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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA OCTOBER 1983

PHONE INQUIRIES *for more information about these statistics*—contact Mr Mark Dennis on Canberra (062) 52 7117 or any of our State offices.
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MAIN FEATURES

Savings and trading banks approved loans of \$440.8 million for the construction and purchase of dwellings in October 1983. This was \$22.3 million (5.3%) more than in September 1983, and \$114.5 million (35.1%) more than in October 1982.

Seasonally adjusted, loans approved for the construction and purchase of dwellings in October 1983 were \$472.4 million, \$26.5 million (5.9%) more than the September 1983 figure.

In October 1983 loans approved comprised \$80.4 million for the construction of dwellings (up \$1.5 million (1.9%) on September 1983, and up \$30.8 million (62.0%) on October 1982); \$28.4 million for the purchase of newly erected dwellings (up \$0.1 million (0.5%) on September 1983, and up \$3.2 million (12.9%) on October 1982); and \$332.0 million for the purchase of established dwellings (up \$20.7 million (6.6%) on September 1983, and up \$80.5 million (32.0%) on October 1982).

In October 1983 loans approved for alterations and additions to dwellings were \$32.8 million, and comprised \$11.2 million approved by savings banks and \$21.7 million approved by trading banks.

EXPLANATORY NOTES

Introduction

This publication contains 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 (five banks) or the last day (five banks) of the month stated and may cover either a 4 or 5 week period.

Scope

3. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1983 issue of this publication.

Seasonal adjustment

4. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators, Australia* (1308.0). Seasonally adjusted series shown in this publication have been revised following the annual re-analysis of data.

5. Large fluctuations occurring in series as a result of irregular influences are not removed by seasonal adjustment. Particular care should therefore be taken in interpreting individual month-to-month movements.

6. This publication incorporates revisions made to previous statistics in this series.

Related publications

7. Users may also wish to refer to the following housing finance publications which 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 Publications, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

— nil or rounded to zero
Dwgs number of dwelling units

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Australian Statistician

TABLE 1 - SAVINGS AND TRADING BANKS

LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS - ORIGINAL AND SEASONALLY ADJUSTED - AUSTRALIA

MONTHS-	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF DWELLINGS ESTABLISHED		PURCHASE OF DWELLINGS ESTABLISHED		TOTAL
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	
ORIGINAL									
1982									
SEPTEMBER	2,193	58,937	963	27,132	9,604	251,861	12,760	337,930	
OCTOBER	1,877	49,650	869	25,114	9,128	251,520	11,874	326,284	
NOVEMBER	2,095	56,306	923	26,139	9,902	272,837	12,920	355,282	
DECEMBER	2,036	55,058	827	23,774	9,749	272,273	12,612	351,105	
1983									
JANUARY	1,709	47,085	716	21,162	8,936	255,007	11,361	323,254	
FEBRUARY	1,928	54,916	927	28,396	11,317	331,796	14,172	415,108	
MARCH	2,629	74,246	991	29,382	12,661	368,791	16,281	472,419	
APRIL	1,990	57,461	704	20,551	9,054	258,973	11,748	336,985	
MAY	2,551	69,342	983	28,887	10,855	304,935	14,389	403,164	
JUNE	2,557	72,753	898	24,374	10,661	305,280	14,116	402,407	
JULY	2,323	68,381	862	24,554	9,468	272,964	12,653	365,899	
AUGUST	2,776	83,545	1,175	33,189	11,521	337,299	15,472	454,033	
SEPTEMBER	2,677	78,934	915	28,220	10,507	311,334	14,099	418,488	
OCTOBER	2,652	80,413	933	28,350	11,058	332,010	14,643	440,773	
SEASONALLY ADJUSTED									
1982									
SEPTEMBER	1,974	53,014	908	24,774	9,248	241,302	12,130	319,090	
OCTOBER	1,979	52,694	879	25,419	9,694	266,534	12,552	344,647	
NOVEMBER	2,139	57,703	913	25,439	10,263	284,487	13,315	367,629	
DECEMBER	2,119	57,898	863	24,751	9,703	273,383	12,685	356,032	
1983									
JANUARY	2,131	58,046	790	23,347	9,374	261,317	12,295	342,710	
FEBRUARY	2,135	62,261	933	28,455	10,807	312,318	13,875	403,034	
MARCH	2,260	63,727	871	26,010	10,329	298,300	13,460	388,037	
APRIL	2,148	62,633	789	24,495	9,866	286,601	12,803	373,729	
MAY	2,342	64,950	1,013	29,411	10,928	311,474	14,283	405,835	
JUNE	2,287	64,428	804	21,879	10,130	291,532	13,221	377,839	
JULY	2,381	68,748	932	26,675	10,496	302,782	13,809	398,205	
AUGUST	2,453	71,675	1,020	28,638	10,965	323,607	14,438	423,920	
SEPTEMBER	2,679	78,241	977	29,053	11,531	338,622	15,187	445,916	
OCTOBER	2,838	87,838	977	29,849	11,812	354,728	15,627	472,415	

