

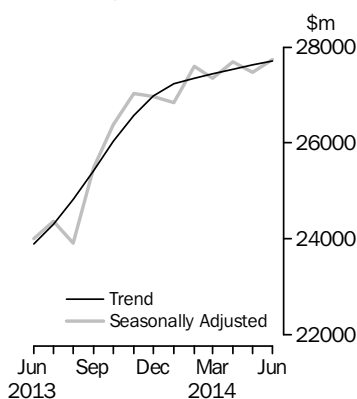
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) FRI 8 AUG 2014

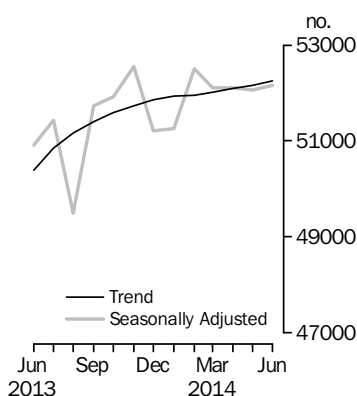
Value of dwelling commitments

Total dwellings



No. of dwelling commitments

Owner occupied housing



INQUIRIES

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

KEY FIGURES

	Trend estimates		Seasonally adjusted estimates	
	Jun 2014	May 2014 to Jun 2014	Jun 2014	May 2014 to Jun 2014
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	27 713	0.3	27 748	1.0
Owner occupied housing	16 967	0.4	17 070	1.8
Investment housing - fixed loans ^(c)	10 746	0.1	10 678	-0.3
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	52 248	0.2	52 153	0.2
Construction of dwellings	6 248	0.3	6 255	1.1
Purchase of new dwellings	2 759	0.8	2 854	4.6
Purchase of established dwellings	43 241	0.1	43 044	-0.3

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

JUNE 2014 COMPARED WITH MAY 2014:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 0.3%. Investment housing commitments rose 0.1% and owner occupied housing commitments rose 0.4%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.0%.

NUMBER OF DWELLING COMMITMENTS

JUNE 2014 COMPARED WITH MAY 2014:

- In trend terms, the number of commitments for owner occupied housing finance rose 0.2%.
- In trend terms, the number of commitments for the purchase of established dwellings rose 0.1%, the number of commitments for the purchase of new dwellings rose 0.8% and the number of commitments for the construction of dwellings rose 0.3%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments rose to 13.2% in June 2014 from 12.6% in May 2014.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
July 2014	9 September 2014
August 2014	10 October 2014
September 2014	10 November 2014
October 2014	10 December 2014
November 2014	12 January 2015
December 2014	11 February 2015



REVISIONS

In this issue no revisions were made to the original series.

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

FIRST HOME BUYERS

An investigation is underway to evaluate the robustness of estimates of loans to first home buyers (Table 9). In collecting this information, lenders are asked to report all loans to first home buyers. Concerns have been raised that under-reporting could occur if some lenders were only able to accurately report on those buyers receiving a first home buyer grant.

Most data on first home buyers are collected by the Australian Prudential Regulation Authority (APRA) under the *Financial Sector (Collection of Data) Act 2001*. APRA is contacting lenders on behalf of the ABS to investigate whether lenders experience any difficulties reporting on loans to first home buyers.

The outcomes from the investigation will be published on the ABS website.

PRIVACY

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



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

Jonathan Palmer
Acting Australian Statistician

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TIME SERIES DATA

TIME SERIES DATA

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

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

SUMMARY OF FINDINGS

DWELLINGS FINANCED

Value of Dwellings Financed

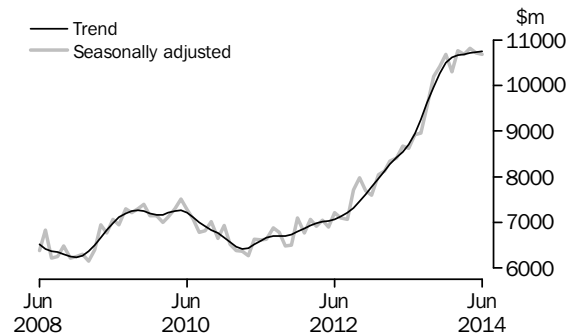
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 0.3% in June 2014 compared with May 2014, and the seasonally adjusted series rose 1.0% in June 2014.

The total value of owner occupied housing commitments (trend) rose (up \$75m, 0.4%) in June 2014. Rises were recorded in commitments for the purchase of established dwellings (up \$57m, 0.4%), commitments for the purchase of new dwellings (up \$10m, 1.0%) and commitments for the construction of dwellings (up \$8m, 0.5%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 1.8% in June 2014.

The total value of investment housing commitments (trend) rose (up \$6m, 0.1%) in June 2014 compared with May 2014. A rise was recorded in commitments for the purchase of dwellings by individuals for rent or resale (up \$58m, 0.6%), while commitments for the construction of dwellings for rent or resale fell (down \$50m, 8.8%) and commitments for the purchase of dwellings by others for rent or resale fell (down \$2m, 0.2%). The value of investment housing commitments seasonally adjusted fell 0.3% in June 2014.

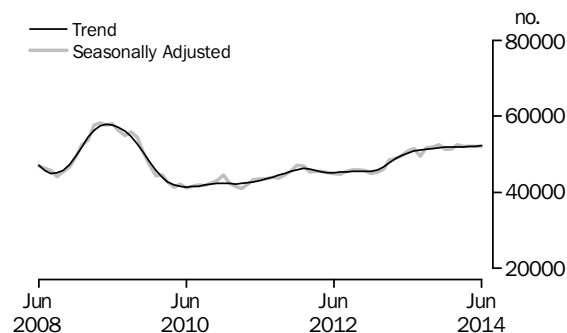
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 94, 0.2%) in June 2014, following a rise of 0.1% in May 2014. Rises were recorded in commitments for the refinancing of established dwellings (up 141, 0.8%), commitments for the purchase of new dwellings (up 23, 0.8%) and the construction of dwellings (up 21, 0.3%), while commitments for the purchase of established dwellings excluding refinancing fell (down 90, 0.3%). The seasonally adjusted estimate for the total number of owner occupied housing commitments rose 0.2% in June 2014.



SUMMARY OF FINDINGS *continued*

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

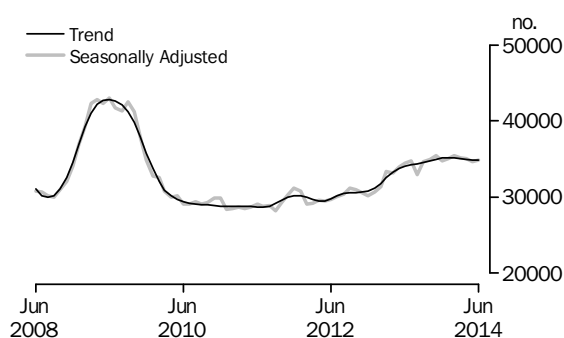
Between May 2014 and June 2014, the number of owner occupied housing commitments (trend) rose in New South Wales (up 47, 0.3%), Western Australia (up 31, 0.4%), Queensland (up 13, 0.1%), Tasmania (up 9, 1.0%), South Australia (up 8, 0.2%) and the Northern Territory (up 4, 1.3%), while falls were recorded in Victoria (down 20, 0.1%) and the Australian Capital Territory (down 5, 0.6%). The seasonally adjusted estimates rose in Western Australia (up 139, 1.8%), Tasmania (up 125, 15.2%), New South Wales (up 118, 0.8%) and Victoria (up 28, 0.2%), while falls were recorded in Queensland (down 320, 3.1%), South Australia (down 125, 3.6%), the Australian Capital Territory (down 24, 2.9%) and the Northern Territory (down 17, 4.5%).

