

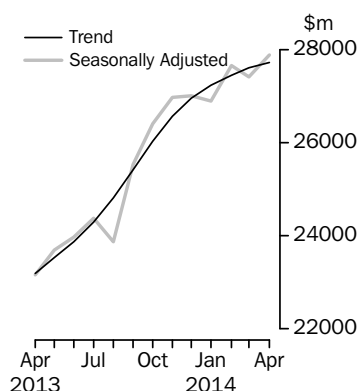
HOUSING FINANCE

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 JUN 2014

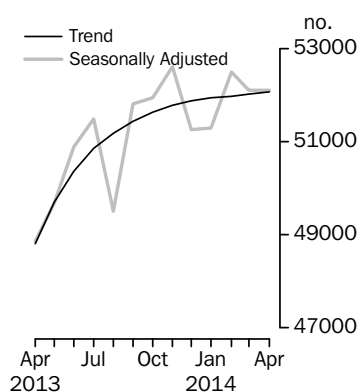
Value of dwelling commitment

Total dwellings



No. of dwelling commitments

Owner occupied housing



KEY FIGURES

	<i>Trend estimates</i>		<i>Seasonally adjusted estimates</i>	
	<i>Apr 2014</i>	<i>Mar 2014 to Apr 2014</i>	<i>Apr 2014</i>	<i>Mar 2014 to Apr 2014</i>
Value of dwelling commitments ^{(a)(b)}	\$m	% change	\$m	% change
Total dwellings	27 725	0.4	27 890	1.7
Owner occupied housing	16 853	0.4	16 911	1.4
Investment housing - fixed loans ^(c)	10 873	0.5	10 979	2.3
Number of dwelling commitments ^{(a)(b)}	no.	% change	no.	% change
Owner occupied housing	52 081	0.1	52 109	0.0
Construction of dwellings	6 241	1.1	6 163	-1.1
Purchase of new dwellings	2 644	-1.3	2 655	-1.5
Purchase of established dwellings	43 196	0.1	43 290	0.3

(a) Includes refinancing (see Glossary).

(b) Excludes alterations and additions.

(c) Excludes revolving credit.

KEY POINTS

VALUE OF DWELLING COMMITMENTS

APRIL 2014 COMPARED WITH MARCH 2014:

- The trend estimate for the total value of dwelling finance commitments excluding alterations and additions rose 0.4%. Investment housing commitments rose 0.5% and owner occupied housing commitments rose 0.4%.
- In seasonally adjusted terms, the total value of dwelling finance commitments excluding alterations and additions rose 1.7%.

NUMBER OF DWELLING COMMITMENTS

APRIL 2014 COMPARED WITH MARCH 2014:

- In trend terms, the number of commitments for owner occupied housing finance rose 0.1%.
- In trend terms, the number of commitments for the construction of dwellings rose 1.1% and the number of commitments for the purchase of established dwellings rose 0.1%, while the number of commitments for the purchase of new dwellings fell 1.3%.
- In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 12.3% in April 2014 from 12.6% in March 2014.

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2014	11 July 2014
June 2014	8 August 2014
July 2014	9 September 2014
August 2014	10 October 2014
September 2014	10 November 2014
October 2014	10 December 2014



REVISIONS

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

- Investment housing values for the periods December 2013 to March 2014
- Housing loan outstandings to households for the periods September 2013, December 2013 and March 2014

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



ABBREVIATIONS

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

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

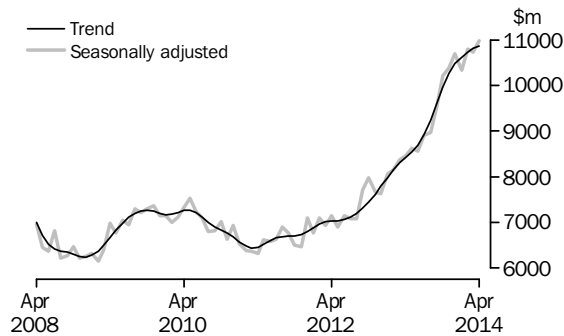
(Tables 11, 1 & 2)

The total value of dwelling commitments excluding alterations and additions (trend) rose 0.4% in April 2014 compared with March 2014, and the seasonally adjusted series rose 1.7% in April 2014.

The total value of owner occupied housing commitments (trend) rose (up \$65m, 0.4%) in April 2014. Rises were recorded in commitments for the purchase of established dwellings (up \$59m, 0.4%) and commitments for the construction of dwellings (up \$19m, 1.1%), while commitments for the purchase of new dwellings fell (down \$13m, 1.4%). The seasonally adjusted series for the total value of owner occupied housing commitments rose 1.4% in April 2014.

The total value of investment housing commitments (trend) rose (\$56m, 0.5%) in April 2014 compared with March 2014. Rises were recorded in commitments for the construction of dwellings for rent or resale (up \$20m, 2.7%), commitments for the purchase of dwellings by others for rent or resale (up \$19m, 1.9%) and commitments for the purchase of dwellings by individuals for rent or resale (up \$17m, 0.2%). The value of investment housing commitments seasonally adjusted rose 2.3% in April 2014.

