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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA MAY 1983

PHONE INQUIRIES *for more information about these statistics*—contact Mr Len Fulford on Canberra (062) 52 7117 or any of our State offices.

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MAIN FEATURES

Savings and trading banks approved loans of \$403.2 million for the construction and purchase of dwellings in May 1983. This was \$66.2 million (19.6%) more than in April 1983, and \$123.8 million (44.3%) more than in May 1982.

Seasonally adjusted, loans approved for the construction and purchase of dwellings in May 1983 were \$406.7 million, \$35.7 million (9.6%) more than the April 1983 figure.

In May 1983 loans approved comprised \$69.3 million for the construction of dwellings (up \$11.9 million (20.7%) on April 1983, and up \$17.7 million (34.4%) on May 1982); \$28.9 million for the purchase of newly erected dwellings (up \$8.3 million (40.6%) on April 1983, and up \$5.4 million (23.2%) on May 1982); and \$304.9 million for the purchase of established dwellings (up \$46.0 million (17.7%) on April 1983, and up \$100.6 million (49.2%) on May 1982).

In May 1983 loans approved for alterations and additions to dwellings were \$31.5 million, and comprised \$12.0 million approved by savings banks and \$19.5 million approved by trading banks.

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 (four banks) or the last day (five banks) of the month stated and may cover either a 4 or 5 week period.

Scope

3. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1982 issue of this publication.

Seasonal adjustment

4. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

5. Large fluctuations occurring in series as a result of irregular influences are not removed by seasonal adjustment. Particular care should therefore be taken in interpreting individual month-to-month movements.

6. This publication incorporates revisions made to previous statistics in this series.

Related publications

7. Users may also wish to refer to the following housing finance publications which are available on request :

Housing Finance for Owner Occupation, Australia (5609.0)—issued monthly

Housing Finance for Owner Occupation, Permanent Building Societies, Australia (5610.0)—issued monthly

8. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

— nil or rounded to zero
Dwgs number of dwelling units

R. J. CAMERON
Australian Statistician

TABLE 1 - SAVINGS AND TRADING BANKS

LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS - ORIGINAL AND SEASONALLY ADJUSTED - AUSTRALIA

MONTHS-	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
ORIGINAL								
1982								
APRIL	1,800	44,760	732	18,976	7,599	189,272	10,131	253,008
MAY	2,038	51,600	862	23,443	8,082	204,314	10,982	279,357
JUNE	2,213	58,635	1,015	28,026	8,985	230,194	12,213	316,855
JULY	1,852	48,183	788	22,517	8,138	209,596	10,778	280,296
AUGUST	2,010	53,635	894	26,147	8,375	219,759	11,279	299,541
SEPTEMBER	2,193	58,937	963	27,132	9,604	251,861	12,760	337,930
OCTOBER	1,877	49,650	869	25,114	9,128	251,520	11,874	326,284
NOVEMBER	2,095	56,306	923	26,139	9,902	272,837	12,920	355,282
DECEMBER	2,036	55,058	827	23,774	9,749	272,273	12,612	351,105
1983								
JANUARY	1,709	47,085	716	21,162	8,936	255,007	11,361	323,254
FEBRUARY	1,928	54,916	927	28,396	11,317	331,796	14,172	415,108
MARCH	2,629	74,246	991	29,382	12,661	368,791	16,281	472,419
APRIL	1,990	57,461	704	20,551	9,054	258,973	11,748	336,985
MAY	2,551	69,342	983	28,887	10,855	304,935	14,389	403,164
SEASONALLY ADJUSTED								
1982								
APRIL	1,916	48,676	823	21,723	8,297	206,666	11,036	277,065
MAY	1,977	50,244	907	24,949	8,200	210,051	11,084	285,244
JUNE	1,922	50,085	893	24,802	8,526	220,292	11,341	295,179
JULY	1,856	47,642	857	24,356	9,030	232,921	11,743	304,919
AUGUST	1,962	51,207	916	26,564	9,175	241,410	12,053	319,181
SEPTEMBER	2,011	53,697	890	24,609	9,159	239,331	12,060	317,637
OCTOBER	1,945	51,687	879	25,286	9,616	264,589	12,440	341,562
NOVEMBER	2,156	58,416	926	26,023	10,260	284,765	13,342	369,204
DECEMBER	2,163	58,791	869	25,120	9,658	272,188	12,690	356,099
1983								
JANUARY	2,121	56,885	804	23,262	9,336	260,449	12,261	340,596
FEBRUARY	2,135	62,316	939	28,452	10,804	312,811	13,878	403,579
MARCH	2,372	67,516	846	26,001	10,494	305,175	13,712	398,692
APRIL	2,108	62,309	791	23,512	9,955	285,191	12,854	371,012
MAY	2,356	64,348	989	29,348	10,986	313,039	14,331	406,735

