



CATALOGUE NO. 5609.0

EMBARGOED UNTIL 11.30 A.M. 19 NOVEMBER 1987

### HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA SEPTEMBER 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 September 1987 totalled \$1,552.9 million, \$360.4 million (30.2%) more than August 1987 and \$565.8 million (57.3%) more than September 1986. Seasonally adjusted commitments were up \$182.2 million (14.3%) on August 1987 and \$435.3 million (42.6%) on September 1986. These are the highest monthly values of commitments in original and seasonally adjusted terms since the beginning of the series.

First mortgage or equivalent finance was provided for 30,503 dwelling units, 6,454 dwelling units (26.8%) more than August 1987 and 8,287 dwelling units (37.3%) more than September 1986. The number of dwelling units financed was the highest since May 1985 (seasonally adjusted it was the highest since June 1984).

#### SUMMARY TABLES

##### Commitments by purpose (original)

Purpose of Commitment	September 1987 \$ Million	% Change from last month*	% Change from same month last year#
Established Dwellings	1,215.5	28.0	58.6
Construction of Dwellings	246.7	39.9	61.1
Purchase of Newly Erected	90.7	36.7	34.3
<b>Total</b>	<b>1,552.9</b>	<b>30.2</b>	<b>57.3</b>

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

Type of lender	September 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	1,073.0	31.9	59.5
Permanent Building Societies†	257.5	18.7	45.8
Trading Banks	146.8	55.6	111.2
Other Lenders	75.6	12.1	10.6
<b>Total</b>	<b>1,552.9</b>	<b>30.2</b>	<b>57.3</b>

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

Type of lender	September 1987 \$ Million	% Change from last month*	% Change from same month last year#
Savings Banks†	968.4	12.5	42.7
Permanent Building Societies†	281.3	18.2	44.2
Trading Banks	132.1	28.7	69.1
Other Lenders	74.6	2.5	7.4
<b>Total</b>	<b>1,456.5</b>	<b>14.3</b>	<b>42.6</b>

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

Purpose of Commitment	September 1987 Number	% Change from last month*	% Change from same month last year#
Established Dwellings	23,771	26.0	39.9
Construction of Dwellings	5,046	31.7	35.8
Purchase of Newly Erected	1,686	24.7	11.7
<b>Total</b>	<b>30,503</b>	<b>26.8</b>	<b>37.3</b>

\* September 1987 on August 1987

# September 1987 on September 1986

† Since September 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 - SEPTEMBER 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	3,659	169.3	308	14.8	617	33.1	325	12.5	4,909	229.7
By other security	"	2.2	"	6.4	"	-	"	0.7	"	9.3
Other dwellings -										
By first mortgage	62	2.6	73	4.1	2	0.1	-	-	137	6.9
By other security	"	0.1	"	0.7	"	-	"	-	"	0.8
Purchase of newly erected dwellings -										
Houses -										
By first mortgage	928	46.7	67	3.2	198	12.0	128	5.1	1,321	66.9
By other security	"	0.3	"	0.9	"	0.2	"	0.3	"	1.8
Other dwellings -										
By first mortgage	225	10.8	60	3.1	68	3.8	12	0.7	365	18.5
By other security	"	0.1	"	3.2	"	-	"	0.2	"	3.5
Purchase of established dwellings -										
Houses -										
By first mortgage	15,225	746.3	1,088	65.7	3,431	177.3	1,196	50.5	20,940	1,039.9
By other security	"	3.8	"	15.9	"	0.8	"	2.6	"	23.0
Other dwellings -										
By first mortgage	1,837	87.8	361	24.8	579	30.2	54	2.6	2,831	145.4
By other security	"	2.9	"	3.8	"	-	"	0.4	"	7.1
Alterations and additions to dwellings	"	27.9	"	14.6	"	8.2	"	2.8	"	53.4
<b>Total commitments</b>	<b>21,936</b>	<b>1100.9</b>	<b>1,957</b>	<b>161.4</b>	<b>4,895</b>	<b>265.7</b>	<b>1,715</b>	<b>78.3</b>	<b>30,503</b>	<b>1,606.3</b>
STATES(a)										
New South Wales	7,308	414.7	1,073	84.9	1,977	118.6	390	22.4	10,748	640.5
Victoria	6,068	316.7	267	37.6	836	46.2	383	19.8	7,554	420.3
Queensland	3,279	141.5	261	18.0	1,259	59.1	498	17.9	5,297	236.6
South Australia	1,482	66.9	70	5.8	340	17.3	92	4.2	1,984	94.3
Western Australia	2,503	102.0	194	9.6	348	15.9	207	7.4	3,252	134.8
Tasmania	585	20.6	35	1.4	135	8.5	145	6.6	736	26.5
Northern Territory	122	5.9	7	0.4	135	8.5	145	6.6	135	7.6
Australian Capital Territory	589	32.6	50	3.7	50	3.7	50	3.7	797	45.7

