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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA NOVEMBER 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. 2610.

For copies of this publication contact Information Services, Canberra 526627 or State offices.

MAIN FEATURES

In November 1979 savings and trading banks approved a combined total of \$285.1 million in loans to individuals for the construction and purchase of dwellings. This was \$38.9 million less than in October 1979 and \$29.5 million less than in November 1978.

In seasonally adjusted terms the total of such loans approved in November 1979 was \$285.5 million, \$8.4 million less than in October 1979.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$55.8 million in November 1979, \$10.4 million less than in October 1979 but \$1.3 million more than in November 1978.

During November 1979 savings and trading banks approved \$199.9 million in loans to individuals for the purchase of established dwellings. This was \$22.7 million less than in October 1979 and \$25.6 million less than in November 1978.

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* (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. All current 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.

9. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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 :

- (i) 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.
- (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 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

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									
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
MARCH	1,639	38,305	1,023	22,993	6,894	157,662	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
STATES - NOVEMBER 1979									
HOUSES									
N.S.W.	497	12,359	190	5,465	1,681	44,367	2,368	62,191	
VIC.	535	14,463	412	9,342	2,358	56,816	3,305	80,621	
QLD	284	5,943	156	3,286	767	14,764	1,207	23,993	
S.A.	161	4,265	62	1,444	620	14,082	843	19,791	
W.A.	194	4,421	43	1,077	435	9,292	672	14,790	(NA)
TAS.	65	1,412	11	272	191	4,053	267	5,737	
N.T.	8	182	3	72	22	485	33	739	
A.C.T.	15	397	34	898	85	1,946	134	3,241	
TOTAL	1,759	43,442	911	21,856	6,159	145,805	8,829	211,103	
OTHER DWELLINGS									
N.S.W.	-	-	19	543	250	6,782	269	7,325	
VIC.	-	-	21	565	96	2,071	117	2,636	
QLD	-	-	12	308	21	446	33	754	
S.A.	2	7	5	94	31	665	38	766	
W.A.	2	41	8	200	20	385	30	626	(NA)
TAS.	-	-	2	39	3	67	5	106	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	10	209	5	90	15	299	
TOTAL	4	48	77	1,958	426	10,506	507	12,512	
TOTAL									
N.S.W.	497	12,359	209	6,008	1,931	51,149	2,637	69,516	2,040
VIC.	535	14,463	433	9,907	2,454	58,887	3,422	83,257	4,882
QLD	284	5,943	168	3,594	788	15,210	1,240	24,747	451
S.A.	163	4,272	67	1,538	651	14,747	881	20,557	717
W.A.	196	4,462	51	1,277	455	9,677	702	15,416	435
TAS.	65	1,412	13	311	194	4,120	272	5,843	266
N.T.	8	182	3	72	22	485	33	739	19
A.C.T.	15	397	44	1,107	90	2,036	149	3,540	113
TOTAL	1,763	43,490	988	23,814	6,585	156,311	9,336	223,615	8,923

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									
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	508	9,789	280	4,657	2,021	34,796	2,809	49,242	10,724
1979									
JANUARY	861	15,937	531	11,155	3,005	56,443	4,397	83,535	16,018
FEBRUARY	713	13,697	434	9,080	2,801	54,162	3,948	78,939	15,662
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
STATES - NOVEMBER 1979									
HOUSES									
N.S.W.	250	5,411	67	1,160	924	18,996	1,251	25,567	
VIC.	92	1,628	74	1,053	461	7,271	627	9,952	
QLD	173	2,001	55	706	332	5,013	560	7,720	
S.A.	66	1,754	60	1,532	130	2,793	256	6,079	
W.A.	54	641	13	240	274	3,458	341	4,339	(NA)
TAS.	15	205	6	106	43	718	64	1,029	
N.T.	1	9	-	-	11	137	12	146	
A.C.T.	9	79	4	61	60	693	73	833	
TOTAL	670	11,728	279	4,858	2,235	39,079	3,184	55,665	
OTHER DWELLINGS									
N.S.W.	10	173	8	228	136	3,246	154	3,647	
VIC.	5	76	8	118	21	298	34	492	
QLD	9	158	8	183	34	546	51	887	
S.A.	1	9	6	161	9	206	16	376	
W.A.	4	99	1	9	12	216	17	324	(NA)
TAS.	5	70	-	-	2	14	7	84	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	1	6	2	8	3	14	
TOTAL	34	585	32	705	216	4,534	282	5,824	
TOTAL									
N.S.W.	270	5,584	75	1,388	1,060	22,242	1,405	29,214	8,581
VIC.	97	1,704	82	1,171	482	7,569	661	10,444	4,134
QLD	182	2,159	63	889	366	5,559	611	8,607	1,650
S.A.	67	1,763	66	1,693	139	2,999	272	6,455	1,184
W.A.	58	740	14	249	286	3,674	358	4,663	1,971
TAS.	20	275	6	106	45	732	71	1,113	211
N.T.	1	9	-	-	11	137	12	146	233
A.C.T.	9	79	5	67	62	701	76	847	163
TOTAL	704	12,313	311	5,563	2,451	43,613	3,466	61,489	18,127

