



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA FEBRUARY 1986

PHONE INQUIRIES *for more information about these statistics*—contact Mr Mark Dennis on Canberra (062) 52 7117 or any of our State offices.

other inquiries including copies of publications—contact Information Services on Canberra (062) 52 6627 or in any of our State offices.

MAIL INQUIRIES *write to* Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any of our State offices.

MAIN FEATURES

Secured housing finance commitments to individuals made by significant lenders in February 1986 totalled \$797.5 million, \$27.0 million (3.3%) less than January 1986.

These comprised:

- \$585.5 million for the purchase of established dwellings, \$14.4 million (2.4%) less than January 1986
- \$122.8 million for the construction of dwellings, \$16.9 million (12.1%) less than January 1986
- \$54.3 million for the purchase of newly erected dwellings, \$0.4 million (0.7%) less than January 1986
- \$34.9 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 19,288 dwelling units (323 dwelling units (1.6%) less than January 1986).

The commitments to individuals of \$762.6 million in February 1986 for the construction or purchase of dwellings comprised:

- \$377.4 million by savings banks (\$46.2 million (10.9%) less than January 1986)
- \$156.3 million by permanent building societies (\$5.9 million (3.9%) more than January 1986)
- \$128.7 million by trading banks (\$8.4 million (7.0%) more than January 1986)
- \$100.2 million by other lenders (\$0.2 million (0.2%) more than January 1986).

Seasonally adjusted, the commitments to individuals in February 1986 for the construction or purchase of dwellings totalled \$749.4 million, a drop of \$35.0 million compared with January 1986. Commitments in February 1986 by type of lender were:

- \$379.1 million by savings banks (\$32.1 million (7.8%) less than January 1986)
- \$145.3 million by permanent building societies (\$9.2 million (6.0%) less than January 1986)
- \$119.5 million by trading banks (\$9.5 million (8.6%) more than January 1986)
- \$105.5 million by other lenders (\$3.1 million (2.9%) less than January 1986).

EXPLANATORY NOTES

Introduction

This publication presents statistics of secured housing finance commitments made by significant lenders to individuals for the construction or purchase of dwellings for owner occupation. For detailed information on the scope and coverage of these statistics and definitions of data items refer to the July to September 1984 issues of this publication.

2. While the statistics are described as being for calendar months, it should be noted that:

- (i) in the case of *trading banks*, the data relate to a month ending on the last Wednesday; and
- (ii) in the case of *other lenders*, some have accounting periods which do not correspond exactly to a calendar month and their figures are used without adjustment.

Break in continuity of series

3. For an explanation of the reasons for the break in continuity of the housing finance series from July 1984 refer to the July to September 1984 issues of this publication.

Seasonal adjustment

4. Details of methods used in seasonally adjusting original series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

5. Large fluctuations in series as a result of irregular influences are not removed by seasonal adjustment. Particular care should therefore be taken in interpreting individual month-to-month movements.

Unpublished data

6. More detailed classifications of the data in this publication may be made available on request. Generally a charge is made for providing this information. Inquiries should be made to the officer named in the Phone Inquiries section of the inquiries box at the front of this publication or by writing to Private Finance Section, ABS, P.O. Box 10, Belconnen, A.C.T. 2616.

Revisions

7. This publication incorporates revisions made to statistics for previous periods.

Related publications

8. Users may also wish to refer to the following publications which are available on request:

Building Societies, Australia (5637.0)—issued monthly

Banking, Australia (5605.0)—issued quarterly

Savings Banks, Australia (5602.0)—issued monthly

Major Trading Banks, Australia (5603.0)—issued monthly

9. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia (1101.0)*. The ABS also issues, on Tuesdays and Fridays, a *Publications Advice (1105.0)* which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Statistics on VIATEL

10. Selected economic, social and demographic statistics are available on VIATEL *656#.

Symbols and other usages

- nil or rounded to zero
- break in continuity of series (where a line is drawn between two consecutive figures in the same column, or alongside two or more figures in consecutive columns)
- .. not applicable

11. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

IAN CASTLES
Australian Statistician

TABLE 1 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - FEBRUARY 1986

PURPOSE OF COMMITMENT	TYPE OF LENDER										TOTAL
	BANKS		PERMANENT BUILDING SOCIETIES		OTHER LENDERS		OTHER LENDERS		TOTAL		
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	
AUSTRALIA											
CONSTRUCTION OF DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	1,776	61.3	559	15.5	445	19.7	466	19.5	3,246	116.1	
BY OTHER SECURITY	..	.4	..	2.8	..	.2	..	.4	..	3.8	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	2	.1	67	2.1	2	.1	-	-	71	2.3	
BY OTHER SECURITY	..	-	..	.5	..	-	..	-	..	.5	
PURCHASE OF NEWLY ERECTED DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	625	21.9	115	3.6	162	8.5	233	9.9	1,135	43.9	
BY OTHER SECURITY	..	.1	..	1.0	..	-	..	.1	..	1.2	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	80	3.2	70	2.2	26	1.3	36	1.6	212	8.3	
BY OTHER SECURITY	..	-	..	.8	..	-	..	.1	..	.9	
PURCHASE OF ESTABLISHED DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	7,567	269.3	1,893	71.8	2,390	110.0	1,426	62.5	13,276	513.7	
BY OTHER SECURITY	..	1.5	..	10.9	..	.9	..	1.9	..	15.2	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	508	19.4	367	14.1	381	15.6	92	3.8	1,348	52.9	
BY OTHER SECURITY	..	-	..	3.3	..	.1	..	.4	..	3.8	
ALTERATIONS AND ADDITIONS TO DWELLINGS	..	10.2	..	15.0	..	4.7	..	5.1	..	34.9	
TOTAL COMMITMENTS	10,558	387.6	3,071	143.7	3,406	161.0	2,253	105.3	19,288	797.5	
STATES(A)											
NEW SOUTH WALES	2,591	99.0	1,287	66.3	1,611	80.5	567	28.1	6,056	274.0	
VICTORIA	4,861	177.2	554	29.3	388	20.4	464	25.1	6,267	252.0	
QUEENSLAND	1,093	35.0	391	16.1	519	22.7	519	23.1	2,522	96.8	
SOUTH AUSTRALIA	933	39.8	137	7.2	210	8.6	127	5.2	1,407	60.9	
WESTERN AUSTRALIA	646	20.8	414	12.2	542	22.2	289	10.9	1,891	66.2	
TASMANIA	233	7.2	71	2.3	70	2.3	116	3.8	490	15.6	
NORTHERN TERRITORY	70	3.0	52	2.1	66	4.2	171	9.0	157	8.2	
AUSTRALIAN CAPITAL TERRITORY	131	5.7	165	8.1	66	4.2	171	9.0	498	23.8	

(A) INCLUDES ALTERATIONS AND ADDITIONS.

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS

YEARS	CONSTRUCTION OF DWELLINGS					
	HOUSES			OTHER DWELLINGS		
	FIRST MORTGAGE	OTHER SECURITY(A)	DWELLING UNITS	FIRST MORTGAGE	OTHER SECURITY(A)	DWELLING UNITS
	\$M.	\$M.	\$M.	\$M.	\$M.	\$M.
AUSTRALIA						
1982-1983	37,747	1,131.5	504	14.4		
1983-1984	57,326	1,523.0	567	18.4		
1984-1985(B)	61,774	2,320.3	956	34.5		6.0
1984						
DECEMBER	4,227	159.3	69	2.4		.2
1985						
JANUARY	5,044	190.9	83	3.0		1.1
FEBRUARY	4,835	184.9	121	5.1		.7
MARCH	5,201	203.3	76	3.4		.9
APRIL	4,677	180.2	80	3.0		.7
MAY	5,955	232.2	109	3.9		.6
JUNE	4,625	184.4	85	3.8		.5
JULY	5,809	226.9	105	4.3		.9
AUGUST	4,968	197.0	174	6.9		.6
SEPTEMBER	4,658	181.2	124	4.3		.7
OCTOBER	5,142	201.2	124	4.8		.8
NOVEMBER	4,297	166.4	120	4.1		.4
DECEMBER	3,693	137.8	108	3.3		.8
1986						
JANUARY	3,517	132.9	89	2.9		.5
FEBRUARY	3,246	116.1	71	2.3		.5
STATES - JANUARY 1986						
N.S.W.	859	33.7	33	1.1		.1
VIC.	1,182	45.8	29	.8		.2
QLD	580	21.0	10	.3		-
S.A.	290	12.7	6	.3		-
W.A.	450	14.9	6	.2		.1
TAS.	112	3.3	1	-		-
N.T.	9	.3	-	-		-
A.C.T.	35	1.3	4	.1		-
STATES - FEBRUARY 1986						
N.S.W.	853	32.4	17	.7		.2
VIC.	1,003	35.8	28	.8		.2
QLD	554	19.8	5	.1		.1
S.A.	220	8.4	9	.2		-
W.A.	465	14.7	6	.1		-
TAS.	83	2.3	1	-		-
N.T.	15	.5	2	.1		-
A.C.T.	53	2.3	3	.2		-

