



HOUSING FINANCE FOR OWNER OCCUPATION, AUSTRALIA NOVEMBER 1987

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MAIN FEATURES

Secured housing finance commitments (excluding alterations and additions) made by significant lenders in November 1987 totalled \$1,530.6 million, \$29.7 million (1.9%) less than October 1987 and \$482.8 million (46.1%) more than November 1986. Seasonally adjusted commitments were down \$36.0 million (2.3%) on October 1987 and up \$457.5 million (43.2%) on November 1986.

Number of dwellings secured by first mortgage (original)

Purpose of Commitment	November 1987	% Change from last month*	% Change from same month last year#
	Number		
Established Dwellings	22,169	-7.0	26.4
Construction of Dwellings	4,921	-1.4	36.2
Purchase of Newly Erected	1,519	-12.4	9.1
Total	28,609	-6.4	26.9

* November 1987 on October 1987

November 1987 on November 1986

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

SUMMARY TABLES

Commitments by purpose (original)

Purpose of Commitment	November 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Established Dwellings	1,209.3	-1.8	46.9
Construction of Dwellings	238.2	1.3	50.2
Purchase of Newly Erected	83.2	-10.6	26.2
Total	1,530.6	-1.9	46.1

Commitments by type of lender (original)

Type of lender	November 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Savings Banks†	1,007.0	0.6	37.0
Permanent Building Societies†	293.5	-9.9	79.1
Trading Banks	154.9	0.8	90.0
Other Lenders	75.2	-5.9	11.6
Total	1,530.6	-1.9	46.1

Commitments by type of lender (seasonally adjusted)

Type of lender	November 1987	% Change from last month*	% Change from same month last year#
	\$ Million		
Savings Banks†	1,005.0	3.7	34.7
Permanent Building Societies†	278.2	-12.5	73.2
Trading Banks	161.2	-12.7	88.8
Other Lenders	71.8	-10.5	8.0
Total	1,516.2	-2.3	43.2

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

- 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 - NOVEMBER 1987

Purpose Of Commitment	Type of Lender										Total	
	Savings		Banks		Trading		Permanent building societies		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	3,443	158.5	276	13.1	731	38.9	359	13.2	4,809	223.7		
By other security	..	2.2	..	5.7	..	0.1	..	0.8	..	8.8		
Other dwellings -												
By first mortgage	59	2.2	44	2.1	9	0.4	-	-	112	4.7		
By other security	..	0.1	..	1.0	..	-	..	-	..	1.0		
Purchase of newly erected dwellings -												
Houses -												
By first mortgage	759	39.7	72	4.4	245	14.2	135	5.2	1,211	63.5		
By other security	..	0.2	..	0.5	..	-	..	-	..	0.8		
Other dwellings -												
By first mortgage	179	8.9	70	6.0	52	2.8	7	0.3	308	17.9		
By other security	..	-	..	0.9	..	-	..	0.1	..	1.0		
Purchase of established dwellings -												
Houses -												
By first mortgage	13,676	717.4	1,082	69.9	3,808	208.8	1,197	50.3	19,763	1,046.4		
By other security	..	4.0	..	18.6	..	0.7	..	1.4	..	24.8		
Other dwellings -												
By first mortgage	1,420	72.4	379	26.2	524	27.6	83	3.5	2,406	129.7		
By other security	..	1.3	..	6.7	..	-	..	0.4	..	8.4		
Alterations and additions to dwellings	..	28.1	..	12.8	..	5.9	..	5.6	..	52.4		
Total commitments	19,536	1035.1	1,923	167.7	5,369	299.4	1,781	80.8	28,609	1,583.0		
STATES(a)												
New South Wales	5,791	358.9	971	93.7	1,937	116.5	380	22.2	9,079	591.3		
Victoria	5,624	303.9	350	34.1	1,075	65.9	347	17.6	7,396	421.4		
Queensland	2,911	133.3	262	17.5	1,446	72.5	602	22.5	5,221	245.8		
South Australia	1,499	71.8	64	6.3	371	19.0	109	4.1	2,043	101.3		
Western Australia	2,586	111.7	187	9.2	408	17.9	206	8.1	3,387	146.9		
Tasmania	532	20.7	35	1.8	..	..	..	..	671	26.7
Northern Territory	102	4.5	5	0.4	132	7.6	137	6.4	116	6.3		
Australian Capital Territory	491	30.2	49	4.8	..	..	..	..	696	43.4