TABLE 2 - SAVINGS BANKS

LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS - ORIGINAL AND SEASONALLY ADJUSTED - AUSTRALIA

MONTHS-	CONSTRUCTION OF DWELLINGS			PURCHASE OF NEWLY ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS			TOTAL
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	
ORIGINAL										
MONTHS-										
1982										
APRIL	1,367	35,465	536	14,748	5,647	146,169	7,550	196,382		
MAY	1,580	41,404	620	18,335	6,256	164,371	8,456	224,110		
JUNE	1,685	46,439	742	21,773	6,791	184,520	9,218	252,732		
JULY	1,415	38,681	599	18,213	6,269	170,065	8,283	226,959		
AUGUST	1,505	42,469	694	20,992	6,478	178,204	8,677	241,665		
SEPTEMBER	1,686	47,373	688	20,856	7,360	202,933	9,734	271,162		
OCTOBER	1,484	40,605	648	19,913	7,190	203,497	9,322	264,015		
NOVEMBER	1,704	47,391	698	20,862	8,039	224,459	10,441	292,712		
DECEMBER	1,680	46,955	628	19,794	7,986	226,446	10,294	293,195		
1983										
JANUARY	1,374	39,156	498	15,603	6,892	199,043	8,764	253,802		
FEBRUARY	1,493	43,229	673	21,418	8,824	261,338	10,990	325,985		
MARCH	2,111	60,953	747	23,237	10,068	297,151	12,926	381,341		
APRIL	1,627	47,649	532	16,276	7,165	211,562	9,324	275,487		
MAY	2,158	60,282	809	24,981	9,077	259,669	12,044	344,932		
SEASONALLY ADJUSTED										
MONTHS-										
1982										
APRIL	1,436	38,092	593	16,765	6,124	159,489	8,153	214,346		
MAY	1,470	39,260	644	19,242	6,179	164,687	8,293	223,189		
JUNE	1,457	39,700	650	19,084	6,469	176,437	8,576	235,221		
JULY	1,380	37,429	646	19,561	6,826	186,780	8,852	243,770		
AUGUST	1,453	40,734	712	21,357	7,130	196,847	9,295	258,938		
SEPTEMBER	1,612	44,349	671	19,587	7,172	196,343	9,455	260,279		
OCTOBER	1,543	42,318	658	20,032	7,557	213,648	9,758	275,998		
NOVEMBER	1,734	48,329	685	20,080	8,346	234,000	10,765	302,409		
DECEMBER	1,767	49,375	648	20,691	7,824	223,225	10,239	293,291		
1983										
JANUARY	1,715	47,599	559	17,273	7,159	201,998	9,433	266,870		
FEBRUARY	1,695	49,995	688	21,811	8,506	249,188	10,889	320,994		
MARCH	1,940	56,480	637	20,848	8,422	247,874	10,999	325,202		
APRIL	1,707	51,134	589	18,505	7,848	233,309	10,144	302,948		
MAY	1,920	54,607	800	24,985	9,014	261,614	11,734	341,206		