(A) PRIOR TO JULY 1984 INCLUDED IN VALUE OF FIRST MORTGAGE. (B) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (CONTINUED)

YEARS	PURCHASE OF NEWLY ERECTED DWELLINGS					
	HOUSES		OTHER DWELLINGS			
	FIRST MORTGAGE	OTHER SECURITY(A)	FIRST MORTGAGE	OTHER SECURITY(A)		
DWELLING UNITS	\$M.	DWELLING UNITS	\$M.	DWELLING UNITS	\$M.	
AUSTRALIA						
1982-1983	16,635	539.9	2,435	89.1		
1983-1984	19,686	694.3	2,412	93.2		10.4
1984-1985 (B)	19,068	769.2	2,696	113.9		
1984						
DECEMBER	1,366	56.3	208	8.5		.6
1985						
JANUARY	1,449	59.3	228	10.1		1.7
FEBRUARY	1,426	60.6	255	11.4		1.3
MARCH	1,557	65.0	234	10.3		1.2
APRIL	1,538	62.9	235	11.3		.7
MAY	1,837	75.1	252	10.2		1.4
JUNE	1,495	61.3	211	8.6		.7
JULY	1,644	68.2	254	10.2		.7
AUGUST	1,426	60.0	256	10.8		.8
SEPTEMBER	1,480	63.9	253	9.9		.8
OCTOBER	1,618	66.2	298	13.2		1.2
NOVEMBER	1,435	59.5	229	9.3		1.0
DECEMBER	1,362	54.6	197	7.9		.6
1986						
JANUARY	1,136	44.7	241	8.3		.8
FEBRUARY	1,135	43.9	212	8.3		.9
STATES - JANUARY 1986						
N.S.W.	227	9.5	58	1.9		.2
VIC.	484	18.0	54	2.4		.1
QLD	219	8.7	53	1.2		.2
S.A.	52	2.0	46	1.7		.1
W.A.	46	1.3	14	.4		-
TAS.	14	.5	1	-		-
N.T.	11	.8	3	.1		.1
A.C.T.	83	3.9	12	.5		-
STATES - FEBRUARY 1986						
N.S.W.	206	8.5	58	2.4		.3
VIC.	469	16.9	45	2.0		.2
QLD	223	8.4	34	1.2		.1
S.A.	46	1.8	25	1.0		.1
W.A.	45	1.6	23	.6		-
TAS.	21	.6	1	-		-
N.T.	14	.9	9	.5		.1
A.C.T.	111	5.2	17	.7		.1

(A) PRIOR TO JULY 1984 INCLUDED IN VALUE OF FIRST MORTGAGE. (B) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (CONTINUED)

