

AUSTRALIAN BUREAU OF STATISTICS Canberra

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NOON 12 OCTOBER 1978

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

INQUIRIES

If you want to know more about these statistics ring Mr Geoff Broderick on Canberra 525331 or our State Office, or write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616.

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MAIN FEATURES

- In August 1978 banks approved a combined total of \$273.6 million as loans to individuals for the construction or purchase of dwellings. This was an increase of \$41.0 million over loans approved in July and \$35.9 million higher than in August 1977.
- Loans approved for the construction of dwellings rose by \$3.3 million over the July figure to \$51.5 million in August, an increase of \$6.3 million over August 1977.
- Seasonally adjusted, loans approved in August 1978 totalled \$273.1 million, \$5.8 million higher than in July and \$37.4 million above the August 1977 total.

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 date 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.

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
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000
AUSTRALIA									
1977									
JULY	1,605	31,603	1,133	22,499	2,691	112,111	8,429	166,213	7,658
AUGUST	1,757	33,834	1,251	25,464	6,214	121,422	9,222	180,720	10,309
SEPTEMBER	1,645	31,978	1,059	21,626	5,425	106,942	8,129	160,546	9,109
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	1,168	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	125,903	8,235	176,982	9,078
MAY	1,874	38,078	1,126	25,168	6,939	146,696	9,939	209,342	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
STATES - AUGUST 1978									
HOUSES									
N.S.W.	526	11,703	143	3,475	1,845	42,884	2,514	57,982	
VIC.	497	11,138	438	10,239	2,153	47,737	3,088	69,114	
QLD	331	6,081	179	3,706	619	10,999	1,129	20,766	
S.A.	111	2,669	120	2,882	651	13,399	882	18,956	
W.A.	169	3,577	63	1,385	432	8,505	664	13,467	(NA)
TAS.	52	1,156	15	349	257	5,255	324	6,760	
N.T.	4	82	6	125	15	344	25	551	
A.C.T.	25	547	33	717	92	2,006	150	3,270	
TOTAL	1,715	36,933	937	22,878	6,064	131,049	8,776	190,860	
OTHER DWELLINGS									
N.S.W.	-	-	26	657	286	6,327	312	6,984	
VIC.	-	-	32	803	79	1,571	111	2,374	
QLD	2	34	13	309	26	587	41	930	
S.A.	8	162	11	245	36	711	55	1,118	
W.A.	-	-	5	77	20	317	25	394	(NA)
TAS.	-	-	10	218	4	75	14	293	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	3	35	6	81	9	116	
TOTAL	10	196	100	2,344	457	9,669	567	12,209	
TOTAL									
N.S.W.	526	11,703	169	4,132	2,131	49,131	2,826	64,966	2,661
VIC.	497	11,138	470	11,042	2,232	49,308	3,199	71,488	4,594
QLD	333	6,095	192	4,015	645	11,565	1,170	21,696	491
S.A.	119	2,831	131	3,127	687	14,110	937	20,068	582
W.A.	169	3,577	68	1,462	452	8,822	689	13,861	640
TAS.	52	1,156	25	567	261	5,330	338	7,053	136
N.T.	4	82	6	125	15	344	25	551	17
A.C.T.	25	547	36	752	98	2,087	159	3,886	263
TOTAL	1,725	37,129	1,097	25,222	6,521	140,718	9,343	203,069	9,404

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									
JULY	592	8,977	461	7,006	1,712	27,650	2,785	44,233	13,907
AUGUST	732	11,355	647	11,240	2,061	34,442	3,440	57,037	17,789
SEPTEMBER	663	10,108	466	7,525	1,666	27,825	2,795	45,458	14,713
OCTOBER	614	9,747	439	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	7,659	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
STATES - AUGUST 1978									
HOUSES									
N.S.W.	334	6,792	110	1,948	1,029	21,100	1,473	29,840	
VIC.	112	2,004	71	1,180	423	8,970	606	12,154	
QLD	138	1,895	63	1,178	350	5,665	551	8,738	
S.A.	62	1,208	124	2,542	156	2,656	342	6,406	
W.A.	77	1,474	28	388	170	3,037	275	4,899	(NA)
TAS.	14	271	4	39	59	1,078	77	1,388	
N.T.	21	180	2	20	20	390	43	590	
A.C.T.	3	58	13	275	40	1,062	56	1,395	
TOTAL	761	13,882	415	7,570	2,247	43,958	3,423	65,410	
OTHER DWELLINGS									
N.S.W.	8	244	21	452	123	2,411	152	3,107	
VIC.	8	117	4	51	29	577	41	745	
QLD	5	130	10	140	20	382	35	652	
S.A.	-	-	4	67	11	115	15	182	
W.A.	1	20	3	111	14	258	18	389	(NA)
TAS.	1	6	-	-	1	10	2	16	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	24	1	20	3	44	
TOTAL	23	517	44	845	199	3,773	266	5,135	
TOTAL									
N.S.W.	342	7,036	131	2,400	1,152	23,511	1,625	32,947	9,431
VIC.	120	2,121	75	1,231	452	9,547	647	12,899	4,648
QLD	143	2,025	73	1,318	370	6,047	586	9,390	1,885
S.A.	62	1,208	126	2,609	167	2,771	357	6,588	1,213
W.A.	78	1,494	31	499	184	3,295	293	5,268	1,807
TAS.	15	277	4	39	60	1,088	79	1,404	374
N.T.	21	180	2	20	20	390	43	590	115
A.C.T.	3	58	15	299	41	1,082	59	1,439	291
TOTAL	784	14,399	459	8,415	2,446	47,731	3,689	70,545	19,764

