

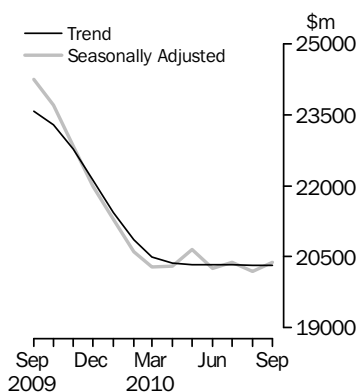
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 10 NOV 2010

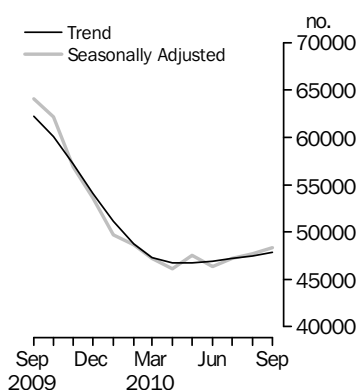
Value of dwelling commitments

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 Wolfgang Hertel on Canberra (02) 6252 7883.

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Sep 2010	Aug 2010 to Sep 2010	Sep 2010	Aug 2010 to Sep 2010
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	20 318	0.0	20 386	1.0
Owner occupied housing	13 695	0.7	13 752	0.6
Investment housing - fixed loans ^(c)	6 623	-1.4	6 634	1.7
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	47 819	0.7	48 333	1.3
Construction of dwellings	4 726	-0.7	4 809	0.5
Purchase of new dwellings	2 221	-0.3	2 155	-3.2
Purchase of established dwellings	40 872	1.0	41 369	1.6

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

SEPTEMBER 2010 COMPARED WITH AUGUST 2010:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions was flat (0.0%). Investment housing commitments fell 1.4%, while owner occupied housing commitments rose 0.7%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.0%.

NUMBER OF DWELLING COMMITMENTS

SEPTEMBER 2010 COMPARED WITH AUGUST 2010:

- 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 established dwellings rose 1.0%, while the number of commitments for the construction of dwellings fell 0.7% and the number of commitments for the purchase of new dwellings fell 0.3%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose from 15.5% in August 2010 to 15.9% in September 2010.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2010	8 December 2010
November 2010	12 January 2011
December 2010	14 February 2011
January 2011	9 March 2011
February 2011	6 April 2011
March 2011	16 May 2011



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 impact on:

- Owner occupied housing for August 2010;
- Investment housing for the period July 2010 to August 2010; and
- Housing loan outstandings to households for the period January 2009 to August 2010.

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)
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 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

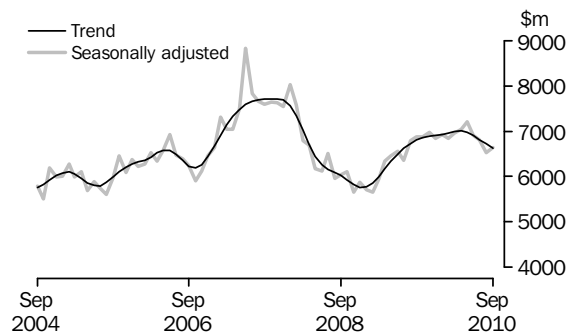
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) was flat (0.0%) in September 2010 compared with August 2010. This is the fourth consecutive month that the trend was flat. The seasonally adjusted series rose 1.0% in September 2010.

The total value of owner occupied housing commitments (trend) rose 0.7% (up \$92m) in September 2010, following a rise of 0.7% in both July and August 2010. Rises were recorded in commitments for the purchase of established dwellings (up \$94m, 0.8%) and the commitments for the construction of dwellings (up \$2m, 0.1%), while the purchase of new dwellings fell (down \$3m, 0.5%). The seasonally adjusted series for the value of owner occupied commitments rose 0.6% in September 2010.

The total value of investment housing commitments (trend) fell 1.4% (down \$95m) in September 2010 compared with August 2010, following a fall of 1.4% in both July and August 2010. Falls were recorded in commitments for the purchase of dwellings by individuals for rent or resale (down \$86m, 1.5%) and the purchase of dwellings by others for rent or resale (down \$18m, 2.7%), while commitments for the construction of dwellings for rent or resale rose (up \$8m, 1.7%). The value of investment housing commitments seasonally adjusted rose 1.7% in September 2010.

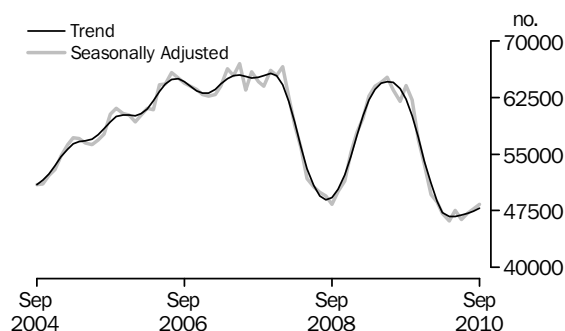
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 345, 0.7%) in September 2010 compared with August 2010. Rises were recorded in commitments for the refinancing of established dwellings (up 231, 1.6%) and the purchase of established dwellings excluding refinancing (up 154, 0.6%), while falls were recorded in commitments for the construction of dwellings (down 34, 0.7%) and the purchase of new dwellings (down 6, 0.3%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose 1.3% in September 2010.



SUMMARY OF FINDINGS *continued*

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

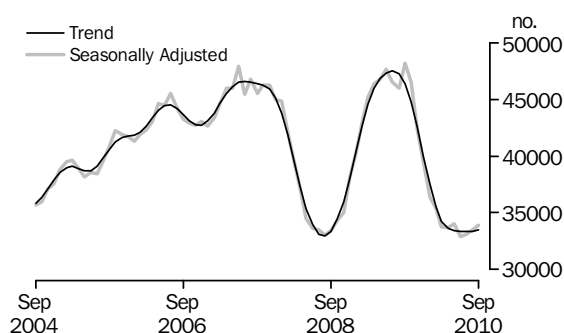
Between August and September 2010, the number of owner occupied housing commitments (trend) increased in New South Wales (up 146, 1.0%), Victoria (up 94, 0.7%), Western Australia (up 12, 0.2%), South Australia (up 10, 0.3%), the Northern Territory (up 6, 1.6%), the Australian Capital Territory (up 6, 0.6%) and Tasmania (up 3, 0.4%). A fall was recorded in Queensland (down 20, 0.2%). The seasonally adjusted estimates rose in all states and territories except Victoria (down 178, 1.4%) and Queensland (down 44, 0.5%).

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 from 15.5% in August 2010 to 15.9% in September 2010. Between August and September 2010, the average loan size for first home buyers fell \$3,600 to \$279,600. The average loan size for all owner occupied housing commitments fell \$2,600 to \$285,100 for the same period.

