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## HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA FEBRUARY 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 February 1979 savings and trading banks approved a combined total of \$294.0 million in loans to individuals for the construction and purchase of dwellings. This was \$16.1 million less than the amount approved in January 1979 but \$46.0 million more than the February 1978 figure.
- In seasonally adjusted terms the total of loans approved in February 1979 was \$273.0 million, \$13.3 million less than the January 1979 figure but \$42.4 million more than in February 1978.
- Loans approved by savings and trading banks for the construction of dwellings totalled \$49.0 million in February 1979. This was \$5.1 million less than in January 1979, but \$12.4 million more than the amount approved in February 1978.
- During February 1979 savings and trading banks approved \$212.7 million in loans for the purchase of established dwellings, \$8.8 million less than in January 1979 but \$33.9 million more than in February 1978.

### 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 :

- 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 (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.

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.

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									
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	125,900	8,235	176,982	9,078
MAY	1,874	38,078	1,126	25,168	6,939	146,696	9,939	209,942	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
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	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	31,764	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
STATES - FEBRUARY 1979									
HOUSES									
N.S.W.	376	9,109	159	4,385	1,923	48,083	2,458	61,577	
VIC.	435	11,201	406	9,720	2,277	54,949	3,118	75,870	
QLD	304	6,192	158	3,371	828	15,206	1,290	24,769	
S.A.	135	3,167	117	2,582	635	14,118	887	19,867	
W.A.	176	4,000	44	994	373	7,958	593	12,952	(NA)
TAS.	53	1,170	13	287	203	4,416	269	5,873	
N.T.	3	60	-	-	19	371	22	431	
A.C.T.	17	362	25	603	107	2,279	149	3,244	
TOTAL	1,499	35,261	922	21,942	6,365	147,380	8,786	204,583	
OTHER DWELLINGS									
N.S.W.	1	18	15	370	330	7,918	346	8,386	
VIC.	-	-	20	401	84	1,801	104	2,282	
QLD	-	-	13	322	27	572	40	894	
S.A.	-	-	5	116	29	569	34	685	
W.A.	-	-	3	60	13	208	16	268	(NA)
TAS.	-	-	-	-	2	30	2	30	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	35	2	43	4	78	
TOTAL	1	18	58	1,304	487	11,141	546	12,463	
TOTAL									
N.S.W.	377	9,127	174	4,755	2,253	56,001	2,804	69,883	1,835
VIC.	435	11,201	426	10,121	2,361	56,750	3,222	78,072	4,368
QLD	304	6,192	171	3,693	855	15,778	1,330	25,663	479
S.A.	135	3,167	122	2,698	664	14,687	921	20,552	663
W.A.	176	4,000	47	1,054	386	8,166	609	13,220	505
TAS.	53	1,170	13	287	205	4,446	271	5,903	173
N.T.	3	60	-	-	19	371	22	431	-
A.C.T.	17	362	27	638	109	2,322	153	3,322	129
TOTAL	1,500	35,279	980	23,246	6,852	158,521	9,332	217,046	8,152

