

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

INQUIRIES

If you want to know more about these statistics ring Mr Karl Drake-Brockman on Canberra 525334 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 September 1979 savings and trading banks approved a combined total of \$281.8 million in loans to individuals for the construction and purchase of dwellings. This was \$43.5 million less than in August 1979 but \$14.7 million more than in September 1978.
- In seasonally adjusted terms the total of such loans approved in September 1979 was \$317.1 million, \$0.5 million less than in August 1979.
- Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$58.1 million in September 1979, \$10.4 million less than in August 1979 but \$5.6 million more than in September 1978.
- During September 1979 savings and trading banks approved \$193.5 million in loans to individuals for the purchase of established dwellings. This was \$28.3 million less than in August 1979 but \$12.0 million more than in September 1978.

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

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.

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	\$000
	AUSTRALIA								
1978									
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	159,608	9,351	212,141	9,785
NOVEMBER	1,727	39,480	1,060	24,579	7,557	172,155	10,344	230,214	8,017
DECEMBER	1,365	31,764	860	19,797	5,662	127,628	7,687	179,181	6,424
1979									
JANUARY	1,625	38,106	993	23,370	7,139	165,029	9,757	226,505	8,219
FEBRUARY	1,500	35,273	980	23,246	6,852	150,521	9,332	217,046	8,152
MARCH	1,639	38,305	1,023	22,493	6,894	157,062	9,956	219,160	9,248
APRIL	1,492	34,890	846	19,213	5,943	135,136	8,261	189,235	7,362
MAY	2,122	49,599	1,097	25,195	7,622	173,472	10,841	248,266	9,236
JUNE	1,963	46,763	970	22,609	6,610	152,067	9,543	222,239	8,762
JULY	2,007	48,462	965	22,947	6,255	144,358	9,227	215,767	8,148
AUGUST	2,037	50,058	1,191	27,047	7,010	165,479	10,198	242,584	8,979
SEPTEMBER	1,824	44,492	940	23,460	6,773	150,120	9,337	218,072	7,033
STATES - SEPTEMBER 1979									
HOUSES									
N.S.W.	468	11,643	183	5,296	1,726	45,166	2,377	62,105	
VIC.	524	14,022	368	9,273	2,592	52,077	3,504	75,372	
Q.D.	364	7,613	103	3,881	716	13,909	1,243	25,303	
S.A.	161	4,116	56	1,440	628	13,949	845	19,509	
W.A.	224	5,181	49	1,062	357	8,340	626	14,547	(NA)
TAS.	54	1,200	17	434	208	4,340	279	6,034	
N.T.	3	50	1	25	18	447	22	522	
A.C.T.	17	461	20	550	83	1,947	120	2,358	
TOTAL	1,815	44,346	873	21,961	6,328	139,739	9,016	206,046	
OTHER DWELLINGS									
N.S.W.	2	44	16	338	279	7,205	297	7,587	
VIC.	2	23	14	332	102	2,020	118	2,375	
Q.D.	2	22	17	421	16	273	35	716	
S.A.	-	-	13	276	23	399	36	675	
W.A.	1	20	5	102	23	438	29	560	(NA)
TAS.	2	37	-	-	2	46	4	83	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	30	-	-	2	30	
TOTAL	9	146	67	1,499	445	10,381	521	12,026	
TOTAL									
N.S.W.	470	11,687	199	5,634	2,005	52,371	2,674	69,692	1,576
VIC.	526	14,045	402	9,605	2,694	54,097	3,622	77,747	3,769
Q.D.	366	7,635	120	4,302	732	13,782	1,278	25,719	587
S.A.	161	4,116	69	1,715	651	14,348	881	20,180	403
W.A.	225	5,201	50	1,164	380	8,742	695	15,107	448
TAS.	56	1,297	17	434	210	4,386	283	6,117	161
N.T.	3	50	1	25	18	447	22	522	15
A.C.T.	17	461	22	560	83	1,947	122	2,988	74
TOTAL	1,824	44,492	940	23,460	6,773	150,120	9,537	218,072	7,033