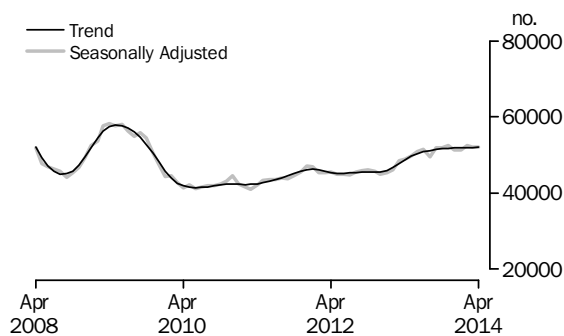
INVESTMENT HOUSING - TOTAL



Number of Owner Occupied Dwellings Financed

(Tables 1 & 2)

The number of owner occupied housing commitments (trend) rose (up 64, 0.1%) in April 2014, following a rise of 0.1% in March 2014. Rises were recorded in commitments for the refinancing of established dwellings (up 92, 0.5%) and in commitments for the construction of dwellings (up 65, 1.1%), while falls were recorded in commitments for the purchase of established dwellings excluding refinancing (down 59, 0.2%) and commitments for the purchase of new dwellings (down 34, 1.3%). The seasonally adjusted estimate for the total number of owner occupied housing commitments was flat in April 2014.



SUMMARY OF FINDINGS *continued*

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

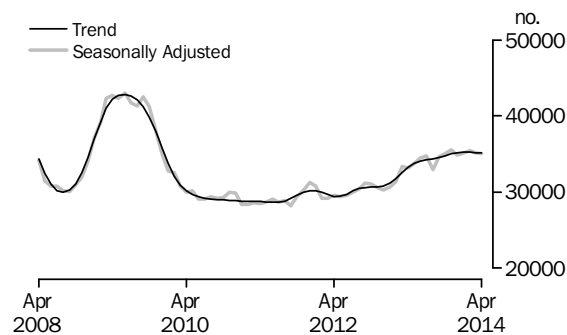
Between April 2014 and March 2014, the number of owner occupied housing commitments (trend) rose in Victoria (up 55, 0.4%), South Australia (up 9, 0.3%), the Australian Capital Territory (up 7, 0.9%), Queensland (up 5, 0.1%), Western Australia (up 5, 0.1%) and Tasmania (up 2, 0.2%), while a fall was recorded in New South Wales (down 61, 0.4%). The Northern Territory was flat. The seasonally adjusted estimates rose in South Australia (up 71, 2.1%), Queensland (up 40, 0.4%), Victoria (up 29, 0.2%), Tasmania (up 17, 1.9%) and the Northern Territory (up 11, 3.4%), while falls were recorded in New South Wales (down 80, 0.5%), the Australian Capital Territory (down 59, 7.0%) and Western Australia (down 5, 0.1%).

First Home Buyer Commitments
(Table 9)

In original terms, the number of first home buyer commitments as a percentage of total owner occupied housing finance commitments fell to 12.3% in April 2014 from 12.6% in March 2014. Between April 2014 and March 2014, the average loan size for first home buyers fell \$1,900 to \$300,900. The average loan size for all owner occupied housing commitments rose \$4,100 to \$323,400 for the same period.

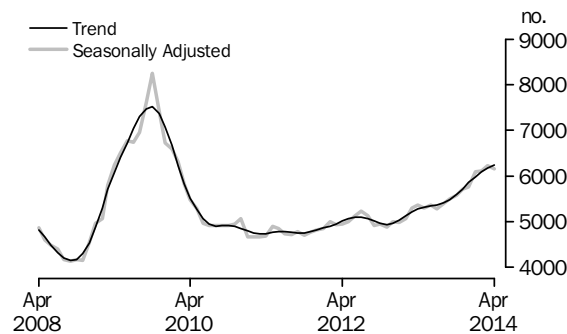
Number of Owner Occupied Dwellings Financed Excluding Refinancing
(Tables 1 & 2)

The number of owner occupied housing commitments excluding refinancing (trend) fell 0.1% in April 2014, following a fall of 0.1% in March 2014. The seasonally adjusted series fell 0.3% in April 2014, following a fall of 0.7% in March 2014.



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

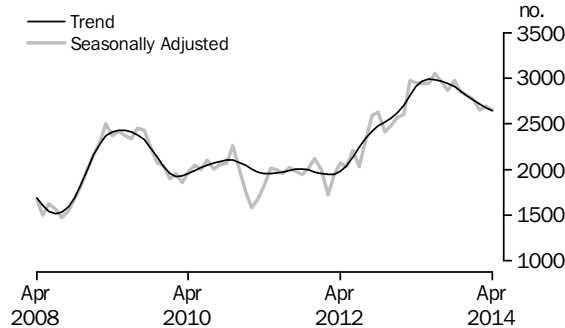
The number of finance commitments for the construction of dwellings for owner occupation (trend) rose 1.1% in April 2014, following a rise of 1.5% in March 2014. This is the seventeenth consecutive rise since December 2012. The seasonally adjusted series fell 1.1% in April 2014, after a rise of 1.8% in March 2014.



SUMMARY OF FINDINGS *continued*

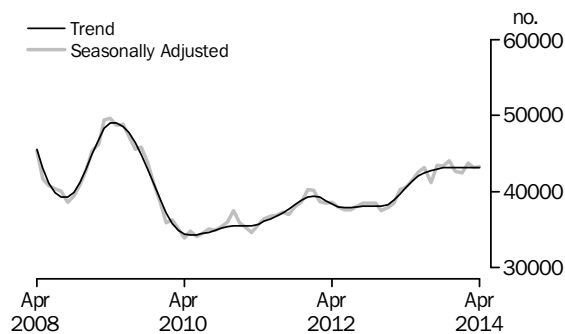
Purchase of new dwellings (Tables 1 & 2)

The number of finance commitments for the purchase of new dwellings for owner occupation (trend) fell 1.3% in April 2014, following a fall of 1.4% in March 2014. The seasonally adjusted series fell 1.5% in April 2014, after a rise of 1.7% in March 2014.