(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	Other security	Dwelling units	First mortgage	Other security
	\$ 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						
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
October	4,828	219.5	7.6	164	7.6	0.5
November	4,809	223.7	8.8	112	4.7	1.0
STATES - OCTOBER 1987						
N.S.W.	1,352	68.8	1.3	70	2.9	0.3
Vic.	1,123	54.8	3.1	43	2.2	-
Qld	1,051	43.8	1.1	18	0.7	0.1
S.A.	388	16.9	0.4	10	0.5	-
W.A.	749	29.1	1.0	21	1.3	0.1
Tas.	113	3.6	0.2	-	-	-
N.T.	11	0.5	0.1	-	-	-
A.C.T.	41	2.1	0.3	2	0.1	-
STATES - NOVEMBER 1987						
N.S.W.	1,446	76.2	1.9	32	1.4	0.5
Vic.	1,074	51.8	2.8	26	1.3	0.3
Qld	993	41.8	1.6	17	0.7	-
S.A.	368	16.1	1.1	9	0.4	-
W.A.	763	31.6	0.9	25	0.8	0.1
Tas.	98	3.1	0.1	1	-	0.1
N.T.	21	0.8	0.1	1	-	-
A.C.T.	46	2.4	0.2	1	-	-

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

YEARS	Purchase of newly erected dwellings					
	Houses			Other dwellings		
	First mortgage		Other security	First mortgage		Other security
	Dwelling units	\$ m	\$ m	Dwelling units	\$ m	\$ m
AUSTRALIA						
1984-1985	19,068	769.2	20.6	2,696	113.9	10.4
1985-1986	16,954	709.5	18.7	2,917	116.8	11.6
1986-1987	15,338	706.8	13.0	2,426	107.5	14.4
1986						
September	1,291	56.0	1.4	218	9.5	0.5
October	1,429	64.0	1.3	251	12.1	1.0
November	1,201	55.6	1.3	191	8.2	0.9
December	1,235	56.3	1.2	168	7.8	2.2
1987						
January	1,053	48.1	0.5	170	6.9	1.9
February	1,252	58.3	1.3	198	9.5	1.0
March	1,244	57.7	0.8	200	8.6	0.9
April	1,396	65.9	1.3	202	8.7	1.0
May	1,329	65.7	0.7	174	8.0	1.4
June	1,197	58.4	0.8	240	10.7	1.3
July	1,298	61.7	1.6	270	13.0	0.8
August	1,126	54.0	1.3	226	10.4	0.8
September	1,321	66.9	1.8	365	18.5	3.5
October	1,371	68.1	2.0	364	17.8	5.2
November	1,211	63.5	0.8	308	17.9	1.0
STATES - OCTOBER 1987						
N.S.W.	286	15.8	0.7	121	6.2	0.8
Vic.	490	25.4	0.7	82	4.3	0.9
Qld	299	13.2	0.1	59	3.0	0.3
S.A.	34	1.4	0.2	28	1.0	0.2
W.A.	157	6.1	0.1	49	2.0	2.9
Tas.	12	0.5	-	5	0.3	-
N.T.	4	0.2	-	6	0.2	0.1
A.C.T.	89	5.4	0.3	14	0.7	0.1
STATES - NOVEMBER 1987						
N.S.W.	254	14.4	0.4	90	7.1	0.1
Vic.	488	26.8	0.2	76	4.2	0.5
Qld	283	12.7	0.1	60	3.0	0.1
S.A.	55	2.9	0.1	10	0.3	0.1
W.A.	55	2.6	0.1	41	1.7	0.1
Tas.	13	0.4	-	4	0.2	-
N.T.	1	0.1	-	5	0.2	0.1
A.C.T.	62	3.7	-	22	1.1	-

