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Reference No. 5.56

**HOUSING FINANCE FOR OWNER OCCUPATION
FEBRUARY 1976**

SUMMARY OF MOVEMENTS				
Loans approved for –	February 1976	January 1976	Change over January	
Construction of dwellings:				
No. of dwelling units	3,692	3,441	+251	+7.3%
Value (\$'000)	69,703	64,681	+5,022	+7.8%
Purchase of newly erected dwellings:				
No. of dwelling units	3,111	2,992	+119	+4.0%
Value (\$'000)	60,351	59,034	+1,317	+2.2%
Purchase of established dwellings:				
No. of dwelling units	16,482	15,281	+1,201	+7.9%
Value (\$'000)	310,037	285,047	+24,990	+8.8%
Total:				
No. of dwelling units	23,285	21,714	+1,571	+7.2%
Value (\$'000)	440,091	408,761	+31,330	+7.7%

EXPLANATORY NOTES

This bulletin presents statistics of secured finance provided by significant lenders to individuals for the construction or purchase of dwellings for owner occupation.

2. For detailed information on the scope and coverage of these statistics and definitions of items refer to the October, November and December 1975 issues of this bulletin.

3. The statistics on housing finance in this bulletin are directly comparable with those published in the monthly bulletins *Housing Finance for Owner Occupation – Savings and Trading Banks* (Reference No.

5.57) and *Housing Finance for Owner Occupation – Permanent Building Societies* (Reference No. 5.58).

4. This bulletin incorporates revisions made to previous statistics in this series.

Symbols and other usages

- . . nil, or less than half the final digit shown
- n.a. not available for publication
- n.c. details not collected.

Unless otherwise indicated, any discrepancies between totals and sums of components are due to rounding.

NOTE. *Inquiries concerning these statistics may be made in Canberra by telephoning Mr Karl Drake-Brockman on 52 7117 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.*

TABLE 1. — LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS, BY TYPE OF LENDER — AUSTRALIA

	Banks			Building Societies			Finance companies			Government			Credit unions			Insurance companies			Total									
	Savings			Trading			Permanent			Terminating			Finance companies			Housing authorities				Other			Credit unions			Insurance companies		
	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000		No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	
Houses																												
1975 —																												
October	11,585	172,495	3,715	54,574	7,079	152,218	1,091	20,341	788	18,435	1,440	24,340	204	4,585	36	1,342	240	5,876	26,178	454,206								
November	9,032	148,295	3,264	46,295	6,721	145,797	957	18,257	739	17,254	1,227	21,467	127	2,522	33	1,003	259	5,937	22,359	406,877								
December	9,940	167,267	3,127	47,292	5,853	129,198	690	13,002	681	19,654	849	14,595	100	2,050	44	988	212	5,340	21,496	399,386								
1976 —																												
January	8,882	152,695	3,378	51,490	5,036	114,181	340	6,605	513	15,730	1,310	22,702	74	1,455	30	950	172	4,344	19,735	370,152								
February	10,318	179,464	3,743	59,138	4,779	108,578	474	9,325	713	22,489	883	14,441	105	2,207	39	1,355	210	5,596	21,264	402,593								
Other dwellings																												
1975 —																												
October	620	9,949	430	6,130	985	19,524	74	1,437	69	1,670	64	900	15	310	1	174	25	578	2,283	40,672								
November	586	9,557	307	4,939	1,091	22,496	82	1,498	82	1,485	38	541	5	104	..	177	20	467	2,211	41,264								
December	617	10,482	332	4,770	978	20,817	38	713	62	1,157	25	373	5	103	2	125	11	288	2,070	38,828								
1976 —																												
January	655	11,114	302	4,935	870	19,023	36	717	64	1,692	34	588	6	168	3	155	9	217	1,979	38,609								
February	613	10,145	358	5,532	895	18,346	58	1,101	37	1,070	28	435	8	195	1	128	23	546	2,021	37,498								
Total																												
1975 —																												
October	12,205	182,444	4,145	60,704	8,064	171,742	1,165	21,778	857	20,105	1,504	25,240	219	4,895	37	1,516	265	6,454	28,461	494,878								
November	9,618	157,852	3,571	51,234	7,812	168,293	1,039	19,755	821	18,739	1,265	22,008	132	2,626	33	1,180	279	6,404	24,570	448,091								
December	10,557	177,749	3,459	52,062	6,831	150,015	728	13,715	743	20,811	874	14,968	105	2,153	46	1,113	223	5,628	23,566	438,214								
1976 —																												
January	9,537	163,809	3,680	56,425	5,906	133,204	376	7,322	577	17,422	1,344	23,290	80	1,623	33	1,105	181	4,561	21,714	408,761								
February	10,931	189,609	4,101	64,670	5,674	126,924	532	10,426	750	23,559	911	14,876	113	2,402	40	1,483	233	6,142	23,285	440,091								