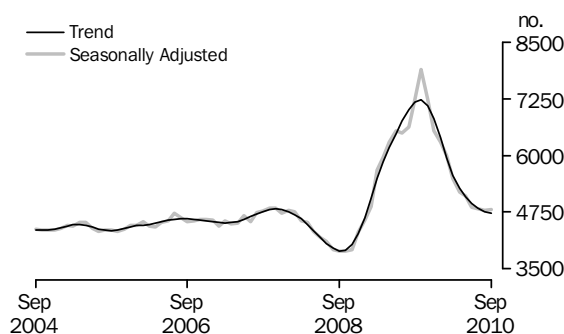
Number of Owner Occupied Dwellings Financed Excluding Refinancing
(Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) rose 0.3% in September 2010 compared with August 2010, following a rise of 0.1% in August 2010. The seasonally adjusted series rose 1.3% in September 2010.



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

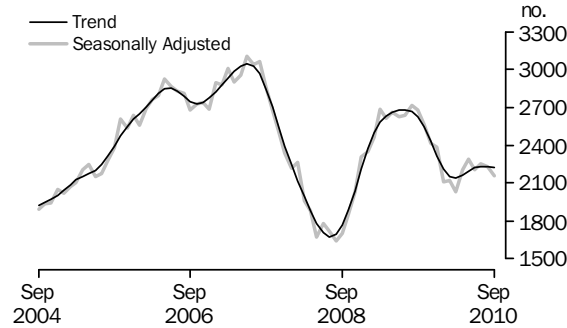
The number of finance commitments for the construction of dwellings for owner occupation (trend) fell 0.7% in September 2010 compared with August 2010, following a fall of 1.6% in August 2010. The seasonally adjusted series rose 0.5% in September 2010.



SUMMARY OF FINDINGS *continued*

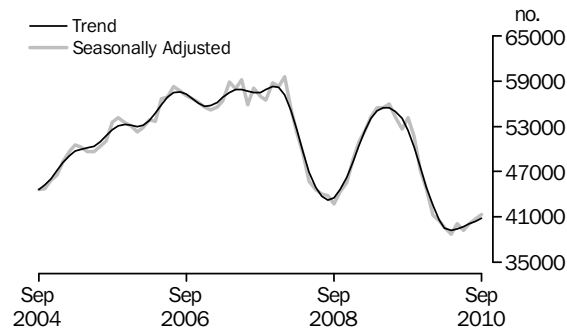
Purchase of new dwellings
(Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 0.3% in September 2010 compared with August 2010, following a fall of 0.1% in August 2010. The seasonally adjusted series fell 3.2% in September 2010.



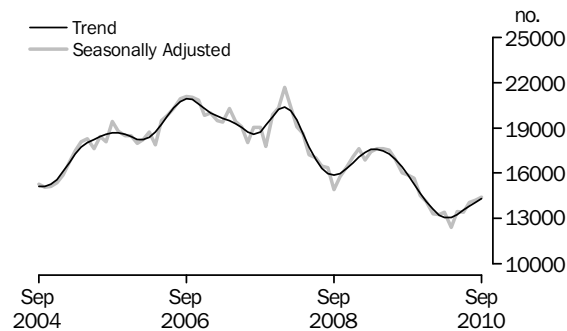
Purchase of established dwellings (including refinancing across lending institutions)
(Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 1.0% in September 2010 compared with August 2010, following a rise of 0.9% in August 2010. The seasonally adjusted series rose 1.6% in September 2010.



Refinancing
(Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 1.6% in September 2010 compared with August 2010, following a rise of 1.9% in August 2010. The seasonally adjusted series rose 1.4% in September 2010.

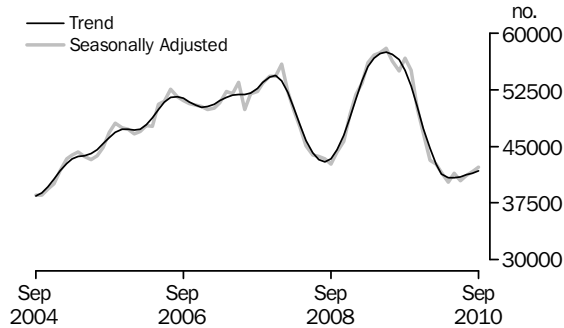


SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

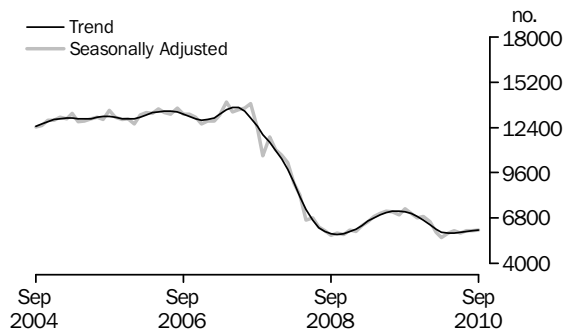
Banks (Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by banks (trend) rose 0.7% in September 2010 compared with August 2010, following a rise of 0.6% in August 2010. The seasonally adjusted series rose 1.4% in September 2010.



Non-banks (Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 0.7% in September 2010, following a rise of 0.8% in August 2010. The seasonally adjusted series rose 0.7% in September 2010. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 0.2%. The seasonally adjusted series rose 1.0% in September 2010.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of September 2010, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,027,977m, up \$5,836m (0.6%) from the August 2010 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$4,134m (0.6%) to \$716,651m and investment housing loans financed by ADIs rose \$1,702m (0.5%) to \$311,326m.

Bank housing loan outstandings rose \$5,358m (0.6%) during September 2010 to reach a closing balance of \$977,617m. Owner occupied housing loan outstandings of banks rose \$3,641m (0.5%) to \$676,364m and investment housing loan outstandings of banks rose \$1,717m (0.6%) to \$301,253m.

