

Appendix D: Debt transactions

The Australian Government holds a stock of around \$2.3 billion in loans advanced to the states for public policy purposes. The states make interest payments and repayments to the Australian Government in respect of these loans.

The Australian Government advances the states loans under a range of agreements. These advances have often been over very long repayment periods (some in excess of 50 years), although the terms of each agreement vary considerably.

Most of the interest payments and repayments relate to housing and infrastructure. Payments are also made against loans under agreements for natural disasters and other purposes.

The Australian Government stock of outstanding loans to the states as at 30 June 2021 is shown in Table D.1.

Total advances to the states, repayments and interest from the states to the Australian Government by financial year are shown in Table D.2.

Table D.1: Outstanding loans as at 30 June 2021, by state

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
Agriculture									
Drought Concessional Loans Scheme	64,137	157,952	85,864	2,007	8,605	29,743	-	-	348,308
Drought Recovery Loans Scheme	18,047	38,428	16,959	-	5,829	3,103	-	-	82,365
Farm Finance Concessional Loans									
Scheme	8,077	3,329	895	3,116	-	1,625	-	220	17,262
Debt sinking fund	6	18	-	-	-	-	-	-	24
Environment									
Northern Territory – water and sewerage assistance									
	-	-	-	-	-	-	-	8,530	8,530
Housing									
Commonwealth-State Housing									
Agreement loans	347,645	-	103,334	96,240	24,760	-	-	18,414	590,393
Housing for service personnel	30,846	-	16,668	2,495	1,458	-	-	-	51,468
Other housing	-	-	-	-	-	-	98,327	34,040	132,367
Loan to NSW to assist beneficiaries of the									
Asbestos Injuries Compensation Fund									
	47,855	-	-	-	-	-	-	-	47,855
Natural disaster relief	8,861	-	39,709	-	-	-	-	-	48,570
Other purposes									
Loan Council – housing nominations	298,444	-	106,917	182,208	130,494	-	-	105,300	823,363
USC Moreton Bay Precinct Loan	-	-	123,063	-	-	-	-	-	123,063
Total	823,918	199,727	493,409	286,065	171,145	34,471	98,327	166,504	2,273,568

Table D.2: Summary of advances, repayments and interest, by year and state

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2021-22									
Repayments									
Agriculture									
Drought Concessional Loans Scheme	-41,148	-32,834	-46,467	-2,007	-4,179	-5,444	-	-	-132,079
Drought Recovery Loans Scheme	-2,877	-5,240	-4,040	-	-1,019	-	-	-	-13,176
Farm Finance Concessional Loans Scheme	-8,077	-3,329	-895	-3,108	-	-1,625	-	-220	-17,254
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-136	-136
Housing									
Commonwealth-State Housing Agreement loans	-36,654	-	-10,339	-9,851	-3,557	-	-	-1,078	-61,479
Housing for service personnel	-2,239	-	-1,238	-289	-103	-	-	-	-3,869
Other housing	-	-	-	-	-	-	-8,377	-3,731	-12,108
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-	-	-	-	-	-	-	-	-
Natural disaster relief	-4,264	-	-12,795	-	-	-	-	-	-17,059
Other purposes									
Loan Council — housing nominations	-11,677	-	-4,296	-7,448	-4,885	-	-	-3,887	-32,193
USC Moreton Bay Precinct Loan	-	-	-123,709	-	-	-	-	-	-123,709
Total Repayments	-106,936	-41,403	-203,779	-22,703	-13,743	-7,069	-8,377	-9,052	-413,062

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2021-22									
Interest									
Agriculture									
Drought Concessional Loans Scheme	-866	-2,341	-1,541	-21	-166	-476	-	-	-5,411
Drought Recovery Loans Scheme	-246	-521	-337	-	-122	-48	-	-	-1,274
Farm Finance Concessional Loans Scheme	-54	-48	-11	-93	-	-8	-	-2	-216
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-508	-508
Housing									
Commonwealth-State Housing Agreement loans	-16,606	-	-4,877	-4,610	-1,329	-	-	-905	-28,327
Housing for service personnel	-1,388	-	-750	-112	-66	-	-	-	-2,316
Other housing	-	-	-	-	-	-	-4,425	-1,801	-6,226
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-2,198	-	-	-	-	-	-	-	-2,198
Natural disaster relief	-74	-	-331	-	-	-	-	-	-405
Other purposes									
Loan Council — housing nominations	-15,035	-	-5,370	-9,141	-6,581	-	-	-5,316	-41,443
USC Moreton Bay Precinct Loan	-	-	-1,128	-	-	-	-	-	-1,128
Total Interest	-36,467	-2,910	-14,345	-13,977	-8,264	-532	-4,425	-8,532	-89,452
Net Financial Flow	-143,403	-44,313	-218,124	-36,680	-22,007	-7,601	-12,802	-17,584	-502,514

