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HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA APRIL 1987

- PHONE INQUIRIES** • *about these statistics*—contact Mark Dennis on Canberra (062) 52 7117 or any ABS State office.
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MAIN FEATURES

Secured housing finance commitments (excluding alterations and additions) made by significant lenders in April 1987 totalled \$1,173.0 million, \$28.6 million (2.5%) more than March 1987 and \$197.6 million (20.3%) more than April 1986. In seasonally adjusted terms, commitments were up \$97.6 million (9.0%) on March 1987 and \$275.2 million (30.2%) on April 1986.

It should be noted that the Challenge Bank Limited (formerly the Perth Building Society and Hotham Permanent Building Society) began operations on the 17 April 1987.

Number of dwellings secured by first mortgage (original)

Purpose of Commitment	April 1987	% Change from last month*	% Change from same month last year#
	Number		
Established Dwellings	19,101	2.0%	13.7%
Construction of Dwellings	4,145	0.7%	-9.6%
Purchase of Newly Erected	1,598	10.7%	-5.2%
Total	24,844	2.3%	7.7%

* April 1987 on March 1987

April 1987 on April 1986

† Since April 1986, four Building Societies have become Savings Banks

SUMMARY TABLES

Commitments by purpose (original)

Purpose of Commitment	April 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Established Dwellings	911.7	2.2%	27.8%
Construction of Dwellings	184.4	0.1%	-1.7%
Purchase of Newly Erected	76.8	12.8%	3.5%
Total	1,173.0	2.5%	20.3%

Commitments by type of lender (original)

Type of lender	April 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Savings Banks†	846.5	1.6%	43.1%
Permanent Building Societies†	167.0	2.8%	-3.6%
Trading Banks	84.3	15.2%	-26.2%
Other Lenders	75.3	-0.3%	-22.0%
Total	1,173.0	2.5%	20.3%

Commitments by type of lender (seasonally adjusted)

Type of lender	April 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Savings Banks†	868.2	6.2%	53.9%
Permanent Building Societies†	162.2	16.4%	5.0%
Trading Banks	79.5	24.0%	-21.7%
Other Lenders	75.8	12.6%	-16.2%
Total	1,185.7	9.0%	30.2%

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.

For further information phone the AUSSTATS Help Desk on (062) 52 6017.

TELESTATS. This service provides foreign trade statistics tailored to users' requirements.

Further information is available on (062) 52 5404.

IAN CASTLES
Australian Statistician

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

Purpose Of Commitment	Type of Lender								Total		
	Savings		Banks		Trading		Permanent building societies			Other lenders	
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m		Dwelling units	\$ m
AUSTRALIA											
Construction of dwellings -											
Houses -											
By first mortgage	3,010	131.6	272	9.1	417	20.3	318	12.4	4,017	173.3	
By other security	..	1.9	..	3.2	..	0.1	..	0.5	..	5.7	
Other dwellings -	42	1.6	79	2.8	7	0.3	-	-	128	4.8	
By first mortgage	..	0.2	..	0.5	..	-	..	-	..	0.6	
By other security	..	..	..	..	..	..	..	..	..	..
Purchase of newly erected dwellings -											
Houses -											
By first mortgage	936	43.0	62	2.8	231	12.6	167	7.6	1,396	65.9	
By other security	..	0.4	..	0.8	..	-	..	0.1	..	1.3	
Other dwellings -	102	4.8	49	1.7	31	1.6	20	0.6	202	8.7	
By first mortgage	..	-	..	0.9	..	-	..	-	..	1.0	
By other security	..	..	..	..	..	..	..	..	..	..
Purchase of established dwellings -											
Houses -											
By first mortgage	13,181	619.2	938	42.5	2,295	115.0	1,134	47.1	17,548	823.8	
By other security	..	3.3	..	5.4	..	0.4	..	2.8	..	12.0	
Other dwellings -	867	39.9	229	11.9	373	16.7	84	3.7	1,553	72.2	
By first mortgage	..	0.5	..	2.7	..	-	..	0.5	..	3.8	
By other security	..	..	..	..	..	..	..	..	..	..
Alterations and additions to dwellings											
..	..	21.6	..	11.8	..	7.0	..	3.5	..	43.8	
Total commitments	18,138	868.1	1,629	96.1	3,354	173.9	1,723	78.8	24,844	1,216.9	
STATES(a)											
New South Wales	5,313	282.5	863	57.3	1,401	79.9	446	23.7	8,023	443.3	
Victoria	6,038	305.4	290	18.8	353	17.8	386	18.9	7,067	360.9	
Queensland	2,249	91.0	150	6.3	712	33.9	426	15.2	3,537	146.4	
South Australia	1,411	63.8	56	3.1	327	17.8	108	5.0	1,902	89.7	
Western Australia	2,065	79.1	186	6.7	470	20.1	209	8.5	2,930	114.4	
Tasmania	444	15.4	23	0.9	..	..	..	..	585	21.3
Northern Territory	114	5.1	10	0.5	91	4.5	148	7.5	140	7.4	
Australian Capital Territory	504	25.7	51	2.5	..	..	..	..	660	33.4

(a) Includes alterations and additions.

