

HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA NOVEMBER 1979



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 1979 savings and trading banks approved a combined total of \$285.1 million in loans to individuals for the construction and purchase of dwellings. This was \$38.9 million less than in October 1979 and \$29.5 million less than in November 1978.

In seasonally adjusted terms the total of such loans approved in November 1979 was \$285.5 million, \$8.4 million less than in October 1979.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$55.8 million in November 1979, \$10.4 million less than in October 1979 but \$1.3 million more than in November 1978.

During November 1979 savings and trading banks approved \$199.9 million in loans to individuals for the purchase of established dwellings. This was \$22.7 million less than in October 1979 and \$25.6 million less than in November 1978.

the monthly "balance date" for these banks was brought forward because of the Christmas holidays.

Seasonal adjustment

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.

Scope

5. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1979 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) (monthly)

Housing Finance for Owner Occupation - Permanent Building Societies, Australia (5610.0) (monthly).

8. All current 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.

9. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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:

- (i) 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.
- (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

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	DWGS	\$000
AUSTRALIA										
1978										
OCTOBER	1,579	35,967	1,124	25,546	6,668	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	31,704	960	19,797	5,662	127,620	7,987	179,161	6,424	
1979										
JANUARY	1,625	38,126	993	23,370	7,139	165,029	9,757	226,505	8,219	
FEBRUARY	1,500	35,279	960	23,246	6,892	158,921	9,332	217,946	8,152	
MARCH	1,639	38,305	1,023	22,993	6,894	157,662	9,556	214,160	9,240	
APRIL	1,492	34,890	846	19,213	5,943	139,136	8,281	189,239	7,362	
MAY	2,122	49,599	1,037	25,195	7,622	173,472	10,881	248,266	9,236	
JUNE	1,963	46,763	970	22,609	6,610	152,867	9,543	222,239	8,782	
JULY	2,007	48,462	965	22,947	6,255	144,358	9,227	219,767	8,148	
AUGUST	2,037	50,058	1,191	27,047	7,010	165,479	10,138	242,900	8,979	
SEPTEMBER	1,624	44,492	940	23,460	6,773	150,120	9,557	216,372	7,033	
OCTOBER	1,992	47,951	1,078	26,655	7,070	166,473	10,140	240,479	8,776	
NOVEMBER	1,763	43,490	988	23,814	6,565	150,311	9,336	223,615	8,923	
STATES - NOVEMBER 1979										
HOUSES										
N.S.W.	497	12,359	190	5,465	1,681	44,367	2,368	62,191		
VIC.	335	14,463	412	9,342	2,358	56,816	3,305	80,621		
QLD	204	5,933	156	3,486	767	14,764	1,227	23,993		
S.A.	161	4,265	52	1,444	620	14,082	643	14,791		
W.A.	194	4,421	43	1,077	435	9,292	672	14,790	(NA)	
TAS.	65	1,412	11	272	191	4,053	267	5,737		
N.T.	8	182	3	72	22	485	53	734		
A.C.T.	15	397	34	658	65	1,946	134	3,241		
TOTAL	1,759	43,442	911	21,656	6,159	145,805	6,629	211,103		
OTHER DWELLINGS										
N.S.W.	-	-	19	543	250	6,782	269	7,325		
VIC.	-	-	21	565	96	2,071	117	2,636		
QLD	-	-	12	308	21	446	33	794		
S.A.	2	7	5	94	31	665	38	766		
W.A.	2	41	6	200	20	385	30	626	(NA)	
TAS.	-	-	2	39	3	67	5	102		
N.T.	-	-	-	-	-	-	-	-		
A.C.T.	-	-	10	209	5	90	15	299		
TOTAL	4	48	77	1,958	426	10,506	507	12,912		
TOTAL										
N.S.W.	497	12,359	209	6,008	1,931	51,149	2,637	69,516	2,340	
VIC.	335	14,463	433	9,907	2,454	58,887	3,422	83,257	4,892	
QLD	204	5,933	168	3,594	788	15,210	1,260	24,747	491	
S.A.	163	4,272	57	1,538	651	14,747	681	20,397	717	
W.A.	196	4,462	51	1,277	455	9,677	702	15,411	435	
TAS.	65	1,412	13	311	194	4,120	272	5,843	266	
N.T.	8	182	3	72	22	485	53	734	14	
A.C.T.	15	397	44	1,107	90	2,056	149	3,346	113	
TOTAL	1,763	43,490	988	23,814	6,565	150,311	9,336	223,615	8,923	