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 dwellings	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL												
2009												
September	7 654	1 844	2 746	819	54 187	14 741	64 587	17 405	16 141	3 735	48 446	13 669
October	8 134	1 970	2 572	779	51 963	14 298	62 669	17 047	15 678	3 692	46 991	13 355
November	7 102	1 755	2 408	731	48 319	13 754	57 829	16 240	14 817	3 542	43 012	12 698
December	6 534	1 730	2 546	827	46 853	13 395	55 933	15 952	15 001	3 519	40 932	12 433
2010												
January	4 793	1 235	1 629	505	33 182	9 524	39 604	11 264	10 377	2 427	29 227	8 837
February	5 484	1 430	1 997	606	38 292	10 619	45 773	12 655	12 436	2 867	33 337	9 788
March	5 917	1 535	2 261	730	44 935	12 786	53 113	15 051	15 139	3 594	37 974	11 457
April	4 904	1 297	2 131	643	37 529	10 901	44 564	12 842	12 004	2 830	32 560	10 011
May	5 365	1 366	2 397	727	41 258	11 809	49 020	13 902	13 745	3 194	35 275	10 708
June	5 243	1 405	2 399	750	40 791	11 745	48 433	13 900	14 112	3 388	34 321	10 512
July	5 074	1 373	2 389	727	40 721	11 894	48 184	13 994	14 263	3 477	33 921	10 516
August	5 075	1 377	2 202	673	40 751	11 766	48 028	13 816	14 498	3 598	33 530	10 218
September	5 041	1 357	2 221	691	41 194	11 766	48 456	13 815	14 543	3 556	33 913	10 258
SEASONALLY ADJUSTED												
2009												
September	7 233	1 741	2 682	801	54 148	14 827	64 062	17 369	15 881	3 690	48 182	13 679
October	7 890	1 890	2 565	771	51 693	14 163	62 148	16 824	15 674	3 673	46 474	13 151
November	7 233	1 818	2 417	730	47 264	13 326	56 915	15 874	14 547	3 491	42 368	12 383
December	6 540	1 689	2 386	758	44 718	12 703	53 644	15 150	14 150	3 356	39 494	11 794
2010												
January	6 293	1 633	2 110	668	41 284	12 074	49 687	14 376	13 296	3 175	36 390	11 201
February	5 989	1 591	2 123	660	40 506	11 499	48 619	13 749	13 264	3 098	35 355	10 652
March	5 494	1 430	2 033	659	39 662	11 232	47 189	13 322	13 424	3 144	33 765	10 178
April	5 197	1 360	2 206	676	38 712	11 222	46 115	13 259	12 436	3 028	33 679	10 231
May	5 114	1 324	2 288	688	40 094	11 424	47 496	13 436	13 462	3 109	34 034	10 327
June	4 850	1 281	2 205	692	39 286	11 376	46 340	13 348	13 407	3 169	32 933	10 179
July	4 819	1 284	2 254	684	40 113	11 613	47 187	13 581	14 076	3 374	33 110	10 206
August	4 785	1 303	2 227	686	40 698	11 675	47 710	13 664	14 208	3 453	33 502	10 211
September	4 809	1 301	2 155	659	41 369	11 791	48 333	13 752	14 404	3 511	33 929	10 241
TREND												
2009												
September	7 178	1 752	2 624	778	52 427	14 248	62 230	16 779	15 861	3 706	46 370	13 073
October	7 228	1 779	2 547	767	50 278	13 869	60 053	16 415	15 263	3 577	44 790	12 838
November	7 101	1 773	2 434	746	47 685	13 354	57 220	15 874	14 665	3 456	42 555	12 418
December	6 804	1 728	2 312	720	44 971	12 755	54 087	15 203	14 103	3 340	39 984	11 862
2010												
January	6 390	1 650	2 210	695	42 519	12 158	51 119	14 503	13 610	3 229	37 509	11 273
February	5 945	1 553	2 149	677	40 657	11 669	48 751	13 899	13 244	3 136	35 508	10 763
March	5 557	1 458	2 138	671	39 571	11 371	47 266	13 500	13 060	3 083	34 206	10 417
April	5 279	1 386	2 161	673	39 281	11 287	46 721	13 345	13 100	3 090	33 621	10 255
May	5 088	1 337	2 196	678	39 438	11 334	46 722	13 349	13 294	3 146	33 427	10 203
June	4 943	1 306	2 222	683	39 760	11 435	46 924	13 424	13 558	3 226	33 366	10 198
July	4 836	1 288	2 230	683	40 119	11 541	47 184	13 513	13 837	3 314	33 347	10 199
August	4 760	1 278	2 227	681	40 487	11 643	47 474	13 603	14 098	3 399	33 376	10 204
September	4 726	1 280	2 221	678	40 872	11 737	47 819	13 695	14 329	3 473	33 490	10 222

