

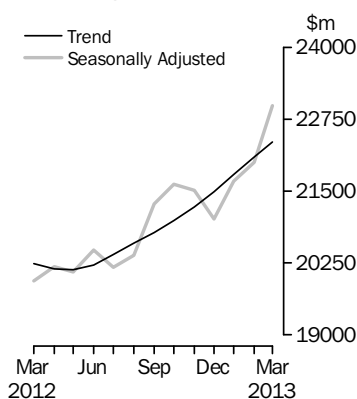
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) MON 13 MAY 2013

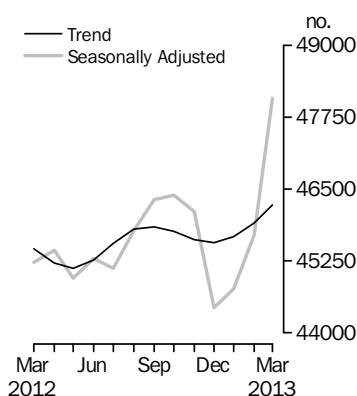
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Tavish Shrestha on Sydney (02) 9268 4615.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Mar 2013	Feb 2013 to Mar 2013	Mar 2013	Feb 2013 to Mar 2013
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	22 355	1.2	22 983	4.5
Owner occupied housing	14 336	1.1	14 882	5.8
Investment housing - fixed loans ^(c)	8 020	1.4	8 101	2.1
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	46 225	0.7	48 071	5.2
Construction of dwellings	5 187	1.6	5 333	4.6
Purchase of new dwellings	2 744	2.9	3 080	21.1
Purchase of established dwellings	38 294	0.4	39 658	4.2

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

MARCH 2013 COMPARED WITH FEBRUARY 2013:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 1.2%. Investment housing commitments rose 1.4% and owner occupied housing commitments rose 1.1%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 4.5%.

NUMBER OF DWELLING COMMITMENTS

MARCH 2013 COMPARED WITH FEBRUARY 2013:

- In trend terms, the number of commitments for owner occupied housing finance rose 0.7%.
- In trend terms, the number of commitments for the purchase of new dwellings rose 2.9%, the number of commitments for the construction of dwellings rose 1.6% and the number of commitments for the purchase of established dwellings rose 0.4%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 14.2% in March 2013 from 14.4% in February 2013.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
April 2013	11 June 2013
May 2013	12 July 2013
June 2013	7 August 2013
July 2013	9 September 2013
August 2013	14 October 2013
September 2013	11 November 2013



REVISIONS

In this issue revisions have been made to the original series as a result of improved reporting of survey and administrative data. These revisions have impacted on:

- Housing loan outstandings to households for February 2013.

Seasonally adjusted and trend series have been revised as a result of revisions to the original series, the incorporation of estimates for the latest month and the revision of seasonal factors due to the concurrent seasonal adjustment methodology.



ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ADI	Authorised Deposit-taking Institution
APRA	Australian Prudential Regulation Authority
ARIMA	autoregressive integrated moving average
n.e.c.	not elsewhere classified
RFC	Registered Financial Corporation

Brian Pink
Australian Statistician

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TIME SERIES DATA

TIME SERIES DATA

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

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

SUMMARY OF FINDINGS

DWELLINGS FINANCED

Value of Dwellings Financed

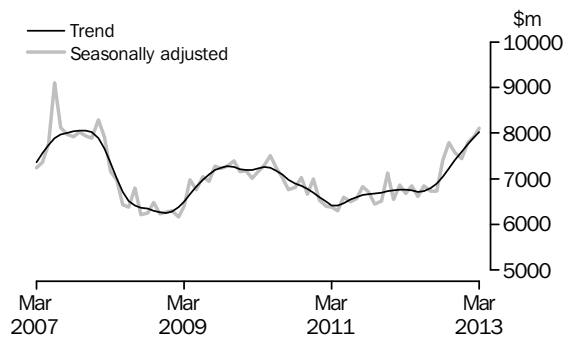
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 1.2% in March 2013 compared with February 2013 and the seasonally adjusted series rose 4.5% in March 2013.

The total value of owner occupied housing commitments (trend) rose (\$161m, 1.1%) in March 2013. Rises were recorded in commitments for the purchase of established dwellings (up \$129m, 1.1%), commitments for the purchase of new dwellings (up \$16m, 1.8%) and commitments for the construction of dwellings (up \$16m, 1.1%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 5.8% in March 2013.

The total value of investment housing commitments (trend) rose (\$109m, 1.4%) in March 2013 compared with February 2013. Rises were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$91m, 1.4%), commitments for the purchase of dwellings by others for rent or resale (up \$11m, 1.3%) and commitments for the construction of dwellings for rent or resale (up \$7m, 1.3%). The value of investment housing commitments seasonally adjusted rose 2.1% in March 2013.

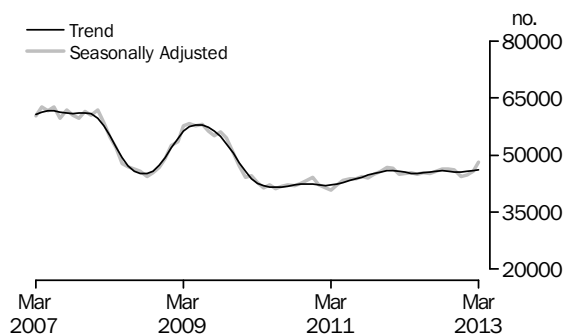
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 316, 0.7%) in March 2013, following a rise of 0.5% in February. Rises were recorded in commitments for the purchase of established dwellings excluding refinancing (up 171, 0.7%), commitments for the construction of dwellings (up 83, 1.6%) and commitments for the purchase of new dwellings (up 76, 2.9%), while a fall was recorded in commitments for the refinancing of established dwellings (down 13, 0.1%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose (up 2,376, 5.2%) in March 2013.



SUMMARY OF FINDINGS *continued*

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

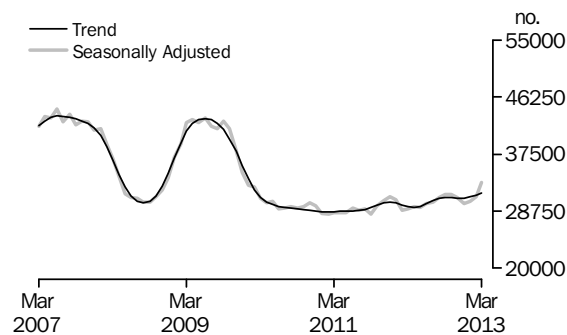
Between March 2013 and February 2013, the number of owner occupied housing commitments (trend) rose in New South Wales (up 152, 1.2%), Victoria (up 113, 0.9%), Western Australia (up 86, 1.2%), Queensland (up 21, 0.3%), South Australia (up 18, 0.6%) and the Australian Capital Territory (up 11, 1.6%), while falls were recorded in the Northern Territory (down 9, 2.3%) and Tasmania (down 7, 1.1%). The seasonally adjusted estimates rose in New South Wales (up 1,036, 8.0%), Victoria (up 664, 5.2%), Western Australia (up 280, 4.0%), Queensland (up 157, 1.8%), South Australia (up 155, 5.3%), Tasmania (up 30, 4.2%) and the Australian Capital Territory (up 27, 3.5%), while a fall was recorded in the Northern Territory (down 6, 1.6%).