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS				SAVINGS BANKS				TRADING BANKS				SAVINGS BANKS			
	FOR DWELLINGS		FOR ALTERATIONS AND ADDITIONS		FOR DWELLINGS		FOR ALTERATIONS AND ADDITIONS		LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH		LOANS TO INDIVIDUALS DURING MONTH		INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH		BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
AUSTRALIA																
1978																
OCTOBER	385	8,401	172	859	45	57	31	179,839	561,049	179,839	561,049	76,457	8,548,499	234,327		
NOVEMBER	474	9,876	256	1,168	75	35	18	232,012	583,736	232,012	583,736	44,772	8,643,803	234,654		
DECEMBER	362	7,531	147	610	39	39	50	219,943	541,720	219,943	541,720	44,276	8,751,380	240,174		
1979																
JANUARY	447	9,305	195	1,142	62	62	163	182,236	584,708	182,236	584,708	56,776	8,827,515	240,131		
FEBRUARY	508	11,332	156	1,272	71	71	159	197,751	606,667	197,751	606,667	91,729	8,959,366	243,249		
MARCH	458	10,050	161	1,119	59	59	60	213,587	605,277	213,587	605,277	51,550	9,051,950	242,459		
APRIL	421	9,139	162	1,004	55	55	65	191,418	601,159	191,418	601,159	113,240	9,189,697	244,414		
MAY	598	13,706	332	970	54	54	63	244,846	599,777	244,846	599,777	52,939	9,287,219	244,430		
JUNE	462	9,798	152	994	54	54	101	218,697	602,151	218,697	602,151	59,692	9,382,074	250,163		
JULY	428	9,109	149	971	50	50	44	203,546	613,262	203,546	613,262	46,547	9,451,186	251,181		
AUGUST	559	12,063	212	1,801	97	97	168	229,057	623,493	229,057	623,493	49,125	9,538,083	250,646		
SEPTEMBER	446	9,766	184	1,242	65	65	70	205,571	633,077	205,571	633,077	137,640	9,711,769	253,693		
OCTOBER	495	10,519	154	2,463	103	103	81	248,206	623,353	248,206	623,353	75,490	9,844,605	253,269		
NOVEMBER	486	10,601	176	1,401	62	62	80	219,544	625,570	219,544	625,570	55,418	9,936,850	252,449		
STATES - NOVEMBER 1979																
N.S.W.	230	5,330	133	1,340	57	57	80	63,247	248,126	63,247	248,126	14,166	2,765,533	105,280		
VIC.	132	2,672	16	35	3	3	-	82,734	222,764	82,734	222,764	26,275	3,775,873	100,541		
QLD	41	735	10	-	-	-	-	26,226	53,114	26,226	53,114	4,418	1,157,614	14,868		
S.A.	34	956	-	5	1	1	-	22,572	41,996	22,572	41,996	5,656	1,032,238	-		
W.A.	22	435	-	21	1	1	-	15,668	39,498	15,668	39,498	2,505	733,099	29,266		
TAS.	12	190	14	-	-	-	-	5,932	11,665	5,932	11,665	1,429	254,356	1,309		
N.T.	2	33	-	-	-	-	-	467	1,619	467	1,619	49	18,888	-		
A.C.T.	13	250	3	-	-	-	-	2,698	6,788	2,698	6,788	920	179,243	1,185		
TOTAL	486	10,601	176	1,401	62	62	80	219,544	625,570	219,544	625,570	55,418	9,936,850	252,449		

