

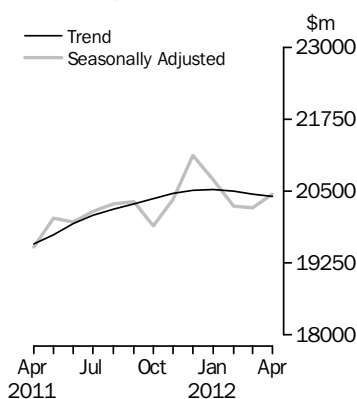
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 8 JUN 2012

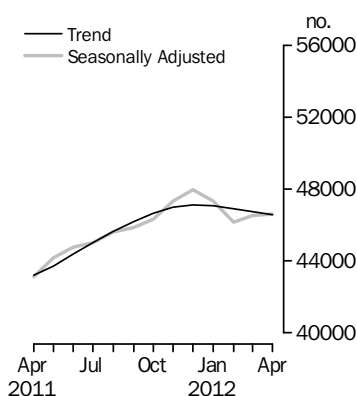
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Steve Sykes on Canberra (02) 6252 6446.

KEY FIGURES

	<i>Trend estimates</i>		<i>Seasonally adjusted estimates</i>	
	<i>Apr 2012</i>	<i>Mar 2012 to Apr 2012</i>	<i>Apr 2012</i>	<i>Mar 2012 to Apr 2012</i>
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	20 408	-0.2	20 450	1.2
Owner occupied housing	13 540	-0.5	13 573	0.9
Investment housing - fixed loans ^(c)	6 869	0.3	6 877	1.7
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	46 559	-0.4	46 632	0.2
Construction of dwellings	5 186	0.8	5 142	-0.6
Purchase of new dwellings	1 972	0.8	2 142	9.3
Purchase of established dwellings	39 402	-0.6	39 348	-0.1

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

APRIL 2012 COMPARED WITH MARCH 2012:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions fell 0.2%. Owner occupied housing commitments fell 0.5%, while investment housing commitments rose 0.3%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.2%.

NUMBER OF DWELLING COMMITMENTS

APRIL 2012 COMPARED WITH MARCH 2012:

- In trend terms, the number of commitments for owner occupied housing finance fell 0.4%.
- In trend terms, the number of commitments for the purchase of established dwellings fell 0.6%, while the number of commitments for the construction of dwellings rose 0.8% and the number of commitments for the purchase of new dwellings rose 0.8%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 16.8% in April 2012 from 16.4% in March 2012.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2012	11 July 2012
June 2012	8 August 2012
July 2012	10 September 2012
August 2012	15 October 2012
September 2012	12 November 2012
October 2012	10 December 2012

REVISIONS

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

- Investment housing for the periods January 2012 and March 2012
- Owner occupied housing for the period February 2012 to March 2012
- Housing loan outstandings to households for the periods September 2010, December 2010, March 2011 and the period June 2011 to March 2012.

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

ABBREVIATIONS

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

Brian Pink
Australian Statistician

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TIME SERIES SPREADSHEETS

TIME SERIES DATA

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

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

SUMMARY OF FINDINGS

DWELLINGS FINANCED

Value of Dwellings Financed

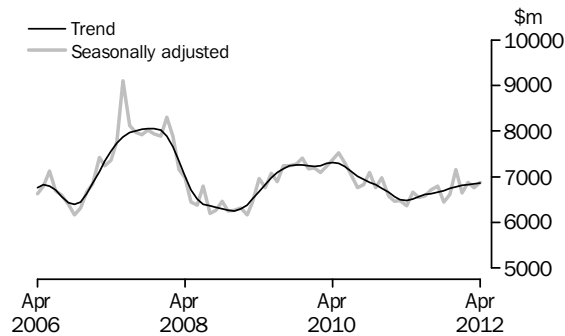
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) fell 0.2% in April 2012 compared with March 2012, while the seasonally adjusted series rose 1.2% in April 2012.

The total value of owner occupied housing commitments (trend) fell (\$63m, 0.5%) in April 2012, following a fall of 0.5% in March 2012. A fall was recorded in commitments for the purchase of established dwellings (down \$76m, 0.7%), while rises were recorded in commitments for the purchase of new dwellings (up \$6m, 1.0%) and commitments for the construction of dwellings (up \$6m, 0.4%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 0.9% in April 2012.

The total value of investment housing commitments (trend) rose (up \$21m, 0.3%) in April 2012 compared with March 2012. Rises were recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$14m, 0.2%), commitments for the construction of dwellings for rent or resale (up \$5m, 1.1%) and commitments for the purchase of dwellings by others for rent or resale (up \$2m, 0.4%). The value of investment housing commitments seasonally adjusted rose 1.7% in April 2012.

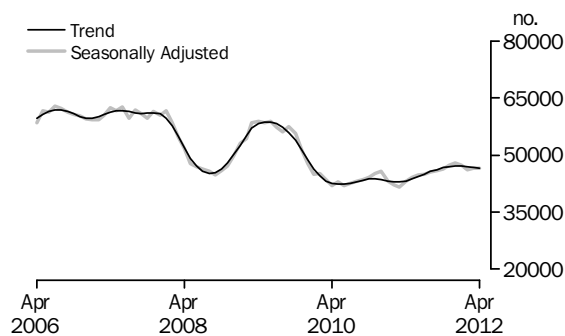
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) fell (189, 0.4%) in April 2012, following a fall of 0.4% in March 2012. A fall was recorded in commitments for the purchase of established dwellings excluding refinancing (down 417, 1.8%), while rises were recorded in commitments for the refinancing of established dwellings (up 171, 1.0%), commitments for the construction of dwellings (up 42, 0.8%) and commitments for the purchase of new dwellings (up 16, 0.8%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose (113, 0.2%) in April 2012.



SUMMARY OF FINDINGS *continued*

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

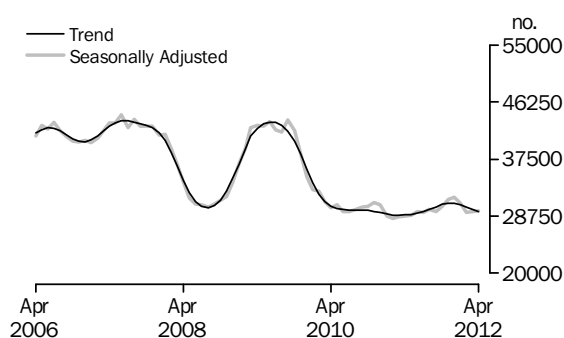
Between April 2012 and March 2012, the number of owner occupied housing commitments (trend) fell in New South Wales (down 337, 2.5%), Tasmania (down 19, 2.3%) and the Australian Capital Territory (down 1, 0.1%), while rises were recorded in Western Australia (up 90, 1.3%), Queensland (up 85, 0.9%), Victoria (up 43, 0.3%), South Australia (up 9, 0.3%) and the Northern Territory (up 3, 1.0%). The seasonally adjusted estimates rose in Queensland (up 175, 2.0%), Victoria (up 36, 0.3%), Tasmania (up 14, 1.9%) and the Australian Capital Territory (up 2, 0.2%), while falls were recorded in New South Wales (down 107, 0.8%), Western Australia (down 86, 1.2%), the Northern Territory (down 75, 18.8%) and South Australia (down 63, 2.0%).

