

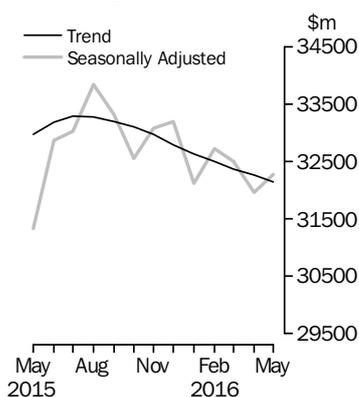
# HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) MON 11 JUL 2016

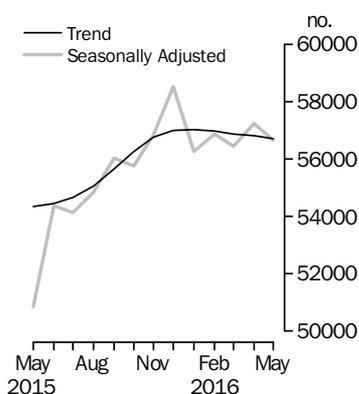
## Value of dwelling commitments

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	
	May 2016	Apr 2016 to May 2016	May 2016	Apr 2016 to May 2016
<b>VALUE OF DWELLING COMMITMENTS</b> (a)(b)				
	\$m	% change	\$m	% change
Total dwellings	32 139	-0.4	32 271	1.0
Owner occupied housing	20 500	-0.6	20 526	-0.6
Investment housing - fixed loans(c)	11 639	-0.1	11 745	3.9

## NUMBER OF DWELLING COMMITMENTS

	no.		no.	
		% change		% change
Owner occupied housing	56 697	-0.2	56 648	-1.0
Construction of dwellings	5 626	-0.9	5 605	-2.7
Purchase of new dwellings	2 536	-2.3	2 615	0.4
Purchase of established dwellings	48 535	0.0	48 429	-0.9

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

## KEY POINTS

### VALUE OF DWELLING COMMITMENTS

MAY 2016 COMPARED WITH APRIL 2016:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions fell 0.4%. Owner occupied housing commitments fell 0.6%, and investment housing commitments fell 0.1%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.0%.

### NUMBER OF DWELLING COMMITMENTS

MAY 2016 COMPARED WITH APRIL 2016:

- In trend terms, the number of commitments for owner occupied housing finance fell 0.2% in May 2016.
- In trend terms, the number of commitments for the purchase of new dwellings fell 2.3%, the number of commitments for the construction of dwellings fell 0.9%, while the number of commitments for the purchase of established dwellings excluding refinancing fell 0.1%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 13.9% in May 2016 from 14.4% in April 2016. Refer to FIRST HOME BUYERS note on page 2.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2016	10 August 2016
July 2016	9 September 2016
August 2016	11 October 2016
September 2016	10 November 2016
October 2016	9 December 2016
November 2016	17 January 2017



## REVISIONS

In this issue, revisions have been made to the original series as a result of improved reporting of survey and administrative data, and updated first home buyer modelled estimates. These revisions have affected the following series:

- Owner occupied housing for period January 2016 to April 2016.
- Investment housing for period January 2016 to April 2016.
- Housing loan outstandings to households; owner-occupied and investment housing: for period March 2015 to April 2016.

## FIRST HOME BUYERS

Monthly First Home Buyer statistics will be subject to revision as the modelled component is adjusted to reflect improved reporting by lenders. The ABS is currently investigating the effect of improved reporting on the model and, subject to all institutions providing improved data, expects to revise First Home Buyer statistics in coming months. The revisions will be preceded by an Information Paper explaining the changes. Information relating to changes to the method of estimating loans to first home buyers, introduced from the December 2014 issue, can be found under the First Home Buyers web page and on page 5 of the PDF. First home buyers are defined as persons entering the home ownership market as owner-occupiers for the first time. First time investors are excluded.

## CHANGES IN THIS ISSUE

This month a building society which converted to a bank is excluded from all aggregate commitments. The effect on the banks' series in Tables 3 and 4 is insignificant. Revisions will be included in the next issue of this publication.

## PRIVACY

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

David W. Kalisch  
Australian Statistician

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## TIME SERIES DATA

### TIME SERIES DATA

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

- longer time series of tables in this publication
- the following tables, with data from October 1975

8. Housing finance commitments (Owner Occupation), By Purpose and Change in Stock: State and Territory, Original (\$'000)

9a. Housing finance commitments (Owner Occupation), By Type of Buyer and Loan: Australia, Original

9b. Housing finance commitments (Owner Occupation), By Type of Buyer and Loan: State, Original

10a. Housing finance commitments (Owner Occupation), By Purpose: State, Original (Number)

10b. Housing finance commitments (Owner Occupation), By Purpose: State, Original (\$000)

10c. Housing finance commitments (Owner Occupation), By Purpose: State, Original (Average Loan Size - \$000)

13a. Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (Number)

13b. Housing finance commitments (Owner Occupation), By Purpose and Lender: Australia, Original (\$'000)

13c. Housing finance commitments, By Purpose and Lender: Australia, Original (Average Loan Size-\$'000)

14. Housing Finance Seasonal Factors and Forward Factors for 12 months, By Purpose and Lender: Australia

15. Housing Finance Seasonal Factors and Forward Factors for 12 months, By State and Territory

## FIRST HOME BUYERS

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### FIRST HOME BUYERS

From the December 2014 issue, the ABS changed its method of estimating loans to first home buyers by adjusting for under-reporting by some lenders that only report on those buyers receiving a first home owner grant. First home buyers are defined as persons entering the home ownership market as owner-occupiers for the first time. First time investors are excluded. Data on first home buyers are collected by the Australian Prudential Regulation Authority (APRA) under the *Financial Sector (Collection of Data) Act 2001*. The ABS and APRA continue to work with lenders to ensure that loans to all first home buyers are identified in future, regardless of whether or not buyers receive a first home owner grant.

The model developed by the ABS for lenders who are under-reporting loans to first home buyers draws on the ratio of first home buyers to total loans for those lenders reporting correctly. The new estimation method will continue to be used in future releases. Monthly First Home Buyer Statistics are likely to be subject to future revision, as the modelled component is adjusted to reflect improved reporting by lenders.

The information paper *Changes to the method of estimating loan commitments to first home buyers* (cat. no. 5609.0.55.003), released on the ABS website on 4 February 2015, describes the new methodology and the extent of revisions to previously published estimates.

## SUMMARY OF FINDINGS

### DWELLINGS FINANCED

#### *Value of Dwellings Financed*

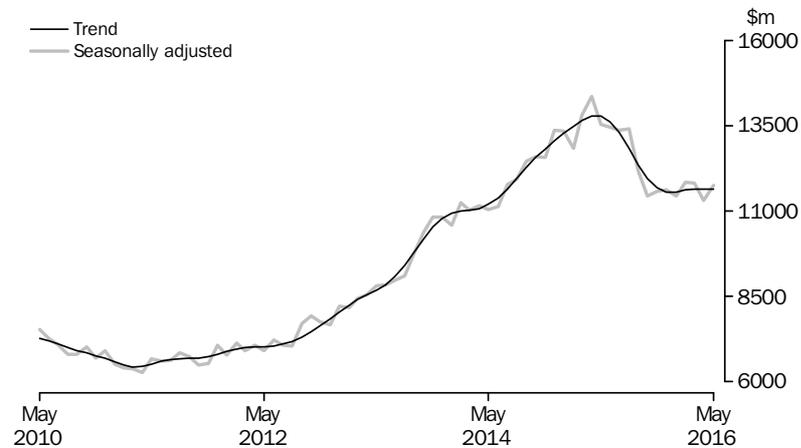
The total value of dwelling commitments excluding alterations and additions (trend) fell 0.4% in May 2016 compared with April 2016, while the seasonally adjusted series rose 1.0% in May 2016.

The total value of owner occupied housing commitments (trend) fell (down \$115m, 0.6%) in May 2016. Falls were recorded in commitments for the construction of dwellings (down \$10m, 0.5%), commitments for the purchase of new dwellings (down \$34m, 3.5%), and commitments for the purchase of established dwellings (down \$72m, 0.4%). The seasonally adjusted series for the total value of owner occupied housing commitments fell 0.6% in May 2016.

The total value of investment housing commitments (trend) fell (down \$7m, 0.1%) in May 2016 compared with April 2016. A fall was recorded in commitments for the purchase of dwellings by others for rent or resale (down \$38m, 3.3%), while rises were recorded in commitments for the construction of dwellings for rent or resale (up \$25m, 1.9%) and commitments for the purchase of dwellings by individuals for rent or resale (up \$6m, 0.1%). The seasonally adjusted series for the total value of investment housing commitments rose 3.9% in May 2016.

Further detail can be found in Tables 11, 1 and 2 on the downloads tab of this release and in the PDF.

