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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA JUNE 1982

PHONE INQUIRIES

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MAIN FEATURES

Savings and trading banks approved loans of \$316.9 million for the construction and purchase of dwellings in June 1982. This was \$37.5 million (13.4%) more than in May 1982, and \$10.0 million (3.3%) more than in June 1981.

Seasonally adjusted, loans approved for the construction and purchase of dwellings in June 1982 was \$298.0 million, \$12.5 million (4.4%) more than the May 1982 figure. This was the net result of a 6.2% increase, in seasonally adjusted terms, in loans approved for purchase of established dwellings and decreases of 0.3% for construction of dwellings and 1.3% for purchase of newly erected dwellings.

In June 1982 loans approved comprised \$58.6 million for the construction of dwellings (up \$7.0 million on May 1982, but down \$3.5 million on June 1981); \$28.0 million for the purchase of newly erected dwellings (up \$4.6 million on May 1982 but down \$0.6 million on June 1981); and \$230.2 million for the purchase of established dwellings (up \$25.9 million on May 1982, and \$14.1 million more than June 1981).

In June 1982 loans approved for alterations and additions to dwellings were \$33.2 million, and comprised \$8.3 million approved by savings banks and \$25.0 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 :

- 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.
- for savings banks the data relate to the period ending on either the last Monday (one bank), the last Wednesday (six banks) or the last day (five banks) of the month stated and may cover either a 4 or 5 week period.

Seasonal adjustment

3. Details of the methods used in seasonally adjusting these series are given in *Seasonally Adjusted Indicators, Australia* (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 1981 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 and 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

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

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
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
ORIGINAL										
1981										
MAY	2,495	60,528	1,070	25,473	9,447	224,552	13,012	310,553		
JUNE	2,532	62,103	1,139	28,594	8,984	216,114	12,655	306,811		
JULY	2,722	66,761	1,227	30,161	9,995	238,056	13,944	334,978		
AUGUST	2,246	54,693	1,041	26,119	8,674	204,727	11,961	285,539		
SEPTEMBER	2,523	61,007	1,267	32,304	9,350	225,342	13,140	318,653		
OCTOBER	2,149	50,643	956	24,045	8,469	202,720	11,574	277,408		
NOVEMBER	2,037	49,463	878	22,573	8,393	203,295	11,308	275,331		
DECEMBER	2,071	50,820	1,029	26,184	8,547	208,876	11,647	285,880		
1982										
JANUARY	1,714	44,200	876	23,573	8,207	209,769	10,797	277,542		
FEBRUARY	1,870	45,749	919	24,499	8,671	219,249	11,460	289,497		
MARCH	2,476	62,685	1,050	27,542	10,001	249,093	13,527	339,320		
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		
SEASONALLY ADJUSTED										
1981										
MAY	2,405	58,892	1,107	26,627	9,546	229,446	13,058	314,965		
JUNE	2,480	60,445	1,196	29,804	9,923	240,784	13,599	331,033		
JULY	2,351	56,580	1,119	27,752	9,687	231,931	13,157	316,263		
AUGUST	2,293	55,220	1,121	28,098	9,624	228,310	13,038	311,628		
SEPTEMBER	2,173	52,220	1,099	27,524	8,933	215,613	12,205	295,357		
OCTOBER	2,197	51,234	970	24,349	8,967	214,078	12,134	289,661		
NOVEMBER	2,144	52,680	894	23,117	8,426	207,070	11,464	282,867		
DECEMBER	2,306	57,085	1,104	28,093	8,781	212,402	12,191	297,580		
1982										
JANUARY	1,977	50,526	963	25,283	8,461	212,016	11,401	287,825		
FEBRUARY	2,085	51,637	928	24,309	8,147	203,454	11,160	279,400		
MARCH	2,216	56,633	899	24,213	8,276	206,499	11,391	287,345		
APRIL	1,938	49,034	814	21,413	8,289	206,185	11,041	276,632		
MAY	2,010	51,182	923	25,511	8,177	208,799	11,110	285,492		
JUNE	1,933	51,043	914	25,183	8,563	221,810	11,410	298,036		