TABLE 2. — LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OF DWELLINGS, BY TYPE OF LENDER — AUSTRALIA

	Banks			Building Societies				Finance companies				Government				Total				
	Savings		Trading	Permanent		Terminating	Finance companies		Housing authorities		Other	Credit unions		Insurance companies						
	No. of dwelling units	\$'000		No. of dwelling units	\$'000		No. of dwelling units	\$'000	No. of dwelling units	\$'000		No. of dwelling units	\$'000	No. of dwelling units	\$'000		No. of dwelling units	\$'000		
Houses																				
1975 —																				
October	2,035	30,608	825	11,194	1,139	24,877	377	6,899	190	5,002	268	5,037	47	1,071	12	292	35	808	4,928	85,788
November	1,580	25,953	777	11,087	1,226	27,624	310	5,989	186	5,158	224	4,436	41	667	7	169	42	955	4,393	82,038
December	1,669	28,310	667	9,474	936	21,511	219	4,116	215	6,043	194	3,570	26	508	5	131	34	950	3,965	74,613
1976 —																				
January	1,418	23,818	688	9,850	777	18,596	129	2,464	162	4,593	158	2,575	18	378	6	159	25	693	3,381	63,126
February	1,572	27,141	805	12,715	689	16,782	160	3,170	224	5,564	146	2,329	16	381	10	327	22	572	3,644	68,981
Other dwellings																				
1975 —																				
October	8	102	33	399	32	671	..	..	12	259	..	..	..	..	..	..	..	..	85	1,431
November	3	44	12	185	36	864	..	..	26	550	..	..	..	..	..	..	..	..	77	1,643
December	..	..	31	436	44	630	..	..	1	26	..	..	..	..	..	..	2	53	78	1,145
1976 —																				
January	..	..	20	386	28	965	..	..	12	204	..	..	..	..	..	..	..	..	60	1,555
February	2	24	28	230	15	350	..	..	3	118	..	..	..	..	..	..	..	..	48	722
Total																				
1975 —																				
October	2,043	30,710	858	11,593	1,171	25,548	377	6,899	202	5,261	268	5,037	47	1,071	12	292	35	808	5,013	87,219
November	1,583	25,997	789	11,272	1,262	28,488	310	5,989	212	5,708	224	4,436	41	667	7	169	42	955	4,470	83,681
December	1,669	28,310	698	9,910	980	22,141	219	4,116	216	6,069	194	3,570	26	508	5	131	36	1,003	4,043	75,758
1976 —																				
January	1,418	23,818	708	10,236	805	19,561	129	2,464	174	4,797	158	2,575	18	378	6	159	25	693	3,441	64,681
February	1,574	27,165	833	12,945	704	17,132	160	3,170	227	5,682	146	2,329	16	381	10	327	22	572	3,692	69,703

TABLE 3. — LOANS APPROVED TO INDIVIDUALS FOR THE PURCHASE OF NEWLY ERECTED DWELLINGS, BY TYPE OF LENDER — AUSTRALIA

	Banks			Building Societies			Finance companies			Government			Credit unions			Insurance companies			Total							
	Trading			Permanent			Terminating			Finance companies			Housing authorities			Other				Credit unions			Insurance companies			
	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000		No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	
Houses																										
1975 —																										
October	1,417	20,022	516	8,093	868	19,674	214	4,113	92	4,022	576	10,814	12	273	4	255	19	453	3,718	67,719						
November	964	15,893	465	6,510	777	17,393	218	4,139	99	3,097	448	9,181	5	147	5	156	15	368	2,996	56,884						
December	1,192	19,318	412	6,469	666	16,275	145	2,758	71	3,864	314	5,650	10	206	6	146	15	336	2,831	55,022						
1976 —																										
January	983	16,373	441	6,269	605	14,121	30	824	46	3,670	325	5,929	7	139	3	134	18	442	2,458	47,901						
February	1,133	19,383	452	6,832	608	14,228	69	1,359	52	3,049	308	5,432	7	149	7	296	15	383	2,651	51,111						
Other dwellings																										
1975 —																										
October	167	2,666	98	1,345	252	5,440	25	500	7	417	28	417	3	60	..	38	12	294	592	11,177						
November	157	2,586	81	1,054	283	6,483	27	494	9	300	26	382	4	90	..	22	7	172	594	11,583						
December	149	2,593	68	836	257	5,608	17	328	12	325	18	270	1	18	..	30	2	56	524	10,064						
1976 —																										
January	148	2,581	68	1,142	261	5,914	13	260	14	620	24	470	2	40	1	31	3	75	534	11,133						
February	146	2,467	56	869	211	4,911	11	206	11	332	23	363	2	57	..	35	..	..	460	9,240				
Total																										
1975 —																										
October	1,584	22,688	614	9,438	1,120	25,114	239	4,613	99	4,439	604	11,231	15	333	4	293	31	747	4,310	78,896						
November	1,121	18,479	546	7,564	1,060	23,876	245	4,633	108	3,397	474	9,563	9	237	5	178	22	540	3,590	68,467						
December	1,341	21,911	480	7,305	923	21,883	162	3,086	83	4,189	332	5,920	11	224	6	176	17	392	3,355	65,086						
1976 —																										
January	1,131	18,954	509	7,411	866	20,035	43	1,084	60	4,290	349	6,399	9	179	4	165	21	517	2,992	59,034						
February	1,279	21,850	508	7,701	819	19,139	80	1,565	63	3,381	331	5,795	9	206	7	331	15	383	3,111	60,351						

