



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA MAY 1987

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MAIN FEATURES

Secured housing finance commitments (excluding alterations and additions) made by significant lenders in May 1987 totalled \$1,086.4 million, \$86.8 million (7.4%) less than April 1987, but \$111.6 million (11.4%) more than May 1986. In seasonally adjusted terms, commitments were down \$93.1 million (7.9%) on April 1987 but up \$119.9 million (12.3%) on May 1986.

SUMMARY TABLES

Commitments by purpose (original)

Purpose of Commitment	May 1987 \$ Million	% Change	
		from last month*	from same month last year#
Established Dwellings	847.4	-7.0	17.4
Construction of Dwellings	163.2	-11.5	-5.0
Purchase of Newly Erected	75.8	-1.3	-7.1
Total	1,086.4	-7.4	11.4

Commitments by type of lender (original)

Type of lender	May 1987 \$ Million	% Change	
		from last month*	from same month last year#
Savings Banks†	769.3	-9.1	19.9
Permanent Building Societies†	169.1	1.3	20.0
Trading Banks	74.7	-11.5	-19.0
Other Lenders	73.2	-2.7	-27.0
Total	1,086.4	-7.4	11.4

Commitments by type of lender (seasonally adjusted)

Type of lender	May 1987 \$ Million	% Change	
		from last month*	from same month last year#
Savings Banks†	777.8	-10.4	20.5
Permanent Building Societies†	162.2	0.0	23.6
Trading Banks	84.6	6.2	-18.8
Other Lenders	68.2	-10.0	-25.9
Total	1,092.7	-7.9	12.3

Number of dwellings secured by first mortgage (original)

Purpose of Commitment	May 1987 Number	% Change	
		from last month*	from same month last year#
Established Dwellings	17,967	-5.9	9.8
Construction of Dwellings	3,704	-10.6	-7.9
Purchase of Newly Erected	1,542	-3.5	-11.1
Total	23,213	-6.5	4.9

* May 1987 on April 1987

May 1987 on May 1986

† Since May 1986, four 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.

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 - MAY 1987

Purpose Of Commitment	Type of Lender								Total	
	Banks		Permanent building societies		Other lenders		Dwelling units	\$ m		
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m				
AUSTRALIA										
Construction of dwellings -										
Houses -										
By first mortgage	2,631	112.4	254	9.1	459	23.5	290	10.8	3,634	155.8
By other security	..	1.8	..	1.7	..	0.1	..	0.2	..	3.8
Other dwellings -										
By first mortgage	32	1.1	38	1.7	-	-	-	-	70	2.8
By other security	..	0.1	..	0.7	..	-	..	-	..	0.8
Purchase of newly erected dwellings -										
Houses -										
By first mortgage	974	47.5	48	1.9	160	8.5	182	7.8	1,364	65.7
By other security	..	0.1	..	0.5	..	0.1	..	0.1	..	0.7
Other dwellings -										
By first mortgage	101	4.7	38	1.6	27	1.4	12	0.3	178	8.0
By other security	..	-	..	1.3	..	-	..	0.1	..	1.4
Purchase of established dwellings -										
Houses -										
By first mortgage	12,076	557.8	739	37.4	2,389	117.1	1,231	48.8	16,435	761.0
By other security	..	4.1	..	7.0	..	0.7	..	1.2	..	12.9
Other dwellings -										
By first mortgage	849	39.3	223	10.6	380	17.9	80	3.5	1,532	71.3
By other security	..	0.4	..	1.2	..	-	..	0.5	..	2.1
Alterations and additions to dwellings	..	23.2	..	9.2	..	5.9	..	2.8	..	41.1
Total commitments	16,663	792.5	1,340	83.9	3,415	175.0	1,795	76.0	23,213	1,127.4
STATES(a)										
New South Wales	4,497	236.9	689	46.3	1,409	78.7	371	18.6	6,966	380.5
Victoria	5,969	301.2	275	19.0	402	21.9	344	15.9	6,990	358.0
Queensland	1,949	77.2	116	6.1	844	38.4	463	16.6	3,372	138.3
South Australia	1,239	55.8	41	2.6	294	15.0	126	5.2	1,700	78.6
Western Australia	2,159	83.1	163	6.7	362	16.1	286	10.6	2,970	116.5
Tasmania	360	13.1	20	1.0	..	..	..	..	561	21.1
Northern Territory	93	4.3	8	0.4	104	5.0	205	9.1	119	6.4
Australian Capital Territory	397	20.9	28	1.8	..	..	..	..	535	28.2

(a) Includes alterations and additions.