(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 (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)												
2009												
September	14.6	13.5	5.7	7.9	7.9	9.3	8.5	9.7	3.3	1.3	10.4	12.2
October	6.3	6.8	-6.3	-4.9	-4.1	-3.0	-3.0	-2.1	-2.9	-1.2	-3.0	-2.3
November	-12.7	-10.9	-6.4	-6.1	-7.0	-3.8	-7.7	-4.7	-5.5	-4.1	-8.5	-4.9
December	-8.0	-1.4	5.7	13.1	-3.0	-2.6	-3.3	-1.8	1.2	-0.7	-4.8	-2.1
2010												
January	-26.6	-28.6	-36.0	-38.9	-29.2	-28.9	-29.2	-29.4	-30.8	-31.0	-28.6	-28.9
February	14.4	15.8	22.6	19.9	15.4	11.5	15.6	12.3	19.8	18.2	14.1	10.8
March	7.9	7.3	13.2	20.5	17.3	20.4	16.0	18.9	21.7	25.4	13.9	17.1
April	-17.1	-15.5	-5.7	-11.9	-16.5	-14.7	-16.1	-14.7	-20.7	-21.2	-14.3	-12.6
May	9.4	5.3	12.5	13.1	9.9	8.3	10.0	8.3	14.5	12.8	8.3	7.0
June	-2.3	2.8	0.1	3.1	-1.1	-0.5	-1.2	0.0	2.7	6.1	-2.7	-1.8
July	-3.2	-2.3	-0.4	-3.0	-0.2	1.3	-0.5	0.7	1.1	2.6	-1.2	0.0
August	0.0	0.4	-7.8	-7.4	0.1	-1.1	-0.3	-1.3	1.6	3.5	-1.2	-2.8
September	-0.7	-1.5	0.9	2.6	1.1	0.0	0.9	0.0	0.3	-1.2	1.1	0.4
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2009												
September	9.1	6.9	-1.2	2.0	2.9	6.2	3.4	6.1	-0.9	0.7	4.9	7.6
October	9.1	8.6	-4.3	-3.7	-4.5	-4.5	-3.0	-3.1	-1.3	-0.5	-3.5	-3.9
November	-8.3	-3.8	-5.8	-5.3	-8.6	-5.9	-8.4	-5.6	-7.2	-4.9	-8.8	-5.8
December	-9.6	-7.1	-1.3	3.8	-5.4	-4.7	-5.7	-4.6	-2.7	-3.9	-6.8	-4.8
2010												
January	-3.8	-3.3	-11.6	-11.8	-7.7	-5.0	-7.4	-5.1	-6.0	-5.4	-7.9	-5.0
February	-4.8	-2.6	0.6	-1.3	-1.9	-4.8	-2.1	-4.4	-0.2	-2.4	-2.8	-4.9
March	-8.3	-10.1	-4.3	-0.1	-2.1	-2.3	-2.9	-3.1	1.2	1.5	-4.5	-4.5
April	-5.4	-4.9	8.5	2.6	-2.4	-0.1	-2.3	-0.5	-7.4	-3.7	-0.3	0.5
May	-1.6	-2.6	3.7	1.8	3.6	1.8	3.0	1.3	8.3	2.7	1.1	0.9
June	-5.2	-3.3	-3.6	0.6	-2.0	-0.4	-2.4	-0.7	-0.4	1.9	-3.2	-1.4
July	-0.6	0.3	2.2	-1.2	2.1	2.1	1.8	1.7	5.0	6.5	0.5	0.3
August	-0.7	1.4	-1.2	0.3	1.5	0.5	1.1	0.6	0.9	2.3	1.2	0.0
September	0.5	-0.1	-3.2	-3.9	1.6	1.0	1.3	0.6	1.4	1.7	1.3	0.3
TREND (% CHANGE FROM PREVIOUS MONTH)												
2009												
September	2.5	2.7	-1.6	-0.3	-2.9	-1.8	-2.3	-1.3	-3.5	-3.6	-1.8	-0.6
October	0.7	1.5	-3.0	-1.4	-4.1	-2.7	-3.5	-2.2	-3.8	-3.5	-3.4	-1.8
November	-1.8	-0.4	-4.4	-2.7	-5.2	-3.7	-4.7	-3.3	-3.9	-3.4	-5.0	-3.3
December	-4.2	-2.5	-5.0	-3.5	-5.7	-4.5	-5.5	-4.2	-3.8	-3.3	-6.0	-4.5
2010												
January	-6.1	-4.5	-4.4	-3.5	-5.5	-4.7	-5.5	-4.6	-3.5	-3.3	-6.2	-5.0
February	-7.0	-5.9	-2.7	-2.5	-4.4	-4.0	-4.6	-4.2	-2.7	-2.9	-5.3	-4.5
March	-6.5	-6.1	-0.6	-1.0	-2.7	-2.6	-3.0	-2.9	-1.4	-1.7	-3.7	-3.2
April	-5.0	-5.0	1.1	0.3	-0.7	-0.7	-1.2	-1.1	0.3	0.2	-1.7	-1.6
May	-3.6	-3.5	1.6	0.8	0.4	0.4	0.0	0.0	1.5	1.8	-0.6	-0.5
June	-2.9	-2.3	1.2	0.7	0.8	0.9	0.4	0.6	2.0	2.5	-0.2	-0.1
July	-2.2	-1.4	0.4	0.1	0.9	0.9	0.6	0.7	2.1	2.7	-0.1	0.0
August	-1.6	-0.8	-0.1	-0.3	0.9	0.9	0.6	0.7	1.9	2.6	0.1	0.1
September	-0.7	0.1	-0.3	-0.5	1.0	0.8	0.7	0.7	1.6	2.2	0.3	0.2

(a) Excludes alterations and additions.

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

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

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

Month	Banks		Non-banks(b)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
2009										
September	56 809	15 816	7 778	1 589	64 587	17 405	1 415	297	2 461	556
October	55 294	15 617	7 375	1 429	62 669	17 047	1 170	238	2 387	490
November	51 046	14 850	6 783	1 390	57 829	16 240	1 080	245	2 151	484
December	48 801	14 456	7 132	1 496	55 933	15 952	1 057	233	2 143	505
2010										
January	34 553	10 221	5 051	1 043	39 604	11 264	746	170	1 537	339
February	40 178	11 528	5 595	1 127	45 773	12 655	939	202	1 471	319
March	46 846	13 751	6 267	1 300	53 113	15 051	1 227	269	1 621	357
April	39 027	11 697	5 537	1 145	44 564	12 842	1 002	223	1 561	340
May	42 727	12 606	6 293	1 297	49 020	13 902	1 140	261	1 775	372
June	42 186	12 587	6 247	1 313	48 433	13 900	1 068	249	1 914	425
July	42 017	12 695	6 167	1 298	48 184	13 994	1 087	253	1 838	399
August	41 933	12 542	6 095	1 275	48 028	13 816	1 053	240	1 894	416
September	41 964	12 514	6 492	1 300	48 456	13 815	1 171	271	2 054	398
SEASONALLY ADJUSTED										
2009										
September	56 658	15 901	7 404	1 468	64 062	17 369	1 370	287	2 253	492
October	55 031	15 412	7 117	1 412	62 148	16 824	1 157	232	2 426	497
November	50 085	14 463	6 830	1 411	56 915	15 874	1 068	241	2 145	496
December	46 740	13 680	6 904	1 470	53 644	15 150	1 053	232	2 051	500
2010										
January	43 108	12 993	6 578	1 383	49 687	14 376	1 018	228	1 975	451
February	42 665	12 486	5 954	1 264	48 619	13 749	947	207	1 586	374
March	41 578	12 156	5 611	1 166	47 189	13 322	1 014	226	1 464	341
April	40 217	12 030	5 897	1 228	46 115	13 259	1 128	243	1 632	366
May	41 473	12 208	6 024	1 227	47 496	13 436	1 053	239	1 833	376
June	40 450	12 139	5 890	1 209	46 340	13 348	1 019	240	1 752	375
July	41 156	12 361	6 030	1 220	47 187	13 581	1 074	248	1 799	367
August	41 685	12 432	6 025	1 232	47 710	13 664	1 083	252	1 835	370
September	42 268	12 558	6 066	1 194	48 333	13 752	1 094	260	1 883	351
TREND										
2009										
September	55 028	15 345	7 202	1 434	62 230	16 779	1 332	285	2 233	476
October	52 943	14 978	7 110	1 438	60 053	16 415	1 207	258	2 227	487
November	50 286	14 448	6 934	1 425	57 220	15 874	1 105	238	2 154	485
December	47 399	13 808	6 687	1 395	54 087	15 203	1 040	226	2 022	467
2010										
January	44 714	13 155	6 405	1 348	51 119	14 503	1 011	222	1 867	438
February	42 608	12 604	6 143	1 295	48 751	13 899	1 007	223	1 732	405
March	41 311	12 251	5 955	1 249	47 266	13 500	1 019	227	1 653	379
April	40 847	12 125	5 874	1 221	46 721	13 345	1 037	232	1 647	366
May	40 843	12 139	5 879	1 210	46 722	13 349	1 052	238	1 691	364
June	40 992	12 212	5 932	1 212	46 924	13 424	1 064	244	1 751	366
July	41 198	12 299	5 986	1 214	47 184	13 513	1 071	249	1 804	367
August	41 441	12 388	6 033	1 215	47 474	13 603	1 079	253	1 849	366
September	41 746	12 479	6 073	1 216	47 819	13 695	1 081	256	1 882	365

