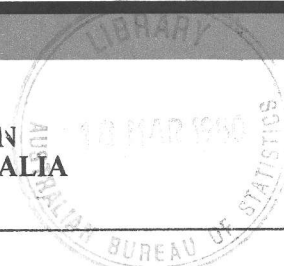


HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA JANUARY 1980



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.

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

MAIN FEATURES

In January 1980 savings and trading banks approved a combined total of \$316.6 million in loans to individuals for the construction and purchase of dwellings. This was \$89.8 million more than in December 1979 and \$6.6 million more than in January 1979.

In seasonally adjusted terms the total of such loans approved in January 1980 was \$289.7 million, \$25.0 million more than in December 1979.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$57.4 million in January 1980, \$13.9 million more than in December 1979 and \$3.4 million more than in January 1979.

During January 1980 savings and trading banks approved \$230.3 million in loans to individuals for the purchase of established dwellings. This was \$68.9 million more than in December 1979 and \$8.8 million more than in January 1979.

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 :

- (a) 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.
- (b) 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 the data for the banks that normally balance on the last Wednesday relate to a 3 week period as the

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									
1978									
DECEMBER	1,365	31,764	860	19,797	5,662	127,620	7,887	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	35,279	980	23,246	6,852	158,521	9,332	217,046	8,152
MARCH	1,639	38,305	1,023	22,993	6,894	157,862	9,556	219,160	9,248
APRIL	1,492	34,890	846	19,213	5,943	135,136	8,281	189,239	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	152,867	9,543	222,239	8,782
JULY	2,007	48,462	965	22,947	6,255	144,358	9,227	215,767	8,148
AUGUST	2,037	50,058	1,151	27,047	7,010	165,479	10,198	242,584	8,979
SEPTEMBER	1,824	44,492	940	23,460	6,773	150,120	9,537	218,072	7,033
OCTOBER	1,992	47,951	1,078	26,055	7,070	166,473	10,140	240,479	8,776
NOVEMBER	1,763	43,490	988	23,814	6,585	156,311	9,336	223,615	8,923
DECEMBER	1,421	34,296	762	17,598	5,360	127,490	7,543	179,384	6,330
1980									
JANUARY	1,770	43,908	964	22,719	7,316	176,740	10,050	243,367	7,824
STATES - JANUARY 1980									
HOUSES									
N.S.W.	533	13,475	219	5,892	1,886	51,616	2,638	70,983	
VIC.	511	13,963	338	7,585	2,547	61,875	3,396	83,423	
QLD	321	6,786	176	3,866	960	19,251	1,457	29,903	
S.A.	129	3,172	56	1,263	688	15,694	873	20,129	
W.A.	210	5,013	59	1,286	474	10,372	743	16,671	(NA)
TAS.	45	999	28	644	179	3,938	252	5,581	
N.T.	4	95	2	59	17	322	23	476	
A.C.T.	13	329	25	586	112	2,529	150	3,444	
TOTAL	1,766	43,832	903	21,181	6,863	165,597	9,532	230,610	
OTHER DWELLINGS									
N.S.W.	-	-	21	620	257	7,204	278	7,824	
VIC.	-	-	11	311	100	2,156	111	2,467	
QLD	1	35	9	227	30	449	40	711	
S.A.	1	5	10	186	37	800	48	991	
W.A.	1	32	5	97	25	482	31	611	(NA)
TAS.	1	4	2	45	-	-	3	49	
N.T.	-	-	-	-	1	12	1	12	
A.C.T.	-	-	3	52	3	40	6	92	
TOTAL	4	76	61	1,538	453	11,143	518	12,757	
TOTAL									
N.S.W.	533	13,475	240	6,512	2,143	58,820	2,916	78,807	2,116
VIC.	511	13,963	349	7,896	2,647	64,031	3,507	85,890	4,382
QLD	322	6,821	185	4,093	990	19,700	1,497	30,614	386
S.A.	130	3,177	66	1,449	725	16,494	921	21,120	340
W.A.	211	5,045	64	1,383	499	10,854	774	17,282	361
TAS.	46	1,003	30	689	179	3,938	255	5,630	144
N.T.	4	95	2	59	18	334	24	488	-
A.C.T.	13	329	28	638	115	2,569	156	3,536	95
TOTAL	1,770	43,908	964	22,719	7,316	176,740	10,050	243,367	7,824

