

Lending to Households and Businesses (ABS Cat No 5601.0)

Latest month: January 2019

Release date: 12 March 2019

Next release date: 9 April 2019

Housing Finance

The trend number of owner occupied housing finance commitments (including refinancing) in Tasmania was estimated to have decreased by 1.3 per cent (14 commitments) in January 2019 compared to the previous month, but was 4.4 per cent higher than the level one year earlier. Nationally, the estimated trend number decreased by 1.7 per cent in January 2019 compared to the previous month, and was 10.6 per cent lower than the level one year earlier (Table 1).

In Tasmania, the estimated number of owner occupied housing finance commitments was comparatively steady between mid 2016 and mid 2018. The number of commitments reached a peak in September 2018 but has since eased slightly (Chart 1).

Since mid 2017, the number of Tasmanian first home buyers has increased, with the rate of growth experiencing a further uptick in early 2018 (Chart 2).

The number of housing finance commitments by first home buyers in Tasmania increased by 19.9 per cent, in original terms, in the year to January 2019 compared to the previous year. Nationally, the number increased by 4.3 per cent in the same period (Table 3).

The share of total commitments accounted for by first home buyers in Tasmania in the year to January 2019 was 15.1 per cent. Nationally, the share of total commitments accounted for by first home buyers was 17.8 per cent in the same period.

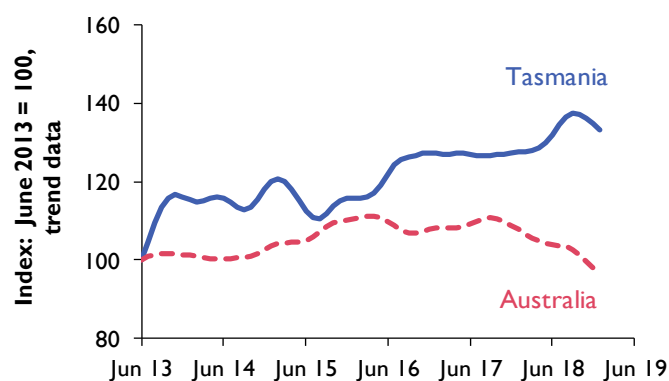
The estimated average new loan size, in year-average terms, increased by 7.0 per cent for first home buyers in Tasmania in the year to January 2019 compared to that of a year ago, and increased by 8.2 per cent for non-first home buyers in the same period.

Table 1: Change in number of owner occupied housing finance commitments, by jurisdiction, January 2019, trend data

Trend data	% change from previous month	% change from previous year
NSW	-2.3	-15.3
Vic	-1.4	-10.8
Qld	-2.0	-12.1
SA	-0.5	-0.3
WA	-1.3	-5.7
Tas	-1.3	4.4
NT	0.8	-8.4
ACT	-1.8	-3.3
Aus	-1.7	-10.6

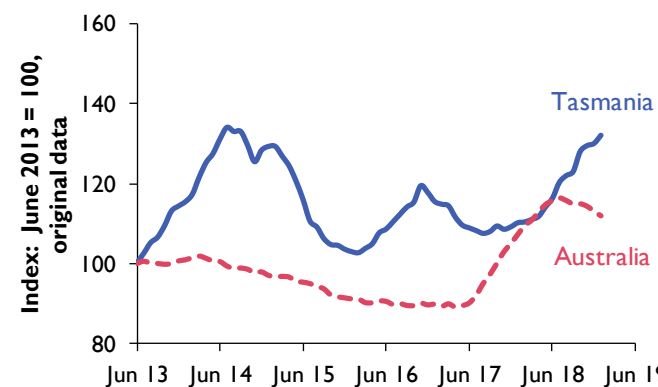
SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLE 8

Chart 1: Number of owner occupied housing finance commitments, Tasmania and Australia, trend data



SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLE 8

Chart 2: Number of first home buyer commitments, Tasmania and Australia, year-to original data



SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLES 13 AND 14

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Business Lending

Total commercial finance data are now not available at the state and territory level, only at the Australian level. Data for lending to businesses for construction and purchase of real property are available at the state and territory level. However, construction finance data have been confidentialised for smaller jurisdictions including Tasmania in the past, leading to breaks in the original year to series. Therefore, only business lending data for the purchase of real property is covered in this data release.

In the year to January 2019, the total value of lending to businesses in Tasmania for the purchase of real property was \$380.1 million, 34.7 per cent higher than the previous year. Nationally, over the same time period, the estimated value was 4.3 per cent lower (Table 2).

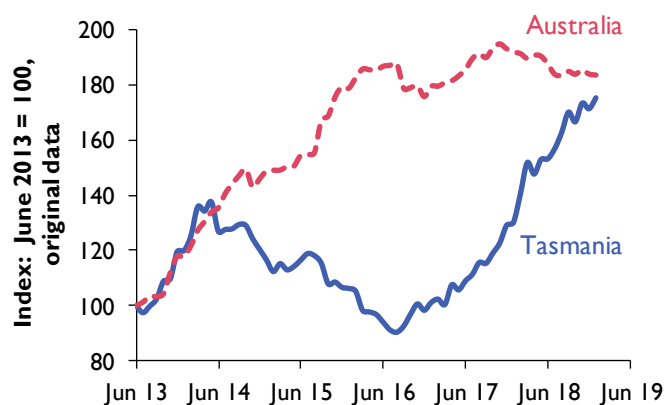
Business purchases of real property in Tasmania declined from mid 2014 to mid 2016. However, since August 2016 there has been strong growth (Chart 3).