TABLE 2 - SAVINGS BANKS

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

	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL DWGS \$000
	DWGS	\$000	DWGS	\$000	DWGS	\$000	
ORIGINAL							
MONTHS-							
1981							
MAY	1,933	47,654	800	20,845	6,979	172,715	9,712
JUNE	1,909	48,193	826	22,368	6,563	163,939	9,298
JULY	2,011	50,122	874	22,709	7,123	176,923	10,008
AUGUST	1,631	40,244	716	19,572	6,102	151,591	8,449
SEPTEMBER	1,755	44,026	892	23,833	6,267	160,051	8,914
OCTOBER	1,545	37,975	627	16,941	5,878	149,462	8,050
NOVEMBER	1,492	37,429	574	16,114	5,846	149,041	7,912
DECEMBER	1,513	38,890	732	19,521	6,080	155,880	8,325
1982							
JANUARY	1,229	33,022	625	17,563	5,641	150,493	7,495
FEBRUARY	1,314	33,658	600	16,997	6,020	158,463	7,934
MARCH	1,841	47,920	711	19,773	7,120	187,657	9,672
APRIL	1,367	35,465	536	14,748	5,647	146,169	7,550
MAY	1,580	41,404	620	18,335	6,256	164,371	8,456
JUNE	1,685	46,439	742	21,773	6,791	184,520	9,218
SEASONALLY ADJUSTED							
MONTHS-							
1981							
MAY.	1,778	44,839	812	21,460	6,855	170,941	9,445
JUNE	1,807	45,339	846	22,686	7,102	178,762	9,755
JULY	1,739	42,379	815	21,455	6,985	175,072	9,539
AUGUST	1,660	40,820	796	21,514	6,795	169,683	9,251
SEPTEMBER	1,574	38,739	799	20,838	6,163	158,122	8,536
OCTOBER	1,580	38,519	633	16,901	6,174	157,702	8,387
NOVEMBER	1,568	39,360	584	16,012	5,805	150,037	7,957
DECEMBER	1,677	43,397	750	20,078	6,212	156,197	8,639
1982							
JANUARY	1,392	37,283	683	18,898	5,723	149,728	7,798
FEBRUARY	1,509	39,009	603	16,980	5,710	148,660	7,822
MARCH	1,686	44,234	605	17,725	5,993	157,661	8,284
APRIL	1,458	38,671	588	16,501	6,148	159,234	8,194
MAY	1,499	40,068	659	19,800	6,182	163,648	8,340
JUNE	1,476	40,426	670	19,475	6,519	178,403	8,665

TABLE 3 - 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	SEASONALLY ADJUSTED
1981								
MAY	562	12,874	270	4,628	2,468	51,837	3,300	69,339
JUNE	623	13,910	313	6,226	2,421	52,175	3,357	72,311
JULY	711	16,639	353	7,452	2,872	61,133	3,936	85,224
AUGUST	615	14,449	325	6,547	2,572	53,136	3,512	74,132
SEPTEMBER	768	16,981	375	8,471	3,083	65,291	4,226	90,743
OCTOBER	604	12,668	329	7,104	2,591	53,258	3,524	73,030
NOVEMBER	545	12,034	304	6,459	2,547	54,254	3,396	72,747
DECEMBER	558	11,930	297	6,663	2,467	52,996	3,322	71,589
1982								
JANUARY	485	11,178	251	6,010	2,566	59,276	3,302	76,464
FEBRUARY	556	12,091	319	7,502	2,651	60,786	3,526	80,379
MARCH	635	14,765	339	7,769	2,881	61,436	3,855	83,970
APRIL	433	9,295	196	4,228	1,952	43,103	2,581	56,626
MAY	458	10,196	242	5,108	1,826	39,943	2,526	55,247
JUNE	528	12,196	273	6,253	2,194	45,674	2,995	64,123

