

## HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA MAY 1980

### INQUIRIES

If you want to know more about these statistics ring Mr Colin Squir on Canberra (062) 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 (062) 526627 or State offices.

### MAIN FEATURES

In May 1980 savings and trading banks approved a combined total of \$304.3 million in loans to individuals for the construction or purchase of dwellings. This was \$7.8 million less than in April 1980 and \$22.3 million less than in May 1979.

In seasonally adjusted terms the total of such loans approved in May 1980 was \$308.1 million, \$6.3 million more than in April 1980.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$66.1 million in May 1980, \$2.9 million more than in April 1980 but \$0.5 million less than in May 1979.

During May 1980 savings and trading banks \$212.0 million in loans to individuals for the purchase of established dwellings. This was \$9.6 million less than in April 1980 and \$13.8 million less than in May 1979.

### 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 :

- (a) 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.
- (b) 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 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.

#### 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 1979 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 Publication* (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
<u>AUSTRALIA</u>									
1979									
APRIL	1,492	34,890	846	19,213	5,943	135,136	8,281	189,239	7,362
MAY	2,122	49,599	1,097	25,195	7,522	173,472	10,841	248,266	9,236
JUNE	1,953	46,763	970	22,609	6,610	152,867	9,543	222,239	6,782
JULY	2,007	48,462	965	22,947	6,255	144,356	9,227	215,767	8,146
AUGUST	2,037	50,058	1,151	27,047	7,010	165,479	10,198	242,584	8,979
SEPTEMBER	1,824	44,492	940	23,460	6,773	150,120	9,537	218,072	7,033
OCTOBER	1,992	47,951	1,078	26,055	7,070	166,473	10,140	240,479	8,776
NOVEMBER	1,763	43,490	988	23,814	6,585	156,311	9,336	223,615	8,923
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	21,760	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
<u>STATES - MAY 1980</u>									
<u>HOUSES</u>									
N.S.W.	557	14,064	178	4,813	1,482	40,788	2,217	59,665	
VIC.	679	19,129	382	8,610	2,879	70,094	3,940	97,833	
QLD	288	6,218	85	1,578	694	13,629	1,067	21,425	
S.A.	162	4,409	42	1,176	653	14,314	807	19,899	
W.A.	228	5,272	35	824	367	8,155	630	14,251	(NA)
TAS.	45	918	15	342	203	4,331	263	5,591	
N.T.	6	158	2	37	15	318	23	513	
A.C.T.	12	292	33	697	140	3,157	185	4,146	
TOTAL	1,977	50,460	772	18,077	6,383	154,786	9,132	223,323	
<u>OTHER DWELLINGS</u>									
N.S.W.	1	40	18	612	223	6,636	242	7,268	
VIC.	-	-	19	465	128	2,820	147	3,285	
QLD	15	340	12	269	18	335	45	944	
S.A.	1	30	7	133	33	607	41	770	
W.A.	1	35	10	239	15	314	26	588	(NA)
TAS.	-	-	1	22	6	121	7	143	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	5	95	3	52	8	147	
TOTAL	18	445	72	1,835	426	10,885	516	13,165	
<u>TOTAL</u>									
N.S.W.	558	14,104	196	5,425	1,705	47,424	2,459	66,953	2,301
VIC.	679	19,129	401	9,075	3,007	72,914	4,087	101,118	5,731
QLD	303	6,558	97	1,847	712	13,964	1,112	22,369	207
S.A.	163	4,439	49	1,309	636	14,921	848	20,669	503
W.A.	229	5,307	45	1,063	382	8,469	656	14,839	341
TAS.	45	918	16	364	209	4,452	270	5,734	174
N.T.	6	158	2	37	15	318	23	513	-
A.C.T.	12	292	38	792	143	3,209	193	4,293	91
TOTAL	1,995	50,905	844	19,912	6,809	165,671	9,648	236,488	9,348

