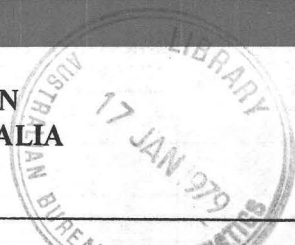


HOUSING FINANCE FOR OWNER OCCUPATION
SAVINGS BANKS AND TRADING BANKS, AUSTRALIA
NOVEMBER 1978



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

MAIN FEATURES

- In November 1978 savings banks and trading banks approved a record combined total of \$314.6 million in loans to individuals for the construction and purchase of dwellings. This was an increase of \$39.3 million over the loans approved in October 1978 and \$37 million more than the amount approved in November 1977.
- In seasonally adjusted terms the total of loans approved in November 1978 was \$285.8 million, a decrease of \$8.4 million compared with October 1978 but an increase of \$30.9 million over the November 1977 total.
- Loans approved for the construction of dwellings by both savings banks and trading banks totalled \$54 million in November 1978, \$6 million more than in October 1978 and \$3 million higher than in November 1977.
- During November 1978 both savings banks and trading banks approved increased amounts for the purchase of established dwellings, the combined total reaching a new peak of \$225.5 million. This was \$32.9 million more than in the previous month and \$37.7 million higher than the amount approved in November 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).
- 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									
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
NOVEMBER	1,727	39,480	1,060	24,579	7,557	172,155	10,344	236,214	8,617
STATES - NOVEMBER 1978									
HOUSES									
N.S.W.	487	11,568	195	4,804	2,229	55,496	2,911	71,868	
VIC.	456	11,133	342	8,305	2,334	55,114	3,132	74,552	
QLD	369	7,503	195	4,130	881	16,664	1,445	28,297	
S.A.	120	2,826	118	2,710	754	16,352	992	21,888	
W.A.	199	4,116	50	1,166	483	10,136	732	15,418	(NA)
TAS.	66	1,448	22	506	255	5,160	343	7,114	
N.T.	6	150	5	118	21	482	32	750	
A.C.T.	21	456	26	507	130	2,752	177	3,715	
TOTAL	1,724	39,200	953	22,246	7,087	162,156	9,764	223,602	
OTHER DWELLINGS									
N.S.W.	1	30	19	547	300	6,760	320	7,337	
VIC.	-	-	40	852	80	1,674	120	2,526	
QLD	1	25	19	378	24	487	44	890	
S.A.	-	-	11	190	40	706	51	896	
W.A.	-	-	14	284	18	245	32	529	(NA)
TAS.	1	225	2	46	5	70	8	341	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	36	3	57	5	93	
TOTAL	3	280	107	2,333	470	9,999	580	12,612	
TOTAL									
N.S.W.	488	11,598	214	5,351	2,529	62,256	3,231	79,205	2,561
VIC.	456	11,133	382	9,157	2,414	56,788	3,252	77,078	3,921
QLD	370	7,528	214	4,508	905	17,151	1,489	29,187	544
S.A.	120	2,826	129	2,900	794	17,058	1,043	22,784	637
W.A.	199	4,116	64	1,450	501	10,381	764	15,947	511
TAS.	67	1,673	24	552	260	5,230	351	7,455	267
N.T.	6	150	5	118	21	482	32	750	63
A.C.T.	21	456	28	543	133	2,809	182	3,808	113
TOTAL	1,727	39,480	1,060	24,579	7,557	172,155	10,344	236,214	8,617