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									
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	7,859	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
SEPTEMBER	689	12,662	510	9,546	2,343	40,525	3,542	62,733	14,307
OCTOBER	658	12,475	471	8,731	2,321	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	588	9,789	280	4,657	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	531	11,155	3,015	56,443	4,397	83,535	16,018
FEBRUARY	713	13,697	434	9,080	2,801	54,162	3,948	76,939	15,662
STATES - FEBRUARY 1979									
HOUSES									
N.S.W.	318	6,054	90	1,807	1,264	25,559	1,672	33,420	
VIC.	116	2,572	67	1,171	394	7,149	577	10,892	
QLD	117	2,344	46	811	435	6,742	598	9,897	
S.A.	48	1,047	157	3,804	178	3,848	383	8,699	
W.A.	58	872	26	484	178	3,635	262	4,991	(NA)
TAS.	20	255	6	84	70	1,210	96	1,549	
N.T.	7	108	2	24	7	115	16	247	
A.C.T.	4	110	3	119	41	1,084	48	1,313	
TOTAL	688	13,362	397	8,304	2,567	49,342	3,652	71,008	
OTHER DWELLINGS									
N.S.W.	8	98	17	325	161	3,502	186	3,925	
VIC.	6	42	1	15	30	600	37	657	
QLD	6	135	6	192	24	467	36	794	
S.A.	-	-	6	132	5	60	11	192	
W.A.	3	48	6	102	4	69	13	219	(NA)
TAS.	2	12	-	-	8	115	10	127	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	10	2	7	3	17	
TOTAL	25	335	37	776	234	4,820	296	5,931	
TOTAL									
N.S.W.	326	6,152	107	2,132	1,425	29,061	1,858	37,345	6,931
VIC.	122	2,614	68	1,186	424	7,749	614	11,549	3,670
QLD	123	2,479	52	1,003	459	7,209	634	10,691	1,610
S.A.	48	1,047	163	3,936	183	3,908	394	8,891	1,324
W.A.	61	920	32	586	182	3,704	275	5,210	1,592
TAS.	22	267	6	84	78	1,325	106	1,676	241
N.T.	7	108	2	24	7	115	16	247	112
A.C.T.	4	110	4	129	43	1,091	51	1,330	182
TOTAL	713	13,697	434	9,080	2,801	54,162	3,948	76,939	15,662

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS			BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS BUILDING SOCIETIES	
	SAVINGS BANKS					TRADING BANKS					LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH	\$000		\$000
	FOR DWELLINGS	\$000	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR ALTERATIONS AND ADDITIONS	FOR DWELLINGS	\$000	ADDITIONS	FOR DWELLINGS					
	DWGS	\$000	\$000	DWGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA															
1978															
JANUARY	429	8,632	165	41	690	36	140,196	487,144	54,466	7,658,084	217,095				
FEBRUARY	435	8,247	120	56	1,098	71	155,227	514,112	34,459	7,725,517	214,800				
MARCH	526	8,976	87	54	1,109	48	196,139	511,338	125,131	7,881,366	217,510				
APRIL	414	7,936	114	54	1,124	87	172,100	517,248	68,109	7,990,584	217,566				
MAY	459	9,225	297	46	1,007	73	216,351	512,244	37,893	8,082,981	223,594				
JUNE	401	7,702	162	36	490	78	175,362	513,129	55,064	8,161,289	232,493				
JULY	409	8,486	178	35	562	30	173,634	516,279	40,381	8,225,035	233,906				
AUGUST	509	9,444	251	39	690	17	194,202	524,855	41,714	8,299,963	233,917				
SEPTEMBER	359	7,629	141	39	750	50	182,530	547,535	123,560	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	9,876	256	75	1,168	18	232,012	583,736	44,772	8,643,803	234,654				
DECEMBER	362	7,531	147	39	610	50	219,943	541,720	44,276	8,751,380	240,174				
1979															
JANUARY	447	9,305	195	62	1,142	163	182,236	584,708	56,776	8,827,515	240,131				
FEBRUARY	508	11,332	156	71	1,272	159	197,751	600,667	91,729	8,959,366	243,249				
STATES - FEBRUARY 1979															
N.S.W.	239	5,348	44	68	1,229	147	51,114	234,241	33,560	2,481,088	108,874				
VIC.	148	3,456	77	2	39	12	82,479	215,421	27,855	3,413,191	88,477				
QLD	53	987	16	-	-	-	23,405	51,156	12,631	1,047,741	15,163				
S.A.	27	579	12	-	-	-	18,875	40,315	7,514	943,043	-				
W.A.	17	463	-	1	4	-	11,989	37,305	6,048	664,939	28,231				
TAS.	10	174	7	-	-	-	6,500	13,383	1,305	225,281	1,274				
N.T.	-	-	-	-	-	-	391	1,301	229	15,431	-				
A.C.T.	14	325	-	-	-	-	2,998	7,545	2,587	168,652	1,230				
TOTAL	508	11,332	156	71	1,272	159	197,751	600,667	91,729	8,959,366	243,249				