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									
APRIL	726	13,962	346	6,195	2,376	43,976	3,448	64,133	14,767
MAY	895	16,981	472	8,937	2,906	52,351	4,273	78,269	18,973
JUNE	721	14,274	336	6,745	2,183	38,997	3,240	60,016	14,317
JULY	758	14,751	364	7,439	2,243	41,797	3,365	63,987	14,632
AUGUST	910	18,422	428	7,985	2,956	56,304	4,294	82,711	19,214
SEPTEMBER	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,548
OCTOBER	1,011	18,299	458	9,069	3,048	56,110	4,517	83,478	22,854
NOVEMBER	704	12,313	311	5,563	2,451	43,613	3,466	61,489	18,127
DECEMBER	509	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	760	15,396	347	6,899	2,666	51,356	3,773	73,651	17,412
MARCH	712	14,891	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
STATES - MAY 1980									
HOUSES									
N.S.W.	253	5,695	69	1,215	914	18,128	1,236	25,038	
VIC.	81	1,651	62	987	359	6,306	502	8,944	
QLD	138	2,714	39	761	385	6,333	562	9,808	
S.A.	79	2,223	73	1,882	221	4,886	373	8,991	
W.A.	85	2,045	29	349	230	3,956	344	6,350	(NA)
TAS.	13	200	5	47	51	899	69	1,146	
N.T.	6	78	1	10	14	226	21	314	
A.C.T.	10	186	10	269	36	623	56	1,078	
TOTAL	665	14,792	288	5,520	2,210	41,357	3,163	61,669	
OTHER DWELLINGS									
N.S.W.	8	134	11	289	107	2,379	126	2,802	
VIC.	7	113	3	33	48	933	58	1,079	
QLD	6	88	13	236	44	1,040	63	1,364	
S.A.	-	-	5	72	17	234	22	308	
W.A.	1	24	3	35	12	250	16	309	(NA)
TAS.	1	1	2	19	7	140	10	160	
N.T.	1	20	1	20	2	15	4	55	
A.C.T.	-	-	1	3	2	20	3	23	
TOTAL	24	380	39	707	239	5,011	302	6,098	
TOTAL									
N.S.W.	261	5,829	80	1,504	1,021	20,507	1,362	27,840	10,553
VIC.	88	1,764	65	1,020	407	7,239	560	10,023	4,426
QLD	144	2,802	52	997	429	7,373	625	11,172	1,732
S.A.	79	2,223	78	1,954	238	5,120	395	9,297	1,164
W.A.	86	2,069	32	384	242	4,206	360	6,659	1,531
TAS.	14	201	7	66	58	1,039	79	1,306	221
N.T.	7	98	2	30	16	241	25	369	139
A.C.T.	10	186	11	272	38	643	59	1,101	210
TOTAL	689	15,172	327	6,227	2,449	46,368	3,465	67,767	19,976

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				TRADING BANKS				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 AND SOCIETIES			
	SAVINGS BANKS		FOR ALTERATIONS AND ADDITIONS		TRADING BANKS		FOR ALTERATIONS AND 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		LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS DURING MONTH		INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH		BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS AND SOCIETIES													
	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000	OMGS	\$300	\$000					
AUSTRALIA																																
1979																																
APRIL	421	9,139	162	55	1,004	65	191,418	601,159	113,240	9,189,697	244,414																					
MAY	598	13,706	332	54	970	63	244,846	599,777	52,939	9,267,219	244,430																					
JUNE	462	9,798	152	54	994	101	218,697	602,151	59,692	9,382,074	250,163																					
JULY	428	9,109	149	50	971	44	203,546	613,262	46,547	9,451,186	251,161																					
AUGUST	559	12,063	212	97	1,601	168	229,057	623,493	49,125	9,538,083	250,646																					
SEPTEMBER	446	9,766	184	65	1,242	70	205,571	633,077	137,640	9,711,769	253,693																					
OCTOBER	495	10,619	154	103	2,463	81	248,206	623,353	75,490	9,844,605	253,269																					
NOVEMBER	486	10,601	176	62	1,401	80	219,519	625,595	55,418	9,936,850	252,449																					
DECEMBER	323	7,316	128	41	710	71	236,811	567,354	48,924	10,047,258	254,455																					
1980																																
JANUARY	479	10,667	122	78	1,408	137	199,483	607,973	67,706	10,104,921	254,531																					
FEBRUARY	438	10,123	208	87	1,300	66	209,065	625,585	58,067	10,184,323	253,467																					
MARCH	493	11,637	249	86	1,580	86	209,831	648,250	93,111	10,307,990	254,418																					
APRIL	506	11,321	129	101	1,520	84	240,653	634,912	144,275	10,484,949	255,495																					
MAY	459	10,995	182	69	974	48	240,572	628,999	66,165	10,571,009	256,216																					
STATES - MAY 1980																																
N.S.W.	191	5,104	146	48	842	15	72,794	242,036	16,858	2,981,251	103,154																					
VIC.	134	3,201	6	7	37	-	96,600	242,458	32,086	4,026,222	106,722																					
QLD	49	1,910	-	2	7	-	22,816	49,148	5,139	1,227,734	13,669																					
S.A.	45	952	30	3	9	33	18,278	37,806	6,453	1,076,393	-																					
W.A.	22	318	-	-	-	-	16,392	39,058	2,843	777,908	30,143																					
TAS.	7	112	-	1	1	-	0,139	9,923	1,580	271,356	1,367																					
N.T.	1	40	-	8	78	-	867	1,320	53	20,569	-																					
A.C.T.	10	258	-	-	-	-	4,986	7,250	1,153	187,576	1,161																					
TOTAL	459	10,995	182	69	974	48	240,572	628,999	66,165	10,571,009	256,216																					

