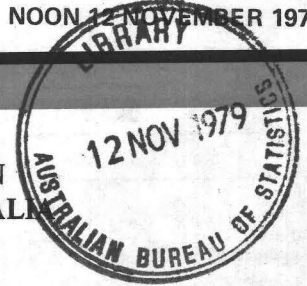


# AUSTRALIAN BUREAU OF STATISTICS Canberra

CATALOGUE NO. 5608.0

NOON 12 NOVEMBER 1979



## HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA SEPTEMBER 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.

For copies of this publication contact Information Services, Canberra 526627 or State offices.

### MAIN FEATURES

- In September 1979 savings and trading banks approved a combined total of \$281.8 million in loans to individuals for the construction and purchase of dwellings. This was \$43.5 million less than in August 1979 but \$14.7 million more than in September 1978.
- In seasonally adjusted terms the total of such loans approved in September 1979 was \$317.1 million, \$0.5 million less than in August 1979.
- Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$58.1 million in September 1979, \$10.4 million less than in August 1979 but \$5.6 million more than in September 1978.
- During September 1979 savings and trading banks approved \$193.5 million in loans to individuals for the purchase of established dwellings. This was \$28.3 million less than in August 1979 but \$12.0 million more than in September 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 current 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									
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
SEPTEMBER	1,824	44,492	940	23,460	6,773	150,120	9,537	218,072	7,033
STATES - SEPTEMBER 1979									
HOUSES									
N.S.W.	468	11,643	183	5,296	1,726	45,166	2,377	62,105	
VIC.	524	14,022	388	9,273	2,592	52,077	3,504	75,372	
QLD	364	7,613	163	3,881	716	13,509	1,243	25,003	
S.A.	161	4,116	56	1,440	628	13,949	845	19,505	
W.A.	224	5,181	45	1,062	357	8,304	626	14,547	(NA)
TAS.	54	1,260	17	434	208	4,340	279	6,034	
N.T.	3	50	1	25	18	447	22	522	
A.C.T.	17	461	20	550	83	1,947	120	2,958	
TOTAL	1,815	44,346	873	21,961	6,328	139,739	9,016	206,046	
OTHER DWELLINGS									
N.S.W.	2	44	16	338	279	7,205	297	7,587	
VIC.	2	23	14	332	102	2,020	118	2,375	
QLD	2	22	17	421	16	273	35	710	
S.A.	-	-	13	276	23	399	36	675	
W.A.	1	20	5	102	23	438	29	560	(NA)
TAS.	2	37	-	-	2	46	4	83	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	30	-	-	2	30	
TOTAL	9	146	67	1,499	445	10,381	521	12,026	
TOTAL									
N.S.W.	470	11,687	199	5,634	2,005	52,371	2,674	69,692	1,576
VIC.	526	14,045	402	9,605	2,694	54,097	3,622	77,747	3,769
QLD	366	7,635	180	4,302	732	13,782	1,278	25,719	587
S.A.	161	4,116	69	1,716	651	14,348	881	24,180	403
W.A.	225	5,201	50	1,164	380	8,742	655	15,107	448
TAS.	56	1,297	17	434	210	4,386	283	6,117	161
N.T.	3	50	1	25	18	447	22	522	15
A.C.T.	17	461	22	580	83	1,947	122	2,988	74
TOTAL	1,824	44,492	940	23,460	6,773	150,120	9,537	218,072	7,033

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									
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
SEPTEMBER	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,548
STATES - SEPTEMBER 1979									
HOUSES									
N.S.W.	276	5,603	111	2,077	973	19,174	1,360	26,854	
VIC.	89	1,620	58	897	376	7,749	523	10,266	
QLD	164	2,664	51	923	373	5,707	588	9,294	
S.A.	85	1,823	71	1,615	138	2,360	294	5,798	
W.A.	69	1,007	21	315	170	2,804	260	4,126	(NA)
TAS.	16	171	3	45	35	713	54	929	
N.T.	5	122	3	49	11	218	19	389	
A.C.T.	8	116	4	56	33	593	45	765	
TOTAL	712	13,126	322	5,977	2,109	39,318	3,143	58,421	
OTHER DWELLINGS									
N.S.W.	10	183	15	246	121	2,479	146	2,908	
VIC.	5	80	2	16	32	547	39	643	
QLD	8	122	14	267	25	548	47	937	
S.A.	4	28	3	84	19	265	26	377	
W.A.	4	58	4	115	5	136	13	309	(NA)
TAS.	3	28	2	26	2	24	7	78	
N.T.	1	8	-	-	1	7	2	15	
A.C.T.	-	-	-	-	4	43	4	43	
TOTAL	35	507	40	754	209	4,049	284	5,310	
TOTAL									
N.S.W.	286	5,786	126	2,323	1,094	21,653	1,506	29,762	8,110
VIC.	94	1,700	60	913	408	8,296	562	10,909	3,843
QLD	172	2,786	65	1,190	398	6,255	635	10,231	1,612
S.A.	89	1,851	74	1,699	157	2,625	320	5,175	899
W.A.	73	1,065	25	430	175	2,940	273	4,435	1,547
TAS.	19	199	5	71	37	737	61	1,007	190
N.T.	6	130	3	49	12	225	21	404	109
A.C.T.	8	116	4	56	37	636	49	806	238
TOTAL	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,548

