



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA FEBRUARY 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 February 1985 totalled \$1,144.5 million, an increase of \$42.2 million (3.8%) over January 1985.

These comprised:

\$821.8 million for the purchase of established dwellings, an increase of \$35.2 million (5.5%) over January 1985.

\$196.4 million for the construction of dwellings, \$3.6 million (1.8%) less than January 1985.

\$75.3 million for the purchase of newly erected dwellings, an increase of \$3.2 million (4.4%) over January 1985.

\$51.0 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 26,681 dwelling units, an increase of 603 dwelling units (2.3%) over January 1985.

The commitments to individuals of \$1,093.5 million in February 1985 for the construction or purchase of dwellings comprised:

\$571.7 million by savings banks (\$6.0 million (1.1%) more than January 1985)

\$329.8 million by permanent building societies (\$35.0 million (11.9%) more than January 1985)

\$104.3 million by trading banks (\$2.5 million (2.3%) less than January 1985)

\$87.7 million by other lenders (\$3.7 million (4.0%) less than January 1985).

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

\$574.6 million by savings banks (\$29.8 million (5.5%) more than January 1985)

\$314.6 million by permanent building societies (\$12.5 million (4.1%) more than January 1985)

\$98.7 million by trading banks (\$0.1 million (0.1%) more than January 1985)

\$91.2 million by other lenders (\$8.4 million (8.4%) less than January 1985).

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 - FEBRUARY 1985

PURPOSE OF COMMITMENT	TYPE OF LENDER										TOTAL DWELLING UNITS	\$M
	BANKS					OTHER LENDERS						
	SAVINGS		TRADING		PERMANENT BUILDING SOCIETIES	OTHER LENDERS		PERMANENT BUILDING SOCIETIES	OTHER LENDERS			
	DWELLING UNITS	\$M	DWELLING UNITS	\$M		DWELLING UNITS	\$M		DWELLING UNITS	\$M		
AUSTRALIA												
CONSTRUCTION OF DWELLINGS - HOUSES -	2,782	102.6	567	17.2	1,057	49.0	429	16.2	4,835	184.9		
BY FIRST MORTGAGE	..	1.0	..	3.6	..	.3	..	.8	..	5.8		
BY OTHER SECURITY	24	1.0	90	3.7	6	.3	1	-	121	5.1		
OTHER DWELLINGS -	..	-	..	.7	..	-	..	-	..	.7		
BY FIRST MORTGAGE	..	-	..	..	..	..	..	..	..	..
BY OTHER SECURITY	654	25.2	112	3.6	435	22.4	225	9.4	1,426	60.6		
HOUSES -	..	.4	..	1.3	..	-	..	.3	..	2.0		
BY FIRST MORTGAGE	93	4.0	60	2.2	90	4.8	12	.4	255	11.4		
BY OTHER SECURITY	..	-	..	.6	..	-	..	.6	..	1.3		
PURCHASE OF NEWLY ERECTED DWELLINGS - HOUSES -	10,780	405.7	1,232	45.5	4,869	220.5	1,368	54.7	18,249	726.5		
BY FIRST MORTGAGE	..	3.5	..	10.0	..	2.5	..	1.9	..	17.9		
BY OTHER SECURITY	706	27.9	331	12.9	677	29.9	81	2.6	1,795	73.3		
OTHER DWELLINGS -	..	.2	..	3.1	..	.1	..	.7	..	4.1		
BY FIRST MORTGAGE	..	-	..	..	..	..	..	..	..	..
BY OTHER SECURITY	..	16.9	..	19.2	..	7.4	..	7.5	..	51.0		
ALTERATIONS AND ADDITIONS TO DWELLINGS	15,039	588.6	2,392	123.5	7,134	337.2	2,116	95.3	26,681	1,144.5		
TOTAL COMMITMENTS												
TOTAL COMMITMENTS(A) - STATES												
NEW SOUTH WALES	4,299	187.6	779	52.2	2,823	136.0	535	26.8	8,436	402.7		
VICTORIA	4,683	178.3	509	26.7	1,173	57.7	406	18.5	6,771	281.2		
QUEENSLAND	1,929	68.1	461	20.2	1,524	69.7	519	20.7	4,433	178.7		
SOUTH AUSTRALIA	1,842	75.4	111	4.7	297	13.6	132	5.4	2,382	99.2		
WESTERN AUSTRALIA	1,490	48.8	358	11.5	892	36.8	356	15.2	3,096	112.3		
TASMANIA	365	10.6	54	1.6	100	3.1	90	2.8	609	18.2		
NORTHERN TERRITORY	119	4.9	29	1.2	..	..	..	..	194	10.5		
AUSTRALIAN CAPITAL TERRITORY	312	14.9	91	5.4	244	15.8	78	5.7	679	37.3		

