

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

If you want to know more about these statistics ring Mr Colin Squair on Canberra (062) 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 (062) 526627 or State offices.

MAIN FEATURES

In April 1980 savings and trading banks approved a combined total of \$312.1 million in loans to individuals for the construction or purchase of dwellings. This was \$7.5 million more than in March 1980 and \$58.7 million more than in April 1979.

In Seasonally adjusted terms the total of such loans approved in April 1980 was \$301.7 million, \$9.0 million more than in March 1980.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$63.1 million in April 1980, \$5.8 million more than in March 1980 and \$14.3 million more than in April 1979.

During April 1980 savings and trading banks approved \$221.7 million in loans to individuals for the purchase of established dwellings. This was \$2.4 million more than in March 1980 and \$42.6 million more than in April 1979.

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 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, Australia* (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. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

n.a. not available

— nil or rounded to zero

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
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000
AUSTRALIA									
1979									
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
FEBRUARY	1,601	39,341	929	21,780	6,944	167,532	9,474	228,653	8,355
MARCH	1,713	42,421	910	21,547	7,141	171,567	9,764	235,535	8,847
APRIL	1,848	46,401	868	20,061	6,777	163,227	9,493	229,689	9,076
STATES - APRIL 1980									
HOUSES									
N.S.W.	567	14,741	186	4,944	1,569	42,741	2,322	62,426	
VIC.	539	14,847	357	7,766	2,645	64,143	3,541	86,756	
QLD	363	7,575	148	3,089	844	16,344	1,355	27,008	
S.A.	103	2,811	41	1,012	558	12,612	702	16,435	
W.A.	210	4,907	37	900	435	9,457	682	15,264	(NA)
TAS.	32	678	11	251	173	3,664	216	4,593	
N.T.	6	167	-	-	14	327	20	494	
A.C.T.	21	491	27	583	121	3,023	169	4,097	
TOTAL	1,841	46,217	807	18,545	6,359	152,311	9,007	217,073	
OTHER DWELLINGS									
N.S.W.	1	13	18	498	226	6,499	245	7,010	
VIC.	1	25	13	299	114	2,786	128	3,110	
QLD	1	15	13	312	25	469	39	796	
S.A.	3	101	6	154	28	597	37	852	
W.A.	1	30	7	155	20	464	28	649	(NA)
TAS.	-	-	1	20	2	38	3	58	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	3	78	3	63	6	141	
TOTAL	7	184	61	1,516	418	10,916	486	12,616	
TOTAL									
N.S.W.	568	14,754	204	5,442	1,795	49,240	2,567	69,436	2,401
VIC.	540	14,872	370	8,065	2,759	66,929	3,669	89,866	5,196
QLD	364	7,590	161	3,401	869	16,813	1,394	27,804	382
S.A.	106	2,912	47	1,166	586	13,209	739	17,287	403
W.A.	211	4,937	44	1,055	455	9,921	710	15,913	342
TAS.	32	678	12	271	175	3,702	219	4,651	209
N.T.	6	167	-	-	14	327	20	494	37
A.C.T.	21	491	30	661	124	3,086	175	4,238	106
TOTAL	1,848	46,401	868	20,061	6,777	163,227	9,493	229,689	9,076

