

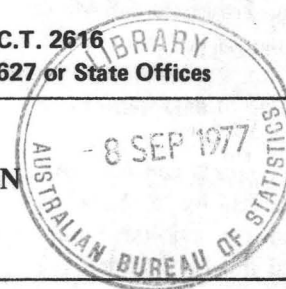
INQUIRIES

If you want to know more about these statistics —

- ring Mr Colin Squair, Canberra 525331 or our State Office, or
- write to Information Services, ABS, P.O. Box 10, Belconnen A.C.T. 2616

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**HOUSING FINANCE FOR OWNER OCCUPATION
SAVINGS BANKS AND TRADING BANKS
JULY 1977**



SUMMARY OF MOVEMENTS — AUSTRALIA

	July 1977 (\$'000)		Change over Previous Month (\$'000)		Change over Previous July (\$'000)	
	Savings Banks	Trading Banks	Savings Banks	Trading Banks	Savings Banks	Trading Banks
Loans approved to individuals for —						
Construction of dwellings	31,603	8,977	+749	-2,811	+181	-1,771
Purchase of newly erected dwellings	22,499	7,606	-792	-328	-405	+584
Purchase of established dwellings	112,111	27,650	-10,023	-5,433	+4,695	-4,948
Alterations and additions	7,858	13,907	-387	-1,908	-915	+739
Total Approvals	174,071	58,140	-10,453	-10,480	+3,556	-5,396
Combined Total	232,211		-20,933		-1,840	

EXPLANATORY NOTES

Introduction

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.

Scope

2. For the purposes of these statistics a *bank* is defined as —

- (a) a bank within the meaning of the *Banking Act* 1959
- (b) a bank constituted by a State act.

3. Figures for each State or Territory are compiled on the basis of business written or recorded by banks (or

branches of banks) operating in that State or Territory, but this does not necessarily indicate that the funds so provided are used within that State or Territory.

Coverage

- 4. A bank is included in the collection if:
 - (a) it falls within the scope outlined above, and
 - (b) it satisfies either of the following criteria on an Australia-wide basis —
 - (i) loans approved for housing finance for owner occupation during 1976-77 exceeded \$250,000, or
 - (ii) balances outstanding on such loans at 30 June 1977 exceeded \$2 million.

Period covered

5. Statistics for trading banks relate to the period ending on the second Wednesday following the month shown, while for savings banks they relate to the periods ending on either the last Monday, the last Wednesday or the last day of the month.

Description of data items

6. *Loans approved.* A loan approval is a firm commitment by a bank to advance funds. Loans approved for amounts additional to loans previously approved are also included.

7. *Cancellation of loans.* This item refers to the value of loans approved but subsequently cancelled or reduced. Loans approved and cancelled during the same month are recorded as both loan approvals and cancellations for that month. Where a loan is cancelled in part, the number of dwelling units is not recorded in the cancellation category.

8. *Loans advanced.* This item refers to the actual money advanced during a period. Where loans are advanced by instalments, only the actual cash paid out is included. Capitalised mortgage insurance premium payments and other capitalised charges (e.g. legal fees, inspection and valuation fees) are included.

9. *Dwelling.* A dwelling is classified as either a *house* or *other dwelling*.

(a) A *house* is defined as a building which has been designed so that its prime purpose is to be a single self-contained (i.e. includes bathing and cooking facilities) dwelling unit which is completely detached from other buildings, and occupies a separate titled block of land.

(b) An *other dwelling* is defined as a self-contained dwelling unit other than a house as defined in (a) above. Examples of *other dwellings* are flats, home units, semi-detached cottages, villa units, town houses etc.

10. *Number of dwelling units.* This item refers to the number of houses and other dwellings for which first mortgage loans have been approved. If amounts additional to the original loan are approved to complete the purchase or construction, the number of dwellings involved is not recorded again.