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 to 13.2% in June 2014 from 12.6% in May 2014. Between May 2014 and June 2014, the average loan size for first home buyers rose \$4,800 to \$308,600. The average loan size for all owner occupied housing commitments rose \$7,000 to \$327,000 for the same period.

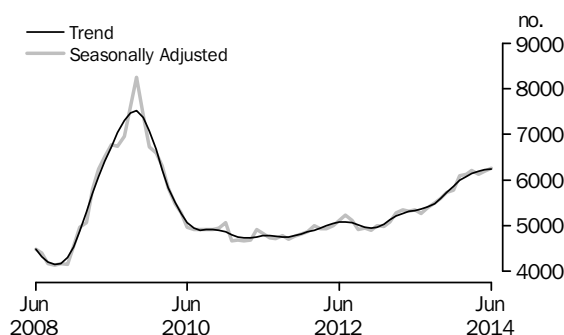
Number of Owner Occupied Dwellings Financed Excluding Refinancing (Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) fell 0.1% in June 2014, following a fall of 0.2% in May 2014. The seasonally adjusted series rose 0.6% in June 2014, after a fall of 1.1% in May 2014.



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

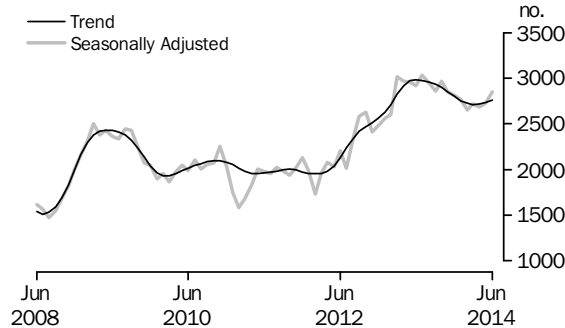
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 0.3% in June 2014, following a rise of 0.5% in May 2014. This is the nineteenth consecutive rise since December 2012. The seasonally adjusted series rose 1.1% in June 2014, following a rise of 0.9% in May 2014.



SUMMARY OF FINDINGS *continued*

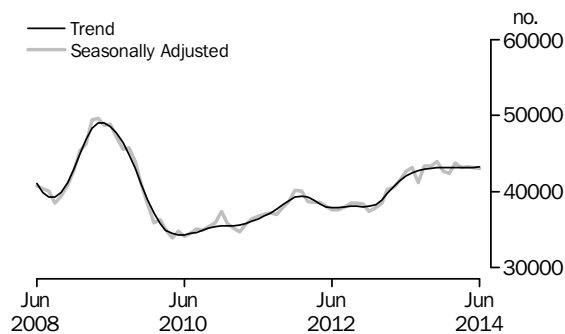
Purchase of new dwellings (Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) rose 0.8% in June 2014, following a rise of 0.6% in May 2014. The seasonally adjusted series rose 4.6% in June 2014, after a rise of 1.5% in May 2014.



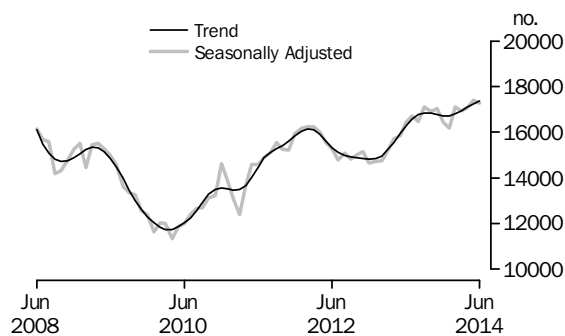
Purchase of established dwellings (including refinancing across lending institutions) (Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 0.1% in June 2014, after being flat in May 2014. The seasonally adjusted series fell 0.3% in June 2014, following a fall of 0.3% in May 2014.



Refinancing (Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 0.8% in June 2014, following a rise of 0.8% in May 2014. The seasonally adjusted series fell 0.7% in June 2014, after a rise of 2.0% in May 2014.



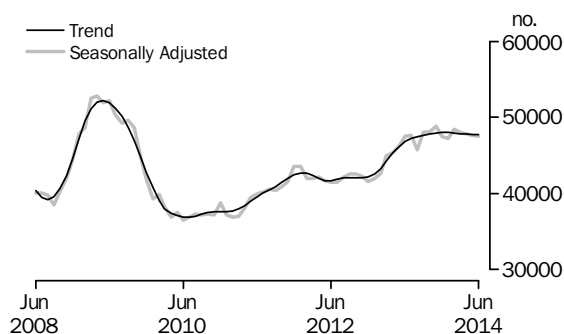
SUMMARY OF FINDINGS *continued*

TYPE OF LENDER (OWNER OCCUPATION)

Banks

(Tables 3 & 4)

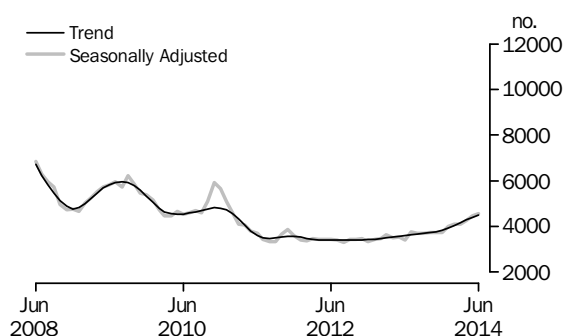
The number of commitments for owner occupied dwellings financed by banks (trend) was flat in June 2014, after a fall of 0.1% in May 2014. The seasonally adjusted series fell 0.1% in June 2014, following a fall of 0.5% in May 2014.



Non-banks

(Tables 3 & 4)

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 2.2% in June 2014, following a rise of 2.6% in May 2014. The seasonally adjusted series rose 2.6% in June 2014, following a rise of 4.2% in May 2014. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) fell 0.4% in June 2014, following a fall of 0.6% in May 2014. The seasonally adjusted series rose 6.5% in June 2014, after a fall of 7.4% in May 2014.



HOUSING LOAN OUTSTANDINGS

(Table 12)

At the end of June 2014, the value of outstanding housing loans financed by Authorised Deposit-taking Institutions (ADIs) was \$1,312,363m, up \$11,203m (0.9%) from the May 2014 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$6,035m (0.7%) to \$867,563m and investment housing loan outstandings financed by ADIs rose \$5,168m (1.2%) to \$444,800m.