TABLE 4 - SAVINGS BANKS - LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

YEARS-	CONSTRUCTION OF DWELLINGS						PURCHASE OF NEWLY ERECTED DWELLINGS						PURCHASE OF ESTABLISHED DWELLINGS					
	HOUSES		OTHER DWELLINGS		TOTAL		HOUSES		OTHER DWELLINGS		TOTAL		HOUSES		OTHER DWELLINGS		TOTAL	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
AUSTRALIA																		
1979/80	21,598	533,387	81	1,677	10,308	244,435	838	20,539	74,729	1,769,734	5,176	127,518	112,730	2,697,290				
1980/81	21,300	522,238	58	1,483	8,693	221,645	599	16,366	74,554	1,832,666	4,643	126,679	109,847	2,721,077				
1981/82	18,889	484,792	74	1,802	7,646	210,326	603	17,553	70,272	1,810,098	4,499	124,523	101,983	2,649,094				
MONTHS-																		
1982																		
APRIL	1,359	35,292	8	173	498	13,663	38	1,085	5,294	136,447	353	9,722	7,550	196,382				
MAY	1,575	41,278	5	126	574	16,943	46	1,392	5,848	152,737	408	11,634	8,456	224,110				
JUNE	1,678	46,252	7	187	665	19,426	77	2,347	6,349	171,889	442	12,631	9,218	252,732				
JULY	1,414	38,643	1	38	538	16,213	61	2,000	5,875	158,641	394	11,424	8,283	226,959				
AUGUST	1,501	42,420	4	49	627	18,930	67	2,062	6,100	167,191	378	11,013	8,677	241,665				
SEPTEMBER	1,671	46,981	15	392	618	18,885	70	1,971	6,884	189,386	476	13,547	9,734	271,162				
OCTOBER	1,474	40,372	10	233	584	17,830	64	2,083	6,710	189,522	480	13,975	9,322	264,015				
NOVEMBER	1,692	47,001	12	390	618	18,322	80	2,540	7,537	209,769	502	14,690	10,441	292,712				
DECEMBER	1,667	46,541	13	414	572	18,028	56	1,766	7,534	212,956	452	13,490	10,294	293,195				
1983																		
JANUARY	1,366	38,921	8	235	444	14,314	54	1,289	6,435	185,243	457	13,800	8,764	253,802				
FEBRUARY	1,477	42,667	16	562	589	18,791	84	2,627	8,317	245,266	507	16,072	10,990	325,985				
MARCH	2,087	60,202	24	751	665	20,698	82	2,539	9,458	278,106	610	19,045	12,926	381,341				
APRIL	1,619	47,414	8	235	482	14,807	50	1,469	6,698	196,977	467	14,585	9,324	275,487				
MAY	2,146	59,935	12	347	729	22,468	80	2,513	8,516	242,654	561	17,015	12,044	344,932				
STATES - APRIL 1983																		
N.S.W.	325	11,552	5	163	87	3,176	10	293	1,756	64,520	245	8,730	2,428	88,434				
VIC.	588	15,365	-	-	216	6,376	15	437	2,569	68,280	115	3,084	3,503	93,542				
QLD	358	10,479	-	-	79	2,311	7	218	844	23,896	23	757	1,311	37,661				
S.A.	104	2,995	2	50	26	701	5	180	569	14,774	36	816	742	19,516				
W.A.	210	6,003	1	22	37	1,027	12	311	595	15,492	28	611	883	23,466				
TAS.	21	587	-	-	6	133	-	-	209	4,821	5	97	241	5,638				
N.T.	3	76	-	-	1	32	1	30	9	293	3	88	17	519				
A.C.T.	10	357	-	-	30	1,051	-	-	147	4,901	12	402	199	6,711				
STATES - MAY 1983																		
N.S.W.	355	12,142	7	238	122	4,541	13	396	1,944	67,327	206	7,468	2,647	92,112				
VIC.	933	23,306	-	-	406	11,926	15	513	3,840	101,826	194	5,531	5,388	143,102				
QLD	421	11,920	-	-	95	2,919	30	958	26,328	865	865	1,523	1,523	42,990				
S.A.	133	3,704	1	30	40	1,183	5	115	714	18,547	51	1,176	944	24,755				
W.A.	253	7,441	3	59	31	812	10	271	17,895	17,895	45	1,128	1,013	27,606				
TAS.	39	1,007	-	-	11	226	1	35	230	4,964	7	137	288	6,369				
N.T.	3	86	-	-	-	-	1	50	26	855	4	100	35	1,111				
A.C.T.	9	329	-	-	24	861	5	175	147	4,912	21	610	206	6,887				

