



### HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA NOVEMBER 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 November 1985 totalled \$1,043.6 million, \$118.0 million (10.2%) less than in October 1985.

These comprised:

- \$751.3 million for the purchase of established dwellings, \$61.2 million (7.5%) less than October 1985.
- \$175.6 million for the construction of dwellings, \$38.0 million (17.8%) less than October 1985.
- \$71.3 million for the purchase of newly erected dwellings, \$11.9 million (14.3%) less than October 1985.
- \$45.4 million for alterations and additions.

First mortgage (or equivalent) finance was provided for 23,746 dwelling units (2,795 dwelling units (10.5%) less than October 1985).

The commitments to individuals of \$998.2 million in November 1985 for the construction or purchase of dwellings comprised:

- \$499.4 million by savings banks (\$93.0 million (15.7%) less than October 1985)
- \$259.7 million by permanent building societies (\$6.4 million (2.4%) less than October 1985)
- \$120.9 million by trading banks (\$14.0 million (10.4%) less than October 1985)
- \$118.3 million by other lenders (\$2.4 million (2.1%) more than October 1985).

Seasonally adjusted, the commitments to individuals in November 1985 for the construction or purchase of dwellings totalled \$986.0 million, a drop of \$49.2 million compared with October 1985. Commitments in November 1985 by type of lender were:

- \$490.6 million by savings banks (\$49.2 million (9.1%) less than October 1985)
- \$248.9 million by permanent building societies (\$16.6 million (6.3%) less than October 1985)
- \$128.2 million by trading banks (\$12.0 million (10.3%) more than October 1985)
- \$118.3 million by other lenders (\$4.6 million (4.0%) more than October 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) 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:

*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*

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.

### 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

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

**A. R. BAGNALL**  
Acting Australian Statistician

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

PURPOSE OF COMMITMENT	TYPE OF LENDER											
	BANKS						OTHER LENDERS					
	SAVINGS		TRADING		PERMANENT BUILDING SOCIETIES		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	2,411	89.2	606	17.7	832	40.5	448	18.9	4,297	166.4		
BY OTHER SECURITY	..	1.1	..	2.9	..	.2	..	.6	..	4.7		
OTHER DWELLINGS -												
BY FIRST MORTGAGE	9	.3	103	3.2	7	.6	1	.1	120	4.1		
BY OTHER SECURITY	..	.1	..	.4	..	-	..	-	..	.4		
PURCHASE OF NEWLY ERECTED DWELLINGS -												
HOUSES -												
BY FIRST MORTGAGE	684	26.0	145	4.4	364	19.4	242	9.7	1,435	59.5		
BY OTHER SECURITY	..	.2	..	1.2	..	.1	..	.1	..	1.6		
OTHER DWELLINGS -												
BY FIRST MORTGAGE	88	3.5	63	1.8	46	2.3	32	1.7	229	9.3		
BY OTHER SECURITY	..	.2	..	.7	..	-	..	.1	..	1.0		
PURCHASE OF ESTABLISHED DWELLINGS -												
HOUSES -												
BY FIRST MORTGAGE	9,227	353.1	1,659	62.9	3,633	171.6	1,688	78.8	16,207	666.3		
BY OTHER SECURITY	..	3.6	..	10.5	..	2.0	..	2.4	..	18.5		
OTHER DWELLINGS -												
BY FIRST MORTGAGE	538	21.8	296	12.1	521	22.9	103	4.5	1,458	61.3		
BY OTHER SECURITY	..	.4	..	3.3	..	.1	..	1.4	..	5.2		
ALTERATIONS AND ADDITIONS TO DWELLINGS	..	15.6	..	17.5	..	6.6	..	5.8	..	45.4		
TOTAL COMMITMENTS	12,957	515.0	2,872	138.4	5,403	266.2	2,514	124.0	23,746	1,043.6		
STATES(A)												
NEW SOUTH WALES	3,191	134.9	1,143	61.7	2,285	118.3	565	32.2	7,184	347.1		
VICTORIA	5,443	219.9	583	31.5	742	39.3	674	35.6	7,442	326.3		
QUEENSLAND	1,426	49.9	403	16.4	1,280	58.2	579	24.8	3,688	149.3		
SOUTH AUSTRALIA	1,343	57.4	104	6.2	276	12.5	95	5.0	1,818	81.1		
WESTERN AUSTRALIA	968	31.3	418	12.1	548	22.4	359	14.0	2,293	79.8		
TASMANIA	326	9.9	51	1.8	94	3.3	136	4.2	607	19.3		
NORTHERN TERRITORY	94	3.6	14	.8	..	..	..	..	162	9.2		
AUSTRALIAN CAPITAL TERRITORY	166	8.0	156	7.8	178	12.1	106	8.3	552	31.4		

