1.0	-1.8	0.2	-1.3	-0.9	-1.1
February	-0.8	-1.1	-1.5	-1.0	-1.5	0.1	-1.2	-0.9	-1.2
March	-0.7	-1.2	-1.5	-1.0	-1.3	0.1	-1.2	-0.7	-1.1
April	-0.7	-1.1	-1.6	-0.9	-1.2	-0.2	-0.9	-0.6	-1.1

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2017									
April	6 467	4 979	2 973	959	1 647	200	81	332	17 638
May	8 488	6 594	3 662	1 180	2 149	271	86	469	22 899
June	7 744	6 338	3 592	1 126	2 004	235	100	435	21 575
July	7 409	5 940	3 305	993	1 813	232	79	392	20 164
August	8 223	6 529	3 608	1 070	1 973	250	80	407	22 140
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	3 086	992	1 648	257	80	431	19 414
SEASONALLY ADJUSTED (b)									
2017									
April	7 355	5 766	3 408	1 070	1 884	225	92	367	20 152
May	7 643	5 999	3 419	1 065	1 915	248	79	414	20 729
June	7 538	6 018	3 482	1 064	1 908	241	97	412	20 747
July	7 541	6 158	3 466	1 033	1 873	246	87	413	21 017
August	7 937	6 273	3 426	1 035	1 895	256	81	426	21 127
September	7 545	6 310	3 387	1 043	1 816	242	89	426	20 805
October	7 387	6 283	3 407	1 030	1 846	253	92	423	20 761
November	7 562	6 358	3 544	1 068	1 819	257	82	438	21 272
December	7 542	6 367	3 499	1 096	1 805	251	89	435	21 025
2018									
January	7 525	6 429	3 517	1 069	1 809	251	81	437	21 147
February	7 842	6 548	3 428	1 103	1 763	261	97	427	21 394
March	7 480	6 485	3 444	1 043	1 719	259	78	434	20 960
April	7 606	6 320	3 374	1 053	1 735	272	88	444	20 993
TREND (b)									
2017									
April	7 481	5 846	3 410	1 078	1 889	239	93	396	20 420
May	7 549	5 941	3 418	1 068	1 891	241	91	402	20 589
June	7 603	6 044	3 428	1 054	1 891	244	89	409	20 750
July	7 632	6 144	3 435	1 043	1 884	246	87	416	20 877
August	7 623	6 224	3 440	1 039	1 870	248	87	422	20 947
September	7 595	6 282	3 446	1 042	1 854	250	87	427	20 983
October	7 568	6 329	3 459	1 051	1 837	251	87	430	21 017
November	7 553	6 368	3 473	1 063	1 821	252	87	431	21 055
December	7 558	6 401	3 482	1 072	1 804	254	87	433	21 100
2018									
January	7 578	6 427	3 478	1 075	1 786	256	87	434	21 133
February	7 601	6 444	3 462	1 074	1 766	259	86	435	21 142
March	7 621	6 451	3 442	1 070	1 748	262	86	436	21 132
April	7 631	6 448	3 418	1 066	1 731	265	86	437	21 103

(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>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2017							
April	12 518	5 121	328	17 966	17 077	1 219	26 710
May	16 169	6 729	452	23 351	21 046	1 437	27 578
June	15 181	6 394	411	21 986	21 350	1 459	26 747
July	14 446	5 717	350	20 514	18 628	1 343	27 290
August	15 842	6 298	417	22 557	20 351	1 426	28 064
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	17 199	1 221	27 630
March	14 375	6 400	332	21 107	19 144	1 324	28 262
April	13 513	5 901	287	19 701	18 147	1 122	28 614

(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							
April	6 547	13.8	317.1	7 861	16.6	381.5	371.9
May	8 439	14.0	318.0	10 415	17.3	389.6	380.0
June	8 566	14.9	317.7	10 027	17.5	387.0	375.5
July	9 015	16.6	321.9	10 194	18.7	390.4	370.5
August	10 281	17.2	321.4	11 373	19.0	388.4	369.6
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	6 447	13.2	405.6	398.5

