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

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

### MAIN FEATURES

- . In December 1978 savings and trading banks approved a combined total of \$228.4 million in loans to individuals for the construction and purchase of dwellings. This was \$86.1 million lower than the record total of \$314.6 million in November 1978, but \$37.0 million higher than the December 1977 figure.
- . In seasonally adjusted terms the total of loans approved in December 1978 was \$260.9 million, \$24.9 million lower than in November 1978 and \$41.6 million above the December 1977 figure.
- . Loans approved for the construction of dwellings by savings and trading banks totalled \$41.6 million in December 1978. This was \$12.9 million lower than in November 1978 and \$9.1 million more than the amount approved in December 1977.
- . During December 1978 savings and trading banks approved \$162.4 million in loans for the purchase of established dwellings, \$63.1 million less than the November 1978 total and \$28.9 million more than in December 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 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.

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									
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
DECEMBER	1,365	31,764	860	19,797	5,662	127,620	7,887	179,181	6,424
STATES - DECEMBER 1978									
HOUSES									
N.S.W.	371	8,851	138	3,764	1,532	37,704	2,041	50,319	
VIC.	390	9,688	316	7,176	1,968	45,628	2,674	62,492	
QLD	276	5,539	147	2,920	602	11,194	1,025	19,653	
S.A.	113	2,612	102	2,457	548	11,772	763	16,841	
W.A.	156	3,689	47	1,059	345	7,281	548	12,029	(NA)
TAS.	41	928	12	247	221	4,440	274	5,615	
N.T.	3	55	4	73	17	336	24	464	
A.C.T.	14	370	30	543	76	1,501	120	2,414	
TOTAL	1,364	31,732	796	18,239	5,309	119,856	7,469	169,827	
OTHER DWELLINGS									
N.S.W.	-	-	26	719	224	5,210	250	5,929	
VIC.	-	-	15	357	69	1,405	84	1,762	
QLD	1	32	9	180	21	451	31	663	
S.A.	-	-	12	251	29	522	41	773	
W.A.	-	-	-	-	7	104	7	104	(NA)
TAS.	-	-	1	28	1	21	2	49	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	23	2	51	3	74	
TOTAL	1	32	64	1,558	353	7,764	418	9,354	
TOTAL									
N.S.W.	371	8,851	164	4,483	1,756	42,914	2,291	56,248	1,574
VIC.	390	9,688	331	7,533	2,037	47,033	2,758	64,254	3,414
QLD	277	5,571	156	3,100	623	11,645	1,056	20,316	315
S.A.	113	2,612	114	2,708	577	12,294	804	17,614	449
W.A.	156	3,689	47	1,059	352	7,385	555	12,133	337
TAS.	41	928	13	275	222	4,461	276	5,664	167
N.T.	3	55	4	73	17	336	24	464	20
A.C.T.	14	370	31	566	78	1,552	123	2,488	148
TOTAL	1,365	31,764	860	19,797	5,662	127,620	7,887	179,181	6,424

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									
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
DECEMBER	503	9,789	280	4,657	2,021	34,796	2,804	49,242	10,724
STATES - DECEMBER 1978									
HOUSES									
N.S.W.	237	4,898	69	1,362	916	16,345	1,222	22,605	
VIC.	59	1,077	44	780	330	5,254	433	7,111	
QLD	82	1,486	50	866	274	4,317	406	6,669	
S.A.	30	823	47	557	122	2,433	199	3,813	
W.A.	64	1,028	28	432	132	2,263	224	3,723	(NA)
TAS.	15	163	8	54	46	708	69	925	
N.T.	2	32	-	-	3	33	5	65	
A.C.T.	4	141	8	153	33	767	45	1,061	
TOTAL	493	9,648	254	4,204	1,856	32,120	2,603	45,972	
OTHER DWELLINGS									
N.S.W.	6	87	13	234	106	1,847	125	2,168	
VIC.	2	12	3	40	29	433	34	485	
QLD	-	-	4	85	10	170	14	255	
S.A.	-	-	2	28	12	164	14	192	
W.A.	-	-	2	51	3	35	5	86	(NA)
TAS.	1	25	2	15	3	16	6	56	
N.T.	-	-	-	-	2	11	2	11	
A.C.T.	1	17	-	-	-	-	1	17	
TOTAL	10	141	26	453	165	2,676	201	3,270	
TOTAL									
N.S.W.	243	4,985	82	1,596	1,022	18,192	1,347	24,773	4,602
VIC.	61	1,089	47	820	359	5,687	467	7,596	2,545
QLD	82	1,486	54	951	284	4,487	420	6,924	1,353
S.A.	30	823	49	585	134	2,597	213	4,005	705
W.A.	64	1,028	30	483	135	2,298	229	3,809	1,210
TAS.	16	188	10	69	49	724	75	981	155
N.T.	2	32	-	-	5	44	7	76	50
A.C.T.	5	158	8	153	33	767	46	1,078	104
TOTAL	503	9,789	280	4,657	2,021	34,796	2,804	49,242	10,724