First Home Buyer Commitments (Table 9)

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 16.8% in April 2012 from 16.4% in March 2012. Between April 2012 and March 2012, the average loan size for first home buyers rose \$600 to \$280,200. The average loan size for all owner occupied housing commitments rose \$4,400 to \$288,900 for the same period.

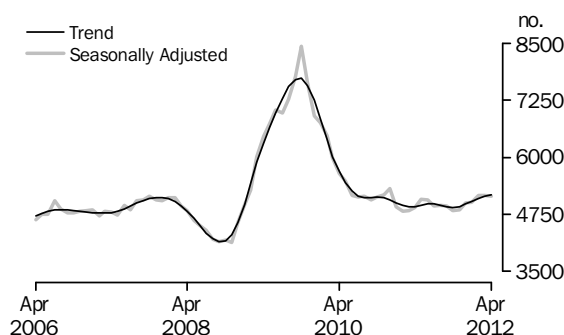
Number of Owner Occupied Dwellings Financed Excluding Refinancing (Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) fell 1.2% in April 2012, following a fall of 1.2% in March 2012. The seasonally adjusted series rose 0.2% in April 2012, following a rise of 0.5% in March 2012.



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

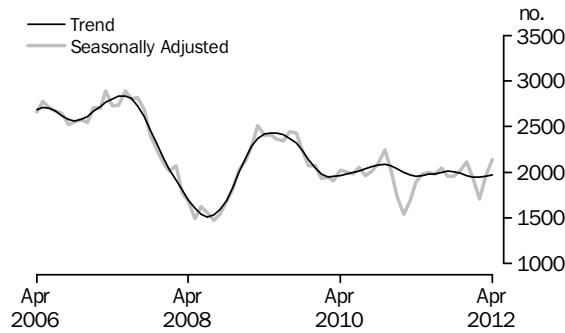
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.8% in April 2012, following a rise of 1.0% in March 2012. The seasonally adjusted series fell 0.6% in April 2012, after a rise of 0.2% in March 2012.



SUMMARY OF FINDINGS *continued*

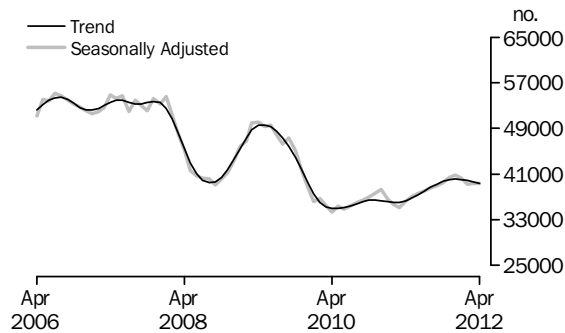
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 0.8% in April 2012, following a rise of 0.4% in March 2012. The seasonally adjusted series rose 9.3% in April 2012, following a rise of 14.9% in March 2012.



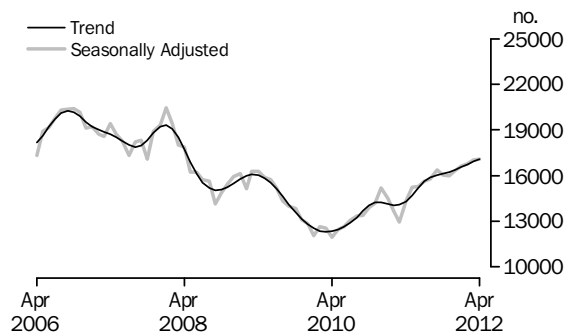
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) fell 0.6% in April 2012, following a fall of 0.6% in March 2012. The seasonally adjusted series fell 0.1% in April 2012, after a rise of 0.3% in March 2012.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 1.0% in April 2012, following a rise of 1.0% in March 2012. The seasonally adjusted series rose 0.3% in April 2012, following a rise of 1.5% in March 2012.

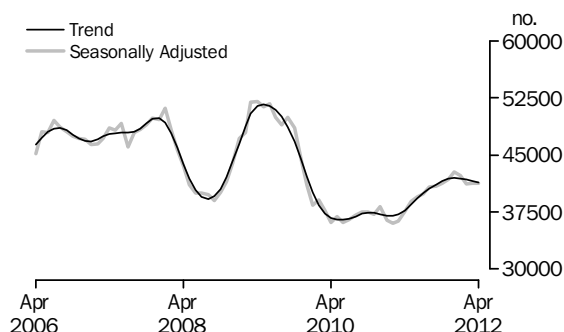


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks (Tables 3 & 4)

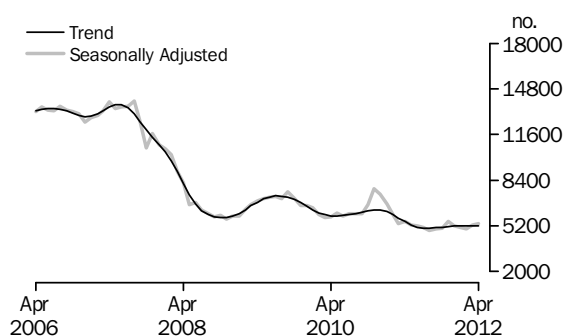
The number of commitments for owner occupied dwellings financed by banks (trend) fell 0.5% in April 2012, following a fall of 0.4% in March 2012. The seasonally adjusted series was flat (0.0%) in April 2012, after a rise of 0.3% in March 2012.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 0.3% in April 2012, following a rise of 0.2% in March 2012. The seasonally adjusted series rose 1.8% in April 2012, following a rise of 5.3% in March 2012. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) fell 3.4% in April 2012. The seasonally adjusted series fell 9.6% in April 2012, after a rise of 21.5% in March 2012.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of April 2012, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,155,456m, up \$5,940m (0.5%) from the March 2012 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$3,834m (0.5%) to \$779,324m and investment housing loans financed by ADIs rose \$2,106m (0.6%) to \$376,132m.

Bank housing loan outstandings rose \$8,054m (0.7%) during April 2012 to reach a closing balance of \$1,106,389m. Owner occupied housing loan outstandings of banks rose \$5,645m (0.8%) to \$739,246m and investment housing loan outstandings of banks rose \$2,409m (0.7%) to \$367,143m.