(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)										
2009										
September	7.9	9.1	13.5	15.7	8.5	9.7	6.9	8.7	20.5	30.2
October	-2.7	-1.3	-5.2	-10.0	-3.0	-2.1	-17.3	-20.1	-3.0	-11.9
November	-7.7	-4.9	-8.0	-2.7	-7.7	-4.7	-7.7	3.3	-9.9	-1.1
December	-4.4	-2.7	5.1	7.6	-3.3	-1.8	-2.1	-5.0	-0.4	4.4
2010										
January	-29.2	-29.3	-29.2	-30.3	-29.2	-29.4	-29.4	-27.2	-28.3	-32.9
February	16.3	12.8	10.8	8.0	15.6	12.3	25.9	19.2	-4.3	-6.0
March	16.6	19.3	12.0	15.4	16.0	18.9	30.7	32.9	10.2	12.0
April	-16.7	-14.9	-11.6	-11.9	-16.1	-14.7	-18.3	-17.0	-3.7	-4.8
May	9.5	7.8	13.7	13.3	10.0	8.3	13.8	17.3	13.7	9.5
June	-1.3	-0.1	-0.7	1.2	-1.2	0.0	-6.3	-4.8	7.8	14.1
July	-0.4	0.9	-1.3	-1.1	-0.5	0.7	1.8	1.7	-4.0	-6.0
August	-0.2	-1.2	-1.2	-1.8	-0.3	-1.3	-3.1	-5.2	3.0	4.1
September	0.1	-0.2	6.5	2.0	0.9	0.0	11.2	12.9	8.4	-4.4
SEASONALLY ADJUSTED (% change from previous month)										
2009										
September	3.1	6.0	5.6	7.3	3.4	6.1	-1.2	-3.2	8.3	22.5
October	-2.9	-3.1	-3.9	-3.8	-3.0	-3.1	-15.6	-19.2	7.7	0.9
November	-9.0	-6.2	-4.0	-0.1	-8.4	-5.6	-7.7	3.8	-11.6	-0.2
December	-6.7	-5.4	1.1	4.2	-5.7	-4.6	-1.5	-3.9	-4.4	0.8
2010										
January	-7.8	-5.0	-4.7	-5.9	-7.4	-5.1	-3.3	-1.4	-3.7	-9.7
February	-1.0	-3.9	-9.5	-8.6	-2.1	-4.4	-7.0	-9.2	-19.7	-17.1
March	-2.5	-2.6	-5.8	-7.7	-2.9	-3.1	7.1	9.0	-7.7	-8.8
April	-3.3	-1.0	5.1	5.3	-2.3	-0.5	11.2	7.7	11.5	7.4
May	3.1	1.5	2.1	-0.1	3.0	1.3	-6.7	-1.9	12.3	2.8
June	-2.5	-0.6	-2.2	-1.5	-2.4	-0.7	-3.2	0.7	-4.4	-0.5
July	1.7	1.8	2.4	0.9	1.8	1.7	5.4	3.3	2.7	-2.1
August	1.3	0.6	-0.1	0.9	1.1	0.6	0.9	1.6	2.0	0.8
September	1.4	1.0	0.7	-3.1	1.3	0.6	1.0	3.2	2.6	-4.9
TREND (% change from previous month)										
2009										
September	-2.5	-1.4	-0.4	0.8	-2.3	-1.3	-8.4	-8.8	1.0	3.7
October	-3.8	-2.4	-1.3	0.2	-3.5	-2.2	-9.4	-9.4	-0.3	2.3
November	-5.0	-3.5	-2.5	-0.9	-4.7	-3.3	-8.5	-7.9	-3.3	-0.4
December	-5.7	-4.4	-3.6	-2.2	-5.5	-4.2	-5.8	-4.8	-6.1	-3.7
2010										
January	-5.7	-4.7	-4.2	-3.4	-5.5	-4.6	-2.8	-1.7	-7.7	-6.3
February	-4.7	-4.2	-4.1	-3.9	-4.6	-4.2	-0.4	0.3	-7.2	-7.4
March	-3.0	-2.8	-3.1	-3.5	-3.0	-2.9	1.2	1.6	-4.6	-6.5
April	-1.1	-1.0	-1.4	-2.3	-1.2	-1.1	1.8	2.4	-0.4	-3.5
May	0.0	0.1	0.1	-0.9	0.0	0.0	1.5	2.6	2.7	-0.7
June	0.4	0.6	0.9	0.1	0.4	0.6	1.1	2.5	3.5	0.6
July	0.5	0.7	0.9	0.2	0.6	0.7	0.7	2.1	3.0	0.2
August	0.6	0.7	0.8	0.1	0.6	0.7	0.7	1.8	2.5	-0.1
September	0.7	0.7	0.7	0.1	0.7	0.7	0.2	1.1	1.8	-0.4

(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.

ORIGINAL

2009									
September	19 615	15 357	13 542	5 401	7 822	1 184	491	1 175	64 587
October	18 152	15 588	13 210	4 991	7 815	1 261	528	1 124	62 669
November	17 259	14 050	11 811	4 726	7 374	1 054	440	1 115	57 829
December	16 003	14 504	11 046	4 662	7 135	1 069	429	1 085	55 933
2010									
January	10 870	10 385	7 999	3 288	5 202	779	333	748	39 604
February	12 826	11 924	9 350	3 604	5 907	855	402	905	45 773
March	15 701	13 330	11 111	4 134	6 357	987	445	1 048	53 113
April	13 178	11 851	8 617	3 511	5 307	891	344	865	44 564
May	14 850	13 181	9 313	3 879	5 597	921	367	912	49 020
June	14 305	13 331	9 282	3 729	5 619	865	350	952	48 433
July	14 595	13 222	9 217	3 726	5 334	842	298	950	48 184
August	14 470	13 248	8 948	3 715	5 506	872	340	929	48 028
September	14 600	12 968	9 256	3 741	5 666	872	387	966	48 456

SEASONALLY ADJUSTED (b)

2009									
September	19 583	15 239	13 218	5 449	7 779	1 190	470	1 109	64 062
October	18 176	14 961	12 925	5 043	7 733	1 275	514	1 079	62 148
November	16 721	14 149	11 588	4 582	7 199	1 052	424	1 080	56 915
December	15 793	13 422	10 891	4 328	6 910	1 009	402	1 048	53 644
2010									
January	14 680	12 848	9 891	4 021	6 147	918	418	993	49 687
February	13 932	12 988	9 590	3 719	6 260	870	411	974	48 619
March	13 559	12 502	9 439	3 611	5 838	853	379	929	47 189
April	13 568	12 284	9 081	3 695	5 673	892	348	916	46 115
May	13 897	12 672	9 345	3 837	5 492	894	366	899	47 496
June	13 602	12 689	8 993	3 651	5 406	862	347	899	46 340
July	14 107	12 824	9 181	3 693	5 309	882	315	933	47 187
August	14 314	13 043	9 071	3 725	5 319	885	369	918	47 710
September	14 374	12 865	9 027	3 767	5 581	900	377	928	48 333