TABLE 4. - LOANS APPROVED TO INDIVIDUALS FOR THE PURCHASE OF ESTABLISHED DWELLINGS, BY TYPE OF LENDER - AUSTRALIA

	Banks			Building Societies			Finance companies			Government			Credit unions			Insurance companies			Total									
	Savings			Trading			Permanent			Terminating			Finance companies			Housing authorities				Other			Credit unions			Insurance companies		
	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000		No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	
Houses																												
1975 -																												
October	8,133	121,865	2,374	35,287	5,072	107,667	500	9,329	506	9,411	596	8,489	145	3,241	20	795	186	4,615	17,532	300,699								
November	6,488	106,449	2,022	28,698	4,718	100,780	429	8,129	454	8,999	555	7,850	81	1,708	21	678	202	4,614	14,970	267,905								
December	7,079	119,639	2,048	31,349	4,251	91,412	326	6,128	395	9,747	341	5,375	64	1,336	33	711	163	4,054	14,700	269,751								
1976 -																												
January	6,481	112,505	2,249	35,371	3,654	81,464	181	3,317	305	7,467	827	14,198	49	938	21	657	129	3,209	13,896	259,126								
February	7,613	132,940	2,486	39,591	3,482	77,568	245	4,796	437	13,876	429	6,680	82	1,677	22	732	173	4,641	14,969	282,501								
Other dwellings																												
1975 -																												
October	445	7,181	299	4,386	701	13,413	49	937	50	994	36	483	12	250	1	136	13	284	1,606	28,064								
November	426	6,927	214	3,700	772	15,149	55	1,004	47	635	12	159	1	14	..	155	13	295	1,540	28,038								
December	468	7,889	233	3,498	677	14,579	21	385	49	806	7	103	4	85	2	95	7	179	1,468	27,619								
1976 -																												
January	507	8,533	214	3,407	581	12,144	23	457	38	868	10	118	4	128	2	124	6	142	1,385	25,921								
February	465	7,654	274	4,433	669	13,085	47	895	23	620	5	72	6	138	1	93	23	546	1,513	27,536								
Total																												
1975 -																												
October	8,578	129,046	2,673	39,673	5,773	121,080	549	10,266	556	10,405	632	8,972	157	3,491	21	931	199	4,899	19,138	328,763								
November	6,914	113,376	2,236	32,398	5,490	115,929	484	9,133	501	9,634	567	8,009	82	1,722	21	833	215	4,909	16,510	295,943								
December	7,547	127,528	2,281	34,847	4,928	105,991	347	6,513	444	10,553	348	5,478	68	1,421	35	806	170	4,233	16,168	297,370								
1976 -																												
January	6,988	121,038	2,463	38,778	4,235	93,608	204	3,774	343	8,335	837	14,316	53	1,066	23	781	135	3,351	15,281	285,047								
February	8,078	140,594	2,760	44,024	4,151	90,653	292	5,691	460	14,496	434	6,752	88	1,815	23	825	196	5,187	16,482	310,037								

TABLE 5. - ADDITIONAL HOUSING FINANCE INFORMATION, BY TYPE OF LENDER - AUSTRALIA
(\$'000)