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

YEARS	Houses				Construction of Dwellings			
	First mortgage		Other security(a)		First mortgage		Other security(a)	
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m
AUSTRALIA								
1983-1984	57,326	1,923.0	567	53.1	18.4	6.0		
1984-1985(b)	61,774	2,320.3	956	63.6	34.5	8.6		
1985-1986	50,545	1,963.0	1,310		45.6			
1986								
March	3,336	121.8	79	4.8	2.1	0.6		
April	4,444	176.9	141	5.0	4.6	1.1		
May	3,945	164.1	81	4.4	2.4	0.9		
June	3,378	138.6	94	3.7	3.7	0.7		
July	4,129	167.3	111	4.1	4.7	1.1		
August	3,563	144.4	116	3.9	4.9	0.4		
September	3,622	145.6	94	4.1	3.0	0.5		
October	4,296	171.8	124	5.5	5.2	1.1		
November	3,490	147.6	122	5.1	5.1	0.7		
December	4,135	161.6	132	4.2	5.6	0.5		
1987								
January	2,771	118.3	60	4.1	2.1	1.0		
February	3,735	152.8	82	3.9	3.6	0.5		
March	4,014	174.5	103	4.7	4.5	0.5		
April	4,017	173.3	128	5.7	4.8	0.6		
May	3,634	155.8	70	3.8	2.8	0.8		
STATES - APRIL 1987								
N.S.W.	1,028	48.7	34	1.7	1.9	0.2		
Vic.	1,113	52.5	31	2.3	1.3	0.2		
Qld	720	28.0	17	0.6	0.4	0.1		
S.A.	363	15.7	18	0.4	0.3	0.1		
W.A.	640	23.6	18	0.6	0.5	-		
Tas.	104	3.3	3	0.1	0.1	-		
N.T.	25	0.7	3	0.1	0.2	-		
A.C.T.	24	1.0	4	-	-	-		
STATES - MAY 1987								
N.S.W.	844	40.0	19	0.9	0.7	0.3		
Vic.	1,004	46.3	23	1.7	1.0	0.2		
Qld	652	24.9	11	0.3	0.4	0.1		
S.A.	312	13.0	7	0.3	0.2	-		
W.A.	666	25.8	9	0.4	0.4	0.2		
Tas.	95	3.0	-	0.1	-	-		
N.T.	24	1.0	-	0.1	-	-		
A.C.T.	37	1.7	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 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (continued)

YEARS	Purchase of newly erected dwellings					
	Houses		Other dwellings		Other security(a)	
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m
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
1986						
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		0.9
July	1 520	66.4	203	9.2		1.6
August	1 191	54.3	211	8.2		0.7
September	1 291	56.0	218	9.5		0.5
October	1 429	64.0	251	12.1		1.0
November	1 201	55.6	191	8.2		0.9
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
March	1 244	57.7	200	8.6		0.9
April	1 396	65.9	202	8.7		1.0
May	1 364	65.7	178	8.0		1.4
STATES - APRIL 1987						
N.S.W.	272	13.8	56	2.5		0.2
Vic.	545	26.6	65	3.2		0.4
Qld	196	8.4	26	0.9		0.1
S.A.	121	5.3	10	0.4		-
W.A.	126	4.7	20	0.8		0.1
Tas.	27	1.4	1	-		-
N.T.	3	0.2	4	0.2		-
A.C.T.	106	5.7	20	0.7		0.1
STATES - MAY 1987						
N.S.W.	217	11.4	46	1.8		0.4
Vic.	582	31.2	61	3.1		0.9
Qld	250	9.1	25	0.9		-
S.A.	42	1.6	8	0.6		-
W.A.	144	5.2	17	0.7		0.1
Tas.	27	1.2	4	0.1		-
N.T.	13	1.0	1	0.1		-
A.C.T.	89	4.9	16	0.7		-