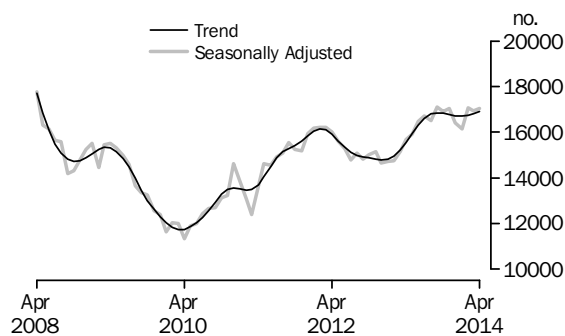
Purchase of established dwellings (including refinancing across lending institutions) (Tables 1 & 2)

The number of finance commitments for the purchase of established dwellings for owner occupation (trend) rose 0.1% in April 2014, after being flat in March 2014. The seasonally adjusted series rose 0.3% in April 2014, after a fall of 1.3% in March 2014.



Refinancing (Tables 1 & 2)

The number of refinancing commitments for owner occupied housing (trend) rose 0.5% in April 2014, following a rise of 0.4% in March 2014. The seasonally adjusted series rose 0.6% in April 2014, after a fall of 0.9% in March 2014.

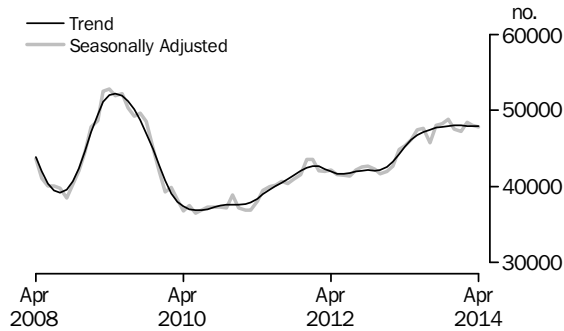


SUMMARY OF FINDINGS *continued*

**TYPE OF LENDER (OWNER
OCCUPATION)**

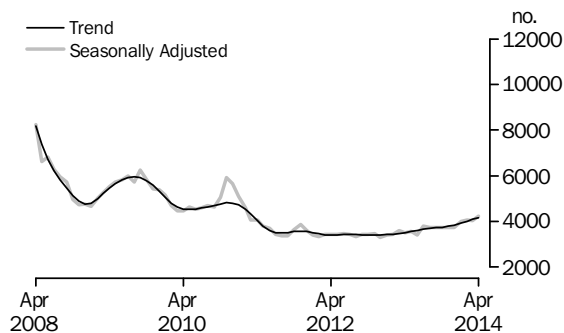
*Banks
(Tables 3 & 4)*

The number of commitments for owner occupied dwellings financed by banks (trend) was flat in April 2014, after a fall of 0.1% in March 2014. The seasonally adjusted series fell 0.4% in April 2014, following a fall of 0.8% in March 2014.



*Non-banks
(Tables 3 & 4)*

The number of commitments for owner occupied dwellings financed by non-banks (trend) rose 1.8% in April 2014, following a rise of 2.1% in March 2014. The seasonally adjusted series rose 4.9% in April 2014, after a fall of 0.4% in March 2014. The number of commitments for owner occupied dwellings financed by permanent building societies (trend) rose 0.2% in April 2014, following a rise of 0.1% in March 2014. The seasonally adjusted series fell 0.5% in April 2014, after a rise of 3.4% in March 2014.



**HOUSING LOAN
OUTSTANDINGS**

(Table 12)

At the end of April 2014, the value of outstanding housing loans financed by authorised deposit-taking institutions (ADIs) was \$1,291,989m, up \$8,706m (0.7%) from the March 2014 closing balance. Owner occupied housing loan outstandings financed by ADIs rose \$5,017m (0.6%) to \$863,258m and investment housing loan outstandings financed by ADIs rose \$3,689m (0.9%) to \$428,731m.

Bank housing loan outstandings rose \$8,704m (0.7%) during April 2014 to reach a closing balance of \$1,245,313m. Owner occupied housing loan outstandings of banks rose \$5,011m (0.6%) to \$825,710m and investment housing loan outstandings of banks rose \$3,693m (0.9%) to \$419,603m.

