

AUSTRALIAN BUREAU OF STATISTICS Canberra

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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS FEBRUARY 1978

INQUIRIES

If you want to know more about these statistics ring Mr Colin Squair, Canberra 525331 or our State Office, or write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616

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SUMMARY OF MOVEMENTS – AUSTRALIA

	February 1978 (\$'000)		Change over Previous Month (\$'000)		Change over Previous February (\$'000)	
	Savings Banks	Trading Banks	Savings Banks	Trading Banks	Savings Banks	Trading Banks
ORIGINAL						
Loans approved to individuals for –						
Construction of dwellings	26,057	10,503	-2,200	+1,937	-754	+30
Purchase of newly erected dwellings	23,048	9,630	+2,241	+2,158	-240	+2,414
Purchase of established dwellings	133,813	44,921	+10,842	+7,591	+19,199	+10,991
Total	182,918	65,054	+10,883	+11,686	+18,205	+13,435
Combined Total	247,972		+22,569		+31,640	
SEASONALLY ADJUSTED						
Loans approved to individuals for –						
Construction of dwellings	} 50,610	19,957	-6,997	+1,355	-1,189	+2,380
Purchase of newly erected dwellings						
Purchase of established dwellings	117,136	38,050	-9,311	-154	+16,483	+9,240
Total	167,746	58,007	-16,308	+1,201	+15,294	+11,620

EXPLANATORY NOTES

This bulletin 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:

(i) for trading banks the data relate to the period ending on the second Wednesday of the month following the month in question and consequently will relate to either a 4 or 5 week period.

(ii) for savings banks the data relate to the period ending on either the last Monday (one bank), the last Wednesday (seven banks) or the last day (five banks) of the month in question. Consequently data for those banks balancing on the last Monday or Wednesday may relate either to a 4 or 5 week period. For December 1977 the data for six of the seven banks relate to a 3 week period as the monthly "balance date" for the six banks was brought forward because of the Christmas holidays.

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

4. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1977 issue of this bulletin.

5. This bulletin incorporates revisions made to previous statistics in this series.

Symbols and other usages:

... nil, or less than half the final digit shown
Dwgs number of dwelling units

Any discrepancies between totals and sums of components in tables are due to rounding.

Related publications:

Users may also wish to refer to the following Housing Finance publications which are available on request:

Housing Finance for Owner Occupation (5609.0) (monthly).

Housing Finance for Owner Occupation – Permanent Building Societies (5610.0) (monthly).

All publications produced by the ABS are listed in *Catalogue of Publications 1977* (1101.0).

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									
1977									
JANUARY	1,289	25,230	1,009	19,231	5,241	100,094	7,539	144,555	6,560
FEBRUARY	1,375	26,811	1,176	23,288	6,007	114,614	8,558	164,713	7,941
MARCH	1,639	31,426	1,238	23,944	6,672	128,729	9,549	184,099	9,134
APRIL	1,204	23,381	1,040	18,782	5,006	95,474	7,250	137,637	7,620
MAY	1,484	28,577	1,198	23,220	5,722	109,972	8,404	161,769	8,700
JUNE	1,627	30,854	1,187	23,291	6,382	122,134	9,196	176,279	8,245
JULY	1,605	31,603	1,133	22,499	5,691	112,111	8,429	166,213	7,858
AUGUST	1,757	33,834	1,251	25,464	6,214	121,422	9,222	180,720	10,309
SEPTEMBER	1,645	31,978	1,059	21,626	5,425	106,942	8,129	160,546	9,109
OCTOBER	1,585	31,490	1,052	22,047	5,600	111,528	8,237	165,065	8,873
NOVEMBER	1,925	39,255	1,323	27,603	7,085	140,912	10,333	207,770	9,129
DECEMBER	1,188	24,694	943	20,149	5,127	104,319	7,258	149,162	6,762
1978									
JANUARY	1,349	28,257	961	20,807	5,854	122,971	8,164	172,035	6,990
FEBRUARY	1,267	26,057	1,053	23,048	6,311	133,813	8,631	182,918	7,644
STATES - FEBRUARY 1978									
HOUSES									
N.S.W.	313	6,896	132	3,261	1,855	43,059	2,300	53,216	
VIC.	358	7,504	461	10,205	1,974	42,805	2,793	60,514	
QLD	269	5,064	138	2,617	807	14,320	1,214	22,001	
S.A.	112	2,317	90	2,015	578	11,858	780	16,190	
W.A.	165	3,269	53	1,222	375	7,502	593	11,993	(A)
TAS.	35	725	11	240	156	3,070	202	4,035	
N.T.	6	113	2	29	12	259	20	401	
A.C.T.	7	147	46	808	124	2,514	177	3,469	
TOTAL	1,265	26,035	933	20,397	5,881	125,387	8,079	171,819	
OTHER DWELLINGS									
N.S.W.	..	..	22	460	253	5,192	275	5,652	
VIC.	..	..	48	1,103	87	1,620	135	2,723	
QLD	1	20	15	335	23	431	39	786	
S.A.	..	..	17	371	39	676	56	1,047	
W.A.	..	..	10	195	21	387	31	582	(A)
TAS.	1	2	4	101	3	46	8	149	
N.T.	..	..	..	..	..	..	..	..
A.C.T.	..	..	4	86	4	74	8	160	
TOTAL	2	22	120	2,651	430	8,426	552	11,099	
TOTAL									
N.S.W.	313	6,896	154	3,721	2,108	48,251	2,575	58,868	2,063
VIC.	358	7,504	509	11,308	2,061	44,425	2,928	63,237	3,825
QLD	270	5,084	153	2,952	830	14,751	1,253	22,787	377
S.A.	112	2,317	107	2,386	617	12,534	836	17,237	421
W.A.	165	3,269	63	1,417	396	7,889	624	12,575	588
TAS.	36	727	15	341	159	3,116	210	4,184	199
N.T.	6	113	2	29	12	259	20	401	13
A.C.T.	7	147	50	894	128	2,588	185	3,629	158
TOTAL	1,267	26,057	1,053	23,048	6,311	133,813	8,631	182,918	7,644