TABLE 4 - SAVINGS BANKS - LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

YEARS-	CONSTRUCTION OF DWELLINGS				PURCHASE OF NEWLY ERECTED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS				TOTAL	
	HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS			
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000		
AUSTRALIA														
1980/81	21,300	522,238	58	1,483	8,693	221,645	599	16,366	74,554	1,832,666	4,643	126,679	109,847	2,721,077
1981/82	18,889	484,792	74	1,802	7,646	210,326	603	17,553	70,272	1,810,098	4,499	124,523	101,983	2,649,094
1982/83	20,254	572,371	128	3,805	7,098	216,795	830	25,384	88,333	2,519,795	5,755	173,433	122,398	3,511,583
MONTHS-														
1982														
SEPTEMBER	1,671	46,981	15	392	618	18,885	70	1,971	6,884	189,386	476	13,547	9,734	271,162
OCTOBER	1,474	40,372	10	233	584	17,830	64	2,083	6,710	189,522	480	13,975	9,322	264,015
NOVEMBER	1,692	47,001	12	390	618	18,322	80	2,540	7,537	209,769	502	14,690	10,441	292,712
DECEMBER	1,667	46,541	13	414	572	18,028	56	1,766	7,534	212,956	452	13,490	10,294	293,195
1983														
JANUARY	1,366	38,921	8	235	444	14,314	54	1,289	6,435	185,243	457	13,800	8,764	253,802
FEBRUARY	1,477	42,667	16	562	589	18,791	84	2,627	8,317	245,266	507	16,072	10,990	325,985
MARCH	2,087	60,202	24	751	665	20,698	82	2,539	9,458	278,106	610	19,045	12,926	381,341
APRIL	1,619	47,414	8	235	482	14,807	50	1,469	6,698	196,977	467	14,585	9,324	275,487
MAY	2,146	59,935	12	347	729	22,468	80	2,513	8,516	242,654	561	17,015	12,044	344,932
JUNE	2,140	61,274	5	159	632	17,509	82	2,525	8,269	244,084	471	14,777	11,599	340,328
JULY	1,927	56,844	5	203	672	19,769	65	2,131	7,359	215,650	519	16,050	10,547	310,647
AUGUST	2,278	68,039	20	668	865	25,749	80	2,605	8,896	265,011	570	18,205	12,709	380,277
SEPTEMBER	2,247	67,172	15	565	694	22,454	76	2,615	8,274	247,846	563	18,077	11,869	358,729
OCTOBER	2,163	65,276	10	349	675	21,586	81	2,887	8,586	260,461	600	19,243	12,115	369,802
STATES - SEPTEMBER 1983														
N.S.W.	381	13,587	11	468	116	4,930	25	1,048	2,096	76,482	257	9,674	2,886	106,189
VIC.	818	22,596	-	-	322	10,024	17	586	3,234	89,313	156	4,348	4,547	126,867
QLD	442	13,138	1	30	101	2,969	10	325	1,135	32,490	22	723	1,711	49,675
S.A.	171	5,190	2	57	95	2,469	2	55	666	18,321	56	1,446	992	27,538
W.A.	368	10,556	-	-	16	393	17	454	677	18,413	56	1,435	1,134	31,251
TAS.	38	1,028	-	-	8	233	2	33	281	6,401	3	62	332	7,757
N.T.	9	313	1	10	1	30	1	46	13	464	1	17	26	880
A.C.T.	20	764	-	-	35	1,406	2	68	172	5,962	12	372	241	8,572
STATES - OCTOBER 1983														
N.S.W.	448	15,707	5	162	107	4,221	36	1,351	2,356	84,025	283	10,380	3,235	115,846
VIC.	766	21,264	1	25	368	11,424	19	695	3,364	94,168	162	4,585	4,680	132,161
QLD	404	12,125	-	-	98	3,134	6	219	1,050	30,966	28	958	1,586	47,402
S.A.	162	5,120	-	-	45	1,218	10	323	643	18,367	45	1,201	1,905	26,229
W.A.	312	8,963	1	27	18	396	4	97	695	19,299	63	1,579	1,093	30,361
TAS.	40	1,003	-	-	12	302	3	87	270	6,465	8	168	333	8,025
N.T.	6	212	-	-	2	75	1	30	19	591	3	105	31	1,013
A.C.T.	25	882	3	135	25	816	2	85	189	6,580	8	267	252	8,765