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												
April	5 282	1 530	3 015	984	40 479	12 206	48 776	14 720	15 601	4 073	33 175	10 647
May	6 219	1 762	3 245	1 083	46 361	14 054	55 825	16 899	17 681	4 628	38 144	12 271
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	5 734	1 657	2 629	890	41 183	13 475	49 546	16 022	16 167	4 597	33 379	11 426
SEASONALLY ADJUSTED												
2013												
April	5 360	1 533	2 952	983	40 538	12 188	48 850	14 704	15 679	4 123	33 171	10 581
May	5 302	1 522	2 946	985	41 439	12 555	49 687	15 062	15 924	4 208	33 763	10 854
June	5 373	1 533	2 941	980	42 567	12 903	50 882	15 416	16 466	4 396	34 415	11 019
July	5 279	1 476	3 046	1 007	43 158	12 979	51 484	15 463	16 704	4 424	34 780	11 038
August	5 402	1 554	2 959	969	41 141	12 388	49 501	14 911	16 506	4 197	32 995	10 714
September	5 503	1 599	2 871	970	43 441	13 410	51 816	15 979	17 106	4 557	34 710	11 422
October	5 586	1 612	2 976	980	43 386	13 585	51 948	16 177	16 915	4 567	35 033	11 610
November	5 718	1 636	2 848	998	44 039	13 957	52 605	16 591	17 037	4 701	35 568	11 890
December	5 760	1 644	2 821	960	42 684	13 704	51 265	16 308	16 428	4 579	34 837	11 729
2014												
January	6 089	1 752	2 768	980	42 431	13 827	51 289	16 559	16 157	4 622	35 131	11 937
February	6 119	1 741	2 651	913	43 732	14 200	52 502	16 854	17 084	4 887	35 419	11 967
March	6 230	1 817	2 696	912	43 178	13 952	52 104	16 681	16 935	4 832	35 169	11 849
April	6 163	1 748	2 655	915	43 290	14 249	52 109	16 911	17 034	4 910	35 075	12 001
TREND												
2013												
April	5 276	1 489	2 907	965	40 618	12 314	48 801	14 767	15 566	4 107	33 235	10 660
May	5 317	1 507	2 968	983	41 413	12 505	49 699	14 996	15 951	4 206	33 748	10 789
June	5 344	1 523	2 991	991	42 034	12 675	50 369	15 188	16 315	4 293	34 054	10 896
July	5 370	1 536	2 987	990	42 492	12 847	50 848	15 373	16 612	4 366	34 236	11 007
August	5 411	1 552	2 968	986	42 808	13 040	51 187	15 578	16 798	4 428	34 388	11 150
September	5 483	1 574	2 941	984	43 016	13 255	51 440	15 813	16 862	4 483	34 578	11 330
October	5 591	1 607	2 907	982	43 143	13 477	51 641	16 066	16 835	4 540	34 806	11 526
November	5 721	1 644	2 860	976	43 194	13 676	51 776	16 296	16 767	4 600	35 009	11 696
December	5 856	1 682	2 809	966	43 212	13 837	51 877	16 485	16 714	4 664	35 163	11 821
2014												
January	5 979	1 715	2 761	953	43 200	13 948	51 941	16 617	16 710	4 724	35 231	11 893
February	6 088	1 745	2 716	938	43 178	14 030	51 982	16 713	16 751	4 781	35 231	11 932
March	6 176	1 770	2 678	924	43 163	14 093	52 017	16 787	16 818	4 833	35 199	11 955
April	6 241	1 789	2 644	911	43 196	14 153	52 081	16 853	16 910	4 882	35 171	11 971

(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												
April	6.5	10.5	5.9	4.6	4.0	3.9	4.4	4.6	5.3	4.5	3.9	4.6
May	17.7	15.2	7.6	10.1	14.5	15.1	14.5	14.8	13.3	13.6	15.0	15.3
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	-4.4	-3.2	-6.5	-5.8	-3.4	-2.1
SEASONALLY ADJUSTED (% CHANGE FROM PREVIOUS MONTH)												
2013												
April	1.3	3.7	-0.8	0.9	0.7	-0.8	0.7	-0.2	3.5	2.5	-0.6	-1.2
May	-1.1	-0.7	-0.2	0.2	2.2	3.0	1.7	2.4	1.6	2.1	1.8	2.6
June	1.3	0.7	-0.2	-0.5	2.7	2.8	2.4	2.3	3.4	4.5	1.9	1.5
July	-1.8	-3.7	3.6	2.8	1.4	0.6	1.2	0.3	1.4	0.6	1.1	0.2
August	2.3	5.3	-2.9	-3.8	-4.7	-4.6	-3.9	-3.6	-1.2	-5.1	-5.1	-2.9
September	1.9	2.9	-3.0	0.1	5.6	8.3	4.7	7.2	3.6	8.6	5.2	6.6
October	1.5	0.9	3.6	1.0	-0.1	1.3	0.3	1.2	-1.1	0.2	0.9	1.6
November	2.4	1.5	-4.3	1.8	1.5	2.7	1.3	2.6	0.7	2.9	1.5	2.4
December	0.7	0.5	-0.9	-3.8	-3.1	-1.8	-2.5	-1.7	-3.6	-2.6	-2.1	-1.3
2014												
January	5.7	6.5	-1.9	2.1	-0.6	0.9	0.0	1.5	-1.6	0.9	0.8	1.8
February	0.5	-0.7	-4.2	-6.8	3.1	2.7	2.4	1.8	5.7	5.7	0.8	0.3
March	1.8	4.4	1.7	-0.1	-1.3	-1.8	-0.8	-1.0	-0.9	-1.1	-0.7	-1.0
April	-1.1	-3.8	-1.5	0.3	0.3	2.1	0.0	1.4	0.6	1.6	-0.3	1.3
TREND (% CHANGE FROM PREVIOUS MONTH)												
2013												
April	1.2	1.5	3.4	3.1	2.3	1.8	2.2	1.9	2.3	2.5	2.2	1.7
May	0.8	1.2	2.1	1.9	2.0	1.6	1.8	1.5	2.5	2.4	1.5	1.2
June	0.5	1.0	0.8	0.7	1.5	1.4	1.3	1.3	2.3	2.1	0.9	1.0
July	0.5	0.9	-0.1	-0.1	1.1	1.4	1.0	1.2	1.8	1.7	0.5	1.0
August	0.8	1.0	-0.6	-0.3	0.7	1.5	0.7	1.3	1.1	1.4	0.4	1.3
September	1.3	1.4	-0.9	-0.2	0.5	1.7	0.5	1.5	0.4	1.2	0.6	1.6
October	2.0	2.1	-1.2	-0.2	0.3	1.7	0.4	1.6	-0.2	1.3	0.7	1.7
November	2.3	2.4	-1.6	-0.6	0.1	1.5	0.3	1.4	-0.4	1.3	0.6	1.5
December	2.3	2.3	-1.8	-1.0	0.0	1.2	0.2	1.2	-0.3	1.4	0.4	1.1
2014												
January	2.1	2.0	-1.7	-1.4	0.0	0.8	0.1	0.8	0.0	1.3	0.2	0.6
February	1.8	1.8	-1.6	-1.6	-0.1	0.6	0.1	0.6	0.2	1.2	0.0	0.3
March	1.5	1.4	-1.4	-1.5	0.0	0.5	0.1	0.4	0.4	1.1	-0.1	0.2
April	1.1	1.1	-1.3	-1.4	0.1	0.4	0.1	0.4	0.5	1.0	-0.1	0.1