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS		TRADING BANKS				SAVINGS BANKS				
FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	
DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	
AUSTRALIA										
1977										
NOVEMBER	507	9,783	171	1,255	93	183,666	504,894	34,321	7,495,990	215,942
DECEMBER	376	7,301	270	852	37	196,135	457,112	33,737	7,604,746	216,316
1978										
JANUARY	429	8,632	165	690	36	140,196	487,144	94,466	7,658,084	217,095
FEBRUARY	435	8,247	120	1,098	71	155,227	514,112	34,459	7,725,517	214,800
MARCH	526	8,976	87	1,109	48	196,139	511,338	125,131	7,881,366	217,510
APRIL	414	7,936	114	1,124	87	172,100	517,248	68,109	7,990,584	217,566
MAY	459	9,225	297	1,007	73	216,351	512,244	37,893	8,082,981	223,594
JUNE	401	7,702	162	490	78	175,382	513,129	95,064	8,161,289	232,493
JULY	409	8,486	178	562	30	173,634	516,279	40,381	8,225,035	233,906
AUGUST	509	9,444	251	690	17	194,202	524,855	41,714	8,299,963	233,917
SEPTEMBER	359	7,629	141	750	50	182,530	547,535	123,560	8,450,243	235,479
OCTOBER	385	8,401	172	859	31	179,839	581,049	76,457	8,548,499	234,327
NOVEMBER	474	9,876	256	1,168	18	232,012	583,736	44,772	8,643,803	234,654
DECEMBER	362	7,531	147	610	50	219,943	541,720	44,276	8,751,380	240,174
STATES - DECEMBER 1978										
N.S.W.	172	3,714	64	551	50	69,583	199,705	11,178	2,498,183	110,353
VIC.	95	2,179	62	40	-	61,909	202,908	19,271	3,251,632	85,162
QLD	29	523	8	19	-	22,798	46,449	4,014	1,024,188	14,474
S.A.	37	612	9	-	-	20,122	37,579	5,272	923,791	-
W.A.	14	248	-	-	-	13,727	35,026	2,210	653,466	27,591
TAS.	6	52	4	-	-	8,217	11,482	1,558	220,168	1,339
N.T.	-	-	-	-	-	-	-	44	14,982	-
A.C.T.	9	203	-	-	-	3,054	7,379	729	164,970	1,255
TOTAL	362	7,531	147	610	50	219,943	541,720	44,276	8,751,380	240,174

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												
1977												
NOVEMBER	3,248	66,858	7,065	140,912	10,333	207,770	3,027	63,478	6,409	132,186	9,432	195,664
DECEMBER	2,131	44,843	5,127	104,319	7,258	149,162	2,414	51,023	5,614	112,208	8,028	163,231
1978												
JANUARY	2,310	49,064	5,854	123,971	8,164	172,035	2,628	55,601	6,220	127,198	8,848	182,799
FEBRUARY	2,320	49,105	6,311	133,813	8,631	185,918	2,459	51,286	5,855	121,370	8,314	172,656
MARCH	2,572	53,910	6,652	138,887	9,224	192,797	2,426	50,853	5,754	119,949	8,180	170,802
APRIL	2,409	51,082	5,826	125,900	8,235	176,982	2,597	54,552	6,015	127,869	8,612	182,421
MAY	3,000	63,246	6,939	146,696	9,939	209,942	2,572	53,875	6,129	129,982	8,697	183,857
JUNE	2,494	54,165	5,712	121,447	8,206	175,612	2,487	53,962	5,978	128,045	8,465	182,007
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
AUGUST	2,822	62,351	6,521	140,718	9,343	203,069	2,647	59,301	6,844	145,329	9,291	204,630
SEPTEMBER	2,754	63,458	6,334	143,935	9,088	204,393	2,772	63,914	7,038	159,582	9,810	223,496
OCTOBER	2,783	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	6,745	158,854	9,301	219,429
DECEMBER	2,225	51,561	5,662	127,620	7,887	173,181	2,505	50,328	6,201	137,291	8,706	195,619
TRADING BANKS												
1977												
NOVEMBER	1,456	22,902	2,595	46,897	4,051	69,799	1,160	18,825	2,175	40,436	3,335	59,261
DECEMBER	794	13,046	1,634	29,196	2,428	42,242	1,082	17,845	2,127	38,261	3,209	56,106
1978												
JANUARY	935	16,038	1,969	37,330	2,904	53,368	1,091	18,594	2,046	37,452	3,137	56,046
FEBRUARY	1,127	20,133	2,390	44,921	3,517	65,054	1,117	19,599	2,092	38,401	3,209	58,000
MARCH	1,230	21,638	2,542	48,066	3,772	69,704	1,056	18,219	2,064	37,910	3,120	56,129
APRIL	1,006	18,037	2,030	39,118	3,036	57,155	1,023	18,140	1,956	37,440	2,979	55,580
MAY	1,319	22,350	2,487	46,806	3,806	68,356	1,121	18,841	2,069	38,262	3,190	57,103
JUNE	1,038	18,318	1,927	35,564	2,965	53,882	1,130	20,553	2,280	42,248	3,410	62,801
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
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	22,288	2,343	48,525	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	69,284
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
DECEMBER	783	14,446	2,021	34,796	2,804	49,242	1,068	19,790	2,623	45,484	3,691	65,274

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