



CATALOGUE NO. 5609.0

EMBARGOED UNTIL 11.30 A.M. 20 OCTOBER 1987

HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA AUGUST 1987

- PHONE INQUIRIES • *about these statistics*—contact Mark Dennis on Canberra (062) 52 7117 or any ABS State office.
 • *about other statistics and ABS services*—contact Information Services on Canberra (062) 52 6007, 52 6627, 52 5402 or any ABS State office.
- MAIL INQUIRIES • *write to Information Services*, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any ABS State office.
- ELECTRONIC SERVICES • on VIATEL — key *656#. • on AUSSTATS — phone (062) 52 6017.
 • on TELESTATS — phone (062) 52 5404.

MAIN FEATURES

Secured housing finance commitments (excluding alterations and additions) made by significant lenders in August 1987 totalled \$1,192.5 million, \$78.3 million (6.2%) less than in July 1987, but \$266.4 million (28.8%) more than in August 1986.

In seasonally adjusted terms, commitments were up \$106.4 million (9.1%) on July 1987 and \$299.3 million (30.7%) on August 1986.

SUMMARY TABLES

Commitments by purpose (original)

Purpose of Commitment	August 1987 \$ Million	% Change from last month*	% Change from same month last year#
Established Dwellings	949.8	-5.4	34.1
Construction of Dwellings	176.3	-7.0	14.9
Purchase of Newly Erected	66.4	-14.0	3.3
Total	1,192.5	-6.2	28.8

Commitments by type of lender (original)

Type of lender	August 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	813.7	-9.8	34.0
Permanent Building Societies†	217.0	13.7	30.4
Trading Banks	94.3	-7.2	11.5
Other Lenders	67.4	-11.1	-0.6
Total	1,192.5	-6.2	28.8

Commitments by type of lender (seasonally adjusted)

Type of lender	August 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	860.8	6.5	36.5
Permanent Building Societies†	237.9	26.5	32.5
Trading Banks	102.7	6.8	11.5
Other Lenders	72.8	-3.4	0.0
Total	1,274.2	9.1	30.7

Number of dwellings secured by first mortgage (original)

Purpose of Commitment	August 1987 Number	% Change from last month*	% Change from same month last year#
Established Dwellings	18,865	-8.9	19.8
Construction of Dwellings	3,832	-9.5	4.2
Purchase of Newly Erected	1,352	-13.8	-3.6
Total	24,049	-9.3	15.4

* August 1987 on July 1987

August 1987 on July 1986

† Since August 1986, three 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 - AUGUST 1987

Purpose Of Commitment	Type of Lender								Total	
	Banks		Trading		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	2,674	120.6	272	10.3	508	26.1	295	11.2	3,749	168.2
By other security	..	2.1	..	1.8	..	0.1	..	0.4	..	4.3
Other dwellings -										
By first mortgage	44	1.7	39	1.4	-	-	-	-	83	3.1
By other security	..	0.1	..	0.6	..	-	..	-	..	0.7
Purchase of newly erected dwellings -										
Houses -										
By first mortgage	788	39.0	44	1.5	137	7.3	157	6.3	1,126	54.0
By other security	..	0.1	..	0.8	..	0.1	..	0.3	..	1.3
Other dwellings -										
By first mortgage	148	6.7	39	1.6	35	1.9	4	0.1	226	10.4
By other security	..	0.1	..	0.6	..	-	..	0.1	..	0.8
Purchase of established dwellings -										
Houses -										
By first mortgage	11,732	572.7	927	49.4	2,921	157.0	1,031	43.2	16,611	822.3
By other security	..	2.2	..	8.1	..	1.0	..	1.8	..	13.1
Other dwellings -										
By first mortgage	1,410	67.4	279	15.7	498	23.6	67	3.1	2,254	109.8
By other security	..	0.9	..	2.7	..	-	..	1.0	..	4.6
Alterations and additions to dwellings	..	21.4	..	9.2	..	5.8	..	4.4	..	40.7
Total commitments	16,796	835.1	1,600	103.5	4,099	222.8	1,554	71.8	24,049	1,233.1
STATES(G)										
New South Wales	5,486	310.6	904	63.2	1,850	113.3	373	20.9	8,613	508.1
Victoria	5,158	263.1	275	18.7	599	30.3	316	16.1	6,348	328.1
Queensland	1,918	79.3	149	8.3	930	44.2	429	15.9	3,426	147.7
South Australia	1,384	62.9	44	3.5	271	13.8	115	5.0	1,814	85.2
Western Australia	1,959	78.8	158	5.8	335	15.6	176	7.4	2,628	107.6
Tasmania	350	12.6	20	0.8	..	..	..	..	516	18.7
Northern Territory	110	4.8	3	0.2	114	5.6	145	6.5	118	5.8
Australian Capital Territory	431	23.0	47	3.0	..	..	..	..	586	32.0