Table 2: Lending to businesses, purchase of real property, by jurisdiction, year-to January 2019, original data

Original data year-to	nominal value (\$million)	% change from previous year
NSW	21 947	-8.4
Vic	11 171	-1.2
Qld	7 044	8.2
SA	1 822	-7.7
WA	2 790	4.5
Tas	380	34.7
NT	141	27.6
ACT	461	-56.5
Aus	45 787	-4.3

SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLE 27

Chart 3: Lending to businesses, purchase of real property, Tasmania and Australia, year-to original data



SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLE 27

Table 3: Housing finance commitments by buyer type, Tasmania and Australia, original data

Original data	Tasmania				Australia			
First Home Buyers	Jan 18	Nov 18	Dec 18	Jan 19	Jan 18	Nov 18	Dec 18	Jan 19
number, year-to total	1 616	1 899	1 907	1 937	106 318	113 324	112 097	110 933
annual change (%)	-4.6	19.3	19.1	19.9	19.5	11.1	7.7	4.3
share of total (%)	13.1	14.8	14.9	15.1	16.0	17.9	17.9	17.8
average new loan size	245	261	262	262	321	338	339	339
annual change (%)	2.7	7.7	7.2	7.0	0.9	6.2	5.8	5.7
Non-First Home Buyers	10 689	10 895	10 898	10 887	556 857	521 054	515 895	511 008
number, year-to total	5.7	2.3	2.3	1.9	-3.2	-7.3	-7.6	-8.2
annual change (%)	86.9	85.2	85.1	84.9	84.0	82.1	82.1	82.2
share of total (%)	240	257	259	260	387	402	401	400
average new loan size	4.0	7.6	8.3	8.2	4.4	5.2	4.5	3.5
annual change (%)								

SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLES 13 AND 14

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Table 4: Housing Finance Commitments, Tasmania and Australia

	Tasmania				Australia			
	Jan 18	Nov 18	Dec 18	Jan 19	Jan 18	Nov 18	Dec 18	Jan 19
Number of Housing Finance Commitments (Owner Occupied)								
Trend								
number	1 027	1 097	1 086	1 072	54 522	50 440	49 581	48 724
monthly change (%)	0.2	-0.7	-1.0	-1.3	-1.0	-1.6	-1.7	-1.7
annual change (%)	0.1	7.2	6.0	4.4	-0.5	-9.2	-10.0	-10.6
Seasonally Adjusted								
number	1017	1055	1066	1061	54 883	51 781	48 654	47 407
monthly change (%)	-0.9	-12.1	1.0	-0.5	0.0	-0.8	-6.0	-2.6
annual change (%)	3.4	1.2	3.9	4.3	-2.0	-7.3	-11.4	-13.6
Original (year-to total)								
number	12 305	12 794	12 805	12 824	663 175	634 378	627 992	621 941
annual change (%)	4.3	4.5	4.5	4.2	-0.2	-4.5	-5.2	-6.2
Nominal Value of Housing Finance Commitments (Owner Occupied)								
Trend								
nominal value (\$million)	257	284	282	279	21 261	19 214	18 819	18 457
monthly change (%)	1.1	-0.7	-0.8	-1.1	0.1	-2.1	-2.1	-1.9
annual change (%)	7.8	12.8	10.8	8.4	5.2	-9.2	-11.4	-13.2
Seasonally Adjusted								
nominal value (\$million)	255	277	280	275	21 466	19 472	18 589	18 165
monthly change (%)	1.9	-10.0	1.1	-2.0	0.8	-1.9	-4.5	-2.3
annual change (%)	11.2	7.5	12.1	7.9	4.4	-7.8	-12.8	-15.4
Original (year-to total)								
nominal value (\$million)	2 967	3 297	3 319	3 339	249 551	247 914	245 089	242 348
annual change (%)	8.1	12.5	12.9	12.5	3.3	0.1	-1.2	-2.9
Nominal Value of Total Housing Finance Commitments (Owner Occupied plus Investment Dwellings)								
Trend								
nominal value (\$million)	334	358	353	348	30 707	26 958	26 363	25 808
monthly change (%)	0.6	-1.2	-1.3	-1.5	-0.3	-2.2	-2.2	-2.1
annual change (%)	6.2	8.5	6.4	4.2	-1.5	-12.5	-14.4	-16.0
Seasonally Adjusted								
nominal value (\$million)	329	351	350	341	30 937	27 269	26 009	25 308
monthly change (%)	1.4	-9.0	-0.3	-2.5	0.5	-2.6	-4.6	-2.7
annual change (%)	6.8	0.9	7.9	3.7	-2.3	-11.2	-15.5	-18.2
Original (year-to total)								
nominal value (\$million)	3 863	4 221	4 240	4 252	370 161	351 639	346 696	341 988
annual change (%)	9.4	10.1	10.5	10.1	2.5	-5.3	-6.2	-7.6

SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLES 8, 9 AND 16

Table 5: Lending to businesses, purchase of real property, Tasmania and Australia

Original data (year-to total)	Tasmania				Australia			
	Jan 18	Nov 18	Dec 18	Jan 19	Jan 18	Nov 18	Dec 18	Jan 19
Total								
nominal value (\$million)	282	376	371	380	47 866	46 250	45 879	45 787
annual change (%)	28.8	41.4	32.8	34.7	6.9	-4.8	-4.7	-4.3

SOURCE: LENDING TO HOUSEHOLDS AND BUSINESSES, ABS CAT NO 5601.0: TABLE 27

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