(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)	FIRST MORTGAGE		OTHER SECURITY(A)
	DWELLING UNITS	\$M.	\$M.	DWELLING UNITS	\$M.	\$M.
AUSTRALIA						
1981-1982	38,272	1,053.6		569	15.4	
1982-1983	37,747	1,131.5		504	14.4	
1983-1984	57,326	1,923.0		567	18.4	
1983						
DECEMBER	4,454	151.5		40	1.3	
1984						
JANUARY	4,150	137.8		23	.8	
FEBRUARY	5,239	175.3		75	2.7	
MARCH	5,624	193.8		54	1.5	
APRIL	4,949	176.1		58	1.9	
MAY	6,280	216.7		58	1.8	
JUNE	5,247	184.6		48	1.7	
JULY(B)	5,680	200.5	2.9	52	1.6	.2
AUGUST	5,867	211.3	3.3	72	1.8	.3
SEPTEMBER	4,902	178.5	3.7	65	1.8	.4
OCTOBER	5,746	208.8	3.6	66	2.5	.3
NOVEMBER	5,015	186.0	2.8	78	2.3	.2
DECEMBER	4,227	159.3	2.3	69	2.4	.2
1985						
JANUARY	5,042	190.8	5.1	83	3.0	1.1
FEBRUARY	4,835	184.9	5.8	121	5.1	.7
STATES - JANUARY 1985						
N.S.W.	1,176	49.6	2.0	18	1.0	.2
VIC.	1,465	52.4	1.2	19	.5	.5
QLD	901	35.9	.5	10	.4	.1
S.A.	544	21.6	.4	10	.3	-
W.A.	705	23.2	.5	18	.7	-
TAS.	135	3.8	-	7	.1	.1
N.T.	30	1.1	.5	1	-	-
A.C.T.	86	3.3	.1	-	-	.1
STATES - FEBRUARY 1985						
N.S.W.	1,231	50.2	2.1	41	2.3	.3
VIC.	1,165	44.1	1.6	29	1.0	.1
QLD	967	37.1	.7	16	.6	.1
S.A.	496	19.1	.2	11	.4	-
W.A.	741	26.1	.4	14	.3	.1
TAS.	96	2.8	.1	3	.1	-
N.T.	44	1.4	.5	5	.3	-
A.C.T.	73	3.0	.2	2	.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 NEWLY ERECTED DWELLINGS					
	HOUSES			OTHER DWELLINGS		
	FIRST MORTGAGE		OTHER SECURITY(A)	FIRST MORTGAGE		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						
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
FEBRUARY	1,426	60.6	2.0	255	11.4	1.3
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	-
STATES - FEBRUARY 1985						
N.S.W.	294	13.3	.7	94	5.1	.2
VIC.	411	16.5	.4	35	1.3	.4
QLD	457	17.9	.2	48	2.0	.1
S.A.	73	2.6	.3	39	1.5	.1
W.A.	88	3.9	-	19	.5	.1
TAS.	7	.2	-	-	-	-
N.T.	16	1.0	-	10	.3	.5
A.C.T.	95	4.8	.4	8	.5	-

(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						
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						
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	1,638	61.6		1.4
AUGUST	19,085	703.8	1,711	63.3		2.1
SEPTEMBER	16,941	646.8	1,551	60.2		1.3
OCTOBER	20,646	782.7	1,748	67.7		2.0
NOVEMBER	20,173	789.2	1,642	65.7		1.9
DECEMBER	16,328	643.3	1,296	53.7		1.6
1985						
JANUARY	17,730	704.9	1,546	65.2		2.6
FEBRUARY	18,249	726.5	1,795	73.3		4.1
STATES - JANUARY 1985						
N.S.W.	5,022	228.3	700	32.8		1.0
VIC.	5,465	203.3	313	13.2		.2
QLD	2,807	106.8	154	6.1		.6
S.A.	1,491	59.4	144	5.3		.2
W.A.	2,018	71.5	181	5.6		.4
TAS.	463	13.2	13	.3		-
N.T.	78	3.6	8	.3		.1
A.C.T.	386	18.6	33	1.5		.1
STATES - FEBRUARY 1985						
N.S.W.	5,906	260.7	870	39.2		1.5
VIC.	4,802	182.6	329	12.7		.8
QLD	2,831	107.1	134	5.1		.7
S.A.	1,569	62.4	194	6.9		.5
W.A.	2,054	70.4	180	5.6		.4
TAS.	489	13.3	14	.3		-
N.T.	107	4.9	12	.5		.2
A.C.T.	451	22.7	50	2.3		.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 \$M.	TOTAL COMMITMENTS \$M.	CANCELLATIONS OF COMMITMENTS \$M.	COMMITMENTS ADVANCED DURING PERIOD \$M.	COMMITMENTS NOT ADVANCED AT END OF PERIOD \$M.
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 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(A)	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	42.9(B)	944.2(B)	2,354.4(B)
FEBRUARY	51.0	1,144.5	47.2	987.6	2,464.0
STATES - JANUARY 1985					
N.S.W.	15.9	351.5	20.4	266.0	911.4
VIC.	13.9	309.5	8.4	278.6	661.6
QLD	5.2	177.6	5.0	155.0	250.4
S.A.	3.4	96.6	3.0	89.0	198.3
W.A.	2.7	108.8	3.4	107.4	208.5
TAS.	.8	19.2	.6	13.2	32.0
N.T.	.1	8.5	.4	7.3	28.1
A.C.T.	1.5	30.5	1.7	27.6	64.0
STATES - FEBRUARY 1985					
N.S.W.	20.5	402.7	22.7	317.3	974.0
VIC.	14.5	281.2	8.7	261.0	659.0
QLD	5.1	178.7	5.3	158.2	265.6
S.A.	4.3	99.2	4.6	89.5	203.5
W.A.	3.3	112.3	2.7	101.5	216.6
TAS.	1.1	18.2	.5	16.5	33.2
N.T.	.2	10.5	.9	9.4	28.3
A.C.T.	1.9	37.3	1.5	28.2	71.6

(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	
ORIGINAL							
1983							
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
FEBRUARY	4,956	196.4	1,681	75.3	20,044	821.8	26,681 1,093.5
SEASONALLY ADJUSTED							
1983							
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
FEBRUARY	5,578	222.2	1,701	75.0	19,370	781.8	26,648 1,079.0

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

