



### HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA FEBRUARY 1987

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#### MAIN FEATURES

Secured housing finance commitments (excluding alterations and additions) made by significant lenders in February 1987 totalled \$1,106.2 million, \$237.2 million (27.3%) more than in January 1987 and \$327.5 million (42.1%) more than in February 1986. In seasonally adjusted terms the increases were \$135.6 million (13.5%) and \$350.8 million (44.4%) respectively. The month to month seasonally adjusted increase is the highest recorded since August 1985.

Savings banks were the major contributors to the increase in commitments with a rise (seasonally adjusted) of \$113.1 million (15.7%). Their total commitments (seasonally adjusted) of \$831.8 million is the highest monthly total recorded since the beginning of the series.

#### SUMMARY TABLES

##### Commitments by purpose (original)

Purpose of Commitment	February 1987 \$ Million	% Change from last month*	% Change from same month last year#
Established Dwellings	875.4	27.6%	46.3%
Construction of Dwellings	160.8	28.2%	29.3%
Purchase of Newly Erected	70.0	22.0%	25.2%
<b>Total</b>	<b>1,106.2</b>	<b>27.3%</b>	<b>42.1%</b>

##### Commitments by type of lender (original)

Type of lender	February 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	790.0	27.9%	101.2%
Permanent Building Societies†	166.5	25.0%	6.5%
Trading Banks	81.0	32.4%	-37.1%
Other Lenders	68.6	20.6%	-32.1%
<b>Total</b>	<b>1,106.2</b>	<b>27.3%</b>	<b>42.1%</b>

##### Commitments by type of lender (seasonally adjusted)

Type of lender	February 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	831.8	15.7%	101.3%
Permanent Building Societies†	163.2	9.3%	6.3%
Trading Banks	74.8	1.5%	-37.1%
Other Lenders	71.0	11.6%	-32.0%
<b>Total</b>	<b>1,140.8</b>	<b>13.5%</b>	<b>44.4%</b>

##### Number of dwellings secured by first mortgage (original)

Purpose of Commitment	February 1987 Number	% Change from last month*	% Change from same month last year#
Established Dwellings	18,553	25.3%	23.1%
Construction of Dwellings	3,816	34.8%	12.4%
Purchase of Newly Erected	1,450	18.6%	2.6%
<b>Total</b>	<b>23,819</b>	<b>26.3%</b>	<b>19.8%</b>

\* February 1987 on January 1987

# February 1987 on February 1986

† Since February 1986, two Building Societies have become Savings Banks

#### 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 1986 issue 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* and some of the larger savings 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.

##### Seasonal adjustment

3. Details of methods used in seasonally adjusting original series are available on request.

4. 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

5. 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

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

### Commitments not advanced at end of period

7. 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

8. 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*

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.

### Electronic services

11. VIATEL. Key \*656# for selected current economic, social and demographic statistics.

AUSSTATS. Thousands of up-to-date time series are available on this ABS on-line service through CSIRONET.

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**IAN CASTLES**  
Australian Statistician

TABLE 1 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - FEBRUARY 1987

PURPOSE OF COMMITMENT	TYPE OF LENDER										TOTAL
	BANKS		PERMANENT BUILDING SOCIETIES		OTHER LENDERS		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	2,778	112.7	256	9.5	395	19.4	305	11.1	3,734	152.7	
BY OTHER SECURITY	..	1.7	..	1.9	..	.1	..	.3	..	3.9	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	49	2.1	32	1.5	1	.1	-	-	82	3.6	
BY OTHER SECURITY	..	.1	..	.4	..	-	..	-	..	.5	
PURCHASE OF NEWLY ERECTED DWELLINGS - HOUSES -											
BY FIRST MORTGAGE	921	42.9	45	1.5	139	7.9	147	6.0	1,252	58.3	
BY OTHER SECURITY	..	.1	..	.9	..	.1	..	.2	..	1.3	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	111	5.9	38	1.8	28	1.2	21	.7	198	9.5	
BY OTHER SECURITY	..	-	..	1.0	..	-	..	-	..	1.0	
PURCHASE OF ESTABLISHED DWELLINGS - HOUSES -											
BY FIRST MORTGAGE	12,580	584.0	902	41.7	2,428	120.3	1,124	45.1	17,034	791.2	
BY OTHER SECURITY	..	3.4	..	5.9	..	.6	..	1.1	..	11.0	
OTHER DWELLINGS -											
BY FIRST MORTGAGE	825	36.7	248	12.2	365	17.0	81	3.4	1,519	69.3	
BY OTHER SECURITY	..	.5	..	2.8	..	-	..	.6	..	3.9	
ALTERATIONS AND ADDITIONS TO DWELLINGS	..	25.3	..	9.8	..	7.4	..	2.7	..	45.3	
TOTAL COMMITMENTS	17,264	815.4	1,521	90.8	3,356	174.0	1,678	71.3	23,819	1,151.5	
STATES(A)											
NEW SOUTH WALES	4,559	235.5	829	49.9	1,558	86.1	358	17.8	7,304	389.4	
VICTORIA	5,883	296.4	249	18.0	297	16.1	316	14.2	6,745	344.8	
QUEENSLAND	2,289	94.2	157	7.5	756	36.1	463	16.1	3,665	153.9	
SOUTH AUSTRALIA	1,537	68.1	50	4.7	253	13.8	133	5.4	1,973	92.0	
WESTERN AUSTRALIA	2,029	78.0	181	6.9	416	18.3	254	9.8	2,880	113.0	
TASMANIA	408	14.4	17	1.1	..	..	..	..	527	19.2	
NORTHERN TERRITORY	95	3.8	17	.7	76	3.6	154	8.0	149	7.7	
AUSTRALIAN CAPITAL TERRITORY	464	24.9	21	2.0	..	..	..	..	576	31.6	