First Home Buyer Commitments
(Table 9)

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 14.2% in March 2013 from 14.4% in February 2013. Between March 2013 and February 2013, the average loan size for first home buyers fell \$100 to \$291,200. The average loan size for all owner occupied housing commitments rose \$2,600 to \$301,100 for the same period.

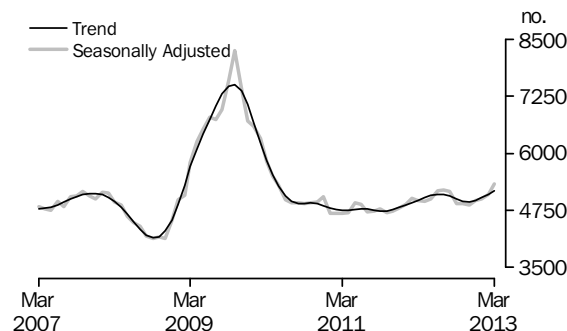
Number of Owner Occupied Dwellings Financed Excluding Refinancing
(Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) rose 1.1% in March 2013, following a rise of 0.9% in February 2013. The seasonally adjusted series rose 7.2% in March 2013, following a rise of 2.1% in February 2013.



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

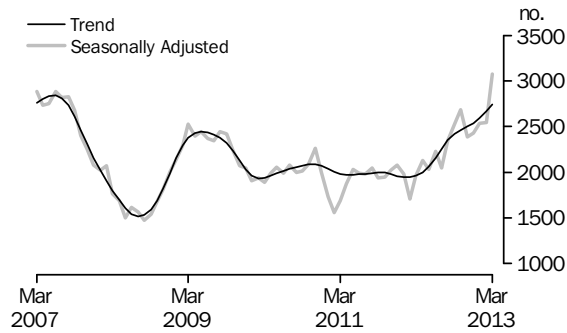
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 1.6% in March 2013, following a rise of 1.4% in February 2013. The seasonally adjusted series rose 4.6% in March 2013, following a rise of 1.8% in February 2013.



SUMMARY OF FINDINGS *continued*

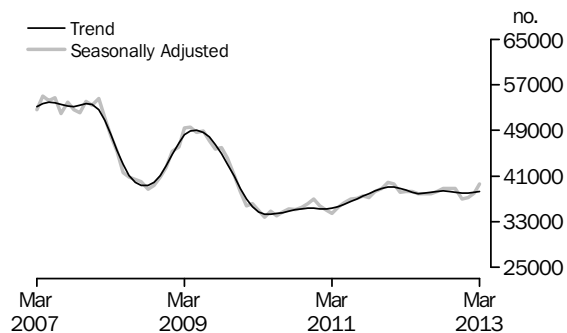
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 2.9% in March 2013, following a rise of 2.8% in February 2013. This is the thirteenth consecutive rise. The seasonally adjusted series rose 21.1% in March 2013, following a rise of 0.4% in February 2013.



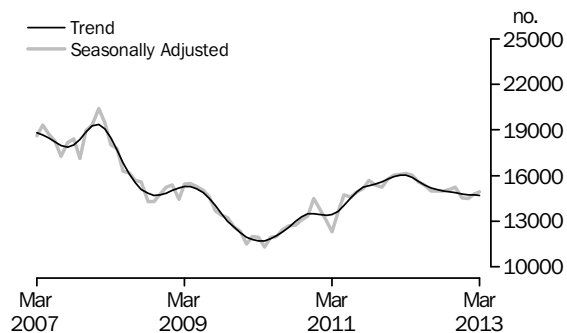
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 0.4% in March 2013, following a rise of 0.3% in February 2013. The seasonally adjusted series rose 4.2% in March 2013, following a rise of 2.2% in February 2013.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) fell 0.1% in March 2013, following a fall of 0.2% in February 2013. The seasonally adjusted series rose 1.1% in March 2013, following a rise of 2.1% in February 2013.

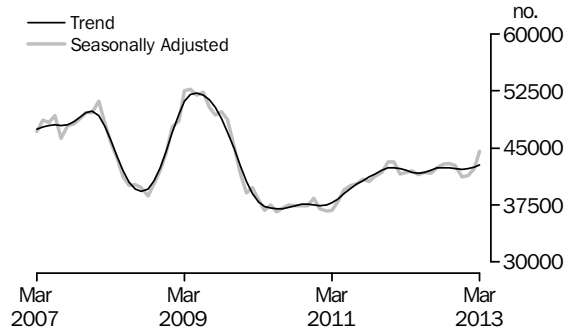


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

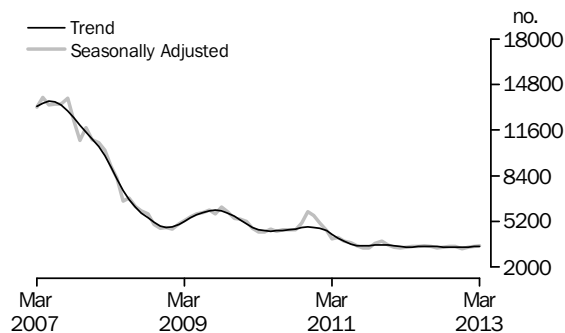
Banks (Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by banks (trend) rose 0.7% in March 2013, following a rise of 0.5% in February 2013. The seasonally adjusted series rose 5.5% in March 2013, following a rise of 2.2% in February 2013.



Non-banks (Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 0.5% in March 2013, following a rise of 0.5% in February 2013. The seasonally adjusted series rose 2.0% in March 2013, following a rise of 1.1% in February 2013. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 3.1% in March 2013, following a rise of 3.0% in February 2013. The seasonally adjusted series fell 10.6% in March 2013, after a rise of 27.0% in February 2013.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of March 2013, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,201,926m, up \$5,818m (0.5%) from the February 2013 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$3,816m (0.5%) to \$812,271m and investment housing loan outstandings financed by ADIs rose \$2,002m (0.5%) to \$389,655m.

Bank housing loan outstandings rose \$7,827m (0.7%) during March 2013 to reach a closing balance of \$1,153,512m. Owner occupied housing loan outstandings of banks rose \$5,360m (0.7%) to \$773,262m and investment housing loan outstandings of banks rose \$2,467m (0.7%) to \$380,250m.

