



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA APRIL 1986

- PHONE INQUIRIES • *about these statistics*—contact Mark Dennis on Canberra (062) 52 7117 or any ABS State office.
• *about other statistics and ABS services*— contact **Information Services** on Canberra (062) 52 6627 or any ABS State office.
- MAIL INQUIRIES • *write to Information Services*, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any ABS State office.
- ON VIATEL • key *656# for selected economic, social and demographic statistics on VIATEL.

MAIN FEATURES

Secured housing finance commitments to individuals made by significant lenders in April 1986 totalled \$1,019.8 million, \$257.3 million (33.7%) more than March 1986.

These comprised:

- \$714.6 million for the purchase of established dwellings, \$170.7 million (31.4%) more than March 1986
- \$189.2 million for the construction of dwellings, \$59.9 million (46.3%) more than March 1986
- \$74.1 million for the purchase of newly erected dwellings, \$16.1 million (27.8%) more than March 1986
- \$41.9 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 23,104 dwelling units (4,180 dwelling units (22.1%) more than March 1986).

The commitments to individuals of \$977.9 million in April 1986 for the construction or purchase of dwellings comprised:

- \$592.5 million by savings banks (\$236.5 million (66.4%) more than March 1986)
- \$173.2 million by permanent building societies (\$22.2 million (14.7%) more than March 1986)
- \$114.2 million by trading banks (\$11.1 million (8.9%) less than March 1986)
- \$98.1 million by other lenders (\$0.7 million (0.7%) less than March 1986).

Seasonally adjusted, the commitments to individuals in April 1986 for the construction or purchase of dwellings totalled \$905.7 million, an increase of \$178.6 million compared with March 1986. Commitments in April 1986 by type of lender were:

- \$563.4 million by savings banks (\$197.3 million (53.9%) more than March 1986)
- \$158.1 million by permanent building societies (\$14.3 million (9.9%) more than March 1986)
- \$94.3 million by trading banks (\$24.8 million (20.8%) less than March 1986)
- \$89.9 million by other lenders (\$8.2 million (8.4%) less than March 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.

Commitments not advanced at end of period

8. In principle, commitments not advanced at end of period presented in Table 2 are derivable by adding total commitments less cancellations of commitments less commitments advanced during the period to the balance of commitments at the end of the previous period. In practice, however, revisions and other adjustments may mean that such a derivation is inexact.

Related publications

9. 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

10. 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.

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 - APRIL 1986

PURPOSE OF COMMITMENT	TYPE OF LENDER										TOTAL
	BANKS		PERMANENT BUILDING SOCIETIES		OTHER LENDERS		TOTAL				
	TRADING		DWELLING UNITS		DWELLING UNITS		DWELLING UNITS		DWELLING UNITS		
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	
AUSTRALIA											
CONSTRUCTION OF DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	2,937	118.4	548	17.2	526	24.6	459	18.3	4,470	178.5	
BY OTHER SECURITY	..	1.2	..	3.2	..	.1	..	.5	..	5.0	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	49	1.6	88	2.8	3	.2	1	-	141	4.6	
BY OTHER SECURITY	..	.1	..	1.0	..	-	..	-	..	1.1	
PURCHASE OF NEWLY ERECTED DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	815	35.3	96	3.1	215	11.0	295	12.7	1,421	62.2	
BY OTHER SECURITY	..	.2	..	.6	..	-	..	.1	..	.9	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	117	4.2	54	1.6	51	2.5	39	1.2	261	9.5	
BY OTHER SECURITY	..	.1	..	1.3	..	-	..	.1	..	1.6	
PURCHASE OF ESTABLISHED DWELLINGS -											
HOUSES -											
BY FIRST MORTGAGE	9,784	404.2	1,758	58.6	2,438	116.0	1,421	59.3	15,401	638.1	
BY OTHER SECURITY	..	2.0	..	10.0	..	.5	..	2.6	..	15.2	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	620	24.6	303	11.6	407	18.2	80	3.0	1,410	57.5	
BY OTHER SECURITY	..	.4	..	3.0	..	.1	..	.2	..	3.7	
ALTERATIONS AND ADDITIONS TO DWELLINGS											
	..	15.0	..	15.6	..	6.2	..	5.1	..	41.9	
TOTAL COMMITMENTS	14,322	607.5	2,847	129.8	3,640	179.4	2,295	103.1	23,104	1,019.8	
STATES(A)											
NEW SOUTH WALES	3,826	173.1	1,282	60.4	1,891	99.9	563	27.5	7,562	360.9	
VICTORIA	5,549	241.6	543	29.6	498	24.8	471	23.8	7,061	319.7	
QUEENSLAND	1,561	59.5	285	12.1	397	16.8	644	25.3	2,887	113.7	
SOUTH AUSTRALIA	1,233	54.8	114	7.2	168	9.1	115	5.1	1,630	76.1	
WESTERN AUSTRALIA	1,333	46.5	400	12.1	542	21.6	303	12.2	2,578	92.4	
TASMANIA	379	12.1	66	2.3	57	2.0	85	3.1	587	19.5	
NORTHERN TERRITORY	69	2.6	26	.9	131	6.5	
AUSTRALIAN CAPITAL TERRITORY	372	17.3	131	5.2	87	5.2	114	6.2	668	31.0	