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									
1978									
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	14,387
OCTOBER	658	12,475	471	8,731	2,321	41,939	3,450	63,145	15,270
NOVEMBER	886	15,017	536	9,999	2,334	53,360	4,276	78,356	18,985
DECEMBER	508	9,769	280	4,677	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	531	11,155	3,805	50,443	4,437	81,535	16,018
FEBRUARY	713	13,637	434	9,008	2,881	54,162	3,948	76,339	15,662
MARCH	776	14,146	428	8,801	2,613	49,216	3,817	71,223	15,911
APRIL	726	13,962	346	6,195	2,376	43,976	3,448	64,133	14,767
MAY	895	16,981	472	8,937	2,966	52,351	4,273	78,269	16,973
JUNE	721	14,274	336	6,745	2,183	38,997	3,240	60,016	14,317
JULY	758	14,751	364	7,439	2,243	41,797	3,365	63,987	14,632
AUGUST	918	18,422	428	7,965	2,956	56,304	4,294	82,711	19,214
SEPTEMBER	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,948
STATES - SEPTEMBER 1979									
HOUSES									
N.S.W.	276	5,603	111	2,077	973	19,174	1,360	26,854	
VIC.	89	1,620	58	897	376	7,749	523	13,266	
QLD	164	2,664	51	923	373	5,707	588	3,294	
S.A.	85	1,823	71	1,615	138	2,360	294	5,798	
W.A.	69	1,007	21	315	170	2,804	260	4,126	(NA)
TAS.	16	171	3	45	35	713	54	329	
N.T.	5	122	3	49	11	218	19	389	
A.C.T.	8	116	4	56	33	593	45	765	
TOTAL	712	13,126	322	5,977	2,109	39,318	3,143	56,421	
OTHER DWELLINGS									
N.S.W.	18	183	15	246	121	2,479	146	2,308	
VIC.	5	88	2	16	32	547	39	843	
QLD	8	122	14	267	25	548	47	937	
S.A.	4	28	3	84	19	265	26	377	
W.A.	4	58	4	115	5	136	13	309	(NA)
TAS.	3	28	2	26	2	24	7	78	
N.T.	1	8	-	-	1	7	2	15	
A.C.T.	-	-	-	-	4	43	4	43	
TOTAL	35	507	40	794	204	4,049	284	5,410	
TOTAL									
N.S.W.	286	5,786	126	2,323	1,094	21,653	1,506	29,762	6,110
VIC.	94	1,708	60	913	408	8,296	562	10,469	3,843
QLD	172	2,786	65	1,190	398	6,255	635	10,231	1,612
S.A.	89	1,851	74	1,699	157	2,625	320	5,175	899
W.A.	73	1,065	25	430	175	2,940	273	4,135	1,547
TAS.	19	199	5	71	37	737	61	1,087	190
N.T.	6	138	3	49	12	225	21	404	109
A.C.T.	8	116	4	96	37	636	49	800	238
TOTAL	747	13,633	362	6,731	2,318	43,367	3,427	63,731	16,948

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	BALANCE 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											
AUGUST	509	9,444	251	39	690	17	194,202	524,895	41,714	8,259,963	233,917
SEPTEMBER	399	7,529	141	39	756	50	182,530	547,535	123,060	8,450,243	235,479
OCTOBER	385	8,401	172	45	859	31	179,839	581,049	76,457	8,548,499	234,327
NOVEMBER	474	9,875	256	75	1,166	18	232,012	583,736	44,772	8,643,863	234,604
DECEMBER	362	7,531	147	39	610	50	213,943	541,720	44,276	8,751,380	246,174
1979											
JANUARY	447	9,305	195	62	1,142	163	182,236	584,708	50,776	8,827,515	246,131
FEBRUARY	588	11,332	156	71	1,272	159	197,751	609,667	91,729	8,959,366	243,249
MARCH	458	10,850	161	59	1,119	60	213,587	605,277	51,550	9,051,950	242,459
APRIL	421	9,133	162	55	1,004	65	191,413	601,159	113,240	9,169,697	244,414
MAY	598	13,706	332	54	976	83	244,846	599,777	52,339	9,287,213	244,430
JUNE	462	9,478	152	54	994	101	216,697	602,151	59,092	9,386,947	256,230
JULY	428	9,103	149	50	971	44	203,546	613,262	61,347	9,453,243	251,332
AUGUST	559	12,063	212	97	1,401	168	229,057	623,493	49,125	9,542,956	250,773
SEPTEMBER	446	9,766	184	65	1,242	70	205,571	633,077	137,040	9,716,642	253,820
STATES - SEPTEMBER 1979											
N.S.W.	224	5,013	150	63	1,198	70	62,860	247,540	45,753	2,716,415	167,608
QLD.	189	2,587	25	1	10	-	76,001	229,317	45,253	3,696,768	180,504
VIC.	37	654	5	1	34	-	24,782	57,037	19,722	1,132,496	14,269
S.A.	29	544	-	-	-	-	19,408	43,446	11,282	1,012,330	-
W.A.	20	393	-	-	-	-	11,966	39,581	8,891	711,439	28,843
TAS.	18	369	-	-	-	-	4,736	12,733	3,245	248,618	1,350
N.T.	-	-	-	-	-	-	456	1,334	360	18,435	-
A.C.T.	9	180	4	-	-	-	3,293	9,087	3,134	178,134	1,201
TOTAL	446	9,766	184	65	1,242	70	205,571	633,077	137,040	9,716,642	253,820