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

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings(c).....		Total excluding refinancing of established dwellings.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2012												
March	5 024	1 377	2 000	661	40 641	11 766	47 665	13 804	17 249	4 380	30 416	9 424
April	4 402	1 211	1 953	671	35 284	10 368	41 639	12 250	14 708	3 699	26 931	8 551
May	5 907	1 647	2 228	759	42 297	12 695	50 432	15 101	17 359	4 477	33 073	10 624
June	5 430	1 546	2 168	749	37 776	11 391	45 374	13 686	15 501	3 998	29 873	9 688
July	5 628	1 548	2 041	712	37 987	11 486	45 656	13 746	15 240	3 971	30 416	9 775
August	5 607	1 568	2 420	815	40 025	12 053	48 052	14 436	15 990	4 148	32 062	10 288
September	4 699	1 319	2 348	793	36 323	10 901	43 370	13 014	13 949	3 623	29 421	9 391
October	5 237	1 442	2 836	969	41 167	12 313	49 240	14 724	15 958	4 179	33 282	10 545
November	5 128	1 449	2 643	911	42 427	13 051	50 198	15 411	16 256	4 236	33 942	11 176
December	4 593	1 313	2 591	886	36 723	11 338	43 907	13 537	14 165	3 651	29 742	9 886
2013												
January	4 000	1 123	2 195	747	32 637	10 051	38 832	11 922	12 585	3 263	26 247	8 659
February	4 542	1 252	2 374	773	34 233	10 258	41 149	12 284	13 425	3 447	27 724	8 837
March	4 959	1 384	2 865	945	38 801	11 709	46 625	14 039	14 799	3 888	31 826	10 151
SEASONALLY ADJUSTED												
2012												
March	4 966	1 355	1 965	634	38 295	11 275	45 226	13 265	16 117	4 120	29 109	9 145
April	4 951	1 368	2 131	747	38 346	11 224	45 429	13 339	16 030	4 113	29 399	9 226
May	5 006	1 407	2 033	683	37 911	11 376	44 949	13 467	15 609	4 014	29 340	9 453
June	5 183	1 449	2 229	762	37 883	11 404	45 295	13 615	15 371	3 948	29 925	9 666
July	5 196	1 437	2 049	720	37 878	11 287	45 123	13 444	14 982	3 835	30 141	9 608
August	5 161	1 427	2 345	802	38 266	11 428	45 771	13 657	14 971	3 836	30 800	9 822
September	4 891	1 383	2 531	864	38 888	11 624	46 309	13 871	15 009	3 878	31 300	9 993
October	4 904	1 372	2 688	879	38 801	11 580	46 393	13 831	15 092	3 916	31 300	9 916
November	4 866	1 385	2 389	847	38 856	11 706	46 111	13 938	15 243	3 942	30 868	9 996
December	4 973	1 422	2 431	828	37 029	11 313	44 433	13 563	14 527	3 768	29 906	9 795
2013												
January	5 007	1 386	2 534	856	37 222	11 649	44 763	13 891	14 482	3 809	30 281	10 082
February	5 096	1 399	2 544	848	38 055	11 816	45 695	14 062	14 787	3 862	30 908	10 200
March	5 333	1 485	3 080	989	39 658	12 408	48 071	14 882	14 952	3 984	33 119	10 898
TREND												
2012												
March	4 975	1 373	1 962	667	38 529	11 428	45 466	13 467	16 019	4 124	29 447	9 343
April	5 034	1 393	1 996	681	38 177	11 337	45 206	13 410	15 884	4 077	29 322	9 333
May	5 081	1 410	2 061	705	37 978	11 296	45 121	13 411	15 644	4 009	29 476	9 402
June	5 106	1 420	2 155	738	38 006	11 326	45 267	13 483	15 395	3 946	29 872	9 537
July	5 099	1 421	2 258	773	38 198	11 398	45 555	13 592	15 206	3 903	30 348	9 689
August	5 060	1 415	2 351	805	38 387	11 465	45 798	13 685	15 082	3 878	30 716	9 808
September	5 000	1 404	2 418	827	38 430	11 498	45 847	13 728	14 999	3 865	30 848	9 864
October	4 948	1 393	2 465	842	38 345	11 522	45 758	13 756	14 941	3 860	30 817	9 896
November	4 934	1 390	2 500	851	38 188	11 564	45 623	13 805	14 883	3 860	30 740	9 945
December	4 969	1 396	2 540	860	38 059	11 636	45 567	13 892	14 819	3 860	30 748	10 032
2013												
January	5 032	1 408	2 596	871	38 040	11 740	45 667	14 020	14 763	3 864	30 904	10 156
February	5 104	1 422	2 668	887	38 136	11 866	45 909	14 175	14 731	3 873	31 178	10 302
March	5 187	1 438	2 744	903	38 294	11 995	46 225	14 336	14 718	3 886	31 507	10 450

(a) Excludes alterations and additions.

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

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

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

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings(c).....		Total excluding refinancing of established dwellings.....	
	no.	value	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% CHANGE FROM PREVIOUS MONTH)												
2012												
March	8.5	6.7	18.9	15.6	13.2	14.2	12.9	13.5	12.3	13.0	13.2	13.7
April	-12.4	-12.1	-2.4	1.4	-13.2	-11.9	-12.6	-11.3	-14.7	-15.5	-11.5	-9.3
May	34.2	36.0	14.1	13.1	19.9	22.4	21.1	23.3	18.0	21.0	22.8	24.3
June	-8.1	-6.1	-2.7	-1.3	-10.7	-10.3	-10.0	-9.4	-10.7	-10.7	-9.7	-8.8
July	3.6	0.1	-5.9	-5.0	0.6	0.8	0.6	0.4	-1.7	-0.7	1.8	0.9
August	-0.4	1.3	18.6	14.5	5.4	4.9	5.2	5.0	4.9	4.5	5.4	5.2
September	-16.2	-15.9	-3.0	-2.6	-9.2	-9.6	-9.7	-9.9	-12.8	-12.7	-8.2	-8.7
October	11.4	9.3	20.8	22.2	13.3	13.0	13.5	13.1	14.4	15.3	13.1	12.3
November	-2.1	0.5	-6.8	-6.0	3.1	6.0	1.9	4.7	1.9	1.4	2.0	6.0
December	-10.4	-9.3	-2.0	-2.8	-13.4	-13.1	-12.5	-12.2	-12.9	-13.8	-12.4	-11.5

2013												
January	-12.9	-14.5	-15.3	-15.6	-11.1	-11.3	-11.6	-11.9	-11.2	-10.6	-11.8	-12.4
February	13.6	11.5	8.2	3.4	4.9	2.1	6.0	3.0	6.7	5.6	5.6	2.1
March	9.2	10.6	20.7	22.3	13.3	14.1	13.3	14.3	10.2	12.8	14.8	14.9

SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)

2012												
March	-0.8	-1.7	15.0	6.8	0.1	-0.8	0.6	-0.5	0.2	-0.9	0.8	-0.4
April	-0.3	0.9	8.5	17.8	0.1	-0.5	0.4	0.6	-0.5	-0.2	1.0	0.9
May	1.1	2.9	-4.6	-8.5	-1.1	1.4	-1.1	1.0	-2.6	-2.4	-0.2	2.5
June	3.6	2.9	9.6	11.5	-0.1	0.2	0.8	1.1	-1.5	-1.6	2.0	2.3
July	0.2	-0.8	-8.1	-5.5	0.0	-1.0	-0.4	-1.3	-2.5	-2.9	0.7	-0.6
August	-0.7	-0.7	14.5	11.4	1.0	1.2	1.4	1.6	-0.1	0.0	2.2	2.2
September	-5.2	-3.1	7.9	7.8	1.6	1.7	1.2	1.6	0.3	1.1	1.6	1.7
October	0.3	-0.8	6.2	1.8	-0.2	-0.4	0.2	-0.3	0.6	1.0	0.0	-0.8
November	-0.8	0.9	-11.1	-3.6	0.1	1.1	-0.6	0.8	1.0	0.7	-1.4	0.8
December	2.2	2.7	1.7	-2.3	-4.7	-3.4	-3.6	-2.7	-4.7	-4.4	-3.1	-2.0
2013												
January	0.7	-2.5	4.2	3.3	0.5	3.0	0.7	2.4	-0.3	1.1	1.3	2.9
February	1.8	0.9	0.4	-0.9	2.2	1.4	2.1	1.2	2.1	1.4	2.1	1.2
March	4.6	6.2	21.1	16.6	4.2	5.0	5.2	5.8	1.1	3.2	7.2	6.8

TREND (% CHANGE FROM PREVIOUS MONTH)