(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
1984						
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	5,044	190.9	5.1	83	3.0	1.1
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	5,809	226.9	9.9	105	4.3	.9
AUGUST	4,968	197.0	8.1	174	6.9	.6
SEPTEMBER	4,658	181.2	5.4	124	4.3	.7
OCTOBER	5,142	201.2	6.9	124	4.8	.8
NOVEMBER	4,297	166.4	4.7	120	4.1	.4
STATES - OCTOBER 1985						
N.S.W.	1,297	55.0	2.0	50	2.4	.3
VIC.	1,497	59.3	1.7	37	1.1	.3
QLD	1,019	37.9	1.3	15	.3	-
S.A.	376	15.8	.5	9	.4	-
W.A.	719	24.7	.7	8	.3	.1
TAS.	123	4.0	.1	4	.1	-
N.T.	46	1.8	.4	-	-	-
A.C.T.	65	3.0	.2	1	.1	-
STATES - NOVEMBER 1985						
N.S.W.	1,052	43.3	1.4	36	1.1	.1
VIC.	1,230	48.4	1.2	33	1.5	.1
QLD	875	33.0	.7	8	.2	-
S.A.	342	14.6	.4	9	.4	.1
W.A.	627	21.0	.4	13	.4	.1
TAS.	106	3.3	.1	2	-	-
N.T.	21	.6	.3	1	-	-
A.C.T.	44	2.0	.2	18	.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	PURCHASE OF NEWLY ERECTED DWELLINGS					
	HOUSES			OTHER DWELLINGS		
	DWELLING UNITS	FIRST MORTGAGE	OTHER SECURITY(A)	DWELLING UNITS	FIRST MORTGAGE	OTHER SECURITY(A)
	\$M.	\$M.	\$M.	\$M.	\$M.	\$M.
AUSTRALIA						
1982-1983	16,635	539.9		2,435	89.1	
1983-1984	<u>19,686</u>	<u>694.3</u>		<u>2,412</u>	<u>93.2</u>	
1984-1985 (B)	19,068	769.2	20.6	2,696	113.9	10.4
1984						
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
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	1,644	68.2	1.3	254	10.2	.7
AUGUST	1,426	60.0	1.9	256	10.8	.8
SEPTEMBER	1,480	63.9	2.1	253	9.9	.8
OCTOBER	1,618	66.2	2.7	298	13.2	1.2
NOVEMBER	1,435	59.5	1.6	229	9.3	1.0
STATES - OCTOBER 1985						
N.S.W.	291	12.7	.9	93	5.1	.3
VIC.	653	25.1	.7	68	3.3	.1
QLD	373	14.9	.2	54	1.8	.3
S.A.	67	2.6	.7	27	1.2	-
W.A.	78	2.3	.1	33	.9	.1
TAS.	23	.7	-	3	-	-
N.T.	12	.9	-	6	.3	.2
A.C.T.	121	7.0	.1	14	.6	-
STATES - NOVEMBER 1985						
N.S.W.	283	12.3	.7	82	4.0	.5
VIC.	542	21.3	.3	50	1.6	.1
QLD	372	15.6	.1	44	1.7	.1
S.A.	43	1.3	.2	23	.9	.2
W.A.	65	1.9	.1	16	.5	-
TAS.	16	.3	-	2	.1	-
N.T.	25	1.5	-	3	.1	.1
A.C.T.	89	5.2	.1	9	.4	-