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	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
SAVINGS BANKS												
1978												
AUGUST	2,822	62,351	6,521	140,718	9,343	203,069	2,847	59,301	6,644	145,329	9,491	204,630
SEPTEMBER	2,754	63,458	6,334	143,935	9,088	204,393	2,772	61,914	7,038	157,562	9,810	223,496
OCTOBER	2,703	61,533	6,644	150,600	9,351	212,141	2,725	61,570	7,154	163,372	9,879	224,942
NOVEMBER	2,787	64,859	7,557	172,155	10,344	238,214	2,580	67,075	6,715	158,554	9,301	219,429
DECEMBER	2,225	51,561	5,662	127,620	7,887	179,181	2,535	54,328	5,201	137,291	6,786	149,619
1979												
JANUARY	2,618	61,476	7,137	165,027	9,757	226,503	2,634	67,760	6,813	153,259	9,447	216,019
FEBRUARY	2,480	58,525	6,852	158,521	9,332	217,040	2,330	62,687	6,349	143,533	8,679	204,620
MARCH	2,662	61,296	6,894	157,562	9,556	219,160	2,633	61,736	6,357	143,654	9,092	203,596
APRIL	2,330	54,103	5,943	135,136	8,281	189,239	2,565	59,168	6,309	142,353	8,874	201,701
MAY	3,219	74,794	7,622	173,472	10,841	248,266	2,737	64,567	6,790	155,073	9,527	219,640
JUNE	2,933	69,372	6,619	152,867	9,543	222,239	2,908	77,149	7,014	163,931	9,922	233,690
JULY	2,972	71,409	6,255	144,358	9,227	215,767	3,020	73,524	7,004	163,927	10,026	236,051
AUGUST	3,188	77,135	7,010	165,473	10,198	242,644	2,925	75,792	6,990	167,364	9,915	239,156
SEPTEMBER	2,764	67,952	6,723	150,120	9,537	218,072	2,831	64,651	7,563	171,946	10,420	241,197
TRADING BANKS												
1978												
AUGUST	1,243	22,814	2,446	47,731	3,689	70,545	1,197	19,837	2,427	47,024	3,626	66,931
SEPTEMBER	1,199	22,236	2,363	40,525	3,542	62,733	1,226	24,483	2,797	50,339	4,023	74,522
OCTOBER	1,129	21,206	2,321	41,939	3,450	63,145	1,206	27,624	2,566	46,060	3,772	69,264
NOVEMBER	1,362	25,316	2,934	53,340	4,276	78,356	1,304	27,462	2,455	49,927	3,759	66,389
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,079	19,790	2,623	45,434	3,708	60,274
1979												
JANUARY	1,392	27,032	3,005	56,443	4,397	83,515	1,299	26,162	2,493	45,179	3,792	70,341
FEBRUARY	1,147	22,777	2,401	54,162	3,548	76,939	1,136	22,095	2,447	46,314	3,589	68,409
MARCH	1,204	23,027	2,614	48,216	3,817	71,223	1,174	27,445	2,433	44,970	3,607	67,415
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,135	21,824	2,520	44,868	3,715	66,692
MAY	1,367	25,918	2,926	52,351	4,273	78,269	1,163	21,862	2,420	43,653	3,583	65,115
JUNE	1,057	21,019	2,183	39,997	3,240	60,016	1,132	21,040	2,563	46,353	3,735	69,993
JULY	1,122	22,190	2,243	41,797	3,365	63,947	1,203	24,317	2,673	51,033	3,844	70,010
AUGUST	1,338	25,407	2,950	56,304	4,294	82,711	1,193	22,974	2,931	51,447	4,124	74,771
SEPTEMBER	1,109	20,364	2,318	43,367	3,427	63,731	1,183	22,370	2,763	43,545	3,948	70,915

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