Bank housing loan outstandings rose \$10,890m (0.9%) during June 2014 to reach a closing balance of \$1,265,239m. Owner occupied housing loan outstandings of banks rose \$5,821m (0.7%) to \$829,686m and investment housing loan outstandings of banks rose \$5,069m (1.2%) to \$435,553m.

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												
2013												
June	5 428	1 561	2 750	932	40 581	12 355	48 759	14 848	15 967	4 306	32 792	10 542
July	5 836	1 643	3 245	1 060	45 168	13 591	54 249	16 294	17 854	4 739	36 395	11 555
August	5 729	1 647	2 900	934	42 137	12 659	50 766	15 240	16 870	4 403	33 896	10 837
September	5 489	1 580	2 740	929	42 698	13 082	50 927	15 591	17 127	4 526	33 800	11 065
October	5 886	1 695	3 138	1 070	46 330	14 524	55 354	17 289	17 798	4 866	37 556	12 424
November	5 745	1 637	3 034	1 057	46 897	15 132	55 676	17 825	17 537	4 888	38 139	12 937
December	5 626	1 599	3 054	1 055	43 805	14 242	52 485	16 896	16 493	4 606	35 992	12 291
2014												
January	4 849	1 403	2 394	853	36 720	11 938	43 963	14 194	13 737	3 840	30 226	10 354
February	5 481	1 560	2 409	807	38 829	12 368	46 719	14 735	15 461	4 371	31 258	10 365
March	6 076	1 752	2 729	920	43 036	13 882	51 841	16 554	17 286	4 882	34 555	11 673
April	5 733	1 657	2 629	890	41 164	13 475	49 526	16 022	16 157	4 597	33 369	11 425
May	6 990	2 007	2 828	979	46 676	15 091	56 494	18 078	18 792	5 317	37 702	12 761
June	6 657	1 931	2 851	1 001	42 725	14 145	52 233	17 078	17 838	5 221	34 395	11 857
SEASONALLY ADJUSTED												
2013												
June	5 347	1 527	2 915	973	42 645	12 885	50 907	15 385	16 442	4 387	34 465	10 998
July	5 272	1 467	3 033	1 003	43 129	12 973	51 435	15 443	16 714	4 416	34 721	11 026
August	5 405	1 554	2 955	968	41 132	12 423	49 492	14 944	16 480	4 201	33 012	10 744
September	5 502	1 592	2 860	968	43 375	13 388	51 737	15 948	17 106	4 544	34 631	11 404
October	5 591	1 618	2 966	979	43 365	13 587	51 922	16 184	16 921	4 579	35 001	11 605
November	5 728	1 640	2 855	997	43 971	13 986	52 554	16 624	17 045	4 698	35 508	11 926
December	5 773	1 641	2 814	954	42 630	13 691	51 217	16 286	16 451	4 581	34 766	11 705
2014												
January	6 098	1 759	2 768	979	42 398	13 818	51 265	16 556	16 190	4 618	35 075	11 938
February	6 125	1 743	2 650	918	43 740	14 182	52 514	16 843	17 102	4 893	35 412	11 950
March	6 219	1 808	2 720	914	43 169	13 937	52 108	16 659	16 957	4 831	35 151	11 828
April	6 130	1 767	2 687	932	43 287	14 181	52 105	16 880	17 082	4 925	35 023	11 955
May	6 186	1 782	2 728	940	43 154	14 045	52 068	16 767	17 415	4 958	34 653	11 809
June	6 255	1 811	2 854	991	43 044	14 268	52 153	17 070	17 286	5 035	34 867	12 035
TREND												
2013												
June	5 338	1 521	2 989	990	42 075	12 679	50 402	15 190	16 295	4 289	34 107	10 901
July	5 364	1 533	2 978	988	42 509	12 855	50 852	15 375	16 593	4 362	34 259	11 013
August	5 408	1 548	2 957	983	42 797	13 048	51 162	15 579	16 785	4 424	34 377	11 155
September	5 485	1 572	2 931	981	42 979	13 261	51 395	15 814	16 858	4 480	34 536	11 333
October	5 598	1 606	2 899	979	43 092	13 482	51 589	16 067	16 841	4 539	34 748	11 528
November	5 733	1 646	2 855	974	43 151	13 686	51 739	16 306	16 773	4 600	34 966	11 706
December	5 871	1 685	2 802	963	43 187	13 849	51 859	16 498	16 714	4 663	35 146	11 835
2014												
January	5 991	1 719	2 755	951	43 187	13 949	51 933	16 619	16 718	4 725	35 215	11 895
February	6 083	1 747	2 725	941	43 151	13 997	51 959	16 685	16 799	4 784	35 160	11 901
March	6 149	1 770	2 713	936	43 155	14 044	52 017	16 750	16 942	4 848	35 074	11 902
April	6 195	1 787	2 719	937	43 184	14 100	52 098	16 824	17 101	4 913	34 997	11 912
May	6 227	1 799	2 736	943	43 190	14 150	52 154	16 892	17 240	4 969	34 914	11 923
June	6 248	1 808	2 759	952	43 241	14 207	52 248	16 967	17 381	5 021	34 867	11 946

