



### HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA JANUARY 1985

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

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#### MAIN FEATURES

Secured housing finance commitments to individuals made by significant lenders in January 1985 totalled \$1,102.3 million, an increase of \$123.7 million (12.6%) over December 1984.

These comprised:

\$786.6 million for the purchase of established dwellings, an increase of \$78.6 million (11.1%) over December 1984.

\$200.0 million for the construction of dwellings, an increase of \$35.8 million (21.8%) over December 1984.

\$72.1 million for the purchase of newly erected dwellings, an increase of \$5.4 million (8.1%) over December 1984.

\$43.5 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 26,078 dwelling units, an increase of 2,584 dwelling units (11.0%) over December 1984.

The commitments to individuals of \$1,058.7 million in January 1985 for the construction or purchase of dwellings comprised:

\$565.7 million by savings banks (\$70.1 million (14.1%) more than December 1984)

\$294.8 million by permanent building societies (\$24.4 million (9.0%) more than December 1984)

\$106.8 million by trading banks (\$22.4 million (26.5%) more than December 1984)

\$91.4 million by other lenders (\$3.0 million (3.4%) more than December 1984).

Seasonally adjusted the commitments to individuals in January 1985 for the construction or purchase of dwellings were:

\$544.8 million by savings banks (\$4.9 million (0.9%) less than December 1984)

\$302.1 million by permanent building societies (\$21.2 million (7.5%) more than December 1984)

\$98.6 million by trading banks (\$1.3 million less than December 1984)

\$99.6 million by other lenders (\$5.5 million (5.8%) more than December 1984).

#### 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) for *trading banks*, the data relate to the last Wednesday of the month;

(ii) for *savings banks*, the data relate to either the last Wednesday, six banks, the last Monday, one bank (which is expected to change to the last Wednesday of the month in January 1985), or the last day of the month, four banks (whose basis of reporting is subject to further negotiations); and

(iii) for *other lenders*, some lenders 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. The annual re-analysis of the housing finance series has been carried out for savings banks, trading banks, permanent building societies and other lenders. This included an analysis of the effect of the change in

reporting of trading banks and of the change in coverage for other lenders. Consequently it has been decided to resume the publication of seasonally adjusted series for trading banks and other lenders.

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

6. 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

7. 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

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

#### Related publications

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

*Housing Finance for Owner Occupation, Savings and Trading Banks, Australia* (5608.0)—final issue June 1984

*Housing Finance for Owner Occupation, Permanent Building Societies, Australia* (5610.0)—final issue June 1984

*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)
- n.p. not available for publication but included in totals where applicable, unless otherwise indicated
- n.a. not available