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									
DECEMBER	508	9,789	280	4,657	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	531	11,155	3,005	56,443	4,397	83,535	16,018
FEBRUARY	713	13,697	434	9,080	2,881	54,162	3,948	76,939	15,662
MARCH	776	14,146	428	8,861	2,613	48,216	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	2,906	52,351	4,273	78,269	18,973
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	63,967	14,632
AUGUST	910	18,422	428	7,985	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	16,548
OCTOBER	1,011	18,299	458	9,069	3,046	56,110	4,517	83,478	22,854
NOVEMBER	704	12,313	311	5,563	2,451	43,613	3,466	61,489	18,127
DECEMBER	509	9,262	243	4,302	1,884	33,866	2,636	47,430	11,717
1980									
JANUARY	736	13,506	317	6,214	2,815	53,550	3,868	73,270	17,968
STATES - JANUARY 1980									
HOUSES									
N.S.W.	277	5,513	81	1,390	1,036	20,795	1,394	27,698	
VIC.	114	1,934	50	1,337	519	9,303	683	12,574	
QLD	131	2,228	54	826	472	8,199	657	11,253	
S.A.	60	1,351	54	1,424	206	4,028	320	6,803	
W.A.	80	1,449	31	436	232	3,929	343	5,814	(NA)
TAS.	18	201	9	115	34	910	61	1,226	
N.T.	6	89	2	16	17	333	25	438	
A.C.T.	6	93	7	76	44	867	57	1,036	
TOTAL	692	12,858	288	5,620	2,560	48,364	3,540	66,842	
OTHER DWELLINGS									
N.S.W.	18	229	10	204	144	3,114	172	3,547	
VIC.	8	142	1	11	35	673	44	826	
QLD	7	109	15	276	47	912	69	1,297	
S.A.	1	10	-	-	11	176	12	186	
W.A.	9	148	2	83	10	158	21	389	(NA)
TAS.	1	10	-	-	1	50	2	60	
N.T.	-	-	-	-	1	14	1	14	
A.C.T.	-	-	1	20	6	89	7	109	
TOTAL	44	648	29	594	255	5,186	328	6,428	
TOTAL									
N.S.W.	295	5,742	91	1,594	1,180	23,909	1,566	31,245	8,767
VIC.	122	2,075	51	1,348	554	9,976	727	13,400	3,927
QLD	138	2,337	69	1,102	519	9,111	726	12,550	1,971
S.A.	61	1,361	54	1,424	217	4,204	332	6,989	1,142
W.A.	89	1,597	33	519	242	4,087	364	6,203	1,703
TAS.	19	211	9	115	35	960	63	1,286	269
N.T.	6	89	2	16	18	347	26	452	113
A.C.T.	6	93	8	96	50	956	64	1,145	76
TOTAL	736	13,506	317	6,214	2,815	53,550	3,868	73,270	17,968

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				TRADING BANKS				SAVINGS BANKS			
		FOR DWELLINGS	FOR ALTER-ATIONS AND ADDITIONS	FOR DWELLINGS	FOR DWELLINGS AND ADDITIONS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	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 INDIVIDUALS	BUILDING SOCIETIES			
DWGS	\$000	\$000	DWGS	\$000	\$000	DWGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000				
AUSTRALIA																	
1978																	
DECEMBER	362	7,531	147	610	50	39	610	219,943	541,720	44,276	8,751,380	240,174					
1979																	
JANUARY	447	9,305	195	1,142	163	62	1,142	182,236	584,708	56,776	8,827,515	240,131					
FEBRUARY	508	11,332	156	1,272	159	71	1,272	197,751	600,667	91,729	8,959,366	243,249					
MARCH	458	10,050	161	1,119	60	59	1,119	213,587	605,277	51,550	9,051,950	242,459					
APRIL	421	9,139	162	1,004	65	55	1,004	191,418	601,159	113,240	9,189,697	244,414					
MAY	598	13,706	332	970	63	54	970	244,846	599,777	52,359	9,287,219	244,430					
JUNE	462	9,798	152	994	101	54	994	218,697	602,151	59,692	9,382,074	250,163					
JULY	428	9,109	149	971	44	50	971	203,546	613,262	46,547	9,451,186	251,181					
AUGUST	559	12,063	212	1,801	168	97	1,801	229,057	623,493	49,125	9,538,083	250,646					
SEPTEMBER	446	9,766	184	1,242	70	65	1,242	205,571	633,077	137,640	9,711,769	253,693					
OCTOBER	495	10,619	154	2,483	81	103	2,483	246,206	623,353	75,490	9,844,605	253,269					
NOVEMBER	486	10,601	176	1,401	80	62	1,401	219,519	625,595	55,418	9,936,850	252,449					
DECEMBER	323	7,316	128	710	71	41	710	236,811	567,054	48,924	10,047,258	254,455					
1980																	
JANUARY	479	10,667	122	1,403	137	77	1,403	199,463	607,973	67,706	10,104,921	254,531					
STATES - JANUARY 1980																	
N.S.W.	256	6,114	61	1,109	137	51	1,109	55,963	241,727	18,703	2,631,461	106,593					
VIC.	100	2,046	11	217	-	15	217	76,277	216,092	25,642	3,849,047	101,456					
QLD	42	850	-	46	-	7	46	25,568	51,421	7,529	1,175,473	14,101					
S.A.	28	563	18	15	-	2	15	20,459	40,188	7,974	1,047,274	-					
W.A.	29	600	21	-	-	1	-	15,015	39,009	4,805	740,765	29,786					
TAS.	10	201	-	6	-	1	6	3,726	11,149	1,697	259,855	1,422					
N.T.	2	40	-	-	-	-	-	-	1,627	249	19,430	-					
A.C.T.	12	253	11	10	-	1	10	1,987	6,760	1,107	181,616	1,173					
TOTAL	479	10,667	122	1,403	137	77	1,403	199,463	607,973	67,706	10,104,921	254,531					