TABLE 5 - TRADING BANKS - LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

YEARS-	CONSTRUCTION OF DWELLINGS				PURCHASE OF NEWLY ERECTED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS				TOTAL	
	HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS			
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000		
1980/81	8,242	174,588	371	6,463	3,533	70,259	471	9,752	29,595	622,977	3,047	68,821	45,259	952,860
1981/82	6,579	147,593	317	6,829	3,136	69,414	467	10,152	27,476	587,227	2,726	63,059	40,701	884,274
1982/83	4,814	116,324	231	5,072	2,193	52,615	362	8,781	22,010	552,664	2,282	56,736	31,892	792,192
MONTHS-	AUSTRALIA													
1982														
SEPTEMBER	475	11,014	32	550	248	5,790	27	486	2,081	44,939	163	3,989	3,026	66,768
OCTOBER	369	8,259	24	786	186	4,410	35	791	1,759	44,251	179	3,772	2,552	62,269
NOVEMBER	372	8,425	19	490	189	4,564	36	713	1,667	43,812	196	4,566	2,479	62,570
DECEMBER	335	7,734	21	369	173	3,542	26	438	1,580	41,712	183	4,115	2,318	57,910
1983														
JANUARY	319	7,582	16	347	174	4,364	44	1,195	1,822	49,269	222	6,695	2,597	69,452
FEBRUARY	413	11,231	22	456	222	5,619	32	1,359	2,266	64,243	227	6,215	3,182	89,123
MARCH	500	12,962	18	331	211	5,477	33	668	2,370	65,695	223	5,945	3,355	91,078
APRIL	349	9,418	14	394	141	3,445	31	830	1,686	42,193	203	5,218	2,424	61,498
MAY	377	8,838	16	222	152	3,424	22	482	1,627	41,123	151	4,143	2,345	58,232
JUNE	395	10,925	17	395	155	3,635	29	705	1,730	41,824	191	4,595	2,517	62,079
JULY	368	10,915	23	419	103	2,159	22	495	1,401	36,482	189	4,782	2,106	55,252
AUGUST	459	14,324	19	514	205	4,208	25	627	1,873	49,319	182	4,764	2,763	73,756
SEPTEMBER	399	10,966	16	231	122	2,503	23	648	1,515	41,641	155	3,770	2,230	59,759
OCTOBER	464	14,434	15	354	155	3,253	22	624	1,720	48,078	152	4,228	2,528	70,971
STATES - SEPTEMBER 1983														
N.S.W.	95	3,735	3	60	26	657	4	78	459	12,454	68	2,009	655	18,993
VIC.	55	1,342	4	23	26	576	3	37	260	6,069	28	477	376	8,524
QLD	88	1,956	4	70	32	514	11	332	304	10,537	15	467	454	13,876
S.A.	70	2,252	1	33	13	348	-	-	164	4,943	14	332	262	7,908
W.A.	81	1,324	4	45	13	169	5	201	258	6,134	29	472	390	8,345
TAS.	5	57	-	-	2	48	-	-	33	582	1	13	41	700
N.T.	1	6	-	-	1	10	-	-	10	171	-	-	12	187
A.C.T.	4	294	-	-	9	181	-	-	27	751	-	-	40	1,226
STATES - OCTOBER 1983														
N.S.W.	100	5,172	2	85	43	746	4	225	564	15,879	59	1,793	772	23,900
VIC.	64	2,176	3	111	34	847	4	97	297	7,080	36	809	438	11,120
QLD	124	2,785	3	25	31	645	5	116	343	12,177	35	1,071	541	16,819
S.A.	70	2,214	-	-	20	501	2	53	188	5,631	4	113	284	8,512
W.A.	93	1,776	5	122	24	468	6	113	247	5,100	15	358	390	7,937
TAS.	3	42	1	5	-	37	-	-	37	618	1	15	42	680
N.T.	-	-	-	-	1	20	-	-	9	178	-	-	10	198
A.C.T.	10	269	1	6	2	26	1	20	35	1,415	2	69	51	1,805

