

AUSTRALIAN BUREAU OF STATISTICS Canberra

CATALOGUE NO. 5608.0

NOON 19 JUNE 1979



HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA APRIL 1979

INQUIRIES

If you want to know more about these statistics ring Mr Colin Squair on Canberra 527126 or our State office, or write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616. For copies of this publication contact Information Services, Canberra 526627 or State offices.

MAIN FEATURES

- In April 1979 savings and trading banks approved a combined total of \$253.4 million in loans to individuals for the construction or purchase of dwellings. This was \$37.0 million less than in March 1979 but \$19.2 million more than in April 1978.
- In seasonally adjusted terms the total of such loans approved in April 1979 was \$268.4 million, \$4.6 million less than in March 1979 but \$30.4 million more than in April 1978.
- Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$48.9 million in April 1979, \$3.6 million less than in March 1979 but \$8.4 million more than in April 1978.
- During April 1979 savings and trading banks approved \$179.1 million in loans to individuals for the purchase of established dwellings. This was \$27.0 million less than in March 1979 but \$14.1 million more than in April 1978.

EXPLANATORY NOTES

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 :

- (i) 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.
- (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 stated and may cover either a 4 or 5 week period. For December 1978 the data for the banks that normally balance on

the last Wednesday relate to a 3 week period as the monthly "balance date" for these banks was brought forward because of the Christmas holidays.

3. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators* (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.
5. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1978 issue of this bulletin.
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) (monthly)

Housing Finance for Owner Occupation - Permanent Building Societies, Australia (5610.0) (monthly)

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

Symbols and other usages

- n.a. not available
- nil, or less than half the final digit shown
- Dwgs number of dwelling units.

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									
1978									
MARCH	1,501	30,923	1,071	22,987	6,652	138,887	9,224	192,797	9,631
APRIL	1,461	30,664	948	20,418	5,826	125,900	8,235	176,982	9,078
MAY	1,874	38,078	1,126	25,168	6,939	146,696	9,939	209,942	10,927
JUNE	1,569	34,394	925	19,771	5,712	121,447	8,206	175,612	8,519
JULY	1,619	35,825	921	20,111	5,548	119,178	8,088	175,114	8,314
AUGUST	1,725	37,129	1,097	25,222	6,521	140,718	9,343	203,069	9,404
SEPTEMBER	1,724	39,882	1,030	23,576	6,334	140,935	9,088	204,393	8,587
OCTOBER	1,579	35,987	1,124	25,546	6,648	150,608	9,351	212,141	9,785
NOVEMBER	1,727	39,480	1,060	24,579	7,557	172,155	10,344	236,214	8,617
DECEMBER	1,365	31,764	860	19,797	5,662	127,620	7,887	179,181	6,424
1979									
JANUARY	1,625	38,106	993	23,370	7,139	165,029	9,757	226,505	8,219
FEBRUARY	1,500	35,279	980	23,246	6,852	158,521	9,332	217,046	8,152
MARCH	1,639	38,305	1,023	22,993	6,894	157,862	9,556	219,160	9,248
APRIL	1,492	34,890	846	19,213	5,943	135,136	8,281	189,239	7,362
STATES - APRIL 1979									
HOUSES									
N.S.W.	381	9,318	157	4,046	1,782	42,459	2,320	55,823	
VIC.	411	10,522	334	7,350	1,965	45,815	2,710	63,687	
QLD	311	6,235	107	2,272	616	11,792	1,034	20,299	
S.A.	125	3,045	85	1,982	598	13,212	808	18,239	
W.A.	198	4,405	44	979	340	7,396	582	12,780	(NA)
TAS.	44	891	11	260	163	3,399	218	4,550	
N.T.	6	114	4	87	13	310	23	511	
A.C.T.	14	352	36	767	95	1,993	145	3,112	
TOTAL	1,490	34,882	778	17,743	5,572	126,376	7,840	179,001	
OTHER DWELLINGS									
N.S.W.	-	-	8	227	258	6,355	266	6,582	
VIC.	-	-	21	449	50	1,137	71	1,586	
QLD	-	-	16	345	25	481	41	826	
S.A.	1	2	8	163	21	450	30	615	
W.A.	-	-	14	273	10	178	24	451	(NA)
TAS.	1	6	-	-	4	101	5	107	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	13	3	58	4	71	
TOTAL	2	8	68	1,470	371	8,760	441	10,238	
TOTAL									
N.S.W.	381	9,318	165	4,273	2,040	48,814	2,586	62,405	2,131
VIC.	411	10,522	355	7,799	2,015	46,952	2,781	65,273	3,566
QLD	311	6,235	123	2,617	641	12,273	1,075	21,125	335
S.A.	126	3,047	93	2,145	619	13,662	838	18,854	645
W.A.	198	4,405	58	1,252	350	7,574	606	13,231	402
TAS.	45	897	11	260	167	3,500	223	4,657	148
N.T.	6	114	4	87	13	310	23	511	25
A.C.T.	14	352	37	780	98	2,051	149	3,183	110
TOTAL	1,492	34,890	846	19,213	5,943	135,136	8,281	189,239	7,362