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 ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS			CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)			PURCHASE OF ESTABLISHED DWELLINGS			
	DMGS	\$000	TOTAL	DMGS	\$000	TOTAL	DMGS	\$000	TOTAL	DMGS	\$000	TOTAL	
				SAVINGS BANKS									
1979													
APRIL	2,338	54,103	8,281	189,239	2,623	60,768	6,566	146,601	9,189	209,369			
MAY	3,219	74,794	10,841	248,266	2,795	64,877	6,866	157,394	9,561	222,271			
JUNE	2,933	69,372	9,543	222,239	2,945	69,654	7,100	155,593	10,045	235,247			
JULY	2,972	71,409	9,227	215,767	2,977	71,650	7,121	165,079	10,098	236,729			
AUGUST	3,188	77,105	10,198	242,544	2,918	71,367	6,950	165,718	9,868	237,085			
SEPTEMBER	2,764	67,952	9,537	218,072	2,857	70,992	7,307	165,743	10,104	236,735			
OCTOBER	3,070	74,006	10,140	240,479	2,751	65,795	6,590	156,634	9,341	222,469			
NOVEMBER	2,751	67,304	9,336	223,615	2,797	69,082	6,302	152,265	9,099	221,347			
DECEMBER	2,183	51,894	7,543	179,384	2,460	59,278	6,017	142,318	8,497	201,596			
1980													
JANUARY	2,734	66,627	10,050	243,367	2,825	68,108	6,806	159,956	9,631	228,064			
FEBRUARY	2,530	61,121	9,474	228,653	2,605	61,768	6,370	149,860	8,975	211,628			
MARCH	2,623	63,968	9,764	235,535	2,648	64,450	6,749	160,138	9,397	224,648			
APRIL	2,716	66,462	9,493	229,649	2,791	68,423	6,807	163,131	9,598	231,554			
MAY	2,839	70,817	9,648	236,448	2,709	67,533	6,806	166,846	9,515	234,379			
				TRADING BANKS									
1979													
APRIL	1,072	20,157	3,448	64,133	1,178	21,945	2,496	46,260	3,674	68,205			
MAY	1,367	25,918	4,273	78,269	1,177	22,217	2,486	45,617	3,663	67,834			
JUNE	1,057	21,019	3,240	60,016	1,163	23,537	2,570	46,697	3,733	70,234			
JULY	1,122	22,190	3,365	63,987	1,244	24,205	2,628	49,424	3,872	73,629			
AUGUST	1,338	26,407	4,294	82,711	1,191	22,904	2,812	52,198	4,003	75,102			
SEPTEMBER	1,109	20,364	3,427	63,731	1,163	22,681	2,745	51,502	3,908	74,183			
OCTOBER	1,469	27,368	4,517	83,478	1,249	22,949	2,663	48,468	3,912	71,417			
NOVEMBER	1,315	17,876	3,466	61,489	1,026	18,468	2,567	45,649	3,593	64,117			
DECEMBER	752	13,564	2,636	47,430	1,052	19,061	2,432	44,014	3,484	63,075			
1980													
JANUARY	1,053	19,720	3,868	73,270	955	18,243	2,372	43,412	3,327	61,655			
FEBRUARY	1,107	22,295	3,773	73,651	1,102	21,462	2,362	45,117	3,464	66,579			
MARCH	1,331	21,326	3,503	69,043	1,020	20,805	2,368	47,252	3,388	68,057			
APRIL	1,202	23,933	4,176	82,371	1,059	20,903	2,504	49,259	3,563	70,162			
MAY	1,316	21,399	3,465	67,767	1,096	22,970	2,622	50,706	3,718	73,676			

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