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									
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
NOVEMBER	806	15,017	536	9,999	2,934	53,340	4,276	78,356	18,985
STATES - NOVEMBER 1978									
HOUSES									
N.S.W.	335	6,523	130	2,313	1,213	23,542	1,678	32,378	
VIC.	125	2,581	60	782	559	9,938	744	13,301	
QLD	145	2,143	67	1,112	408	6,346	620	9,601	
S.A.	61	1,384	171	3,902	206	3,953	438	9,239	
W.A.	86	1,519	27	524	189	2,900	302	4,943	(NA)
TAS.	17	265	12	111	61	996	90	1,372	
N.T.	6	105	6	65	11	288	23	458	
A.C.T.	9	115	14	329	24	480	47	924	
TOTAL	784	14,635	487	9,138	2,671	48,443	3,942	72,216	
OTHER DWELLINGS									
N.S.W.	8	177	23	412	174	3,160	205	3,749	
VIC.	3	35	9	134	33	630	45	799	
QLD	5	89	6	107	24	396	35	592	
S.A.	2	17	9	189	15	326	26	532	
W.A.	2	40	2	19	12	318	16	377	(NA)
TAS.	1	7	-	-	2	43	3	50	
N.T.	-	-	-	-	1	7	1	7	
A.C.T.	1	17	-	-	2	17	3	34	
TOTAL	22	382	49	861	263	4,897	334	6,140	
TOTAL									
N.S.W.	343	6,700	153	2,725	1,387	26,702	1,883	36,127	7,489
VIC.	128	2,616	69	916	592	10,568	789	14,100	4,802
QLD	150	2,232	73	1,219	432	6,742	655	10,193	1,777
S.A.	63	1,401	180	4,091	221	4,279	464	9,771	1,488
W.A.	88	1,559	29	543	201	3,218	318	5,320	2,393
TAS.	18	272	12	111	63	1,039	93	1,422	401
N.T.	6	105	6	65	12	295	24	465	237
A.C.T.	10	132	14	329	26	497	50	958	398
TOTAL	806	15,017	536	9,999	2,934	53,340	4,276	78,356	18,985

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS		TRADING BANKS				SAVINGS BANKS			SAVINGS BANKS									
		FOR ALTERATIONS AND ADDITIONS		FOR DWELLINGS		FOR ALTERATIONS AND ADDITIONS			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			
DMGS	\$000	\$000	DMGS	\$000	\$000	\$000	DMGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA																		
1977																		
OCTOBER	429	8,123	170	676	133	159,133	42	676	481,615	48,100	7,423,022	216,649						
NOVEMBER	507	9,783	171	1,255	93	183,666	56	1,255	504,894	34,321	7,495,990	215,942						
DECEMBER	376	7,301	270	852	37	196,135	36	852	457,112	33,737	7,604,746	216,316						
1978																		
JANUARY	429	8,632	165	690	36	140,196	41	690	487,144	54,466	7,658,084	217,095						
FEBRUARY	435	8,247	120	1,098	71	155,227	56	1,098	514,112	34,459	7,725,517	214,800						
MARCH	526	8,976	87	1,109	48	196,139	54	1,109	511,338	125,131	7,881,366	217,510						
APRIL	414	7,936	114	1,124	87	172,100	54	1,124	517,248	68,109	7,990,584	217,566						
MAY	459	9,225	297	1,007	73	216,351	46	1,007	512,244	37,893	8,082,981	223,594						
JUNE	401	7,702	162	490	78	175,382	36	490	513,129	55,064	8,161,289	232,493						
JULY	409	8,486	178	562	30	173,634	35	562	516,275	40,381	8,225,035	233,906						
AUGUST	509	9,444	251	690	17	194,202	39	690	524,855	41,714	8,299,963	233,917						
SEPTEMBER	359	7,629	141	750	50	182,530	39	750	547,535	123,560	8,450,243	235,479						
OCTOBER	385	8,401	172	859	31	179,839	45	859	581,049	76,457	8,548,499	234,327						
NOVEMBER	474	9,876	256	1,168	18	232,012	75	1,168	583,736	44,772	8,643,803	234,654						
STATES - NOVEMBER 1978																		
N.S.W.	235	5,047	67	1,071	12	70,153	68	1,071	215,244	11,821	2,379,515	107,800						
VIC.	111	2,393	136	97	-	81,565	7	97	219,390	18,289	3,296,705	82,763						
QLD	34	660	35	-	-	28,846	-	-	49,147	3,652	1,014,596	14,174						
S.A.	41	856	14	-	6	22,312	-	-	40,259	5,416	913,267	-						
W.A.	25	396	2	-	-	17,586	-	-	36,531	3,600	646,510	27,317						
TAS.	15	271	2	-	-	7,558	-	-	13,924	1,144	214,922	1,340						
N.T.	-	-	-	-	-	802	-	-	1,241	45	14,676	-						
A.C.T.	13	253	-	-	-	3,190	-	-	8,000	805	163,612	1,260						
TOTAL	474	9,876	256	1,168	18	232,012	75	1,168	583,736	44,772	8,643,803	234,654						