TREND (b)

2009									
September	18 620	14 890	12 993	5 241	7 498	1 191	480	1 090	62 230
October	17 825	14 579	12 410	4 985	7 367	1 145	464	1 080	60 053
November	16 866	14 141	11 695	4 664	7 151	1 081	446	1 064	57 220
December	15 843	13 636	10 943	4 332	6 855	1 012	428	1 039	54 087
2010									
January	14 897	13 154	10 249	4 040	6 507	950	411	1 005	51 119
February	14 159	12 776	9 705	3 831	6 156	899	394	968	48 751
March	13 723	12 564	9 361	3 714	5 859	871	377	940	47 266
April	13 615	12 530	9 211	3 679	5 660	867	365	920	46 721
May	13 692	12 594	9 160	3 686	5 531	873	355	912	46 722
June	13 846	12 688	9 127	3 704	5 444	879	349	912	46 924
July	14 008	12 783	9 091	3 717	5 389	883	349	914	47 184
August	14 165	12 868	9 059	3 729	5 359	887	351	917	47 474
September	14 311	12 962	9 039	3 739	5 371	890	357	923	47 819

(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)									
2009									
September	9.1	6.9	8.0	5.0	13.1	12.1	16.4	8.9	8.5
October	-7.5	1.5	-2.5	-7.6	-0.1	6.5	7.5	-4.3	-3.0
November	-4.9	-9.9	-10.6	-5.3	-5.6	-16.4	-16.7	-0.8	-7.7
December	-7.3	3.2	-6.5	-1.4	-3.2	1.4	-2.5	-2.7	-3.3
2010									
January	-32.1	-28.4	-27.6	-29.5	-27.1	-27.1	-22.4	-31.1	-29.2
February	18.0	14.8	16.9	9.6	13.6	9.8	20.7	21.0	15.6
March	22.4	11.8	18.8	14.7	7.6	15.4	10.7	15.8	16.0
April	-16.1	-11.1	-22.4	-15.1	-16.5	-9.7	-22.7	-17.5	-16.1
May	12.7	11.2	8.1	10.5	5.5	3.4	6.7	5.4	10.0
June	-3.7	1.1	-0.3	-3.9	0.4	-6.1	-4.6	4.4	-1.2
July	2.0	-0.8	-0.7	-0.1	-5.1	-2.7	-14.9	-0.2	-0.5
August	-0.9	0.2	-2.9	-0.3	3.2	3.6	14.1	-2.2	-0.3
September	0.9	-2.1	3.4	0.7	2.9	0.0	13.8	4.0	0.9
SEASONALLY ADJUSTED (% change from previous month)									
2009									
September	6.9	3.3	0.3	0.9	13.1	4.9	-0.3	-2.0	3.4
October	-7.2	-1.8	-2.2	-7.4	-0.6	7.2	9.3	-2.7	-3.0
November	-8.0	-5.4	-10.3	-9.1	-6.9	-17.5	-17.5	0.1	-8.4
December	-5.6	-5.1	-6.0	-5.5	-4.0	-4.1	-5.4	-3.0	-5.7
2010									
January	-7.0	-4.3	-9.2	-7.1	-11.0	-9.0	4.1	-5.2	-7.4
February	-5.1	1.1	-3.0	-7.5	1.8	-5.2	-1.7	-1.9	-2.1
March	-2.7	-3.7	-1.6	-2.9	-6.7	-2.0	-7.8	-4.6	-2.9
April	0.1	-1.7	-3.8	2.3	-2.8	4.6	-8.0	-1.4	-2.3
May	2.4	3.2	2.9	3.8	-3.2	0.2	5.1	-1.8	3.0
June	-2.1	0.1	-3.8	-4.8	-1.6	-3.5	-5.2	0.0	-2.4
July	3.7	1.1	2.1	1.1	-1.8	2.3	-9.2	3.8	1.8
August	1.5	1.7	-1.2	0.9	0.2	0.4	17.1	-1.7	1.1
September	0.4	-1.4	-0.5	1.1	4.9	1.7	2.2	1.1	1.3
TREND (% change from previous month)									
2009									
September	-3.1	-1.2	-3.1	-3.1	-0.8	-2.1	-3.0	-0.9	-2.3
October	-4.3	-2.1	-4.5	-4.9	-1.8	-3.9	-3.3	-0.9	-3.5
November	-5.4	-3.0	-5.8	-6.4	-2.9	-5.6	-3.8	-1.5	-4.7
December	-6.1	-3.6	-6.4	-7.1	-4.1	-6.3	-4.1	-2.3	-5.5
2010									
January	-6.0	-3.5	-6.3	-6.7	-5.1	-6.2	-4.0	-3.3	-5.5
February	-5.0	-2.9	-5.3	-5.2	-5.4	-5.3	-4.1	-3.7	-4.6
March	-3.1	-1.7	-3.5	-3.1	-4.8	-3.1	-4.2	-3.0	-3.0
April	-0.8	-0.3	-1.6	-0.9	-3.4	-0.5	-3.4	-2.0	-1.2
May	0.6	0.5	-0.6	0.2	-2.3	0.7	-2.6	-0.9	0.0
June	1.1	0.7	-0.4	0.5	-1.6	0.7	-1.6	-0.1	0.4
July	1.2	0.8	-0.4	0.4	-1.0	0.5	-0.2	0.2	0.6
August	1.1	0.7	-0.4	0.3	-0.6	0.4	0.7	0.4	0.6
September	1.0	0.7	-0.2	0.3	0.2	0.4	1.6	0.6	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)