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									
1979									
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	63,987	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	3,048	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	17,988
FEBRUARY	760	15,396	347	6,899	2,666	51,356	3,773	73,651	17,412
MARCH	712	14,891	319	6,435	2,472	47,717	3,503	69,043	16,454
APRIL	851	16,727	351	7,206	2,974	58,438	4,176	82,371	23,941
STATES - APRIL 1980									
HOUSES									
N.S.W.	299	6,116	77	1,706	1,081	22,222	1,457	30,044	
VIC.	153	2,735	55	791	511	9,671	719	13,197	
QLD	143	2,360	65	958	411	6,306	619	9,624	
S.A.	97	2,773	78	2,093	341	8,251	516	13,117	
W.A.	90	1,651	32	575	248	4,501	370	6,727	(NA)
TAS.	17	304	1	21	53	1,040	71	1,365	
N.T.	2	44	2	30	14	261	18	335	
A.C.T.	15	200	4	73	54	1,059	73	1,332	
TOTAL	816	16,183	314	6,247	2,713	53,311	3,843	75,741	
OTHER DWELLINGS									
N.S.W.	14	203	13	249	149	3,022	176	3,474	
VIC.	7	99	10	335	43	853	60	1,287	
QLD	7	171	8	310	28	598	43	1,079	
S.A.	3	20	3	45	12	174	18	239	
W.A.	2	41	1	5	15	246	18	292	(NA)
TAS.	2	10	-	-	6	68	8	78	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	2	15	8	166	10	181	
TOTAL	35	544	37	959	261	5,127	333	6,630	
TOTAL									
N.S.W.	313	6,319	90	1,955	1,230	25,244	1,633	33,518	11,657
VIC.	160	2,834	65	1,126	554	10,524	779	14,484	5,457
QLD	150	2,531	73	1,268	439	6,904	662	10,703	2,202
S.A.	100	2,793	81	2,138	353	8,425	534	13,356	1,661
W.A.	92	1,692	33	580	263	4,747	388	7,019	1,895
TAS.	19	314	1	21	59	1,108	79	1,443	455
N.T.	2	44	2	30	14	261	18	335	282
A.C.T.	15	200	6	88	62	1,225	83	1,513	332
TOTAL	851	16,727	351	7,206	2,974	58,438	4,176	82,371	23,941

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

		CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				TRADING BANKS				SAVINGS BANKS			
		FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	FOR DWELLINGS	ADDITIONS	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	\$000	DWGS	\$000	\$000	\$000	\$000	\$000				
AUSTRALIA																	
1979																	
MARCH	458	10,050	161	59	1,119	60	213,587	605,277	51,550	9,051,950	242,459						
APRIL	421	9,139	162	55	1,004	65	191,418	601,159	113,240	9,189,697	244,414						
MAY	598	13,706	332	54	970	63	244,846	599,777	52,939	9,287,219	244,430						
JUNE	462	9,798	152	54	994	101	218,697	602,151	59,692	9,382,074	250,163						
JULY	428	9,109	149	50	971	44	203,546	613,262	46,547	9,451,186	251,181						
AUGUST	559	12,063	212	97	1,801	168	229,057	623,493	49,125	9,538,083	250,646						
SEPTEMBER	446	9,766	184	65	1,242	70	205,571	633,077	137,640	9,711,769	253,693						
OCTOBER	495	10,619	154	103	2,463	81	248,206	623,353	75,490	9,844,605	253,269						
NOVEMBER	486	10,601	176	62	1,401	80	219,519	625,595	55,418	9,936,850	252,449						
DECEMBER	323	7,316	128	41	710	71	236,811	567,054	48,924	10,047,258	254,455						
1980																	
JANUARY	479	10,667	122	78	1,408	137	199,483	607,973	67,706	10,104,921	254,531						
FEBRUARY	438	10,123	208	87	1,300	66	209,065	625,585	58,067	10,184,323	253,467						
MARCH	493	11,637	249	86	1,580	86	209,831	648,250	93,111	10,307,990	254,418						
APRIL	506	11,321	129	101	1,520	84	240,653	634,912	144,275	10,484,949	255,495						
STATES - APRIL 1980																	
N.S.W.	230	5,711	118	75	1,358	84	76,319	250,826	34,036	3,052,041	103,280						
VIC.	157	3,396	-	15	108	-	86,504	237,416	52,435	3,887,640	105,617						
QLD	51	935	-	7	27	-	29,366	59,398	19,894	1,222,221	13,897						
S.A.	25	540	1	-	-	-	19,641	35,894	14,581	1,074,214	-						
W.A.	21	450	1	1	6	-	19,050	49,288	18,367	771,757	30,156						
TAS.	7	142	3	1	3	-	6,142	19,266	2,493	269,582	1,378						
N.T.	-	-	5	-	-	-	537	1,714	327	23,796	-						
A.C.T.	15	147	1	2	18	-	3,094	9,110	2,142	183,698	1,167						
TOTAL	506	11,321	129	101	1,520	84	240,653	634,912	144,275	10,484,949	255,495						