(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	1 166	908	13 043	15 117	5 215	9 902
Victoria	1 596	847	11 832	14 275	4 927	9 348
Queensland	1 032	374	7 701	9 107	2 472	6 635
South Australia	399	106	2 751	3 256	1 116	2 140
Western Australia	793	162	3 672	4 627	1 319	3 308
Tasmania	105	48	820	973	227	746
Northern Territory	22	4	221	247	55	192
Australian Capital Territory	91	143	876	1 110	291	819
Total	5 204	2 592	40 916	48 712	15 622	33 090
.....						
VALUE (\$M)						
New South Wales	428	438	6 230	7 096	2 244	4 851
Victoria	528	360	4 937	5 825	1 888	3 937
Queensland	314	131	2 641	3 086	811	2 275
South Australia	127	36	828	992	318	674
Western Australia	239	56	1 353	1 648	460	1 188
Tasmania	29	13	215	257	56	201
Northern Territory	6	1	73	80	17	64
Australian Capital Territory	35	50	347	431	107	324
Total	1 706	1 085	16 623	19 414	5 901	13 513
.....						
AVERAGE LOAN SIZE (\$'000)						
New South Wales	366.7	482.3	477.7	469.4	430.3	489.9
Victoria	331.0	424.8	417.2	408.0	383.1	421.2
Queensland	303.9	351.5	342.9	338.8	328.0	342.8
South Australia	318.2	343.5	301.1	304.5	284.9	314.8
Western Australia	301.5	345.6	368.4	356.2	349.1	359.0
Tasmania	280.4	264.5	261.7	263.9	247.3	268.9
Northern Territory	282.9	251.5	330.8	325.2	304.7	331.1
Australian Capital Territory	382.0	348.7	395.6	388.5	367.5	395.9
Total	327.8	418.7	406.3	398.5	377.7	408.4

(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								
April	1 663	940	5 121	9 915	1 067	9 146	852	28 703
May	2 304	1 207	6 729	12 657	1 159	11 818	1 192	37 068
June	2 282	1 239	6 394	11 660	1 651	11 659	1 554	36 439
July	2 139	1 095	5 717	11 212	957	9 802	1 045	31 968
August	2 241	1 271	6 298	12 330	1 027	10 676	1 062	34 905
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	5 901	10 722	1 046	8 197	728	29 385
SEASONALLY ADJUSTED								
2017								
April	1 927	1 083	5 806	11 336	1 126	10 435	1 083	32 796
May	1 982	1 136	6 105	11 506	987	10 238	1 131	33 085
June	2 048	1 174	5 975	11 549	1 240	9 999	1 327	33 313
July	2 160	1 202	5 854	11 801	1 001	10 017	1 043	33 077
August	2 070	1 206	6 036	11 815	1 074	10 483	1 077	33 760
September	1 995	1 231	6 023	11 557	1 042	9 893	773	32 512
October	2 024	1 213	6 014	11 509	1 253	9 709	1 003	32 726
November	2 024	1 219	6 201	11 827	1 395	9 616	1 053	33 336
December	2 000	1 193	6 351	11 480	1 151	9 426	1 059	32 661
2018								
January	2 130	1 172	6 393	11 452	1 092	9 307	1 377	32 923
February	1 965	1 238	6 461	11 730	1 194	9 644	1 057	33 290
March	1 872	1 224	6 277	11 587	964	8 914	967	31 806
April	1 831	1 216	6 306	11 640	1 123	8 736	890	31 742
TREND								
2017								
April	1 946	1 100	5 998	11 376	1 104	10 419	1 153	33 096
May	1 999	1 131	5 958	11 501	1 087	10 292	1 148	33 116
June	2 041	1 165	5 939	11 605	1 078	10 203	1 121	33 152
July	2 062	1 194	5 946	11 674	1 085	10 131	1 073	33 167
August	2 064	1 211	5 977	11 695	1 114	10 040	1 023	33 124
September	2 057	1 216	6 031	11 679	1 153	9 929	996	33 061
October	2 048	1 215	6 112	11 643	1 190	9 807	1 009	33 023
November	2 037	1 210	6 202	11 606	1 206	9 665	1 048	32 975
December	2 023	1 207	6 283	11 587	1 197	9 513	1 091	32 901
2018								
January	2 001	1 207	6 336	11 588	1 165	9 367	1 106	32 771
February	1 968	1 210	6 366	11 597	1 125	9 226	1 089	32 581
March	1 928	1 214	6 379	11 611	1 091	9 088	1 054	32 365
April	1 887	1 219	6 378	11 620	1 053	8 956	999	32 111