### INVESTMENT HOUSING - TOTAL

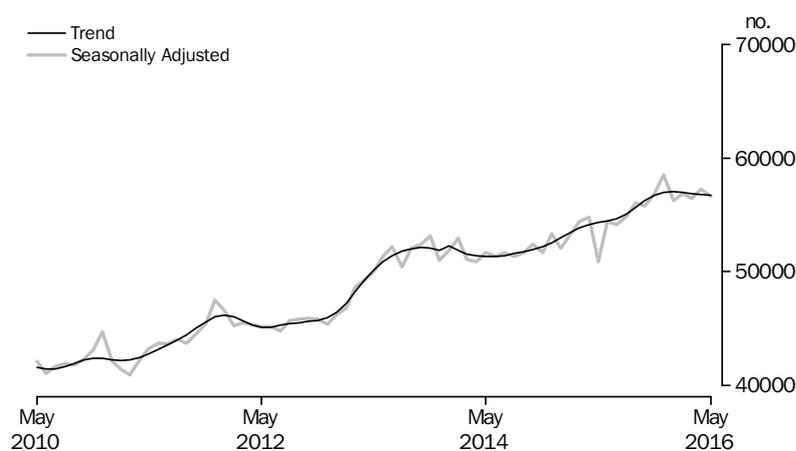


## SUMMARY OF FINDINGS *continued*

### *Number of Owner Occupied Dwellings Financed*

The number of owner occupied housing commitments (trend) fell 0.2% in May 2016, following a fall of 0.1% in April 2016. Falls were recorded in commitments for the purchase of established dwellings excluding refinancing (down 19, 0.1%), commitments for the construction of dwellings (down 49, 0.9%), and commitments for the purchase of new dwellings (down 59, 2.3%), while a rise was recorded in commitments for the refinancing of established dwellings (up 19, 0.1%). The seasonally adjusted series for the total number of owner occupied housing commitments fell 1.0% in May 2016.

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



### *Number of Owner Occupied Dwellings Financed – State*

Between April 2016 and May 2016, the number of owner occupied housing commitments (trend) fell in New South Wales (down 43, 0.2%), Victoria (up 4, 0.0%), Queensland (down 24, 0.2%), Western Australia (down 15, 0.2%), and the Northern Territory (down 4, 1.4%), while rises were recorded in South Australia (up 30, 0.8%), the Australian Capital Territory (up 12, 1.2%). Tasmania was flat.

The seasonally adjusted estimates fell in Victoria (down 250, 1.5%), the Northern Territory (down 19, 5.7%) and Western Australia (down 3, 0.1%), while rises were recorded in Queensland (up 115, 1.1%), South Australia (up 95, 2.5%), the Australian Capital Territory (up 50, 4.8%), New South Wales (up 29, 0.2%) and Tasmania (up 26, 2.7%).

Further detail can be found in Tables 5 and 6 on the downloads tab of this release and in the PDF.

### *First Home Buyer Commitments*

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 13.9% in May 2016 from 14.4% in April 2016. Refer to FIRST HOME BUYERS note on page 2.

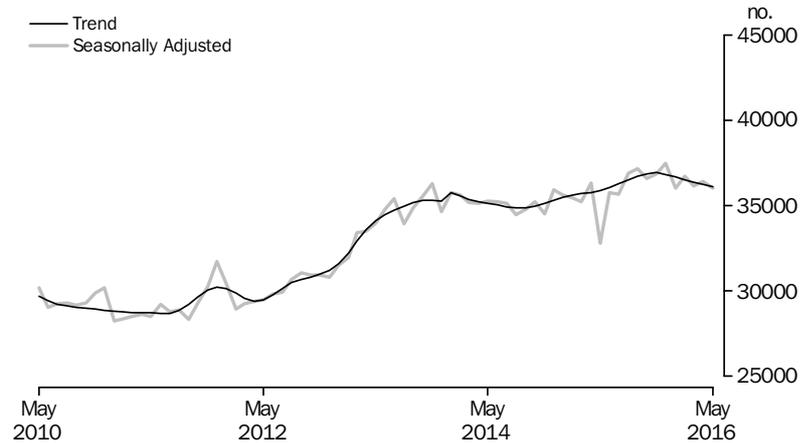
Further detail can be found in Table 9a on the downloads tab of this release and in Table 9 of the PDF.

## SUMMARY OF FINDINGS *continued*

*Number of Owner  
Occupied Dwellings  
Financed Excluding  
Refinancing*

The number of owner occupied housing commitments excluding refinancing (trend) fell 0.3% in May 2016, following a fall of 0.3% in April 2016. The seasonally adjusted series fell 1.1% in May 2016, after a rise of 0.7% in April 2016.

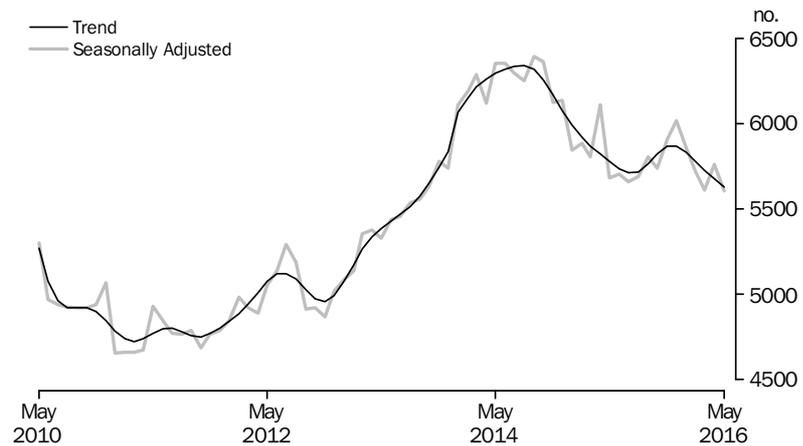
Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



**PURPOSE OF FINANCE  
(OWNER OCCUPATION)**  
*Construction of dwellings*

The number of finance commitments for the construction of dwellings for owner occupation (trend) fell 0.9% in May 2016, following a fall of 0.9% in April 2016. The seasonally adjusted series fell 2.7% in May 2016, after a rise of 2.6% in April 2016.

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

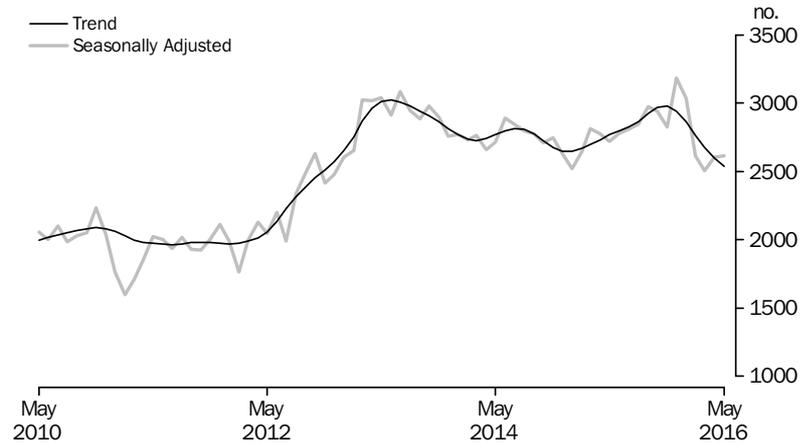


## SUMMARY OF FINDINGS *continued*

### *Purchase of new dwellings*

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 2.3% in May 2016, following a fall of 2.9% in April 2016. The seasonally adjusted series rose 0.4% in May 2016, following a rise of 4.0% in April 2016.

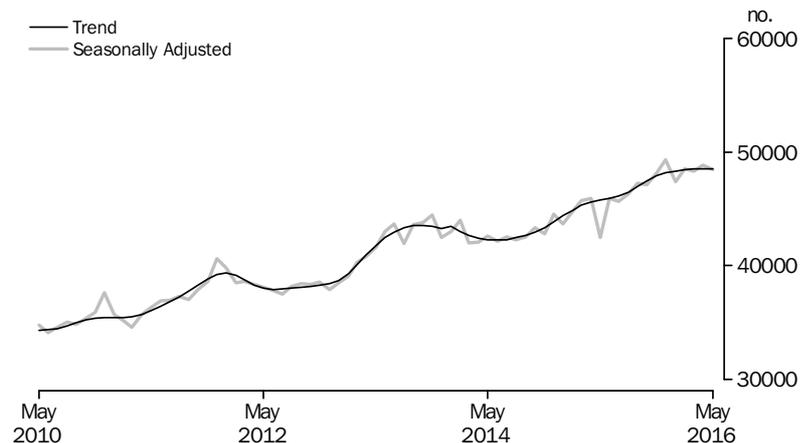
Further detail can be found in Tables 1 and 2 on the downloads tab of this release and in the PDF.



### *Purchase of established dwellings (including refinancing across lending institutions)*

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) was flat in May 2016, after a rise of 0.1% in April 2016. The seasonally adjusted series fell 0.9% in May 2016, after a rise of 1.1% in April 2016.

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

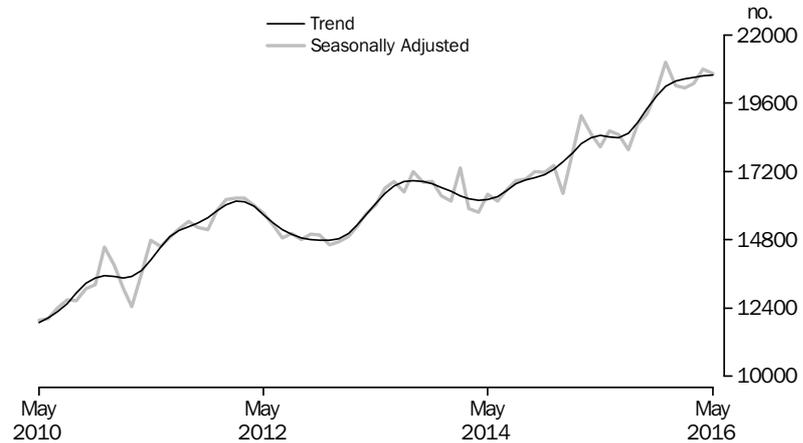


## SUMMARY OF FINDINGS *continued*

### Refinancing

The number of refinancing commitments for owner occupied housing (trend) rose 0.1% in May 2016, following a rise of 0.3% in April 2016. The seasonally adjusted series fell 0.8% in May 2016, after a rise of 2.5% in April 2016.