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

	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						
YEARS						
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						
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	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
October	21,153	1,063.6	22.3	2,697	139.9	6.3
November	19,763	1,046.4	24.8	2,406	129.7	8.4
STATES - OCTOBER 1987						
N.S.W.	6,326	377.8	6.7	1,393	80.9	2.6
Vic.	5,431	280.1	5.6	563	26.2	1.0
Qld	4,290	186.7	3.7	316	14.9	0.9
S.A.	1,610	72.6	1.7	147	6.4	0.5
W.A.	2,369	94.7	2.6	203	7.9	0.8
Tas.	535	19.2	0.2	18	0.7	0.2
N.T.	95	4.6	0.5	10	0.4	0.3
A.C.T.	497	27.8	1.3	47	2.6	0.1
STATES - NOVEMBER 1987						
N.S.W.	6,053	381.3	10.9	1,204	71.9	2.8
Vic.	5,235	285.8	5.6	497	26.5	2.2
Qld	3,605	161.8	3.1	263	12.7	1.5
S.A.	1,454	69.0	1.1	147	6.3	0.6
W.A.	2,272	93.4	1.5	231	9.5	0.6
Tas.	536	20.4	0.3	19	0.7	0.2
N.T.	65	2.9	0.5	23	1.1	0.3
A.C.T.	543	31.9	1.7	22	1.1	0.3

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						
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
October	51.7	30,577	1,612.0	42.8	1,308.6	3,076.0
November	52.4	28,609	1,583.0	46.7	1,398.4	3,214.0
STATES - OCTOBER 1987						
N.S.W.	21.4	9,548	586.1	25.3	460.2	1,344.8
Vic.	12.3	7,732	416.6	6.9	349.9	860.3
Qld	7.0	6,033	275.4	4.7	220.4	344.4
S.A.	3.7	2,217	105.4	2.2	87.4	155.4
W.A.	4.7	3,548	153.4	1.6	127.7	249.0
Tas.	1.2	683	26.0	0.4	21.5	36.0
N.T.	0.2	126	7.0	0.7	7.4	22.1
A.C.T.	1.3	690	42.0	1.0	34.1	64.0
STATES - NOVEMBER 1987						
N.S.W.	22.5	9,079	591.3	25.6	493.7	1,416.8
Vic.	13.3	7,396	421.4	7.0	375.3	899.4
Qld	6.7	5,221	245.8	7.4	230.1	352.7
S.A.	3.1	2,043	101.3	1.8	98.2	156.7
W.A.	4.3	3,387	146.9	2.1	132.4	261.4
Tas.	1.2	671	26.7	0.7	26.9	35.1
N.T.	0.2	116	6.3	0.9	5.9	21.7
A.C.T.	1.1	696	43.4	1.2	35.9	70.3

(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								
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
October	4,992	235.1	1,735	93.0	23,850	1232.1	30,577	1,560.3
November	4,921	238.2	1,519	83.2	22,169	1209.3	28,609	1,530.6
SEASONALLY ADJUSTED								
1986								
September	3,668	150.4	1,500	65.8	17,219	770.1	22,387	986.2
October	3,960	165.3	1,509	70.0	17,836	806.7	23,305	1,042.0
November	3,839	168.2	1,431	67.5	17,624	823.1	22,893	1,058.7
December	4,137	169.2	1,361	66.0	18,087	841.5	23,585	1,076.8
1987								
January	3,411	150.7	1,441	69.0	16,781	775.6	21,633	995.4
February	4,075	175.7	1,492	72.0	18,454	873.7	24,021	1,121.4
March	3,888	173.6	1,438	69.2	18,109	856.3	23,435	1,099.2
April	4,143	186.9	1,636	79.3	19,343	928.3	25,122	1,194.6
May	3,738	161.7	1,483	73.6	18,505	892.8	23,726	1,128.1
June	4,154	185.0	1,479	73.9	19,335	935.2	24,968	1,194.1
July	3,817	171.8	1,458	72.3	19,389	946.7	24,664	1,190.7
August	3,916	178.6	1,417	68.8	20,390	1030.2	25,724	1,277.7
September	4,533	219.2	1,505	79.6	22,153	1106.5	28,191	1,405.3
October	5,035	237.8	1,736	93.6	23,296	1220.7	30,068	1,552.2
November	5,092	248.0	1,531	84.2	21,690	1184.0	28,313	1,516.2

(a) Excludes alterations and additions.