(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		
	DWELLING UNITS	\$M.	OTHER SECURITY(A)	DWELLING UNITS	\$M.	OTHER SECURITY(A)
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	165.0	20,264	818.2	34.9
1984						
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	20,172	789.1	9.3	1,642	65.7	1.9
DECEMBER	16,329	643.3	9.5	1,296	53.7	1.6
1985						
JANUARY	17,676	703.6	13.9	1,546	65.2	2.6
FEBRUARY	18,253	726.8	17.8	1,795	73.3	4.1
MARCH	18,552	749.5	18.8	1,955	81.4	4.1
APRIL	16,582	664.7	14.6	1,601	65.1	4.0
MAY	20,980	854.3	23.1	2,131	89.8	4.9
JUNE	15,833	670.8	16.2	1,650	71.3	4.9
JULY	19,385	813.5	23.9	1,875	78.9	5.4
AUGUST	17,620	731.1	20.5	1,769	73.9	4.0
SEPTEMBER	16,541	689.0	17.7	1,666	71.1	3.5
OCTOBER	17,743	722.8	18.6	1,616	68.2	4.9
NOVEMBER	16,207	666.3	18.5	1,458	61.3	5.2
STATES - OCTOBER 1985						
N.S.W.	5,861	267.3	6.5	785	36.6	1.5
VIC.	5,190	207.6	5.3	367	14.2	1.0
QLD	2,687	97.2	1.6	134	4.7	.8
S.A.	1,356	54.9	1.5	121	4.2	.5
W.A.	1,549	53.8	.8	153	4.5	.3
TAS.	563	16.4	.2	9	.3	-
N.T.	122	4.9	.8	19	.5	.6
A.C.T.	415	20.8	1.9	28	1.2	.3
STATES - NOVEMBER 1985						
N.S.W.	4,989	226.1	5.5	742	34.4	2.8
VIC.	5,240	216.3	5.6	347	13.9	.7
QLD	2,272	85.6	2.1	117	4.3	.8
S.A.	1,304	52.7	2.4	97	3.8	.1
W.A.	1,463	48.4	.7	109	3.1	.4
TAS.	472	14.0	.1	9	.2	-
N.T.	100	4.6	.7	12	.4	.4
A.C.T.	367	18.4	1.5	25	1.1	.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		TOTAL COMMITMENTS	CANCELLATIONS OF COMMITMENTS		COMMITMENTS DURING PERIOD		COMMITMENTS NOT ADVANCED AT END OF PERIOD	
	\$M.	\$M.		\$M.	\$M.	\$M.	\$M.	\$M.	
AUSTRALIA									
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)				
1984									
SEPTEMBER	46.8	1,021.3	36.9	844.5	2,146.0				
OCTOBER	56.8	1,217.8	41.4	959.2	2,247.0				
NOVEMBER	53.5	1,189.3	35.5	947.6	2,335.2				
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	1,042.7	2,530.8				
OCTOBER	52.3	1,161.6	48.2	1,149.1	2,495.2				
NOVEMBER	45.4	1,043.6	44.9	1,072.2	2,421.7				
STATES - OCTOBER 1985									
N.S.W.	19.6	410.2	24.0	379.3	990.7				
VIC.	16.5	336.3	10.2	342.3	752.1				
QLD	5.4	166.4	5.1	168.7	271.8				
S.A.	5.1	87.3	3.9	93.1	171.3				
W.A.	2.8	91.3	2.7	99.4	181.4				
TAS.	1.3	23.1	.4	23.1	33.1				
N.T.	.2	10.5	.5	8.0	30.8				
A.C.T.	1.4	36.5	1.3	35.1	63.9				
STATES - NOVEMBER 1985									
N.S.W.	14.9	347.1	25.5	358.3	954.0				
VIC.	15.4	326.3	8.5	321.5	748.4				
QLD	5.1	149.3	4.6	150.1	266.4				
S.A.	4.1	81.1	2.4	98.8	151.3				
W.A.	2.7	79.8	2.2	82.5	176.5				
TAS.	1.1	19.3	.3	19.5	32.6				
N.T.	.2	9.2	.3	8.9	30.7				
A.C.T.	1.8	31.4	1.0	32.5	61.8				

(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 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								
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	18,183	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
SEASONALLY ADJUSTED								
1984								
SEPTEMBER	5,302	196.9	1,881	77.6	20,663	811.7	27,846	1,086.1
OCTOBER	5,285	199.8	1,940	76.9	21,234	816.0	28,459	1,092.6
NOVEMBER	5,131	193.4	1,758	74.2	20,533	824.8	27,423	1,092.3
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