(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							
April	998 088	6 552	21 217	1 025 857	na	na	na
May	1 005 000	6 604	21 428	1 033 032	na	na	na
June	1 012 264	6 642	21 093	1 039 999	na	na	na
July	1 017 463	6 695	21 174	1 045 332	na	na	na
August	1 023 140	6 745	21 238	1 051 123	na	na	na
September	1 027 478	6 765	21 359	1 055 602	na	na	na
October	1 034 471	6 848	21 467	1 062 786	na	na	na
November	1 040 257	6 409	21 533	1 068 199	na	na	na
December	1 047 085	6 599	21 900	1 075 584	na	na	na
2018							
January	1 053 068	6 729	22 162	1 081 959	na	na	na
February	1 059 971	6 747	22 090	1 088 808	na	na	na
March	1 066 659	6 781	21 576	1 095 016	na	na	na
April	1 069 746	6 800	21 392	1 097 938	na	na	na
INVESTMENT HOUSING							
2017							
April	545 027	2 934	6 269	554 230	na	na	na
May	547 311	2 917	6 333	556 561	na	na	na
June	549 773	2 883	6 167	558 823	na	na	na
July	550 147	2 855	6 160	559 162	na	na	na
August	550 554	2 824	6 142	559 520	na	na	na
September	550 770	2 796	6 134	559 700	na	na	na
October	551 612	2 753	6 125	560 490	na	na	na
November	552 132	2 714	6 131	560 977	na	na	na
December	552 769	2 548	6 129	561 446	na	na	na
2018							
January	553 128	2 459	6 118	561 705	na	na	na
February	553 861	2 448	5 986	562 295	na	na	na
March	554 677	2 421	5 756	562 854	na	na	na
April	554 626	2 410	5 695	562 731	na	na	na
ALL RESIDENTIAL HOUSING							
2017							
April	1 543 115	9 486	27 486	1 580 087	na	na	na
May	1 552 311	9 521	27 761	1 589 593	na	na	na
June	1 562 037	9 525	27 260	1 598 822	99 879	11 549	1 710 250
July	1 567 610	9 550	27 334	1 604 494	na	na	na
August	1 573 694	9 569	27 380	1 610 643	na	na	na
September	1 578 248	9 561	27 493	1 615 302	99 756	11 870	1 726 928
October	1 586 083	9 601	27 592	1 623 276	na	na	na
November	1 592 389	9 123	27 664	1 629 176	na	na	na
December	1 599 854	9 147	28 029	1 637 030	105 778	11 977	1 754 785
2018							
January	1 606 196	9 188	28 280	1 643 664	na	na	na
February	1 613 832	9 195	28 076	1 651 103	na	na	na
March	1 621 336	9 202	27 332	1 657 870	106 766	12 266	1 776 902
April	1 624 372	9 210	27 087	1 660 669	na	na	na

na not available

(b) Source ABS quarterly collections.

(a) Source APRA.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

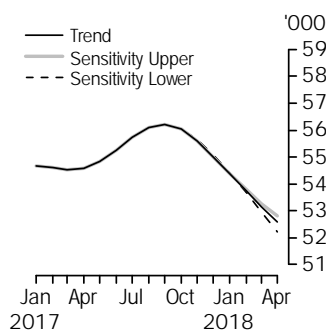
Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 30 and 31 in the Explanatory Notes.

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

- (1) The May 2018 seasonally adjusted estimate of the number of dwelling commitments is higher than the April 2018 seasonally adjusted estimate by 2.1%.
- (2) The May 2018 seasonally adjusted estimate of the number of dwelling commitments is lower than the April 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



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	<i>Trend as published</i>		<i>(1) rises by 2.1% on this month</i>		<i>(2) falls by 2.1% on this month</i>	
	no.	%	no.	%	no.	%
October 2017	56 039	-0.3	56 039	-0.3	56 039	-0.3
November 2017	55 602	-0.8	55 604	-0.8	55 644	-0.7
December 2017	55 016	-1.1	55 007	-1.1	55 078	-1.0
January 2018	54 388	-1.1	54 377	-1.1	54 412	-1.2
February 2018	53 751	-1.2	53 787	-1.1	53 694	-1.3
March 2018	53 148	-1.1	53 250	-1.0	52 941	-1.4
April 2018	52 588	-1.1	52 805	-0.8	52 223	-1.4

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

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

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

COVERAGE

5 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 persons 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 methodology used to adjust the estimates to account for the under-reporting was published in *Information Paper: Changes to the method of estimating loan commitments to first home buyers, 2015* (cat. no. 5609.0.55.003) released on the ABS website on 4 February 2015.

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 the *Information Paper: Changes to ABS First Home Buyer Statistics, Australia, 2016* (cat. no. 5609.0.55.004) released on the ABS website on 4 October 2016.

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

24 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.

25 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.

26 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.

27 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.

28 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.

29 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.

30 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 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).

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

31 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

32 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).

33 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

34 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

35 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

36 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 (final issue June 2012)
- *Building Activity, Australia* (cat. no. 8752.0) – issued quarterly.

37 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.

38 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

EXPLANATORY NOTES *continued*

RELATED PRODUCTS *continued*

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.

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

40 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.

EXPLANATORY NOTES *continued*

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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