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

CONSTRUCTION OF DWELLINGS				PURCHASE OF NEWLY ERECTED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS			
	HOUSES	OTHER DWELLINGS	DWGS \$000		HOUSES	OTHER DWELLINGS	DWGS \$000		HOUSES	OTHER DWELLINGS	DWGS \$000
	DWGS \$000	DWGS \$000	DWGS \$000		DWGS \$000	DWGS \$000	DWGS \$000		DWGS \$000	DWGS \$000	DWGS \$000
AUSTRALIA											
YEARS-											
1979/80	21,598	533,387	81	1,677	10,308	244,435	838	20,539	74,729	1,769,734	5,176
1980/81	21,300	522,238	58	1,483	8,693	221,645	599	16,366	74,554	1,832,666	4,643
1981/82	18,889	484,792	74	1,802	7,646	210,326	603	17,553	70,272	1,810,098	4,499
MONTHS-											
1981											
MAY	1,928	47,559	5	95	761	19,785	39	1,060	6,560	161,783	419
JUNE	1,906	48,139	3	54	770	20,763	56	1,605	6,180	153,818	383
JULY	1,998	49,848	13	274	810	21,088	64	1,621	6,757	166,688	366
AUGUST	1,625	40,013	6	231	679	18,470	37	1,102	5,753	141,634	349
SEPTEMBER	1,745	43,785	10	241	833	22,115	59	1,718	5,887	149,559	380
OCTOBER	1,540	37,815	5	160	592	15,902	35	1,039	5,506	138,711	372
NOVEMBER	1,487	37,318	5	111	526	14,660	48	1,454	5,515	139,807	331
DECEMBER	1,509	38,802	4	88	695	18,514	37	1,007	5,741	146,405	339
1982											
JANUARY	1,228	32,996	1	26	568	15,879	57	1,684	5,292	143,232	349
FEBRUARY	1,310	33,567	4	91	551	15,421	49	1,576	5,640	147,799	380
MARCH	1,835	47,826	6	94	655	18,245	56	1,528	6,690	175,190	430
APRIL	1,359	35,292	8	173	498	13,663	38	1,085	5,294	136,447	353
MAY	1,575	41,278	5	126	574	16,943	46	1,392	5,848	152,737	408
JUNE	1,678	46,252	7	187	665	19,426	77	2,347	6,349	171,889	442
STATES - MAY 1982											
N.S.W.	327	9,826	-	-	108	4,000	9	330	1,073	35,927	167
VIC.	627	15,350	-	-	256	6,908	11	367	2,774	66,980	138
QLD	276	6,971	-	-	95	2,892	9	294	670	17,003	11
S.A.	102	2,901	-	-	46	1,185	-	-	560	13,879	45
W.A.	175	4,554	3	80	33	857	16	371	489	11,920	38
TAS.	51	1,140	1	20	8	196	-	-	194	4,095	6
N.T.	4	149	1	26	2	50	-	-	9	243	-
A.C.T.	13	387	-	-	26	855	1	30	79	2,690	3
STATES - JUNE 1982											
N.S.W.	376	12,414	1	26	109	4,083	18	701	1,314	45,002	163
VIC.	596	15,187	-	-	282	7,970	22	630	2,703	67,091	155
QLD	319	8,333	-	-	122	3,237	8	249	756	19,352	14
S.A.	109	2,943	1	20	52	1,369	2	55	652	16,938	50
W.A.	233	6,245	5	141	57	1,407	17	448	613	15,337	47
TAS.	24	516	-	-	5	130	5	99	170	3,571	2
N.T.	6	148	-	-	2	55	1	25	16	430	1
A.C.T.	15	466	-	-	36	1,175	4	140	125	4,168	10

