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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA AUGUST 1978

INQUIRIES

If you want to know more about these statistics ring Mr Geoff Broderick on 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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MAIN FEATURES

- In August 1978 banks approved a combined total of \$273.6 million as loans to individuals for the construction or purchase of dwellings. This was an increase of \$41.0 million over loans approved in July and \$35.9 million higher than in August 1977.
- Loans approved for the construction of dwellings rose by \$3.3 million over the July figure to \$51.5 million in August, an increase of \$6.3 million over August 1977.
- Seasonally adjusted, loans approved in August 1978 totalled \$273.1 million, \$5.8 million higher than in July and \$37.4 million above the August 1977 total.

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 that normally balance on the last Wednesday relate to a 3 week period as the monthly "balance date" for these six 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 bulletin 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 bulletin 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.

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									
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
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
STATES - AUGUST 1978									
HOUSES									
N.S.W.	526	11,703	143	3,475	1,845	42,804	2,514	57,982	
VIC.	497	11,138	438	10,239	2,153	47,737	3,088	69,114	
QLD	331	6,061	179	3,706	619	10,999	1,129	20,766	
S.A.	111	2,669	120	2,882	651	13,399	882	18,950	
W.A.	169	3,577	63	1,385	432	8,505	664	13,467	(NA)
TAS.	52	1,156	15	349	257	5,255	324	6,760	
N.T.	4	82	6	125	15	344	25	551	
A.C.T.	25	547	33	717	92	2,006	150	3,270	
TOTAL	1,715	36,933	997	22,878	6,064	131,049	8,776	190,860	
OTHER DWELLINGS									
N.S.W.	-	-	26	657	286	6,327	312	6,984	
VIC.	-	-	32	803	79	1,571	111	2,374	
QLD	2	34	13	309	26	587	41	930	
S.A.	8	162	11	245	36	711	55	1,118	
W.A.	-	-	5	77	20	317	25	394	(NA)
TAS.	-	-	10	218	4	75	14	293	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	3	35	6	81	9	116	
TOTAL	10	196	100	2,344	457	9,669	567	12,209	
TOTAL									
N.S.W.	526	11,703	169	4,132	2,131	49,131	2,826	64,966	2,681
VIC.	497	11,138	470	11,042	2,232	49,308	3,199	71,488	4,594
QLD	333	6,095	192	4,015	645	11,586	1,170	21,696	491
S.A.	119	2,831	131	3,127	687	14,110	937	20,068	582
W.A.	169	3,577	68	1,462	452	8,822	689	13,861	640
TAS.	52	1,156	25	567	261	5,330	338	7,053	136
N.T.	4	82	6	125	15	344	25	551	17
A.C.T.	25	547	36	752	98	2,087	159	3,386	263
TOTAL	1,725	37,129	1,097	25,222	6,521	140,718	9,343	203,069	9,404

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									
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
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
STATES - AUGUST 1978									
HOUSES									
N.S.W.	334	6,792	110	1,948	1,029	21,100	1,473	29,840	
VIC.	112	2,004	71	1,180	423	8,970	606	12,154	
QLD	138	1,895	63	1,178	350	5,665	551	8,738	
S.A.	62	1,208	124	2,542	156	2,656	342	6,406	
W.A.	77	1,474	28	388	170	3,037	275	4,899	(NA)
TAS.	14	271	4	39	59	1,078	77	1,388	
N.T.	21	180	2	20	20	390	43	590	
A.C.T.	3	58	13	275	40	1,062	56	1,395	
TOTAL	761	13,882	415	7,570	2,247	43,958	3,423	65,410	
OTHER DWELLINGS									
N.S.W.	8	244	21	452	123	2,411	152	3,107	
VIC.	8	117	4	51	29	577	41	745	
QLD	5	130	10	140	20	382	35	652	
S.A.	-	-	4	67	11	115	15	182	
W.A.	1	20	3	111	14	258	18	389	(NA)
TAS.	1	6	-	-	1	10	2	16	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	24	1	20	3	44	
TOTAL	23	517	44	845	199	3,773	266	5,135	
TOTAL									
N.S.W.	342	7,036	131	2,400	1,152	23,511	1,625	32,947	9,431
VIC.	120	2,121	75	1,231	452	9,547	647	12,899	4,648
QLD	143	2,025	73	1,318	370	6,047	586	9,390	1,885
S.A.	62	1,208	128	2,609	167	2,771	357	6,588	1,213
W.A.	78	1,494	31	499	184	3,295	293	5,288	1,807
TAS.	15	277	4	39	60	1,088	79	1,404	374
N.T.	21	180	2	20	20	390	43	590	115
A.C.T.	3	58	15	299	41	1,082	59	1,439	291
TOTAL	784	14,399	459	8,415	2,446	47,731	3,689	70,545	19,764