(A) - DETAILS NOT COLLECTED

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									
1977									
JANUARY	596	8,439	462	7,278	2,000	32,960	3,058	48,677	11,001
FEBRUARY	718	10,473	483	7,216	2,116	33,930	3,317	51,619	12,630
MARCH	696	11,107	384	5,335	2,370	36,397	3,450	52,839	14,272
APRIL	593	9,061	454	6,743	1,877	29,051	2,924	44,855	12,310
MAY	546	8,609	464	7,366	1,800	28,955	2,810	44,930	12,885
JUNE	758	11,788	636	7,934	1,965	33,083	3,359	52,805	15,815
JULY	592	8,977	481	7,606	1,712	27,650	2,785	44,233	13,907
AUGUST	732	11,355	647	11,240	2,061	34,442	3,440	57,037	17,789
SEPTEMBER	663	10,108	466	7,525	1,666	27,825	2,795	45,458	14,713
OCTOBER	614	9,747	409	6,864	1,841	32,134	2,864	48,745	18,010
NOVEMBER	785	12,263	671	10,639	2,595	46,897	4,051	69,799	21,161
DECEMBER	463	7,740	331	5,306	1,634	29,196	2,428	42,242	11,944
1978									
JANUARY	527	8,566	408	7,472	1,969	37,330	2,904	53,368	12,957
FEBRUARY	613	10,503	514	9,630	2,390	44,921	3,517	65,054	16,632
STATES - FEBRUARY 1978									
HOUSES									
N.S.W.	268	4,647	71	1,480	1,097	21,850	1,436	27,977	
VIC.	97	1,772	68	1,185	355	6,592	520	9,549	
QLD	75	1,151	63	1,065	311	4,990	449	7,206	
S.A.	64	1,202	239	4,770	163	3,005	466	8,977	
W.A.	70	978	25	334	159	2,668	254	3,980	(A)
TAS.	19	327	6	50	51	1,011	76	1,388	
N.T.	4	51	2	27	9	146	15	224	
A.C.T.	7	192	14	311	42	1,123	63	1,626	
TOTAL	604	10,320	488	9,222	2,187	41,385	3,279	60,927	
OTHER DWELLINGS									
N.S.W.	3	41	9	170	132	2,315	144	2,526	
VIC.	1	26	5	96	24	326	30	448	
QLD	1	15	7	73	18	352	26	440	
S.A.	..	..	2	42	10	184	12	226	
W.A.	2	43	2	21	13	278	17	342	(A)
TAS.	2	58	..	..	2	30	4	88	
N.T.	..	..	..	..	..	..	..	..
A.C.T.	..	..	1	6	4	51	5	57	
TOTAL	9	183	26	408	203	3,536	238	4,127	
TOTAL									
N.S.W.	271	4,688	80	1,650	1,229	24,165	1,580	30,503	7,462
VIC.	98	1,798	73	1,281	379	6,918	550	9,997	4,717
QLD	76	1,166	70	1,138	329	5,342	475	7,646	1,459
S.A.	64	1,202	241	4,812	173	3,189	478	9,203	1,173
W.A.	72	1,021	27	355	172	2,946	271	4,322	1,207
TAS.	21	385	6	50	53	1,041	80	1,476	331
N.T.	4	51	2	27	9	146	15	224	101
A.C.T.	7	192	15	317	46	1,174	68	1,683	182
TOTAL	613	10,503	514	9,630	2,390	44,921	3,517	65,054	16,632