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS

YEARS	Construction of Dwellings					
	Houses			Other dwellings		
	Dwelling units	First mortgage \$ m	Other security(a) \$ m	Dwelling units	First mortgage \$ m	Other security(a) \$ m
AUSTRALIA						
1983-1984	57,326	1,923.0	53.1	567	18.4	6.0
1984-1985(b)	61,774	2,320.3	63.6	956	34.5	8.6
1985-1986	50,545	1,963.0		1,310	45.6	
1986						
February	3,325	117.7	3.8	71	2.3	0.5
March	3,336	121.8	4.8	79	2.1	0.6
April	4,444	176.9	5.0	141	4.6	1.1
May	3,945	164.1	4.4	81	2.4	0.9
June	3,378	138.6	3.7	94	3.7	0.7
July	4,129	167.3	4.1	111	4.7	1.1
August	3,563	144.4	3.9	116	4.9	0.4
September	3,622	145.6	4.1	94	3.0	0.5
October	4,296	171.8	5.5	124	5.2	1.1
November	3,490	147.6	5.1	122	5.1	0.7
December	4,135	161.6	4.2	132	5.6	0.5
1987						
January	2,771	118.3	4.1	60	2.1	1.0
February	3,735	152.8	3.9	82	3.6	0.5
March	4,014	174.5	4.7	103	4.5	0.5
April	4,017	173.3	5.7	128	4.8	0.6
STATES - MARCH 1987						
N.S.W.	980	45.2	0.8	28	1.4	0.1
Vic.	1,161	54.1	2.3	37	1.7	0.2
Qld	707	28.9	0.4	12	0.5	0.1
S.A.	414	17.8	0.7	9	0.3	0.1
W.A.	574	21.9	0.3	13	0.5	0.1
Tas.	127	4.4	-	1	-	-
N.T.	15	0.7	0.1	2	0.1	-
A.C.T.	36	1.4	0.1	1	0.1	-
STATES - APRIL 1987						
N.S.W.	1,028	48.7	1.7	34	1.9	0.2
Vic.	1,113	52.5	2.3	31	1.3	0.2
Qld	720	28.0	0.6	17	0.4	0.1
S.A.	363	15.7	0.4	18	0.3	0.1
W.A.	640	23.6	0.6	18	0.5	-
Tas.	104	3.3	0.1	3	0.1	-
N.T.	25	0.7	0.1	3	0.2	-
A.C.T.	24	1.0	-	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	First mortgage	Other security(a)	Other security(a)	
	\$ m	Dwelling units	First mortgage	Other security(a)	
			\$ m	\$ m	
AUSTRALIA					
1983-1984	214,625	7,213.9	19,869	697.9	34.9
1984-1985(b)	218,735	8,579.4	20,264	818.2	45.1
1985-1986	186,704	7,639.2	17,431	717.0	
1986					
February	13,721	526.6	1,348	52.9	3.8
March	12,886	480.2	1,187	46.9	2.7
April	15,392	637.2	1,409	57.4	3.7
May	15,018	651.7	1,331	54.3	2.7
June	14,065	616.0	1,286	54.4	2.3
July	17,054	735.4	1,475	65.3	2.8
August	14,450	637.9	1,303	57.7	2.3
September	15,559	688.6	1,432	62.7	2.3
October	18,530	822.7	1,764	80.4	3.7
November	16,131	743.6	1,406	63.7	2.4
December	17,488	801.7	1,324	58.6	2.3
1987					
January	13,743	624.4	1,067	48.7	1.9
February	17,032	791.1	1,519	69.3	3.9
March	17,180	804.8	1,541	70.8	3.7
April	17,548	823.8	1,553	72.2	3.8
STATES - MARCH 1987					
N.S.W.	5,412	285.8	797	40.4	1.6
Vic.	5,060	250.0	333	15.3	0.7
Qld	2,486	97.8	113	4.3	0.5
S.A.	1,430	62.3	108	4.6	0.4
W.A.	1,893	70.5	146	4.6	0.2
Tas.	493	16.9	5	0.1	-
N.T.	83	4.4	18	0.6	0.2
A.C.T.	323	17.1	21	0.8	-
STATES - APRIL 1987					
N.S.W.	5,796	307.5	837	43.5	0.7
Vic.	4,966	243.8	347	14.6	1.4
Qld	2,479	96.5	99	4.2	0.3
S.A.	1,297	57.8	93	3.5	0.4
W.A.	1,984	75.3	142	4.8	0.4
Tas.	445	15.1	5	0.2	-
N.T.	89	4.2	16	0.9	0.3
A.C.T.	492	23.7	14	0.6	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 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (continued)