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

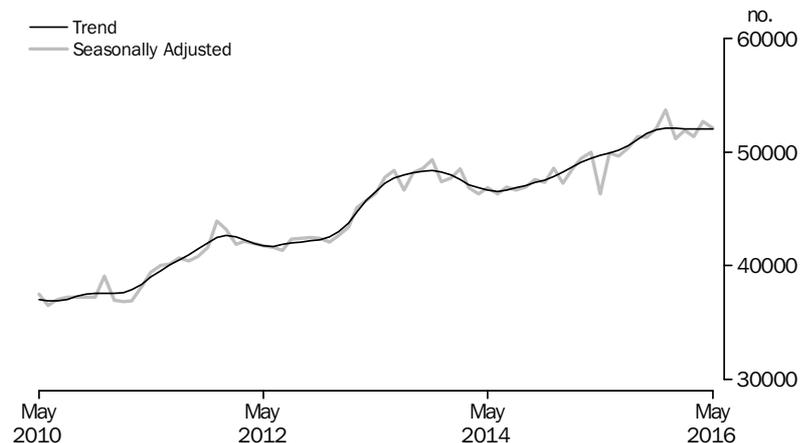


### TYPE OF LENDER (OWNER OCCUPATION)

#### Banks

The number of commitments for owner occupied dwellings financed by banks (trend) was flat in May 2016, following another flat movement in April 2016. The seasonally adjusted series fell 1.1% in May 2016, after a rise of 2.6% in April 2016.

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

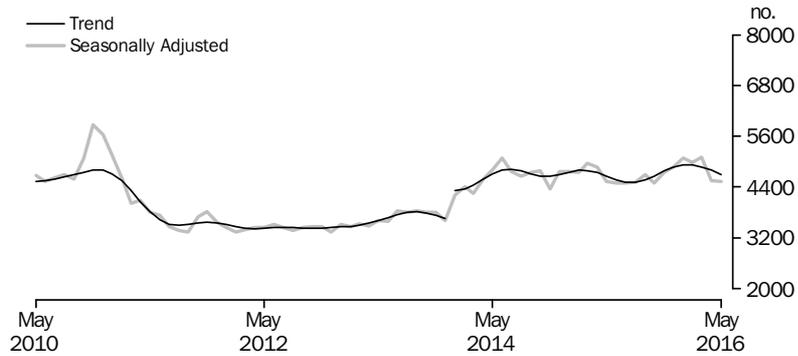


## SUMMARY OF FINDINGS *continued*

### Non-banks

The number of commitments for owner occupied dwellings financed by non-banks (trend) fell 2.1% in May 2016, following a fall of 1.6% in April 2016. The seasonally adjusted series fell 0.4% in May 2016, following a fall of 10.7% in April 2016.

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



(a) A correction has been applied to January 2014 for a break in the Non-Banks series due to a change in coverage. For more information, please refer to the Explanatory Notes, Coverage section.

### HOUSING LOAN OUTSTANDINGS

At the end of May 2016, the value of outstanding housing loans financed by Authorised Deposit-taking Institutions (ADIs) was \$1,499b, up \$9b (0.6%) from the April 2016 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$7b (0.8%) to \$967b, and investment housing loan outstandings financed by ADIs rose \$2b (0.4%) to \$532b.

Bank housing loan outstandings rose \$13b (0.9%) during May 2016 to reach a closing balance of \$1,461b. Owner occupied housing loan outstandings of banks rose \$10b (1.1%) to \$938b, and investment housing loan outstandings of banks rose \$2.8b (0.5%) to \$524b.

Further detail can be found in Table 12 on the downloads tab of this release and in the PDF.

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

Month	Construction of dwellings		Purchase of new dwellings		Purchase of established dwellings(b)		Total	Refinancing of established dwellings(c)		Total excluding refinancing of established dwellings		
	no.	\$m	no.	\$m	no.	\$m		no.	\$m	no.	\$m	
ORIGINAL												
<b>2015</b>												
May	6 078	1 815	2 729	1 011	44 109	15 553	<b>52 916</b>	18 379	18 332	6 038	34 584	12 341
June	6 314	1 911	2 874	1 079	47 486	17 040	<b>56 674</b>	20 030	19 782	6 657	36 892	13 373
July	6 110	1 844	2 932	1 191	47 799	17 595	<b>56 841</b>	20 631	19 775	6 821	37 066	13 810
August	5 677	1 726	2 743	1 105	44 789	16 911	<b>53 209</b>	19 743	17 580	6 225	35 629	13 518
September	6 051	1 900	3 140	1 305	48 777	18 787	<b>57 968</b>	21 992	19 426	7 012	38 542	14 980
October	5 904	1 832	2 988	1 269	48 837	18 974	<b>57 729</b>	22 075	19 783	7 100	37 946	14 976
November	5 956	1 862	3 037	1 292	50 886	19 968	<b>59 879</b>	23 121	21 208	7 651	38 671	15 470
December	6 093	1 908	3 579	1 499	52 172	19 947	<b>61 844</b>	23 354	21 897	7 765	39 947	15 589
<b>2016</b>												
January	4 412	1 388	2 441	973	37 825	14 245	<b>44 678</b>	16 606	15 693	5 549	28 985	11 058
February	5 415	1 692	2 408	905	45 552	16 433	<b>53 375</b>	19 030	19 136	6 643	34 239	12 387
March	5 543	1 759	2 517	929	49 182	17 764	<b>57 242</b>	20 452	20 690	7 125	36 552	13 327
April	5 650	1 798	2 512	956	48 294	17 657	<b>56 456</b>	20 411	20 335	6 949	36 121	13 463
May	6 274	1 986	2 716	1 034	52 142	18 826	<b>61 132</b>	21 845	21 809	7 353	39 323	14 492
SEASONALLY ADJUSTED												
<b>2015</b>												
May	5 679	1 713	2 719	990	42 463	15 085	<b>50 861</b>	17 787	18 071	6 026	32 790	11 762
June	5 702	1 706	2 779	1 054	45 901	16 649	<b>54 381</b>	19 410	18 624	6 235	35 757	13 174
July	5 658	1 699	2 809	1 138	45 668	16 822	<b>54 135</b>	19 659	18 488	6 384	35 648	13 276
August	5 690	1 740	2 847	1 150	46 315	17 546	<b>54 852</b>	20 436	17 953	6 418	36 899	14 018
September	5 806	1 806	2 973	1 245	47 242	18 087	<b>56 022</b>	21 138	18 859	6 716	37 163	14 422
October	5 737	1 788	2 938	1 222	47 086	18 097	<b>55 761</b>	21 107	19 194	6 859	36 567	14 249
November	5 904	1 850	2 825	1 174	48 107	18 491	<b>56 837</b>	21 515	19 991	7 130	36 845	14 386
December	6 019	1 858	3 182	1 358	49 333	18 368	<b>58 533</b>	21 584	21 048	7 441	37 485	14 143
<b>2016</b>												
January	5 856	1 865	3 034	1 172	47 367	17 639	<b>56 257</b>	20 677	20 221	7 184	36 036	13 492
February	5 719	1 816	2 612	1 004	48 520	18 068	<b>56 851</b>	20 888	20 132	7 069	36 719	13 819
March	5 611	1 772	2 503	940	48 340	17 970	<b>56 454</b>	20 682	20 295	6 954	36 159	13 728
April	5 759	1 842	2 603	997	48 862	17 809	<b>57 224</b>	20 648	20 807	7 184	36 417	13 464
May	5 605	1 795	2 615	991	48 429	17 740	<b>56 648</b>	20 526	20 641	7 005	36 007	13 521
TREND												
<b>2015</b>												
May	5 779	1 733	2 768	1 042	45 789	16 423	<b>54 336</b>	19 198	18 451	6 161	35 886	13 037
June	5 736	1 726	2 798	1 079	45 920	16 769	<b>54 453</b>	19 574	18 409	6 254	36 044	13 320
July	5 710	1 730	2 823	1 119	46 137	17 151	<b>54 670</b>	20 000	18 394	6 364	36 276	13 636
August	5 718	1 747	2 864	1 165	46 480	17 531	<b>55 062</b>	20 444	18 547	6 520	36 514	13 924
September	5 764	1 777	2 921	1 211	46 963	17 868	<b>55 648</b>	20 856	18 918	6 724	36 730	14 132
October	5 822	1 808	2 970	1 239	47 472	18 112	<b>56 264</b>	21 160	19 387	6 925	36 877	14 235
November	5 865	1 833	2 980	1 237	47 904	18 228	<b>56 749</b>	21 298	19 830	7 082	36 919	14 216
December	5 866	1 842	2 940	1 201	48 191	18 206	<b>56 997</b>	21 248	20 170	7 166	36 826	14 082
<b>2016</b>												
January	5 833	1 838	2 861	1 144	48 337	18 099	<b>57 031</b>	21 081	20 372	7 181	36 659	13 900
February	5 780	1 829	2 765	1 082	48 413	17 986	<b>56 958</b>	20 897	20 457	7 151	36 501	13 746
March	5 724	1 819	2 673	1 026	48 475	17 896	<b>56 871</b>	20 741	20 511	7 110	36 360	13 631
April	5 675	1 811	2 595	980	48 535	17 824	<b>56 805</b>	20 615	20 567	7 072	36 238	13 544
May	5 626	1 801	2 536	946	48 535	17 753	<b>56 697</b>	20 500	20 586	7 029	36 112	13 472