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

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings(c).....		Total excluding refinancing of established dwellings.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2011												
April	4 392	1 199	1 688	590	33 973	10 353	40 053	12 142	12 971	3 247	27 082	8 895
May	5 784	1 592	2 148	753	40 090	12 081	48 022	14 426	16 398	4 155	31 624	10 271
June	5 412	1 471	2 062	713	38 767	11 743	46 241	13 927	16 092	4 106	30 149	9 821
July	4 998	1 354	1 874	661	37 055	11 337	43 927	13 351	15 252	4 000	28 675	9 351
August	5 383	1 422	2 122	731	40 051	12 155	47 556	14 307	16 897	4 509	30 659	9 798
September	5 196	1 399	1 946	654	39 361	11 717	46 503	13 770	16 596	4 293	29 907	9 477
October	4 708	1 227	1 905	651	38 222	11 281	44 835	13 159	15 465	3 960	29 370	9 198
November	5 246	1 407	2 229	740	43 253	12 818	50 728	14 964	16 962	4 327	33 766	10 637
December	4 833	1 291	2 261	769	42 750	12 603	49 844	14 663	16 756	4 272	33 088	10 391
2012												
January	3 950	1 045	1 653	570	34 619	10 109	40 222	11 724	14 027	3 508	26 195	8 216
February	4 815	1 291	1 678	571	37 037	10 450	43 530	12 313	16 093	3 947	27 437	8 366
March	5 195	1 370	1 994	660	41 878	11 928	49 067	13 958	18 020	4 444	31 047	9 514
April	4 560	1 207	1 948	669	36 483	10 542	42 991	12 418	15 470	3 777	27 521	8 641
SEASONALLY ADJUSTED												
2011												
April	4 894	1 313	1 893	663	36 333	11 184	43 120	13 161	14 332	3 648	28 789	9 513
May	5 075	1 429	1 978	690	37 136	11 247	44 189	13 366	15 256	3 886	28 933	9 479
June	5 059	1 355	1 996	684	37 688	11 365	44 742	13 404	15 289	3 885	29 453	9 520
July	4 936	1 326	1 986	697	38 081	11 544	45 003	13 567	15 637	4 037	29 365	9 531
August	4 947	1 302	2 050	710	38 604	11 562	45 601	13 573	15 789	4 124	29 812	9 449
September	4 932	1 330	1 959	681	38 983	11 510	45 874	13 521	16 369	4 204	29 505	9 317
October	4 840	1 280	1 957	660	39 523	11 504	46 320	13 444	16 028	4 078	30 292	9 365
November	4 856	1 323	2 022	677	40 444	11 737	47 322	13 738	15 965	4 070	31 357	9 668
December	4 998	1 335	2 111	697	40 867	11 925	47 975	13 957	16 322	4 167	31 653	9 790
2012												
January	5 025	1 339	1 945	680	40 369	12 039	47 339	14 058	16 634	4 184	30 705	9 873
February	5 162	1 366	1 706	594	39 262	11 396	46 131	13 356	16 783	4 186	29 348	9 170
March	5 171	1 347	1 960	632	39 388	11 466	46 519	13 445	17 038	4 249	29 480	9 196
April	5 142	1 349	2 142	739	39 348	11 485	46 632	13 573	17 094	4 249	29 538	9 324
TREND												
2011												
April	4 923	1 337	1 961	679	36 343	11 078	43 227	13 095	14 289	3 635	28 938	9 460
May	4 953	1 344	1 968	684	36 810	11 191	43 732	13 219	14 697	3 760	29 035	9 459
June	4 978	1 347	1 978	688	37 408	11 333	44 365	13 368	15 192	3 903	29 172	9 465
July	4 976	1 339	1 986	690	38 056	11 441	45 018	13 470	15 627	4 023	29 391	9 447
August	4 944	1 325	2 000	691	38 690	11 526	45 634	13 541	15 897	4 094	29 737	9 447
September	4 909	1 313	2 011	690	39 272	11 604	46 193	13 607	16 029	4 124	30 164	9 483
October	4 898	1 310	2 006	683	39 764	11 678	46 667	13 671	16 115	4 133	30 552	9 538
November	4 922	1 318	1 987	674	40 084	11 732	46 993	13 723	16 232	4 140	30 761	9 583
December	4 975	1 330	1 967	665	40 177	11 746	47 119	13 740	16 382	4 151	30 737	9 589
2012												
January	5 036	1 340	1 952	660	40 080	11 719	47 068	13 719	16 560	4 172	30 509	9 548
February	5 094	1 348	1 948	660	39 879	11 660	46 921	13 667	16 752	4 198	30 170	9 469
March	5 144	1 353	1 956	663	39 648	11 587	46 748	13 603	16 927	4 224	29 821	9 380
April	5 186	1 359	1 972	669	39 402	11 511	46 559	13 540	17 098	4 251	29 462	9 289

(a) Excludes alterations and additions.