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

**R. J. CAMERON**  
Australian Statistician

TABLE 1 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - JANUARY 1985

PURPOSE OF COMMITMENT	TYPE OF LENDER												
	BANKS						PERMANENT BUILDING SOCIETIES			OTHER LENDERS			TOTAL
	SAVINGS		TRADING		DWELLING UNITS		DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	
AUSTRALIA													
CONSTRUCTION OF DWELLINGS - HOUSES -													
BY FIRST MORTGAGE	3,016	107.6	574	18.0	1,035	47.8	417	17.4	5,042	190.8			
BY OTHER SECURITY	..	1.3	..	2.8	..	.3	..	.7	..	5.1			
OTHER DWELLINGS -													
BY FIRST MORTGAGE	23	.7	47	1.7	11	.6	2	-	83	3.0			
BY OTHER SECURITY	..	.2	..	.8	..	-	..	.1	..	1.1			
PURCHASE OF NEWLY ERECTED DWELLINGS - HOUSES -													
BY FIRST MORTGAGE	751	27.9	102	3.5	387	19.6	209	8.3	1,449	59.3			
BY OTHER SECURITY	..	.2	..	.6	..	-	..	.2	..	1.0			
OTHER DWELLINGS -													
BY FIRST MORTGAGE	76	3.2	66	2.9	70	3.4	16	.5	228	10.1			
BY OTHER SECURITY	..	.1	..	1.3	..	-	..	.4	..	1.7			
PURCHASE OF ESTABLISHED DWELLINGS - HOUSES -													
BY FIRST MORTGAGE	10,712	397.2	1,382	53.3	4,290	196.4	1,346	58.0	17,730	704.9			
BY OTHER SECURITY	..	2.6	..	7.4	..	2.1	..	1.8	..	13.9			
OTHER DWELLINGS -													
BY FIRST MORTGAGE	628	24.5	281	12.6	559	24.4	78	3.7	1,546	65.2			
BY OTHER SECURITY	..	.2	..	1.9	..	.1	..	.3	..	2.6			
ALTERATIONS AND ADDITIONS TO DWELLINGS	..	16.5	..	13.3	..	7.0	..	6.7	..	43.5			
TOTAL COMMITMENTS	15,206	582.2	2,452	120.1	6,352	301.8	2,068	98.1	26,078	1,102.3			
TOTAL COMMITMENTS(A) - STATES													
NEW SOUTH WALES	3,782	167.7	792	49.7	2,141	107.1	525	27.0	7,240	351.5			
VICTORIA	5,401	195.5	513	26.4	1,472	70.9	382	16.7	7,768	309.5			
QUEENSLAND	2,025	72.1	464	18.6	1,356	62.6	507	24.2	4,352	177.6			
SOUTH AUSTRALIA	1,821	72.7	124	5.3	276	13.6	101	4.9	2,322	96.6			
WESTERN AUSTRALIA	1,435	46.3	421	14.4	810	33.0	344	15.2	3,010	108.8			
TASMANIA	384	11.4	49	1.6	97	3.1	103	3.1	633	19.2			
NORTHERN TERRITORY	73	3.0	22	.8	..	..	..	..	155	8.5			
AUSTRALIAN CAPITAL TERRITORY	285	13.4	67	3.4	200	11.5	106	7.0	698	30.5			

(A) INCLUDES ALTERATIONS AND ADDITIONS.



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)	OTHER SECURITY(A)	FIRST MORTGAGE	OTHER SECURITY(A)	OTHER SECURITY(A)
DWELLING UNITS	\$M.	\$M.	DWELLING UNITS	\$M.	\$M.	
AUSTRALIA						
1981-1982	20,648	629.4		2,452	89.9	
1982-1983	16,635	539.9		2,435	89.1	
1983-1984	19,686	694.3		2,412	93.2	
1983						
NOVEMBER	1,894	63.6		223	7.3	
DECEMBER	1,752	63.3		181	6.6	
1984						
JANUARY	1,469	53.7		190	7.7	
FEBRUARY	1,875	69.6		242	10.1	
MARCH	1,758	64.7		211	8.8	
APRIL	1,478	55.4		198	7.2	
MAY	1,772	65.6		252	10.8	
JUNE	1,553	55.2		173	7.3	
JULY (B)	1,575	58.8	1.7	229	9.6	.4
AUGUST	1,746	68.3	1.5	216	9.1	.3
SEPTEMBER	1,561	62.8	2.1	189	7.8	.5
OCTOBER	1,824	70.0	2.2	226	8.8	1.0
NOVEMBER	1,694	68.8	1.1	213	8.1	.6
DECEMBER	1,366	56.3	1.3	208	8.5	.6
1985						
JANUARY	1,449	59.3	1.0	228	10.1	1.7
STATES - DECEMBER 1984						
N.S.W.	287	12.7	.2	61	2.3	.1
VIC.	425	16.7	.5	39	1.7	.1
QLD	320	13.1	.1	35	1.3	.1
S.A.	104	3.9	.1	34	1.4	.1
W.A.	89	2.9	.2	12	.3	.1
TAS.	9	.2	-	2	.1	-
N.T.	34	2.0	-	13	.7	.1
A.C.T.	98	4.7	.1	12	.7	-
STATES - JANUARY 1985						
N.S.W.	247	10.6	.2	77	4.2	.8
VIC.	470	18.9	.2	36	1.5	.1
QLD	436	18.0	.2	44	1.8	.4
S.A.	108	3.7	.1	25	1.0	.2
W.A.	67	2.1	.1	21	.5	-
TAS.	15	.5	-	-	-	.2
N.T.	29	1.9	-	9	.3	.1
A.C.T.	77	3.5	.1	16	.7	-