(A) INCLUDES ALTERATIONS AND ADDITIONS.

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

YEARS	CONSTRUCTION OF DWELLINGS					
	HOUSES			OTHER DWELLINGS		
	DWELLING UNITS	\$M.	OTHER SECURITY(A)	DWELLING UNITS	\$M.	OTHER SECURITY(A)
AUSTRALIA						
1982-1983	37,747	1,131.5		504	14.4	
1983-1984	57,326	1,923.0		567	18.4	
1984-1985(B)	61,774	2,320.3	53.1	956	34.5	6.0
1985						
FEBRUARY	4,835	184.9	5.8	121	5.1	.7
MARCH	5,201	203.3	4.7	76	3.4	.9
APRIL	4,677	180.2	6.2	80	3.0	.7
MAY	5,955	232.2	7.5	109	3.9	.6
JUNE	4,625	184.4	5.3	85	3.8	.5
JULY	5,818	227.2	9.9	105	4.3	.9
AUGUST	4,973	197.0	8.1	174	6.9	.6
SEPTEMBER	4,668	181.5	5.4	124	4.3	.7
OCTOBER	5,150	201.4	6.9	124	4.8	.8
NOVEMBER	4,296	166.4	4.7	120	4.1	.4
DECEMBER	3,698	137.9	3.4	108	3.3	.8
1986						
JANUARY	3,519	132.9	3.5	89	2.9	.5
FEBRUARY	3,326	117.8	3.8	71	2.3	.5
MARCH	3,336	121.8	4.8	79	2.1	.6
APRIL	4,470	178.5	5.0	141	4.6	1.1
STATES - MARCH 1986						
N.S.W.	845	33.8	1.1	35	.9	.3
VIC.	1,005	34.9	.9	20	.6	.1
QLD	595	21.8	.8	10	.3	-
S.A.	256	10.1	.3	1	-	-
W.A.	479	16.0	1.1	12	.2	.1
TAS.	82	2.3	-	1	-	-
N.T.	17	.6	.1	-	-	-
A.C.T.	57	2.3	.3	-	-	.1
STATES - APRIL 1986						
N.S.W.	1,225	54.1	1.1	40	1.4	.1
VIC.	1,217	51.6	1.4	49	1.8	.3
QLD	718	26.3	.9	17	.4	.4
S.A.	284	11.3	.5	11	.3	.1
W.A.	821	28.1	.7	16	.5	.2
TAS.	123	3.8	-	1	-	-
N.T.	11	.4	.2	2	.1	-
A.C.T.	71	2.8	.1	5	.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)