(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										
April	45 281	13 822	3 495	898	48 776	14 720	833	188	979	274
May	51 834	15 870	3 991	1 029	55 825	16 899	1 027	241	1 210	340
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	4 040	1 062	49 546	16 022	850	205	1 276	370
SEASONALLY ADJUSTED										
2013										
April	45 353	13 758	3 497	946	48 850	14 704	862	196	1 099	327
May	46 117	14 110	3 570	952	49 687	15 062	844	197	1 210	357
June	47 461	14 487	3 420	929	50 882	15 416	866	203	1 161	348
July	47 665	14 472	3 819	991	51 484	15 463	858	201	1 168	339
August	45 760	13 907	3 741	1 004	49 501	14 911	909	225	1 147	319
September	48 082	15 023	3 734	956	51 816	15 979	911	220	1 192	326
October	48 208	15 182	3 740	995	51 948	16 177	907	221	1 121	319
November	48 868	15 608	3 736	983	52 605	16 591	924	224	1 048	309
December	47 530	15 290	3 734	1 019	51 265	16 308	884	209	905	284
2014										
January	47 279	15 455	4 009	1 104	51 289	16 559	900	210	1 015	304
February	48 439	15 714	4 064	1 140	52 502	16 854	884	215	1 179	348
March	48 057	15 549	4 047	1 132	52 104	16 681	913	223	1 307	411
April	47 863	15 781	4 246	1 130	52 109	16 911	909	220	1 455	438
TREND										
2013										
April	45 279	13 831	3 521	937	48 801	14 767	860	202	1 059	313
May	46 132	14 046	3 567	950	49 699	14 996	864	203	1 129	332
June	46 753	14 228	3 616	961	50 369	15 188	870	205	1 177	342
July	47 190	14 406	3 658	968	50 848	15 373	878	209	1 192	342
August	47 493	14 605	3 693	972	51 187	15 578	891	214	1 173	334
September	47 717	14 834	3 723	978	51 440	15 813	903	218	1 127	320
October	47 890	15 074	3 751	991	51 641	16 066	907	219	1 075	307
November	47 988	15 283	3 788	1 013	51 776	16 296	906	218	1 044	304
December	48 031	15 442	3 846	1 043	51 877	16 485	903	216	1 048	312
2014										
January	48 013	15 541	3 927	1 076	51 941	16 617	900	215	1 091	330
February	47 965	15 607	4 017	1 107	51 982	16 713	899	216	1 162	354
March	47 917	15 655	4 100	1 132	52 017	16 787	900	217	1 244	381
April	47 908	15 703	4 173	1 150	52 081	16 853	902	218	1 331	407

(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										
April	4.6	4.8	1.7	1.2	4.4	4.6	-3.8	-11.8	13.6	13.2
May	14.5	14.8	14.2	14.7	14.5	14.8	23.3	27.8	23.6	23.9
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	-0.9	-6.5	-4.4	-3.2	-13.4	-16.6	3.0	-1.2
SEASONALLY ADJUSTED (% change from previous month)										
2013										
April	1.0	-0.4	-2.9	3.5	0.7	-0.2	2.1	-3.5	13.2	17.8
May	1.7	2.6	2.1	0.6	1.7	2.4	-2.1	0.7	10.1	9.2
June	2.9	2.7	-4.2	-2.4	2.4	2.3	2.6	3.0	-4.0	-2.5
July	0.4	-0.1	11.6	6.7	1.2	0.3	-0.9	-1.2	0.6	-2.5
August	-4.0	-3.9	-2.0	1.3	-3.9	-3.6	6.0	12.0	-1.8	-6.0
September	5.1	8.0	-0.2	-4.8	4.7	7.2	0.2	-1.9	3.9	2.5
October	0.3	1.1	0.2	4.1	0.3	1.2	-0.4	0.4	-6.0	-2.2
November	1.4	2.8	-0.1	-1.2	1.3	2.6	1.8	1.3	-6.5	-3.3
December	-2.7	-2.0	-0.1	3.6	-2.5	-1.7	-4.3	-6.7	-13.7	-8.0
2014										
January	-0.5	1.1	7.4	8.4	0.0	1.5	1.8	0.4	12.2	7.2
February	2.5	1.7	1.4	3.2	2.4	1.8	-1.8	2.7	16.1	14.3
March	-0.8	-1.1	-0.4	-0.7	-0.8	-1.0	3.4	3.3	10.9	18.0
April	-0.4	1.5	4.9	-0.2	0.0	1.4	-0.5	-1.3	11.3	6.6
TREND (% change from previous month)										
2013										
April	2.3	1.9	1.1	1.7	2.2	1.9	1.2	0.7	8.7	9.0
May	1.9	1.6	1.3	1.4	1.8	1.5	0.6	0.4	6.7	6.2
June	1.3	1.3	1.4	1.1	1.3	1.3	0.6	1.1	4.2	3.1
July	0.9	1.3	1.2	0.7	1.0	1.2	1.0	2.0	1.3	0.0
August	0.6	1.4	1.0	0.5	0.7	1.3	1.4	2.5	-1.6	-2.6
September	0.5	1.6	0.8	0.6	0.5	1.5	1.3	1.9	-3.9	-4.2
October	0.4	1.6	0.8	1.3	0.4	1.6	0.5	0.5	-4.6	-3.8
November	0.2	1.4	1.0	2.2	0.3	1.4	-0.1	-0.5	-2.9	-1.1
December	0.1	1.0	1.5	2.9	0.2	1.2	-0.4	-0.8	0.5	2.6
2014										
January	0.0	0.6	2.1	3.2	0.1	0.8	-0.3	-0.5	4.1	5.7
February	-0.1	0.4	2.3	2.9	0.1	0.6	-0.1	0.1	6.5	7.4
March	-0.1	0.3	2.1	2.3	0.1	0.4	0.1	0.5	7.1	7.5
April	0.0	0.3	1.8	1.6	0.1	0.4	0.2	0.6	6.9	6.9