YEARS	PURCHASE OF ESTABLISHED DWELLINGS					
	HOUSES			OTHER DWELLINGS		
	FIRST MORTGAGE	OTHER SECURITY(A)	DWELLING UNITS	FIRST MORTGAGE	OTHER DWELLINGS	OTHER SECURITY(A)
	\$M.	\$M.		\$M.	\$M.	\$M.
AUSTRALIA						
1982-1983	162,839	4,940.2	14,088	456.1		
1983-1984	214,625	7,213.9	19,869	697.9		
1984-1985(B)	218,735	8,579.4	20,264	818.2		34.9
1984						
DECEMBER	16,329	643.3	1,296	53.7		1.6
1985						
JANUARY	17,676	703.6	1,546	65.2		2.6
FEBRUARY	18,253	726.8	1,795	73.3		4.1
MARCH	18,552	749.5	1,955	81.4		4.1
APRIL	16,582	664.7	1,601	65.1		4.0
MAY	20,980	854.3	2,131	89.8		4.9
JUNE	15,833	670.8	1,650	71.3		4.9
JULY	19,385	813.5	1,875	78.9		5.4
AUGUST	17,620	731.1	1,769	73.9		4.0
SEPTEMBER	16,541	689.0	1,666	71.1		3.5
OCTOBER	17,743	722.8	1,616	66.2		4.9
NOVEMBER	16,207	666.3	1,458	61.3		5.2
DECEMBER	14,626	567.3	1,324	52.8		4.0
1986						
JANUARY	13,466	537.1	1,162	47.1		2.9
FEBRUARY	13,276	513.7	1,348	52.9		3.8
STATES - JANUARY 1986						
N.S.W.	3,754	161.7	528	23.3		1.1
VIC.	4,918	199.4	308	11.8		.5
QLD	1,719	60.2	88	3.1		.6
S.A.	1,059	46.3	82	3.1		.2
W.A.	1,312	43.8	113	4.0		.1
TAS.	358	10.6	14	.5		.1
N.T.	75	3.2	17	.7		.2
A.C.T.	271	11.9	12	.6		.1
STATES - FEBRUARY 1986						
N.S.W.	4,238	181.3	684	29.2		1.8
VIC.	4,420	165.4	302	11.5		.4
QLD	1,616	57.7	90	3.0		1.0
S.A.	1,020	40.0	87	3.3		.2
W.A.	1,211	41.1	141	4.0		.1
TAS.	376	11.2	8	.3		.1
N.T.	100	4.4	17	.7		.2
A.C.T.	295	12.7	19	.9		.1

(A) PRIOR TO JULY 1984 INCLUDED IN VALUE OF FIRST MORTGAGE. (B) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (CONTINUED)
(\$ MILLION)

YEARS	ALTERATIONS AND ADDITIONS TO DWELLINGS \$M.	TOTAL COMMITMENTS \$M.	CANCELLATIONS OF COMMITMENTS \$M.	COMMITMENTS ADVANCED DURING PERIOD \$M.	COMMITMENTS NOT ADVANCED AT END OF PERIOD \$M.
1982-1983	510.1	7,681.3	283.3	6,078.1	1,316.6
1983-1984	660.5	11,281.1	379.3	8,938.3	2,043.0
1984-1985(A)	596.6	13,522.1	489.3(B)	11,234.9(B)	2,447.9(B)
1984 DECEMBER	39.8	978.7	32.1	1,068.8	2,114.4
1985 JANUARY	43.5	1,101.0	42.9(B)	939.2(B)	2,382.5(B)
FEBRUARY	51.0	1,144.8	47.2	975.0	2,505.0
MARCH	53.5	1,198.2	49.0	1,071.2	2,586.6
APRIL	47.0	1,062.2	39.2	992.9	2,616.6
MAY	61.8	1,367.1	51.2	1,314.3	2,618.2
JUNE	44.9	1,074.4	50.5	1,047.8	2,594.3
JULY	58.3	1,302.5	53.9	1,258.0	2,581.0
AUGUST	51.1	1,166.5	46.4	1,176.7	2,523.6
SEPTEMBER	45.6	1,095.4	45.4	1,042.6	2,530.9
OCTOBER	52.3	1,161.6	48.2	1,148.9	2,495.4
NOVEMBER	45.4	1,043.6	44.1	1,067.6	2,427.3
DECEMBER	36.0	884.8	39.0	1,105.8	2,167.3
1986 JANUARY	30.2	824.5	38.4	853.1	2,100.3
FEBRUARY	34.9	797.5	36.8	868.4	1,992.7
STATES - JANUARY 1986					
N.S.W.	11.4	249.1	17.3	268.9	803.7
VIC.	9.4	293.2	6.3	298.8	655.5
QLD	3.1	100.5	7.1	108.6	219.5
S.A.	2.9	71.0	4.6	67.9	150.8
W.A.	1.7	67.6	1.9	62.8	161.1
TAS.	.8	16.0	.2	14.2	28.3
N.T.	-	5.9		8.3	24.6
A.C.T.	.9	21.1	1.0	23.5	56.9
STATES - FEBRUARY 1986					
N.S.W.	10.7	274.0	21.8	270.0	785.9
VIC.	13.0	252.0	6.0	288.0	613.6
QLD	3.2	96.8	4.0	109.6	202.8
S.A.	4.0	60.9	1.3	85.1	125.2
W.A.	2.5	66.2	1.9	74.5	150.8
TAS.	.8	15.6	.6	14.7	28.6
N.T.	.2	8.2	.3	7.0	25.6
A.C.T.	.7	23.8	.9	19.6	60.2

