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## HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA SEPTEMBER 1978



### INQUIRIES

If you want to know more about these statistics ring Mr Geoff Broderick on Canberra 525331, 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 September 1978 banks approved a combined total of \$267.1 million as loans to individuals for the construction or purchase of dwellings. This was an increase of \$61.1 million over loans approved in September 1977, but a fall of \$6.5 million below the figure for August 1978.
- Loans approved by savings banks in September rose by \$1.3 million over the August figure, but trading bank loans fell by \$7.8 million, the bulk of the fall being in loans for the purchase of established dwellings.
- In seasonally adjusted terms, loans approved in September 1978 totalled \$306.2 million, an increase of \$33.1 million over August 1978 and \$74.9 million above the September 1977 total.

to a 3 week period as the monthly "balance date" for these six 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.

### 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 :

- (i) for trading banks the data relate to the period ending on the second Wednesday of the month following the month in question and consequently will relate to either a 4 or 5 week period.
- (ii) 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 in question. Consequently data for those banks balancing on the last Monday or Wednesday may relate either to a 4 or 5 week period. For December 1977 the data for six of the seven banks that normally balance on the last Wednesday relate

### 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.

R. J. CAMERON  
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									
1977									
AUGUST	1,757	33,834	1,251	25,464	6,214	121,422	9,222	180,720	10,309
SEPTEMBER	1,645	31,978	1,059	21,626	5,425	106,942	8,129	160,546	9,109
OCTOBER	1,585	31,490	1,052	22,047	5,600	111,528	8,237	165,065	8,873
NOVEMBER	1,925	39,255	1,323	27,603	7,085	140,912	10,333	207,770	9,129
DECEMBER	1,188	24,694	943	20,149	5,127	104,319	7,258	149,162	6,762
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
STATES - SEPTEMBER 1978									
HOUSES									
N.S.W.	487	11,721	161	3,851	1,648	40,358	2,296	55,930	
VIC.	435	11,313	432	10,010	2,113	48,622	2,980	69,945	
QLD	365	7,292	162	3,244	772	14,356	1,299	24,892	
S.A.	130	2,881	88	2,058	640	13,387	858	18,326	
W.A.	202	4,451	43	977	433	8,950	678	14,378	(NA)
TAS.	68	1,507	31	775	211	4,578	310	6,860	
N.T.	2	33	5	124	15	266	22	423	
A.C.T.	23	425	26	543	83	1,687	132	2,655	
TOTAL	1,712	39,623	948	21,582	5,915	132,204	8,575	193,409	
OTHER DWELLINGS									
N.S.W.	-	-	26	711	247	5,443	273	6,154	
VIC.	2	40	21	494	91	1,808	114	2,342	
QLD	4	48	15	364	19	387	38	799	
S.A.	3	51	12	248	37	646	52	945	
W.A.	1	10	3	79	16	289	20	378	(NA)
TAS.	1	100	2	41	1	19	4	160	
N.T.	1	10	-	-	-	-	1	10	
A.C.T.	-	-	3	57	8	139	11	196	
TOTAL	12	259	82	1,994	419	8,731	513	10,984	
TOTAL									
N.S.W.	487	11,721	187	4,562	1,895	45,801	2,569	62,084	1,732
VIC.	437	11,353	453	10,504	2,204	50,430	3,094	72,287	4,808
QLD	369	7,340	177	3,608	791	14,743	1,337	25,691	366
S.A.	133	2,932	100	2,306	677	14,033	910	19,271	853
W.A.	203	4,461	46	1,056	449	9,239	698	14,756	508
TAS.	69	1,607	33	816	212	4,597	314	7,020	244
N.T.	3	43	5	124	15	266	23	433	-
A.C.T.	23	425	29	600	91	1,826	143	2,851	76
TOTAL	1,724	39,882	1,030	23,576	6,334	140,935	9,088	204,393	8,587