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

TABLE 6 - ADDITIONAL HOUSING FINANCE INFORMATION

CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS										SAVINGS BANKS								
SAVINGS BANKS					TRADING BANKS					LOANS APPROVED BUT NOT YET PAID					INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING PERIOD		BALANCES OUTSTANDING AT END OF PERIOD ON HOUSING LOANS TO BUILDING SOCIETIES	
LOANS APPROVED TO INDIVIDUALS FOR ALTERATIONS AND ADDITIONS TO DWELLINGS	FOR ALTERATIONS AND ADDITIONS FOR DWELLINGS	FOR ALTERATIONS AND ADDITIONS FOR DWELLINGS	FOR INDIVIDUALS DURING PERIOD	TO INDIVIDUALS DURING PERIOD	LOANS APPROVED BUT NOT YET PAID TO INDIVIDUALS DURING PERIOD	LOANS APPROVED BUT NOT YET PAID TO INDIVIDUALS DURING PERIOD	LOANS APPROVED BUT NOT YET PAID TO INDIVIDUALS DURING PERIOD	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING PERIOD	INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING PERIOD	BALANCES OUTSTANDING AT END OF PERIOD ON HOUSING LOANS TO BUILDING SOCIETIES								
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
YEARS-																		
1979/80	99,469	217,885	5,553	125,230	2,082	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	1,167	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	718	15,068	483	2,670,568	605,247	1,581,751	12,847,436	258,617					
MONTHS-																		
1981																		
MAY	8,443	22,765	369	9,821	368	104	2,135	67	237,446	655,465	88,654	11,676,233	254,895					
JUNE	8,471	23,833	355	9,148	122	92	1,725	45	238,785	650,381	72,111	11,762,954	259,925					
JULY	8,392	30,072	409	10,851	149	111	2,256	45	266,177	631,350	101,909	11,866,575	261,546					
AUGUST	7,981	26,473	314	9,123	210	70	1,282	21	213,126	628,279	89,489	11,913,346	261,449					
SEPTEMBER	7,420	30,582	396	10,400	122	64	1,240	40	246,188	606,899	261,627	12,105,457	259,744					
OCTOBER	7,177	24,681	322	8,927	77	65	1,011	29	214,942	594,508	97,045	12,170,238	258,068					
NOVEMBER	7,268	25,473	304	8,520	51	51	1,039	225	194,779	601,010	101,034	12,215,759	255,612					
DECEMBER	6,391	23,445	353	8,266	120	66	1,124	-	273,723	539,583	100,423	12,311,100	260,700					
1982																		
JANUARY	6,151	21,304	250	7,136	161	67	1,266	5	162,088	577,427	87,068	12,346,574	260,079					
FEBRUARY	6,523	26,248	311	8,603	170	59	1,339	54	191,181	593,114	99,668	12,383,362	256,623					
MARCH	9,327	30,011	463	13,828	211	51	1,417	10	244,156	599,596	253,183	12,549,547	260,021					
APRIL	7,289	22,005	243	7,101	73	25	790	25	222,289	573,804	162,145	12,659,511	253,474					
MAY	7,685	22,065	310	8,814	202	53	1,321	-	220,667	575,916	111,335	12,730,276	253,185					
JUNE	8,252	24,962	342	10,204	197	36	983	29	221,252	605,247	116,825	12,847,436	258,617					
									STATES - MAY 1982									
N.S.W.	1,463	10,275	124	4,079	78	45	1,134	-	56,365	187,869	29,564	3,664,328	94,844					
VIC.	5,122	4,671	89	2,416	27	3	95	-	91,414	225,546	50,536	4,859,792	113,398					
QLD.	201	3,306	41	971	16	5	100	-	25,016	65,469	10,599	1,520,784	11,471					
S.A.	366	1,222	20	542	65	-	-	-	20,843	65,911	10,847	1,193,649	-					
W.A.	236	1,914	13	380	-	-	-	-	16,987	43,510	5,536	930,723	31,347					
TAS.	122	220	16	167	16	-	-	-	5,307	7,909	2,429	315,822	1,503					
N.T.	59	188	-	-	-	-	-	-	5,95	1,306	1,02	27,836	-					
A.C.T.	116	269	7	259	-	-	-	-	4,140	7,396	1,722	217,342	622					
									STATES - JUNE 1982									
N.S.W.	2,042	12,648	125	4,383	109	30	859	24	50,378	202,957	35,757	3,700,696	96,434					
VIC.	4,434	5,045	95	2,358	71	1	24	-	89,905	232,640	40,478	4,897,207	116,688					
QLD.	535	3,518	47	1,310	-	5	100	5	30,734	65,498	15,554	1,536,386	12,151					
S.A.	319	1,463	29	874	17	-	-	-	19,697	39,062	12,367	1,204,968	-					
W.A.	410	1,549	27	743	-	-	-	-	19,634	48,180	6,979	941,818	31,115					
TAS.	143	236	4	89	-	-	-	-	5,312	7,010	3,412	317,968	1,607					
N.T.	-	167	2	60	-	-	-	-	518	1,411	293	33,964	-					
A.C.T.	369	336	13	387	-	-	-	-	5,074	8,489	1,722	217,342	622					