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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA JANUARY 1981

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INQUIRIES

If you want to know more about these statistics ring Mr Colin Squair on Canberra (062) 52 7126 or our State office, or write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616.

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MAIN FEATURES

In January 1981 savings and trading banks approved a combined total of \$294.7 million in loans to individuals for the construction or purchase of dwellings. This was \$5.2 million less than in December 1980 and \$22.0 million less than in January 1980.

In seasonally adjusted terms the total of such loans approved in January 1981 was \$305.2 million, \$9.3 million less than in December 1980.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$48.9 million in January 1981, \$8.0 million less than in December 1980 and \$8.5 million less than in January 1980.

During January 1981 savings and trading banks approved \$219.3 million in loans to individuals for the purchase of established dwellings. This was \$2.2 million more than in December 1980 but \$11.0 million less than in January 1980.

EXPLANATORY NOTES

Introduction

This publication presents statistics of secured finance provided by banks to individuals for the construction or purchase of dwellings, for owner occupation, and details of other selected items relating to the provision of housing finance.

2. While the statistics are described as being for calendar months, it should be noted that:

- for trading banks the data relate to the period ending on the second Wednesday of the month following the month stated and may cover either a 4 or 5 week period.
- for savings banks the data relate to the period ending on either the last Monday (one bank), the last Wednesday (six banks) or the last day (five banks) of the month stated and may cover either a 4 or 5 week period.

Seasonal adjustment

3. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

4. Large fluctuations occurring in series as a result of irregular influences, such as interest rate changes, are not removed by seasonal adjustment. Particular care should therefore be taken in interpreting individual month-to-month movements.

Scope

5. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1980 issue of this publication.

6. This publication incorporates revisions made to previous statistics in this series.

Related publications

7. Users may also wish to refer to the following publications which contain housing finance statistics directly comparable with those published in this publication and are available on request:

Housing Finance for Owner Occupation, Australia (5609.0)—issued monthly

Housing Finance for Owner Occupation, Permanent Building Societies, Australia (5610.0)—issued monthly.

8. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

- n.a. not available
— nil or rounded to zero
Dwgs number of dwelling units.

9. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

R. J. CAMERON
Australian Statistician

TABLE 1 - SAVINGS BANKS - LOANS APPROVED TO INDIVIDUALS

	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		ALTERATIONS AND ADDITIONS TO DWELLINGS
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000
AUSTRALIA									
1979									
DECEMBER	1,421	34,296	762	17,598	5,360	127,490	7,543	179,384	6,330
1980									
JANUARY	1,770	43,908	964	22,719	7,316	176,740	10,050	243,367	7,824
FEBRUARY	1,601	39,341	929	21,780	6,944	167,532	9,474	228,653	8,355
MARCH	1,713	42,421	910	21,547	7,141	171,567	9,764	235,535	8,847
APRIL	1,848	46,401	868	20,061	6,777	163,227	9,493	229,689	9,076
MAY	1,995	50,905	844	19,912	6,809	165,671	9,648	236,488	9,348
JUNE	1,703	43,339	747	18,034	5,865	142,284	8,320	203,657	7,830
JULY	1,862	45,265	730	16,883	6,247	152,842	8,839	214,990	8,767
AUGUST	1,762	44,975	658	16,271	5,443	135,678	7,863	196,924	7,031
SEPTEMBER	1,676	42,880	644	16,029	5,507	138,883	7,827	197,792	7,927
OCTOBER	1,838	46,640	646	21,313	6,496	163,236	9,180	231,189	9,314
NOVEMBER	1,579	36,973	769	19,891	6,180	150,288	8,527	207,052	6,720
DECEMBER	1,817	43,870	773	19,745	6,762	161,892	9,352	225,507	6,901
1981									
JANUARY	1,470	36,079	749	19,886	6,458	162,960	8,677	218,925	5,636
STATES - JANUARY 1981									
HOUSES									
N.S.W.	373	9,676	137	4,384	1,474	44,487	1,990	58,547	
VIC.	486	11,703	285	7,093	2,335	54,912	3,106	73,708	
QLD	290	6,306	138	3,183	929	19,547	1,357	29,036	
S.A.	114	3,140	59	1,494	654	16,107	827	20,741	
W.A.	148	3,926	40	1,057	391	9,704	579	14,687	(NA)
TAS.	34	803	11	263	185	3,684	230	4,950	
N.T.	2	43	2	45	15	458	19	546	
A.C.T.	13	341	24	565	85	2,645	122	3,551	
TOTAL	1,466	35,938	696	18,084	6,068	151,744	8,230	205,766	
OTHER DWELLINGS									
N.S.W.	1	10	18	668	201	6,475	220	7,153	
VIC.	1	80	14	560	76	1,944	91	2,584	
QLD	1	25	4	94	11	506	16	625	
S.A.	-	-	2	73	55	1,291	57	1,364	
W.A.	1	26	14	377	39	793	53	1,196	(NA)
TAS.	-	-	-	-	4	69	4	69	
N.T.	-	-	1	30	-	-	1	30	
A.C.T.	-	-	-	-	5	138	5	138	
TOTAL	4	141	53	1,802	390	11,216	447	13,159	
TOTAL									
N.S.W.	380	9,686	155	5,052	1,675	50,962	2,210	65,700	1,425
VIC.	487	11,783	299	7,653	2,411	56,856	3,197	76,292	3,051
QLD	291	6,331	142	3,277	940	20,053	1,373	29,661	257
S.A.	114	3,140	61	1,567	709	17,398	884	22,105	413
W.A.	149	3,952	54	1,434	429	10,497	632	15,883	313
TAS.	34	803	11	263	189	3,953	234	5,019	93
N.T.	2	43	3	75	15	458	20	576	55
A.C.T.	13	341	24	565	90	2,783	127	3,689	29
TOTAL	1,470	36,079	749	19,886	6,458	162,960	8,677	218,925	5,636