(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)												
2013												
June	-12.7	-11.4	-15.3	-14.0	-12.5	-12.1	-12.7	-12.1	-9.7	-7.0	-14.0	-14.1
July	7.5	5.3	18.0	13.7	11.3	10.0	11.3	9.7	11.8	10.1	11.0	9.6
August	-1.8	0.2	-10.6	-11.9	-6.7	-6.9	-6.4	-6.5	-5.5	-7.1	-6.9	-6.2
September	-4.2	-4.1	-5.5	-0.5	1.3	3.3	0.3	2.3	1.5	2.8	-0.3	2.1
October	7.2	7.3	14.5	15.2	8.5	11.0	8.7	10.9	3.9	7.5	11.1	12.3
November	-2.4	-3.4	-3.3	-1.3	1.2	4.2	0.6	3.1	-1.5	0.5	1.6	4.1
December	-2.1	-2.3	0.7	-0.1	-6.6	-5.9	-5.7	-5.2	-6.0	-5.8	-5.6	-5.0
2014												
January	-13.8	-12.2	-21.6	-19.2	-16.2	-16.2	-16.2	-16.0	-16.7	-16.6	-16.0	-15.8
February	13.0	11.2	0.6	-5.4	5.7	3.6	6.3	3.8	12.6	13.8	3.4	0.1
March	10.9	12.3	13.3	14.0	10.8	12.2	11.0	12.3	11.8	11.7	10.5	12.6
April	-5.6	-5.4	-3.7	-3.3	-4.3	-2.9	-4.5	-3.2	-6.5	-5.8	-3.4	-2.1
May	21.9	21.1	7.6	10.0	13.4	12.0	14.1	12.8	16.3	15.7	13.0	11.7
June	-4.8	-3.8	0.8	2.2	-8.5	-6.3	-7.5	-5.5	-5.1	-1.8	-8.8	-7.1
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2013												
June	0.5	0.4	-1.4	-1.5	2.6	2.2	2.2	1.8	3.7	4.3	1.4	0.9
July	-1.4	-3.9	4.0	3.1	1.1	0.7	1.0	0.4	1.7	0.7	0.7	0.3
August	2.5	6.0	-2.6	-3.5	-4.6	-4.2	-3.8	-3.2	-1.4	-4.9	-4.9	-2.6
September	1.8	2.4	-3.2	0.0	5.5	7.8	4.5	6.7	3.8	8.2	4.9	6.1
October	1.6	1.6	3.7	1.2	0.0	1.5	0.4	1.5	-1.1	0.8	1.1	1.8
November	2.4	1.4	-3.7	1.9	1.4	2.9	1.2	2.7	0.7	2.6	1.4	2.8
December	0.8	0.0	-1.4	-4.3	-3.1	-2.1	-2.5	-2.0	-3.5	-2.5	-2.1	-1.9
2014												
January	5.6	7.2	-1.6	2.5	-0.5	0.9	0.1	1.7	-1.6	0.8	0.9	2.0
February	0.4	-0.9	-4.3	-6.2	3.2	2.6	2.4	1.7	5.6	6.0	1.0	0.1
March	1.5	3.8	2.7	-0.5	-1.3	-1.7	-0.8	-1.1	-0.8	-1.3	-0.7	-1.0
April	-1.4	-2.3	-1.2	2.0	0.3	1.7	0.0	1.3	0.7	1.9	-0.4	1.1
May	0.9	0.8	1.5	0.8	-0.3	-1.0	-0.1	-0.7	2.0	0.7	-1.1	-1.2
June	1.1	1.6	4.6	5.4	-0.3	1.6	0.2	1.8	-0.7	1.6	0.6	1.9
TREND (% CHANGE FROM PREVIOUS MONTH)												
2013												
June	0.5	0.9	0.5	0.5	1.5	1.4	1.3	1.3	2.2	2.0	0.9	1.0
July	0.5	0.8	-0.3	-0.3	1.0	1.4	0.9	1.2	1.8	1.7	0.4	1.0
August	0.8	1.0	-0.7	-0.4	0.7	1.5	0.6	1.3	1.2	1.4	0.3	1.3
September	1.4	1.5	-0.9	-0.2	0.4	1.6	0.5	1.5	0.4	1.3	0.5	1.6
October	2.1	2.2	-1.1	-0.2	0.3	1.7	0.4	1.6	-0.1	1.3	0.6	1.7
November	2.4	2.5	-1.5	-0.5	0.1	1.5	0.3	1.5	-0.4	1.3	0.6	1.5
December	2.4	2.4	-1.9	-1.1	0.1	1.2	0.2	1.2	-0.4	1.4	0.5	1.1
2014												
January	2.0	2.0	-1.7	-1.3	0.0	0.7	0.1	0.7	0.0	1.3	0.2	0.5
February	1.5	1.6	-1.1	-1.1	-0.1	0.3	0.0	0.4	0.5	1.2	-0.2	0.1
March	1.1	1.3	-0.4	-0.5	0.0	0.3	0.1	0.4	0.9	1.3	-0.2	0.0
April	0.8	1.0	0.2	0.1	0.1	0.4	0.2	0.4	0.9	1.3	-0.2	0.1
May	0.5	0.7	0.6	0.6	0.0	0.3	0.1	0.4	0.8	1.1	-0.2	0.1
June	0.3	0.5	0.8	1.0	0.1	0.4	0.2	0.4	0.8	1.0	-0.1	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										
2013										
June	45 435	13 972	3 324	876	48 759	14 848	791	186	1 050	304
July	50 328	15 273	3 921	1 021	54 249	16 294	887	206	1 258	355
August	47 020	14 274	3 746	966	50 766	15 240	863	214	1 219	327
September	47 358	14 679	3 569	912	50 927	15 591	874	210	1 160	322
October	51 323	16 190	4 031	1 099	55 354	17 289	957	232	1 277	388
November	51 643	16 713	4 033	1 112	55 676	17 825	1 031	253	1 186	373
December	48 769	15 836	3 716	1 060	52 485	16 896	838	199	920	299
2014										
January	40 417	13 201	3 546	993	43 963	14 194	771	176	1 022	312
February	42 939	13 683	3 780	1 052	46 719	14 735	843	201	1 067	305
March	47 764	15 418	4 077	1 137	51 841	16 554	981	245	1 239	375
April	45 506	14 960	4 020	1 062	49 526	16 022	850	205	1 272	369
May	51 623	16 788	4 871	1 290	56 494	18 078	915	220	1 581	456
June	47 708	15 845	4 525	1 233	52 233	17 078	849	206	1 495	441
SEASONALLY ADJUSTED										
2013										
June	47 500	14 470	3 407	915	50 907	15 385	864	203	1 170	351
July	47 663	14 463	3 772	980	51 435	15 443	857	201	1 160	337
August	45 782	13 950	3 710	995	49 492	14 944	916	225	1 128	314
September	48 032	14 996	3 705	952	51 737	15 948	907	220	1 196	326
October	48 171	15 193	3 751	991	51 922	16 184	905	220	1 124	320
November	48 810	15 637	3 744	987	52 554	16 624	920	223	1 049	311
December	47 469	15 262	3 748	1 025	51 217	16 286	882	208	919	284
2014										
January	47 247	15 443	4 018	1 113	51 265	16 556	899	209	1 017	306
February	48 426	15 692	4 089	1 151	52 514	16 843	878	213	1 177	347
March	48 007	15 511	4 101	1 148	52 108	16 659	909	222	1 326	415
April	47 826	15 731	4 279	1 148	52 105	16 880	897	216	1 465	442
May	47 607	15 529	4 461	1 238	52 068	16 767	831	198	1 638	496
June	47 577	15 773	4 576	1 297	52 153	17 070	885	217	1 670	509
TREND										
2013										
June	46 804	14 236	3 597	954	50 402	15 190	874	206	1 169	340
July	47 221	14 417	3 631	958	50 852	15 375	881	210	1 184	341
August	47 496	14 616	3 666	963	51 162	15 579	892	214	1 167	332
September	47 692	14 842	3 703	972	51 395	15 814	902	218	1 124	319
October	47 847	15 078	3 742	989	51 589	16 067	906	219	1 076	308
November	47 953	15 292	3 786	1 014	51 739	16 306	906	218	1 039	302
December	48 013	15 453	3 846	1 045	51 859	16 498	903	216	1 035	308
2014										
January	47 997	15 539	3 936	1 081	51 933	16 619	897	215	1 083	327
February	47 906	15 565	4 052	1 120	51 959	16 685	891	214	1 182	359
March	47 841	15 592	4 176	1 158	52 017	16 750	886	213	1 312	399
April	47 800	15 631	4 298	1 194	52 098	16 824	880	213	1 444	439
May	47 743	15 664	4 412	1 228	52 154	16 892	875	212	1 564	475
June	47 739	15 711	4 508	1 256	52 248	16 967	871	212	1 668	507