(a) Includes alterations and additions.

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

	Houses				Construction of Dwellings			
	First mortgage		Other security		First mortgage		Other security	
	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m
AUSTRALIA								
YEARS								
1984-1985	61,774	2,320.3	956	53.1	34.5	6.0		
1985-1986	50,545	1,963.0	1,310	63.6	45.6	8.6		
1986-1987	45,303	1,883.9	1,252	53.7	50.3	8.3		
1986								
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	3,624	155.8	69	3.8	2.8	0.8		
June	3,907	171.0	111	4.6	4.2	0.5		
July	4,139	180.5	94	4.7	3.5	0.9		
August	3,749	168.2	83	4.3	3.1	0.7		
STATES - JULY 1987								
N.S.W.	1,075	52.1	30	1.3	1.0	0.4		
Vic.	1,060	50.4	23	1.8	1.0	0.2		
Qld	760	29.3	10	0.5	0.3	0.1		
S.A.	335	14.4	9	0.1	0.4	0.1		
W.A.	749	28.5	17	0.6	0.6	-		
Tas.	104	3.1	3	0.1	0.1	-		
N.T.	20	0.9	1	0.1	0.1	-		
A.C.T.	36	1.8	1	0.1	-	-		
STATES - AUGUST 1987								
N.S.W.	1,049	52.3	18	0.8	0.9	0.4		
Vic.	887	42.6	31	2.0	1.2	0.2		
Qld	708	29.4	17	0.7	0.6	-		
S.A.	339	15.1	4	0.2	0.1	-		
W.A.	631	24.1	8	0.3	0.2	-		
Tas.	84	2.7	2	-	-	-		
N.T.	20	0.9	-	-	-	-		
A.C.T.	31	1.3	3	0.2	0.1	-		

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (continued)

YEARS	Purchase of newly erected dwellings			Other dwellings		
	Houses		Dwelling units	First mortgage		Other security
	First mortgage	Other security		First mortgage	Other security	
	\$ m	\$ m		\$ m	\$ m	\$ m
AUSTRALIA						
1984-1985	19,068	769.2	2,696	113.9	10.4	
1985-1986	16,954	709.5	2,917	116.8	11.6	
1986-1987	15,338	706.8	2,426	107.5	14.4	
1986						
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	1,329	65.7	174	8.0	1.4	
June	1,197	58.4	240	10.7	1.3	
July	1,298	61.7	270	13.0	0.8	
August	1,126	54.0	226	10.4	0.8	
STATES - JULY 1987						
N.S.W.	235	12.1	84	4.3	0.4	
Vic.	501	25.8	77	3.9	0.1	
Qld	241	10.0	48	2.1	0.2	
S.A.	55	2.1	11	0.4	-	
W.A.	153	5.8	27	1.0	-	
Tas.	16	0.7	1	-	0.1	
N.T.	1	-	5	0.2	-	
A.C.T.	96	5.2	17	0.9	-	
STATES - AUGUST 1987						
N.S.W.	204	10.4	82	3.8	0.4	
Vic.	512	26.0	68	3.1	0.3	
Qld	163	6.7	33	1.5	-	
S.A.	31	1.1	8	0.4	-	
W.A.	108	4.0	24	0.9	-	
Tas.	20	0.9	2	0.1	-	
N.T.	3	0.1	2	0.1	0.1	
A.C.T.	85	4.7	7	0.4	-	