(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)	Dwelling units	First mortgage	Other security(a)
	\$ m		\$ m	\$ m		\$ m
AUSTRALIA						
1983-1984	214,625	7,213.9	165.0	19,869	697.9	34.9
1984-1985(b)	218,735	8,579.4	194.9	20,264	818.2	45.1
1985-1986	186,704	7,639.2		17,431	717.0	
1986						
March	12,886	480.2	14.0	1,187	46.9	2.7
April	15,392	637.2	15.2	1,409	57.4	3.7
May	15,018	651.7	12.7	1,331	54.3	2.7
June	14,065	616.0	11.1	1,286	54.4	2.3
July	17,054	735.4	12.7	1,475	65.3	2.8
August	14,450	637.9	10.6	1,303	57.7	2.3
September	15,559	688.6	12.8	1,432	62.7	2.3
October	18,530	822.7	11.5	1,764	80.4	3.7
November	16,131	743.6	13.6	1,406	63.7	2.4
December	17,488	801.7	16.2	1,324	58.6	2.3
1987						
January	13,743	624.4	11.1	1,067	48.7	1.9
February	17,032	791.1	11.0	1,519	69.3	3.9
March	17,180	804.8	13.0	1,541	70.8	3.7
April	17,548	823.8	12.0	1,554	72.4	3.8
May	16,435	761.0	12.9	1,532	71.3	2.1
STATES - APRIL 1987						
N.S.W.	5,796	307.5	3.9	838	43.7	0.7
Vic.	4,966	243.8	3.6	347	14.6	1.4
Qld	2,479	96.5	1.5	99	4.2	0.3
S.A.	1,297	57.8	1.4	93	3.5	0.4
W.A.	1,984	75.3	0.7	142	4.8	0.4
Tas.	445	15.1	0.1	5	0.2	-
N.T.	89	4.2	0.5	16	0.9	0.3
A.C.T.	492	23.7	0.3	14	0.6	0.1
STATES - MAY 1987						
N.S.W.	5,030	263.1	2.7	810	41.1	1.1
Vic.	4,963	240.0	6.0	357	15.6	0.5
Qld	2,320	92.4	1.1	114	4.9	0.2
S.A.	1,255	54.6	0.8	76	2.9	0.1
W.A.	1,994	74.0	1.5	140	5.4	0.1
Tas.	429	15.3	0.1	6	0.2	-
N.T.	69	3.3	0.2	12	0.5	0.1
A.C.T.	375	18.4	0.5	17	0.8	-

(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
AUSTRALIA						
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						
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	24,845	1,217.0	36.8	1,149.7	2,418.5
May	41.1	23,213	1,127.4	37.3	1,065.7	2,444.1
STATES - APRIL 1987						
N.S.W.	18.4	8,024	443.5	20.3	406.6	989.7
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
STATES - MAY 1987						
N.S.W.	16.7	6,966	380.5	19.4	374.6	976.2
Vic.	11.3	6,990	358.0	7.7	336.0	766.7
Qld	3.9	3,372	138.3	3.1	116.7	237.3
S.A.	4.3	1,700	78.6	1.9	79.6	138.5
W.A.	2.6	2,970	116.5	3.4	107.8	213.9
Tas.	1.0	561	21.1	0.4	17.9	32.1
N.T.	0.1	119	6.4	0.6	7.1	24.4
A.C.T.	1.0	535	28.2	0.7	26.0	54.9

(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								
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	19,102	911.9	24,845	1,173.2
May	3,704	163.2	1,542	75.8	17,967	847.4	23,213	1,086.4
SEASONALLY ADJUSTED								
1986								
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	920.7	24,593	1,185.8
May	3,688	156.2	1,498	74.6	17,940	861.9	23,126	1,092.7

TABLE 4 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - TYPE OF LENDER - ORIGINAL AND SEASONALLY ADJUSTED

	Banks		Trading		Permanent Building Societies		Other Lenders	
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m
	ORIGINAL							
1986								
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	90.6
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	1,543	88.8	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	1,677	68.6
March	17,803	833.3	1,374	73.2	3,308	162.4	1,797	75.5
April	18,138	846.5	1,630	84.5	3,354	167.0	1,723	75.3
May	16,663	769.3	1,340	74.7	3,415	169.1	1,795	73.2
SEASONALLY ADJUSTED								
1986								
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	1,406	83.2	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	1,722	70.9
March	17,501	817.2	1,257	64.1	2,844	139.4	1,641	67.3
April	18,146	868.2	1,445	79.6	3,305	162.2	1,697	75.8
May	16,636	777.8	1,508	84.6	3,321	162.2	1,661	68.2