		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.	DWELLING UNITS	\$M.
AUSTRALIA									
YEARS									
1982-1983		16,635	539.9			2,435	89.1		
1983-1984		19,686	694.3			2,412	93.2		
1984-1985(B)		19,068	769.2	20.6		2,696	113.9	10.4	
1985									
FEBRUARY		1,426	60.6	2.0		255	11.4	1.3	
MARCH		1,557	65.0	2.1		234	10.3	1.2	
APRIL		1,538	62.9	1.8		235	11.3	.7	
MAY		1,837	75.1	2.2		252	10.2	1.4	
JUNE		1,495	61.3	1.7		211	8.6	.7	
JULY		1,665	68.7	1.3		254	10.2	.7	
AUGUST		1,434	60.2	1.9		256	10.8	.8	
SEPTEMBER		1,492	64.2	2.1		253	9.9	.8	
OCTOBER		1,631	66.5	2.7		298	13.2	1.2	
NOVEMBER		1,443	59.7	1.6		229	9.3	1.0	
DECEMBER		1,367	54.7	1.5		197	7.9	.6	
1986									
JANUARY		1,146	46.2	1.0		241	8.3	.8	
FEBRUARY		1,203	45.5	1.2		211	8.3	.9	
MARCH		1,224	46.5	1.5		212	8.8	1.2	
APRIL		1,421	62.2	.9		261	9.5	1.6	
STATES - MARCH 1986									
N.S.W.		218	9.6	.5		60	2.6	.2	
VIC.		571	20.2	.4		56	1.9	.3	
QLD		206	7.7	.1		25	1.3	.4	
S.A.		60	2.3	.2		15	.7	-	
W.A.		56	1.6	.1		25	.9	-	
TAS.		8	.2	-		3	.1	-	
N.T.		10	.6	-		15	.8	.1	
A.C.T.		95	4.3	.2		13	.5	.1	
STATES - APRIL 1986									
N.S.W.		271	12.3	.2		86	3.5	.2	
VIC.		588	25.8	.3		68	2.4	.1	
QLD		277	11.8	.1		52	1.8	.3	
S.A.		46	1.9	.1		16	.6	.9	
W.A.		85	3.3	.1		23	.6	-	
TAS.		20	.7	-		4	.1	-	
N.T.		12	.8	-		3	.1	.1	
A.C.T.		122	5.6	.1		9	.4	.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 SECURITY(A)	DWELLING UNITS
	\$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		34.9
1984-1985 (B)	218,735	8,579.4	20,264	818.2		
1985						
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	19,391	813.6	1,875	78.9		5.4
AUGUST	17,622	731.2	1,769	73.9		4.0
SEPTEMBER	16,538	689.0	1,666	71.1		3.5
OCTOBER	17,747	722.9	1,616	66.2		4.9
NOVEMBER	16,231	667.0	1,458	61.3		5.2
DECEMBER	14,627	567.4	1,324	52.8		4.0
1986						
JANUARY	13,477	537.2	1,162	47.1		2.9
FEBRUARY	13,722	526.7	1,348	52.9		3.8
MARCH	12,886	480.2	1,187	46.9		2.7
APRIL	15,401	638.1	1,410	57.5		3.7
STATES - MARCH 1986						
N.S.W.	4,114	182.2	635	27.9		1.3
VIC.	4,641	148.6	262	9.0		.6
QLD	1,272	44.0	52	1.9		.2
S.A.	1,070	43.2	98	3.9		.1
W.A.	1,046	35.6	104	3.1		.4
TAS.	357	10.8	4	.1		-
N.T.	96	4.0	12	.5		.2
A.C.T.	290	11.8	20	.6		-
STATES - APRIL 1986						
N.S.W.	5,169	232.4	771	34.7		1.3
VIC.	4,844	205.3	295	11.3		1.1
QLD	1,738	63.3	85	2.8		.2
S.A.	1,181	50.7	92	3.8		.4
W.A.	1,523	51.5	110	3.0		.5
TAS.	430	13.3	9	.2		.1
N.T.	85	3.5	18	.7		-
A.C.T.	431	18.2	30	1.1		.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)
(\$ 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	640.5	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)
1985					
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	1,303.4	54.0	1,257.3	2,595.4
AUGUST	51.1	1,166.7	46.5	1,176.1	2,538.7
SEPTEMBER	45.7	1,095.9	45.5	1,042.0	2,547.0
OCTOBER	52.3	1,162.3	48.3	1,148.3	2,512.7
NOVEMBER	45.3	1,044.5	44.2	1,066.8	2,446.2
DECEMBER	36.0	885.1	39.0	1,105.3	2,187.0
1986					
JANUARY	30.2	826.1	38.5	854.1	2,120.4
FEBRUARY	34.5	813.3	37.8	882.1	2,013.8
MARCH	31.4	762.5	39.1	795.9	1,941.4
APRIL	41.9	1,019.8	40.0	910.0	2,011.2
STATES - MARCH 1986					
N.S.W.	11.1	276.3	20.4	265.7	775.9
VIC.	10.5	231.7	5.3	249.7	590.3
QLD	3.1	83.6	6.3	102.7	191.7
S.A.	3.1	65.0	3.5	79.0	115.8
W.A.	2.1	61.7	1.4	54.6	156.6
TAS.	.9	14.5	.4	15.3	27.5
N.T.	.1	7.8	.2	6.9	26.3
A.C.T.	.5	21.8	1.4	22.0	57.4
STATES - APRIL 1986					
N.S.W.	14.8	360.9	21.9	320.2	794.7
VIC.	14.2	319.7	6.2	271.5	632.3
QLD	4.1	113.7	4.3	104.1	197.0
S.A.	4.2	76.1	2.9	80.2	108.7
W.A.	2.5	92.4	2.6	80.9	165.5
TAS.	1.0	19.5	.2	18.1	28.7
N.T.	.1	6.5	.4	6.8	25.6
A.C.T.	1.1	31.0	1.4	28.2	58.8