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									
1977									
AUGUST	732	11,355	647	11,240	2,061	34,442	3,440	57,037	17,789
SEPTEMBER	663	10,108	466	7,525	1,666	27,825	2,795	45,458	14,713
OCTOBER	614	9,747	409	6,864	1,841	32,134	2,864	48,745	18,010
NOVEMBER	785	12,263	671	10,639	2,595	46,897	4,051	69,799	21,161
DECEMBER	463	7,740	331	5,306	1,634	29,196	2,428	42,242	11,944
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
STATES - SEPTEMBER 1978									
HOUSES									
N.S.W.	276	5,201	81	1,364	1,081	19,251	1,438	25,816	
VIC.	114	2,211	69	1,373	409	7,595	592	11,179	
QLD	109	1,765	63	940	286	4,317	458	7,022	
S.A.	90	1,878	229	4,698	127	1,979	446	8,555	
W.A.	56	925	26	387	143	2,286	225	3,598	(NA)
TAS.	15	241	1	20	32	570	48	831	
N.T.	6	101	2	12	11	165	19	278	
A.C.T.	1	22	7	129	32	628	40	779	
TOTAL	667	12,344	478	8,923	2,121	36,791	3,266	58,058	
OTHER DWELLINGS									
N.S.W.	11	165	17	401	139	2,465	167	3,031	
VIC.	4	33	4	56	33	498	41	587	
QLD	6	110	6	62	21	361	33	533	
S.A.	-	-	4	74	14	217	18	291	
W.A.	-	-	-	-	8	93	8	93	(NA)
TAS.	-	-	1	30	3	47	4	77	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	1	10	-	-	4	53	5	63	
TOTAL	22	318	32	623	222	3,734	276	4,675	
TOTAL									
N.S.W.	287	5,366	98	1,765	1,220	21,716	1,605	28,847	6,347
VIC.	118	2,244	73	1,429	442	8,093	633	11,766	3,456
QLD	115	1,875	69	1,002	307	4,678	491	7,555	1,711
S.A.	90	1,878	233	4,772	141	2,196	464	8,846	849
W.A.	56	925	26	387	151	2,379	233	3,691	1,410
TAS.	15	241	2	50	35	617	52	908	311
N.T.	6	101	2	12	11	165	19	278	72
A.C.T.	2	32	7	129	36	681	45	842	151
TOTAL	689	12,662	510	9,546	2,343	40,525	3,542	62,733	14,307

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TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS			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	
	FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS		FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS					INDIVIDUALS	SOCIETIES
		DWGS	\$000		\$000	DWGS	\$000	\$000	\$000		
AUSTRALIA											
1977											
AUGUST	475	9,164	191	40	702	189	195,990	473,484	77,937	7,225,595	218,797
SEPTEMBER	462	8,664	242	29	570	43	159,130	475,103	92,691	7,351,551	218,905
OCTOBER	429	8,123	170	42	676	137	159,133	481,615	48,100	7,423,022	216,649
NOVEMBER	507	9,783	171	56	1,255	93	183,666	504,894	34,321	7,495,990	215,942
DECEMBER	376	7,301	270	36	852	37	196,135	457,112	33,737	7,604,746	216,316
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	7,881,365	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	175,382	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	590	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
STATES - SEPTEMBER 1978											
N.S.W.	162	3,775	49	33	584	50	56,204	192,524	40,921	2,333,217	109,264
VIC.	95	2,030	78	6	166	-	64,866	213,590	43,511	3,223,268	81,923
QLD	37	633	13	-	-	-	20,978	47,188	16,161	992,502	14,440
S.A.	35	513	1	-	-	-	19,379	38,065	9,476	892,755	-
W.A.	15	377	-	-	-	-	11,426	36,503	7,688	625,918	27,218
TAS.	10	162	-	-	-	-	6,098	12,311	2,353	206,683	1,387
N.T.	-	-	-	-	-	-	600	1,060	307	14,150	-
A.C.T.	5	139	-	-	-	-	2,979	6,294	3,143	161,750	1,247
TOTAL	359	7,629	141	39	750	50	182,530	547,535	123,560	8,450,243	235,479