(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)	OTHER SECURITY(CA)	FIRST MORTGAGE	OTHER SECURITY	OTHER SECURITY(CA)
DWELLING UNITS	\$M.	\$M.	DWELLING UNITS	\$M.	\$M.	
AUSTRALIA						
1983-1984	57,326	1,923.0	567	18.4		6.0
1984-1985(B)	61,774	2,320.3	956	34.5		8.6
1985-1986	50,545	1,963.0	1310	45.6		
1985						
DECEMBER	3,697	137.9	108	3.3		.8
1986						
JANUARY	3,515	132.6	89	2.9		.5
FEBRUARY	3,325	117.7	71	2.3		.5
MARCH	3,336	121.8	79	2.1		.6
APRIL	4,444	176.9	141	4.6		1.1
MAY	3,945	164.1	81	2.4		.9
JUNE	3,378	138.6	94	3.7		.7
JULY	4,129	167.3	111	4.7		1.1
AUGUST	3,563	144.4	116	4.9		.4
SEPTEMBER	3,622	145.6	94	3.0		.5
OCTOBER	4,296	171.8	124	5.2		1.1
NOVEMBER	3,490	147.6	122	5.1		.7
DECEMBER	4,135	161.6	132	5.6		.5
1987						
JANUARY	2,771	118.3	60	2.1		1.0
FEBRUARY	3,734	152.7	82	3.6		.5
STATES - JANUARY 1987						
N.S.W.	633	30.4	19	.6		.7
VIC.	778	36.5	17	.8		-
QLD	520	20.1	9	.3		.1
S.A.	260	10.8	3	.1		-
W.A.	481	17.2	11	.3		-
TAS.	65	2.1	1	.1		-
N.T.	9	1.2	-	-		-
A.C.T.	25	1.0	-	-		-
STATES - FEBRUARY 1987						
N.S.W.	830	37.8	18	.6		.2
VIC.	1,117	45.7	18	1.2		.1
QLD	739	29.8	14	.5		-
S.A.	303	12.4	12	.5		.1
W.A.	603	22.3	18	.7		.1
TAS.	91	2.9	2	.1		-
N.T.	12	.4	-	-		-
A.C.T.	39	1.5	-	-		-

(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)

		PURCHASE OF NEWLY ERECTED DWELLINGS					
		HOUSES			OTHER DWELLINGS		
		FIRST MORTGAGE		OTHER SECURITY(A)		OTHER SECURITY(A)	
YEARS	DWELLING UNITS	\$M.	DWELLING UNITS	\$M.	FIRST MORTGAGE	\$M.	OTHER SECURITY(A)
AUSTRALIA							
1983-1984	19,686	694.3	2,412	93.2			
1984-1985(B)	19,068	769.2	2,696	113.9			10.4
1985-1986	16,954	709.5	2,917	116.8			11.6
1985							
DECEMBER	1,381	55.4	197	7.9			.6
1986							
JANUARY	1,149	46.4	241	8.3			.8
FEBRUARY	1,202	45.5	211	8.3			.9
MARCH	1,224	46.5	212	8.8			1.2
APRIL	1,425	62.3	261	9.5			1.6
MAY	1,489	69.1	247	9.8			1.3
JUNE	1,419	65.0	258	10.9			.9
JULY	1,520	66.4	203	9.2			1.6
AUGUST	1,191	54.3	211	8.2			.7
SEPTEMBER	1,291	56.0	218	9.5			.5
OCTOBER	1,429	64.0	251	12.1			1.0
NOVEMBER	1,201	55.6	191	8.2			.9
DECEMBER	1,235	56.3	168	7.8			2.2
1987							
JANUARY	1,053	48.1	170	6.9			1.9
FEBRUARY	1,252	58.3	198	9.5			1.0
STATES - JANUARY 1987							
N.S.W.	172	8.4	35	1.5			.3
VIC.	454	22.6	57	2.7			.1
QLD	181	7.2	32	1.1			1.2
S.A.	49	2.1	13	.4			-
W.A.	125	4.4	16	.4			-
TAS.	7	.2	2	.1			-
N.T.	4	.2	3	.2			.3
A.C.T.	61	3.0	12	.5			.1
STATES - FEBRUARY 1987							
N.S.W.	213	11.0	53	2.7			.2
VIC.	537	25.7	51	2.9			.3
QLD	208	8.7	38	1.6			.2
S.A.	39	1.6	15	.7			.2
W.A.	123	4.6	26	1.0			-
TAS.	16	.5	1	.1			.1
N.T.	19	1.2	5	.3			-
A.C.T.	97	5.0	9	.3			-