(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)	OTHER SECURITY(A)	FIRST MORTGAGE	OTHER DWELLINGS	OTHER SECURITY(A)
DWELLING UNITS	\$M.	\$M.	DWELLING UNITS	\$M.	\$M.	
AUSTRALIA						
1981-1982	152,150	4,279.7		14,881	438.2	
1982-1983	162,839	4,940.2		14,088	456.1	
1983-1984	214,625	7,213.9		19,869	697.9	
1983						
NOVEMBER	20,651	667.5		1,857	62.9	
DECEMBER	17,249	581.4		1,544	53.1	
1984						
JANUARY	17,062	577.5		1,555	55.9	
FEBRUARY	20,880	719.5		2,077	73.4	
MARCH	20,639	716.7		2,051	74.1	
APRIL	17,544	619.6		1,636	60.4	
MAY	20,780	729.2		1,904	70.5	
JUNE	18,084	645.4		1,608	61.3	
JULY(B)	17,587	639.1	10.3	1,638	61.6	1.4
AUGUST	19,085	703.8	11.6	1,711	63.3	2.1
SEPTEMBER	16,941	646.8	8.6	1,551	60.2	1.3
OCTOBER	20,646	782.7	11.3	1,748	67.7	2.0
NOVEMBER	20,173	789.2	9.3	1,642	65.7	1.9
DECEMBER	16,328	643.3	9.5	1,296	53.7	1.6
1985						
JANUARY	17,730	704.9	13.9	1,546	65.2	2.6
STATES - DECEMBER 1984						
N.S.W.	4,785	213.8	2.8	574	25.7	.3
VIC.	4,855	179.8	2.5	295	11.4	.3
QLD	2,505	95.5	1.0	98	4.8	.3
S.A.	1,435	56.2	.4	116	4.3	.2
W.A.	1,788	61.6	.9	139	4.8	.2
TAS.	428	11.7	.1	21	.4	-
N.T.	112	5.0	.5	14	.6	.2
A.C.T.	420	19.6	1.3	39	1.7	.1
STATES - JANUARY 1985						
N.S.W.	5,022	228.3	5.0	700	32.8	1.0
VIC.	5,465	203.3	3.5	313	13.2	.2
QLD	2,807	106.8	1.5	154	6.1	.6
S.A.	1,491	59.4	.9	144	5.3	.2
W.A.	2,018	71.5	1.4	181	5.6	.4
TAS.	463	13.2	.1	13	.3	-
N.T.	78	3.6	.5	8	.3	.1
A.C.T.	386	18.6	1.0	33	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)