2012												
March	1.2	1.3	0.8	1.1	-0.9	-0.9	-0.6	-0.6	0.0	-0.4	-1.0	-0.7
April	1.2	1.5	1.7	2.1	-0.9	-0.8	-0.6	-0.4	-0.8	-1.2	-0.4	-0.1
May	0.9	1.2	3.3	3.5	-0.5	-0.4	-0.2	0.0	-1.5	-1.7	0.5	0.7
June	0.5	0.7	4.5	4.7	0.1	0.3	0.3	0.5	-1.6	-1.6	1.3	1.4
July	-0.1	0.1	4.8	4.8	0.5	0.6	0.6	0.8	-1.2	-1.1	1.6	1.6
August	-0.8	-0.4	4.1	4.1	0.5	0.6	0.5	0.7	-0.8	-0.6	1.2	1.2
September	-1.2	-0.8	2.8	2.8	0.1	0.3	0.1	0.3	-0.5	-0.3	0.4	0.6
October	-1.0	-0.8	2.0	1.8	-0.2	0.2	-0.2	0.2	-0.4	-0.1	-0.1	0.3
November	-0.3	-0.2	1.4	1.1	-0.4	0.4	-0.3	0.4	-0.4	0.0	-0.2	0.5
December	0.7	0.5	1.6	1.0	-0.3	0.6	-0.1	0.6	-0.4	0.0	0.0	0.9
2013												
January	1.3	0.8	2.2	1.4	0.0	0.9	0.2	0.9	-0.4	0.1	0.5	1.2
February	1.4	1.0	2.8	1.8	0.3	1.1	0.5	1.1	-0.2	0.2	0.9	1.4
March	1.6	1.1	2.9	1.8	0.4	1.1	0.7	1.1	-0.1	0.3	1.1	1.4

(a) Excludes alterations and additions.

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

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
2012										
March	44 007	12 914	3 658	890	47 665	13 804	1 100	259	602	150
April	38 589	11 488	3 050	762	41 639	12 250	857	211	482	122
May	46 576	14 144	3 856	957	50 432	15 101	1 137	281	622	158
June	41 877	12 837	3 497	849	45 374	13 686	873	199	609	151
July	42 262	12 871	3 394	876	45 656	13 746	888	218	659	181
August	44 602	13 561	3 450	875	48 052	14 436	880	214	721	199
September	40 097	12 161	3 273	853	43 370	13 014	740	175	624	171
October	45 616	13 795	3 624	929	49 240	14 724	788	185	763	216
November	46 332	14 400	3 866	1 012	50 198	15 411	896	212	849	256
December	40 690	12 678	3 217	859	43 907	13 537	716	170	736	219
2013										
January	35 819	11 114	3 013	808	38 832	11 922	625	145	845	251
February	37 957	11 441	3 192	842	41 149	12 284	881	210	684	199
March	43 249	13 168	3 376	871	46 625	14 039	865	213	804	226
SEASONALLY ADJUSTED										
2012										
March	41 808	12 400	3 418	865	45 226	13 265	987	235	613	160
April	41 991	12 452	3 438	887	45 429	13 339	946	230	615	162
May	41 509	12 588	3 440	879	44 949	13 467	957	233	627	163
June	41 764	12 717	3 531	897	45 295	13 615	894	204	646	168
July	41 650	12 548	3 473	895	45 123	13 444	899	219	647	179
August	42 413	12 782	3 359	875	45 771	13 657	869	213	635	179
September	42 893	13 008	3 417	863	46 309	13 871	819	196	649	171
October	42 934	12 966	3 458	865	46 393	13 831	736	172	690	192
November	42 658	13 086	3 453	852	46 111	13 938	797	187	734	211
December	41 156	12 721	3 277	842	44 433	13 563	753	180	719	208
2013										
January	41 355	13 000	3 408	891	44 763	13 891	750	176	819	237
February	42 250	13 128	3 445	934	45 695	14 062	953	236	777	225
March	44 556	13 979	3 515	903	48 071	14 882	852	207	904	265
TREND										
2012										
March	42 044	12 614	3 422	853	45 466	13 467	917	218	599	153
April	41 786	12 541	3 420	869	45 206	13 410	913	218	620	161
May	41 682	12 528	3 438	883	45 121	13 411	921	220	632	166
June	41 812	12 594	3 455	890	45 267	13 483	917	220	636	169
July	42 099	12 705	3 456	887	45 555	13 592	890	214	640	172
August	42 355	12 808	3 442	877	45 798	13 685	849	203	650	177
September	42 425	12 862	3 422	867	45 847	13 728	810	193	665	184
October	42 353	12 895	3 405	861	45 758	13 756	786	187	687	192
November	42 226	12 942	3 397	863	45 623	13 805	780	185	717	203
December	42 165	13 020	3 402	872	45 567	13 892	790	188	751	215
2013										
January	42 254	13 135	3 414	884	45 667	14 020	811	194	787	228
February	42 478	13 278	3 431	897	45 909	14 175	834	201	821	239
March	42 778	13 426	3 447	909	46 225	14 336	860	209	850	249

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

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% change from previous month)										
2012										
March	12.9	13.5	12.1	14.0	12.9	13.5	31.6	33.9	6.9	6.2
April	-12.3	-11.0	-16.6	-14.3	-12.6	-11.3	-22.1	-18.6	-19.9	-18.3
May	20.7	23.1	26.4	25.5	21.1	23.3	32.7	32.9	29.0	29.5
June	-10.1	-9.2	-9.3	-11.3	-10.0	-9.4	-23.2	-29.0	-2.1	-4.4
July	0.9	0.3	-2.9	3.1	0.6	0.4	1.7	9.6	8.2	19.7
August	5.5	5.4	1.6	0.0	5.2	5.0	-0.9	-1.9	9.4	9.6
September	-10.1	-10.3	-5.1	-2.6	-9.7	-9.9	-15.9	-18.1	-13.5	-14.0
October	13.8	13.4	10.7	9.0	13.5	13.1	6.5	5.2	22.3	26.6
November	1.6	4.4	6.7	8.9	1.9	4.7	13.7	14.9	11.3	18.6
December	-12.2	-12.0	-16.8	-15.1	-12.5	-12.2	-20.1	-19.7	-13.3	-14.8
2013										
January	-12.0	-12.3	-6.3	-5.9	-11.6	-11.9	-12.7	-15.0	14.8	14.9
February	6.0	3.0	5.9	4.2	6.0	3.0	41.0	45.3	-19.1	-20.8
March	13.9	15.1	5.8	3.4	13.3	14.3	-1.8	1.3	17.5	13.9
SEASONALLY ADJUSTED (% change from previous month)										
2012										
March	0.5	-1.0	1.6	7.0	0.6	-0.5	18.5	19.2	2.7	6.4
April	0.4	0.4	0.6	2.5	0.4	0.6	-4.2	-2.1	0.3	0.8
May	-1.1	1.1	0.1	-0.8	-1.1	1.0	1.1	1.0	2.0	0.7
June	0.6	1.0	2.6	2.0	0.8	1.1	-6.6	-12.1	3.0	3.1
July	-0.3	-1.3	-1.6	-0.2	-0.4	-1.3	0.5	7.2	0.2	6.5
August	1.8	1.9	-3.3	-2.3	1.4	1.6	-3.3	-2.7	-1.8	0.6
September	1.1	1.8	1.7	-1.4	1.2	1.6	-5.8	-8.0	2.3	-4.5
October	0.1	-0.3	1.2	0.3	0.2	-0.3	-10.1	-12.4	6.2	11.9
November	-0.6	0.9	-0.2	-1.5	-0.6	0.8	8.3	8.6	6.5	10.1
December	-3.5	-2.8	-5.1	-1.2	-3.6	-2.7	-5.5	-3.8	-2.1	-1.6
2013										
January	0.5	2.2	4.0	5.8	0.7	2.4	-0.3	-1.9	13.9	13.9
February	2.2	1.0	1.1	4.8	2.1	1.2	27.0	34.0	-5.1	-4.7
March	5.5	6.5	2.0	-3.4	5.2	5.8	-10.6	-12.4	16.3	17.5
TREND (% change from previous month)										
2012										
March	-0.6	-0.7	-1.0	1.5	-0.6	-0.6	-3.4	-3.7	4.9	5.3
April	-0.6	-0.6	0.0	1.9	-0.6	-0.4	-0.4	-0.3	3.5	5.1
May	-0.2	-0.1	0.5	1.6	-0.2	0.0	0.8	1.2	1.9	3.5
June	0.3	0.5	0.5	0.7	0.3	0.5	-0.4	-0.1	0.8	1.9
July	0.7	0.9	0.0	-0.3	0.6	0.8	-3.0	-2.9	0.6	1.8
August	0.6	0.8	-0.4	-1.1	0.5	0.7	-4.7	-5.0	1.5	2.7
September	0.2	0.4	-0.6	-1.2	0.1	0.3	-4.6	-5.0	2.3	3.7
October	-0.2	0.3	-0.5	-0.6	-0.2	0.2	-2.9	-3.3	3.3	4.7
November	-0.3	0.4	-0.2	0.2	-0.3	0.4	-0.7	-0.8	4.3	5.6
December	-0.1	0.6	0.1	1.0	-0.1	0.6	1.3	1.5	4.8	5.9
2013										
January	0.2	0.9	0.3	1.4	0.2	0.9	2.5	3.2	4.7	5.7
February	0.5	1.1	0.5	1.5	0.5	1.1	3.0	3.7	4.3	5.1
March	0.7	1.1	0.5	1.3	0.7	1.1	3.1	3.9	3.6	4.3