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2022-23									
Repayments									
Agriculture									
Drought Concessional Loans Scheme	-27	-4,159	-2,688	-	-	-	-	-	-6,874
Drought Recovery Loans Scheme	-1,436	-3,423	-1,317	-	-482	-199	-	-	-6,857
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-136	-136
Housing									
Commonwealth-State Housing Agreement loans	-36,182	-	-10,347	-9,738	-3,749	-	-	-1,127	-61,143
Housing for service personnel	-2,408	-	-1,283	-276	-114	-	-	-	-4,081
Other housing	-	-	-	-	-	-	-8,365	-3,920	-12,285
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-15,952	-	-	-	-	-	-	-	-15,952
Natural disaster relief	-4,264	-	-13,413	-	-	-	-	-	-17,677
Other purposes									
Loan Council — housing nominations	-12,202	-	-4,489	-7,783	-5,105	-	-	-4,062	-33,641
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Repayments	-72,471	-7,582	-33,537	-17,797	-9,450	-199	-8,365	-9,245	-158,646

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2022-23									
Interest									
Agriculture									
Drought Concessional Loans Scheme	-417	-2,242	-707	-	-80	-419	-	-	-3,865
Drought Recovery Loans Scheme	-262	-569	-222	-	-83	-52	-	-	-1,188
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-501	-501
Housing									
Commonwealth-State Housing Agreement loans	-14,956	-	-4,418	-4,165	-1,137	-	-	-856	-25,532
Housing for service personnel	-1,287	-	-694	-99	-61	-	-	-	-2,141
Other housing	-	-	-	-	-	-	-4,048	-1,612	-5,660
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-2,198	-	-	-	-	-	-	-	-2,198
Natural disaster relief	-40	-	-229	-	-	-	-	-	-269
Other purposes									
Loan Council — housing nominations	-14,509	-	-5,177	-8,806	-6,362	-	-	-5,141	-39,995
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Interest	-33,669	-2,811	-11,447	-13,070	-7,723	-471	-4,048	-8,110	-81,349
Net Financial Flow	-106,140	-10,393	-44,984	-30,867	-17,173	-670	-12,413	-17,355	-239,995

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24									
Repayments									
Agriculture									
Drought Concessional Loans Scheme	-937	-11,153	-3,247	-	-369	-1,324	-	-	-17,030
Drought Recovery Loans Scheme	-1,604	-3,442	-1,317	-	-482	-299	-	-	-7,144
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-136	-136
Housing									
Commonwealth-State Housing Agreement loans	-35,289	-	-10,225	-9,554	-2,883	-	-	-1,177	-59,128
Housing for service personnel	-2,545	-	-1,276	-254	-126	-	-	-	-4,201
Other housing	-	-	-	-	-	-	-8,354	-3,824	-12,178
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-15,952	-	-	-	-	-	-	-	-15,952
Natural disaster relief	-181	-	-4,360	-	-	-	-	-	-4,541
Other purposes									
Loan Council — housing nominations	-12,752	-	-4,691	-8,134	-5,334	-	-	-4,245	-35,156
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Repayments	-69,260	-14,595	-25,116	-17,942	-9,194	-1,623	-8,354	-9,382	-155,466

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24									
Interest									
Agriculture									
Drought Concessional Loans Scheme	-409	-2,104	-644	-	-77	-407	-	-	-3,641
Drought Recovery Loans Scheme	-234	-507	-198	-	-74	-48	-	-	-1,061
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-494	-494
Housing									
Commonwealth-State Housing Agreement loans	-13,323	-	-3,957	-3,725	-934	-	-	-806	-22,745
Housing for service personnel	-1,179	-	-637	-87	-56	-	-	-	-1,959
Other housing	-	-	-	-	-	-	-3,671	-1,413	-5,084
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-1,466	-	-	-	-	-	-	-	-1,466
Natural disaster relief	-6	-	-122	-	-	-	-	-	-128
Other purposes									
Loan Council — housing nominations	-13,960	-	-4,975	-8,456	-6,132	-	-	-4,958	-38,481
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Interest	-30,577	-2,611	-10,533	-12,268	-7,273	-455	-3,671	-7,671	-75,059
Net Financial Flow	-99,837	-17,206	-35,649	-30,210	-16,467	-2,078	-12,025	-17,053	-230,525