(A) - DETAILS NOT COLLECTED

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS				SAVINGS BANKS			
	SAVINGS BANKS					TRADING BANKS					LOANS APPROVED BUT NOT 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		BUILDING SOCIETIES			
	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS	FOR DWELLINGS ADDITIONS			INDIVIDUALS PERMANENT TERMINATING	\$000	\$000	\$000	\$000	
	DWGS	\$000	\$000	DWGS	\$000	\$000	DWGS	\$000	\$000	LOANS ADVANCED TO INDIVIDUALS DURING MONTH	LOANS APPROVED BUT NOT TO INDIVIDUALS AT END OF MONTH	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA																		
1977																		
JANUARY	419	7,140	134	48	849	75	112,721	488,009	38,625	6,552,944	2,691	214,061						
FEBRUARY	444	7,919	160	63	1,053	81	154,839	497,745	29,957	6,628,510	2,599	212,445						
MARCH	561	10,167	253	50	937	53	185,903	494,655	106,857	6,788,606	2,515	212,648						
APRIL	402	7,130	145	49	985	116	139,874	492,763	62,791	6,874,935	2,406	213,147						
MAY	461	8,430	255	44	808	29	181,094	473,453	32,427	6,956,455	3,330	212,345						
JUNE	475	8,617	230	65	1,358	58	171,370	477,760	47,794	7,039,722	2,349	216,590						
JULY	437	8,180	161	38	780	37	155,690	487,800	40,170	7,105,038	2,269	215,924						
AUGUST	475	9,164	191	40	702	189	195,990	473,484	77,937	7,225,595	2,173	216,624						
SEPTEMBER	462	8,664	242	29	570	43	159,130	475,103	92,691	7,351,551	2,082	216,823						
OCTOBER	429	8,123	170	42	676	133	159,133	481,615	48,100	7,423,022	2,034	214,615						
NOVEMBER	507	9,783	171	56	1,255	93	183,666	504,894	34,321	7,495,990	1,966	213,976						
DECEMBER	376	7,301	270	36	652	37	196,135	457,112	33,737	7,604,746	1,956	214,360						
1978																		
JANUARY	429	8,632	165	41	690	36	140,196	487,144	54,466	7,658,084	1,918	215,177						
FEBRUARY	435	8,247	120	56	1,098	71	155,277	514,062	34,459	7,725,517	1,861	212,939						
STATES - FEBRUARY 1978																		
N.S.W.	190	3,731	56	52	1,057	68	39,894	178,526	11,075	2,124,138	108,404							
VIC.	109	2,040	22	3	35	3	58,641	197,119	10,995	2,964,285	62,994							
QLD	40	752	23	..	..	..	21,270	49,414	3,409	890,695	14,250						
S.A.	34	742	17	..	..	..	15,412	39,228	5,305	823,737	363						
M.A.	32	402	..	..	..	..	12,844	32,638	1,937	576,539	25,896						
TAS.	18	343	..	1	6	..	4,439	8,482	970	185,119	1,567							
N.T.	..	5	..	..	..	..	338	887	40	12,281	..						
A.C.T.	12	232	2	..	..	..	2,439	7,768	728	146,723	1,326						
TOTAL	435	8,247	120	56	1,098	71	155,277	514,062	34,459	7,725,517	214,800							