(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)										
2013										
June	-12.3	-12.0	-16.7	-14.9	-12.7	-12.1	-23.0	-22.7	-13.2	-10.6
July	10.8	9.3	18.0	16.6	11.3	9.7	12.1	10.7	19.8	16.8
August	-6.6	-6.5	-4.5	-5.4	-6.4	-6.5	-2.7	4.1	-3.1	-7.9
September	0.7	2.8	-4.7	-5.6	0.3	2.3	1.3	-1.9	-4.8	-1.4
October	8.4	10.3	12.9	20.4	8.7	10.9	9.5	10.4	10.1	20.5
November	0.6	3.2	0.0	1.2	0.6	3.1	7.7	8.8	-7.1	-3.9
December	-5.6	-5.2	-7.9	-4.7	-5.7	-5.2	-18.7	-21.3	-22.4	-20.0
2014										
January	-17.1	-16.6	-4.6	-6.3	-16.2	-16.0	-8.0	-11.7	11.1	4.6
February	6.2	3.7	6.6	5.9	6.3	3.8	9.3	14.2	4.4	-2.5
March	11.2	12.7	7.9	8.0	11.0	12.3	16.4	22.4	16.1	23.0
April	-4.7	-3.0	-1.4	-6.6	-4.5	-3.2	-13.4	-16.6	2.7	-1.5
May	13.4	12.2	21.2	21.5	14.1	12.8	7.6	7.5	24.3	23.6
June	-7.6	-5.6	-7.1	-4.4	-7.5	-5.5	-7.2	-6.3	-5.4	-3.3
SEASONALLY ADJUSTED (% change from previous month)										
2013										
June	2.6	2.1	-4.0	-3.1	2.2	1.8	0.5	0.7	-1.1	0.5
July	0.3	-0.1	10.7	7.1	1.0	0.4	-0.8	-0.9	-0.9	-3.9
August	-3.9	-3.6	-1.6	1.5	-3.8	-3.2	6.8	12.2	-2.7	-6.8
September	4.9	7.5	-0.1	-4.3	4.5	6.7	-0.9	-2.4	6.0	3.9
October	0.3	1.3	1.2	4.1	0.4	1.5	-0.2	0.1	-6.0	-1.8
November	1.3	2.9	-0.2	-0.4	1.2	2.7	1.7	1.5	-6.7	-2.8
December	-2.7	-2.4	0.1	3.8	-2.5	-2.0	-4.1	-6.7	-12.4	-8.7
2014										
January	-0.5	1.2	7.2	8.6	0.1	1.7	1.9	0.4	10.7	7.7
February	2.5	1.6	1.8	3.5	2.4	1.7	-2.4	1.9	15.8	13.5
March	-0.9	-1.2	0.3	-0.3	-0.8	-1.1	3.6	4.0	12.6	19.5
April	-0.4	1.4	4.3	0.0	0.0	1.3	-1.3	-2.5	10.5	6.5
May	-0.5	-1.3	4.2	7.8	-0.1	-0.7	-7.4	-8.4	11.7	12.2
June	-0.1	1.6	2.6	4.7	0.2	1.8	6.5	9.5	2.0	2.6
TREND (% change from previous month)										
2013										
June	1.3	1.3	1.0	0.6	1.3	1.3	0.7	1.1	4.1	3.0
July	0.9	1.3	0.9	0.4	0.9	1.2	0.9	1.9	1.3	0.1
August	0.6	1.4	1.0	0.5	0.6	1.3	1.2	2.3	-1.5	-2.4
September	0.4	1.5	1.0	0.9	0.5	1.5	1.1	1.7	-3.7	-3.9
October	0.3	1.6	1.1	1.8	0.4	1.6	0.4	0.3	-4.3	-3.6
November	0.2	1.4	1.2	2.5	0.3	1.5	0.0	-0.4	-3.4	-1.7
December	0.1	1.1	1.6	3.0	0.2	1.2	-0.4	-0.8	-0.4	1.7
2014										
January	0.0	0.6	2.3	3.5	0.1	0.7	-0.6	-0.8	4.7	6.3
February	-0.2	0.2	3.0	3.7	0.0	0.4	-0.6	-0.5	9.2	9.8
March	-0.1	0.2	3.1	3.4	0.1	0.4	-0.6	-0.2	10.9	11.0
April	-0.1	0.2	2.9	3.1	0.2	0.4	-0.6	-0.2	10.1	10.1
May	-0.1	0.2	2.6	2.8	0.1	0.4	-0.6	-0.3	8.3	8.3
June	0.0	0.3	2.2	2.3	0.2	0.4	-0.4	0.0	6.7	6.6

(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									
2013									
June	13 690	13 259	9 176	3 403	7 407	710	328	786	48 759
July	15 437	15 083	10 084	3 526	8 070	785	369	895	54 249
August	14 355	14 208	9 410	3 323	7 465	771	358	876	50 766
September	14 642	14 359	9 462	3 342	7 129	812	330	851	50 927
October	16 513	14 670	10 433	3 459	8 185	961	383	750	55 354
November	17 398	13 896	10 560	3 554	8 047	957	382	882	55 676
December	15 664	14 214	9 732	3 492	7 323	898	321	841	52 485
2014									
January	12 193	11 766	8 475	2 990	6 844	767	295	633	43 963
February	13 122	11 905	9 449	3 057	7 259	824	362	741	46 719
March	15 228	13 193	10 187	3 402	7 738	900	352	841	51 841
April	14 457	12 986	9 479	3 265	7 363	906	313	757	49 526
May	16 384	14 866	10 774	3 852	8 461	881	405	871	56 494
June	15 200	13 960	9 506	3 488	8 059	892	346	782	52 233
SEASONALLY ADJUSTED (b)									
2013									
June	14 346	13 466	9 983	3 443	7 640	764	352	821	50 907
July	14 582	13 849	9 727	3 416	7 707	788	373	843	51 435
August	14 194	13 751	9 285	3 335	7 352	798	358	863	49 492
September	14 844	14 576	9 601	3 446	7 328	844	335	866	51 737
October	15 235	13 728	9 669	3 382	7 743	918	353	721	51 922
November	15 554	13 686	9 883	3 429	7 744	895	354	806	52 554
December	15 249	13 693	9 763	3 410	7 435	863	307	822	51 217
2014									
January	14 970	13 648	9 876	3 375	7 600	867	341	785	51 265
February	15 350	13 653	10 066	3 316	7 960	873	383	803	52 514
March	15 162	13 706	9 860	3 378	7 711	881	334	844	52 108
April	14 993	13 707	9 872	3 433	7 722	899	345	786	52 105
May	15 248	13 553	10 192	3 482	7 738	823	377	806	52 068
June	15 366	13 581	9 872	3 357	7 877	948	360	782	52 153
TREND (b)									
2013									
June	14 371	13 506	9 522	3 379	7 630	773	352	824	50 402
July	14 519	13 734	9 607	3 405	7 608	797	355	831	50 852
August	14 679	13 898	9 637	3 415	7 563	823	355	830	51 162
September	14 866	13 969	9 654	3 413	7 534	848	350	822	51 395
October	15 062	13 939	9 688	3 407	7 543	868	345	811	51 589
November	15 206	13 842	9 745	3 396	7 587	881	341	801	51 739
December	15 269	13 746	9 822	3 387	7 642	884	340	798	51 859
2014									
January	15 253	13 679	9 893	3 383	7 689	879	343	802	51 933
February	15 200	13 653	9 929	3 383	7 720	875	347	807	51 959
March	15 168	13 653	9 951	3 390	7 744	875	352	808	52 017
April	15 174	13 643	9 970	3 400	7 772	880	357	805	52 098
May	15 196	13 624	9 983	3 408	7 797	887	361	800	52 154
June	15 243	13 604	9 996	3 416	7 828	896	365	795	52 248