(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	Other security	Dwelling units	First mortgage	Other security
	\$ m	\$ m	\$ m	\$ m	\$ m	\$ m
AUSTRALIA						
1984-1985	61,774	2,320.3	53.1	956	34.5	6.0
1985-1986	50,545	1,963.0	63.6	1,310	45.6	8.6
1986-1987	45,303	1,883.9	53.7	1,252	50.3	8.3
1986						
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
May	3,624	155.8	3.8	69	2.8	0.8
June	3,907	171.0	4.6	111	4.2	0.5
July	4,139	180.5	4.7	94	3.5	0.9
August	3,749	168.2	4.3	83	3.1	0.7
September	4,909	229.7	9.3	137	6.9	0.8
STATES - AUGUST 1987						
N.S.W.	1,049	52.3	0.8	18	0.9	0.4
Vic.	887	42.6	2.0	31	1.2	0.2
Qld	708	29.4	0.7	17	0.6	-
S.A.	339	15.1	0.2	4	0.1	-
W.A.	631	24.1	0.3	8	0.2	-
Tas.	84	2.7	-	2	-	-
N.T.	20	0.9	-	-	-	-
A.C.T.	31	1.3	0.2	3	0.1	-
STATES - SEPTEMBER 1987						
N.S.W.	1,427	76.8	2.3	62	3.1	0.2
Vic.	1,178	59.3	4.5	38	2.4	0.2
Qld	1,055	43.8	1.2	15	0.6	-
S.A.	336	13.9	0.3	2	-	0.1
W.A.	712	28.5	0.7	17	0.6	0.1
Tas.	137	4.5	0.1	2	0.1	-
N.T.	11	0.5	0.1	-	-	-
A.C.T.	53	2.4	0.1	1	-	0.1



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	Dwelling units	First mortgage	Other security
	\$ m	\$ m	\$ 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						
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	1,534	72.4	3.8
May	16,433	761.0	12.9	1,536	71.3	2.1
June	16,344	776.4	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
September	20,940	1,039.9	23.0	2,831	145.4	7.1
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	-
STATES - SEPTEMBER 1987						
N.S.W.	7,208	411.4	7.8	1,638	88.7	2.4
Vic.	5,308	273.5	7.2	449	23.9	3.2
Qld	3,615	151.6	4.0	292	13.5	0.6
S.A.	1,458	65.8	0.9	138	6.7	0.2
W.A.	2,116	83.4	1.4	228	8.5	0.4
Tas.	579	19.8	0.2	10	0.3	0.1
N.T.	89	4.5	0.5	31	1.3	0.2
A.C.T.	567	30.0	1.0	45	2.6	0.1

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						
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	1,041.5	2,630.6
September	53.4	30,503	1,606.3	48.5	1,372.5	2,815.9
STATES - AUGUST 1987						
N.S.W.	15.3	8,613	508.1	22.9	380.0	1,122.2
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
STATES - SEPTEMBER 1987						
N.S.W.	23.5	10,748	640.5	25.8	492.7	1,244.2
Vic.	13.1	7,554	420.3	9.0	384.3	800.5
Qld	6.1	5,297	236.6	6.2	200.8	294.1
S.A.	4.1	1,984	94.3	2.8	95.8	140.0
W.A.	4.0	3,252	134.8	2.0	128.2	224.9
Tas.	1.2	736	26.5	1.2	23.3	31.9
N.T.	0.1	135	7.6	0.5	6.6	23.2
A.C.T.	1.2	797	45.7	1.0	40.7	57.2

(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								
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
September	5,046	246.7	1,686	90.7	23,771	1215.5	30,503	1,552.9
SEASONALLY ADJUSTED								
1986								
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
September	4,684	221.8	1,541	79.4	22,913	1155.2	29,138	1,456.5

(a) Excludes alterations and additions.