	<i>Banks</i>		<i>Building societies</i>		<i>Finance companies</i>	<i>Government</i>		<i>Credit unions</i>	<i>Insurance companies</i>	<i>Total</i>
	<i>Savings</i>	<i>Trading</i>	<i>Permanent</i>	<i>Terminating</i>		<i>Housing authorities</i>	<i>Other</i>			
LOANS APPROVED TO INDIVIDUALS FOR ALTERATIONS AND ADDITIONS										
1975 -										
October	7,585	15,255	3,892	235	1,602	393	85	760	604	30,411
November	8,486	11,326	3,113	318	1,535	405	142	643	589	26,557
December	8,327	10,956	2,827	225	1,327	258	123	574	399	25,016
1976 -										
January	6,268	10,854	2,206	167	880	342	49	499	480	21,745
February	9,021	14,177	2,415	228	1,430	288	79	491	437	28,566
CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS FOR HOUSING (a)										
1975 -										
October	10,620	1,535	8,692	206	1,505	916	26	57	246	23,803
November	9,898	1,186	9,241	258	2,123	829	82	49	493	24,159
December	9,778	1,566	9,388	251	1,355	451	112	60	414	23,375
1976 -										
January	8,654	1,024	7,352	181	2,292	1,245	144	84	229	21,205
February	11,446	1,138	9,418	309	2,230	725	215	294	368	26,143
LOANS ADVANCED TO INDIVIDUALS FOR HOUSING (a)										
1975 -										
October	162,166		143,983	13,668	17,725	22,851	4,325	1,674	4,722	371,114
November	150,844	n.c.	145,171	13,862	16,634	21,018	2,192	1,657	4,659	356,037
December	211,288		162,773	20,727	18,463	16,995	2,854	1,855	6,517	441,472
1976 -										
January	112,468		110,876	10,546	11,858	25,377	1,389	1,290	3,192	276,996
February	152,813		134,576	11,684	18,828	16,350	2,387	1,614	6,032	344,284
LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS FOR HOUSING AT END OF MONTH (a)										
1975 -										
October	480,425		308,465	47,258	29,382	44,277	6,264	2,246	13,545	931,862
November	486,022	n.c.	325,308	53,211	30,899	44,843	6,758	2,363	15,386	964,789
December	451,031		308,965	46,339	33,124	42,623	6,068	2,135	14,482	904,767
1976 -										
January	499,988		326,142	43,101	37,276	39,633	6,207	2,365	16,102	970,814
February	534,359		311,486	41,762	41,207	37,722	6,086	2,431	16,281	991,334

(a) Includes alterations and additions.

TABLE 6. - VALUE OF LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS, BY TYPE OF LENDER - STATES (\$'000)

	<i>Banks</i>		<i>Building Societies</i>		<i>Finance companies</i>	<i>Government</i>	<i>Other</i>	<i>Total</i>		
	<i>Savings</i>	<i>Trading</i>	<i>Permanent</i>	<i>Terminating</i>						
DECEMBER 1975										
N.S.W.	53,377	19,429	49,135	4,216	4,484	3,162	2,777	136,580		
Vic.	66,290	11,373	32,048	7,476	4,603	4,517	1,952	128,259		
Qld	20,035	7,403	23,313	755	2,525	2,292	716	57,039		
S.A.	16,504	7,106	6,637	..	7,000	1,889	608	39,744		
W.A.	14,066	4,785	34,130	898	1,607	1,055	413	56,954		
Tas.	3,684	1,162	2,226	370	95	1,192	164	8,893		
N.T.	403	86	2,526	{ ..	48	788	111	{ 1,682		
A.C.T.	3,390	718		{ ..	449				2,226	{ 9,063
Aust.	177,749	52,062		150,015	13,715				20,811	17,121	6,741	438,214
JANUARY 1976										
N.S.W.	53,610	22,582	46,176	2,687	3,685	3,704	2,672	135,116		
Vic.	53,354	10,121	29,960	3,712	2,406	10,703	1,427	111,683		
Qld	18,121	8,301	18,876	330	3,301	2,613	419	51,961		
S.A.	17,089	8,177	6,727	..	6,524	1,075	486	40,078		
W.A.	14,445	4,636	25,420	488	1,111	2,330	491	48,921		
Tas.	3,779	1,271	2,927	105	39	1,504	169	9,794		
N.T.	372	308	3,118	{ ..	29	55	2	{ 1,148		
A.C.T.	3,039	1,029		{ ..	327				2,929	{ 10,060
Aust.	163,809	56,425		133,204	7,322				17,422	24,913	5,666	408,761
FEBRUARY 1976										
N.S.W.	59,517	25,735	45,492	4,263	3,908	3,194	3,606	145,715		
Vic.	68,170	13,718	29,865	4,204	4,285	5,442	2,166	127,850		
Qld	21,457	8,204	11,881	396	5,601	1,960	534	50,033		
S.A.	19,818	10,014	6,401	..	7,620	1,194	549	45,596		
W.A.	12,038	4,058	28,396	1,404	1,606	2,523	350	50,375		
Tas.	4,261	1,350	3,311	159	4	1,102	147	10,334		
N.T.	482	440	1,578	{ ..	40	30	273	{ 1,456		
A.C.T.	3,866	1,151		{ ..	495				1,833	{ 8,732
Aust.	189,609	64,670		126,924	10,426				23,559	17,278	7,625	440,091