(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
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2013									
June	-14.2	-11.5	-9.7	-10.1	-16.1	-18.5	-14.1	-8.4	-12.7
July	12.8	13.8	9.9	3.6	9.0	10.6	12.5	13.9	11.3
August	-7.0	-5.8	-6.7	-5.8	-7.5	-1.8	-3.0	-2.1	-6.4
September	2.0	1.1	0.6	0.6	-4.5	5.3	-7.8	-2.9	0.3
October	12.8	2.2	10.3	3.5	14.8	18.3	16.1	-11.9	8.7
November	5.4	-5.3	1.2	2.7	-1.7	-0.4	-0.3	17.6	0.6
December	-10.0	2.3	-7.8	-1.7	-9.0	-6.2	-16.0	-4.6	-5.7
2014									
January	-22.2	-17.2	-12.9	-14.4	-6.5	-14.6	-8.1	-24.7	-16.2
February	7.6	1.2	11.5	2.2	6.1	7.4	22.7	17.1	6.3
March	16.0	10.8	7.8	11.3	6.6	9.2	-2.8	13.5	11.0
April	-5.1	-1.6	-7.0	-4.0	-4.8	0.7	-11.1	-10.0	-4.5
May	13.3	14.5	13.7	18.0	14.9	-2.8	29.4	15.1	14.1
June	-7.2	-6.1	-11.8	-9.4	-4.8	1.2	-14.6	-10.2	-7.5
SEASONALLY ADJUSTED (% change from previous month)									
2013									
June	0.2	2.2	7.5	3.9	-1.8	-1.1	0.6	6.0	2.2
July	1.6	2.8	-2.6	-0.8	0.9	3.2	6.0	2.6	1.0
August	-2.7	-0.7	-4.5	-2.4	-4.6	1.2	-4.0	2.4	-3.8
September	4.6	6.0	3.4	3.3	-0.3	5.7	-6.5	0.4	4.5
October	2.6	-5.8	0.7	-1.9	5.7	8.8	5.4	-16.8	0.4
November	2.1	-0.3	2.2	1.4	0.0	-2.5	0.3	11.9	1.2
December	-2.0	0.1	-1.2	-0.6	-4.0	-3.6	-13.2	2.0	-2.5
2014									
January	-1.8	-0.3	1.2	-1.0	2.2	0.5	11.0	-4.5	0.1
February	2.5	0.0	1.9	-1.7	4.7	0.7	12.2	2.3	2.4
March	-1.2	0.4	-2.0	1.9	-3.1	1.0	-12.6	5.1	-0.8
April	-1.1	0.0	0.1	1.6	0.1	2.0	3.2	-6.9	0.0
May	1.7	-1.1	3.2	1.4	0.2	-8.5	9.2	2.5	-0.1
June	0.8	0.2	-3.1	-3.6	1.8	15.2	-4.5	-2.9	0.2
TREND (% change from previous month)									
2013									
June	1.3	1.9	1.7	1.5	0.3	2.4	1.1	2.3	1.3
July	1.0	1.7	0.9	0.8	-0.3	3.0	0.9	0.9	0.9
August	1.1	1.2	0.3	0.3	-0.6	3.3	-0.2	-0.1	0.6
September	1.3	0.5	0.2	0.0	-0.4	3.1	-1.3	-0.9	0.5
October	1.3	-0.2	0.4	-0.2	0.1	2.3	-1.4	-1.4	0.4
November	1.0	-0.7	0.6	-0.3	0.6	1.5	-1.1	-1.2	0.3
December	0.4	-0.7	0.8	-0.3	0.7	0.3	-0.2	-0.4	0.2
2014									
January	-0.1	-0.5	0.7	-0.1	0.6	-0.5	0.8	0.4	0.1
February	-0.3	-0.2	0.4	0.0	0.4	-0.5	1.3	0.7	0.0
March	-0.2	0.0	0.2	0.2	0.3	0.0	1.4	0.2	0.1
April	0.0	-0.1	0.2	0.3	0.4	0.6	1.3	-0.4	0.2
May	0.1	-0.1	0.1	0.2	0.3	0.8	1.1	-0.7	0.1
June	0.3	-0.1	0.1	0.2	0.4	1.0	1.3	-0.6	0.2

(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									
2013									
June	4 679	3 977	2 598	840	2 228	145	111	268	14 848
July	5 188	4 423	2 846	865	2 392	164	122	295	16 294
August	4 766	4 241	2 664	796	2 217	164	116	276	15 240
September	5 034	4 259	2 722	817	2 191	173	117	278	15 591
October	5 787	4 450	3 046	880	2 538	206	132	250	17 289
November	6 256	4 405	3 101	914	2 520	204	134	292	17 825
December	5 699	4 600	2 870	902	2 239	193	104	289	16 896
2014									
January	4 361	3 870	2 526	768	2 192	166	95	216	14 194
February	4 542	3 804	2 798	777	2 254	186	125	249	14 735
March	5 413	4 146	3 046	888	2 450	201	129	281	16 554
April	5 243	4 214	2 822	855	2 326	198	115	251	16 022
May	5 859	4 738	3 151	980	2 725	195	143	286	18 078
June	5 582	4 614	2 829	911	2 568	196	121	256	17 078
SEASONALLY ADJUSTED (b)									
2013									
June	4 833	4 012	2 816	870	2 314	158	119	280	15 385
July	4 917	4 084	2 728	829	2 300	167	126	276	15 443
August	4 688	4 104	2 665	797	2 176	169	116	280	14 944
September	5 104	4 332	2 773	852	2 290	178	119	282	15 948
October	5 320	4 189	2 827	852	2 462	204	120	238	16 184
November	5 556	4 282	2 877	864	2 408	189	129	263	16 624
December	5 399	4 336	2 851	866	2 270	188	98	276	16 286
2014									
January	5 414	4 371	2 957	862	2 390	178	115	272	16 556
February	5 512	4 419	3 011	858	2 432	194	135	272	16 843
March	5 435	4 391	2 955	881	2 432	197	116	277	16 659
April	5 459	4 479	2 930	898	2 434	200	126	263	16 880
May	5 435	4 388	2 981	899	2 479	178	128	268	16 767
June	5 587	4 491	2 940	893	2 538	208	127	255	17 070
TREND (b)									
2013									
June	4 812	4 011	2 688	830	2 292	164	118	274	15 190
July	4 881	4 078	2 723	835	2 299	169	120	275	15 375
August	4 978	4 145	2 750	838	2 305	175	121	273	15 579
September	5 105	4 207	2 779	842	2 316	181	120	269	15 814
October	5 242	4 257	2 814	848	2 336	186	118	267	16 067
November	5 364	4 298	2 856	854	2 358	189	117	266	16 306
December	5 444	4 335	2 900	861	2 377	190	117	267	16 498
2014									
January	5 473	4 366	2 935	868	2 391	190	118	270	16 619
February	5 467	4 392	2 953	873	2 405	190	120	271	16 685
March	5 463	4 416	2 961	880	2 427	192	123	271	16 750
April	5 472	4 435	2 964	887	2 455	194	125	269	16 824
May	5 486	4 449	2 964	894	2 483	196	127	265	16 892
June	5 510	4 460	2 961	899	2 511	198	129	262	16 967