(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 4 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - TYPE OF LENDER - ORIGINAL AND SEASONALLY ADJUSTED

	BANKS						PERMANENT BUILDING SOCIETIES		OTHER LENDERS	
	SAVINGS		TRADING							
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M
	ORIGINAL									
1985										
FEBRUARY	15,039	571.7	2,392	104.3	7,134	329.8	2,120	88.0		
MARCH	15,178	582.2	2,506	112.4	7,504	346.2	2,387	104.0		
APRIL	13,417	508.4	2,138	86.1	6,866	322.3	2,292	98.3		
MAY	17,372	661.8	2,933	131.3	8,353	397.0	2,606	115.1		
JUNE	13,334	528.8	2,240	107.7	6,241	294.8	2,084	98.2		
JULY	16,981	665.8	2,911	145.3	6,724	323.7	2,492	110.3		
AUGUST	14,966	588.2	2,925	135.1	5,968	278.7	2,369	113.7		
SEPTEMBER	14,462	579.2	2,734	123.0	5,170	242.8	2,375	105.2		
OCTOBER	15,081	592.4	3,191	134.9	5,657	266.1	2,637	116.5		
NOVEMBER	12,957	499.4	2,872	120.9	5,403	259.7	2,545	119.2		
DECEMBER	11,969	433.4	2,859	111.9	4,366	208.5	2,127	95.3		
1986										
JANUARY	11,285	424.7	2,841	120.3	3,196	150.4	2,312	100.5		
FEBRUARY	11,108	392.7	3,071	128.7	3,406	156.3	2,296	101.1		
MARCH	10,757	356.0	2,945	125.3	3,186	151.0	2,036	98.8		
APRIL	14,322	592.5	2,847	114.2	3,640	173.2	2,295	98.1		
	SEASONALLY ADJUSTED									
1985										
FEBRUARY	15,154	575.1	2,350	97.1	6,759	310.0	2,239	92.6		
MARCH	14,443	550.2	2,366	101.6	6,593	300.7	2,187	94.6		
APRIL	14,859	574.4	2,316	93.8	6,921	322.8	2,388	99.2		
MAY	15,280	587.4	2,586	118.7	7,531	350.5	2,272	100.8		
JUNE	14,859	583.3	2,590	127.1	7,265	343.6	2,238	102.2		
JULY	15,978	637.6	2,636	135.0	6,966	335.8	2,468	108.1		
AUGUST	15,757	617.6	3,273	152.6	6,311	296.4	2,473	121.9		
SEPTEMBER	15,435	613.7	2,966	142.2	5,756	280.7	2,394	108.5		
OCTOBER	14,014	539.8	2,747	116.2	5,623	265.5	2,566	114.3		
NOVEMBER	12,575	490.6	3,023	128.2	5,149	248.9	2,467	119.2		
DECEMBER	13,000	470.3	3,391	132.9	4,543	215.3	2,193	97.5		
1986										
JANUARY	11,051	412.3	2,687	110.0	3,281	154.5	2,505	109.2		
FEBRUARY	11,192	394.4	3,019	119.5	3,197	145.3	2,423	106.4		
MARCH	11,041	366.1	2,928	119.1	3,034	143.8	2,019	98.1		
APRIL	13,446	563.4	2,337	94.3	3,387	158.1	2,218	89.9		