11. *Alterations and additions.* Alterations are changes to existing dwellings without an increase in floor area whereas additions are structural changes to existing dwellings resulting in an increase in floor area. Detached garages are included in these statistics as additions.

12. *Construction of other dwellings.* This category includes situations where a group of people combine to organise the construction of a block of home units, town houses etc., and it is intended that each person in the group will acquire a title to one of the dwelling units.

13. *Purchase of Newly erected Dwellings.* This item represents the purchases of dwellings which have been completed or will be completed within a period of twelve months preceding the date of purchase where the purchaser is, or will be, the first occupant.

14. *Purchase of Established Dwellings.* This item represents the purchases of dwellings which have been completed for a period greater than twelve months preceding the date of purchase or if completed within twelve months the purchaser is not the original occupant.

Comparability with other statistics on housing finance.

15. The statistics on housing finance for owner occupation published in this bulletin are directly comparable with those published in the bulletin *Housing Finance for Owner Occupation – Permanent Building Societies* (Reference No. 5.58) and *Housing Finance for Owner Occupation* (Reference No. 5.56).

Symbols and other usages

. . nil, or less than half the final digit shown
Dwgs number of dwelling units

Related publications :

Users may also wish to refer to the following Housing Finance publications which are available on request :

Housing Finance for Owner Occupation (Reference No. 5.56) (monthly)

Housing Finance for Owner Occupation – Permanent Building Societies (Reference No. 5.58) (monthly)

All publications produced by the ABS are listed in *Publications of the Australian Bureau of Statistics* (Reference No. 1.8).

D. V. YOUNGMAN
Acting Australian Statistician

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									
1976									
JUNE	1,999	36,103	1,537	28,096	7,108	124,613	10,644	188,812	10,952
JULY	1,732	31,422	1,267	22,904	5,953	107,416	8,952	161,742	8,773
AUGUST	1,696	30,864	1,369	24,032	6,163	108,380	9,228	163,276	9,661
SEPTEMBER	1,854	33,620	1,469	27,121	6,744	122,162	10,067	182,903	11,375
OCTOBER	1,668	31,337	1,349	25,298	6,261	115,725	9,278	172,360	10,096
NOVEMBER	1,688	31,247	1,278	24,202	6,468	119,387	9,434	174,836	9,798
DECEMBER	1,539	29,286	1,342	24,784	6,404	118,794	9,285	172,864	10,428
1977									
JANUARY	1,289	25,230	1,009	19,231	5,241	100,094	7,539	144,555	6,560
FEBRUARY	1,375	26,811	1,176	23,288	6,007	114,614	8,558	164,713	7,941
MARCH	1,639	31,426	1,238	23,944	6,672	128,729	9,549	184,099	9,134
APRIL	1,204	23,381	1,040	18,782	5,006	95,474	7,250	137,637	7,620
MAY	1,484	28,577	1,198	23,220	5,722	109,972	8,404	161,769	8,700
JUNE	1,627	30,854	1,187	23,291	6,382	122,134	9,196	176,279	8,245
JULY	1,605	31,603	1,133	22,499	5,691	112,111	8,429	166,213	7,858
STATES - JULY 1977									
HOUSES									
N.S.W.	424	8,344	172	3,438	1,539	31,512	2,135	43,294	
VIC.	457	9,416	484	9,964	2,050	42,941	2,991	62,321	
QLD	284	5,007	124	2,184	583	9,277	991	16,468	
S.A.	167	3,825	124	2,568	575	10,882	866	17,275	
W.A.	181	3,336	49	958	334	6,256	564	10,550	(A)
TAS.	58	1,037	32	586	167	3,045	257	4,668	
N.T.	12	210	..	..	9	147	21	357	
A.C.T.	17	325	36	529	68	1,381	121	2,235	
TOTAL	1,600	31,500	1,021	20,227	5,325	105,441	7,946	157,168	
OTHER DWELLINGS									
N.S.W.	1	21	26	651	200	3,660	227	4,332	
VIC.	..	..	35	722	92	1,812	127	2,534	
QLD	3	52	15	258	16	258	34	568	
S.A.	..	..	19	350	33	542	52	892	
W.A.	..	..	8	137	14	209	22	346	(A)
TAS.	1	30	3	52	6	118	10	200	
N.T.	..	..	..	..	..	..	..	..
A.C.T.	..	..	6	102	5	71	11	173	
TOTAL	5	103	112	2,272	366	6,670	483	9,045	
TOTAL									
N.S.W.	425	8,365	198	4,089	1,739	35,172	2,362	47,626	1,650
VIC.	457	9,416	519	10,686	2,142	44,753	3,118	64,855	4,183
QLD	287	5,059	139	2,442	599	9,535	1,025	17,036	374
S.A.	167	3,825	143	2,918	608	11,424	918	18,167	653
W.A.	181	3,336	57	1,095	348	6,465	586	10,896	645
TAS.	59	1,067	35	638	173	3,163	267	4,868	249
N.T.	12	210	..	..	9	147	21	357	3
A.C.T.	17	325	42	631	73	1,452	132	2,408	101
TOTAL	1,605	31,603	1,133	22,499	5,691	112,111	8,429	166,213	7,858