(A) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.
(B) BREAK IN SERIES DUE TO THE INCLUSION OF TRADING BANKS FROM JANUARY 1985.

TABLE 3 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS - ORIGINAL AND SEASONALLY ADJUSTED

	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M
ORIGINAL								
1984 DECEMBER	4,296	164.2	1,574	66.7	17,625	708.0	23,495	938.9
1985 JANUARY	5,127	200.1	1,677	72.1	19,222	785.3	26,026	1,057.5
FEBRUARY	4,956	196.4	1,681	75.3	20,048	822.1	26,685	1,093.8
MARCH	5,277	212.3	1,791	78.6	20,507	853.8	27,575	1,144.7
APRIL	4,757	190.1	1,773	76.6	18,183	748.4	24,713	1,015.1
MAY	6,064	244.2	2,089	89.0	23,111	972.1	31,264	1,305.2
JUNE	4,710	194.0	1,706	72.3	17,483	763.2	23,899	1,029.4
JULY	5,914	242.1	1,898	80.5	21,260	921.7	29,072	1,244.3
AUGUST	5,142	212.5	1,682	73.4	19,389	829.5	26,213	1,115.4
SEPTEMBER	4,782	191.6	1,733	76.8	18,207	781.3	24,722	1,049.7
OCTOBER	5,266	213.6	1,916	83.2	19,359	812.5	26,541	1,109.4
NOVEMBER	4,417	175.6	1,664	71.3	17,665	751.3	23,746	998.2
DECEMBER	3,801	145.4	1,559	64.5	15,950	638.9	21,310	848.8
1986 JANUARY	3,606	139.7	1,377	54.7	14,628	599.9	19,611	794.3
FEBRUARY	3,317	122.8	1,347	54.3	14,624	585.5	19,288	762.6
SEASONALLY ADJUSTED								
1984 DECEMBER	4,791	182.7	1,725	73.0	19,270	774.6	25,786	1,030.3
1985 JANUARY	5,560	215.6	1,734	74.3	18,923	765.7	26,217	1,055.5
FEBRUARY	5,506	218.4	1,690	74.0	19,306	782.3	26,502	1,074.7
MARCH	5,052	201.3	1,741	76.5	18,795	769.3	25,589	1,047.1
APRIL	5,007	200.7	1,973	83.6	19,504	805.8	26,484	1,090.1
MAY	5,152	209.7	1,873	80.1	20,644	867.5	27,669	1,157.3
JUNE	5,037	206.8	1,931	83.5	19,985	865.9	26,952	1,156.2
JULY	5,316	215.4	1,785	77.1	20,912	923.1	28,013	1,215.6
AUGUST	5,266	213.9	1,673	73.8	20,860	900.4	27,799	1,188.2
SEPTEMBER	4,982	200.8	1,812	79.4	19,737	864.4	26,531	1,144.6
OCTOBER	4,804	197.6	1,825	77.5	18,296	760.2	24,926	1,035.2
NOVEMBER	4,518	180.8	1,558	69.2	17,107	736.1	23,183	986.0
DECEMBER	4,132	157.4	1,691	68.2	17,292	690.1	23,115	915.7
1986 JANUARY	3,897	150.2	1,394	56.5	14,207	577.7	19,498	784.4
FEBRUARY	3,644	134.9	1,367	53.5	14,223	561.0	19,233	749.4