(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
<b>ORIGINAL (% CHANGE FROM PREVIOUS MONTH)</b>												
<b>2015</b>												
May	6.3	5.3	5.3	5.1	1.6	2.5	<b>2.3</b>	2.9	3.4	3.7	1.8	2.5
June	3.9	5.3	5.3	6.7	7.7	9.6	<b>7.1</b>	9.0	7.9	10.2	6.7	8.4
July	-3.2	-3.5	2.0	10.4	0.7	3.3	<b>0.3</b>	3.0	0.0	2.5	0.5	3.3
August	-7.1	-6.4	-6.4	-7.2	-6.3	-3.9	<b>-6.4</b>	-4.3	-11.1	-8.7	-3.9	-2.1
September	6.6	10.1	14.5	18.0	8.9	11.1	<b>8.9</b>	11.4	10.5	12.7	8.2	10.8
October	-2.4	-3.6	-4.8	-2.7	0.1	1.0	<b>-0.4</b>	0.4	1.8	1.2	-1.5	0.0
November	0.9	1.6	1.6	1.8	4.2	5.2	<b>3.7</b>	4.7	7.2	7.8	1.9	3.3
December	2.3	2.5	17.8	16.0	2.5	-0.1	<b>3.3</b>	1.0	3.2	1.5	3.3	0.8
<b>2016</b>												
January	-27.6	-27.3	-31.8	-35.1	-27.5	-28.6	<b>-27.8</b>	-28.9	-28.3	-28.5	-27.4	-29.1
February	22.7	21.9	-1.4	-7.1	20.4	15.4	<b>19.5</b>	14.6	21.9	19.7	18.1	12.0
March	2.4	3.9	4.5	2.7	8.0	8.1	<b>7.2</b>	7.5	8.1	7.2	6.8	7.6
April	1.9	2.3	-0.2	2.9	-1.8	-0.6	<b>-1.4</b>	-0.2	-1.7	-2.5	-1.2	1.0
May	11.0	10.4	8.1	8.2	8.0	6.6	<b>8.3</b>	7.0	7.2	5.8	8.9	7.6
<b>SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)</b>												
<b>2015</b>												
May	-7.0	-6.1	-2.0	-5.5	-7.6	-7.6	<b>-7.2</b>	-7.3	-2.3	-2.4	-9.7	-9.7
June	0.4	-0.4	2.2	6.4	8.1	10.4	<b>6.9</b>	9.1	3.1	3.5	9.0	12.0
July	-0.8	-0.4	1.1	8.0	-0.5	1.0	<b>-0.5</b>	1.3	-0.7	2.4	-0.3	0.8
August	0.6	2.4	1.3	1.0	1.4	4.3	<b>1.3</b>	3.9	-2.9	0.5	3.5	5.6
September	2.1	3.8	4.4	8.3	2.0	3.1	<b>2.1</b>	3.4	5.0	4.6	0.7	2.9
October	-1.2	-1.0	-1.2	-1.8	-0.3	0.1	<b>-0.5</b>	-0.1	1.8	2.1	-1.6	-1.2
November	2.9	3.5	-3.8	-3.9	2.2	2.2	<b>1.9</b>	1.9	4.2	4.0	0.8	1.0
December	1.9	0.4	12.6	15.6	2.5	-0.7	<b>3.0</b>	0.3	5.3	4.4	1.7	-1.7
<b>2016</b>												
January	-2.7	0.4	-4.6	-13.6	-4.0	-4.0	<b>-3.9</b>	-4.2	-3.9	-3.5	-3.9	-4.6
February	-2.3	-2.6	-13.9	-14.3	2.4	2.4	<b>1.1</b>	1.0	-0.4	-1.6	1.9	2.4
March	-1.9	-2.4	-4.2	-6.4	-0.4	-0.5	<b>-0.7</b>	-1.0	0.8	-1.6	-1.5	-0.7
April	2.6	4.0	4.0	6.1	1.1	-0.9	<b>1.4</b>	-0.2	2.5	3.3	0.7	-1.9
May	-2.7	-2.6	0.4	-0.6	-0.9	-0.4	<b>-1.0</b>	-0.6	-0.8	-2.5	-1.1	0.4
<b>TREND (% CHANGE FROM PREVIOUS MONTH)</b>												
<b>2015</b>												
May	-0.8	-0.7	1.3	3.3	0.4	2.1	<b>0.3</b>	1.9	0.4	1.9	0.3	1.9
June	-0.8	-0.4	1.1	3.5	0.3	2.1	<b>0.2</b>	2.0	-0.2	1.5	0.4	2.2
July	-0.4	0.2	0.9	3.7	0.5	2.3	<b>0.4</b>	2.2	-0.1	1.8	0.6	2.4
August	0.1	1.0	1.4	4.1	0.7	2.2	<b>0.7</b>	2.2	0.8	2.5	0.7	2.1
September	0.8	1.7	2.0	4.0	1.0	1.9	<b>1.1</b>	2.0	2.0	3.1	0.6	1.5
October	1.0	1.8	1.7	2.3	1.1	1.4	<b>1.1</b>	1.5	2.5	3.0	0.4	0.7
November	0.7	1.3	0.3	-0.2	0.9	0.6	<b>0.9</b>	0.7	2.3	2.3	0.1	-0.1
December	0.0	0.5	-1.3	-2.9	0.6	-0.1	<b>0.4</b>	-0.2	1.7	1.2	-0.3	-0.9
<b>2016</b>												
January	-0.6	-0.2	-2.7	-4.7	0.3	-0.6	<b>0.1</b>	-0.8	1.0	0.2	-0.5	-1.3
February	-0.9	-0.5	-3.4	-5.4	0.2	-0.6	<b>-0.1</b>	-0.9	0.4	-0.4	-0.4	-1.1
March	-1.0	-0.5	-3.4	-5.2	0.1	-0.5	<b>-0.2</b>	-0.7	0.3	-0.6	-0.4	-0.8
April	-0.9	-0.5	-2.9	-4.4	0.1	-0.4	<b>-0.1</b>	-0.6	0.3	-0.5	-0.3	-0.6
May	-0.9	-0.5	-2.3	-3.5	0.0	-0.4	<b>-0.2</b>	-0.6	0.1	-0.6	-0.3	-0.5

(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)(b), By Lender: Australia

Month	Banks		Non-banks(c)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
ORIGINAL										
<b>2015</b>										
May	48 311	17 018	4 605	1 361	<b>52 916</b>	18 379	927	274	1 045	368
June	52 137	18 667	4 537	1 363	<b>56 674</b>	20 030	1 002	297	1 016	365
July	52 115	19 224	4 726	1 407	<b>56 841</b>	20 631	994	308	1 094	371
August	49 065	18 495	4 144	1 248	<b>53 209</b>	19 743	600	194	1 078	367
September	53 114	20 490	4 854	1 502	<b>57 968</b>	21 992	577	182	1 440	532
October	53 087	20 645	4 642	1 430	<b>57 729</b>	22 075	653	215	1 287	460
November	54 838	21 545	5 041	1 576	<b>59 879</b>	23 121	np	np	np	np
December	56 747	21 728	5 097	1 626	<b>61 844</b>	23 354	np	np	np	np
<b>2016</b>										
January	40 535	15 303	4 143	1 303	<b>44 678</b>	16 606	555	193	1 055	391
February	48 467	17 507	4 908	1 522	<b>53 375</b>	19 030	np	np	1 038	380
March	52 005	18 799	5 237	1 653	<b>57 242</b>	20 452	np	np	1 222	475
April	51 822	18 938	4 634	1 474	<b>56 456</b>	20 411	540	179	1 141	436
May	56 476	20 324	4 656	1 521	<b>61 132</b>	21 845	np	np	np	np
SEASONALLY ADJUSTED										
<b>2015</b>										
May	46 328	16 427	4 533	1 360	<b>50 861</b>	17 787	903	261	1 033	379
June	49 883	18 029	4 499	1 380	<b>54 381</b>	19 410	1 040	315	1 005	371
July	49 641	18 297	4 494	1 362	<b>54 135</b>	19 659	902	275	1 005	330
August	50 342	19 074	4 509	1 361	<b>54 852</b>	20 436	699	224	1 112	390
September	51 331	19 697	4 691	1 441	<b>56 022</b>	21 138	594	184	1 432	539
October	51 268	19 719	4 493	1 388	<b>55 761</b>	21 107	654	214	1 231	428
November	52 081	20 083	4 755	1 432	<b>56 837</b>	21 515	np	np	np	np
December	53 661	20 084	4 873	1 500	<b>58 533</b>	21 584	np	np	np	np
<b>2016</b>										
January	51 178	19 119	5 079	1 558	<b>56 257</b>	20 677	738	263	1 218	445
February	51 867	19 328	4 984	1 561	<b>56 851</b>	20 888	np	np	1 116	427
March	51 355	19 071	5 099	1 610	<b>56 454</b>	20 682	np	np	1 203	462
April	52 672	19 131	4 552	1 518	<b>57 224</b>	20 648	544	189	1 169	472
May	52 113	19 034	4 535	1 492	<b>56 648</b>	20 526	np	np	np	np
TREND										
<b>2015</b>										
May	49 673	17 801	4 663	1 397	<b>54 336</b>	19 198	945	270	1 070	378
June	49 875	18 189	4 578	1 385	<b>54 453</b>	19 574	897	266	1 060	377
July	50 146	18 623	4 524	1 377	<b>54 670</b>	20 000	831	254	1 094	390
August	50 545	19 065	4 517	1 379	<b>55 062</b>	20 444	765	239	1 159	412
September	51 085	19 463	4 563	1 393	<b>55 648</b>	20 856	721	231	1 226	436
October	51 602	19 738	4 662	1 422	<b>56 264</b>	21 160	711	235	1 269	451
November	51 966	19 838	4 783	1 460	<b>56 749</b>	21 298	725	246	1 278	458
December	52 115	19 749	4 882	1 498	<b>56 997</b>	21 248	743	256	1 256	455
<b>2016</b>										
January	52 098	19 552	4 933	1 529	<b>57 031</b>	21 081	743	258	1 218	450
February	52 031	19 349	4 927	1 547	<b>56 958</b>	20 897	714	249	1 185	447
March	51 996	19 186	4 875	1 555	<b>56 871</b>	20 741	671	232	1 161	449
April	52 006	19 062	4 799	1 554	<b>56 805</b>	20 615	629	215	1 144	453
May	51 998	18 956	4 699	1 544	<b>56 697</b>	20 500	589	198	1 124	453

np not available for publication but included in totals where applicable, unless otherwise indicated

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

(b) Refer to CHANGES IN THIS ISSUE on Page 2.

