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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA DECEMBER 1980

INQUIRIES

If you want to know more about these statistics ring Mr Colin Squair on Canberra (062) 52 71 26 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 (062) 52 6627 or State offices.

MAIN FEATURES

In December 1980 savings and trading banks approved a combined total of \$299.9 million in loans to individuals for the construction or purchase of dwellings. This was \$15.0 million more than in November 1980 and \$73.1 million more than in December 1979.

In seasonally adjusted terms the total of such loans approved in December 1980 was \$314.5 million, \$24.3 million more than in November 1980.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$56.9 million in December 1980, \$6.4 million more than in November 1980 and \$13.3 million more than in December 1979.

During December 1980 savings and trading banks approved \$217.1 million in loans to individuals for the purchase of established dwellings. This was \$10.3 million more than in November 1980 and \$55.7 million more than in December 1979.

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:

- 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.
- for savings banks the data relate to the period ending on either the last Monday (one bank), the last Wednesday (six banks) or the last day (five banks) of the month stated and may cover either a 4 or 5 week period.

Seasonal adjustment

3. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators, Australia* (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 1980 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)—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) which is available free of charge from any ABS office.

Symbols and other usages

- n.a. not available
— nil or rounded to zero
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
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	
AUSTRALIA									
1979									
NOVEMBER	1,763	43,490	908	23,814	6,505	156,311	9,336	223,615	8,923
DECEMBER	1,421	34,236	702	17,598	5,360	127,490	7,543	179,384	6,330
1980									
JANUARY	1,773	43,308	904	22,719	7,316	170,740	10,050	243,367	7,824
FEBRUARY	1,601	39,341	923	21,700	6,944	167,532	9,477	220,653	8,355
MARCH	1,713	42,421	910	21,547	7,141	171,567	9,704	239,535	8,647
APRIL	1,348	46,481	888	20,801	6,777	163,227	9,433	229,839	9,076
MAY	1,995	50,105	944	19,912	6,869	165,671	9,648	236,408	9,348
JUNE	1,738	43,139	747	18,034	5,865	142,284	8,320	203,057	7,839
JULY	1,862	45,265	739	18,803	6,247	152,842	8,839	214,990	8,767
AUGUST	1,762	44,375	658	16,271	5,443	135,078	7,863	196,924	7,831
SEPTEMBER	1,675	42,380	544	16,629	5,507	136,083	7,827	197,792	7,927
OCTOBER	1,330	46,540	846	21,113	6,436	163,236	9,100	231,189	9,314
NOVEMBER	1,570	36,073	769	19,491	6,180	150,288	8,527	247,052	6,720
DECEMBER	1,817	43,370	773	19,745	6,762	161,892	9,352	225,507	6,901

STATS - DECEMBER 1980

HOUSES

N.S.W.	433	13,304	161	4,663	1,495	42,253	2,146	59,220	
VIC.	642	14,379	275	6,834	2,624	56,134	3,541	79,347	
QLD	323	7,198	158	3,527	941	19,409	1,428	30,214	
S.A.	96	2,519	65	1,739	599	14,051	700	19,209	
T.A.S.	130	4,111	35	809	393	9,256	621	14,070	(NA)
N.T.	3	1,110	3	218	264	4,366	262	5,794	
A.C.T.	1	000	5	134	8	230	16	430	
TOTAL	1,607	43,634	726	18,497	6,375	151,501	8,910	211,592	

OTHER DWELLINGS

N.S.W.	3	95	14	458	194	6,019	211	6,572	
VIC.	1	29	2	45	90	2,273	39	2,347	
QLD	1	35	6	101	24	520	31	606	
S.A.	-	-	-	-	41	943	41	943	
T.A.S.	1	77	19	509	21	410	43	1,302	(NA)
N.T.	-	-	5	105	3	164	13	269	
A.C.T.	-	-	1	40	3	56	4	96	
TOTAL	3	236	47	1,208	367	10,391	442	11,915	

TOTAL

N.S.W.	492	13,399	175	5,121	1,690	48,272	2,357	66,492	1,756
VIC.	643	14,408	277	6,879	2,720	60,407	3,540	81,694	1,775
QLD	330	7,233	164	3,650	965	20,609	1,459	30,940	407
S.A.	96	2,519	65	1,739	640	15,794	701	20,156	430
T.A.S.	131	4,308	54	1,318	419	9,674	664	13,084	248
N.T.	4	1,210	14	323	212	4,530	275	6,062	248
N.T.	3	66	5	134	3	430	16	430	
A.C.T.	13	347	19	573	103	2,376	140	3,036	97
TOTAL	1,617	43,379	773	19,745	6,762	161,892	9,352	225,507	6,901

