



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA APRIL 1985

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 April 1985 totalled \$1,062.4 million, \$135.8 million (11.3%) less than March 1985.

\$98.7 million for other lenders (\$4.8 million (5.1%) more than March 1985)

\$91.0 million for trading banks (\$14.6 million (13.8%) less than March 1985)

These comprised:

\$748.6 million for the purchase of established dwellings, \$105.2 million (12.3%) less than March 1985.

\$190.1 million for the construction of dwellings, \$22.2 million (10.5%) less than March 1985.

\$76.6 million for the purchase of newly erected dwellings, \$2.0 million (2.5%) less than March 1985.

\$47.0 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 24,717 dwelling units, 2,858 dwelling units (10.4%) less than March 1985.

The commitments to individuals of \$1,015.3 million in April 1985 for the construction or purchase of dwellings comprised:

\$508.4 million by savings banks (\$73.8 million (12.7%) less than March 1985)

\$322.3 million by permanent building societies (\$23.9 million (6.9%) less than March 1985)

\$86.1 million by trading banks (\$26.3 million (23.4%) less than March 1985)

\$98.5 million by other lenders (\$5.5 million (5.3%) less than March 1985).

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

\$563.4 million for savings banks (\$25.4 million (4.7%) more than March 1985)

\$328.8 million for permanent building societies (\$30.3 million (10.2%) more than March 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, seven banks, 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 - APRIL 1985

PURPOSE OF COMMITMENT	TYPE OF LENDER										TOTAL DWELLING UNITS	TOTAL \$M		
	BANKS					OTHER LENDERS								
	SAVINGS		TRADING		PERMANENT BUILDING SOCIETIES		DWELLING UNITS		DWELLING UNITS				DWELLING UNITS	
	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	2,653	98.8	495	13.1	1,054	50.0	475	18.3	4,677	180.2				
BY OTHER SECURITY	..	1.4	..	3.3	..	.3	..	1.2	..	6.2				
OTHER DWELLINGS -														
BY FIRST MORTGAGE	13	.4	59	2.2	7	.3	1	.1	80	3.0				
BY OTHER SECURITY	..	.1	..	.6	..	-	..	-	..	.7				
PURCHASE OF NEWLY ERECTED DWELLINGS - HOUSES -														
BY FIRST MORTGAGE	715	26.2	88	2.6	429	22.0	306	12.1	1,538	62.9				
BY OTHER SECURITY	..	.2	..	.9	..	.1	..	.5	..	1.8				
OTHER DWELLINGS -														
BY FIRST MORTGAGE	80	3.4	54	3.0	80	3.8	21	1.2	235	11.3				
BY OTHER SECURITY	..	.1	..	.6	..	-	..	-	..	.7				
PURCHASE OF ESTABLISHED DWELLINGS - HOUSES -														
BY FIRST MORTGAGE	9,343	349.7	1,168	40.1	4,672	216.8	1,403	58.4	16,586	664.9				
BY OTHER SECURITY	..	3.4	..	7.1	..	2.1	..	2.0	..	14.6				
OTHER DWELLINGS -														
BY FIRST MORTGAGE	613	24.6	274	10.1	624	26.7	90	3.8	1,601	65.1				
BY OTHER SECURITY	..	.2	..	2.6	..	.3	..	.9	..	4.0				
ALTERATIONS AND ADDITIONS TO DWELLINGS	..	16.9	..	14.5	..	9.3	..	6.3	..	47.0				
TOTAL COMMITMENTS	13,417	525.3	2,138	100.6	6,866	331.6	2,296	104.9	24,717	1,062.4				
TOTAL COMMITMENTS(A) - STATES														
NEW SOUTH WALES	3,280	141.3	898	46.9	2,646	129.8	672	34.9	7,496	352.9				
VICTORIA	5,163	199.2	378	19.5	1,214	61.3	429	20.0	7,184	299.9				
QUEENSLAND	1,582	56.6	310	11.5	1,396	65.5	551	22.2	3,839	155.8				
SOUTH AUSTRALIA	1,558	65.1	74	4.3	297	14.1	131	6.1	2,060	89.5				
WESTERN AUSTRALIA	1,167	37.6	330	10.4	898	37.9	333	13.3	2,728	99.1				
TASMANIA	386	11.5	45	1.8	107	3.4	106	3.5	644	20.2				
NORTHERN TERRITORY	106	4.3	17	1.1	1,69	9.3				
AUSTRALIAN CAPITAL TERRITORY	175	9.7	86	5.2	308	19.8	74	4.8	597	35.6				

(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.
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		
1984						
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	52	1.6		.2
AUGUST	5,867	211.3	72	1.8		.3
SEPTEMBER	4,902	178.5	65	1.8		.4
OCTOBER	5,746	208.8	66	2.5		.3
NOVEMBER	5,015	186.0	78	2.3		.2
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
STATES - MARCH 1985						
N.S.W.	1,357	57.7	23	1.7		.4
VIC.	1,252	50.4	14	.7		.1
QLD	1,083	41.3	15	.3		.1
S.A.	550	21.5	7	.3		.1
W.A.	716	23.9	14	.4		.1
TAS.	137	4.1	1	-		-
N.T.	47	1.7	1	-		-
A.C.T.	59	2.7	1	-		-
STATES - APRIL 1985						
N.S.W.	1,176	47.1	24	1.3		.3
VIC.	1,249	46.7	17	.6		.1
QLD	961	37.6	14	.3		.1
S.A.	455	18.5	5	.2		.1
W.A.	630	22.7	10	.4		.1
TAS.	117	3.3	4	.1		-
N.T.	35	1.7	1	-		-
A.C.T.	54	2.6	5	.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)	DWELLING UNITS	FIRST MORTGAGE	OTHER DWELLINGS	OTHER SECURITY(A)
	\$M.	\$M.		\$M.	\$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		
1984						
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	229	9.6		.4
AUGUST	1,746	68.3	216	9.1		.3
SEPTEMBER	1,561	62.8	189	7.8		.5
OCTOBER	1,824	70.0	226	8.8		1.0
NOVEMBER	1,694	68.8	213	8.1		.6
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
STATES - MARCH 1985						
N.S.W.	307	13.6	80	3.6		.5
VIC.	476	17.9	38	2.0		-
QLD	445	18.1	51	1.9		.2
S.A.	73	2.6	25	.9		.2
W.A.	68	2.3	18	.8		-
TAS.	5	.1	-	-		-
N.T.	43	2.6	9	.4		.2
A.C.T.	140	7.7	13	.7		-
STATES - APRIL 1985						
N.S.W.	322	13.5	68	4.3		.2
VIC.	532	19.7	46	2.2		.1
QLD	399	16.9	44	1.9		.1
S.A.	52	1.9	23	1.0		.1
W.A.	85	2.7	22	.6		-
TAS.	21	.6	1	-		-
N.T.	24	1.4	9	.5		-
A.C.T.	103	6.2	22	1.0		.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 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								
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	21,814	866.0	28,814	1,135.8
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	18,187	748.6	24,717	1,015.3
SEASONALLY ADJUSTED								
1984								
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	838.5	27,870	1,104.4
DECEMBER	4,796	181.9	1,727	72.8	19,078	769.9	25,602	1,024.6
1985								
JANUARY	5,581	217.7	1,714	72.9	18,716	753.3	26,010	1,043.9
FEBRUARY	5,578	222.2	1,701	75.0	19,374	782.1	26,653	1,079.3
MARCH	5,051	202.4	1,714	76.2	18,478	757.3	25,244	1,035.9
APRIL	4,959	198.2	1,997	85.3	19,309	798.5	26,265	1,081.9

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