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

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

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

<i>Month</i>	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<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									
2012									
March	13 759	12 233	9 544	3 316	6 938	698	456	721	47 665
April	12 165	11 030	8 048	2 734	6 081	610	305	666	41 639
May	14 410	14 203	9 236	3 345	7 282	839	342	775	50 432
June	12 949	12 822	8 088	3 106	6 614	730	333	732	45 374
July	13 038	12 816	8 265	2 999	6 738	730	349	721	45 656
August	13 874	13 050	9 020	3 055	7 193	773	341	746	48 052
September	12 727	11 683	8 222	2 699	6 277	733	357	672	43 370
October	14 074	13 306	9 613	3 111	7 164	795	419	758	49 240
November	14 644	13 265	9 577	3 176	7 437	807	428	864	50 198
December	12 148	12 404	8 142	2 912	6 546	727	360	668	43 907
2013									
January	10 405	10 840	7 198	2 724	6 136	642	364	523	38 832
February	11 081	11 067	8 124	2 761	6 407	674	332	703	41 149
March	13 453	12 104	9 059	3 092	7 030	759	360	768	46 625
SEASONALLY ADJUSTED (b)									
2012									
March	13 168	12 095	8 648	3 065	6 668	637	413	689	45 226
April	13 029	12 127	8 798	2 996	6 613	659	332	716	45 429
May	12 712	12 288	8 542	2 989	6 657	739	323	695	44 949
June	12 970	12 460	8 335	3 066	6 513	763	343	714	45 295
July	12 713	12 375	8 305	3 028	6 749	747	368	702	45 123
August	13 106	12 266	8 622	2 940	6 792	761	343	722	45 771
September	13 526	12 506	8 711	2 932	6 638	785	375	722	46 309
October	13 073	12 406	8 786	3 076	6 793	780	384	716	46 393
November	12 848	12 537	8 681	2 885	6 857	743	391	768	46 111
December	12 518	12 582	8 581	2 946	6 746	750	344	701	44 433
2013									
January	12 580	12 377	8 382	3 044	6 844	715	425	638	44 763
February	12 959	12 646	8 687	2 944	6 991	703	346	763	45 695
March	13 995	13 310	8 844	3 099	7 271	733	340	790	48 071
TREND (b)									
2012									
March	13 398	12 193	8 687	3 036	6 598	701	349	713	45 466
April	13 009	12 240	8 619	3 034	6 633	700	348	707	45 206
May	12 826	12 280	8 538	3 026	6 647	712	347	703	45 121
June	12 852	12 318	8 495	3 014	6 659	732	348	705	45 267
July	12 978	12 363	8 511	2 999	6 680	754	352	713	45 555
August	13 059	12 404	8 559	2 986	6 707	770	359	719	45 798
September	13 044	12 419	8 607	2 973	6 730	773	369	721	45 847
October	12 972	12 431	8 642	2 964	6 756	765	377	719	45 758
November	12 892	12 471	8 648	2 964	6 792	753	379	717	45 623
December	12 864	12 546	8 633	2 975	6 846	741	377	718	45 567
2013									
January	12 919	12 647	8 627	2 990	6 918	730	373	723	45 667
February	13 038	12 765	8 637	3 009	7 000	720	367	732	45 909
March	13 190	12 878	8 658	3 027	7 086	713	358	743	46 225