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		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)		PURCHASE OF ESTABLISHED DWELLINGS	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
			TOTAL				TOTAL	
								\$000
SAVINGS BANKS								
1978								
DECEMBER	2,225	51,561	7,867	179,181	2,520	58,668	6,319	141,564
1979								
JANUARY	2,618	61,476	9,757	226,595	2,671	62,079	6,662	149,811
FEBRUARY	2,480	58,525	9,332	217,046	2,640	61,209	6,437	145,231
MARCH	2,662	61,298	9,556	219,160	2,682	61,621	6,493	146,944
APRIL	2,338	54,103	8,281	189,239	2,623	60,768	6,566	148,001
MAY	3,219	74,794	10,841	248,266	2,795	64,877	6,866	157,394
JUNE	2,933	69,372	9,543	222,239	2,945	69,654	7,100	165,593
JULY	2,972	71,409	9,227	215,767	2,977	71,650	7,121	165,079
AUGUST	3,188	77,105	10,198	242,584	2,918	71,367	6,950	165,718
SEPTEMBER	2,704	67,952	9,537	218,072	2,657	70,992	7,307	165,743
OCTOBER	3,070	74,006	10,140	240,479	2,751	65,795	6,590	156,694
NOVEMBER	2,751	67,304	9,336	223,615	2,797	69,082	6,302	152,265
DECEMBER	2,183	51,894	7,543	179,384	2,480	59,278	6,017	142,318
1980								
JANUARY	2,734	65,627	10,050	243,357	2,825	69,108	6,806	159,956
TRADING BANKS								
1978								
DECEMBER	788	14,446	2,809	49,242	1,099	20,237	2,616	45,258
1979								
JANUARY	1,392	27,092	4,397	83,535	1,266	25,064	2,534	45,747
FEBRUARY	1,147	22,777	3,946	76,939	1,143	22,013	2,482	47,470
MARCH	1,204	23,007	3,817	71,223	1,189	22,415	2,499	47,521
APRIL	1,072	20,157	3,448	64,133	1,179	21,945	2,496	46,260
MAY	1,367	25,918	4,273	78,269	1,177	22,217	2,486	45,617
JUNE	1,057	21,019	3,240	60,016	1,163	23,537	2,570	46,697
JULY	1,122	22,190	3,365	63,987	1,244	24,205	2,628	49,424
AUGUST	1,338	26,407	4,294	82,711	1,191	22,904	2,812	52,198
SEPTEMBER	1,109	20,364	3,427	63,731	1,163	22,681	2,745	51,502
OCTOBER	1,469	27,368	4,517	83,478	1,249	22,949	2,663	48,468
NOVEMBER	1,015	17,876	3,466	61,489	1,026	18,468	2,567	45,649
DECEMBER	752	13,564	2,636	47,430	1,052	19,061	2,432	44,014
1980								
JANUARY	1,053	19,720	3,668	73,270	955	18,243	2,372	43,412

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