YEARS	ALTERATIONS AND ADDITIONS TO DWELLINGS		TOTAL COMMITMENTS \$M.	CANCELLATIONS OF COMMITMENTS(A)		COMMITMENTS ADVANCED DURING PERIOD(A)		COMMITMENTS NOT ADVANCED AT END OF PERIOD(A) \$M.
	\$M.	\$M.		\$M.	\$M.	\$M.	\$M.	
AUSTRALIA								
1981-1982	524.2		7,030.3	297.2		5,686.6		1,031.4
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
1983								
NOVEMBER	60.8		1,026.0	30.8		733.2		1,671.3
DECEMBER	43.9		901.2	27.5		888.9		1,582.6
1984								
JANUARY	45.9		879.3	28.8		617.9		1,721.8
FEBRUARY	61.6		1,112.3	33.5		811.9		1,839.1
MARCH	62.4		1,122.0	38.2		816.3		1,977.0
APRIL	52.7		973.1	33.7		780.0		2,035.6
MAY	66.3		1,160.9	42.7		1,009.2		2,016.0
JUNE	57.8		1,013.3	40.6		836.5		2,043.0
JULY(B)	47.7		1,035.6	39.7		846.6		2,062.9
AUGUST	50.2		1,126.9	40.4		943.7		2,101.5
SEPTEMBER	46.8		1,021.3	37.5		843.9		2,141.1
OCTOBER	56.8		1,217.8	41.4		959.2		2,242.1
NOVEMBER	53.5		1,189.4	35.5		959.5		2,318.6
DECEMBER	39.8		978.6	32.1		1,076.4		2,090.1
1985								
JANUARY	43.5		1,102.3	40.9		812.1		2,237.6
STATES - DECEMBER 1984								
N.S.W.	14.2		313.7	16.9		354.7		796.9
VIC.	11.7		263.2	6.1		315.1		603.9
QLD	6.0		156.3	3.6		155.2		203.9
S.A.	3.3		87.6	2.2		96.2		189.0
W.A.	2.6		95.3	2.1		90.1		188.7
TAS.	.7		16.0	.3		22.8		22.3
N.T.	.1		10.9	.3		9.6		27.3
A.C.T.	1.3		35.7	.7		32.6		58.1
STATES - JANUARY 1985								
N.S.W.	15.9		351.5	19.4		213.3		855.7
VIC.	13.9		309.5	7.9		244.0		643.5
QLD	5.2		177.6	4.8		138.0		232.4
S.A.	3.4		96.6	2.9		83.3		194.5
W.A.	2.7		108.8	3.2		92.2		191.2
TAS.	.8		19.2	.6		11.7		31.0
N.T.	.1		8.5	.4		6.5		27.8
A.C.T.	1.5		30.5	1.7		23.1		61.6

(A) DATA FOR TRADING BANKS NOT AVAILABLE. (B) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.

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								
1983								
NOVEMBER	5,078	163.8	2,117	70.9	22,508	730.5	29,703	965.2
DECEMBER	4,494	152.8	1,933	69.9	18,793	634.5	25,220	857.3
1984								
JANUARY	4,173	138.5	1,659	61.3	18,617	633.5	24,449	833.4
FEBRUARY	5,314	178.0	2,117	79.7	22,957	793.0	30,388	1,050.7
MARCH	5,678	195.3	1,969	73.5	22,690	790.8	30,337	1,059.6
APRIL	5,007	178.0	1,676	62.6	19,180	679.9	25,863	920.5
MAY	6,338	218.5	2,024	76.5	22,684	799.7	31,046	1,094.6
JUNE	5,295	186.3	1,726	62.6	19,692	706.6	26,713	955.5
JULY (A)	5,732	205.1	1,804	70.4	19,225	712.4	26,761	987.9
AUGUST	5,939	216.6	1,962	79.3	20,796	780.8	28,697	1,076.8
SEPTEMBER	4,967	184.4	1,750	73.2	18,492	716.9	25,209	974.5
OCTOBER	5,812	215.2	2,050	82.1	22,394	863.7	30,256	1,161.0
NOVEMBER	5,093	191.3	1,907	78.5	21,815	866.1	28,815	1,135.9
DECEMBER	4,296	164.2	1,574	66.7	17,624	708.0	23,494	938.8
1985								
JANUARY	5,125	200.0	1,677	72.1	19,276	786.6	26,078	1,058.7
SEASONALLY ADJUSTED								
1983								
NOVEMBER	4,606	150.0	1,868	63.5	20,271	658.6	26,745	872.1
DECEMBER	4,940	166.0	2,073	73.3	20,142	678.7	27,155	918.0
1984								
JANUARY	4,902	162.2	1,837	67.5	19,793	664.6	26,532	894.3
FEBRUARY	5,307	180.5	1,918	72.4	19,802	673.9	27,027	926.8
MARCH	5,426	185.7	1,856	69.0	20,182	693.2	27,465	947.9
APRIL	5,387	189.8	1,898	71.7	20,429	728.7	27,714	990.1
MAY	5,438	190.0	1,881	69.2	20,920	742.0	28,239	1,001.2
JUNE	5,414	190.7	1,819	67.6	21,961	787.4	29,193	1,045.7
JULY (A)	5,734	204.6	1,869	72.9	21,137	788.8	28,740	1,066.3
AUGUST	5,480	195.5	1,771	73.1	20,363	770.0	27,615	1,038.5
SEPTEMBER	5,249	193.3	1,911	79.2	20,685	808.7	27,845	1,081.2
OCTOBER	5,332	200.7	1,940	76.4	21,173	821.7	28,445	1,098.8
NOVEMBER	5,075	192.2	1,762	73.8	21,033	838.6	27,871	1,104.5
DECEMBER	4,796	181.9	1,727	72.8	19,077	769.9	25,601	1,024.5
1985								
JANUARY	5,578	217.5	1,714	72.9	18,770	754.7	26,062	1,045.2