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

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

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

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	Australia
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2012									
March	16.2	10.2	14.8	10.1	11.5	-4.1	40.7	5.4	12.9
April	-11.6	-9.8	-15.7	-17.6	-12.4	-12.6	-33.1	-7.6	-12.6
May	18.5	28.8	14.8	22.3	19.8	37.5	12.1	16.4	21.1
June	-10.1	-9.7	-12.4	-7.1	-9.2	-13.0	-2.6	-5.5	-10.0
July	0.7	0.0	2.2	-3.4	1.9	0.0	4.8	-1.5	0.6
August	6.4	1.8	9.1	1.9	6.8	5.9	-2.3	3.5	5.2
September	-8.3	-10.5	-8.8	-11.7	-12.7	-5.2	4.7	-9.9	-9.7
October	10.6	13.9	16.9	15.3	14.1	8.5	17.4	12.8	13.5
November	4.1	-0.3	-0.4	2.1	3.8	1.5	2.1	14.0	1.9
December	-17.0	-6.5	-15.0	-8.3	-12.0	-9.9	-15.9	-22.7	-12.5
2013									
January	-14.3	-12.6	-11.6	-6.5	-6.3	-11.7	1.1	-21.7	-11.6
February	6.5	2.1	12.9	1.4	4.4	5.0	-8.8	34.4	6.0
March	21.4	9.4	11.5	12.0	9.7	12.6	8.4	9.2	13.3
SEASONALLY ADJUSTED (% change from previous month)									
2012									
March	0.0	-1.2	1.0	-1.4	2.0	-12.4	25.9	-4.2	0.6
April	-1.1	0.3	1.7	-2.3	-0.8	3.4	-19.5	3.8	0.4
May	-2.4	1.3	-2.9	-0.2	0.7	12.1	-2.6	-2.9	-1.1
June	2.0	1.4	-2.4	2.6	-2.2	3.2	5.9	2.7	0.8
July	-2.0	-0.7	-0.4	-1.2	3.6	-2.0	7.4	-1.7	-0.4
August	3.1	-0.9	3.8	-2.9	0.6	1.8	-6.7	2.9	1.4
September	3.2	2.0	1.0	-0.3	-2.3	3.2	9.2	0.1	1.2
October	-3.3	-0.8	0.9	4.9	2.3	-0.7	2.6	-1.0	0.2
November	-1.7	1.1	-1.2	-6.2	0.9	-4.7	1.7	7.3	-0.6
December	-2.6	0.4	-1.2	2.1	-1.6	0.9	-11.9	-8.8	-3.6
2013									
January	0.5	-1.6	-2.3	3.3	1.5	-4.6	23.5	-9.0	0.7
February	3.0	2.2	3.6	-3.3	2.1	-1.6	-18.7	19.7	2.1
March	8.0	5.2	1.8	5.3	4.0	4.2	-1.6	3.5	5.2
TREND (% change from previous month)									
2012									
March	-3.5	0.5	0.1	0.0	1.0	-1.7	0.5	-1.0	-0.6
April	-2.9	0.4	-0.8	-0.1	0.5	-0.2	-0.3	-0.9	-0.6
May	-1.4	0.3	-0.9	-0.3	0.2	1.7	-0.4	-0.5	-0.2
June	0.2	0.3	-0.5	-0.4	0.2	2.9	0.4	0.3	0.3
July	1.0	0.4	0.2	-0.5	0.3	3.0	1.1	1.1	0.6
August	0.6	0.3	0.6	-0.4	0.4	2.1	2.0	0.9	0.5
September	-0.1	0.1	0.6	-0.4	0.3	0.4	2.8	0.2	0.1
October	-0.6	0.1	0.4	-0.3	0.4	-1.0	2.2	-0.3	-0.2
November	-0.6	0.3	0.1	0.0	0.5	-1.5	0.5	-0.3	-0.3
December	-0.2	0.6	-0.2	0.4	0.8	-1.6	-0.5	0.1	-0.1
2013									
January	0.4	0.8	-0.1	0.5	1.1	-1.5	-1.2	0.7	0.2
February	0.9	0.9	0.1	0.6	1.2	-1.3	-1.6	1.2	0.5
March	1.2	0.9	0.3	0.6	1.2	-1.1	-2.3	1.6	0.7

(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									
2012									
March	4 393	3 508	2 625	795	1 949	158	139	238	13 804
April	3 967	3 247	2 239	658	1 688	134	98	219	12 250
May	4 815	4 207	2 647	808	2 083	181	112	248	15 101
June	4 288	3 883	2 361	753	1 888	169	110	235	13 686
July	4 343	3 840	2 341	749	1 953	155	111	255	13 746
August	4 551	3 938	2 556	760	2 107	166	113	245	14 436
September	4 181	3 535	2 353	656	1 798	155	111	224	13 014
October	4 675	3 988	2 708	758	2 030	164	133	268	14 724
November	5 035	3 984	2 758	812	2 213	176	140	294	15 411
December	4 154	3 800	2 359	725	1 979	160	121	239	13 537
2013									
January	3 519	3 357	2 026	677	1 913	142	107	180	11 922
February	3 627	3 282	2 301	692	1 909	142	105	224	12 284
March	4 432	3 574	2 602	765	2 123	164	117	262	14 039
SEASONALLY ADJUSTED (b)									
2012									
March	4 212	3 505	2 407	743	1 847	147	118	227	13 265
April	4 232	3 648	2 442	731	1 834	140	105	233	13 339
May	4 235	3 700	2 432	730	1 867	162	101	229	13 467
June	4 229	3 772	2 407	750	1 895	174	118	232	13 615
July	4 224	3 669	2 344	746	1 947	159	118	241	13 444
August	4 309	3 666	2 433	725	1 988	162	113	249	13 657
September	4 420	3 743	2 495	721	1 934	165	117	241	13 871
October	4 376	3 745	2 482	737	1 955	162	125	249	13 831
November	4 357	3 754	2 504	729	2 028	164	125	254	13 938
December	4 163	3 784	2 473	725	2 069	164	115	242	13 563
2013									
January	4 334	3 788	2 365	755	2 089	158	125	226	13 891
February	4 439	3 811	2 508	751	2 065	150	113	245	14 062
March	4 632	3 975	2 588	774	2 200	159	110	264	14 882
TREND (b)									
2012									
March	4 373	3 606	2 440	735	1 825	154	109	233	13 467
April	4 255	3 635	2 426	738	1 855	155	110	232	13 410
May	4 202	3 664	2 411	739	1 881	157	111	233	13 411
June	4 218	3 689	2 407	738	1 904	160	112	235	13 483
July	4 269	3 707	2 418	736	1 925	163	115	240	13 592
August	4 310	3 718	2 437	732	1 947	165	117	244	13 685
September	4 324	3 723	2 452	730	1 968	165	120	246	13 728
October	4 325	3 733	2 463	729	1 990	164	121	246	13 756
November	4 327	3 754	2 469	732	2 016	162	121	245	13 805
December	4 341	3 784	2 473	738	2 048	160	120	244	13 892
2013									
January	4 373	3 817	2 480	746	2 082	159	118	244	14 020
February	4 418	3 851	2 491	754	2 115	157	116	246	14 175
March	4 466	3 881	2 505	762	2 146	155	114	248	14 336

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

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

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

<i>Month</i>	<i>Commitments excluding refinancing of established dwellings(a)</i>	<i>Refinancing of established dwellings(b)</i>	<i>Alterations and additions</i>	Total	<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
2012							
March	9 424	4 380	369	14 174	12 848	452	19 477
April	8 551	3 699	302	12 552	12 107	360	19 580
May	10 624	4 477	365	15 466	13 759	445	20 843
June	9 688	3 998	334	14 019	13 881	422	20 558
July	9 775	3 971	324	14 070	13 310	449	20 871
August	10 288	4 148	341	14 777	14 136	431	21 113
September	9 391	3 623	312	13 326	12 777	377	21 284
October	10 545	4 179	357	15 081	13 707	433	22 224
November	11 176	4 236	361	15 772	15 033	449	22 515
December	9 886	3 651	322	13 859	14 170	425	21 603
2013							
January	8 659	3 263	263	12 185	12 492	434	20 862
February	8 837	3 447	325	12 609	11 628	394	21 431
March	10 151	3 888	354	14 393	13 133	465	22 225

(a) Excludes alterations and additions.

