

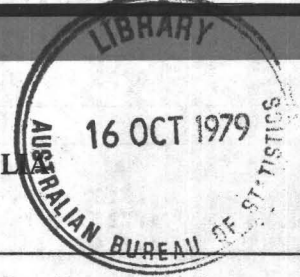
AUSTRALIAN BUREAU OF STATISTICS Canberra

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



INQUIRIES

If you want to know more about these statistics ring Mr Karl Drake-Brockman on Canberra 525334 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 1979 savings and trading banks approved a combined total of \$325.3 million in loans to individuals for the construction and purchase of dwellings. This was \$45.5 million more than in July 1979 and \$51.7 million more than in August 1978.
- . In seasonally adjusted terms the total of loans approved in August 1979 was \$317.6 million, \$4.7 million more than in July 1979.
- . Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$68.5 million in August 1979, \$5.3 million more than in July 1979 and \$17.0 million more than in August 1978.
- . During August 1979 savings and trading banks approved \$221.8 million in loans to individuals for the purchase of established dwellings. This was \$35.6 million more than in July 1979 and \$33.4 million more than in August 1978.

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 :

- (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.

Seasonal adjustment

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.

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) (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.

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									
1978									
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
MAY	2,122	49,599	1,097	25,195	7,622	173,472	10,841	248,266	9,236
JUNE	1,963	46,763	970	22,609	6,610	152,867	9,543	222,239	8,782
JULY	2,007	48,462	965	22,947	6,255	144,358	9,227	215,767	8,148
AUGUST	2,037	50,058	1,151	27,047	7,010	165,479	10,198	242,584	8,979
STATES - AUGUST 1979									
HOUSES									
N.S.W.	520	13,013	227	6,139	1,947	51,367	2,694	70,519	
VIC.	629	16,850	473	10,646	2,402	57,121	3,504	84,617	
QLD	395	8,468	177	3,687	800	15,657	1,372	27,812	
S.A.	198	4,789	88	2,237	676	14,833	962	21,859	
W.A.	228	5,357	43	943	398	8,597	669	14,897	(NA)
TAS.	39	979	18	430	189	3,780	246	5,189	
N.T.	8	170	4	60	12	261	24	491	
A.C.T.	11	298	30	715	92	2,247	133	3,260	
TOTAL	2,028	49,924	1,060	24,857	6,516	153,863	9,604	226,644	
OTHER DWELLINGS									
N.S.W.	-	-	28	835	302	7,617	330	8,452	
VIC.	2	35	22	535	115	2,507	139	3,077	
QLD	2	43	13	268	32	641	47	952	
S.A.	4	38	12	240	26	486	42	764	
W.A.	-	-	7	112	12	249	19	361	(NA)
TAS.	-	-	2	45	3	37	5	82	
N.T.	-	-	1	30	-	-	1	30	
A.C.T.	1	18	6	125	4	79	11	222	
TOTAL	9	134	91	2,190	494	11,616	594	13,940	
TOTAL									
N.S.W.	520	13,013	255	6,974	2,249	58,984	3,024	78,971	2,147
VIC.	631	16,885	495	11,181	2,517	59,628	3,643	87,694	4,814
QLD	397	8,511	190	3,955	832	16,298	1,419	28,764	477
S.A.	202	4,827	100	2,477	702	15,319	1,004	22,623	712
W.A.	228	5,357	50	1,055	410	8,846	688	15,258	485
TAS.	39	979	20	475	192	3,817	251	5,271	183
N.T.	8	170	5	90	12	261	25	521	23
A.C.T.	12	316	36	840	96	2,326	144	3,482	138
TOTAL	2,037	50,058	1,151	27,047	7,010	165,479	10,198	242,584	8,979

TABLE 2 - TRADING BANKS - LOANS APPROVED TO INDIVIDUALS

	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY EXPECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		ALTERATIONS AND ADDITIONS TO DWELLINGS
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000
AUSTRALIA									
1978									
JULY	616	12,373	443	7,859	2,064	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
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
STATES - AUGUST 1979									
HOUSES									
N.S.W.	346	7,503	127	2,397	1,245	24,615	1,718	34,515	
VIC.	108	2,522	69	1,032	481	10,047	658	13,601	
QLD	154	2,834	69	1,037	447	6,977	670	10,848	
S.A.	114	2,636	87	2,043	156	2,916	357	7,595	
W.A.	107	1,795	27	483	253	3,895	387	6,173	(NA)
TAS.	21	217	1	24	60	1,115	82	1,356	
N.T.	13	168	-	-	15	213	28	381	
A.C.T.	5	98	7	170	38	761	50	1,029	
TOTAL	868	17,773	387	7,186	2,695	50,539	3,950	75,498	
OTHER DWELLINGS									
N.S.W.	13	214	16	265	160	4,068	189	4,547	
VIC.	7	51	7	148	33	522	47	721	
QLD	15	231	9	230	32	653	56	1,114	
S.A.	2	85	5	86	18	276	25	447	
W.A.	1	33	3	55	12	193	16	281	(NA)
TAS.	2	17	1	15	4	42	7	74	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	2	18	-	-	2	11	4	29	
TOTAL	42	649	41	799	261	5,765	344	7,213	
TOTAL									
N.S.W.	359	7,717	143	2,662	1,405	28,683	1,907	39,062	9,402
VIC.	115	2,573	76	1,180	514	10,569	705	14,322	4,175
QLD	169	3,065	78	1,267	479	7,630	726	11,962	1,601
S.A.	116	2,721	92	2,129	174	3,192	382	8,042	1,390
W.A.	108	1,828	30	538	265	4,088	403	6,454	2,041
TAS.	23	234	2	39	64	1,157	89	1,430	333
N.T.	13	168	-	-	15	213	28	381	144
A.C.T.	7	116	7	170	40	772	54	1,058	128
TOTAL	910	18,422	428	7,985	2,956	56,304	4,294	82,711	19,214