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2009									
September	5 719	4 034	3 599	1 111	2 264	222	132	324	17 405
October	5 403	4 109	3 555	1 065	2 221	238	149	308	17 047
November	5 293	3 832	3 292	1 015	2 173	206	127	302	16 240
December	5 016	4 051	3 136	1 031	2 068	207	130	311	15 952
2010									
January	3 292	2 976	2 259	735	1 553	162	83	204	11 264
February	3 739	3 249	2 634	778	1 717	169	118	250	12 655
March	4 780	3 740	3 136	942	1 852	191	125	284	15 051
April	4 184	3 342	2 449	806	1 549	173	101	239	12 842
May	4 614	3 726	2 562	882	1 587	177	108	246	13 902
June	4 495	3 872	2 593	827	1 611	164	93	245	13 900
July	4 597	3 921	2 583	861	1 525	160	80	267	13 994
August	4 451	3 912	2 515	850	1 573	170	93	253	13 816
September	4 546	3 698	2 589	836	1 602	164	115	265	13 815
SEASONALLY ADJUSTED (b)									
2009									
September	5 730	4 056	3 547	1 122	2 242	229	131	318	17 369
October	5 377	3 936	3 415	1 080	2 204	238	138	289	16 824
November	5 051	3 821	3 234	988	2 129	206	121	291	15 874
December	4 817	3 713	3 037	949	1 991	200	119	284	15 150
2010									
January	4 565	3 651	2 837	883	1 880	184	111	278	14 376
February	4 244	3 595	2 702	812	1 816	168	124	268	13 749
March	4 181	3 526	2 655	829	1 687	162	104	244	13 322
April	4 248	3 540	2 558	845	1 677	170	102	247	13 259
May	4 281	3 587	2 585	869	1 559	171	107	246	13 436
June	4 270	3 666	2 539	819	1 543	168	95	237	13 348
July	4 412	3 754	2 579	848	1 493	169	85	263	13 581
August	4 409	3 853	2 546	851	1 510	177	99	262	13 664
September	4 470	3 665	2 542	846	1 566	173	113	262	13 752
TREND (b)									
2009									
September	5 434	3 902	3 481	1 115	2 159	230	133	293	16 779
October	5 280	3 882	3 361	1 063	2 136	222	129	293	16 415
November	5 068	3 829	3 213	1 001	2 088	210	125	290	15 874
December	4 820	3 749	3 047	940	2 012	197	121	284	15 203
2010									
January	4 571	3 661	2 882	889	1 915	185	117	275	14 503
February	4 371	3 590	2 743	854	1 810	175	113	263	13 899
March	4 253	3 559	2 645	836	1 715	169	108	254	13 500
April	4 227	3 574	2 592	833	1 642	167	104	249	13 345
May	4 257	3 615	2 569	838	1 590	168	100	247	13 349
June	4 308	3 664	2 559	843	1 553	170	98	249	13 424
July	4 360	3 709	2 550	845	1 527	172	97	253	13 513
August	4 408	3 745	2 544	847	1 512	173	98	257	13 603
September	4 447	3 772	2 541	847	1 508	174	100	262	13 695

(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
2009							
September	13 669	3 735	488	17 893	14 895	2 867	46 645
October	13 355	3 692	485	17 532	15 159	2 040	46 981
November	12 698	3 542	469	16 709	14 473	1 838	47 377
December	12 433	3 519	433	16 385	15 971	1 096	47 624
2010							
January	8 837	2 427	317	11 581	11 682	821	46 707
February	9 788	2 867	407	13 062	11 537	926	47 307
March	11 457	3 594	467	15 518	13 636	1 082	48 109
April	10 011	2 830	397	13 238	13 384	1 047	46 917
May	10 708	3 194	422	14 324	13 008	1 092	47 142
June	10 512	3 388	403	14 302	13 582	1 109	46 753
July	10 516	3 477	377	14 371	12 909	1 015	47 200
August	10 218	3 598	373	14 189	12 734	1 080	47 233
September	10 258	3 556	401	14 216	12 794	1 076	47 578

(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			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
2009							
September	16 848	26.1	274.6	3 649	5.6	228.8	269.5
October	16 307	26.0	275.5	2 948	4.7	222.4	272.0
November	13 079	22.6	283.9	2 029	3.5	221.2	280.8
December	12 025	21.5	289.7	1 748	3.1	221.7	285.2
2010							
January	8 309	21.0	282.5	1 042	2.6	214.3	284.4
February	8 504	18.6	281.6	1 010	2.2	213.5	276.5
March	8 708	16.4	284.5	1 174	2.2	227.7	283.4
April	7 532	16.9	289.6	1 095	2.5	223.3	288.2
May	8 098	16.5	286.6	1 779	3.6	235.2	283.6
June	7 853	16.2	283.8	1 694	3.5	248.7	287.0
July	7 655	15.9	286.5	1 728	3.6	259.7	290.4
August	7 460	15.5	283.2	1 632	3.4	246.7	287.7
September	7 708	15.9	279.6	2 154	4.4	264.2	285.1

(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	821	659	13 120	14 600	4 114	10 486
Victoria	1 619	874	10 475	12 968	4 185	8 783
Queensland	1 044	269	7 943	9 256	2 820	6 436
South Australia	339	131	3 271	3 741	1 028	2 713
Western Australia	985	211	4 470	5 666	1 794	3 872
Tasmania	116	17	739	872	258	614
Northern Territory	27	10	350	387	101	286
Australian Capital Territory	90	50	826	966	243	723
Total	5 041	2 221	41 194	48 456	14 543	33 913
.....						
VALUE (\$M)						
New South Wales	248	224	4 074	4 546	1 178	3 369
Victoria	417	263	3 017	3 698	970	2 728
Queensland	298	84	2 207	2 589	676	1 913
South Australia	93	34	708	836	190	646
Western Australia	249	64	1 289	1 602	436	1 166
Tasmania	21	4	140	164	34	131
Northern Territory	9	2	103	115	27	88
Australian Capital Territory	22	15	228	265	47	218
Total	1 357	691	11 766	13 815	3 556	10 258
.....						
AVERAGE LOAN SIZE (\$'000)						
New South Wales	302.1	339.6	310.5	311.4	286.2	321.3
Victoria	257.7	301.5	288.0	285.1	231.7	310.6
Queensland	285.8	311.0	277.9	279.7	239.7	297.3
South Australia	274.5	262.1	216.6	223.4	184.7	238.1
Western Australia	252.6	303.9	288.3	282.7	242.8	301.2
Tasmania	179.3	220.1	188.9	188.2	130.1	212.6
Northern Territory	338.1	230.3	295.2	296.5	268.7	306.4
Australian Capital Territory	243.7	305.7	276.2	274.7	193.3	302.0
Total	269.3	311.0	285.6	285.1	244.5	302.5