(b) Only includes refinancing across lending institutions (see Glossary)

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

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

Month	FIRST HOME BUYERS(b)			FIXED RATE LOANS (2 YEARS OR LONGER)(b)(c)			ALL DWELLINGS FINANCED(b)
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
2012							
March	7 902	16.6	281.8	7 049	14.8	301.4	289.6
April	7 077	17.0	282.5	5 880	14.1	303.5	294.2
May	9 110	18.1	288.3	6 275	12.4	297.2	299.4
June	8 415	18.5	292.0	4 621	10.2	290.2	301.6
July	8 760	19.2	291.2	4 509	9.9	288.8	301.1
August	8 921	18.6	288.9	5 361	11.2	297.7	300.4
September	8 391	19.3	289.2	5 955	13.7	301.8	300.1
October	9 219	18.7	288.3	6 633	13.5	296.9	299.0
November	7 932	15.8	288.0	7 178	14.3	302.6	307.0
December	6 534	14.9	294.3	5 956	13.6	296.5	308.3
2013							
January	5 812	15.0	296.7	4 747	12.2	295.4	307.0
February	5 930	14.4	291.3	5 565	13.5	297.0	298.5
March	6 606	14.2	291.2	8 602	18.4	310.5	301.1

(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	968	936	11 549	13 453	4 696	8 757
Victoria	1 289	911	9 904	12 104	4 184	7 920
Queensland	941	504	7 614	9 059	2 489	6 570
South Australia	315	101	2 676	3 092	927	2 165
Western Australia	1 272	328	5 430	7 030	2 044	4 986
Tasmania	63	15	681	759	177	582
Northern Territory	29	9	322	360	120	240
Australian Capital Territory	82	61	625	768	162	606
Total	4 959	2 865	38 801	46 625	14 799	31 826

	VALUE (\$M)					
New South Wales	300	330	3 803	4 432	1 359	3 073
Victoria	361	299	2 915	3 574	1 084	2 490
Queensland	278	145	2 179	2 602	624	1 978
South Australia	77	29	659	765	204	561
Western Australia	318	116	1 689	2 123	499	1 624
Tasmania	16	5	144	164	32	132
Northern Territory	10	4	104	117	37	80
Australian Capital Territory	26	19	217	262	49	213
Total	1 384	945	11 709	14 039	3 888	10 151

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	309.5	352.6	329.3	329.5	289.4	351.0
Victoria	279.7	328.0	294.3	295.3	259.0	314.4
Queensland	295.2	288.0	286.1	287.2	250.7	301.0
South Australia	245.4	283.1	246.3	247.4	220.2	259.0
Western Australia	250.3	352.5	311.1	302.0	244.2	325.7
Tasmania	249.8	308.9	211.4	216.5	182.7	226.8
Northern Territory	328.5	425.8	322.6	325.7	308.9	334.1
Australian Capital Territory	312.6	307.9	347.5	340.6	302.2	350.9
Total	279.2	330.0	301.8	301.1	262.7	318.9

(a) Excludes alterations and additions.

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

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

Month	OWNER OCCUPATION (SECURED FINANCE)				INVESTMENT HOUSING(b)			TOTAL
	Construction of dwellings	Purchase of new dwellings	Refinancing of established dwellings(c)	Purchase of other established dwellings	Construction of dwellings for rent or resale	Purchase of dwellings by individuals for rent or resale(d)	Purchase of dwellings by others for rent or resale	All dwelling finance
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL								
2012								
March	1 377	661	4 380	7 385	310	6 117	447	20 679
April	1 211	671	3 699	6 669	410	5 350	492	18 502
May	1 647	759	4 477	8 218	354	6 726	658	22 839
June	1 546	749	3 998	7 392	619	6 752	593	21 649
July	1 548	712	3 971	7 515	378	5 982	461	20 568
August	1 568	815	4 148	7 904	271	6 176	634	21 517
September	1 319	793	3 623	7 278	442	5 594	910	19 960
October	1 442	969	4 179	8 135	911	6 189	836	22 660
November	1 449	911	4 236	8 815	402	6 738	918	23 469
December	1 313	886	3 651	7 687	393	6 009	806	20 744
2013								
January	1 123	747	3 263	6 788	389	5 263	645	18 220
February	1 252	773	3 447	6 811	383	5 601	843	19 111
March	1 384	945	3 888	7 821	474	6 589	674	21 777
SEASONALLY ADJUSTED								
2012								
March	1 355	634	4 120	7 155	299	5 877	501	19 942
April	1 368	747	4 113	7 111	528	5 767	556	20 189
May	1 407	683	4 014	7 362	278	5 783	562	20 091
June	1 449	762	3 948	7 456	433	5 914	507	20 469
July	1 437	720	3 835	7 452	379	5 887	470	20 179
August	1 427	802	3 836	7 592	270	5 861	595	20 383
September	1 383	864	3 878	7 746	376	6 074	955	21 276
October	1 372	879	3 916	7 664	946	6 092	751	21 620
November	1 385	847	3 942	7 764	473	6 257	843	21 512
December	1 422	828	3 768	7 545	387	6 289	771	21 010
2013								
January	1 386	856	3 809	7 841	540	6 426	819	21 676
February	1 399	848	3 862	7 954	476	6 500	954	21 993
March	1 485	989	3 984	8 424	495	6 796	810	22 983
TREND								
2012								
March	1 373	667	4 124	7 303	413	5 839	514	20 233
April	1 393	681	4 077	7 260	395	5 833	514	20 153
May	1 410	705	4 009	7 287	376	5 830	515	20 131
June	1 420	738	3 946	7 380	365	5 846	525	20 219
July	1 421	773	3 903	7 495	360	5 886	552	20 390
August	1 415	805	3 878	7 588	360	5 946	594	20 586
September	1 404	827	3 865	7 633	375	6 022	653	20 779
October	1 393	842	3 860	7 661	400	6 111	718	20 986
November	1 390	851	3 860	7 703	430	6 214	776	21 224
December	1 396	860	3 860	7 776	456	6 327	818	21 493
2013								
January	1 408	871	3 864	7 877	478	6 441	846	21 785
February	1 422	887	3 873	7 993	494	6 551	866	22 086
March	1 438	903	3 886	8 109	501	6 642	877	22 355

(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							
2012							
March	727 893	12 394	29 515	769 802	na	na	na
April	733 595	12 470	27 584	773 649	na	na	na
May	737 726	12 439	27 734	777 899	na	na	na
June	742 969	12 560	26 981	782 510	na	na	na
July	745 654	12 617	27 366	785 637	na	na	na
August	748 022	12 672	27 369	788 063	na	na	na
September	749 153	12 719	27 769	789 641	na	na	na
October	753 129	12 771	27 957	793 857	na	na	na
November	756 705	12 842	28 438	797 985	na	na	na
December	761 565	12 892	27 353	801 810	na	na	na
2013							
January	764 770	12 896	27 506	805 172	na	na	na
February	767 902	12 929	27 624	808 455	na	na	na
March	773 262	12 985	26 024	812 271	na	na	na
INVESTMENT HOUSING							
2012							
March	355 628	3 264	6 367	365 259	na	na	na
April	358 153	3 293	6 057	367 503	na	na	na
May	360 731	3 458	6 133	370 322	na	na	na
June	363 927	3 488	6 031	373 446	na	na	na
July	365 867	3 497	6 092	375 456	na	na	na
August	367 580	3 515	6 131	377 226	na	na	na
September	368 529	3 512	6 167	378 208	na	na	na
October	370 511	3 516	6 237	380 264	na	na	na
November	372 604	3 532	6 307	382 443	na	na	na
December	374 904	3 535	6 256	384 695	na	na	na
2013							
January	377 020	3 536	6 283	386 839	na	na	na
February	377 783	3 546	6 324	387 653	na	na	na
March	380 250	3 558	5 847	389 655	na	na	na
ALL RESIDENTIAL HOUSING							
2012							
March	1 083 521	15 658	35 882	1 135 061	105 972	10 170	1 251 203
April	1 091 748	15 763	33 641	1 141 152	na	na	na
May	1 098 457	15 897	33 867	1 148 221	na	na	na
June	1 106 896	16 048	33 012	1 155 956	104 673	9 800	1 270 429
July	1 111 521	16 114	33 458	1 161 093	na	na	na
August	1 115 602	16 187	33 500	1 165 289	na	na	na
September	1 117 682	16 231	33 936	1 167 849	103 653	9 425	1 280 927
October	1 123 640	16 287	34 194	1 174 121	na	na	na
November	1 129 309	16 374	34 745	1 180 428	na	na	na
December	1 136 469	16 427	33 609	1 186 505	102 819	8 841	1 298 165
2013							
January	1 141 790	16 432	33 789	1 192 011	na	na	na
February	1 145 685	16 475	33 948	1 196 108	na	na	na
March	1 153 512	16 543	31 871	1 201 926	nya	nya	nya

na not available

nya not yet available

(a) Source APRA.