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

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

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

Month	Construction of dwellings.....		Purchase of new dwellings.....		Purchase of established dwellings(b).....		Total.....		Refinancing of established dwellings(c).....		Total excluding refinancing of established dwellings.....	
	no.	value	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% CHANGE FROM PREVIOUS MONTH)												
2011												
April	-15.0	-14.3	-6.4	-5.3	-12.1	-10.8	-12.2	-10.9	-9.6	-11.4	-13.5	-10.7
May	31.7	32.8	27.3	27.5	18.0	16.7	19.9	18.8	26.4	28.0	16.8	15.5
June	-6.4	-7.6	-4.0	-5.3	-3.3	-2.8	-3.7	-3.5	-1.9	-1.2	-4.7	-4.4
July	-7.6	-8.0	-9.1	-7.3	-4.4	-3.5	-5.0	-4.1	-5.2	-2.6	-4.9	-4.8
August	7.7	5.0	13.2	10.6	8.1	7.2	8.3	7.2	10.8	12.7	6.9	4.8
September	-3.5	-1.6	-8.3	-10.5	-1.7	-3.6	-2.2	-3.8	-1.8	-4.8	-2.5	-3.3
October	-9.4	-12.3	-2.1	-0.4	-2.9	-3.7	-3.6	-4.4	-6.8	-7.7	-1.8	-2.9
November	11.4	14.6	17.0	13.6	13.2	13.6	13.1	13.7	9.7	9.3	15.0	15.6
December	-7.9	-8.2	1.4	4.0	-1.2	-1.7	-1.7	-2.0	-1.2	-1.3	-2.0	-2.3
2012												
January	-18.3	-19.0	-26.9	-25.9	-19.0	-19.8	-19.3	-20.0	-16.3	-17.9	-20.8	-20.9
February	21.9	23.6	1.5	0.2	7.0	3.4	8.2	5.0	14.7	12.5	4.7	1.8
March	7.9	6.1	18.8	15.5	13.1	14.1	12.7	13.4	12.0	12.6	13.2	13.7
April	-12.2	-11.9	-2.3	1.4	-12.9	-11.6	-12.4	-11.0	-14.2	-15.0	-11.4	-9.2
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2011												
April	1.3	1.1	12.2	18.1	3.5	4.1	3.6	4.4	10.7	8.7	0.4	2.8
May	3.7	8.9	4.5	4.0	2.2	0.6	2.5	1.6	6.5	6.5	0.5	-0.4
June	-0.3	-5.2	0.9	-0.8	1.5	1.0	1.3	0.3	0.2	0.0	1.8	0.4
July	-2.4	-2.2	-0.5	1.9	1.0	1.6	0.6	1.2	2.3	3.9	-0.3	0.1
August	0.2	-1.8	3.2	1.7	1.4	0.2	1.3	0.0	1.0	2.2	1.5	-0.9
September	-0.3	2.2	-4.4	-4.0	1.0	-0.5	0.6	-0.4	3.7	1.9	-1.0	-1.4
October	-1.9	-3.8	-0.1	-3.1	1.4	-0.1	1.0	-0.6	-2.1	-3.0	2.7	0.5
November	0.3	3.3	3.3	2.6	2.3	2.0	2.2	2.2	-0.4	-0.2	3.5	3.2
December	2.9	0.9	4.4	2.9	1.0	1.6	1.4	1.6	2.2	2.4	0.9	1.3
2012												
January	0.5	0.3	-7.9	-2.5	-1.2	1.0	-1.3	0.7	1.9	0.4	-3.0	0.9
February	2.7	2.0	-12.3	-12.6	-2.7	-5.3	-2.6	-5.0	0.9	0.0	-4.4	-7.1
March	0.2	-1.4	14.9	6.5	0.3	0.6	0.8	0.7	1.5	1.5	0.5	0.3
April	-0.6	0.1	9.3	16.9	-0.1	0.2	0.2	0.9	0.3	0.0	0.2	1.4
TREND (% CHANGE FROM PREVIOUS MONTH)												
2011												
April	0.1	0.3	-0.5	-0.3	0.7	0.3	0.6	0.3	1.5	2.1	0.2	-0.4
May	0.6	0.5	0.4	0.6	1.3	1.0	1.2	0.9	2.9	3.4	0.3	0.0
June	0.5	0.2	0.5	0.7	1.6	1.3	1.4	1.1	3.4	3.8	0.5	0.1
July	0.0	-0.5	0.4	0.2	1.7	1.0	1.5	0.8	2.9	3.1	0.7	-0.2
August	-0.6	-1.1	0.7	0.1	1.7	0.7	1.4	0.5	1.7	1.8	1.2	0.0
September	-0.7	-0.9	0.6	-0.1	1.5	0.7	1.2	0.5	0.8	0.7	1.4	0.4
October	-0.2	-0.2	-0.3	-0.9	1.3	0.6	1.0	0.5	0.5	0.2	1.3	0.6
November	0.5	0.6	-0.9	-1.4	0.8	0.5	0.7	0.4	0.7	0.2	0.7	0.5
December	1.1	0.9	-1.0	-1.2	0.2	0.1	0.3	0.1	0.9	0.3	-0.1	0.1
2012												
January	1.2	0.8	-0.7	-0.7	-0.2	-0.2	-0.1	-0.2	1.1	0.5	-0.7	-0.4
February	1.2	0.6	-0.2	-0.1	-0.5	-0.5	-0.3	-0.4	1.2	0.6	-1.1	-0.8
March	1.0	0.4	0.4	0.5	-0.6	-0.6	-0.4	-0.5	1.0	0.6	-1.2	-0.9
April	0.8	0.4	0.8	1.0	-0.6	-0.7	-0.4	-0.5	1.0	0.7	-1.2	-1.0

(a) Excludes alterations and additions.

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

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
2011										
April	35 136	11 144	4 917	998	40 053	12 142	1 071	268	787	127
May	42 409	13 285	5 613	1 141	48 022	14 426	1 219	300	1 009	187
June	40 800	12 790	5 441	1 138	46 241	13 927	1 183	284	1 097	214
July	39 038	12 263	4 889	1 088	43 927	13 351	1 061	258	1 125	231
August	42 535	13 263	5 021	1 044	47 556	14 307	1 067	252	1 200	240
September	41 387	12 665	5 116	1 105	46 503	13 770	1 139	271	1 180	261
October	39 849	12 095	4 986	1 064	44 835	13 159	1 132	277	1 076	241
November	44 676	13 664	6 052	1 300	50 728	14 964	1 606	405	1 311	264
December	44 466	13 538	5 378	1 125	49 844	14 663	1 046	253	1 233	250
2012										
January	36 010	10 809	4 212	915	40 222	11 724	658	152	1 117	235
February	38 588	11 267	4 942	1 046	43 530	12 313	836	194	1 328	272
March	43 545	12 783	5 522	1 175	49 067	13 958	1 100	259	1 422	282
April	38 207	11 379	4 784	1 039	42 991	12 418	857	211	1 271	257
SEASONALLY ADJUSTED										
2011										
April	37 601	12 011	5 519	1 149	43 120	13 161	1 171	287	912	154
May	38 919	12 268	5 270	1 098	44 189	13 366	1 112	268	1 035	195
June	39 514	12 307	5 229	1 097	44 742	13 404	1 123	271	1 043	197
July	39 899	12 469	5 104	1 099	45 003	13 567	1 101	261	1 107	218
August	40 737	12 542	4 864	1 031	45 601	13 573	1 088	262	1 123	214
September	40 868	12 464	5 006	1 057	45 874	13 521	1 149	278	1 104	227
October	41 261	12 378	5 059	1 066	46 320	13 444	1 120	282	1 124	239
November	41 821	12 635	5 501	1 103	47 322	13 738	1 473	362	1 143	237
December	42 774	12 878	5 201	1 079	47 975	13 957	1 047	254	1 193	244
2012										
January	42 264	12 943	5 074	1 114	47 339	14 058	811	183	1 290	276
February	41 134	12 268	4 997	1 088	46 131	13 356	836	197	1 371	302
March	41 256	12 292	5 263	1 154	46 519	13 445	1 015	241	1 456	310
April	41 273	12 371	5 359	1 202	46 632	13 573	918	226	1 460	316
TREND										
2011										
April	37 726	11 957	5 501	1 138	43 227	13 095	1 166	284	1 030	188
May	38 455	12 134	5 277	1 085	43 732	13 219	1 118	270	985	179
June	39 240	12 294	5 125	1 074	44 365	13 368	1 100	264	1 008	188
July	39 964	12 404	5 054	1 066	45 018	13 470	1 115	269	1 050	202
August	40 582	12 478	5 052	1 064	45 634	13 541	1 148	278	1 089	216
September	41 117	12 543	5 076	1 064	46 193	13 607	1 172	286	1 114	226
October	41 555	12 605	5 112	1 067	46 667	13 671	1 171	286	1 134	233
November	41 840	12 647	5 153	1 076	46 993	13 723	1 137	276	1 169	244
December	41 941	12 650	5 178	1 090	47 119	13 740	1 076	260	1 223	258
2012										
January	41 882	12 612	5 187	1 108	47 068	13 719	1 006	241	1 287	274
February	41 730	12 541	5 191	1 126	46 921	13 667	945	225	1 353	290
March	41 544	12 458	5 204	1 145	46 748	13 603	901	214	1 413	305
April	41 339	12 376	5 220	1 163	46 559	13 540	870	207	1 463	317