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

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

Month	Banks		Non-banks(c)		Total		Permanent building societies		Wholesale lenders n.e.c.	
	no.	value	no.	value	no.	value	no.	value	no.	value
ORIGINAL (% change from previous month)										
<b>2015</b>										
May	2.6	3.0	-0.6	1.0	<b>2.3</b>	2.9	-2.9	7.0	-4.5	0.0
June	7.9	9.7	-1.5	0.1	<b>7.1</b>	9.0	8.1	8.2	-2.8	-0.8
July	0.0	3.0	4.2	3.2	<b>0.3</b>	3.0	-0.8	3.6	7.7	1.5
August	-5.9	-3.8	-12.3	-11.3	<b>-6.4</b>	-4.3	-39.6	-36.8	-1.5	-0.9
September	8.3	10.8	17.1	20.4	<b>8.9</b>	11.4	-3.8	-6.3	33.6	44.7
October	-0.1	0.8	-4.4	-4.8	<b>-0.4</b>	0.4	13.2	18.1	-10.6	-13.4
November	3.3	4.4	8.6	10.2	<b>3.7</b>	4.7	np	np	np	np
December	3.5	0.8	1.1	3.2	<b>3.3</b>	1.0	np	np	np	np
<b>2016</b>										
January	-28.6	-29.6	-18.7	-19.9	<b>-27.8</b>	-28.9	np	np	np	np
February	19.6	14.4	18.5	16.8	<b>19.5</b>	14.6	np	np	-1.6	-2.9
March	7.3	7.4	6.7	8.6	<b>7.2</b>	7.5	np	np	17.7	25.0
April	-0.4	0.7	-11.5	-10.8	<b>-1.4</b>	-0.2	np	np	-6.6	-8.1
May	9.0	7.3	0.5	3.2	<b>8.3</b>	7.0	np	np	np	np
SEASONALLY ADJUSTED (% change from previous month)										
<b>2015</b>										
May	-7.2	-7.4	-7.2	-6.6	<b>-7.2</b>	-7.3	-5.2	-1.6	-7.9	-2.9
June	7.7	9.8	-0.8	1.5	<b>6.9</b>	9.1	15.2	20.5	-2.7	-2.0
July	-0.5	1.5	-0.1	-1.3	<b>-0.5</b>	1.3	-13.3	-12.6	0.0	-11.0
August	1.4	4.2	0.3	-0.1	<b>1.3</b>	3.9	-22.4	-18.7	10.6	18.0
September	2.0	3.3	4.0	5.9	<b>2.1</b>	3.4	-15.0	-17.7	28.7	38.3
October	-0.1	0.1	-4.2	-3.7	<b>-0.5</b>	-0.1	10.0	16.5	-14.0	-20.6
November	1.6	1.8	5.8	3.2	<b>1.9</b>	1.9	np	np	np	np
December	3.0	0.0	2.5	4.7	<b>3.0</b>	0.3	np	np	np	np
<b>2016</b>										
January	-4.6	-4.8	4.2	3.9	<b>-3.9</b>	-4.2	np	np	np	np
February	1.3	1.1	-1.9	0.2	<b>1.1</b>	1.0	np	np	-8.3	-4.1
March	-1.0	-1.3	2.3	3.2	<b>-0.7</b>	-1.0	np	np	7.7	8.1
April	2.6	0.3	-10.7	-5.8	<b>1.4</b>	-0.2	np	np	-2.8	2.2
May	-1.1	-0.5	-0.4	-1.7	<b>-1.0</b>	-0.6	np	np	np	np
TREND (% change from previous month)										
<b>2015</b>										
May	0.5	2.1	-1.7	-0.5	<b>0.3</b>	1.9	-2.2	1.9	-4.6	-3.8
June	0.4	2.2	-1.8	-0.9	<b>0.2</b>	2.0	-5.1	-1.6	-0.9	-0.4
July	0.5	2.4	-1.2	-0.5	<b>0.4</b>	2.2	-7.4	-4.6	3.2	3.4
August	0.8	2.4	-0.2	0.1	<b>0.7</b>	2.2	-8.0	-5.7	5.9	5.8
September	1.1	2.1	1.0	1.0	<b>1.1</b>	2.0	-5.7	-3.2	5.8	5.7
October	1.0	1.4	2.2	2.1	<b>1.1</b>	1.5	-1.3	1.5	3.5	3.6
November	0.7	0.5	2.6	2.7	<b>0.9</b>	0.7	1.9	4.7	0.8	1.4
December	0.3	-0.4	2.1	2.6	<b>0.4</b>	-0.2	2.5	4.3	-1.8	-0.5
<b>2016</b>										
January	0.0	-1.0	1.0	2.0	<b>0.1</b>	-0.8	0.0	0.8	-3.0	-1.3
February	-0.1	-1.0	-0.1	1.2	<b>-0.1</b>	-0.9	-3.9	-3.8	-2.7	-0.5
March	-0.1	-0.8	-1.1	0.5	<b>-0.2</b>	-0.7	-6.0	-6.6	-2.0	0.4
April	0.0	-0.6	-1.6	-0.1	<b>-0.1</b>	-0.6	-6.3	-7.4	-1.5	0.8
May	0.0	-0.6	-2.1	-0.6	<b>-0.2</b>	-0.6	-6.3	-7.8	-1.7	0.0

np not available for publication but included in totals where applicable, unless otherwise indicated

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

(b) Refer to CHANGES IN THIS ISSUE on Page 2.

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
<b>ORIGINAL</b>									
<b>2015</b>									
May	15 772	14 411	10 228	3 448	6 841	927	340	949	<b>52 916</b>
June	17 421	15 485	10 720	3 702	7 163	874	329	980	<b>56 674</b>
July	17 661	15 353	10 820	3 691	7 179	930	282	925	<b>56 841</b>
August	16 948	14 892	9 886	3 402	6 119	820	308	834	<b>53 209</b>
September	19 041	15 933	10 604	3 686	6 483	866	346	1 009	<b>57 968</b>
October	18 697	16 170	10 544	3 551	6 634	838	329	966	<b>57 729</b>
November	19 334	16 863	10 614	3 800	6 749	995	405	1 119	<b>59 879</b>
December	19 672	17 637	11 326	3 957	6 826	1 051	333	1 042	<b>61 844</b>
<b>2016</b>									
January	13 299	12 558	8 642	2 964	5 339	835	265	776	<b>44 678</b>
February	16 229	14 770	10 516	3 577	6 228	842	293	920	<b>53 375</b>
March	17 982	15 610	11 149	3 861	6 419	858	334	1 029	<b>57 242</b>
April	17 528	16 112	10 397	3 711	6 395	950	297	1 066	<b>56 456</b>
May	18 908	17 436	11 264	4 190	6 813	1 035	314	1 172	<b>61 132</b>
<b>SEASONALLY ADJUSTED (b)</b>									
<b>2015</b>									
May	15 240	13 897	10 125	3 325	6 671	867	334	909	<b>50 861</b>
June	16 764	14 654	10 459	3 454	6 762	877	334	934	<b>54 381</b>
July	16 876	14 257	10 389	3 516	6 706	939	275	884	<b>54 135</b>
August	17 475	15 014	10 129	3 542	6 512	880	324	896	<b>54 852</b>
September	17 932	15 379	10 199	3 643	6 560	838	327	968	<b>56 022</b>
October	17 765	15 643	10 136	3 589	6 447	864	305	934	<b>55 761</b>
November	17 849	16 434	10 250	3 662	6 479	936	381	1 041	<b>56 837</b>
December	18 439	16 165	11 170	3 685	6 514	985	314	982	<b>58 533</b>
<b>2016</b>									
January	17 725	15 851	10 836	3 659	6 448	936	328	1 005	<b>56 257</b>
February	17 847	16 017	10 592	3 729	6 435	874	303	964	<b>56 851</b>
March	17 630	16 159	10 486	3 757	6 355	850	304	1 040	<b>56 454</b>
April	17 755	16 396	10 648	3 784	6 397	923	326	1 039	<b>57 224</b>
May	17 784	16 146	10 763	3 879	6 394	949	307	1 089	<b>56 648</b>
<b>TREND (b)</b>									
<b>2015</b>									
May	16 305	14 478	10 383	3 464	6 810	901	339	926	<b>54 336</b>
June	16 557	14 507	10 334	3 476	6 736	886	327	919	<b>54 453</b>
July	16 907	14 665	10 260	3 504	6 654	878	318	918	<b>54 670</b>
August	17 303	14 960	10 218	3 542	6 580	880	316	926	<b>55 062</b>
September	17 667	15 340	10 254	3 584	6 532	890	320	942	<b>55 648</b>
October	17 915	15 697	10 359	3 622	6 502	902	327	962	<b>56 264</b>
November	18 011	15 950	10 492	3 649	6 479	912	331	980	<b>56 749</b>
December	17 988	16 077	10 610	3 669	6 460	917	329	992	<b>56 997</b>
<b>2016</b>									
January	17 924	16 121	10 687	3 695	6 446	917	324	1 001	<b>57 031</b>
February	17 850	16 134	10 707	3 726	6 426	913	318	1 011	<b>56 958</b>
March	17 788	16 158	10 696	3 761	6 407	908	313	1 025	<b>56 871</b>
April	17 742	16 187	10 683	3 797	6 391	906	310	1 042	<b>56 805</b>
May	17 699	16 191	10 659	3 827	6 376	906	306	1 054	<b>56 697</b>