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				SAVINGS BANKS			
		FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH	LOANS 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
	DMGS	\$000	\$000	DMGS	\$000	\$000	\$000	DMGS	\$000	\$000	\$000	\$000	\$000
AUSTRALIA													
1978													
JULY	409	8,486	178	35	562	30	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		
SEPTEMBER	359	7,629	141	39	750	50	182,530	547,535	123,560	8,450,243	235,479		
OCTOBER	385	8,401	172	45	859	31	179,839	581,049	76,457	8,548,499	234,327		
NOVEMBER	474	9,876	256	75	1,168	18	232,012	583,736	44,772	8,643,803	234,854		
DECEMBER	362	7,531	147	39	610	50	219,943	541,720	44,276	8,751,380	240,174		
1979													
JANUARY	447	9,305	195	62	1,142	163	182,236	584,708	56,776	8,827,515	240,131		
FEBRUARY	508	11,332	156	71	1,272	159	197,751	608,667	91,729	8,959,366	243,249		
MARCH	458	10,050	161	59	1,119	60	213,587	605,277	51,550	9,051,950	242,459		
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	9,287,219	244,430		
JUNE	462	9,798	152	54	994	101	218,697	602,151	59,692	9,386,947	250,290		
JULY	428	9,109	149	50	971	44	203,546	613,262	46,547	9,453,249	251,308		
AUGUST	559	12,063	212	97	1,801	168	229,068	623,482	49,125	9,542,956	250,773		
STATES - AUGUST 1979													
N.S.W.	281	6,275	160	85	1,572	157	71,659	244,292	12,459	2,656,532	106,355		
VIC.	139	2,960	13	9	180	10	83,283	222,414	22,287	3,638,801	98,903		
QLD	44	874	-	3	49	1	27,497	56,172	4,040	1,109,062	14,603		
S.A.	42	974	14	-	-	-	22,249	42,878	5,611	998,245	-		
W.A.	33	588	20	-	-	-	15,218	38,391	2,297	702,284	28,298		
TAS.	12	225	-	-	-	-	5,641	11,580	1,366	244,493	1,330		
N.T.	1	25	-	-	-	-	448	1,253	58	17,957	-		
A.C.T.	7	142	5	-	-	-	3,073	6,502	807	175,582	1,194		
TOTAL	559	12,063	212	97	1,801	168	229,068	623,482	49,125	9,542,956	250,773		

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 (A)			PURCHASE OF ESTABLISHED DWELLINGS			TOTAL			
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
	PURCHASE OF ESTABLISHED DWELLINGS			PURCHASE OF NEWLY ERECTED DWELLINGS			TOTAL			SAVINGS BANKS			TRADING BANKS			
1978																
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	1,059	20,232	1,059	20,232
AUGUST	2,822	62,351	6,521	140,718	9,343	203,069	2,647	59,301	6,644	145,329	9,291	204,630	1,243	22,814	1,243	22,814
SEPTEMBER	2,754	63,458	6,334	140,935	9,088	204,393	2,772	63,914	7,038	159,582	9,810	223,496	1,199	22,208	1,199	22,208
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	1,129	21,206	1,129	21,206
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	1,342	25,016	1,342	25,016
DECEMBER	2,225	51,156	5,662	127,620	7,887	179,181	2,505	58,328	6,201	137,291	8,706	195,619	788	14,446	788	14,446
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	1,392	27,092	1,392	27,092
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	1,47	22,777	1,47	22,777
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	1,204	23,007	1,204	23,007
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	1,072	20,157	1,072	20,157
MAY	3,219	74,794	7,622	173,472	10,841	248,266	2,797	64,567	6,790	155,073	9,587	219,640	1,367	25,918	1,367	25,918
JUNE	2,933	69,372	6,610	152,867	9,543	222,239	2,968	70,149	7,014	163,501	9,982	233,650	1,057	21,019	1,057	21,019
JULY	2,972	71,409	6,255	144,358	9,227	215,767	3,002	72,524	7,064	163,527	10,066	236,051	1,122	22,190	1,122	22,190
AUGUST	3,188	77,105	7,010	165,479	10,198	242,544	2,925	71,792	6,990	167,364	9,915	239,156	1,338	26,407	1,338	26,407
1979																
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	1,072	20,157	1,072	20,157
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	1,367	25,918	1,367	25,918
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	1,057	21,019	1,057	21,019
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	1,392	27,092	1,392	27,092
NOVEMBER	1,342	25,016	2,934	53,340	4,276	78,356	1,064	20,462	2,455	45,927	3,519	66,389	1,47	22,777	1,47	22,777
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,075	19,790	2,623	45,484	3,698	65,274	1,204	23,007	1,204	23,007
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	1,392	27,092	1,392	27,092
FEBRUARY	1,47	22,777	2,801	54,152	3,948	76,939	1,136	22,095	2,453	46,314	3,589	68,409	1,47	22,777	1,47	22,777
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	1,204	23,007	1,204	23,007
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	1,072	20,157	1,072	20,157
MAY	1,367	25,918	2,906	52,351	4,273	78,269	1,163	21,862	2,420	43,653	3,583	65,515	1,367	25,918	1,367	25,918
JUNE	1,057	21,019	2,183	38,997	3,240	60,016	1,152	23,640	2,583	46,353	3,735	69,993	1,057	21,019	1,057	21,019
JULY	1,122	22,190	2,243	41,797	3,365	63,987	1,265	24,917	2,679	51,893	3,944	76,810	1,122	22,190	1,122	22,190
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,193	22,974	2,931	55,697	4,124	78,471	1,338	26,407	1,338	26,407

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