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TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS			LOANS APPROVED 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	
	FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS		FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS					INDIVIDUALS	BUILDING SOCIETIES
		DWGS	\$000		\$000	DWGS	\$000	\$000	\$000		
AUSTRALIA											
1977											
JULY	437	8,180	161	38	780	37	155,690	487,800	40,170	7,105,038	218,193
AUGUST	475	9,164	191	40	702	189	195,990	473,484	77,937	7,225,595	218,797
SEPTEMBER	462	8,664	242	29	570	43	159,130	475,103	92,691	7,351,551	218,905
OCTOBER	429	8,123	170	42	676	133	159,133	481,615	48,100	7,423,022	216,649
NOVEMBER	507	9,783	171	56	1,255	93	183,666	504,894	34,321	7,495,990	215,942
DECEMBER	376	7,361	270	36	852	37	196,135	457,112	33,737	7,664,746	216,316
1978											
JANUARY	429	8,632	165	41	690	36	140,196	487,144	54,466	7,658,084	217,095
FEBRUARY	435	8,247	120	56	1,098	71	155,227	514,112	34,459	7,725,517	214,800
MARCH	526	8,976	87	54	1,109	48	196,139	511,338	125,131	7,861,366	217,510
APRIL	414	7,936	114	54	1,124	87	172,100	517,248	68,109	7,990,584	217,566
MAY	459	9,225	297	46	1,007	73	216,351	512,244	37,893	8,082,981	223,594
JUNE	401	7,702	162	36	490	78	175,382	513,129	55,064	8,161,289	232,493
JULY	489	8,486	178	35	562	36	173,634	516,279	40,381	8,225,035	233,906
AUGUST	509	9,444	251	39	690	17	194,202	524,855	41,714	8,299,963	233,917
STATES - AUGUST 1978											
N.S.W.	240	4,313	157	36	636	7	58,755	188,736	11,634	2,260,648	108,622
VIC.	124	2,288	27	3	54	10	70,910	203,469	14,811	3,175,124	80,879
QLD	56	977	22	-	-	-	22,369	42,755	4,537	972,023	14,497
S.A.	39	981	11	-	-	-	19,512	37,834	6,376	880,491	358
W.A.	25	513	34	-	-	-	12,580	33,042	2,167	617,794	26,853
TAS.	10	148	-	-	-	-	5,936	11,307	1,368	202,266	1,414
N.T.	1	10	-	-	-	-	680	1,227	51	13,670	-
A.C.T.	14	214	-	-	-	-	3,460	6,485	770	157,947	1,294
TOTAL	509	9,444	251	39	690	17	194,202	524,855	41,714	8,299,963	233,917

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			TOTAL		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWGS			DWGS			DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
		\$000	\$000		\$000	\$000								
SAVINGS BANKS														
1977														
JULY	2,738	54,102	5,691	112,111	8,429	166,213	2,772	55,230	6,589	130,120	9,361	185,350		
AUGUST	3,008	59,298	6,214	121,422	9,222	180,720	2,793	55,548	6,365	127,432	9,158	182,980		
SEPTEMBER	2,704	53,604	5,425	106,942	8,123	160,546	2,708	53,847	6,067	122,467	8,775	176,314		
OCTOBER	2,637	53,537	5,600	111,528	8,237	165,065	2,704	54,553	6,015	121,717	8,719	176,270		
NOVEMBER	3,248	66,858	7,085	140,912	10,333	207,770	3,045	63,802	6,128	128,361	9,173	192,163		
DECEMBER	2,131	44,843	5,127	104,319	7,258	149,162	2,371	50,283	5,564	110,861	7,935	161,144		
1978														
JANUARY	2,310	49,064	5,854	122,971	8,164	172,035	2,665	56,561	6,135	124,897	8,800	181,458		
FEBRUARY	2,320	49,105	6,311	133,813	8,631	182,918	2,428	50,759	5,744	118,012	8,172	168,771		
MARCH	2,572	53,916	6,652	138,887	9,224	192,797	2,384	49,997	5,533	115,395	7,967	165,392		
APRIL	2,409	51,082	5,826	125,900	8,235	176,982	2,618	54,905	6,146	129,918	8,764	184,823		
MAY	3,000	63,246	6,939	146,696	9,939	209,942	2,594	54,030	6,308	133,105	8,902	187,135		
JUNE	2,494	54,165	5,712	121,447	8,206	175,612	2,443	52,891	6,036	129,595	8,479	182,486		
JULY	2,540	55,936	5,548	119,178	8,088	175,114	2,587	57,436	6,486	139,569	9,073	197,005		
AUGUST	2,822	62,351	6,521	140,718	9,343	203,069	2,656	59,253	6,689	147,940	9,345	207,193		
TRADING BANKS														
1977														
JULY	1,073	16,583	1,712	27,650	2,785	44,233	1,210	18,883	2,039	34,971	3,249	53,854		
AUGUST	1,379	22,595	2,061	34,442	3,440	57,037	1,210	19,012	2,041	33,693	3,251	52,705		
SEPTEMBER	1,129	17,633	1,666	27,825	2,795	45,458	1,262	20,058	2,038	34,923	3,320	54,981		
OCTOBER	1,023	16,611	1,841	32,134	2,864	48,745	1,092	17,765	2,082	36,810	3,174	54,575		
NOVEMBER	1,456	22,902	2,595	46,897	4,051	69,799	1,158	18,838	2,216	40,537	3,374	59,435		
DECEMBER	794	13,046	1,634	29,196	2,428	42,242	1,078	17,790	2,172	39,342	3,250	57,092		
1978														
JANUARY	935	16,038	1,969	37,330	2,904	53,368	1,084	18,484	2,077	38,329	3,161	56,813		
FEBRUARY	1,127	20,133	2,390	44,921	3,517	65,054	1,123	20,025	2,079	38,316	3,202	58,341		
MARCH	1,230	21,638	2,542	48,066	3,772	69,704	1,044	18,136	2,036	36,694	3,080	54,830		
APRIL	1,006	18,037	2,030	39,118	3,036	57,155	995	17,865	1,877	37,098	2,872	54,963		
MAY	1,319	22,350	2,487	46,006	3,806	68,356	1,125	18,581	2,048	37,168	3,173	55,749		
JUNE	1,038	18,318	1,927	35,564	2,965	53,882	1,128	20,589	2,257	41,622	3,385	62,211		
JULY	1,059	20,232	2,004	37,242	3,063	57,474	1,198	23,155	2,387	47,166	3,585	70,321		
AUGUST	1,243	22,814	2,446	47,731	3,689	70,545	1,091	19,177	2,422	46,712	3,513	65,889		

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