TABLE 2 - TRADING BANKS - LOANS APPROVED TO INDIVIDUALS

	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		ALTERATIONS AND ADDITIONS TO DWELLINGS
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000
AUSTRALIA									
1979									
DECEMBER	503	9,262	243	4,302	1,884	33,866	2,636	47,430	11,717
1980									
JANUARY	736	13,506	317	6,214	2,815	53,550	3,868	73,270	17,988
FEBRUARY	769	15,396	347	6,899	2,666	51,356	3,773	73,651	17,412
MARCH	712	14,341	319	6,435	2,472	47,717	3,503	69,043	16,454
APRIL	851	16,727	351	7,206	2,974	58,438	4,176	82,371	23,941
MAY	689	15,172	327	6,227	2,449	46,368	3,465	67,767	19,976
JUNE	646	13,287	287	4,944	2,317	46,264	3,250	64,495	19,022
JULY	854	17,373	405	8,091	2,856	59,123	4,115	84,587	23,619
AUGUST	363	18,250	356	7,217	2,594	54,978	3,819	80,445	20,174
SEPTEMBER	306	17,963	342	6,840	2,613	53,159	3,761	77,062	18,786
OCTOBER	911	18,354	392	7,373	3,099	63,335	4,402	89,562	27,099
NOVEMBER	685	13,667	378	7,715	2,685	56,465	3,748	77,847	25,153
DECEMBER	645	13,026	295	6,151	2,550	55,197	3,490	74,374	20,578
1981									
JANUARY	590	12,355	305	6,577	2,605	56,304	3,500	75,736	19,836
STATES - JANUARY 1981									
HOUSES									
N.S.W.	206	5,167	66	1,358	969	22,567	1,241	29,092	
VIC.	76	1,453	57	1,146	388	7,436	521	10,035	
QLD	110	1,862	57	1,158	400	7,428	567	10,448	
S.A.	74	1,998	51	1,388	308	7,776	433	11,162	
W.A.	71	1,447	27	401	188	3,089	286	4,937	(NA)
TAS.	6	64	1	20	52	906	59	990	
N.T.	5	45	5	50	10	176	20	271	
A.C.T.	6	95	3	78	32	754	41	927	
TOTAL	554	12,131	267	5,599	2,347	50,132	3,168	67,862	
OTHER DWELLINGS									
N.S.W.	6	98	10	231	111	3,258	127	3,587	
VIC.	5	149	6	144	41	821	52	1,114	
QLD	11	205	13	445	58	1,168	82	1,818	
S.A.	9	209	-	-	17	304	26	513	
W.A.	3	51	9	158	23	406	35	615	(NA)
TAS.	1	10	-	-	2	15	3	25	
N.T.	-	-	-	-	1	20	1	20	
A.C.T.	1	2	-	-	5	180	6	182	
TOTAL	36	724	38	978	258	6,172	332	7,874	
TOTAL									
N.S.W.	212	5,265	76	1,589	1,080	25,825	1,368	32,679	9,410
VIC.	81	1,602	63	1,290	429	8,257	573	11,149	3,791
QLD	121	2,067	70	1,603	458	8,596	649	12,266	2,930
S.A.	83	2,207	51	1,388	325	8,080	459	11,675	1,206
W.A.	74	1,498	36	559	211	3,495	321	5,552	1,696
TAS.	7	74	1	20	54	921	62	1,015	215
N.T.	5	45	5	50	11	196	21	291	284
A.C.T.	7	97	3	78	37	934	47	1,109	304
TOTAL	590	12,355	305	6,577	2,605	56,304	3,500	75,736	19,836