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

	ORIGINAL			SEASONALLY ADJUSTED			CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ESTABLISHED DWELLINGS (A)			CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ESTABLISHED DWELLINGS			TOTAL			
	DWGS	\$000	PURCHASE OF ESTABLISHED DWELLINGS	DWGS	\$000	PURCHASE OF ESTABLISHED DWELLINGS	DWGS	\$000	PURCHASE OF ESTABLISHED DWELLINGS	DWGS	\$000	PURCHASE OF ESTABLISHED DWELLINGS	DWGS	\$000	PURCHASE OF ESTABLISHED DWELLINGS	TOTAL
SAVINGS BANKS																
1977																
JANUARY	2,298	44,461	5,241	100,094	7,539	14,455	2,678	52,214	5,503	102,022	8,181	154,236				
FEBRUARY	2,551	50,099	6,007	114,614	8,558	164,713	2,668	51,799	5,413	100,653	8,081	152,452				
MARCH	2,877	55,370	6,672	128,729	9,549	184,099	2,594	49,661	5,401	102,097	7,995	151,756				
APRIL	2,244	42,163	5,006	95,474	7,250	137,637	2,486	46,432	5,455	102,377	7,941	148,809				
MAY	2,682	51,797	5,722	109,972	8,404	161,769	2,584	49,306	5,804	110,418	8,388	159,724				
JUNE	2,814	54,145	6,382	122,134	9,196	176,279	2,525	48,273	6,078	117,424	8,603	165,697				
JULY	2,738	54,102	5,691	112,111	8,429	166,213	2,784	55,455	6,723	133,429	9,507	188,884				
AUGUST	3,008	59,298	6,214	121,422	9,222	180,720	2,808	55,775	6,424	129,802	9,232	185,577				
SEPTEMBER	2,704	53,604	5,425	106,942	8,129	160,546	2,719	53,970	5,916	117,857	8,635	171,827				
OCTOBER	2,637	53,537	5,600	111,528	8,237	165,065	2,685	54,488	5,867	121,482	8,552	175,970				
NOVEMBER	3,248	66,858	7,085	140,912	10,333	207,770	3,078	64,458	6,495	132,963	9,573	197,421				
DECEMBER	2,131	44,843	5,127	104,319	7,258	149,162	2,356	49,765	5,478	110,379	7,834	160,144				
1978																
JANUARY	2,310	49,064	5,854	122,971	8,164	172,035	2,690	57,607	6,201	126,447	8,891	184,054				
FEBRUARY	2,320	49,105	6,311	133,813	8,631	182,918	2,421	50,610	5,674	117,136	8,095	167,746				
TRADING BANKS																
1977																
JANUARY	1,058	15,717	2,000	32,960	3,058	48,677	1,229	18,206	2,094	33,778	3,323	51,984				
FEBRUARY	1,201	17,689	2,116	33,930	3,317	51,619	1,192	17,577	1,838	28,810	3,030	46,387				
MARCH	1,080	16,442	2,370	36,397	3,450	52,839	828	12,775	1,719	25,953	2,547	38,728				
APRIL	1,047	15,804	1,877	29,051	2,924	44,855	1,134	16,796	1,862	28,585	2,996	45,381				
MAY	1,010	15,975	1,800	28,955	2,810	44,930	1,066	16,478	1,830	28,826	2,896	45,304				
JUNE	1,394	19,722	1,965	33,083	3,359	52,805	1,202	17,554	1,836	30,825	3,038	48,379				
JULY	1,073	16,583	1,712	27,650	2,785	44,233	1,204	18,788	2,066	35,058	3,270	53,846				
AUGUST	1,379	22,595	2,061	34,442	3,440	57,037	1,211	19,029	2,067	34,281	3,278	53,310				
SEPTEMBER	1,129	17,633	1,666	27,825	2,795	45,458	1,327	20,511	2,042	35,043	3,369	55,554				
OCTOBER	1,023	16,611	1,841	32,134	2,864	48,745	1,074	17,571	2,085	37,130	3,159	54,701				
NOVEMBER	1,456	22,902	2,595	46,897	4,051	69,799	1,189	19,226	2,261	41,697	3,450	60,923				
DECEMBER	794	13,046	1,634	29,196	2,428	42,242	1,070	17,678	2,215	39,953	3,285	57,631				
1978																
JANUARY	935	16,038	1,969	37,330	2,904	53,368	1,086	18,602	2,058	38,204	3,144	56,806				
FEBRUARY	1,127	20,133	2,390	44,921	3,517	65,054	1,119	19,957	2,073	38,050	3,192	58,007				

(A) - SEPARATE SEASONALLY ADJUSTED FIGURES FOR CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERRECTED DWELLINGS ARE NOT AVAILABLE