(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.
1983-1984	640.5	11,281.1	389.8	8,938.3	2,043.0
1984-1985 (A)	596.6	13,522.1	505.4 (B)	11,951.4 (B)	2,594.3 (B)
1985-1986	507.2	12,040.9	507.7	11,919.0	2,217.4
1985 DECEMBER	36.0	885.7	39.0	1,106.0	2,187.0
1986 JANUARY	30.2	825.3	38.5	853.3	2,120.4
FEBRUARY	34.5	813.2	37.8	882.0	2,013.8
MARCH	31.4	762.5	39.1	795.9	1,941.4
APRIL	41.9	1,017.4	40.0	888.6	2,030.2
MAY	42.4	1,017.2	39.1	834.9	2,173.4
JUNE	38.1	946.9	35.7	867.9	2,217.4
JULY	42.8	1,114.9	46.7	1,055.7	2,189.7
AUGUST	38.9	965.0	32.8	937.7	2,184.2
SEPTEMBER	42.0	1,029.1	46.0	967.8	2,199.5
OCTOBER	47.4	1,227.5	40.2	1,087.8	2,320.0
NOVEMBER	41.5	1,089.2	40.7	1,011.0	2,357.5
DECEMBER	42.4	1,160.3	36.7	1,342.0	2,139.1
1987 JANUARY	28.8	897.8	29.8	822.0	2,204.2
FEBRUARY	45.3	1,151.5	34.6	1,049.2	2,271.9
STATES - JANUARY 1987					
N.S.W.	9.6	273.0	16.2	240.4	838.4
VIC.	9.4	291.7	5.9	276.3	707.1
QLD	3.3	121.6	2.6	111.3	211.9
S.A.	3.2	77.0	2.2	75.3	132.8
W.A.	2.0	93.2	1.6	87.2	203.6
TAS.	.7	16.3	.2	12.4	29.9
N.T.	.1	5.5	.2	4.2	25.1
A.C.T.	.5	19.6	1.0	14.8	55.4
STATES - FEBRUARY 1987					
N.S.W.	16.4	389.4	17.9	317.2	892.7
VIC.	14.5	344.8	7.2	359.6	685.1
QLD	4.1	153.9	3.2	133.3	229.2
S.A.	4.4	92.0	2.7	84.9	137.2
W.A.	4.2	113.0	1.7	101.0	213.8
TAS.	.8	19.2	.4	20.5	28.2
N.T.	.1	7.7	.1	7.1	25.6
A.C.T.	.9	31.6	1.3	25.6	60.0