TABLE 2 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS (continued)

YEARS	Purchase of established dwellings					
	Houses			Other dwellings		
	First mortgage	Other security	Dwelling units	First mortgage	Other security	Dwelling units
	\$ m	\$ m		\$ m	\$ m	
	AUSTRALIA					
1984-1985	218,735	8,579.4	165.0	20,264	818.2	34.9
1985-1986	186,704	7,639.2	194.9	17,431	717.0	45.1
1986-1987	197,492	9,011.3	150.1	17,527	796.9	33.8
1986						
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	16,433	761.0	12.9	1,536	71.3	2.1
June	16,344	766.4	13.0	1,606	76.1	2.5
July	18,393	876.4	15.8	2,312	107.3	4.6
August	16,611	822.3	13.1	2,254	109.8	4.6
	STATES - JULY 1987					
N.S.W.	6,330	345.0	6.2	1,373	69.9	2.3
Vic.	5,004	246.8	4.2	440	19.0	0.9
Qld	2,610	103.0	1.7	142	5.5	0.3
S.A.	1,428	62.9	1.7	114	4.1	0.7
W.A.	2,009	76.4	0.8	164	5.7	0.3
Tas.	497	17.0	0.4	14	0.5	-
N.T.	72	3.5	0.2	15	0.5	0.1
A.C.T.	443	21.7	0.7	50	2.0	0.1
	STATES - AUGUST 1987					
N.S.W.	5,857	342.3	4.5	1,403	75.0	1.7
Vic.	4,450	220.1	3.2	400	17.5	1.0
Qld	2,352	95.5	1.7	153	6.2	0.5
S.A.	1,326	58.0	1.4	106	4.3	0.5
W.A.	1,721	69.1	0.8	136	4.4	0.6
Tas.	405	13.3	-	3	0.1	0.1
N.T.	83	3.7	0.3	10	0.3	0.2
A.C.T.	417	20.4	1.3	43	2.0	-

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						
1984-1985	596.6	323,493	13,522.1	(a)505.4	(a)11,951.4	(a)2,594.3
1985-1986	507.2	275,861	12,040.9	507.7	11,919.0	2,217.4
1986-1987	498.5	279,338	13,328.6	465.9	12,599.0	2,481.0
1986						
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	23,165	1,127.4	37.3	1,065.7	2,444.1
June	40.0	23,405	1,159.5	47.4	1,075.2	2,481.0
July	44.4	26,506	1,315.3	41.5	1,274.4	2,480.3
August	40.7	24,049	1,233.1	41.3	1,042.2	2,630.0
STATES - JULY 1987						
N.S.W.	18.5	9,127	514.1	22.6	462.6	1,017.1
Vic.	12.0	7,105	366.9	8.2	377.2	763.0
Qld	4.9	3,811	158.2	4.1	164.1	240.9
S.A.	3.8	1,952	90.7	2.7	86.8	140.5
W.A.	2.9	3,119	122.8	1.9	121.9	214.9
Tas.	1.1	635	23.1	0.6	22.5	30.2
N.T.	0.1	114	5.8	0.3	6.6	23.2
A.C.T.	1.1	643	33.6	1.2	32.8	50.5
STATES - AUGUST 1987						
N.S.W.	15.3	8,613	508.1	22.9	380.6	1,121.6
Vic.	10.4	6,348	328.1	7.3	310.3	773.5
Qld	4.7	3,426	147.7	3.9	120.1	264.5
S.A.	4.0	1,814	85.2	3.2	78.1	144.4
W.A.	3.0	2,628	107.6	1.1	101.1	220.3
Tas.	1.6	516	18.7	0.5	18.6	29.8
N.T.	0.1	118	5.8	1.0	5.5	22.6
A.C.T.	1.6	586	32.0	1.4	27.9	53.2

(a) Prior to January 1985, excludes Trading Banks.