TABLE 5 - TRADING BANKS - LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

YEARS- MONTHS-	CONSTRUCTION OF DWELLINGS			PURCHASE OF NEWLY ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS							
	HOUSES		OTHER DWELLINGS	HOUSES		OTHER DWELLINGS	HOUSES		OTHER DWELLINGS		TOTAL			
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000		
AUSTRALIA														
1979/80	8,654	169,518	379	6,141	3,687	70,743	427	8,271	27,821	521,044	2,772	57,706	43,740	833,423
1980/81	8,242	174,588	371	6,463	3,533	70,259	471	9,752	29,595	622,977	3,047	68,821	45,259	952,860
1981/82	6,579	147,593	317	6,829	3,136	69,414	467	10,152	27,476	587,227	2,726	63,059	40,701	884,274
APRIL	401	8,828	32	467	172	3,841	24	387	1,747	38,487	205	4,616	2,581	56,626
MAY	436	9,751	22	445	201	4,329	41	779	1,654	35,766	172	4,177	2,526	55,247
JUNE	515	11,881	13	315	233	5,644	40	609	2,008	40,773	186	4,901	2,995	64,123
JULY	414	8,935	23	567	160	3,657	29	647	1,695	35,750	174	3,781	2,495	53,337
AUGUST	496	11,001	9	165	182	4,688	18	467	1,727	37,853	170	3,702	2,602	57,876
SEPTEMBER	475	11,014	32	550	248	5,790	27	486	2,081	44,939	163	3,989	3,026	66,768
OCTOBER	369	8,259	24	786	186	4,410	35	791	1,759	44,251	179	3,772	2,552	62,269
NOVEMBER	372	8,425	19	490	189	4,564	36	713	1,667	43,812	196	4,566	2,479	62,570
DECEMBER	335	7,734	21	369	173	3,542	26	438	1,580	41,712	183	4,115	2,318	57,910
1983														
JANUARY	319	7,582	16	347	174	4,364	44	1,195	1,822	49,269	222	6,695	2,597	69,452
FEBRUARY	413	11,231	22	456	222	5,619	32	1,359	2,266	64,243	227	6,215	3,182	89,123
MARCH	500	12,962	18	331	211	5,477	33	668	2,370	65,695	223	5,945	3,355	91,078
APRIL	349	9,418	14	394	141	3,445	31	830	1,686	42,193	203	5,218	2,424	61,498
MAY	377	8,838	16	222	152	3,424	22	482	1,627	41,123	151	4,143	2,345	58,232
STATES - APRIL 1983														
N.S.W.	103	3,148	4	115	26	797	5	181	543	13,631	91	2,673	772	20,545
VIC.	46	1,198	2	65	31	744	2	30	399	8,003	26	523	506	10,563
QLD	83	2,071	5	152	46	1,227	16	464	264	9,626	48	1,275	462	14,815
S.A.	59	1,829	1	39	15	321	-	-	202	5,255	19	423	296	7,867
W.A.	47	893	-	-	17	244	7	132	191	3,870	13	229	275	5,368
TAS.	1	10	-	-	2	39	-	-	39	716	4	62	46	827
N.T.	4	93	1	3	1	30	1	23	12	227	1	15	20	391
A.C.T.	6	176	1	20	3	43	-	-	36	865	1	18	47	1,122
STATES - MAY 1983														
N.S.W.	110	2,709	4	64	39	894	11	266	540	12,766	46	1,139	750	17,838
VIC.	51	1,154	4	32	42	807	1	10	316	7,261	31	559	445	9,823
QLD	89	1,690	1	10	34	939	2	56	237	9,086	29	672	392	12,453
S.A.	60	1,854	2	50	17	402	-	-	222	6,079	18	369	319	8,754
W.A.	58	1,287	3	36	13	275	6	111	215	3,930	24	1,365	319	7,004
TAS.	4	86	1	20	1	10	2	39	38	687	-	-	46	842
N.T.	1	29	-	-	3	30	-	-	7	162	-	-	11	221
A.C.T.	4	29	1	10	3	67	-	-	52	1,152	3	39	63	1,297