(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>	<b>Australia</b>
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
<b>2015</b>									
May	2.6	1.6	2.8	2.5	2.1	8.7	-5.3	2.6	<b>2.3</b>
June	10.5	7.5	4.8	7.4	4.7	-5.7	-3.2	3.3	<b>7.1</b>
July	1.4	-0.9	0.9	-0.3	0.2	6.4	-14.3	-5.6	<b>0.3</b>
August	-4.0	-3.0	-8.6	-7.8	-14.8	-11.8	9.2	-9.8	<b>-6.4</b>
September	12.3	7.0	7.3	8.3	5.9	5.6	12.3	21.0	<b>8.9</b>
October	-1.8	1.5	-0.6	-3.7	2.3	-3.2	-4.9	-4.3	<b>-0.4</b>
November	3.4	4.3	0.7	7.0	1.7	18.7	23.1	15.8	<b>3.7</b>
December	1.7	4.6	6.7	4.1	1.1	5.6	-17.8	-6.9	<b>3.3</b>
<b>2016</b>									
January	-32.4	-28.8	-23.7	-25.1	-21.8	-20.6	-20.4	-25.5	<b>-27.8</b>
February	22.0	17.6	21.7	20.7	16.7	0.8	10.6	18.6	<b>19.5</b>
March	10.8	5.7	6.0	7.9	3.1	1.9	14.0	11.8	<b>7.2</b>
April	-2.5	3.2	-6.7	-3.9	-0.4	10.7	-11.1	3.6	<b>-1.4</b>
May	7.9	8.2	8.3	12.9	6.5	8.9	5.7	9.9	<b>8.3</b>
SEASONALLY ADJUSTED (% change from previous month)									
<b>2015</b>									
May	-7.1	-6.7	-4.5	-7.2	-4.2	-4.2	-13.3	-9.1	<b>-7.2</b>
June	10.0	5.4	3.3	3.9	1.4	1.1	0.1	2.8	<b>6.9</b>
July	0.7	-2.7	-0.7	1.8	-0.8	7.1	-17.8	-5.3	<b>-0.5</b>
August	3.5	5.3	-2.5	0.7	-2.9	-6.3	17.9	1.3	<b>1.3</b>
September	2.6	2.4	0.7	2.9	0.7	-4.8	1.0	8.0	<b>2.1</b>
October	-0.9	1.7	-0.6	-1.5	-1.7	3.1	-6.9	-3.6	<b>-0.5</b>
November	0.5	5.1	1.1	2.0	0.5	8.3	25.0	11.5	<b>1.9</b>
December	3.3	-1.6	9.0	0.6	0.5	5.2	-17.5	-5.7	<b>3.0</b>
<b>2016</b>									
January	-3.9	-1.9	-3.0	-0.7	-1.0	-5.0	4.5	2.3	<b>-3.9</b>
February	0.7	1.1	-2.3	1.9	-0.2	-6.6	-7.7	-4.0	<b>1.1</b>
March	-1.2	0.9	-1.0	0.7	-1.2	-2.7	0.5	7.9	<b>-0.7</b>
April	0.7	1.5	1.5	0.7	0.7	8.6	7.2	-0.1	<b>1.4</b>
May	0.2	-1.5	1.1	2.5	-0.1	2.7	-5.7	4.8	<b>-1.0</b>
TREND (% change from previous month)									
<b>2015</b>									
May	1.0	-0.2	0.1	-0.1	-0.8	-1.5	-3.0	-0.7	<b>0.3</b>
June	1.5	0.2	-0.5	0.3	-1.1	-1.7	-3.6	-0.7	<b>0.2</b>
July	2.1	1.1	-0.7	0.8	-1.2	-0.9	-2.7	-0.1	<b>0.4</b>
August	2.3	2.0	-0.4	1.1	-1.1	0.2	-0.8	0.9	<b>0.7</b>
September	2.1	2.5	0.4	1.2	-0.7	1.1	1.4	1.7	<b>1.1</b>
October	1.4	2.3	1.0	1.1	-0.5	1.4	2.0	2.1	<b>1.1</b>
November	0.5	1.6	1.3	0.7	-0.4	1.1	1.2	1.9	<b>0.9</b>
December	-0.1	0.8	1.1	0.5	-0.3	0.5	-0.4	1.2	<b>0.4</b>
<b>2016</b>									
January	-0.4	0.3	0.7	0.7	-0.2	0.0	-1.7	0.9	<b>0.1</b>
February	-0.4	0.1	0.2	0.8	-0.3	-0.5	-1.9	1.0	<b>-0.1</b>
March	-0.3	0.1	-0.1	0.9	-0.3	-0.5	-1.4	1.4	<b>-0.2</b>
April	-0.3	0.2	-0.1	1.0	-0.2	-0.1	-1.0	1.6	<b>-0.1</b>
May	-0.2	0.0	-0.2	0.8	-0.2	-0.1	-1.4	1.2	<b>-0.2</b>

(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									
<b>2015</b>									
May	6 331	5 015	3 139	915	2 328	207	111	333	<b>18 379</b>
June	7 147	5 586	3 272	970	2 413	185	122	334	<b>20 030</b>
July	7 507	5 701	3 345	1 019	2 441	205	97	316	<b>20 631</b>
August	7 414	5 634	3 128	944	2 047	175	106	296	<b>19 743</b>
September	8 549	6 038	3 441	1 025	2 246	198	124	369	<b>21 992</b>
October	8 492	6 267	3 381	997	2 276	198	112	352	<b>22 075</b>
November	8 912	6 614	3 445	1 086	2 290	233	129	412	<b>23 121</b>
December	8 809	6 761	3 586	1 141	2 319	241	101	396	<b>23 354</b>
<b>2016</b>									
January	5 851	4 894	2 679	816	1 805	199	81	283	<b>16 606</b>
February	6 727	5 433	3 211	992	2 066	192	91	318	<b>19 030</b>
March	7 416	5 632	3 494	1 058	2 169	189	119	375	<b>20 452</b>
April	7 423	5 882	3 241	1 047	2 125	225	91	380	<b>20 411</b>
May	7 893	6 296	3 541	1 163	2 200	231	96	424	<b>21 845</b>
SEASONALLY ADJUSTED (b)									
<b>2015</b>									
May	6 222	4 907	3 114	904	2 261	189	112	319	<b>17 787</b>
June	6 910	5 308	3 219	920	2 301	194	122	327	<b>19 410</b>
July	7 217	5 283	3 209	973	2 311	205	97	301	<b>19 659</b>
August	7 632	5 686	3 237	993	2 207	193	112	321	<b>20 436</b>
September	8 085	5 841	3 249	1 029	2 279	196	117	365	<b>21 138</b>
October	7 913	6 010	3 240	1 003	2 210	198	105	341	<b>21 107</b>
November	7 895	6 324	3 287	1 022	2 195	213	116	367	<b>21 515</b>
December	7 975	6 091	3 489	1 038	2 204	232	92	370	<b>21 584</b>
<b>2016</b>									
January	7 748	6 004	3 369	997	2 155	209	107	364	<b>20 677</b>
February	7 740	6 032	3 292	1 038	2 146	200	97	330	<b>20 888</b>
March	7 498	6 014	3 309	1 028	2 123	193	104	374	<b>20 682</b>
April	7 569	5 980	3 341	1 063	2 109	213	101	378	<b>20 648</b>
May	7 556	5 955	3 427	1 088	2 062	215	94	395	<b>20 526</b>
TREND (b)									
<b>2015</b>									
May	6 669	5 118	3 206	932	2 310	196	114	320	<b>19 198</b>
June	6 932	5 249	3 211	943	2 296	194	113	321	<b>19 574</b>
July	7 246	5 425	3 214	963	2 278	195	112	325	<b>20 000</b>
August	7 555	5 633	3 227	985	2 258	197	111	332	<b>20 444</b>
September	7 805	5 840	3 255	1 004	2 240	202	110	342	<b>20 856</b>
October	7 948	6 005	3 293	1 016	2 223	207	108	351	<b>21 160</b>
November	7 971	6 100	3 325	1 021	2 205	210	106	357	<b>21 298</b>
December	7 898	6 119	3 343	1 021	2 185	211	104	360	<b>21 248</b>
<b>2016</b>									
January	7 796	6 090	3 352	1 025	2 165	210	102	361	<b>21 081</b>
February	7 701	6 047	3 353	1 033	2 143	209	101	363	<b>20 897</b>
March	7 625	6 009	3 354	1 043	2 122	207	100	368	<b>20 741</b>
April	7 565	5 978	3 357	1 056	2 102	207	99	374	<b>20 615</b>
May	7 515	5 946	3 360	1 067	2 084	207	98	380	<b>20 500</b>