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	\$000	DWGS	\$000	\$000	DWGS	\$000	\$000	DWGS	\$000	\$000
SAVINGS BANKS												
1977												
AUGUST	3,008	59,298	6,214	121,422	9,222	180,720	2,793	55,548	6,365	127,432	9,158	182,980
SEPTEMBER	2,704	53,604	5,425	106,942	8,129	160,546	2,708	53,847	6,067	122,467	8,775	176,314
OCTOBER	2,637	53,537	5,600	111,528	8,237	165,065	2,704	54,553	6,015	121,717	8,719	176,270
NOVEMBER	3,248	66,858	7,085	140,912	10,333	207,770	3,045	63,802	6,128	128,361	9,173	192,163
DECEMBER	2,131	44,843	5,127	104,319	7,258	149,162	2,371	50,283	5,564	110,861	7,935	161,144
1978												
JANUARY	2,310	49,064	5,854	122,971	8,164	172,035	2,665	56,561	6,135	124,897	8,800	181,458
FEBRUARY	2,320	49,105	6,311	133,813	8,631	182,918	2,428	50,759	5,744	118,012	8,172	168,771
MARCH	2,572	53,910	6,652	138,887	9,224	192,797	2,384	49,997	5,583	115,395	7,967	165,392
APRIL	2,409	51,882	5,826	125,900	8,235	176,982	2,618	54,905	6,146	129,918	8,764	184,823
MAY	3,080	63,246	6,939	146,696	9,339	209,942	2,594	54,030	6,308	133,105	8,902	187,135
JUNE	2,494	54,165	5,712	121,447	8,206	175,612	2,443	52,891	5,036	129,595	8,479	182,486
JULY	2,540	55,936	5,548	119,178	8,388	175,114	2,587	57,436	6,486	139,569	9,073	197,005
AUGUST	2,822	62,351	6,521	140,718	9,343	203,069	2,656	59,253	6,689	147,940	9,345	207,193
SEPTEMBER	2,754	63,458	6,334	140,935	9,088	204,393	2,816	65,107	7,239	165,031	10,055	230,138
TRADING BANKS												
1977												
AUGUST	1,379	22,995	2,061	34,442	3,440	57,037	1,210	19,012	2,041	33,693	3,251	52,705
SEPTEMBER	1,129	17,633	1,666	27,825	2,795	45,458	1,282	20,558	2,038	34,923	3,320	54,981
OCTOBER	1,023	16,611	1,841	32,134	2,864	48,745	1,092	17,765	2,082	36,810	3,174	54,575
NOVEMBER	1,456	22,902	2,595	46,897	4,051	69,799	1,158	18,938	2,216	40,597	3,374	59,435
DECEMBER	794	13,046	1,634	29,196	2,428	42,242	1,078	17,790	2,172	39,302	3,250	57,092
1978												
JANUARY	935	16,038	1,969	37,330	2,904	53,368	1,084	18,484	2,077	38,329	3,161	56,813
FEBRUARY	1,127	20,133	2,390	44,921	3,517	65,954	1,123	20,025	2,079	38,316	3,202	58,341
MARCH	1,230	21,638	2,542	48,066	3,772	69,704	1,044	19,136	2,036	36,694	3,080	54,830
APRIL	1,006	18,037	2,030	39,118	3,036	57,155	995	17,865	1,877	37,098	2,872	54,963
MAY	1,319	22,350	2,487	46,006	3,806	68,356	1,125	18,581	2,048	37,168	3,173	55,749
JUNE	1,038	18,318	1,927	35,564	2,965	53,882	1,128	20,589	2,257	41,622	3,385	62,211
JULY	1,059	20,232	2,004	37,242	3,063	57,474	1,198	23,155	2,387	47,166	3,585	70,321
AUGUST	1,243	22,814	2,446	47,731	3,689	70,545	1,091	19,177	2,422	46,712	3,513	65,889
SEPTEMBER	1,199	22,208	2,343	40,525	3,542	62,733	1,362	25,265	2,863	50,825	4,225	76,090

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