TABLE 7. - ADDITIONAL HOUSING FINANCE INFORMATION - STATES

		Loans approved to individuals -																	
		Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings		Total		Loans approved to individuals for alterations and additions		Cancellations of loans previously approved to individuals		Loans advanced to individuals		Loans approved but not advanced to individuals at end of month			
		No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	No. of dwelling units	\$'000	Houses	No. of dwelling units	\$'000	No. of dwelling units	\$'000	Other dwellings	No. of dwelling units	\$'000	(a)	(a)/(b)
DECEMBER 1975																			
N.S.W.	829	15,514	17,915	5,386	103,151	5,963	115,672	1,127	20,908		9,620	11,389	142,154	323,944					
Vic.	978	19,360	19,615	4,753	89,284	6,475	121,380	345	6,879		7,695	4,492	134,171	258,244					
Qld	703	11,744	9,530	2,101	35,765	3,129	53,218	187	3,821		2,491	2,919	59,537	85,254					
S.A.	299	6,534	9,862	1,254	23,348	1,847	37,893	110	1,851		1,636	1,362	32,922	57,229					
W.A.	946	17,786	4,433	2,016	34,735	2,971	52,645	243	4,309		2,465	2,063	47,293	124,099					
Tas.	132	2,054	809	403	6,030	561	8,648	16	245		309	485	10,979	17,783					
N.T.	37	959	121	31	602	66	1,483	8	199		113	13	2,385	6,914					
A.C.T.	119	1,807	2,801	224	4,455	484	8,447	34	616		687	652	12,031	31,301					
Aust.	4,043	75,758	65,086	16,168	297,370	21,496	399,386	2,070	38,828		25,016	23,375	441,472	904,767					
JANUARY 1976																			
N.S.W.	784	14,674	15,795	5,348	104,647	5,730	111,925	1,189	23,191		8,073	8,840	79,962	351,300					
Vic.	820	15,518	16,319	4,193	79,846	5,599	106,257	286	5,426		6,626	4,209	79,582	280,210					
Qld	557	9,370	7,999	2,043	34,592	2,896	49,056	129	2,905		2,101	2,910	40,657	86,399					
S.A.	301	6,441	9,435	1,324	24,202	1,864	37,610	145	2,468		1,716	1,554	23,200	65,333					
W.A.	751	14,795	4,918	1,667	29,209	2,494	45,003	188	3,918		2,368	1,899	39,297	128,815					
Tas.	98	1,572	98	416	7,076	572	9,653	7	141		313	514	5,804	20,177					
N.T.	20	514	24	30	610	52	1,148	..	..		124	81	1,669	6,052					
A.C.T.	110	1,797	3,398	260	4,865	528	9,500	35	560		424	1,198	6,825	32,528					
Aust.	3,441	64,681	59,034	15,281	285,047	19,735	370,152	1,979	38,609		21,745	21,205	276,996	970,814					
FEBRUARY 1976																			
N.S.W.	812	14,615	14,829	5,889	116,271	6,247	122,811	1,173	22,904		10,419	12,682	104,406	359,215					
Vic.	900	17,001	19,978	4,728	90,871	6,348	121,580	348	6,270		9,771	4,423	107,111	289,033					
Qld	599	10,224	7,067	2,005	32,742	2,879	47,738	119	2,295		2,563	3,173	38,635	87,457					
S.A.	424	8,791	9,685	1,445	27,120	2,141	42,850	152	2,746		2,040	1,712	27,736	72,555					
W.A.	750	15,600	4,521	1,671	30,254	2,487	47,838	182	2,537		2,479	2,527	48,634	125,436					
Tas.	96	1,528	71	468	7,493	623	10,216	12	118		517	614	7,888	20,939					
N.T.	24	519	62	45	875	66	1,355	7	101		279	163	930	6,043					
A.C.T.	87	1,425	2,896	231	4,411	473	8,205	28	527		498	849	8,944	30,656					
Aust.	3,692	69,703	60,351	16,482	310,037	21,264	402,593	2,021	37,498		28,566	26,143	344,284	991,334					

(a) Includes alterations and additions. (b) Excludes Trading Banks - details not collected.