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

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% change from previous month)										
2011										
April	-11.5	-10.2	-17.3	-18.3	-12.2	-10.9	-21.4	-18.2	-24.2	-23.9
May	20.7	19.2	14.2	14.4	19.9	18.8	13.8	12.0	28.2	47.3
June	-3.8	-3.7	-3.1	-0.3	-3.7	-3.5	-3.0	-5.1	8.7	14.5
July	-4.3	-4.1	-10.1	-4.4	-5.0	-4.1	-10.3	-9.1	2.6	7.9
August	9.0	8.2	2.7	-4.0	8.3	7.2	0.6	-2.6	6.7	4.1
September	-2.7	-4.5	1.9	5.8	-2.2	-3.8	6.7	7.6	-1.7	8.5
October	-3.7	-4.5	-2.5	-3.7	-3.6	-4.4	-0.6	2.4	-8.8	-7.5
November	12.1	13.0	21.4	22.2	13.1	13.7	41.9	45.9	21.8	9.8
December	-0.5	-0.9	-11.1	-13.5	-1.7	-2.0	-34.9	-37.5	-5.9	-5.5
2012										
January	-19.0	-20.2	-21.7	-18.7	-19.3	-20.0	-37.1	-39.9	-9.4	-6.2
February	7.2	4.2	17.3	14.3	8.2	5.0	27.1	27.3	18.9	15.8
March	12.8	13.5	11.7	12.4	12.7	13.4	31.6	33.9	7.1	3.8
April	-12.3	-11.0	-13.4	-11.6	-12.4	-11.0	-22.1	-18.6	-10.6	-8.7
SEASONALLY ADJUSTED (% change from previous month)										
2011										
April	3.7	4.5	3.1	3.2	3.6	4.4	-1.9	-0.8	-4.7	-7.1
May	3.5	2.1	-4.5	-4.5	2.5	1.6	-5.0	-6.9	13.5	26.1
June	1.5	0.3	-0.8	0.0	1.3	0.3	1.0	1.3	0.8	1.2
July	1.0	1.3	-2.4	0.1	0.6	1.2	-1.9	-3.6	6.1	10.6
August	2.1	0.6	-4.7	-6.1	1.3	0.0	-1.2	0.3	1.5	-1.9
September	0.3	-0.6	2.9	2.5	0.6	-0.4	5.6	6.0	-1.7	6.2
October	1.0	-0.7	1.1	0.9	1.0	-0.6	-2.5	1.3	1.8	5.5
November	1.4	2.1	8.7	3.5	2.2	2.2	31.4	28.6	1.6	-1.0
December	2.3	1.9	-5.5	-2.2	1.4	1.6	-28.9	-29.8	4.4	2.8
2012										
January	-1.2	0.5	-2.4	3.3	-1.3	0.7	-22.6	-28.1	8.2	13.3
February	-2.7	-5.2	-1.5	-2.4	-2.6	-5.0	3.0	7.9	6.3	9.5
March	0.3	0.2	5.3	6.1	0.8	0.7	21.5	22.2	6.2	2.7
April	0.0	0.6	1.8	4.2	0.2	0.9	-9.6	-6.4	0.2	1.8
TREND (% change from previous month)										
2011										
April	1.4	1.2	-4.5	-8.7	0.6	0.3	-5.4	-6.0	-12.1	-14.7
May	1.9	1.5	-4.1	-4.7	1.2	0.9	-4.1	-4.9	-4.4	-4.6
June	2.0	1.3	-2.9	-1.0	1.4	1.1	-1.6	-2.0	2.3	4.9
July	1.8	0.9	-1.4	-0.7	1.5	0.8	1.4	1.7	4.2	7.6
August	1.5	0.6	0.0	-0.2	1.4	0.5	2.9	3.5	3.7	6.7
September	1.3	0.5	0.5	0.0	1.2	0.5	2.1	2.6	2.3	4.6
October	1.1	0.5	0.7	0.2	1.0	0.5	-0.1	0.0	1.8	3.5
November	0.7	0.3	0.8	0.9	0.7	0.4	-3.0	-3.3	3.1	4.5
December	0.2	0.0	0.5	1.3	0.3	0.1	-5.4	-6.1	4.6	5.8
2012										
January	-0.1	-0.3	0.2	1.6	-0.1	-0.2	-6.5	-7.3	5.3	6.2
February	-0.4	-0.6	0.1	1.7	-0.3	-0.4	-6.1	-6.6	5.1	5.8
March	-0.4	-0.7	0.2	1.7	-0.4	-0.5	-4.7	-4.9	4.4	5.0
April	-0.5	-0.7	0.3	1.6	-0.4	-0.5	-3.4	-3.4	3.5	3.9

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

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2011									
April	11 624	11 334	7 236	2 691	5 248	864	261	795	40 053
May	14 063	13 829	8 238	3 360	6 347	988	313	884	48 022
June	13 447	13 228	7 994	3 269	6 271	860	298	874	46 241
July	13 202	12 226	7 836	2 924	5 756	873	275	835	43 927
August	14 165	13 311	8 580	3 151	6 297	907	324	821	47 556
September	13 928	12 558	8 380	3 401	6 228	866	317	825	46 503
October	13 787	12 051	7 971	3 012	6 123	799	323	769	44 835
November	16 507	12 857	9 053	3 377	6 674	990	335	935	50 728
December	16 266	12 875	8 833	3 242	6 473	881	382	892	49 844
2012									
January	11 725	10 670	7 519	2 686	5 879	789	265	689	40 222
February	12 059	11 508	8 521	3 098	6 374	844	319	807	43 530
March	13 966	12 661	9 768	3 408	7 116	828	453	867	49 067
April	12 412	11 415	8 257	2 827	6 258	730	302	790	42 991
SEASONALLY ADJUSTED (b)									
2011									
April	12 438	12 361	7 816	2 941	5 751	898	280	837	43 120
May	12 672	12 560	7 851	3 119	5 922	899	298	821	44 189
June	12 972	12 574	7 951	3 168	6 021	896	298	837	44 742
July	13 356	12 443	8 096	3 066	5 956	916	304	828	45 003
August	13 514	12 496	8 221	3 083	5 994	897	322	791	45 601
September	13 748	12 353	8 083	3 310	6 047	885	307	809	45 874
October	14 154	12 177	8 082	3 178	6 167	863	321	791	46 320
November	14 667	12 181	8 268	3 154	6 269	898	321	835	47 322
December	15 928	12 380	8 889	3 053	6 352	857	347	877	47 975
2012									
January	14 495	12 495	8 893	3 122	6 632	882	322	860	47 339
February	13 320	12 525	8 795	3 188	6 693	824	319	849	46 131
March	13 446	12 498	8 954	3 174	6 936	767	402	846	46 519
April	13 339	12 534	9 129	3 111	6 850	781	327	848	46 632
TREND (b)									
2011									
April	12 468	12 337	7 714	3 022	5 700	895	290	820	43 227
May	12 635	12 394	7 800	3 043	5 817	895	294	819	43 732
June	12 885	12 456	7 919	3 086	5 919	897	299	818	44 365
July	13 212	12 471	8 015	3 132	5 989	898	305	814	45 018
August	13 607	12 421	8 083	3 164	6 035	897	311	811	45 634
September	14 039	12 350	8 168	3 172	6 083	892	316	812	46 193
October	14 424	12 301	8 282	3 165	6 162	887	320	820	46 667
November	14 633	12 305	8 433	3 155	6 281	878	325	832	46 993
December	14 612	12 350	8 601	3 146	6 424	864	331	844	47 119
2012									
January	14 397	12 413	8 764	3 137	6 568	846	337	852	47 068
February	14 073	12 473	8 903	3 135	6 702	825	343	856	46 921
March	13 727	12 523	9 016	3 135	6 817	804	349	856	46 748
April	13 390	12 566	9 101	3 144	6 907	785	352	855	46 559