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25									
Repayments									
Agriculture									
Drought Concessional Loans Scheme	-2,208	-12,645	-3,889	-	-443	-2,215	-	-	-21,400
Drought Recovery Loans Scheme	-1,604	-3,442	-1,563	-	-482	-299	-	-	-7,390
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-136	-136
Housing									
Commonwealth-State Housing Agreement loans	-33,833	-	-10,014	-9,197	-1,470	-	-	-1,230	-55,744
Housing for service personnel	-2,697	-	-1,365	-197	-139	-	-	-	-4,398
Other housing	-	-	-	-	-	-	-8,285	-4,014	-12,299
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-15,951	-	-	-	-	-	-	-	-15,951
Natural disaster relief	-181	-	-3,480	-	-	-	-	-	-3,661
Other purposes									
Loan Council — housing nominations	-13,325	-	-4,902	-8,500	-5,575	-	-	-4,436	-36,738
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Repayments	-69,799	-16,087	-25,213	-17,894	-8,109	-2,514	-8,285	-9,816	-157,717

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25									
Interest									
Agriculture									
Drought Concessional Loans Scheme	-380	-1,888	-579	-	-69	-375	-	-	-3,291
Drought Recovery Loans Scheme	-205	-445	-172	-	-65	-42	-	-	-929
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-487	-487
Housing									
Commonwealth-State Housing Agreement loans	-11,743	-	-3,508	-3,296	-775	-	-	-753	-20,075
Housing for service personnel	-1,064	-	-579	-75	-50	-	-	-	-1,768
Other housing	-	-	-	-	-	-	-3,295	-1,222	-4,517
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-733	-	-	-	-	-	-	-	-733
Natural disaster relief	-4	-	-87	-	-	-	-	-	-91
Other purposes									
Loan Council — housing nominations	-13,386	-	-4,764	-8,090	-5,892	-	-	-4,767	-36,899
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Interest	-27,515	-2,333	-9,689	-11,461	-6,851	-417	-3,295	-7,229	-68,790
Net Financial Flow	-97,314	-18,420	-34,902	-29,355	-14,960	-2,931	-11,580	-17,045	-226,507

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26									
Repayments									
Agriculture									
Drought Concessional Loans Scheme	-2,308	-12,665	-3,889	-	-443	-2,315	-	-	-21,620
Drought Recovery Loans Scheme	-5,953	-3,813	-2,050	-	-577	-299	-	-	-12,692
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-136	-136
Housing									
Commonwealth-State Housing Agreement loans	-35,303	-	-10,443	-9,599	-1,544	-	-	-1,286	-58,175
Housing for service personnel	-2,779	-	-1,506	-200	-153	-	-	-	-4,638
Other housing	-	-	-	-	-	-	-8,209	-4,215	-12,424
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-	-	-	-	-	-	-	-	-
Natural disaster relief	-181	-	-3,480	-	-	-	-	-	-3,661
Other purposes									
Loan Council — housing nominations	-13,925	-	-5,123	-8,882	-5,825	-	-	-4,635	-38,390
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Repayments	-60,449	-16,478	-26,491	-18,681	-8,542	-2,614	-8,209	-10,272	-151,736

Table D.2: Summary of advances, repayments and interest, by year and state (continued)

\$'000	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26									
Interest									
Agriculture									
Drought Concessional Loans Scheme	-339	-1,659	-509	-	-61	-334	-	-	-2,902
Drought Recovery Loans Scheme	-136	-379	-139	-	-55	-37	-	-	-746
Farm Finance Concessional Loans Scheme	-	-	-	-	-	-	-	-	-
Environment									
Northern Territory — water and sewerage assistance	-	-	-	-	-	-	-	-480	-480
Housing									
Commonwealth-State Housing Agreement loans	-10,272	-	-3,079	-2,895	-702	-	-	-697	-17,645
Housing for service personnel	-943	-	-518	-67	-44	-	-	-	-1,572
Other housing	-	-	-	-	-	-	-2,923	-1,021	-3,944
Loan to NSW to assist beneficiaries of the Asbestos Injuries Compensation Fund	-	-	-	-	-	-	-	-	-
Natural disaster relief	-3	-	-59	-	-	-	-	-	-62
Other purposes									
Loan Council — housing nominations	-12,787	-	-4,543	-7,708	-5,641	-	-	-4,567	-35,246
USC Moreton Bay Precinct Loan	-	-	-	-	-	-	-	-	-
Total Interest	-24,480	-2,038	-8,847	-10,670	-6,503	-371	-2,923	-6,765	-62,597
Net Financial Flow	-84,929	-18,516	-35,338	-29,351	-15,045	-2,985	-11,132	-17,037	-214,333