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

SEASONALLY ADJUSTED

ORIGINAL

	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS			TOTAL			
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000
1978										
OCTOBER	2,703	61,533	6,648	150,608	9,351	212,141	2,688	60,766	6,909	158,196
NOVEMBER	2,787	64,059	7,557	172,155	10,344	236,214	2,598	60,329	6,502	150,848
DECEMBER	2,225	51,561	5,662	127,620	7,867	179,181	2,520	58,668	6,319	141,564
1979										
JANUARY	2,616	61,476	7,139	165,029	9,757	226,505	2,671	62,079	6,662	149,811
FEBRUARY	2,480	58,525	6,852	158,521	9,332	217,046	2,640	61,209	6,437	145,281
MARCH	2,662	61,298	6,894	157,862	9,556	219,160	2,682	61,621	6,493	146,944
APRIL	2,338	54,103	5,943	135,136	8,281	189,239	2,623	60,768	6,566	148,601
MAY	3,219	74,794	7,622	173,472	10,841	248,206	2,795	64,877	6,866	157,394
JUNE	2,933	69,372	6,610	152,867	9,543	222,239	2,945	69,654	7,100	165,593
JULY	2,972	71,409	6,255	144,358	9,227	215,767	2,977	71,650	7,121	165,079
AUGUST	3,188	77,105	7,010	165,479	10,198	242,584	2,918	71,367	6,950	165,718
SEPTEMBER	2,764	67,952	6,773	150,120	9,537	218,072	2,857	70,992	7,307	165,743
OCTOBER	3,070	74,006	7,070	166,473	10,140	240,479	2,751	65,795	6,590	156,694
NOVEMBER	2,751	67,304	6,585	156,311	9,336	223,615	2,797	69,062	6,302	152,265

SAVINGS BANKS

	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS			TOTAL			
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000
1978										
OCTOBER	1,129	21,206	2,321	41,939	3,450	63,145	1,198	22,251	2,538	45,391
NOVEMBER	1,342	25,016	2,934	53,340	4,276	78,356	1,087	20,726	2,458	44,788
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,099	20,237	2,616	45,258
1979										
JANUARY	1,392	27,092	3,005	56,443	4,397	83,535	1,266	25,064	2,534	45,747
FEBRUARY	1,147	22,777	2,801	54,162	3,948	76,939	1,143	22,013	2,482	47,470
MARCH	1,204	23,007	2,613	48,216	3,817	71,223	1,189	22,415	2,499	47,521
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,176	21,945	2,496	46,260
MAY	1,367	25,918	2,906	52,351	4,273	78,269	1,177	22,217	2,486	45,617
JUNE	1,057	21,019	2,183	38,997	3,240	60,016	1,163	23,537	2,570	46,697
JULY	1,122	22,190	2,243	41,797	3,365	63,987	1,244	24,205	2,628	49,424
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,191	22,904	2,812	52,198
SEPTEMBER	1,109	20,364	2,318	43,367	3,427	63,731	1,163	22,681	2,745	51,502
OCTOBER	1,469	27,368	3,048	56,110	4,517	83,478	1,249	22,949	2,663	48,468
NOVEMBER	1,015	17,876	2,451	43,613	3,400	61,449	1,026	18,468	2,567	45,649

TRADING BANKS

	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS			PURCHASE OF ESTABLISHED DWELLINGS			TOTAL			
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000
1978										
OCTOBER	1,129	21,206	2,321	41,939	3,450	63,145	1,198	22,251	2,538	45,391
NOVEMBER	1,342	25,016	2,934	53,340	4,276	78,356	1,087	20,726	2,458	44,788
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,099	20,237	2,616	45,258
1979										
JANUARY	1,392	27,092	3,005	56,443	4,397	83,535	1,266	25,064	2,534	45,747
FEBRUARY	1,147	22,777	2,801	54,162	3,948	76,939	1,143	22,013	2,482	47,470
MARCH	1,204	23,007	2,613	48,216	3,817	71,223	1,189	22,415	2,499	47,521
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,176	21,945	2,496	46,260
MAY	1,367	25,918	2,906	52,351	4,273	78,269	1,177	22,217	2,486	45,617
JUNE	1,057	21,019	2,183	38,997	3,240	60,016	1,163	23,537	2,570	46,697
JULY	1,122	22,190	2,243	41,797	3,365	63,987	1,244	24,205	2,628	49,424
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,191	22,904	2,812	52,198
SEPTEMBER	1,109	20,364	2,318	43,367	3,427	63,731	1,163	22,681	2,745	51,502
OCTOBER	1,469	27,368	3,048	56,110	4,517	83,478	1,249	22,949	2,663	48,468
NOVEMBER	1,015	17,876	2,451	43,613	3,400	61,449	1,026	18,468	2,567	45,649

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