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

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

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

(Percentage change)

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2011									
April	-12.8	-10.7	-15.2	-15.5	-8.8	-13.6	-19.7	-4.4	-12.2
May	21.0	22.0	13.8	24.9	20.9	14.4	19.9	11.2	19.9
June	-4.4	-4.3	-3.0	-2.7	-1.2	-13.0	-4.8	-1.1	-3.7
July	-1.8	-7.6	-2.0	-10.6	-8.2	1.5	-7.7	-4.5	-5.0
August	7.3	8.9	9.5	7.8	9.4	3.9	17.8	-1.7	8.3
September	-1.7	-5.7	-2.3	7.9	-1.1	-4.5	-2.2	0.5	-2.2
October	-1.0	-4.0	-4.9	-11.4	-1.7	-7.7	1.9	-6.8	-3.6
November	19.7	6.7	13.6	12.1	9.0	23.9	3.7	21.6	13.1
December	-1.5	0.1	-2.4	-4.0	-3.0	-11.0	14.0	-4.6	-1.7
2012									
January	-27.9	-17.1	-14.9	-17.1	-9.2	-10.4	-30.6	-22.8	-19.3
February	2.8	7.9	13.3	15.3	8.4	7.0	20.4	17.1	8.2
March	15.8	10.0	14.6	10.0	11.6	-1.9	42.0	7.4	12.7
April	-11.1	-9.8	-15.5	-17.0	-12.1	-11.8	-33.3	-8.9	-12.4
SEASONALLY ADJUSTED (% change from previous month)									
2011									
April	2.1	3.3	4.6	1.0	5.3	2.5	-2.3	7.0	3.6
May	1.9	1.6	0.4	6.1	3.0	0.1	6.4	-1.9	2.5
June	2.4	0.1	1.3	1.6	1.7	-0.3	0.1	2.0	1.3
July	3.0	-1.0	1.8	-3.2	-1.1	2.3	2.0	-1.1	0.6
August	1.2	0.4	1.5	0.6	0.6	-2.1	5.7	-4.5	1.3
September	1.7	-1.1	-1.7	7.4	0.9	-1.3	-4.5	2.3	0.6
October	2.9	-1.4	0.0	-4.0	2.0	-2.5	4.4	-2.2	1.0
November	3.6	0.0	2.3	-0.8	1.7	4.0	0.0	5.6	2.2
December	8.6	1.6	7.5	-3.2	1.3	-4.5	8.1	5.1	1.4
2012									
January	-9.0	0.9	0.0	2.2	4.4	2.8	-7.1	-1.9	-1.3
February	-8.1	0.2	-1.1	2.1	0.9	-6.6	-1.0	-1.4	-2.6
March	0.9	-0.2	1.8	-0.4	3.6	-6.9	26.2	-0.3	0.8
April	-0.8	0.3	2.0	-2.0	-1.2	1.9	-18.8	0.2	0.2
TREND (% change from previous month)									
2011									
April	0.4	0.0	-0.3	-0.2	2.0	-0.4	0.7	-0.6	0.6
May	1.3	0.5	1.1	0.7	2.0	-0.1	1.1	-0.1	1.2
June	2.0	0.5	1.5	1.4	1.8	0.2	1.7	-0.1	1.4
July	2.5	0.1	1.2	1.5	1.2	0.2	2.1	-0.4	1.5
August	3.0	-0.4	0.9	1.0	0.8	-0.2	2.2	-0.4	1.4
September	3.2	-0.6	1.0	0.3	0.8	-0.5	1.4	0.1	1.2
October	2.7	-0.4	1.4	-0.2	1.3	-0.6	1.3	0.9	1.0
November	1.4	0.0	1.8	-0.3	1.9	-1.0	1.5	1.5	0.7
December	-0.1	0.4	2.0	-0.3	2.3	-1.6	1.8	1.5	0.3
2012									
January	-1.5	0.5	1.9	-0.3	2.3	-2.1	1.9	1.0	-0.1
February	-2.2	0.5	1.6	-0.1	2.0	-2.5	1.8	0.4	-0.3
March	-2.5	0.4	1.3	0.0	1.7	-2.6	1.6	0.0	-0.4
April	-2.5	0.3	0.9	0.3	1.3	-2.3	1.0	-0.1	-0.4

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2011									
April	4 005	3 348	2 117	672	1 505	173	79	244	12 142
May	4 775	4 090	2 384	833	1 771	200	98	276	14 426
June	4 692	3 942	2 278	789	1 704	169	93	260	13 927
July	4 470	3 773	2 293	724	1 566	176	80	268	13 351
August	4 829	4 033	2 480	761	1 694	174	96	239	14 307
September	4 613	3 772	2 348	848	1 676	167	99	247	13 770
October	4 534	3 540	2 239	725	1 627	158	97	240	13 159
November	5 350	3 848	2 558	817	1 823	190	100	279	14 964
December	5 335	3 790	2 473	795	1 722	170	119	259	14 663
2012									
January	3 810	3 158	2 101	642	1 577	151	82	203	11 724
February	3 748	3 254	2 346	718	1 746	166	101	233	12 313
March	4 424	3 548	2 659	802	1 968	162	138	256	13 958
April	4 016	3 285	2 273	668	1 709	139	97	232	12 418
SEASONALLY ADJUSTED (b)									
2011									
April	4 242	3 751	2 263	735	1 638	176	87	253	13 161
May	4 312	3 755	2 265	774	1 649	183	92	253	13 366
June	4 442	3 754	2 279	776	1 643	178	93	258	13 404
July	4 508	3 758	2 359	752	1 618	182	91	261	13 567
August	4 580	3 777	2 409	741	1 617	172	96	243	13 573
September	4 554	3 687	2 265	831	1 642	170	96	243	13 521
October	4 624	3 585	2 265	770	1 669	168	96	245	13 444
November	4 748	3 628	2 350	751	1 680	175	97	246	13 738
December	5 071	3 589	2 442	741	1 715	167	108	246	13 957
2012									
January	4 800	3 653	2 483	736	1 798	168	102	253	14 058
February	4 355	3 577	2 450	748	1 811	162	105	248	13 356
March	4 278	3 559	2 445	752	1 896	152	115	248	13 445
April	4 299	3 682	2 484	739	1 857	148	103	248	13 573
TREND (b)									
2011									
April	4 278	3 697	2 212	744	1 597	176	89	251	13 095
May	4 326	3 725	2 253	749	1 612	177	90	253	13 219
June	4 393	3 748	2 295	759	1 625	178	91	254	13 368
July	4 469	3 750	2 318	770	1 632	177	93	252	13 470
August	4 555	3 727	2 323	776	1 636	175	94	250	13 541
September	4 649	3 690	2 329	775	1 642	173	96	247	13 607
October	4 731	3 651	2 342	769	1 661	171	97	246	13 671
November	4 766	3 623	2 366	761	1 694	170	100	246	13 723
December	4 742	3 606	2 398	753	1 736	168	102	247	13 740
2012									
January	4 663	3 602	2 431	746	1 778	164	105	248	13 719
February	4 552	3 604	2 458	742	1 817	160	106	249	13 667
March	4 433	3 610	2 478	740	1 851	156	108	249	13 603
April	4 319	3 620	2 489	742	1 878	152	109	249	13 540