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									
1978									
OCTOBER	658	12,475	471	8,731	2,521	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	508	9,769	280	4,657	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	551	11,150	3,005	56,443	4,417	83,535	16,018
FEBRUARY	713	13,697	434	9,080	2,801	54,162	3,948	70,339	15,002
MARCH	776	14,146	426	8,861	2,613	46,216	3,817	71,223	15,911
APRIL	726	13,362	346	6,195	2,376	43,976	3,448	64,133	14,767
MAY	895	16,341	472	8,937	2,905	52,351	4,273	78,269	18,973
JUNE	721	14,274	336	6,745	2,183	38,497	3,240	61,016	14,317
JULY	758	14,751	364	7,449	2,243	41,747	3,305	61,287	14,632
AUGUST	910	18,422	428	7,989	2,996	56,304	4,274	82,711	19,214
SEPTEMBER	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,948
OCTOBER	1,011	18,299	496	9,069	3,148	56,116	4,217	83,478	22,994
NOVEMBER	704	12,313	311	5,563	2,451	43,613	3,406	61,469	16,127
STATES - NOVEMBER 1979									
HOUSES									
N.S.W.	250	5,411	67	1,160	424	16,596	1,251	25,067	
VIC.	92	1,628	74	1,854	461	7,271	627	3,495	
QLD	173	2,081	55	706	352	5,013	560	7,720	
S.A.	66	1,754	60	1,532	130	2,794	296	6,079	
W.A.	54	641	13	240	274	3,456	341	4,339	(NA)
TAS.	15	295	6	166	43	718	64	1,029	
N.T.	1	9	-	-	11	137	12	146	
A.C.T.	9	79	4	61	60	693	73	633	
TOTAL	670	11,728	279	4,858	2,235	39,079	3,164	55,665	
OTHER DWELLINGS									
N.S.W.	10	173	6	228	136	3,246	124	3,047	
VIC.	9	76	6	118	21	298	34	492	
QLD	5	198	8	183	34	546	51	587	
S.A.	1	9	6	161	9	206	16	376	
W.A.	4	99	1	9	12	216	17	324	(NA)
TAS.	5	70	-	-	-	14	7	84	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	6	2	8	3	14	
TOTAL	34	565	32	705	216	4,834	262	5,624	
TOTAL									
N.S.W.	270	5,584	75	1,388	1,060	22,242	1,425	24,214	8,581
VIC.	97	1,724	82	1,971	482	7,569	661	10,444	4,134
QLD	182	2,159	63	889	366	5,559	611	8,067	1,650
S.A.	67	1,763	66	1,693	139	2,999	272	6,455	1,164
W.A.	58	740	14	249	266	3,674	398	4,663	1,371
TAS.	20	275	6	166	45	732	71	1,113	211
N.T.	1	9	-	-	11	137	12	146	233
A.C.T.	9	79	5	67	62	701	76	867	163
TOTAL	704	12,313	311	5,563	2,451	43,613	3,406	61,469	18,127

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS			LOANS ADVANCED TO INDIVIDUALS DURING MONTH	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	
	FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS		FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS					INDIVIDUALS	BUILDING SOCIETIES
		DWGS	\$000		\$000	DWGS	\$000	\$000	\$000		
AUSTRALIA											
1978											
OCTOBER	385	6,401	172	45	859	31	179,833	501,049	70,457	6,540,439	234,327
NOVEMBER	474	9,875	256	75	1,168	18	234,012	583,736	44,772	8,643,803	234,054
DECEMBER	362	7,531	147	39	610	50	219,943	541,720	44,276	8,751,360	240,174
1979											
JANUARY	447	9,305	199	62	1,142	163	182,230	584,708	50,776	8,627,515	244,151
FEBRUARY	508	11,332	196	71	1,272	159	197,751	609,667	91,729	8,959,366	243,249
MARCH	458	10,050	161	59	1,119	60	213,587	605,277	51,550	9,051,950	242,499
APRIL	421	9,139	162	55	1,004	65	191,418	601,159	111,240	9,189,097	244,414
MAY	594	13,706	332	54	970	63	244,846	599,777	52,939	9,207,219	244,430
JUNE	462	9,798	152	54	994	101	216,697	602,151	59,092	9,302,074	250,163
JULY	428	9,109	149	50	971	44	203,546	613,262	46,947	9,451,186	251,181
AUGUST	559	12,363	212	97	1,801	168	229,057	623,493	49,125	9,538,083	250,046
SEPTEMBER	446	9,766	184	65	1,242	70	205,571	637,077	137,640	9,711,769	253,693
OCTOBER	495	10,519	194	103	2,463	81	246,206	623,353	75,490	9,844,605	253,209
NOVEMBER	486	10,601	176	62	1,401	80	219,544	624,570	59,418	9,936,850	252,449
STATES - NOVEMBER 1979											
N.S.W.	230	5,330	133	57	1,346	80	63,247	244,126	14,166	2,785,533	103,280
VIC.	182	2,672	16	3	35	-	82,734	222,704	26,275	3,775,879	100,941
QLD	41	735	10	-	-	-	26,220	53,114	44,416	1,157,614	14,660
S.A.	34	956	-	1	5	-	22,572	45,996	5,050	1,032,230	-
W.A.	22	435	-	1	21	-	15,669	39,498	2,505	733,099	29,200
TAS.	12	190	14	-	-	-	5,932	11,065	1,429	254,350	1,300
N.T.	2	33	-	-	-	-	467	1,619	49	18,688	-
A.C.T.	13	250	3	-	-	-	2,698	6,788	920	179,243	1,165
TOTAL	486	10,601	176	62	1,401	80	219,544	624,570	59,418	9,936,850	252,449

