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

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.

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MAIN FEATURES

- In October 1978 savings banks and trading banks approved a combined total of \$275.3 million in loans to individuals for the construction and purchase of dwellings. This was an increase of \$8.2 million over the loans approved in September 1978 and \$61.5 million more than the amount approved in October 1977.
- In seasonally adjusted terms the total of loans approved in October 1978 was \$294.2 million, a decrease of \$3.8 million compared with September 1978 but an increase of \$66.0 million over the October 1977 total.
- The combined total of \$192.5 million approved for the purchase of established dwellings was the highest since May 1978.
- Savings banks approvals for the purchase of established dwellings were a record of \$150.6 million in October 1978, being \$9.7 million more than in September 1978 and \$39.1 million more than in October 1977.

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). The seasonally adjusted series in this bulletin have been revised following the annual re-analysis.

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.

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									
1977									
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
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
STATES - OCTOBER 1978									
HOUSES									
N.S.W.	432	9,631	170	4,311	1,780	44,398	2,382	58,340	
VIC.	418	10,396	478	10,848	2,342	54,332	3,238	75,576	
QLD	311	6,499	135	2,750	722	13,434	1,168	22,683	
S.A.	129	3,040	134	3,099	562	11,961	825	18,100	
W.A.	190	4,217	49	1,121	395	8,493	634	13,831	(NA)
TAS.	71	1,522	14	342	282	5,678	367	7,542	
N.T.	3	80	4	105	16	374	23	559	
A.C.T.	23	559	43	856	115	2,398	181	3,813	
TOTAL	1,577	35,944	1,027	23,432	6,214	141,068	8,818	200,444	
OTHER DWELLINGS									
N.S.W.	1	33	31	728	237	5,440	269	6,201	
VIC.	-	-	28	594	121	2,839	149	3,433	
QLD	1	10	12	259	18	302	31	571	
S.A.	-	-	11	259	30	499	41	758	
W.A.	-	-	10	184	24	372	34	556	(NA)
TAS.	-	-	4	83	2	33	6	116	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	7	2	55	3	62	
TOTAL	2	43	97	2,114	434	9,540	533	11,697	
TOTAL									
N.S.W.	433	9,664	201	5,039	2,017	49,838	2,651	64,541	2,429
VIC.	418	10,396	506	11,442	2,463	57,171	3,387	79,009	5,395
QLD	312	6,509	147	3,009	740	13,736	1,199	23,254	411
S.A.	129	3,040	145	3,358	592	12,460	866	18,858	686
W.A.	190	4,217	59	1,305	419	8,865	668	14,387	432
TAS.	71	1,522	18	425	284	5,711	373	7,658	307
N.T.	3	80	4	105	16	374	23	559	-
A.C.T.	23	559	44	863	117	2,453	184	3,875	125
TOTAL	1,579	35,987	1,124	25,546	6,648	150,608	9,351	212,141	9,785

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									
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
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
STATES - OCTOBER 1978									
HOUSES									
N.S.W.	275	5,741	96	1,400	1,015	19,022	1,386	26,163	
VIC.	97	1,926	73	1,049	424	7,903	594	10,878	
QLD	118	1,859	48	767	279	4,057	445	6,683	
S.A.	67	1,494	169	4,057	136	2,569	372	8,120	
W.A.	62	810	28	435	183	2,864	273	4,109	(NA)
TAS.	12	217	5	99	40	722	57	1,038	
N.T.	2	28	1	4	6	190	9	222	
A.C.T.	8	139	2	56	23	590	33	785	
TOTAL	641	12,214	422	7,867	2,106	37,917	3,169	57,998	
OTHER DWELLINGS									
N.S.W.	2	35	24	341	135	2,704	161	3,080	
VIC.	6	76	6	102	42	650	54	828	
QLD	5	114	6	129	14	276	25	519	
S.A.	1	15	7	136	5	92	13	243	
W.A.	-	-	5	151	11	223	16	374	(NA)
TAS.	1	7	-	-	1	5	2	12	
N.T.	1	6	-	-	-	-	1	6	
A.C.T.	1	8	1	5	7	72	9	85	
TOTAL	17	261	49	864	215	4,022	281	5,147	
TOTAL									
N.S.W.	277	5,776	120	1,741	1,150	21,726	1,547	29,243	6,307
VIC.	103	2,002	79	1,151	466	8,553	648	11,706	3,750
QLD	123	1,973	54	896	293	4,333	470	7,202	1,790
S.A.	68	1,509	176	4,193	141	2,661	385	8,363	1,207
W.A.	62	810	33	586	194	3,087	289	4,483	1,652
TAS.	13	224	5	99	41	727	59	1,050	322
N.T.	3	34	1	4	6	190	10	228	68
A.C.T.	9	147	3	61	30	662	42	870	174
TOTAL	658	12,475	471	8,731	2,321	41,939	3,450	63,145	15,270

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS				
		SAVINGS BANKS					TRADING BANKS					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	
		FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS	DMGS	\$000	\$000	FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS	DMGS	\$000	\$000					
		OMGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
AUSTRALIA																
1977																
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	163,666	504,894	34,321	7,495,990	215,942				
DECEMBER		376	7,301	270	36	852	37	196,135	457,112	33,737	7,604,746	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	7,881,366	217,510				
APRIL		414	7,936	114	54	1,124	87	172,100	517,248	88,109	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	95,064	8,161,289	232,493				
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				
STATES - OCTOBER 1978																
N.S.W.		171	3,941	85	39	707	15	46,723	208,745	15,594	2,353,047	108,151				
VIC.		99	2,211	44	3	109	15	73,254	222,485	28,679	3,259,836	82,078				
QLD		37	726	7	2	36	-	21,163	48,957	9,608	1,003,913	14,326				
S.A.		33	732	20	-	-	-	16,837	40,020	8,111	903,584	-				
W.A.		25	429	16	-	-	1	12,820	38,057	11,972	640,615	27,139				
TAS.		8	153	-	1	7	-	6,090	14,033	1,237	210,334	1,373				
N.T.		1	30	-	-	-	-	359	1,230	113	14,406	-				
A.C.T.		11	179	-	-	-	-	2,593	7,522	1,143	162,764	1,260				
TOTAL		385	8,401	172	45	859	31	179,839	581,049	76,457	8,548,499	234,327				