(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								
1985								
DECEMBER	3,805	145.5	1,578	65.3	15,952	638.9	21,335	849.7
1986								
JANUARY	3,604	139.4	1,390	56.5	14,626	599.2	19,620	795.1
FEBRUARY	3,396	124.4	1,413	55.9	15,069	598.4	19,878	778.7
MARCH	3,415	129.3	1,436	58.0	14,073	543.9	18,924	731.1
APRIL	4,585	187.6	1,686	74.2	16,801	713.6	23,072	975.4
MAY	4,026	171.8	1,736	81.7	16,349	721.3	22,111	974.8
JUNE	3,472	146.7	1,677	78.3	15,351	683.8	20,500	908.8
JULY	4,240	177.2	1,723	78.8	18,529	816.1	24,492	1,072.1
AUGUST	3,679	153.4	1,402	64.3	15,753	708.4	20,834	926.1
SEPTEMBER	3,716	153.2	1,509	67.5	16,991	766.4	22,216	987.1
OCTOBER	4,420	183.5	1,680	78.4	20,294	918.3	26,394	1,180.2
NOVEMBER	3,612	158.5	1,392	65.9	17,537	823.3	22,541	1,047.8
DECEMBER	4,267	171.9	1,403	67.5	18,808	878.5	24,478	1,117.9
1987								
JANUARY	2,831	125.4	1,223	57.4	14,810	686.2	18,864	869.0
FEBRUARY	3,816	160.8	1,450	70.0	18,553	875.4	23,819	1,106.2
SEASONALLY ADJUSTED								
1985								
DECEMBER	4,394	161.1	1,673	68.2	17,215	691.7	23,283	921.0
1986								
JANUARY	3,682	153.8	1,424	59.7	14,806	605.4	19,912	819.0
FEBRUARY	3,541	136.9	1,471	57.4	15,087	595.7	20,099	790.0
MARCH	3,775	135.4	1,559	64.3	14,224	546.3	19,558	746.0
APRIL	3,738	171.3	1,620	68.8	15,720	670.5	21,077	910.5
MAY	3,949	165.3	1,684	78.9	16,235	728.6	21,868	972.8
JUNE	3,622	154.7	1,777	86.7	16,813	737.7	22,213	979.2
JULY	3,838	153.8	1,607	72.7	17,446	767.3	22,891	993.8
AUGUST	3,693	151.8	1,442	66.0	16,844	757.3	21,980	975.0
SEPTEMBER	3,781	152.0	1,528	65.6	17,856	803.6	23,165	1,021.2
OCTOBER	4,044	165.2	1,486	68.5	18,402	826.7	23,932	1,060.4
NOVEMBER	4,106	170.7	1,408	67.1	17,085	807.8	22,599	1,045.5
DECEMBER	4,489	172.0	1,347	64.6	18,449	860.7	24,285	1,097.2
1987								
JANUARY	3,187	154.4	1,392	68.7	16,838	782.2	21,417	1,005.2
FEBRUARY	3,964	180.6	1,537	73.9	18,790	886.2	24,291	1,140.8



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										
DECEMBER	11,969	433.4	2,859	111.9	4,366	208.5	2,141	95.9		
1986										
JANUARY	11,285	424.7	2,841	120.3	3,196	150.4	2,298	99.7		
FEBRUARY	11,108	392.7	3,071	128.7	3,406	156.3	2,293	101.0		
MARCH	10,757	356.0	2,945	125.3	3,186	151.0	2,036	98.8		
APRIL	14,301	591.5	2,847	114.2	3,640	173.2	2,284	96.6		
MAY	14,763	641.2	2,043	92.3	3,011	140.9	2,294	100.4		
JUNE	13,995	614.5	1,843	84.9	2,746	124.7	1,916	84.8		
JULY	17,381	749.7	1,961	89.8	3,360	156.6	1,790	76.0		
AUGUST	13,828	607.3	1,776	84.6	3,578	166.4	1,652	67.8		
SEPTEMBER	15,443	672.6	1,369	69.5	3,747	176.6	1,657	68.3		
OCTOBER	18,988	830.3	1,599	83.9	4,062	192.6	1,745	73.3		
NOVEMBER	15,985	734.9	1,497	81.5	3,458	163.9	1,601	67.4		
DECEMBER	18,230	810.8	1,539	88.4	3,136	152.6	1,573	66.1		
1987										
JANUARY	13,521	617.7	1,175	61.2	2,716	133.2	1,452	56.9		
FEBRUARY	17,264	790.0	1,521	81.0	3,356	166.5	1,678	68.6		
SEASONALLY ADJUSTED										
1985										
DECEMBER	13,199	472.7	3,262	130.7	4,541	215.8	2,280	101.8		
1986										
JANUARY	11,280	435.7	2,725	115.7	3,464	161.0	2,443	106.6		
FEBRUARY	11,464	413.3	2,934	118.9	3,341	153.5	2,360	104.4		
MARCH	11,528	382.2	2,856	116.7	3,128	148.2	2,046	98.9		
APRIL	13,258	564.0	2,385	101.5	3,293	154.5	2,141	90.5		
MAY	14,639	645.3	2,297	104.2	2,835	131.2	2,098	92.1		
JUNE	15,113	659.5	2,143	98.5	2,953	135.3	2,002	85.8		
JULY	15,885	679.0	1,842	84.5	3,360	155.6	1,804	74.7		
AUGUST	14,487	630.5	1,904	92.1	3,838	179.6	1,751	72.8		
SEPTEMBER	15,882	678.5	1,510	78.1	4,077	195.1	1,695	69.5		
OCTOBER	16,906	726.7	1,429	73.1	3,958	189.7	1,639	71.0		
NOVEMBER	16,092	730.7	1,575	86.5	3,387	162.7	1,544	65.5		
DECEMBER	18,051	791.6	1,402	82.9	3,168	152.9	1,664	69.9		
1987										
JANUARY	15,341	718.7	1,411	73.7	3,059	149.3	1,606	63.6		
FEBRUARY	17,835	831.8	1,450	74.8	3,283	163.2	1,723	71.0		