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										
SAVINGS BANKS					TRADING BANKS					
FOR DWELLINGS	\$000	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR ALTERATIONS AND ADDITIONS	FOR ALTERATIONS AND ADDITIONS	LOANS ADVANCED TO INDIVIDUALS DURING MONTH	LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH	BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS SOCIETIES
DMGS	\$000	\$000	DMGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000
AUSTRALIA										
1979										
DECEMBER	323	7,316	128	710	71	236,811	567,054	48,924	10,047,258	254,455
1980										
JANUARY	479	10,667	122	1,408	137	199,483	607,973	67,706	10,104,921	254,531
FEBRUARY	438	10,123	208	1,300	66	209,065	625,585	58,067	10,184,323	253,467
MARCH	493	11,637	249	1,580	86	209,831	648,250	93,111	10,307,990	254,418
APRIL	506	11,321	129	1,520	84	240,653	634,912	144,275	10,484,949	255,495
MAY	459	10,395	182	974	48	240,572	628,999	66,165	10,571,009	256,216
JUNE	441	11,013	189	1,229	136	216,023	613,261	55,478	10,640,418	260,591
JULY	426	9,484	316	1,857	57	237,398	589,420	72,105	10,725,450	260,441
AUGUST	365	9,354	364	1,670	61	196,340	587,317	70,853	10,782,853	260,295
SEPTEMBER	447	10,660	263	1,259	91	200,412	581,701	101,781	10,886,835	261,623
OCTOBER	415	10,450	94	1,898	114	219,847	592,013	162,961	11,048,938	260,524
NOVEMBER	370	8,565	175	1,644	104	195,160	601,885	75,185	11,107,822	258,358
DECEMBER	370	9,546	167	1,675	102	269,763	554,816	86,617	11,204,258	261,423
1981										
JANUARY	315	8,042	116	2,277	138	160,744	610,475	68,887	11,228,432	263,531
STATES - JANUARY 1981										
N.S.W.	141	3,752	100	1,907	136	40,969	239,613	21,560	3,197,584	99,941
VIC.	76	1,971	-	166	-	60,249	213,237	26,043	4,314,690	116,397
QLD	47	1,010	-	118	-	23,378	59,530	6,647	1,276,374	13,460
S.A.	18	500	7	50	-	18,916	40,426	8,345	1,112,972	-
W.A.	13	476	9	-	-	10,823	37,772	3,336	821,075	31,114
TAS.	7	111	-	11	-	3,015	10,593	1,543	286,323	1,496
N.T.	-	-	-	-	-	305	1,508	63	21,707	-
A.C.T.	7	222	-	25	-	3,087	7,796	1,330	195,707	1,121
TOTAL	315	8,042	116	2,277	138	160,744	610,475	68,887	11,228,432	263,531