(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>	<b>Total</b>	<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
<b>2015</b>							
May	12 341	6 038	321	<b>18 701</b>	17 751	527	24 206
June	13 373	6 657	360	<b>20 390</b>	19 374	500	24 513
July	13 810	6 821	359	<b>20 990</b>	20 756	508	23 793
August	13 518	6 225	344	<b>20 087</b>	18 703	510	24 537
September	14 980	7 012	366	<b>22 358</b>	20 604	493	25 654
October	14 976	7 100	345	<b>22 420</b>	21 051	662	26 342
November	15 470	7 651	347	<b>23 468</b>	22 027	734	26 847
December	15 589	7 765	343	<b>23 697</b>	23 787	603	25 968
<b>2016</b>							
January	11 058	5 549	266	<b>16 873</b>	18 769	633	23 308
February	12 387	6 643	375	<b>19 405</b>	18 096	729	23 736
March	13 327	7 125	392	<b>20 844</b>	19 176	778	24 455
April	13 463	6 949	352	<b>20 763</b>	18 955	828	25 393
May	14 492	7 353	381	<b>22 226</b>	20 171	928	26 320

(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)(b), First Home Buyers and Fixed Rate Loans: Australia, Original

Month	FIRST HOME BUYERS (c)			FIXED RATE LOANS (2 YEARS OR LONGER) (c) (d)			ALL DWELLINGS FINANCED (c)
	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
<b>2015</b>							
May	8 246	15.6	332.8	5 777	10.9	326.9	347.3
June	8 911	15.7	339.2	6 024	10.6	331.3	353.4
July	8 790	15.5	341.0	5 619	9.9	325.2	363.0
August	8 267	15.5	346.5	5 226	9.8	336.3	371.0
September	8 953	15.4	351.8	5 487	9.5	352.7	379.4
October	8 653	15.0	355.5	5 238	9.1	353.5	382.4
November	8 945	14.9	354.5	6 832	11.4	357.2	386.1
December	9 367	15.1	348.1	8 012	13.0	359.5	377.6
<b>2016</b>							
January	6 679	15.0	338.2	6 097	13.6	359.8	371.7
February	7 804	14.6	326.8	7 039	13.2	347.4	356.5
March	8 138	14.2	328.7	8 534	14.9	357.9	357.3
April	8 119	14.4	330.6	9 146	16.2	370.7	361.5
May	8 488	13.9	326.4	8 954	14.6	359.1	357.3

(a) Excludes alterations and additions.  
 (b) Refer to FIRST HOME BUYERS note on page 2.  
 (c) The average loan series does not necessarily represent the average loan size per dwelling (see glossary).  
 (d) 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>	<b>Total</b>	<i>Refinancing of established dwellings(c)</i>	<i>Total excluding refinancing</i>
.....						
NUMBER						
New South Wales	1 371	978	16 559	<b>18 908</b>	7 729	11 179
Victoria	1 824	847	14 765	<b>17 436</b>	6 248	11 188
Queensland	1 211	383	9 670	<b>11 264</b>	3 363	7 901
South Australia	411	138	3 641	<b>4 190</b>	1 438	2 752
Western Australia	1 196	242	5 375	<b>6 813</b>	2 290	4 523
Tasmania	105	42	888	<b>1 035</b>	255	780
Northern Territory	43	12	259	<b>314</b>	105	209
Australian Capital Territory	113	74	985	<b>1 172</b>	381	791
Total	6 274	2 716	52 142	<b>61 132</b>	21 809	39 323

.....						
VALUE (\$M)						
New South Wales	480	427	6 986	<b>7 893</b>	2 989	4 904
Victoria	564	313	5 419	<b>6 296</b>	2 079	4 217
Queensland	402	129	3 011	<b>3 541</b>	1 005	2 536
South Australia	117	40	1 007	<b>1 163</b>	375	788
Western Australia	343	90	1 767	<b>2 200</b>	689	1 511
Tasmania	25	9	198	<b>231</b>	59	172
Northern Territory	14	4	77	<b>96</b>	30	66
Australian Capital Territory	40	23	361	<b>424</b>	127	297
Total	1 986	1 034	18 826	<b>21 845</b>	7 353	14 492

.....						
AVERAGE LOAN SIZE (\$'000)						
New South Wales	350.5	436.3	421.9	<b>417.4</b>	386.7	438.7
Victoria	309.4	369.5	367.0	<b>361.1</b>	332.8	376.9
Queensland	332.1	335.7	311.3	<b>314.4</b>	299.0	320.9
South Australia	283.6	286.9	276.6	<b>277.6</b>	260.9	286.4
Western Australia	286.7	370.9	328.8	<b>322.9</b>	300.8	334.1
Tasmania	235.4	203.6	222.9	<b>223.4</b>	231.9	220.6
Northern Territory	332.8	339.8	299.0	<b>305.2</b>	282.3	316.7
Australian Capital Territory	354.6	315.2	366.2	<b>361.9</b>	332.7	375.9
Total	316.5	380.5	361.0	<b>357.3</b>	337.2	368.5

(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								
<b>2015</b>								
May	1 815	1 011	6 038	9 515	1 081	12 240	1 291	<b>32 991</b>
June	1 911	1 079	6 657	10 383	1 092	13 010	1 451	<b>35 582</b>
July	1 844	1 191	6 821	10 774	1 122	11 671	1 454	<b>34 878</b>
August	1 726	1 105	6 225	10 687	806	10 824	1 155	<b>32 528</b>
September	1 900	1 305	7 012	11 775	749	10 201	1 609	<b>34 551</b>
October	1 832	1 269	7 100	11 875	1 006	9 158	1 175	<b>33 415</b>
November	1 862	1 292	7 651	12 316	883	9 477	1 302	<b>34 783</b>
December	1 908	1 499	7 765	12 182	1 219	9 959	1 439	<b>35 971</b>
<b>2016</b>								
January	1 388	973	5 549	8 697	636	7 175	784	<b>25 202</b>
February	1 692	905	6 643	9 790	939	8 328	1 207	<b>29 504</b>
March	1 759	929	7 125	10 640	1 731	9 164	1 188	<b>32 534</b>
April	1 798	956	6 949	10 709	1 001	9 198	996	<b>31 606</b>
May	1 986	1 034	7 353	11 473	1 252	10 640	1 069	<b>34 807</b>
SEASONALLY ADJUSTED								
<b>2015</b>								
May	1 713	990	6 026	9 059	1 002	11 279	1 263	<b>31 331</b>
June	1 706	1 054	6 235	10 414	985	11 192	1 281	<b>32 867</b>
July	1 699	1 138	6 384	10 439	1 035	10 938	1 398	<b>33 030</b>
August	1 740	1 150	6 418	11 128	815	11 453	1 131	<b>33 835</b>
September	1 806	1 245	6 716	11 371	627	10 153	1 400	<b>33 318</b>
October	1 788	1 222	6 859	11 238	993	9 201	1 247	<b>32 548</b>
November	1 850	1 174	7 130	11 361	996	9 322	1 249	<b>33 083</b>
December	1 858	1 358	7 441	10 927	976	9 397	1 235	<b>33 192</b>
<b>2016</b>								
January	1 865	1 172	7 184	10 455	967	9 307	1 171	<b>32 121</b>
February	1 816	1 004	7 069	10 999	1 156	9 347	1 325	<b>32 716</b>
March	1 772	940	6 954	11 017	1 637	9 077	1 103	<b>32 499</b>
April	1 842	997	7 184	10 625	1 062	9 080	1 167	<b>31 958</b>
May	1 795	991	7 005	10 735	1 226	9 523	996	<b>32 271</b>
TREND								
<b>2015</b>								
May	1 733	1 042	6 161	10 262	977	11 516	1 283	<b>32 974</b>
June	1 726	1 079	6 254	10 515	955	11 371	1 287	<b>33 188</b>
July	1 730	1 119	6 364	10 787	923	11 069	1 293	<b>33 286</b>
August	1 747	1 165	6 520	11 012	884	10 650	1 292	<b>33 270</b>
September	1 777	1 211	6 724	11 144	855	10 202	1 282	<b>33 195</b>
October	1 808	1 239	6 925	11 187	867	9 805	1 271	<b>33 103</b>
November	1 833	1 237	7 082	11 146	925	9 486	1 259	<b>32 969</b>
December	1 842	1 201	7 166	11 040	1 013	9 287	1 245	<b>32 793</b>
<b>2016</b>								
January	1 838	1 144	7 181	10 918	1 106	9 220	1 225	<b>32 633</b>
February	1 829	1 082	7 151	10 835	1 180	9 229	1 195	<b>32 501</b>
March	1 819	1 026	7 110	10 786	1 234	9 238	1 160	<b>32 373</b>
April	1 811	980	7 072	10 753	1 268	9 254	1 124	<b>32 262</b>
May	1 801	946	7 029	10 724	1 293	9 260	1 087	<b>32 139</b>

(a) Excludes alterations and additions.

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

(b) Excludes revolving credit.

(d) Includes refinancing (see Glossary).