(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
2013							
June	10 542	4 306	336	15 184	14 685	375	19 357
July	11 555	4 739	343	16 638	16 086	515	19 303
August	10 837	4 403	349	15 589	15 353	443	18 941
September	11 065	4 526	326	15 917	14 865	428	19 515
October	12 424	4 866	349	17 638	16 057	539	20 491
November	12 937	4 888	355	18 180	16 618	482	21 476
December	12 291	4 606	341	17 238	17 501	466	19 997
2014							
January	10 354	3 840	288	14 482	15 402	465	18 609
February	10 365	4 371	349	15 084	13 636	504	19 515
March	11 673	4 882	353	16 908	15 244	448	20 718
April	11 425	4 597	326	16 348	15 526	518	21 028
May	12 761	5 317	382	18 459	17 322	556	21 603
June	11 857	5 221	363	17 440	16 720	486	21 835

(a) Excludes alterations and additions.

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

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

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

Month	FIRST HOME BUYERS(b)			FIXED RATE LOANS (2 YEARS OR LONGER)(b)(c)			ALL DWELLINGS FINANCED(b)
	Dwellings financed	% of all dwellings financed	Average loan size	Dwellings financed	% of all dwellings financed	Average loan size	Average loan size
	no.	%	\$'000	no.	%	\$'000	\$'000
2013							
June	7 324	15.0	288.1	8 721	17.9	309.8	304.5
July	7 965	14.7	287.2	9 902	18.3	307.7	300.4
August	6 955	13.7	285.9	8 337	16.4	311.1	300.2
September	6 353	12.5	291.2	8 506	16.7	309.7	306.1
October	6 958	12.6	297.0	9 211	16.6	317.0	312.3
November	6 875	12.3	298.8	9 704	17.4	324.3	320.2
December	6 647	12.7	305.5	8 816	16.8	330.2	321.9
2014							
January	5 798	13.2	301.8	6 717	15.3	327.6	322.9
February	5 837	12.5	302.1	7 048	15.1	322.5	315.4
March	6 550	12.6	302.8	7 715	14.9	322.8	319.3
April	6 083	12.3	301.0	7 519	15.2	327.2	323.5
May	7 126	12.6	303.8	8 390	14.9	324.4	320.0
June	6 871	13.2	308.6	7 448	14.3	332.2	327.0

(a) Excludes alterations and additions.

(b) The average loan series does not necessarily represent the average loan size per dwelling (see glossary).

(c) Includes refinancing across lending institutions (see glossary).

	<i>Construction of dwellings</i>	<i>Purchase of new dwellings</i>	<i>Purchase of established dwellings(b)</i>	Total	<i>Refinancing of established dwellings(c)</i>	<i>Total excluding refinancing</i>
NUMBER						
New South Wales	1 181	829	13 190	15 200	5 899	9 301
Victoria	1 711	916	11 333	13 960	4 933	9 027
Queensland	1 232	512	7 762	9 506	2 740	6 766
South Australia	422	116	2 950	3 488	1 046	2 442
Western Australia	1 834	364	5 861	8 059	2 701	5 358
Tasmania	115	24	753	892	196	696
Northern Territory	45	26	275	346	110	236
Australian Capital Territory	117	64	601	782	213	569
Total	6 657	2 851	42 725	52 233	17 838	34 395

VALUE (\$M)						
New South Wales	364	313	4 905	5 582	1 959	3 623
Victoria	501	320	3 793	4 614	1 470	3 144
Queensland	359	154	2 316	2 829	729	2 100
South Australia	103	32	776	911	244	668
Western Australia	525	147	1 896	2 568	683	1 885
Tasmania	28	6	162	196	39	158
Northern Territory	15	11	95	121	36	85
Australian Capital Territory	35	19	202	256	62	194
Total	1 931	1 001	14 145	17 078	5 221	11 857

AVERAGE LOAN SIZE (\$'000)						
New South Wales	308.4	377.2	371.9	367.2	332.1	389.5
Victoria	292.8	349.7	334.7	330.5	298.1	348.3
Queensland	291.7	300.7	298.3	297.6	265.9	310.4
South Australia	244.9	272.6	263.1	261.2	232.9	273.4
Western Australia	286.3	402.8	323.6	318.7	252.9	351.8
Tasmania	246.1	244.8	215.2	220.0	196.5	226.6
Northern Territory	342.1	428.1	344.4	350.4	327.2	361.2
Australian Capital Territory	296.3	293.8	336.7	327.1	289.8	341.1
Total	290.1	351.1	331.1	327.0	292.7	344.7