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	
AUSTRALIA									
1979									
NOVEMBER	784	12,313	311	5,563	2,451	43,613	3,466	61,489	18,127
DECEMBER	501	9,262	243	4,302	1,884	33,066	2,628	47,430	11,717
1980									
JANUARY	736	13,506	317	6,214	2,815	53,950	3,868	73,270	17,968
FEBRUARY	763	15,356	347	6,099	2,108	51,356	3,773	73,051	17,412
MARCH	712	14,991	319	6,435	2,472	47,717	3,503	69,943	16,494
APRIL	651	16,727	351	7,206	2,976	50,438	4,176	82,371	23,941
MAY	683	15,172	327	6,227	2,443	46,360	3,405	67,767	19,376
JUNE	646	13,287	287	4,944	2,317	46,264	3,250	64,495	19,022
JULY	854	17,373	405	8,091	2,055	54,123	4,115	84,507	23,619
AUGUST	863	18,250	356	7,217	2,594	54,378	3,819	80,445	23,174
SEPTEMBER	505	17,903	342	6,840	2,613	53,159	3,761	77,062	16,746
OCTOBER	911	18,954	392	7,373	3,499	63,335	4,494	89,562	27,099
NOVEMBER	885	13,667	378	7,715	2,885	56,465	3,749	77,647	25,153
DECEMBER	645	13,326	295	6,151	4,550	55,197	3,499	74,374	20,576
STATES - DECEMBER 1980									
HOUSES									
N.S.W.	239	5,200	71	1,292	96	22,241	4,275	28,813	
VIC.	49	1,717	42	1,451	423	9,222	553	12,390	
QLD	124	2,157	66	1,138	423	7,445	613	10,740	
S.A.	63	1,906	30	605	224	5,200	323	7,759	
N.Z.	63	1,302	32	531	206	3,677	306	5,510	(NA)
TAS.	14	229	3	48	39	645	47	912	
N.T.	3	140	1	2	6	185	15	247	
A.C.T.	5	61	2	90	37	680	49	971	
TOTAL	615	12,572	247	5,317	2,315	49,453	3,177	67,342	
OTHER DWELLINGS									
N.S.W.	15	183	15	340	113	3,247	143	3,610	
VIC.	1	15	10	108	30	583	43	706	
QLD	2	15	12	224	46	906	60	1,149	
S.A.	2	23	3	96	11	241	16	330	
N.Z.	6	193	7	82	26	514	39	779	(NA)
TAS.	2	35	-	-	5	120	7	155	
N.T.	-	-	-	-	3	71	3	71	
A.C.T.	-	-	1	20	1	12	2	32	
TOTAL	31	454	40	834	235	5,744	313	7,032	
TOTAL									
N.S.W.	253	5,463	86	1,622	1,079	25,538	1,418	32,623	9,324
VIC.	50	1,732	52	1,559	453	9,805	596	13,096	4,507
QLD	126	2,172	78	1,366	469	8,351	673	11,009	2,870
S.A.	71	1,743	33	671	235	5,989	319	8,009	1,298
N.Z.	74	1,465	39	613	232	4,191	345	6,203	1,670
TAS.	16	264	3	48	35	759	54	1,067	320
N.T.	3	140	1	2	9	176	18	310	175
A.C.T.	6	61	3	70	38	672	47	1,003	410
TOTAL	645	13,326	295	6,151	2,597	55,197	3,499	74,374	20,576

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS			LOANS ADVANCED TO INDIV- IDUALS DURING MONTH	LOANS APPROVED BUT NOT ADVANCED TO INDIV- IDUALS AT END OF MONTH	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIV- IDUALS DURING MONTH	BALANCED OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO	
	FOR UMELLINGS	ADDITIONS	FOR ALTER- ATIONS AND ADDITIONS	FOR UMELLINGS	ADDITIONS	FOR ALTER- ATIONS AND ADDITIONS				INDIVIDUALS	BUILDING SOCIETIES
DMGS	\$000	\$000	DMGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA											
1979											
NOVEMBER	486	10,601	176	62	1,401	80	219,519	625,595	55,418	9,936,800	252,449
DECEMBER	323	7,316	168	41	710	71	236,611	567,824	40,924	10,047,256	254,455
1980											
JANUARY	479	10,667	122	78	1,406	137	199,463	667,973	67,706	10,164,921	254,531
FEBRUARY	436	10,123	208	87	1,300	66	209,065	625,565	50,067	10,164,323	253,467
MARCH	493	11,637	249	86	1,580	86	205,631	648,250	93,111	10,307,990	254,418
APRIL	506	11,321	129	101	1,520	84	240,653	634,312	144,275	10,464,949	255,455
MAY	459	10,395	162	69	974	46	240,572	628,999	86,165	10,571,669	256,216
JUNE	441	11,713	189	63	1,229	136	216,023	613,261	55,476	10,640,416	260,591
JULY	426	9,384	316	106	1,657	57	237,398	589,420	72,105	10,725,456	260,441
AUGUST	403	9,354	364	89	1,670	61	196,340	567,317	76,853	10,762,893	260,295
SEPTEMBER	447	10,560	263	73	1,259	91	204,412	581,701	101,781	10,866,635	261,623
OCTOBER	415	10,459	94	129	1,896	114	219,047	592,013	162,961	11,046,936	260,524
NOVEMBER	365	8,565	175	86	1,644	104	195,160	601,665	75,185	11,167,822	259,358
DECEMBER	370	9,546	167	75	1,675	102	263,361	561,278	66,617	11,264,256	261,423
UNITED STATES - DECEMBER 1980											
N.S.W.	174	5,733	47	65	1,582	162	76,835	223,771	24,566	3,190,677	162,184
VIC.	113	2,322	81	5	65	-	105,163	196,114	32,696	4,362,630	111,990
QLD	30	544	-	5	24	-	30,986	54,600	10,936	1,276,014	13,361
S.A.	24	512	37	-	-	-	20,125	37,333	4,293	1,109,354	-
W.A.	12	262	-	-	-	-	17,596	32,864	4,365	622,249	31,217
TAS.	7	135	2	-	-	-	7,995	6,007	2,835	266,445	1,532
N.T.	1	10	-	-	-	-	619	1,162	153	25,587	-
A.C.T.	3	228	-	-	-	-	4,002	7,387	1,549	191,303	1,119
TOTAL	370	9,546	167	75	1,675	102	263,361	561,278	66,617	11,264,256	261,423