(A) - DETAILS NOT COLLECTED

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									
1976									
JUNE	1,004	14,504	481	7,391	2,596	41,398	4,081	63,293	14,392
JULY	732	10,748	443	7,022	2,099	32,598	3,274	50,368	13,168
AUGUST	830	12,280	554	9,390	2,265	36,327	3,649	57,997	13,996
SEPTEMBER	923	13,975	551	8,797	2,774	44,612	4,248	67,384	17,280
OCTOBER	835	13,334	577	8,781	2,445	38,222	3,857	60,337	15,935
NOVEMBER	907	13,197	496	7,308	2,376	38,589	3,779	59,094	15,457
DECEMBER	814	11,602	460	7,603	2,219	34,500	3,493	53,705	12,201
1977									
JANUARY	596	8,439	462	7,278	2,000	32,960	3,058	48,677	11,001
FEBRUARY	718	10,473	483	7,216	2,116	33,930	3,317	51,619	12,630
MARCH	696	11,107	384	5,335	2,370	36,397	3,450	52,839	14,272
APRIL	593	9,061	454	6,743	1,877	29,051	2,924	44,855	12,310
MAY	546	8,609	464	7,366	1,800	28,955	2,810	44,930	12,885
JUNE	758	11,788	636	7,934	1,965	33,083	3,359	52,805	15,815
JULY	592	8,977	481	7,606	1,712	27,650	2,785	44,233	13,907
STATES - JULY 1977									
HOUSES									
N.S.W.	204	3,371	75	962	660	11,470	939	15,803	
VIC.	83	1,167	46	547	308	5,415	437	7,129	
QLD	92	1,176	56	796	221	3,160	369	5,132	
S.A.	89	1,484	226	4,033	174	2,844	489	8,361	
W.A.	73	921	31	434	140	1,596	244	2,951	(A)
TAS.	16	344	6	107	45	683	67	1,134	
N.T.	11	175	5	71	3	19	19	265	
A.C.T.	10	133	6	144	18	384	34	661	
TOTAL	578	8,771	451	7,094	1,569	25,571	2,598	41,436	
OTHER DWELLINGS									
N.S.W.	2	13	12	158	80	1,262	94	1,433	
VIC.	2	12	4	89	25	322	31	423	
QLD	9	176	5	63	15	247	29	486	
S.A.	..	..	6	96	11	121	17	217	
W.A.	..	..	..	..	10	91	10	91	(A)
TAS.	..	..	1	40	1	20	2	60	
N.T.	..	..	..	..	..	..	..	..
A.C.T.	1	5	2	66	1	16	4	87	
TOTAL	14	206	30	512	143	2,079	187	2,797	
TOTAL									
N.S.W.	206	3,384	87	1,120	740	12,732	1,033	17,236	5,884
VIC.	85	1,179	50	636	333	5,737	468	7,552	3,571
QLD	101	1,352	61	859	236	3,407	398	5,618	1,531
S.A.	89	1,484	232	4,129	185	2,965	506	8,578	949
W.A.	73	921	31	434	150	1,687	254	3,042	1,425
TAS.	16	344	7	147	46	703	69	1,194	204
N.T.	11	175	5	71	3	19	19	265	72
A.C.T.	11	138	8	210	19	400	38	748	271
TOTAL	592	8,977	481	7,606	1,712	27,650	2,785	44,233	13,907