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

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2013									
April	14 193	12 760	9 021	3 289	7 644	755	310	804	48 776
May	15 962	14 977	10 163	3 784	8 828	871	382	858	55 825
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	14 458	12 998	9 472	3 275	7 360	907	317	759	49 546
SEASONALLY ADJUSTED (b)									
2013									
April	14 097	12 670	9 081	3 326	7 560	749	334	782	48 850
May	14 310	13 140	9 408	3 336	7 779	767	356	779	49 687
June	14 391	13 447	9 846	3 434	7 664	772	352	816	50 882
July	14 593	13 870	9 718	3 411	7 720	792	372	843	51 484
August	14 193	13 724	9 271	3 338	7 353	791	361	863	49 501
September	14 836	14 594	9 606	3 439	7 346	850	336	870	51 816
October	15 307	13 709	9 655	3 382	7 740	919	351	716	51 948
November	15 467	13 687	9 865	3 429	7 736	887	354	809	52 605
December	15 270	13 701	9 762	3 404	7 418	864	306	821	51 265
2014									
January	14 945	13 654	9 900	3 369	7 592	865	340	787	51 289
February	15 338	13 660	10 072	3 311	7 941	872	381	804	52 502
March	15 100	13 748	9 849	3 377	7 712	885	334	846	52 104
April	15 020	13 777	9 889	3 448	7 707	902	345	787	52 109
TREND (b)									
2013									
April	13 919	13 045	9 163	3 261	7 511	742	348	780	48 801
May	14 193	13 259	9 374	3 334	7 607	756	350	806	49 699
June	14 379	13 501	9 519	3 381	7 639	774	354	824	50 369
July	14 531	13 726	9 591	3 405	7 620	798	357	831	50 848
August	14 692	13 890	9 616	3 413	7 574	824	356	830	51 187
September	14 875	13 963	9 635	3 410	7 540	849	350	822	51 440
October	15 063	13 935	9 677	3 403	7 543	868	345	811	51 641
November	15 194	13 836	9 746	3 394	7 581	878	341	801	51 776
December	15 247	13 743	9 829	3 386	7 634	880	341	798	51 877
2014									
January	15 232	13 692	9 890	3 379	7 680	879	343	802	51 941
February	15 184	13 679	9 923	3 376	7 713	880	345	807	51 982
March	15 129	13 679	9 937	3 378	7 739	881	347	810	52 017
April	15 068	13 734	9 942	3 387	7 744	883	347	817	52 081

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

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

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

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	Australia
<i>Month</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL (% change from previous month)									
2013									
April	5.0	5.1	-0.4	6.5	8.5	-0.9	-14.1	5.1	4.4
May	12.5	17.4	12.7	15.1	15.5	15.4	23.2	6.7	14.5
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	-1.5	-7.0	-3.7	-4.9	0.8	-9.9	-9.8	-4.4
SEASONALLY ADJUSTED (% change from previous month)									
2013									
April	1.5	-5.3	1.5	5.0	2.5	2.0	-2.4	-0.1	0.7
May	1.5	3.7	3.6	0.3	2.9	2.4	6.4	-0.4	1.7
June	0.6	2.3	4.7	2.9	-1.5	0.6	-1.0	4.8	2.4
July	1.4	3.2	-1.3	-0.7	0.7	2.6	5.7	3.3	1.2
August	-2.7	-1.1	-4.6	-2.2	-4.8	-0.1	-3.1	2.3	-3.9
September	4.5	6.3	3.6	3.0	-0.1	7.5	-7.0	0.8	4.7
October	3.2	-6.1	0.5	-1.6	5.4	8.1	4.7	-17.7	0.3
November	1.0	-0.2	2.2	1.4	0.0	-3.5	0.9	13.0	1.3
December	-1.3	0.1	-1.0	-0.7	-4.1	-2.6	-13.8	1.5	-2.5
2014									
January	-2.1	-0.3	1.4	-1.0	2.4	0.1	11.3	-4.2	0.0
February	2.6	0.0	1.7	-1.7	4.6	0.7	12.1	2.1	2.4
March	-1.6	0.6	-2.2	2.0	-2.9	1.5	-12.5	5.2	-0.8
April	-0.5	0.2	0.4	2.1	-0.1	1.9	3.4	-7.0	0.0
TREND (% change from previous month)									
2013									
April	2.7	1.3	2.7	2.7	2.2	1.3	-0.4	3.3	2.2
May	2.0	1.6	2.3	2.2	1.3	1.8	0.5	3.3	1.8
June	1.3	1.8	1.5	1.4	0.4	2.5	1.2	2.2	1.3
July	1.1	1.7	0.8	0.7	-0.3	3.1	0.9	0.9	1.0
August	1.1	1.2	0.3	0.2	-0.6	3.3	-0.3	-0.2	0.7
September	1.2	0.5	0.2	-0.1	-0.4	3.0	-1.5	-0.9	0.5
October	1.3	-0.2	0.4	-0.2	0.0	2.2	-1.6	-1.4	0.4
November	0.9	-0.7	0.7	-0.3	0.5	1.2	-1.0	-1.2	0.3
December	0.3	-0.7	0.8	-0.3	0.7	0.3	-0.1	-0.4	0.2
2014									
January	-0.1	-0.4	0.6	-0.2	0.6	-0.1	0.6	0.4	0.1
February	-0.3	-0.1	0.3	-0.1	0.4	0.0	0.7	0.6	0.1
March	-0.4	0.0	0.1	0.0	0.3	0.2	0.6	0.4	0.1
April	-0.4	0.4	0.1	0.3	0.1	0.2	0.2	0.9	0.1