(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								
2009								
September	1 844	819	3 735	11 006	502	5 798	544	24 248
October	1 970	779	3 692	10 606	375	5 770	609	23 801
November	1 755	731	3 542	10 212	305	6 133	623	23 301
December	1 730	827	3 519	9 876	395	5 936	736	23 020
2010								
January	1 235	505	2 427	7 097	298	4 543	449	16 555
February	1 430	606	2 867	7 752	323	5 163	503	18 644
March	1 535	730	3 594	9 193	423	6 340	696	22 510
April	1 297	643	2 830	8 071	368	5 709	632	19 551
May	1 366	727	3 194	8 615	701	6 298	781	21 683
June	1 405	750	3 388	8 357	412	6 981	945	22 238
July	1 373	727	3 477	8 417	506	5 849	589	20 937
August	1 377	673	3 598	8 168	472	5 363	754	20 405
September	1 357	691	3 556	8 210	508	5 481	639	20 442
SEASONALLY ADJUSTED								
2009								
September	1 741	801	3 690	11 137	476	5 862	535	24 243
October	1 890	771	3 673	10 490	357	5 897	625	23 704
November	1 818	730	3 491	9 834	401	5 981	591	22 846
December	1 689	758	3 356	9 347	350	5 817	682	21 998
2010								
January	1 633	668	3 175	8 899	402	5 883	637	21 297
February	1 591	660	3 098	8 401	400	5 815	633	20 598
March	1 430	659	3 144	8 088	408	5 805	743	20 278
April	1 360	676	3 028	8 194	427	5 885	726	20 297
May	1 324	688	3 109	8 315	548	5 902	766	20 652
June	1 281	692	3 169	8 206	364	5 912	631	20 255
July	1 284	684	3 374	8 238	425	5 771	608	20 384
August	1 303	686	3 453	8 222	513	5 341	669	20 188
September	1 301	659	3 511	8 280	482	5 517	636	20 386
TREND								
2009								
September	1 752	778	3 706	10 542	378	5 822	604	23 582
October	1 779	767	3 577	10 292	379	5 877	609	23 280
November	1 773	746	3 456	9 899	381	5 899	618	22 772
December	1 728	720	3 340	9 415	387	5 890	635	22 115
2010								
January	1 650	695	3 229	8 929	395	5 869	661	21 428
February	1 553	677	3 136	8 533	405	5 864	687	20 855
March	1 458	671	3 083	8 288	419	5 873	704	20 495
April	1 386	673	3 090	8 197	433	5 871	706	20 356
May	1 337	678	3 146	8 188	443	5 842	697	20 331
June	1 306	683	3 226	8 209	451	5 779	680	20 334
July	1 288	683	3 314	8 227	459	5 696	661	20 328
August	1 278	681	3 399	8 245	467	5 606	644	20 321
September	1 280	678	3 473	8 264	476	5 521	627	20 318

(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							
2009							
September	605 722	11 418	27 042	644 182	na	na	na
October	613 402	11 533	27 296	652 231	na	na	na
November	621 183	11 691	27 561	660 435	na	na	na
December	628 941	11 744	27 914	668 599	na	na	na
2010							
January	633 286	11 838	28 066	673 190	na	na	na
February	639 262	11 890	27 204	678 356	na	na	na
March	645 516	11 852	27 309	684 677	na	na	na
April	650 763	11 932	27 615	690 310	na	na	na
May	657 395	12 052	27 711	697 158	na	na	na
June	663 850	12 165	27 580	703 595	na	na	na
July	668 071	12 274	27 605	707 950	na	na	na
August	672 723	12 307	27 487	712 517	na	na	na
September	676 364	12 597	27 690	716 651	na	na	na
INVESTMENT HOUSING							
2009							
September	269 718	3 568	4 363	277 649	na	na	na
October	272 142	3 598	4 418	280 158	na	na	na
November	274 649	3 613	4 484	282 746	na	na	na
December	277 478	3 623	4 528	285 629	na	na	na
2010							
January	279 417	3 629	4 601	287 647	na	na	na
February	282 000	3 655	5 597	291 252	na	na	na
March	285 219	3 616	5 651	294 486	na	na	na
April	288 175	3 655	5 634	297 464	na	na	na
May	291 426	3 691	5 766	300 883	na	na	na
June	295 299	3 715	5 970	304 984	na	na	na
July	296 980	3 750	6 183	306 913	na	na	na
August	299 536	3 785	6 303	309 624	na	na	na
September	301 253	3 870	6 203	311 326	na	na	na
ALL RESIDENTIAL HOUSING							
2009							
September	875 440	14 986	31 405	921 831	128 899	11 101	1 061 831
October	885 544	15 131	31 714	932 389	na	na	na
November	895 832	15 304	32 045	943 181	na	na	na
December	906 419	15 367	32 442	954 228	119 997	15 781	1 090 006
2010							
January	912 703	15 467	32 667	960 837	na	na	na
February	921 262	15 545	32 801	969 608	na	na	na
March	930 735	15 468	32 960	979 163	117 525	15 926	1 112 614
April	938 938	15 587	33 249	987 774	na	na	na
May	948 821	15 743	33 477	998 041	na	na	na
June	959 149	15 880	33 550	1 008 579	112 325	15 710	1 136 614
July	965 051	16 024	33 788	1 014 863	na	na	na
August	972 259	16 092	33 790	1 022 141	na	na	na
September	977 617	16 467	33 893	1 027 977	nya	nya	nya

na not available

(a) Source APRA.

nya not yet available

(b) Source ABS quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

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

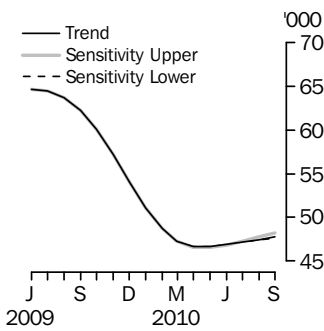
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The October 2010 seasonally adjusted estimate of the number of dwelling commitments is higher than the September 2010 seasonally adjusted estimate by 2.4%.

2 The October 2010 seasonally adjusted estimate of the number of dwelling commitments is lower than the September 2010 seasonally adjusted estimate by 2.4%.

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 2.4% on this month</i>		<i>(2) falls by 2.4% on this month</i>	
	no.	%	no.	%	no.	%
March 2010	47 266	-3.0	47 266	-3.0	47 266	-3.0
April 2010	46 721	-1.2	46 609	-1.4	46 654	-1.3
May 2010	46 722	0.0	46 572	-0.1	46 651	0.0
June 2010	46 924	0.4	46 867	0.6	46 907	0.5
July 2010	47 184	0.6	47 293	0.9	47 189	0.6
August 2010	47 474	0.6	47 770	1.0	47 427	0.5
September 2010	47 819	0.7	48 273	1.1	47 625	0.4

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

- Banks
- Permanent building societies
- Credit unions/cooperative credit societies
- Life or general insurance companies
- General government enterprises
- Superannuation funds
- 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/Basel-II-reporting-forms-and-instructions-for-all-ADIs.cfm>>. For RFCs, these are available at: <<http://www.apra.gov.au/rfc/>>.

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

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.

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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 housing finance collection uses an individual ARIMA model for 96% 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.

EFFECTS OF ROUNDING

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

EXPLANATORY NOTES *continued*

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. Please note, older publications may no longer be available through ABS bookshops but are available through ABS libraries. 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 produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (cat. no. 1101.0). The *Catalogue* is available from any ABS office or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site 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 and■ 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; and■ 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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INTERNET **www.abs.gov.au** the ABS website is the best place for data from our publications and information about the ABS.

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