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 ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (\$)		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
SAVINGS BANKS												
1976												
OCTOBER	2,703	61,533	0,648	157,608	9,351	212,141	2,668	60,766	6,909	156,198	9,597	218,964
NOVEMBER	2,787	64,059	7,557	172,155	10,344	236,214	2,598	60,329	6,452	150,648	9,100	211,177
DECEMBER	2,225	51,561	5,662	127,620	7,887	179,181	2,923	58,066	6,319	141,594	8,839	200,232
1977												
JANUARY	2,616	61,476	7,133	165,029	9,757	226,505	2,071	62,079	6,662	149,611	9,333	211,690
FEBRUARY	2,440	58,525	6,852	154,521	9,332	217,046	2,640	61,209	6,437	145,281	9,277	206,490
MARCH	2,662	61,298	6,694	157,362	9,550	219,182	2,662	57,621	6,443	146,944	9,175	205,565
APRIL	2,338	54,103	6,943	135,136	8,281	189,239	2,023	60,766	6,666	146,601	9,189	219,369
MAY	3,219	74,794	7,072	173,472	10,841	248,266	2,799	64,877	6,886	137,334	9,681	222,271
JUNE	2,933	69,372	6,010	152,867	9,543	222,239	2,945	60,654	7,120	165,393	10,045	236,247
JULY	2,972	71,409	6,255	144,358	9,227	215,767	2,977	71,650	7,121	165,079	10,099	236,769
AUGUST	3,188	77,105	7,811	165,479	10,196	242,684	2,913	72,367	6,950	165,710	9,608	237,069
SEPTEMBER	2,764	67,952	6,773	150,120	9,537	219,072	2,857	70,992	7,337	165,743	10,104	236,735
OCTOBER	3,070	74,006	7,070	166,473	10,140	240,475	2,751	64,795	6,590	156,694	9,341	222,489
NOVEMBER	2,751	67,304	6,585	156,311	9,336	223,625	2,797	64,062	6,362	152,265	9,099	221,347
TRADING BANKS												
1976												
OCTOBER	1,129	21,206	2,321	41,939	3,450	63,145	1,198	22,251	2,538	45,391	3,736	67,642
NOVEMBER	1,342	25,316	2,934	53,340	4,276	78,356	1,687	29,726	2,458	44,768	3,545	65,514
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,099	20,237	2,610	45,298	3,715	60,495
1977												
JANUARY	1,392	27,092	3,005	50,443	4,397	83,535	1,266	24,064	2,534	45,747	3,800	70,611
FEBRUARY	1,147	22,777	2,801	54,162	3,948	76,939	1,143	22,613	2,462	47,470	3,525	69,483
MARCH	1,204	25,007	2,613	48,216	3,817	71,223	1,189	22,415	2,499	47,921	3,688	69,936
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,170	21,945	2,430	46,260	3,674	68,265
MAY	1,367	25,316	2,906	52,351	4,273	78,263	1,177	23,217	2,460	45,017	3,663	67,634
JUNE	1,057	21,419	2,183	38,497	3,240	60,016	1,163	21,537	2,476	46,697	3,733	71,234
JULY	1,122	22,196	2,243	41,797	3,385	63,987	1,244	24,205	2,620	49,424	3,872	73,629
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,191	23,904	2,612	52,198	4,003	75,102
SEPTEMBER	1,109	20,394	2,318	43,367	3,427	63,781	1,163	27,681	2,745	51,502	3,908	74,163
OCTOBER	1,469	27,369	3,046	50,110	4,517	83,475	1,241	22,949	2,603	46,408	3,912	71,417
NOVEMBER	1,015	17,876	2,451	43,613	3,466	61,479	1,026	18,468	2,567	45,049	3,593	64,117

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