(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									
April	4 736	3 768	2 546	807	2 333	161	103	265	14 720
May	5 370	4 461	2 882	922	2 652	195	132	285	16 899
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	4 217	2 819	856	2 324	198	116	251	16 022
SEASONALLY ADJUSTED (b)									
2013									
April	4 697	3 752	2 543	818	2 297	159	110	261	14 704
May	4 808	3 942	2 640	823	2 337	167	119	264	15 062
June	4 837	4 017	2 806	861	2 325	160	120	278	15 416
July	4 925	4 088	2 719	832	2 307	167	126	276	15 463
August	4 672	4 089	2 660	797	2 176	169	117	280	14 911
September	5 122	4 352	2 773	853	2 301	179	118	282	15 979
October	5 338	4 184	2 825	850	2 448	203	120	238	16 177
November	5 523	4 281	2 877	865	2 411	189	127	263	16 591
December	5 414	4 346	2 851	865	2 264	187	98	275	16 308
2014									
January	5 430	4 379	2 952	863	2 392	179	114	272	16 559
February	5 523	4 423	3 011	858	2 427	194	135	273	16 854
March	5 417	4 397	2 952	882	2 429	198	116	278	16 681
April	5 477	4 506	2 936	901	2 412	201	128	266	16 911
TREND (b)									
2013									
April	4 670	3 899	2 591	808	2 254	158	115	261	14 767
May	4 749	3 947	2 645	822	2 281	160	116	269	14 996
June	4 810	4 007	2 689	830	2 297	164	119	274	15 188
July	4 879	4 075	2 722	835	2 305	169	120	275	15 373
August	4 978	4 144	2 746	838	2 309	175	121	272	15 578
September	5 106	4 208	2 775	842	2 318	181	120	269	15 813
October	5 246	4 260	2 811	847	2 336	186	118	266	16 066
November	5 363	4 298	2 853	854	2 358	188	117	265	16 296
December	5 438	4 335	2 896	861	2 376	190	117	267	16 485
2014									
January	5 471	4 370	2 930	867	2 389	191	118	270	16 617
February	5 480	4 405	2 952	873	2 399	192	120	272	16 713
March	5 479	4 437	2 967	879	2 409	194	122	273	16 787
April	5 471	4 473	2 975	886	2 414	196	124	275	16 853

(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							
April	10 647	4 073	333	15 052	14 085	375	18 253
May	12 271	4 628	403	17 302	15 790	447	19 274
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	11 426	4 597	326	16 348	15 526	518	21 028

(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							
April	6 957	14.3	289.3	10 050	20.6	320.4	301.8
May	8 164	14.6	290.3	10 733	19.2	317.0	302.7
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	6 074	12.3	300.9	7 520	15.2	327.1	323.4

(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).

	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	Total	Refinancing of established dwellings(c)	Total excluding refinancing
NUMBER						
New South Wales	1 063	814	12 581	14 458	5 280	9 178
Victoria	1 477	863	10 658	12 998	4 472	8 526
Queensland	1 062	491	7 919	9 472	2 549	6 923
South Australia	384	105	2 786	3 275	975	2 300
Western Australia	1 520	279	5 561	7 360	2 423	4 937
Tasmania	109	19	779	907	190	717
Northern Territory	30	13	274	317	91	226
Australian Capital Territory	89	45	625	759	187	572
Total	5 734	2 629	41 183	49 546	16 167	33 379

	VALUE (\$M)					
New South Wales	329	303	4 611	5 243	1 686	3 557
Victoria	422	290	3 505	4 217	1 277	2 940
Queensland	306	145	2 367	2 819	681	2 138
South Australia	100	26	731	856	227	630
Western Australia	438	100	1 785	2 324	606	1 718
Tasmania	24	5	169	198	37	161
Northern Territory	11	7	98	116	27	89
Australian Capital Territory	27	15	209	251	56	195
Total	1 657	890	13 475	16 022	4 597	11 426

	AVERAGE LOAN SIZE (\$'000)					
New South Wales	309.3	372.5	366.5	362.6	319.4	387.5
Victoria	286.0	335.6	328.8	324.4	285.5	344.8
Queensland	288.0	296.3	299.0	297.6	267.2	308.8
South Australia	259.4	248.5	262.3	261.5	232.5	273.8
Western Australia	288.0	359.9	321.1	315.7	250.2	347.9
Tasmania	222.8	237.0	216.9	218.0	195.4	224.0
Northern Territory	373.3	503.8	357.8	365.2	297.6	392.5
Australian Capital Territory	304.7	324.4	334.2	330.2	297.8	340.8
Total	289.0	338.7	327.2	323.4	284.3	342.3