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									
1978									
MARCH	697	12,070	533	9,568	2,542	48,066	3,772	69,704	19,535
APRIL	541	9,765	465	8,272	2,030	39,118	3,036	57,155	16,294
MAY	744	12,437	575	9,913	2,487	46,006	3,806	68,356	18,168
JUNE	593	10,294	445	8,024	1,927	35,564	2,965	53,882	14,588
JULY	616	12,373	443	7,859	2,004	37,242	3,063	57,474	15,547
AUGUST	784	14,399	459	8,415	2,446	47,731	3,689	70,545	19,764
SEPTEMBER	689	12,662	510	9,546	2,343	40,525	3,542	62,733	14,307
OCTOBER	658	12,475	471	8,731	2,321	41,939	3,450	63,145	15,270
NOVEMBER	806	15,017	536	9,999	2,934	53,340	4,276	78,356	18,985
DECEMBER	508	9,789	280	4,657	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	531	11,155	3,005	56,443	4,397	83,535	16,018
FEBRUARY	713	13,697	434	9,080	2,801	54,162	3,948	76,939	15,662
MARCH	776	14,146	428	8,861	2,613	48,216	3,817	71,223	15,911
APRIL	726	13,962	346	6,195	2,376	43,976	3,448	64,133	14,767
STATES - APRIL 1979									
HOUSES									
N.S.W.	315	6,348	107	1,811	983	19,605	1,405	27,764	
VIC.	77	1,586	41	660	395	6,779	513	9,025	
QLD	139	2,363	34	528	293	4,590	466	7,481	
S.A.	67	1,545	83	1,908	141	2,456	291	5,909	
W.A.	87	1,588	41	464	222	3,518	350	5,570	(NA)
TAS.	16	160	2	20	54	994	72	1,174	
N.T.	3	29	-	-	16	226	19	255	
A.C.T.	5	46	5	152	31	636	41	834	
TOTAL	709	13,665	313	5,543	2,135	38,804	3,157	58,012	
OTHER DWELLINGS									
N.S.W.	7	117	11	176	161	3,615	179	3,908	
VIC.	5	128	5	90	25	467	35	685	
QLD	1	6	5	129	27	587	33	722	
S.A.	1	7	7	139	11	153	19	299	
W.A.	3	39	5	118	10	203	18	360	(NA)
TAS.	-	-	-	-	4	91	4	91	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	-	-	3	56	3	56	
TOTAL	17	297	33	652	241	5,172	291	6,121	
TOTAL									
N.S.W.	322	6,465	118	1,987	1,144	23,220	1,584	31,672	6,677
VIC.	82	1,714	46	750	420	7,246	548	9,710	3,294
QLD	140	2,369	39	657	320	5,177	499	8,203	1,618
S.A.	68	1,552	90	2,047	152	2,609	310	6,208	778
W.A.	90	1,627	46	582	232	3,721	368	5,930	1,720
TAS.	16	160	2	20	58	1,085	76	1,265	307
N.T.	3	29	-	-	16	226	19	255	79
A.C.T.	5	46	5	152	34	692	44	890	294
TOTAL	726	13,962	346	6,195	2,376	43,976	3,448	64,133	14,767

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				SAVINGS BANKS			
		FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	ADDITIONS	LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH	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	BUILDING SOCIETIES		
	DWGS	\$000	DWGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000		
AUSTRALIA													
1978													
MARCH	526	8,976	87	1,109	48	196,139	511,338	125,131	7,881,366	217,510			
APRIL	414	7,936	114	1,124	87	172,100	517,248	68,109	7,990,584	217,566			
MAY	459	9,225	297	1,007	73	216,351	512,244	37,893	8,082,981	223,594			
JUNE	401	7,702	162	490	78	175,382	513,129	55,064	8,161,289	232,493			
JULY	409	8,486	178	562	30	173,634	516,279	40,381	8,225,035	233,906			
AUGUST	509	9,444	251	690	17	194,202	524,855	41,714	8,299,963	233,917			
SEPTEMBER	359	7,629	141	750	50	182,530	547,535	123,560	8,450,243	235,479			
OCTOBER	385	8,401	172	859	31	179,839	581,049	76,457	8,548,499	234,327			
NOVEMBER	474	9,876	256	1,168	18	232,012	583,736	44,772	8,643,803	234,654			
DECEMBER	362	7,531	147	610	50	219,943	541,720	44,276	8,751,380	240,174			
1979													
JANUARY	447	9,305	195	1,142	163	182,236	584,708	56,776	8,827,515	240,131			
FEBRUARY	508	11,332	156	1,272	159	197,751	600,667	91,729	8,959,366	243,249			
MARCH	458	10,050	161	1,119	60	213,587	605,277	51,550	9,051,950	242,459			
APRIL	421	9,139	162	1,004	65	191,418	601,159	113,240	9,189,697	244,414			
STATES - APRIL 1979													
N.S.W.	238	5,291	86	987	65	60,554	240,911	25,867	2,544,242	109,009			
VIC.	89	1,995	57	-	-	69,667	211,415	41,657	3,500,655	92,118			
QLD	27	507	-	7	-	20,772	49,879	15,768	1,073,870	13,987			
S.A.	24	466	19	-	-	19,377	40,875	11,851	965,587	-			
W.A.	12	279	-	10	-	12,266	39,178	13,981	684,337	27,828			
TAS.	19	355	-	-	-	6,212	11,213	2,172	232,927	1,241			
N.Y.	-	-	-	-	-	309	1,294	432	23,172	-			
A.C.T.	12	246	-	-	-	2,261	7,394	1,512	164,907	1,231			
TOTAL	421	9,139	162	1,004	65	191,418	601,159	113,240	9,189,697	244,414			