(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								
2013								
June	1 561	932	4 306	8 050	627	8 014	719	24 208
July	1 643	1 060	4 739	8 852	502	8 085	694	25 575
August	1 647	934	4 403	8 256	572	7 565	800	24 177
September	1 580	929	4 526	8 556	728	7 632	908	24 859
October	1 695	1 070	4 866	9 659	634	8 884	876	27 683
November	1 637	1 057	4 888	10 244	600	9 344	933	28 702
December	1 599	1 055	4 606	9 636	737	9 175	1 091	27 899
2014								
January	1 403	853	3 840	8 098	315	7 530	637	22 676
February	1 560	807	4 371	7 997	898	7 537	904	24 074
March	1 752	920	4 882	9 000	586	8 903	1 061	27 105
April	1 657	890	4 597	8 878	643	9 005	864	26 534
May	2 007	979	5 317	9 775	558	10 255	1 103	29 993
June	1 931	1 001	5 221	8 924	541	10 252	1 117	28 987
SEASONALLY ADJUSTED								
2013								
June	1 527	973	4 387	8 497	487	7 503	639	24 014
July	1 467	1 003	4 416	8 556	490	7 728	710	24 371
August	1 554	968	4 201	8 222	590	7 579	797	23 910
September	1 592	968	4 544	8 844	639	8 038	868	25 492
October	1 618	979	4 579	9 009	649	8 723	833	26 389
November	1 640	997	4 698	9 288	647	8 858	911	27 040
December	1 641	954	4 581	9 109	703	9 029	947	26 966
2014								
January	1 759	979	4 618	9 200	473	8 941	884	26 853
February	1 743	918	4 893	9 289	1 015	8 750	992	27 600
March	1 808	914	4 831	9 106	573	9 013	1 104	27 349
April	1 767	932	4 925	9 256	674	9 183	954	27 691
May	1 782	940	4 958	9 088	505	9 176	1 030	27 478
June	1 811	991	5 035	9 233	452	9 263	964	27 748
TREND								
2013								
June	1 521	990	4 289	8 390	485	7 506	715	23 896
July	1 533	988	4 362	8 492	530	7 673	735	24 313
August	1 548	983	4 424	8 624	572	7 907	773	24 830
September	1 572	981	4 480	8 781	607	8 190	816	25 427
October	1 606	979	4 539	8 943	636	8 476	859	26 038
November	1 646	974	4 600	9 086	662	8 717	897	26 581
December	1 685	963	4 663	9 187	688	8 879	931	26 995
2014								
January	1 719	951	4 725	9 225	698	8 960	958	27 235
February	1 747	941	4 784	9 213	690	8 992	982	27 349
March	1 770	936	4 848	9 196	663	9 029	999	27 441
April	1 787	937	4 913	9 188	621	9 091	1 008	27 544
May	1 799	943	4 969	9 181	572	9 158	1 010	27 632
June	1 808	952	5 021	9 186	522	9 217	1 008	27 713

(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							
2013							
June	779 528	13 091	25 636	818 255	na	na	na
July	782 765	13 162	25 698	821 625	na	na	na
August	788 067	13 229	23 228	824 524	na	na	na
September	791 205	13 277	23 340	827 822	na	na	na
October	793 789	13 334	23 463	830 586	na	na	na
November	798 456	13 412	23 499	835 367	na	na	na
December	803 371	13 498	23 483	840 352	na	na	na
2014							
January	807 341	13 556	21 547	842 444	na	na	na
February	811 260	13 594	21 685	846 539	na	na	na
March	813 966	13 640	23 902	851 508	na	na	na
April	818 981	13 705	23 843	856 529	na	na	na
May	823 865	13 732	23 931	861 528	na	na	na
June	829 686	13 769	24 108	867 563	na	na	na
INVESTMENT HOUSING							
2013							
June	396 574	3 553	5 831	405 958	na	na	na
July	398 751	3 553	5 869	408 173	na	na	na
August	401 597	3 562	5 235	410 394	na	na	na
September	403 866	3 568	5 268	412 702	na	na	na
October	407 109	3 579	5 299	415 987	na	na	na
November	410 624	3 602	5 321	419 547	na	na	na
December	414 128	3 622	5 352	423 102	na	na	na
2014							
January	417 336	3 648	5 009	425 993	na	na	na
February	420 128	3 646	5 019	428 793	na	na	na
March	422 643	3 656	5 476	431 775	na	na	na
April	426 333	3 663	5 465	435 461	na	na	na
May	430 484	3 674	5 474	439 632	na	na	na
June	435 553	3 705	5 542	444 800	na	na	na
ALL RESIDENTIAL HOUSING							
2013							
June	1 176 102	16 644	31 467	1 224 213	104 975	7 991	1 337 179
July	1 181 516	16 715	31 567	1 229 798	na	na	na
August	1 189 664	16 791	28 463	1 234 918	na	na	na
September	1 195 071	16 845	28 608	1 240 524	102 085	7 584	1 350 193
October	1 200 898	16 913	28 762	1 246 573	na	na	na
November	1 209 080	17 014	28 820	1 254 914	na	na	na
December	1 217 499	17 120	28 835	1 263 454	103 940	7 441	1 374 835
2014							
January	1 224 677	17 204	26 556	1 268 437	na	na	na
February	1 231 388	17 240	26 704	1 275 332	na	na	na
March	1 236 609	17 296	29 378	1 283 283	103 197	7 311	1 393 791
April	1 245 314	17 368	29 308	1 291 990	na	na	na
May	1 254 349	17 406	29 405	1 301 160	na	na	na
June	1 265 239	17 474	29 650	1 312 363	nya	nya	nya

na not available
nya not yet available

(a) Source APRA.
(b) Source ABS quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

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

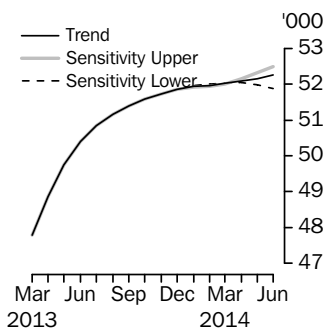
The graph below presents the effect of two possible scenarios on the trend estimates:

1 The July 2014 seasonally adjusted estimate of the number of dwelling commitments is higher than the June 2014 seasonally adjusted estimate by 2.1%.

2 The July 2014 seasonally adjusted estimate of the number of dwelling commitments is lower than the June 2014 seasonally adjusted estimate by 2.1%.

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

NUMBER OF OWNER OCCUPIED DWELLING FINANCE COMMITMENTS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	<i>Trend as published</i>		<i>(1) rises by 2.1% on this month</i>		<i>(2) falls by 2.1% on this month</i>	
	no.	%	no.	%	no.	%
December 2013	51 859	0.2	51 859	0.2	51 859	0.2
January 2014	51 933	0.1	51 918	0.1	51 960	0.2
February 2014	51 959	0.0	51 934	0.0	52 008	0.1
March 2014	52 017	0.1	51 998	0.1	52 035	0.1
April 2014	52 098	0.2	52 148	0.3	52 050	0.0
May 2014	52 154	0.1	52 316	0.3	51 992	-0.1
June 2014	52 248	0.2	52 500	0.4	51 889	-0.2

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE

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

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

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

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

COVERAGE

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

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

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

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

EXPLANATORY NOTES *continued*

SOURCES

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

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

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

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

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

REVISIONS

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

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

WHOLESALE LENDERS

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

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

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

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

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

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

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

TREND ESTIMATES

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

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

EXPLANATORY NOTES *continued*

EFFECTS OF ROUNDING

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

ABS DATA AVAILABLE ON REQUEST

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

RELATED PRODUCTS

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

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

- *Lending Finance, Australia* (cat. no. 5671.0) – issued monthly
- *Assets and Liabilities of Australian 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 March 2002 for housing loan outstandings by type of lending institution are available as a priced special data report related to the *Australian National Accounts: Financial Accounts* (cat. no. 5232.0). Inquiries regarding this special data report should be made to the contact on the front cover of this publication.

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

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

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

GLOSSARY

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

GLOSSARY *continued*

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

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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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