(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								
April	1 530	984	4 073	8 132	287	7 441	672	23 120
May	1 762	1 083	4 628	9 426	602	8 699	816	27 017
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	26 535
SEASONALLY ADJUSTED								
2013								
April	1 533	983	4 123	8 065	345	7 365	749	23 163
May	1 522	985	4 208	8 347	486	7 413	736	23 698
June	1 533	980	4 396	8 506	447	7 495	615	23 973
July	1 476	1 007	4 424	8 555	490	7 713	712	24 377
August	1 554	969	4 197	8 191	586	7 587	797	23 882
September	1 599	970	4 557	8 853	648	8 029	867	25 524
October	1 612	980	4 567	9 018	648	8 743	836	26 403
November	1 636	998	4 701	9 256	642	8 826	920	26 979
December	1 644	960	4 579	9 125	711	9 028	954	27 002
2014								
January	1 752	980	4 622	9 205	499	8 952	882	26 892
February	1 741	913	4 887	9 313	1 036	8 774	993	27 657
March	1 817	912	4 832	9 120	599	9 034	1 103	27 417
April	1 748	915	4 910	9 338	809	9 203	966	27 890
TREND								
2013								
April	1 489	965	4 107	8 206	448	7 251	731	23 197
May	1 507	983	4 206	8 299	452	7 376	715	23 539
June	1 523	991	4 293	8 382	475	7 502	712	23 878
July	1 536	990	4 366	8 481	518	7 668	732	24 292
August	1 552	986	4 428	8 612	563	7 901	772	24 813
September	1 574	984	4 483	8 772	603	8 184	817	25 417
October	1 607	982	4 540	8 937	635	8 472	862	26 035
November	1 644	976	4 600	9 075	660	8 709	901	26 567
December	1 682	966	4 664	9 173	684	8 866	931	26 965
2014								
January	1 715	953	4 724	9 224	707	8 956	957	27 237
February	1 745	938	4 781	9 248	733	9 011	984	27 441
March	1 770	924	4 833	9 261	756	9 054	1 007	27 604
April	1 789	911	4 882	9 271	777	9 071	1 025	27 725

(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							
April	777 298	13 068	26 346	816 712	na	na	na
May	781 048	13 033	26 425	820 506	na	na	na
June	786 709	13 091	25 636	825 436	na	na	na
July	789 860	13 162	25 698	828 720	na	na	na
August	795 109	13 229	23 228	831 566	na	na	na
September	798 201	13 277	23 340	834 818	na	na	na
October	800 715	13 334	23 463	837 512	na	na	na
November	805 329	13 412	23 499	842 240	na	na	na
December	810 163	13 498	23 483	847 144	na	na	na
2014							
January	814 106	13 556	21 547	849 209	na	na	na
February	818 012	13 594	21 685	853 291	na	na	na
March	820 699	13 640	23 902	858 241	na	na	na
April	825 710	13 705	23 843	863 258	na	na	na
INVESTMENT HOUSING							
2013							
April	382 995	3 573	5 930	392 498	na	na	na
May	385 680	3 534	5 965	395 179	na	na	na
June	389 393	3 553	5 831	398 777	na	na	na
July	391 655	3 553	5 869	401 077	na	na	na
August	394 555	3 562	5 235	403 352	na	na	na
September	396 870	3 568	5 268	405 706	na	na	na
October	400 183	3 579	5 299	409 061	na	na	na
November	403 750	3 602	5 321	412 673	na	na	na
December	407 336	3 622	5 352	416 310	na	na	na
2014							
January	410 571	3 648	5 009	419 228	na	na	na
February	413 376	3 646	5 019	422 041	na	na	na
March	415 910	3 656	5 476	425 042	na	na	na
April	419 603	3 663	5 465	428 731	na	na	na
ALL RESIDENTIAL HOUSING							
2013							
April	1 160 293	16 641	32 276	1 209 210	na	na	na
May	1 166 728	16 567	32 390	1 215 685	na	na	na
June	1 176 102	16 644	31 467	1 224 213	104 975	7 991	1 337 179
July	1 181 515	16 715	31 567	1 229 797	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	1 209 079	17 014	28 820	1 254 913	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	1 245 313	17 368	29 308	1 291 989	na	na	na

na not available

(a) Source APRA.

(b) Source ABS quarterly collections.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

SENSITIVITY ANALYSIS

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

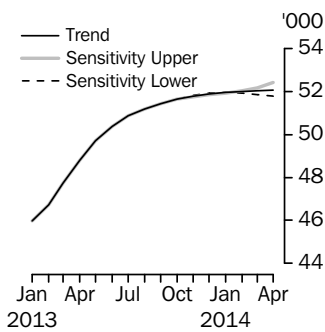
The graph below presents the effect of two possible scenarios on the trend estimates:

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

2 The May 2014 seasonally adjusted estimate of the number of dwelling commitments is lower than the April 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.	%
October 2013	51 641	0.4	51 641	0.4	51 641	0.4
November 2013	51 776	0.3	51 763	0.2	51 806	0.3
December 2013	51 877	0.2	51 849	0.2	51 924	0.2
January 2014	51 941	0.1	51 927	0.1	51 964	0.1
February 2014	51 982	0.1	52 014	0.2	51 916	-0.1
March 2014	52 017	0.1	52 185	0.3	51 861	-0.1
April 2014	52 081	0.1	52 402	0.4	51 791	-0.1

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
- Securitised 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.

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

EXPLANATORY NOTES *continued*

SOURCES *continued*

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.

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.

EXPLANATORY NOTES *continued*

WHOLESALE LENDERS *continued*

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 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.

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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.

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.

EXPLANATORY NOTES *continued*

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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