TABLE 3 - SECURED HOUSING FINANCE COMMITMENTS TO INDIVIDUALS - ALL LENDERS - ORIGINAL AND SEASONALLY ADJUSTED(a)

	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								
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	3,693	163.2	1,503	75.8	17,969	847.4	23,165	1,086.4
June	4,018	180.3	1,437	71.1	17,950	868.1	23,405	1,119.5
July	4,233	189.6	1,568	77.1	20,705	1004.1	26,506	1,270.8
August	3,832	176.3	1,352	66.4	18,865	949.8	24,049	1,192.5
SEASONALLY ADJUSTED								
1986								
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	3,677	156.2	1,461	74.6	17,942	861.9	23,079	1,092.7
June	4,028	184.0	1,505	75.8	19,513	930.9	25,046	1,190.7
July	3,813	163.9	1,420	70.7	19,323	933.2	24,556	1,167.9
August	3,887	178.4	1,430	69.7	20,215	1026.2	25,533	1,274.3

(a) Excludes alterations and additions.

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

	Banks		Trading		Permanent Building Societies		Other Lenders	
	Savings		Dwelling units		Dwelling units		Dwelling units	
	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units	\$ m	Dwelling units
	ORIGINAL							
1986								
June	13,995	1,843	84.9	2,746	124.7	1,916	84.8	
July	17,381	1,961	89.8	3,360	156.6	1,790	76.0	
August	13,828	1,776	84.6	3,578	166.4	1,652	67.8	
September	15,443	1,369	69.5	3,747	176.6	1,657	68.3	
October	18,988	1,599	83.9	4,062	192.6	1,745	73.3	
November	15,985	1,497	81.5	3,458	163.9	1,601	67.4	
December	18,230	1,543	88.8	3,136	152.6	1,573	66.1	
1987								
January	13,521	1,175	61.2	2,716	133.2	1,452	56.9	
February	17,264	1,521	81.0	3,356	166.5	1,677	68.6	
March	17,803	1,374	73.2	3,308	162.4	1,797	75.5	
April	18,138	1,630	84.5	3,354	167.0	1,723	75.3	
May	16,615	1,340	74.7	3,415	169.1	1,795	73.2	
June	16,411	1,493	90.6	3,865	192.0	1,636	68.7	
July	19,119	1,766	101.6	3,789	190.9	1,832	75.8	
August	16,796	1,600	94.3	4,099	217.0	1,554	67.4	
	SEASONALLY ADJUSTED							
1986								
June	15,113	2,143	98.5	2,953	135.3	2,002	85.8	
July	15,885	1,842	84.5	3,360	155.6	1,804	74.7	
August	14,487	1,904	92.1	3,838	179.6	1,751	72.8	
September	15,882	1,510	78.1	4,077	195.1	1,695	69.5	
October	16,906	1,429	73.1	3,958	189.7	1,639	71.0	
November	16,092	1,575	86.5	3,387	162.7	1,544	65.5	
December	18,051	1,406	83.2	3,168	152.9	1,664	69.9	
1987								
January	15,341	1,411	73.7	3,059	149.3	1,606	63.6	
February	17,835	1,450	74.8	3,283	163.2	1,722	70.9	
March	17,501	1,257	64.1	2,844	139.4	1,641	67.3	
April	18,146	1,445	79.6	3,305	162.2	1,697	75.8	
May	16,589	1,508	84.6	3,321	162.2	1,661	68.2	
June	17,574	1,739	105.2	4,001	201.2	1,731	68.9	
July	17,267	1,672	96.2	3,792	188.1	1,825	75.4	
August	17,751	1,717	102.7	4,421	237.9	1,644	72.8	

(a) Excludes alterations and additions.