(b) Source ABS quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

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

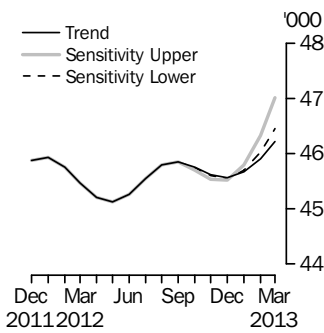
The graph below presents the effect of two possible scenarios on the trend estimates:

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

2 The April 2013 seasonally adjusted estimate of the number of dwelling commitments is lower than the March 2013 seasonally adjusted estimate by 2.1%.

The percentage change chosen is the average absolute percentage change of the seasonally adjusted series, based on the last 10 years of data.

NUMBER OF OWNER OCCUPIED DWELLING FINANCE COMMITMENTS



	<i>Trend as published</i>		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<i>(1) rises by 2.1% on this month</i>		<i>(2) falls by 2.1% on this month</i>	
	no.	% change	no.	% change	no.	% change
September 2012	45 847	0.1	45 847	0.1	45 847	0.1
October 2012	45 758	-0.2	45 704	-0.3	45 743	-0.2
November 2012	45 623	-0.3	45 531	-0.4	45 600	-0.3
December 2012	45 567	-0.1	45 520	0.0	45 555	-0.1
January 2013	45 667	0.2	45 791	0.6	45 701	0.3
February 2013	45 909	0.5	46 332	1.2	46 033	0.7
March 2013	46 225	0.7	47 018	1.5	46 455	0.9

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

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

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

COVERAGE

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

6 The survey coverage of housing finance commitments is maintained and updated by including new lenders as their lending for housing becomes sufficiently large.

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

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

EXPLANATORY NOTES *continued*

SOURCES

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

10 Housing finance commitments for owner occupied housing from banks, building societies and credit cooperatives are derived from the *ARF 392.0 Housing Finance* form collected by APRA. Housing finance commitments for investor housing from these lenders are sourced from the *ARF 394.0 Personal Finance* form and the *ARF 391.0 Commercial Finance* form. Owner occupied housing finance commitments for RFCs are collected on the *RRF 392.0 Housing Finance* form. Investor housing commitments are collected on the *RRF 394.0 Personal Finance* form and the *RRF 391.0 Commercial Finance* form.

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

12 Electronic versions of the forms and instructions for ADIs are available on the APRA website at <http://www.apra.gov.au/Statistics/Reporting-forms-and-instructions-ADIs.cfm>. For RFCs, these are available at: <http://www.apra.gov.au/nonreg/Pages/default.aspx>.

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

REVISIONS

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

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

WHOLESALE LENDERS

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

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

18 From July 1995 to July 2000, mortgage managers reported housing finance commitments on behalf of wholesale lenders. The introduction of wholesale lenders as the reporting unit does not change the scope of the collection, but has increased its coverage. This, along with the reclassification of some lending activity, increased the level of the Wholesale Lenders n.e.c. series for owner occupied housing by \$249m in July 2000.

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

25 Estimation of seasonal adjustment and trading day factors that reflect the full effect of recent developments is not possible until a sufficient number of years of data have been collected. When changes are occurring in the seasonal patterns, larger revisions to the seasonally adjusted series can be expected at the time of the biennial seasonal reanalysis. Accordingly, the trend estimate data provide a more reliable indicator of

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

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

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

28 Autoregressive integrated moving average (ARIMA) modelling can improve the revision properties of the seasonally adjusted and trend estimates. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The projected values are temporary, intermediate values, that are only used internally to improve the estimation of the seasonal factors. The projected data do not affect the original estimates and are discarded at the end of the seasonal adjustment process. The lending finance collections use an individual ARIMA model for the majority of the series in this publication. The ARIMA model is assessed as part of the biennial (once every two years) reanalysis. The next reanalysis is scheduled for December 2014. For more information on ARIMA modelling see Feature article: Use of ARIMA modelling to reduce revisions in the October 2004 issue of *Australian Economic Indicators* (cat. no. 1350.0).

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

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

EFFECTS OF ROUNDING

32 Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Published changes in dollar value and percentage terms are calculated using unrounded data and may differ slightly from, but are more accurate than, changes calculated from the rounded data presented in this publication.

ABS DATA AVAILABLE ON REQUEST

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

RELATED PRODUCTS

34 Other ABS publications which may be of interest are outlined below. All publications released from 1998 onwards are available on the ABS website:

<http://www.abs.gov.au>:

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

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

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

37 Residential lending by building societies and credit cooperatives is also published in *Bulletin* tables B7 and B8. These statistics are also sourced from APRA collected data, although this will differ from statistics in table 12 of this publication since the *Bulletin* tables only include data for building societies and credit cooperatives with total assets greater than or equal to \$50 million. *Bulletin* table B19 Securitisation Vehicles contains outstandings information for mortgages held, which includes both residential and non-residential mortgages.

38 Current publications and other products released by the ABS are available from the Statistics View. The ABS also issues a daily Release Advice on the ABS website <http://www.abs.gov.au> which details products to be released in the week ahead.

GLOSSARY

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

GLOSSARY *continued*

New dwelling	A new dwelling is one that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
Other lenders n.e.c.	Comprises all lenders that are not banks, permanent building societies, credit cooperatives or securitisation vehicles. Includes life or general insurance companies, superannuation funds, government housing schemes, housing cooperatives, registered financial corporations and other financial institutions.
Refinancing	For investment housing finance, it represents a commitment to refinance an existing loan. For secured housing finance for owner occupation, included are those loans where the refinancing lender is a different lender and the security is unchanged. The refinancing of a loan to fund a change of residence is treated as a new lending commitment.
Revolving credit	Generally has the following characteristics: <ul style="list-style-type: none">■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit■ repayments (other than of charges and interest) made during the period reduce the extent of the borrowing used and thereby increase the amount of unused credit available up to the authorised limit. Examples include credit cards, lines of credit and approved overdrafts.
Secured housing finance	This is all secured commitments to individuals for the construction or purchase of dwellings for owner occupation, regardless of type of security. Commitments for dwellings that will be occupied by persons other than the owner(s) are excluded.
Securitisation vehicle	Special purpose vehicles (generally trusts) that issue mortgage backed securities, which are debt securities secured by specific pools of mortgages and repaid from the cash flows (principal and interest payments) of the specific mortgage pool.
Self-contained	The dwelling includes bathing and cooking facilities.
Wholesale lenders	A wholesale lender provides funds to borrowers through a retail intermediary which may then also be responsible for the ongoing relationship with the borrower. The Wholesale Lenders n.e.c. series almost exclusively comprises securitisation vehicles (typically special purpose trusts) established to issue mortgage backed securities. It excludes funds provided where a bank or permanent building society, acting as a wholesale provider of funds, remains the lender on the contract. Those commitments are published as bank or permanent building society commitments.

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