(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
2011							
April	8 895	3 247	327	12 469	12 139	390	18 379
May	10 271	4 155	391	14 817	13 865	431	18 916
June	9 821	4 106	396	14 324	14 030	428	18 841
July	9 351	4 000	336	13 687	13 249	415	18 865
August	9 798	4 509	383	14 690	13 897	400	19 249
September	9 477	4 293	385	14 155	13 881	413	19 110
October	9 198	3 960	327	13 486	12 527	397	19 607
November	10 637	4 327	374	15 338	13 834	413	20 729
December	10 391	4 272	338	15 001	15 338	448	19 944
2012							
January	8 216	3 508	288	12 012	12 787	418	18 721
February	8 366	3 947	342	12 654	12 007	365	19 003
March	9 514	4 444	371	14 329	12 989	450	19 887
April	8 641	3 777	303	12 721	12 246	358	20 022

(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.

Month	FIRST HOME BUYERS			FIXED RATE LOANS (2 YEARS OR LONGER)(b)			ALL DWELLINGS FINANCED
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
2011							
April	6 842	17.1	288.3	2 383	5.9	273.2	303.1
May	8 029	16.7	289.2	3 049	6.3	274.6	300.4
June	7 580	16.4	284.7	3 204	6.9	279.8	301.2
July	7 152	16.3	287.8	2 895	6.6	280.6	303.9
August	7 814	16.4	287.6	2 826	5.9	260.9	300.8
September	8 234	17.7	283.6	3 933	8.5	271.9	296.1
October	8 571	19.1	283.4	4 740	10.6	274.7	293.5
November	10 131	20.0	282.6	5 656	11.1	284.1	295.0
December	10 420	20.9	283.1	5 829	11.7	283.8	294.2
2012							
January	8 170	20.3	280.9	4 599	11.4	284.0	291.5
February	7 498	17.2	277.6	5 175	11.9	283.7	282.9
March	8 042	16.4	279.6	7 177	14.6	301.0	284.5
April	7 215	16.8	280.2	6 009	14.0	303.1	288.9

(a) Excludes alterations and additions.

(b) 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	842	515	11 055	12 412	4 887	7 525
Victoria	1 377	711	9 327	11 415	4 240	7 175
Queensland	921	352	6 984	8 257	2 540	5 717
South Australia	253	72	2 502	2 827	973	1 854
Western Australia	948	239	5 071	6 258	2 242	4 016
Tasmania	93	12	625	730	226	504
Northern Territory	26	17	259	302	93	209
Australian Capital Territory	100	30	660	790	269	521
Total	4 560	1 948	36 483	42 991	15 470	27 521

	VALUE (\$M)					
New South Wales	246	214	3 557	4 016	1 346	2 671
Victoria	358	228	2 699	3 285	1 031	2 253
Queensland	260	109	1 903	2 273	592	1 680
South Australia	60	20	588	668	200	468
Western Australia	233	78	1 398	1 709	489	1 220
Tasmania	14	3	122	139	33	106
Northern Territory	10	7	80	97	25	72
Australian Capital Territory	26	10	196	232	61	171
Total	1 207	669	10 542	12 418	3 777	8 641

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	291.7	415.6	321.7	323.6	275.4	354.9
Victoria	260.0	321.0	289.3	287.8	243.3	314.1
Queensland	282.7	309.8	272.5	275.2	233.2	293.9
South Australia	237.6	276.7	234.8	236.2	205.1	252.4
Western Australia	245.3	327.6	275.7	273.1	218.0	303.8
Tasmania	150.5	232.3	195.1	190.0	144.6	210.4
Northern Territory	399.8	404.6	308.6	321.9	271.0	344.5
Australian Capital Territory	258.2	329.8	297.3	293.6	227.3	327.7
Total	264.7	343.5	289.0	288.9	244.2	314.0

(a) Excludes alterations and additions.

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

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

Month	OWNER OCCUPATION (SECURED FINANCE)				INVESTMENT HOUSING(b)			TOTAL
	Construction of dwellings	Purchase of new dwellings	Refinancing of established dwellings(c)	Purchase of other established dwellings	Construction of dwellings for rent or resale	Purchase of dwellings by individuals for rent or resale(d)	Purchase of dwellings by others for rent or resale	All dwelling finance
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL								
2011								
April	1 199	590	3 247	7 106	284	5 120	474	18 020
May	1 592	753	4 155	7 926	537	6 276	667	21 906
June	1 471	713	4 106	7 637	641	6 443	732	21 744
July	1 354	661	4 000	7 336	420	5 492	579	19 842
August	1 422	731	4 509	7 646	693	5 895	635	21 531
September	1 399	654	4 293	7 424	500	5 712	620	20 602
October	1 227	651	3 960	7 320	319	5 216	562	19 256
November	1 407	740	4 327	8 491	348	6 015	650	21 977
December	1 291	769	4 272	8 331	711	5 948	593	21 916
2012								
January	1 045	570	3 508	6 601	205	4 617	386	16 931
February	1 291	571	3 947	6 503	463	5 233	504	18 512
March	1 370	660	4 444	7 484	340	6 073	460	20 831
April	1 207	669	3 777	6 765	411	5 322	514	18 665
SEASONALLY ADJUSTED								
2011								
April	1 313	663	3 648	7 536	344	5 462	559	19 526
May	1 429	690	3 886	7 360	425	5 618	615	20 024
June	1 355	684	3 885	7 480	489	5 534	532	19 960
July	1 326	697	4 037	7 508	397	5 572	611	20 148
August	1 302	710	4 124	7 438	599	5 553	555	20 281
September	1 330	681	4 204	7 306	467	5 676	647	20 311
October	1 280	660	4 078	7 425	354	5 537	557	19 891
November	1 323	677	4 070	7 667	386	5 617	618	20 359
December	1 335	697	4 167	7 757	683	5 909	570	21 120
2012								
January	1 339	680	4 184	7 854	326	5 813	506	20 702
February	1 366	594	4 186	7 209	526	5 778	576	20 236
March	1 347	632	4 249	7 216	353	5 890	523	20 211
April	1 349	739	4 249	7 236	530	5 778	570	20 450
TREND								
2011								
April	1 337	679	3 635	7 443	412	5 470	602	19 579
May	1 344	684	3 760	7 431	436	5 493	592	19 740
June	1 347	688	3 903	7 430	453	5 528	584	19 933
July	1 339	690	4 023	7 418	463	5 560	584	20 078
August	1 325	691	4 094	7 431	467	5 583	588	20 179
September	1 313	690	4 124	7 480	467	5 608	592	20 275
October	1 310	683	4 133	7 545	465	5 646	591	20 374
November	1 318	674	4 140	7 592	460	5 699	581	20 463
December	1 330	665	4 151	7 594	458	5 752	568	20 519
2012								
January	1 340	660	4 172	7 547	458	5 794	557	20 528
February	1 348	660	4 198	7 462	460	5 824	549	20 500
March	1 353	663	4 224	7 363	463	5 841	544	20 451
April	1 359	669	4 251	7 260	468	5 855	546	20 408

(a) Excludes alterations and additions.