TABLE 6 - ADDITIONAL HOUSING FINANCE INFORMATION

YEARS-	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS			LOANS APPROVED TO INDIVIDUALS					
	SAVINGS BANKS					TRADING BANKS					INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING PERIOD			BALANCES OUTSTANDING AT END OF PERIOD ON HOUSING LOANS TO INDIVIDUALS					
	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS	FOR DWELLINGS
1979/80	99,469	217,885	5,553	125,230	2,082	790	922	16,599	1,071	2,658,337	613,261	897,946	10,640,418	260,591					
1980/81	92,131	283,571	4,752	119,817	2,495	1,321	1,167	22,133	1,183	2,653,775	650,381	1,172,371	11,762,954	259,925					
1981/82	89,856	307,321	4,017	111,773	1,743	1,983	718	15,068	483	2,670,568	605,247	1,581,751	12,833,833	258,617					
MONTHS-																			
1982																			
APRIL	7,289	22,005	243	7,101	73	790	25	790	25	222,289	573,804	162,145	12,659,511	253,474					
MAY	7,685	22,065	310	8,814	202	1,321	53	1,321	-	220,667	575,916	111,335	12,730,276	253,185					
JUNE	8,252	24,962	342	10,204	197	1,983	36	1,983	29	221,252	605,247	116,825	12,833,833	258,617					
JULY	7,588	18,911	332	9,502	178	831	28	831	8	238,188	591,928	98,401	12,880,469	255,719					
AUGUST	8,021	20,659	345	10,757	51	1,016	43	1,016	6	235,414	595,392	114,831	12,920,658	252,131					
SEPTEMBER	9,644	21,802	349	10,211	173	685	31	685	34	265,408	600,406	256,144	13,135,110	256,705					
OCTOBER	9,075	20,416	316	10,675	325	635	26	635	19	241,436	621,060	134,497	13,263,958	251,485					
NOVEMBER	9,177	19,732	331	10,034	306	1,107	43	1,107	52	273,750	638,859	125,147	13,361,089	247,408					
DECEMBER	9,515	18,234	378	11,812	318	1,079	32	1,079	83	356,757	572,665	128,881	13,504,048	251,343					
1983																			
JANUARY	7,644	17,218	287	8,237	276	385	13	385	8	201,402	624,196	119,273	13,546,891	249,489					
FEBRUARY	9,283	22,221	348	10,960	278	943	25	943	17	249,943	698,283	120,510	13,770,106	248,243					
MARCH	12,330	24,719	440	13,163	222	408	18	408	72	357,452	721,117	234,300	14,191,009	247,027					
APRIL	8,789	20,134	304	9,857	279	647	18	647	-	282,388	712,869	139,076	14,343,361	246,106					
MAY	11,976	19,507	375	11,470	224	840	28	840	22	319,924	738,159	123,636	14,438,915	244,067					
STATES - APRIL 1983																			
N.S.W.	2,227	8,176	107	3,991	172	600	14	600	-	84,111	269,330	38,371	4,254,868	93,840					
VIC.	4,753	5,170	103	3,505	87	9	1	9	-	99,421	260,427	50,936	5,311,119	108,683					
QLD	520	2,987	41	1,039	-	18	2	18	-	35,518	66,414	19,132	1,773,580	10,430					
S.A.	487	1,270	20	416	5	-	-	-	-	22,800	40,786	13,454	1,281,320	-					
W.A.	508	1,643	19	474	15	-	-	-	-	27,747	50,546	11,699	1,104,955	30,938					
TAS.	132	209	4	90	-	20	1	20	-	5,661	9,564	2,771	330,934	1,635					
N.T.	29	189	1	25	-	-	-	-	-	321	2,516	269	32,939	-					
A.C.T.	133	490	9	317	-	-	-	-	-	6,809	13,286	2,444	253,646	580					
STATES - MAY 1983																			
N.S.W.	2,473	8,449	152	5,248	138	800	25	800	22	95,957	262,572	32,744	4,290,844	92,664					
VIC.	7,479	4,288	120	3,191	37	15	2	15	-	126,631	281,149	53,125	5,341,672	107,321					
QLD	633	3,072	37	1,107	-	25	1	25	-	32,567	76,363	12,162	1,785,936	11,016					
S.A.	487	1,270	20	590	49	-	-	-	-	22,787	42,602	10,822	1,284,886	-					
W.A.	478	1,675	20	581	-	-	-	-	-	26,542	51,507	9,650	1,113,643	30,856					
TAS.	181	234	11	189	-	-	-	-	-	6,489	9,436	2,657	331,592	1,599					
N.T.	10	168	1	19	-	-	-	-	-	1,376	2,242	127	33,238	-					
A.C.T.	235	351	14	545	-	-	-	-	-	7,575	12,288	2,349	257,104	611					