TABLE 4 - LOANS APPROVED TO INDIVIDUALS FOR CONSTRUCTION OR PURCHASE OF DWELLINGS - ORIGINAL AND SEASONALLY ADJUSTED

MONTH	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		TOTAL			
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000				
SAVINGS BANKS												
1979												
MARCH	2,662	61,298	6,894	157,862	9,556	219,150	2,682	61,621	6,493	146,944	9,175	208,565
APRIL	2,338	54,103	5,943	135,136	8,281	189,239	2,623	69,768	6,566	148,601	9,189	209,369
MAY	3,219	74,794	7,622	173,472	10,841	248,266	2,795	64,877	6,886	157,394	9,661	222,271
JUNE	2,933	69,372	6,610	152,867	9,543	222,239	2,945	69,654	7,100	165,593	10,045	235,247
JULY	2,972	71,409	6,255	144,358	9,227	215,767	2,977	71,650	7,121	165,079	10,098	236,729
AUGUST	3,188	77,105	7,010	165,479	10,198	242,584	2,918	71,367	6,950	165,718	9,868	237,085
SEPTEMBER	2,764	67,952	6,773	150,120	9,537	218,072	2,857	70,992	7,307	165,743	10,164	236,735
OCTOBER	3,070	74,006	7,070	166,473	10,140	240,479	2,751	65,795	6,590	156,694	9,341	222,489
NOVEMBER	2,751	67,304	6,585	156,311	9,336	223,615	2,797	69,082	6,302	152,265	9,099	221,347
DECEMBER	2,183	51,894	5,360	127,490	7,543	179,384	2,480	59,278	6,017	142,318	8,497	201,596
1980												
JANUARY	2,734	66,627	7,316	176,740	10,050	243,357	2,825	69,108	6,806	159,956	9,631	228,064
FEBRUARY	2,530	61,121	6,944	167,532	9,474	228,653	2,605	61,768	6,370	149,860	8,975	211,628
MARCH	2,623	63,968	7,141	171,567	9,764	235,535	2,648	64,450	6,749	160,198	9,397	224,648
APRIL	2,716	66,462	6,777	163,227	9,493	229,689	2,791	69,423	6,807	163,131	9,598	231,554
TRADING BANKS												
1979												
MARCH	1,204	23,007	2,613	48,216	3,817	71,223	1,189	22,415	2,499	47,521	3,688	69,936
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,178	21,945	2,496	46,260	3,674	68,205
MAY	1,367	25,918	2,906	52,351	4,273	78,259	1,177	22,217	2,486	45,617	3,663	67,834
JUNE	1,057	21,019	2,183	38,997	3,240	60,016	1,163	23,537	2,570	46,697	3,733	70,234
JULY	1,122	22,190	2,243	41,797	3,365	63,987	1,244	24,205	2,628	49,424	3,672	73,629
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,191	22,904	2,812	52,198	4,003	75,102
SEPTEMBER	1,109	20,364	2,318	43,367	3,427	63,731	1,163	22,681	2,745	51,502	3,908	74,183
OCTOBER	1,469	27,368	3,048	56,110	4,517	83,478	1,249	22,949	2,663	48,468	3,912	71,417
NOVEMBER	1,015	17,876	2,451	43,613	3,466	61,489	1,026	19,468	2,567	45,649	3,593	64,117
DECEMBER	752	13,564	1,884	33,866	2,636	47,430	1,052	19,061	2,432	44,014	3,484	63,075
1980												
JANUARY	1,053	19,720	2,815	53,550	3,868	73,270	955	19,243	2,372	43,412	3,327	61,655
FEBRUARY	1,107	22,295	2,666	51,356	3,773	73,651	1,102	21,462	2,362	45,117	3,464	66,579
MARCH	1,031	21,326	2,472	47,717	3,503	69,043	1,020	20,805	2,368	47,252	3,388	68,057
APRIL	1,202	23,933	2,974	58,438	4,176	82,371	1,059	20,903	2,504	49,259	3,563	70,162

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