(b) Excludes revolving credit.

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

(d) Includes refinancing (see Glossary).

Month	Banks(a)	Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs)(a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
OWNER-OCCUPIED HOUSING							
2011							
April	681 187	13 724	32 052	726 963	na	na	na
May	686 264	14 217	32 361	732 842	na	na	na
June	692 628	14 004	32 492	739 124	na	na	na
July	695 621	14 157	32 659	742 437	na	na	na
August	699 981	14 249	32 807	747 037	na	na	na
September	705 161	14 307	31 339	750 807	na	na	na
October	709 838	14 397	30 810	755 045	na	na	na
November	713 551	14 450	30 953	758 954	na	na	na
December	720 948	11 726	31 084	763 758	na	na	na
2012							
January	725 015	11 815	31 208	768 038	na	na	na
February	729 282	11 877	30 618	771 777	na	na	na
March	733 601	12 394	29 495	775 490	na	na	na
April	739 246	12 470	27 608	779 324	na	na	na
INVESTMENT HOUSING							
2011							
April	339 804	4 178	6 578	350 560	na	na	na
May	342 014	4 302	6 647	352 963	na	na	na
June	345 220	4 247	6 673	356 140	na	na	na
July	346 737	4 286	6 712	357 735	na	na	na
August	349 161	4 314	6 746	360 221	na	na	na
September	351 400	4 330	6 420	362 150	na	na	na
October	353 473	4 353	6 240	364 066	na	na	na
November	355 234	4 365	6 258	365 857	na	na	na
December	358 683	3 210	6 263	368 156	na	na	na
2012							
January	360 221	3 226	6 280	369 727	na	na	na
February	362 173	3 243	6 228	371 644	na	na	na
March	364 734	3 264	6 028	374 026	na	na	na
April	367 143	3 293	5 696	376 132	na	na	na
ALL RESIDENTIAL HOUSING							
2011							
April	1 020 991	17 902	38 630	1 077 523	na	na	na
May	1 028 278	18 519	39 008	1 085 805	na	na	na
June	1 037 848	18 251	39 165	1 095 264	108 768	13 303	1 217 335
July	1 042 358	18 443	39 371	1 100 172	na	na	na
August	1 049 142	18 563	39 553	1 107 258	na	na	na
September	1 056 561	18 637	37 759	1 112 957	110 719	10 822	1 234 498
October	1 063 311	18 750	37 050	1 119 111	na	na	na
November	1 068 785	18 815	37 211	1 124 811	na	na	na
December	1 079 631	14 936	37 347	1 131 914	110 474	10 462	1 252 850
2012							
January	1 085 236	15 041	37 488	1 137 765	na	na	na
February	1 091 455	15 120	36 846	1 143 421	na	na	na
March	1 098 335	15 658	35 523	1 149 516	105 883	10 170	1 265 569
April	1 106 389	15 763	33 304	1 155 456	na	na	na

na not 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.

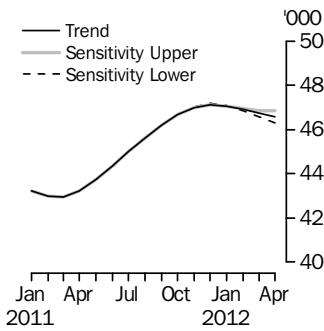
The graph below presents the effect of two possible scenarios on the trend estimates:

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

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

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

NUMBER OF OWNER OCCUPIED DWELLING FINANCE COMMITMENTS



	<i>Trend as published</i>		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<i>(1) rises by 2.1% on this month</i>		<i>(2) falls by 2.1% on this month</i>	
	no.	% change	no.	% change	no.	% change
October 2011	46 667	1.0	46 667	1.0	46 667	1.0
November 2011	46 993	0.7	46 992	0.7	47 030	0.8
December 2011	47 119	0.3	47 112	0.3	47 179	0.3
January 2012	47 068	-0.1	47 062	-0.1	47 096	-0.2
February 2012	46 921	-0.3	46 947	-0.2	46 859	-0.5
March 2012	46 748	-0.4	46 860	-0.2	46 570	-0.6
April 2012	46 559	-0.4	46 835	-0.1	46 288	-0.6

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

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

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

COVERAGE

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

6 An annual collection is conducted to maintain and update the survey coverage of housing finance commitments. New lenders are included as their lending for housing becomes sufficiently large.

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

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

EXPLANATORY NOTES *continued*

SOURCES

9 For banks, credit cooperatives, building societies and RFCs, the statistics in this publication are currently derived from returns submitted to the Australian Prudential Regulation Authority (APRA). The *Financial Sector (Collection of Data) Act 2001* facilitates the collection of statistical data from the financial sector, with APRA established as the central point for collection of both prudential and statistical data. In October 2001, APRA implemented new reporting forms for building societies and credit cooperatives. New reporting forms were implemented for banks in March 2002, and for RFCs in March 2003. APRA commenced collecting loan commitments data from banks, credit cooperatives, 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 form *ARF 392.0 Housing Finance* collected by APRA. Housing finance commitments for investor housing from these lenders are sourced from the *ARF 394.0 Personal Finance*. Housing finance commitments for RFCs are collected on the *RRF 392.0 Housing Finance* and *RRF 394.0 Personal Finance* for owner occupied housing and investor housing respectively.

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 this APRA return on a monthly basis, those institutions with total assets less than this threshold are only required to submit this return on a quarterly basis. An undercoverage adjustment is made in deriving table 12 in the two months between the last month in the quarter to derive estimates for the complete population on a monthly basis.

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

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

REVISIONS

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

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

WHOLESALE LENDERS

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

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

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

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

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

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

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

EFFECTS OF ROUNDING

32 Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Changes in dollar value and percentage terms presented in the commentary and the percentage terms publication tables are based on rounded data and may differ slightly from changes in dollar values and percentage terms calculated from the unrounded data presented in the time series tables.

ABS DATA AVAILABLE ON REQUEST

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

RELATED PRODUCTS

34 Other ABS publications which may be of interest are outlined below. All publications released from 1998 onwards are available on the ABS web site <<http://www.abs.gov.au>>:

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

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

36 In addition, the Reserve Bank of Australia produces the monthly *Reserve Bank of Australia Bulletin* as well as data on its web site. *Bulletin* tables D1 & 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 to 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 B.19 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.</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.
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.

GLOSSARY *continued*

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, only those loans where the refinancing lender is a different lender and the security is unchanged are included. 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. (not elsewhere classified) 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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