TABLE 4 - LOANS APPROVED TO INDIVIDUALS FOR CONSTRUCTION OR PURCHASE OF DWELLINGS - ORIGINAL AND SEASONALLY ADJUSTED

	ORIGINAL				SEASONALLY ADJUSTED				TOTAL			
	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ESTABLISHED DWELLINGS		PURCHASE OF DWELLINGS		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ESTABLISHED DWELLINGS		PURCHASE OF DWELLINGS					
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000				
SAVINGS BANKS												
1979												
DECEMBER	2,183	51,894	5,360	127,490	7,543	179,304	2,576	60,812	6,148	145,601	8,726	206,413
1980												
JANUARY	2,734	66,627	7,316	176,740	10,050	243,367	2,793	67,772	6,689	157,515	9,482	225,287
FEBRUARY	2,530	61,121	6,944	167,532	9,474	228,653	2,625	62,744	6,471	152,869	9,096	215,613
MARCH	2,623	63,968	7,141	171,567	9,764	235,535	2,685	65,621	6,766	161,114	9,451	226,735
APRIL	2,716	65,462	6,777	163,227	9,493	229,689	2,754	68,157	6,781	162,815	9,535	230,972
MAY	2,839	70,817	6,809	165,671	9,648	236,488	2,680	67,110	6,734	164,768	9,414	231,876
JUNE	2,455	61,373	5,865	142,284	8,320	203,657	2,477	62,217	6,272	153,656	8,749	215,873
JULY	2,592	62,148	6,247	152,842	8,839	214,990	2,385	56,699	6,280	155,479	8,665	212,178
AUGUST	2,420	61,246	5,443	135,678	7,863	196,924	2,432	62,067	5,996	150,874	8,428	212,941
SEPTEMBER	2,320	58,909	5,507	138,883	7,827	197,792	2,310	58,833	5,982	152,034	8,292	210,667
OCTOBER	2,634	67,953	6,496	163,236	9,180	231,189	2,368	60,181	5,936	151,116	8,324	211,297
NOVEMBER	2,347	56,764	6,180	150,288	8,527	207,052	2,451	59,341	6,038	148,012	8,489	207,853
DECEMBER	2,590	63,615	6,762	161,892	9,352	225,507	2,728	66,471	7,010	167,341	9,739	233,612
1981												
JANUARY	2,219	55,965	6,458	162,960	8,677	218,925	2,483	62,283	6,549	161,227	9,032	223,510
TRADING BANKS												
1979												
DECEMBER	752	13,564	1,884	33,866	2,636	47,430	1,059	19,530	2,434	44,962	3,493	64,492
1980												
JANUARY	1,053	19,720	2,815	53,550	3,868	73,270	1,007	19,100	2,401	44,211	3,408	63,311
FEBRUARY	1,107	22,295	2,666	51,356	3,773	73,651	1,092	21,398	2,403	45,095	3,495	66,493
MARCH	1,031	21,326	2,472	47,717	3,503	69,043	1,038	21,090	2,422	46,381	3,460	67,471
APRIL	1,202	23,933	2,974	58,438	4,176	82,371	1,067	21,197	2,550	48,683	3,617	69,880
MAY	1,016	21,399	2,449	46,368	3,465	67,767	1,094	22,804	2,639	50,186	3,733	72,992
JUNE	933	18,231	2,317	46,264	3,250	64,435	1,038	20,866	2,729	54,811	3,767	75,677
JULY	1,259	25,464	2,856	59,123	4,115	84,567	1,105	22,252	2,691	56,568	3,796	78,820
AUGUST	1,225	25,467	2,594	54,978	3,819	80,445	1,328	25,739	2,973	63,219	4,301	88,958
SEPTEMBER	1,148	23,903	2,613	53,159	3,761	77,062	1,172	25,363	2,988	61,771	4,160	87,134
OCTOBER	1,303	26,227	3,099	63,335	4,402	89,562	1,066	21,505	2,659	55,112	3,725	76,617
NOVEMBER	1,063	21,382	2,685	56,465	3,748	77,847	1,093	22,862	2,782	60,050	3,875	82,912
DECEMBER	940	19,177	2,550	55,197	3,490	74,374	1,061	22,152	2,630	58,579	3,691	80,731
1981												
JANUARY	895	19,432	2,605	56,304	3,500	75,736	1,072	23,579	2,780	58,127	3,852	81,706

(A) - SEPARATE SEASONALLY ADJUSTED FIGURES FOR CONSTRUCTION OF DWELLINGS