(A) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.



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

	BANKS															
	SAVINGS			TRADING			PERMANENT BUILDING SOCIETIES			OTHER LENDERS						
	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M	DWELLING UNITS	\$M				
	ORIGINAL															
1983	14,552	441.7	3,126	87.1	8,256	306.9	3,769	129.5	12,355	383.9	1,994	57.8	7,561	296.1	3,310	119.5
1984	12,059	378.7	2,428	73.1	6,828	268.8	3,134	112.8	14,699	465.6	3,845	118.8	8,242	333.4	3,602	132.9
FEBRUARY	14,294	456.6	3,261	101.5	8,938	359.7	3,844	141.9	12,375	403.4	2,500	78.7	7,804	316.4	3,184	122.0
MARCH	15,294	490.6	3,198	100.6	8,847	364.9	3,707	138.5	12,999	441.5	3,062	85.8	7,317	301.4	3,335	126.8
APRIL	14,072	476.1	2,498	83.2	7,640	321.5	2,551	107.1	15,861	553.9	2,668	85.8	7,604	328.2	2,564	108.9
MAY	13,928	506.6	2,365	83.5	6,481	279.2	2,435	105.2	17,606	638.5	2,685	96.2	7,050	307.3	2,915	118.9
JUNE	16,517	609.1	2,622	99.8	7,192	324.0	2,484	102.9	13,505	495.6	2,151	84.4	5,803	270.4	2,035	88.4
JULY (A)	15,206	565.7	2,452	106.8	6,352	294.8	2,068	91.4	1983	404.5	2,615	73.6	7,341	272.8	3,528	121.3
AUGUST	13,505	420.5	2,642	77.1	7,589	296.1	3,418	124.3	1984	404.1	2,605	74.8	7,281	288.2	3,599	127.2
SEPTEMBER	13,048	410.2	2,854	84.3	7,571	301.4	3,618	131.0	12,984	422.3	3,248	99.2	7,527	299.6	3,450	126.9
OCTOBER	13,456	448.5	2,772	87.8	8,205	330.8	3,281	122.9	13,556	441.8	2,846	92.9	8,443	344.4	3,394	122.0
NOVEMBER	13,816	466.4	3,536	102.1	8,469	348.0	3,373	129.3	14,961	507.4	2,892	97.9	8,332	353.0	2,555	108.0
DECEMBER	14,983	520.0	2,419	79.0	7,620	326.9	2,594	112.6	15,311	548.8	2,569	91.9	7,400	327.2	2,565	113.3
1985	16,529	596.7	2,883	82.1	6,750	300.1	2,883	119.9	16,546	615.5	2,747	105.8	6,311	300.1	2,863	119.9
JANUARY	14,886	549.7	2,546	99.9	6,030	280.9	2,267	97.2	14,911	544.8	2,321	98.6	6,494	302.1	2,335	99.6

(A) FOR BREAK IN SERIES REFER TO THE JULY TO SEPTEMBER 1984 ISSUES OF THIS PUBLICATION.