Month	Banks(a)	Permanent Building Societies(a)	Credit Co-operatives(a)	Total Authorised Deposit-taking Institutions (ADIs)(a)	Securitisation Vehicles(b)	Other Lenders(b)	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>OWNER-OCCUPIED HOUSING</b>							
<b>2015</b>							
May	817 353	12 299	23 432	853 084	na	na	na
June	823 534	12 310	23 537	859 381	na	na	na
July	827 200	12 373	23 630	863 203	na	na	na
August	842 211	10 374	23 574	876 159	na	na	na
September	854 742	9 769	23 377	887 888	na	na	na
October	878 071	9 824	23 260	911 155	na	na	na
November	888 509	9 893	23 262	921 664	na	na	na
December	898 022	10 006	22 881	930 909	na	na	na
<b>2016</b>							
January	905 963	10 177	23 040	939 180	na	na	na
February	912 774	10 275	23 268	946 317	na	na	na
March	920 857	10 413	21 782	953 052	na	na	na
April	927 363	np	np	959 838	na	na	na
May	937 593	np	np	967 148	na	na	na
<b>INVESTMENT HOUSING</b>							
<b>2015</b>							
May	529 408	3 604	6 487	539 499	na	na	na
June	536 133	3 632	6 551	546 316	na	na	na
July	539 016	3 658	6 626	549 300	na	na	na
August	535 573	2 942	6 698	545 213	na	na	na
September	532 935	2 790	6 670	542 395	na	na	na
October	517 142	2 805	6 702	526 649	na	na	na
November	517 849	2 807	6 790	527 446	na	na	na
December	518 140	2 806	6 841	527 787	na	na	na
<b>2016</b>							
January	518 343	2 805	6 921	528 069	na	na	na
February	518 683	2 821	6 992	528 496	na	na	na
March	520 054	2 837	6 321	529 212	na	na	na
April	520 934	np	np	530 117	na	na	na
May	523 686	np	np	532 102	na	na	na
<b>ALL RESIDENTIAL HOUSING</b>							
<b>2015</b>							
May	1 346 761	15 903	29 919	1 392 583	na	na	na
June	1 359 667	15 942	30 088	1 405 697	115 556	8 505	1 529 758
July	1 366 216	16 031	30 256	1 412 503	na	na	na
August	1 377 784	13 316	30 272	1 421 372	na	na	na
September	1 387 677	12 559	30 047	1 430 283	115 671	8 640	1 554 594
October	1 395 213	12 629	29 962	1 437 804	na	na	na
November	1 406 358	12 700	30 052	1 449 110	na	na	na
December	1 416 162	12 812	29 722	1 458 696	112 009	8 925	1 579 630
<b>2016</b>							
January	1 424 306	12 982	29 961	1 467 249	na	na	na
February	1 431 457	13 096	30 260	1 474 813	na	na	na
March	1 440 911	13 250	28 103	1 482 264	112 694	9 068	1 604 026
April	1 448 297	np	np	1 489 955	na	na	na
May	1 461 279	np	np	1 499 250	na	na	na

na not available

(a) Source APRA.

np not available for publication but included in totals where applicable, unless otherwise indicated

(b) Source ABS quarterly collections.

## WHAT IF...? REVISIONS TO TREND ESTIMATES

### EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

#### SENSITIVITY ANALYSIS

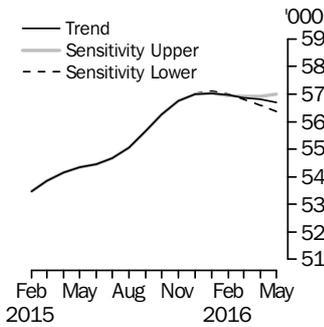
Readers should exercise care when interpreting the trend estimates of recent months because they will be revised when next month's seasonally adjusted estimates become available. For further information, see paragraphs 30 and 31 in the Explanatory Notes.

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

- (1) The June 2016 seasonally adjusted estimate of the number of dwelling commitments is higher than the May 2016 seasonally adjusted estimate by 2.1%.
- (2) The June 2016 seasonally adjusted estimate of the number of dwelling commitments is lower than the May 2016 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.	%
November 2015	56 749	0.9	56 749	0.9	56 749	0.9
December 2015	56 997	0.4	56 995	0.4	57 039	0.5
January 2016	57 031	0.1	57 024	0.1	57 102	0.1
February 2016	56 958	-0.1	56 950	-0.1	56 988	-0.2
March 2016	56 871	-0.2	56 904	-0.1	56 802	-0.3
April 2016	56 805	-0.1	56 932	0.0	56 596	-0.4
May 2016	56 697	-0.2	57 012	0.1	56 379	-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** Until the statistics in this publication were derived from returns submitted to the Australian Prudential Regulation Authority (APRA) (see paragraph 9), the statistics of housing finance commitments covered all banks and permanent building societies. The largest of the remaining lenders of secured housing finance for owner occupation were included so that, together with banks and building societies, at least 95% of the Australian total of finance commitments were covered, and at least 90% of each state total was covered. While many smaller contributors to the Non-Banks series were excluded under these coverage criteria, at least 70% of finance commitments by wholesale contributors were covered.

**6** When APRA commenced the collection, lending commitments by non-banks with total assets of \$50 million or more were covered. All banks' lending commitments were covered.

**7** From January 2014 a monthly reporting threshold was introduced for Non-Banks to provide 95 per cent asset coverage of the Non-Bank sector. Non-Banks with assets below the \$200m asset threshold ceased reporting from January 2014 while other Non-Banks with assets above the threshold started reporting to APRA from January 2014. The lending commitments of those which started reporting in January 2014 were excluded from the January 2014 to January 2015 published statistics pending assessment of seasonal impacts of those Non-Banks' commitments on seasonally adjusted and trend series estimates. Issues of this publication from February 2015 onwards include finance commitments from January 2014 reported by Non-Banks above the reporting threshold.

## EXPLANATORY NOTES *continued*

### COVERAGE *continued*

Non-Banks' Owner Occupied Housing Commitments are published in Tables 3 and 4. A trend break was added to the Non-Banks' series in January 2014 due to this change in coverage.

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

### SOURCES

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

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

**11** Statistics on loan outstandings in table 12 are sourced from banks on form *ARF 320.0 Statement of Financial Position (Domestic Books)* with lending by building societies and credit cooperatives derived from form *ARF 323.0: Statement of Financial Position (Licensed ADI)*. While building societies and credit cooperatives with total assets greater than or equal to \$200 million are required to report to APRA on a monthly basis, those institutions with total assets less than \$200 million are only required to submit this return on a quarterly basis. An undercoverage adjustment is made in deriving table 12 in the two months between the last month in the quarter to derive estimates for the complete population on a monthly basis.

**12** Electronic versions of the forms and instructions for ADIs are available on the APRA website at <http://www.apra.gov.au/adi/ReportingFramework/Pages/reporting-forms-and-instructions-adis.aspx>. For RFCs, these are available at: <http://www.apra.gov.au/NonReg/Pages/Registered-Financial-Corporations.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 Australian Bureau of Statistics (ABS).

### REVISIONS

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

**15** Changes in the classification of lenders (e.g. the conversion of a permanent building society to a bank) are reflected in the Lender series from the month of such change. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are recorded in the 'Series breaks' tabs of Statistical Tables B and D on the Reserve Bank of Australia's website: RBA Statistical Tables.

## EXPLANATORY NOTES *continued*

### WHOLESALE LENDERS

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

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

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

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

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

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

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

## EXPLANATORY NOTES *continued*

### SEASONAL ADJUSTMENT

*continued*

**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 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 2016. 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 email the Assistant Director, Time Series Analysis at [time.series.analysis@abs.gov.au](mailto:time.series.analysis@abs.gov.au).

## EXPLANATORY NOTES *continued*

### TREND ESTIMATES *continued*

**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. 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 Securitisors* (cat. no. 5232.0.55.001) – issued quarterly.
- *Buildings Approvals, Australia* (cat. no. 8731.0) – issued monthly.
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) – issued quarterly (final issue June 2012).
- *Building Activity, Australia* (cat. no. 8752.0) – issued quarterly.

**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** The Reserve Bank of Australia produces the quarterly *Reserve Bank of Australia Bulletin* as well as data on its website. Statistical Tables D1 and D2 contain data on lending and credit aggregates (including the housing credit aggregate). Table D5 Bank Lending Classified by Sector contains statistics on lending to persons for the purpose of housing, also classified by owner occupiers and investors, with statistics available from January 1990. Table B19 Securitisation Vehicles contains loans outstandings information for mortgages held, which includes both residential and non-residential mortgages.

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

**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.

## EXPLANATORY NOTES *continued*

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### ABBREVIATIONS

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

## GLOSSARY

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<b>Alterations and additions</b>	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.
<b>Average loan</b>	<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>
<b>Commitment</b>	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.
<b>Commitments not advanced</b>	<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>
<b>Commitment value</b>	The commitment value for a contract of sale is the dwelling's sale value less any deposit.
<b>Construction of dwellings</b>	Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
<b>Dwelling</b>	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.
<b>Dwelling units</b>	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.
<b>Established dwelling</b>	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.
<b>First home buyers</b>	First home buyers are persons entering the home ownership market for the first time.
<b>Fixed loans</b>	<p>Generally involve:</p> <ul style="list-style-type: none"><li>■ a commitment for a fixed amount for a fixed period for a specific purpose</li><li>■ a schedule of repayments over a fixed period</li><li>■ repayments which reduce the liability of the borrower but do not act to make further finance available.</li></ul>
<b>Fixed rate loan</b>	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.
<b>Housing Loan Outstandings</b>	The value of outstanding housing loans to Australian households as at a particular point in time (for statistics in this publication this refers to the end of the reference month). A

## GLOSSARY *continued*

loan is defined as an asset of a lending institution, which is not evidenced by the issuing of a security by the borrower.

<b>New dwelling</b>	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.
<b>Other lenders n.e.c.</b>	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.
<b>Refinancing</b>	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.
<b>Revolving credit</b>	Generally has the following characteristics: <ul style="list-style-type: none"><li>■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed</li><li>■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit</li><li>■ 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.</li></ul>
<b>Secured housing finance</b>	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.
<b>Securitisation vehicle</b>	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.
<b>Self-contained</b>	The dwelling includes bathing and cooking facilities.
<b>Wholesale lenders</b>	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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