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				TRADING BANKS				SAVINGS BANKS				
		DMGS	\$000	FOR DWELLINGS ADDITIONS AND ALTERATIONS	\$000	DMGS	\$000	FOR DWELLINGS ADDITIONS AND ALTERATIONS	\$000	LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH	\$000	LOANS ADVANCED TO INDIVIDUALS DURING MONTH	\$000	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH	\$000	BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS	\$000	BUILDING SOCIETIES
AUSTRALIA																		
1978																		
AUGUST	509	9,444	251	690	39	690	17	194,202	524,855	41,714	8,299,963	233,917						
SEPTEMBER	359	7,629	141	750	39	750	50	182,530	547,535	123,560	8,450,243	235,479						
OCTOBER	385	8,401	172	859	45	859	31	179,839	581,049	76,457	8,548,499	234,327						
NOVEMBER	474	9,876	256	1,168	75	1,168	18	232,012	583,736	44,772	8,643,803	234,654						
DECEMBER	362	7,531	147	610	39	610	50	219,943	541,720	44,276	8,751,380	240,174						
1979																		
JANUARY	447	9,305	195	1,142	62	1,142	163	182,236	584,708	56,776	8,827,515	240,131						
FEBRUARY	508	11,332	156	1,272	71	1,272	159	197,751	600,667	91,729	8,959,366	243,249						
MARCH	458	10,050	161	1,119	59	1,119	60	213,587	605,277	51,550	9,051,950	242,459						
APRIL	421	9,139	162	1,004	55	1,004	65	191,418	601,159	113,240	9,169,697	244,414						
MAY	598	13,706	332	970	54	970	63	244,846	599,777	52,939	9,287,219	244,430						
JUNE	462	9,798	152	994	54	994	101	218,697	602,151	59,692	9,386,947	250,290						
JULY	428	9,109	149	971	50	971	44	203,546	613,262	46,547	9,453,249	251,308						
AUGUST	559	12,063	212	1,801	97	1,801	168	229,057	623,493	49,125	9,542,956	250,773						
SEPTEMBER	446	9,766	184	1,242	65	1,242	70	205,571	633,077	137,640	9,716,642	253,820						
STATES - SEPTEMBER 1979																		
N.S.W.	224	5,013	150	1,198	63	1,198	70	62,869	247,540	45,753	2,716,416	107,608						
VIC.	109	2,587	25	10	1	10	-	76,001	225,317	45,253	3,696,768	100,504						
QLD	37	654	5	34	1	34	-	24,782	57,037	19,722	1,132,496	14,269						
S.A.	29	544	-	-	-	-	-	19,463	43,446	11,282	1,012,336	-						
W.A.	20	399	-	-	-	-	-	13,966	39,581	8,891	711,439	28,883						
TAS.	18	389	-	-	-	-	-	4,736	12,733	3,245	248,616	1,355						
N.T.	-	-	-	-	-	-	-	456	1,334	360	18,435	-						
A.C.T.	9	180	4	-	-	-	-	3,293	6,087	3,134	178,134	1,201						
TOTAL	446	9,766	184	1,242	65	1,242	70	205,571	633,077	137,640	9,716,642	253,820						

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

	ORIGINAL				SEASONALLY ADJUSTED				TOTAL			
	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	DMGS	\$000	DMGS	\$000	DMGS	\$000				
SAVINGS BANKS												
1976												
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
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
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	61,887	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
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
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
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
AUGUST	3,188	77,105	7,010	165,479	10,198	242,584	2,925	71,792	6,990	167,364	9,915	239,156
SEPTEMBER	2,764	67,952	6,773	150,120	9,537	218,072	2,831	69,651	7,589	171,546	10,420	241,197
TRADING BANKS												
1978												
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	69,264
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
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
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
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
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,193	22,974	2,931	55,497	4,124	78,471
SEPTEMBER	1,109	20,364	2,316	43,367	3,427	63,731	1,185	22,370	2,763	53,545	3,948	75,915

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