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

	ORIGINAL						SEASONALLY ADJUSTED					
	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERIGED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERIGED DWELLINGS (A)		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
SAVINGS BANKS												
1979												
NOVEMBER	2,751	67,304	6,585	150,311	9,336	223,615	2,766	67,026	6,395	153,376	9,161	221,204
DECEMBER	2,133	51,034	5,360	127,490	7,543	179,304	2,370	60,612	6,148	145,601	6,726	206,413
1980												
JANUARY	2,734	66,027	7,316	176,740	10,050	243,307	2,793	67,772	6,609	157,515	9,402	225,287
FEBRUARY	2,530	61,121	6,944	167,532	9,474	228,653	2,625	62,744	6,471	152,669	9,096	219,613
MARCH	2,623	63,968	7,141	171,567	9,764	235,505	2,605	65,021	6,766	161,114	9,451	220,735
APRIL	2,716	66,462	6,777	163,227	9,493	229,689	2,754	68,157	6,701	162,615	9,535	230,972
MAY	2,839	73,617	6,809	165,671	9,648	230,488	2,680	67,110	6,734	164,766	9,414	231,678
JUNE	2,455	61,373	5,865	142,204	8,320	203,657	2,477	62,217	6,272	153,656	8,749	219,673
JULY	2,592	62,146	6,247	152,342	8,839	214,590	2,385	58,039	6,280	155,479	8,665	212,178
AUGUST	2,420	61,246	5,443	135,678	7,863	196,924	2,432	62,067	5,956	150,874	8,428	212,941
SEPTEMBER	2,320	58,909	5,507	133,683	7,827	192,752	2,310	58,033	5,982	152,034	8,292	210,867
OCTOBER	2,684	67,953	6,496	163,235	9,180	231,189	2,380	60,101	5,926	151,116	8,324	211,297
NOVEMBER	2,347	56,764	6,160	150,280	8,507	207,452	2,451	59,341	6,038	148,012	8,489	207,353
DECEMBER	2,590	63,615	6,762	161,832	9,352	225,507	2,728	60,471	7,010	167,341	9,738	233,612
TRADING BANKS												
1979												
NOVEMBER	1,015	17,376	2,451	43,613	3,466	61,409	1,042	19,002	2,543	46,434	3,505	65,516
DECEMBER	752	13,564	1,884	33,666	2,636	47,430	1,059	19,530	2,434	44,962	3,493	64,492
1980												
JANUARY	1,053	13,720	2,615	53,550	3,666	73,270	1,007	19,100	2,441	44,211	3,408	63,311
FEBRUARY	1,137	22,295	2,666	51,356	3,773	73,651	1,092	21,358	2,403	51,095	3,495	66,493
MARCH	1,031	21,326	2,472	47,717	3,503	69,043	1,036	21,090	2,422	46,381	3,460	67,471
APRIL	1,202	23,333	2,974	58,438	4,176	82,371	1,007	21,197	2,550	46,683	3,617	69,080
MAY	1,016	21,399	2,449	40,366	3,465	62,707	1,034	22,804	2,629	50,180	3,723	72,392
JUNE	933	13,231	2,317	46,264	3,250	64,435	1,038	20,060	2,729	54,811	3,767	75,077
JULY	1,259	25,464	2,856	59,123	4,115	84,537	1,109	22,252	2,691	56,566	3,795	78,020
AUGUST	1,225	25,467	2,594	54,378	3,819	80,445	1,328	25,739	2,973	63,219	4,301	88,958
SEPTEMBER	1,140	23,903	2,613	53,159	3,761	77,062	1,172	25,363	2,908	61,771	4,169	87,134
OCTOBER	1,303	26,227	3,095	63,335	4,402	89,502	1,066	21,505	2,659	55,112	3,725	76,617
NOVEMBER	1,063	21,362	2,605	56,465	3,740	77,847	1,093	22,062	2,762	50,350	3,875	82,912
DECEMBER	940	13,177	2,550	55,197	3,490	74,374	1,061	22,152	2,630	58,579	3,691	80,731

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