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

SEASONALLY ADJUSTED

ORIGINAL

1978	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS				CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)				SEASONALLY ADJUSTED			
	ORIGINAL		SAVINGS BANKS		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)		SEASONALLY ADJUSTED		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS		SEASONALLY ADJUSTED	
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000
MARCH	2,572	53,910	6,652	138,887	9,224	192,797	2,426	50,853	5,754	119,949	8,180	170,802
APRIL	2,409	51,082	5,826	125,900	8,235	176,982	2,597	54,552	6,015	127,869	8,612	182,421
MAY	3,000	63,246	6,939	146,696	9,939	209,942	2,572	53,875	6,125	129,982	8,697	183,857
JUNE	2,494	54,165	5,712	121,447	8,206	175,612	2,487	53,962	5,978	128,045	8,465	182,007
JULY	2,540	55,936	5,548	119,178	8,088	175,114	2,586	57,303	6,235	134,393	8,821	191,696
AUGUST	2,822	62,351	6,521	140,718	9,343	203,869	2,647	59,301	6,644	145,329	9,291	204,630
SEPTEMBER	2,754	63,450	6,334	140,935	9,088	204,393	2,772	63,914	7,038	159,582	9,810	223,496
OCTOBER	2,703	61,533	6,648	150,608	9,351	212,141	2,725	61,570	7,154	163,372	9,879	224,942
NOVEMBER	2,787	64,059	7,557	172,155	10,344	236,214	2,586	60,575	6,715	158,854	9,301	219,429
DECEMBER	2,225	51,561	5,662	127,620	7,887	179,181	2,505	58,328	6,201	137,291	8,706	195,619
1979												
JANUARY	2,618	61,476	7,139	165,029	9,757	226,505	2,684	62,760	6,813	153,259	9,497	216,019
FEBRUARY	2,480	58,525	6,852	158,521	9,332	217,046	2,630	61,087	6,349	143,533	8,979	204,620
MARCH	2,662	61,298	6,894	157,862	9,556	219,160	2,695	61,736	6,357	143,854	9,052	205,590
APRIL	2,338	54,103	5,943	135,136	8,281	189,239	2,565	59,168	6,309	142,533	8,874	201,701
TRADING BANKS												
1978												
MARCH	1,230	21,638	2,542	48,066	3,772	69,784	1,056	18,219	2,064	37,910	3,120	56,129
APRIL	1,006	18,037	2,030	39,118	3,036	57,155	1,023	18,140	1,956	37,440	2,979	55,580
MAY	1,319	22,350	2,487	46,006	3,806	68,356	1,121	18,841	2,069	38,262	3,190	57,103
JUNE	1,038	18,318	1,927	35,564	2,965	53,882	1,130	20,553	2,280	42,248	3,410	62,801
JULY	1,059	20,232	2,004	37,242	3,063	57,474	1,191	22,671	2,401	46,454	3,592	69,125
AUGUST	1,243	22,814	2,446	47,731	3,689	70,545	1,109	19,837	2,427	47,094	3,536	66,931
SEPTEMBER	1,199	22,208	2,343	40,525	3,542	62,733	1,286	24,483	2,797	50,039	4,083	74,522
OCTOBER	1,129	21,206	2,321	41,939	3,450	63,145	1,206	22,624	2,566	46,660	3,772	69,284
NOVEMBER	1,342	25,016	2,934	53,340	4,276	78,356	1,064	29,462	2,455	45,927	3,519	66,389
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,075	19,790	2,623	45,484	3,698	65,274
1979												
JANUARY	1,392	27,092	3,005	56,443	4,397	83,535	1,299	25,162	2,493	45,179	3,792	70,341
FEBRUARY	1,147	22,777	2,801	54,162	3,948	76,939	1,136	22,095	2,453	46,314	3,589	68,409
MARCH	1,204	23,007	2,613	48,216	3,817	71,223	1,174	22,445	2,433	44,970	3,607	67,415
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,195	21,824	2,520	44,868	3,715	66,692

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