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS			LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS DURING MONTH	LOANS APPROVED TO INDIVIDUALS DURING MONTH	INTEREST DUE TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH	BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS	BUILDING SOCIETIES
	DWS	S000	S000	DWS	S000	S000					
AUSTRALIA											
1977											
JULY	437	8,400	191	36	780	37	155,400	487,000	40,170	7,105,038	218,193
AUGUST	479	9,100	191	40	702	109	195,990	473,000	77,937	7,225,599	218,767
SEPTEMBER	462	8,600	242	29	570	43	159,130	475,103	92,091	7,191,551	218,989
OCTOBER	429	8,123	170	42	670	133	159,133	481,015	90,103	7,233,022	219,609
NOVEMBER	507	9,703	171	36	1,250	93	183,000	504,000	39,321	7,455,950	219,942
DECEMBER	370	7,351	270	36	852	37	190,135	457,112	33,737	7,604,746	219,310
1978											
JANUARY	429	8,032	105	41	690	36	140,190	487,000	50,000	7,658,000	217,095
FEBRUARY	429	8,027	120	36	1,000	71	155,227	504,112	30,000	7,725,517	218,800
MARCH	350	8,070	07	36	1,100	00	190,130	511,129	121,131	7,801,300	217,910
APRIL	414	7,930	114	36	1,120	87	170,100	517,200	80,100	7,900,000	217,500
MAY	459	9,200	207	36	1,007	73	210,391	512,200	37,000	8,002,000	223,500
JUNE	401	7,702	102	36	900	70	175,302	513,129	50,000	8,101,200	223,000
JULY	440	8,000	178	35	502	36	173,000	510,270	40,000	8,225,000	223,000
AUGUST	509	9,000	251	39	690	17	190,202	520,000	41,714	8,299,000	223,917
STATES - AUGUST 1978											
N.S.W.	240	4,313	157	36	630	7	50,755	180,730	11,034	2,200,000	100,622
VIC.	100	2,000	27	3	50	10	70,000	200,000	10,000	3,170,120	40,000
QLD	50	877	22	-	-	-	20,300	60,750	4,000	170,000	10,000
S.A.	30	901	11	-	-	-	10,000	30,000	0,000	800,000	150
W.A.	20	913	30	-	-	-	10,000	30,000	0,000	1,170,000	20,000
TAS.	10	100	-	-	-	-	5,000	10,000	1,000	200,000	10,000
N.T.	1	10	-	-	-	-	0,000	1,000	0,000	10,000	-
A.C.T.	1	10	-	-	-	-	0,000	1,000	0,000	10,000	-
TOTAL	509	9,000	251	39	690	17	190,202	520,000	41,714	8,299,000	223,917

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 (A)		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL
	DWS	\$000	DWS	\$000		DWS	\$000	DWS	\$000	
SAVINGS BANKS										
1977										
JULY	2,730	50,102	9,000	112,111	8,429	100,213	2,772	50,230	6,500	110,100
AUGUST	2,700	50,000	9,000	112,111	8,429	100,213	2,771	50,500	6,305	107,482
SEPTEMBER	2,700	50,000	9,000	110,942	8,120	100,500	2,700	50,000	6,007	102,467
OCTOBER	2,607	50,537	9,000	111,500	8,237	100,000	2,670	50,500	6,015	101,717
NOVEMBER	2,607	50,000	9,000	110,000	10,333	107,770	2,600	50,000	6,120	100,300
DECEMBER	2,131	44,000	9,000	110,000	7,000	100,000	2,100	44,000	5,900	100,000
1978										
JANUARY	2,310	49,000	9,000	112,000	8,000	102,000	2,300	49,000	6,100	101,000
FEBRUARY	2,300	49,000	9,000	111,000	8,000	102,000	2,300	49,000	6,100	101,000
MARCH	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
APRIL	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
MAY	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
JUNE	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
JULY	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
AUGUST	2,300	49,000	9,000	110,000	8,000	102,000	2,300	49,000	6,100	101,000
TRADING BANKS										
1977										
JULY	1,073	10,000	1,712	27,000	2,785	40,233	1,073	10,000	2,039	30,971
AUGUST	1,370	22,000	2,001	30,000	3,400	50,037	1,370	22,000	2,039	30,971
SEPTEMBER	1,129	17,000	1,000	27,000	2,785	40,233	1,129	17,000	2,039	30,971
OCTOBER	1,023	10,000	1,000	27,000	2,785	40,233	1,023	10,000	2,039	30,971
NOVEMBER	1,023	10,000	1,000	27,000	2,785	40,233	1,023	10,000	2,039	30,971
DECEMBER	790	13,000	1,000	27,000	2,785	40,233	790	13,000	2,039	30,971
1978										
JANUARY	905	10,000	1,000	27,000	2,785	40,233	905	10,000	2,039	30,971
FEBRUARY	1,107	20,000	1,000	27,000	3,000	50,000	1,107	20,000	2,039	30,971
MARCH	1,200	25,000	2,000	30,000	3,772	50,700	1,200	25,000	2,039	30,971
APRIL	1,000	10,000	2,000	30,000	3,000	50,000	1,000	10,000	2,039	30,971
MAY	1,100	22,000	2,000	30,000	3,000	50,000	1,100	22,000	2,039	30,971
JUNE	1,100	22,000	2,000	30,000	3,000	50,000	1,100	22,000	2,039	30,971
JULY	1,050	20,232	2,000	37,200	3,000	57,400	1,050	20,232	2,039	37,100
AUGUST	1,200	22,000	2,000	37,200	3,000	57,400	1,200	22,000	2,039	37,100

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