YEARS	Alterations and additions to dwellings \$ m	Total dwelling units	Total commitments \$ m	Cancellations of commitments \$ m	Commitments advanced during period \$ m	Commitments not advanced at end of period \$ m
1983-1984	640.5	274,930	11,281.1	389.8	8,938.3	2,043.0
1984-1985(a)	596.6	323,493	13,522.1	(b)505.4	(b)11,951.4	(b)2,594.3
1985-1986	507.2	275,861	12,040.9	507.7	11,919.0	2,217.4
1986						
February	34.5	19,878	813.2	37.8	882.0	2,013.8
March	31.4	18,924	762.5	39.1	795.9	1,941.4
April	41.9	23,072	1,017.4	40.0	888.6	2,030.2
May	42.4	22,111	1,017.2	39.1	834.9	2,173.4
June	38.1	20,500	946.9	35.7	867.9	2,217.4
July	42.8	24,492	1,114.9	46.7	1,055.7	2,189.7
August	38.9	20,834	965.0	32.8	937.7	2,184.2
September	42.0	22,216	1,029.1	46.0	967.8	2,199.5
October	47.4	26,394	1,227.5	40.2	1,087.8	2,320.0
November	41.5	22,541	1,089.2	40.7	1,011.0	2,357.5
December	42.4	24,482	1,160.7	36.7	1,342.3	2,139.1
1987						
January	28.8	18,864	897.8	29.8	823.6	2,202.6
February	45.4	23,818	1,151.5	34.6	1,051.0	2,268.4
March	44.5	24,282	1,188.9	37.0	1,031.4	2,388.9
April	43.8	24,844	1,216.9	36.8	1,149.4	2,418.6
STATES - MARCH 1987						
N.S.W.	17.0	7,468	408.5	19.7	308.4	973.1
Vic.	11.6	7,201	370.7	6.5	327.7	721.7
Qld	5.0	3,557	149.2	4.9	145.6	227.9
S.A.	4.6	2,015	94.1	2.1	91.3	137.8
W.A.	3.5	2,783	108.1	1.8	105.8	214.3
Tas.	1.4	655	24.5	0.5	21.0	31.2
N.T.	0.1	126	7.3	0.2	6.5	26.2
A.C.T.	1.3	477	26.4	1.2	25.1	56.7
STATES - APRIL 1987						
N.S.W.	18.4	8,023	443.3	20.3	406.3	989.8
Vic.	10.7	7,067	360.9	5.4	326.9	751.3
Qld	5.4	3,537	146.4	4.4	151.0	218.9
S.A.	4.4	1,902	89.7	2.0	84.2	141.4
W.A.	2.8	2,930	114.4	2.1	115.9	208.7
Tas.	1.1	585	21.3	0.6	22.6	29.3
N.T.	0.2	140	7.4	0.3	7.5	25.8
A.C.T.	0.9	660	33.4	1.7	34.9	53.4

(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								
1986								
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	18,812	878.8	24,482	1,118.2
1987								
January	2,831	125.4	1,223	57.4	14,810	686.2	18,864	869.0
February	3,817	160.8	1,450	70.0	18,551	875.2	23,818	1,106.1
March	4,117	184.2	1,444	68.1	18,721	892.2	24,282	1,144.4
April	4,145	184.4	1,598	76.8	19,101	911.7	24,844	1,173.0
SEASONALLY ADJUSTED								
1986								
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	18,453	861.0	24,289	1,097.5
1987								
January	3,187	154.4	1,392	68.7	16,838	782.2	21,417	1,005.2
February	3,965	180.7	1,537	73.9	18,788	886.1	24,290	1,140.7
March	4,245	177.0	1,487	71.8	17,511	839.2	23,243	1,088.1
April	3,688	186.7	1,665	78.4	19,239	920.6	24,592	1,185.7