(A) - DETAILS NOT COLLECTED

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS				
	SAVINGS BANKS					TRADING BANKS					LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS DURING MONTH	LOANS APPROVED TO INDIVIDUALS DURING MONTH	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH	BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO BUILDING SOCIETIES	
	FOR DWELLINGS	ADDITIONS	AND	ALTERATIONS	FOR DWELLINGS	ADDITIONS	AND	ALTERATIONS	FOR DWELLINGS	ADDITIONS					
	DWGS	\$000	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA															
1976															
JUNE	619	10,549	203	58	977	99	197,617	519,507	38,501	5,832,855	4,098	212,765			
JULY	501	8,133	144	54	908	37	179,193	502,552	37,696	5,929,272	3,972	212,101			
AUGUST	458	7,951	223	86	1,597	174	171,616	495,699	29,386	6,018,383	3,884	210,584			
SEPTEMBER	557	9,449	157	89	1,562	155	183,038	497,333	105,146	6,189,251	3,757	212,446			
OCTOBER	471	8,087	109	62	1,086	151	156,818	514,775	43,397	6,275,432	3,652	211,094			
NOVEMBER	508	9,080	243	84	1,285	98	170,607	519,479	28,214	6,368,190	3,523	211,038			
DECEMBER	513	8,813	113	50	940	56	236,956	456,889	43,662	6,506,949	3,501	215,269			
1977															
JANUARY	419	7,140	134	48	849	75	112,721	488,009	38,625	6,552,944	3,453	213,299			
FEBRUARY	444	7,919	160	63	1,053	81	154,839	497,745	29,957	6,628,510	3,361	211,683			
MARCH	561	10,167	253	50	937	53	185,903	494,655	106,857	6,788,606	3,277	211,886			
APRIL	402	7,130	145	49	985	116	139,874	492,763	62,791	6,874,935	3,168	212,385			
MAY	461	8,430	255	44	808	29	181,094	473,453	32,427	6,956,455	4,092	211,583			
JUNE	475	8,617	230	65	1,358	58	171,370	477,760	47,794	7,046,473	3,111	215,828			
JULY	437	8,180	161	38	780	37	155,690	487,800	40,170	7,105,038	3,031	215,162			
STATES - JULY 1977															
N.S.W.	215	4,259	73	33	594	37	41,272	162,317	9,715	1,977,616	110,606				
VIC.	94	1,834	25	3	135	..	61,810	204,207	20,052	2,718,459	64,647				
QLD	39	574	1	1	21	..	16,433	36,226	2,877	802,877	14,937				
S.A.	32	606	..	1	30	..	16,824	37,269	4,328	755,251	370				
W.A.	24	386	38	..	..	..	11,938	30,243	1,746	535,981	24,530	
TAS.	13	191	..	..	..	..	4,367	8,930	772	166,575	1,758	
N.T.	2	27	..	..	..	..	385	1,192	35	10,888	..	
A.C.T.	18	303	24	..	..	..	2,661	7,416	645	137,391	1,345	
TOTAL	437	8,180	161	38	780	37	155,690	487,800	40,170	7,105,038	218,193				