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HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA MARCH 1980

INQUIRIES

If you want to know more about these statistics ring Mr Colin Squair on Canberra (062) 527126 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 (062) 526627 or State offices.

MAIN FEATURES

In March 1980 savings and trading banks approved a combined total of $304.6 million in loans to individuals for the construction or purchase of dwellings. This was $2.3 million more than in February 1980 and $14.2 million more than in March 1979.

In seasonally adjusted terms the total of such loans approved in March 1980 was $292.7 million, $14.5 million more than in February 1980.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled $57.3 million in March 1980, $2.6 million more than in February 1980 and $4.9 million more than in March 1979.

During March 1980 savings and trading banks approved $219.3 million in loans to individuals for the purchase of established dwellings. This was $0.4 million more than in February 1980 and $13.2 million more than in March 1979.

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 :

(a) *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.

(b) *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 the data for the banks that normally balance on the last Wednesday relate to a 3 week period as 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. 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 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 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									
1979									
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	157,862	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
DECEMBER	1,421	34,296	762	17,598	5,360	127,490	7,543	179,384	6,330
1980									
JANUARY	1,770	43,908	964	22,719	7,316	176,740	10,050	243,367	7,824
FEBRUARY	1,601	39,341	929	21,780	6,944	167,532	9,474	228,653	8,355
MARCH	1,713	42,421	910	21,547	7,141	171,567	9,764	235,535	8,847
STATES - MARCH 1980									
HOUSES									
N.S.W.	511	13,235	186	5,152	1,729	46,946	2,426	65,333	
VIC.	483	12,932	348	7,333	2,704	64,748	3,535	85,013	
QLD	362	7,383	148	3,073	772	15,501	1,282	25,957	
S.A.	106	2,775	48	1,645	603	13,472	757	17,892	
W.A.	186	4,680	45	1,116	484	10,837	715	16,633	(NA)
TAS.	43	858	40	898	224	4,668	307	6,424	
N.T.	3	39	1	35	22	506	26	580	
A.C.T.	13	355	26	614	145	3,320	184	4,289	
TOTAL	1,707	42,257	842	19,866	6,683	159,998	9,232	222,121	
OTHER DWELLINGS									
N.S.W.	-	-	20	517	264	7,392	284	7,909	
VIC.	1	25	6	132	112	2,444	119	2,601	
QLD	1	25	24	593	22	465	47	1,083	
S.A.	1	48	6	147	29	652	36	847	
W.A.	1	10	6	118	22	448	29	576	(NA)
TAS.	-	-	2	50	6	126	8	176	
N.T.	1	30	-	-	-	-	1	30	
A.C.T.	1	26	4	124	3	42	8	192	
TOTAL	6	164	68	1,681	458	11,569	532	13,414	
TOTAL									
N.S.W.	511	13,235	206	5,669	1,993	54,338	2,710	73,242	2,063
VIC.	484	12,957	354	7,465	2,816	67,192	3,654	87,614	5,181
QLD	363	7,408	172	3,666	794	15,966	1,329	27,040	249
S.A.	107	2,823	54	1,792	632	14,124	793	18,739	509
W.A.	187	4,690	51	1,234	506	11,285	744	17,209	479
TAS.	43	858	42	948	230	4,794	315	6,600	251
N.T.	4	69	1	35	22	506	27	610	3
A.C.T.	14	381	30	738	148	3,362	192	4,481	112
TOTAL	1,713	42,421	910	21,547	7,141	171,567	9,764	235,535	8,847

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									
1979									
FEBRUARY	713	13,697	434	9,080	2,801	54,162	3,948	76,939	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
DECEMBER	509	9,262	243	4,302	1,884	33,866	2,636	47,430	11,717
1980									
JANUARY	736	13,506	317	6,214	2,815	53,550	3,868	73,270	17,988
FEBRUARY	760	15,396	347	6,899	2,666	51,356	3,773	73,651	17,412
MARCH	712	14,891	319	6,435	2,472	47,717	3,503	69,043	16,454
STATES - MARCH 1980									
HOUSES									
N.S.W.	263	5,886	82	1,481	882	17,520	1,227	24,887	
VIC.	85	1,535	37	1,131	419	7,586	541	10,252	
QLD	93	1,585	45	779	335	5,523	473	7,887	
S.A.	117	2,822	77	1,967	298	6,783	492	11,572	
W.A.	89	2,049	23	293	218	3,827	330	6,169	(NA)
TAS.	17	202	3	63	44	819	64	1,084	
N.T.	8	140	1	15	16	210	25	365	
A.C.T.	8	79	12	150	32	673	52	902	
TOTAL	680	14,298	280	5,879	2,244	42,941	3,204	63,118	
OTHER DWELLINGS									
N.S.W.	9	170	13	102	131	2,872	153	3,144	
VIC.	4	68	5	60	25	486	34	614	
QLD	7	64	15	269	34	744	56	1,077	
S.A.	2	45	2	55	15	289	19	389	
W.A.	8	181	2	45	14	222	24	448	(NA)
TAS.	1	15	-	-	2	40	3	55	
N.T.	-	-	-	-	4	82	4	82	
A.C.T.	1	50	2	25	3	41	6	116	
TOTAL	32	593	39	556	228	4,776	299	5,925	
TOTAL									
N.S.W.	272	6,056	95	1,583	1,013	20,392	1,380	28,031	7,645
VIC.	89	1,603	42	1,191	444	8,072	575	10,866	3,718
QLD	100	1,649	60	1,048	369	6,267	529	8,964	1,669
S.A.	119	2,867	79	2,022	313	7,072	511	11,961	1,172
W.A.	97	2,230	25	338	232	4,049	354	6,617	1,350
TAS.	18	217	3	63	46	859	67	1,139	346
N.T.	8	140	1	15	20	292	29	447	254
A.C.T.	9	129	14	175	35	714	58	1,018	300
TOTAL	712	14,891	319	6,435	2,472	47,717	3,503	69,043	16,454

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

	CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS						SAVINGS BANKS				
	SAVINGS BANKS			TRADING BANKS							
	FOR DWELLINGS		FOR ALTERATIONS AND ADDITIONS	FOR DWELLINGS		FOR ALTERATIONS AND ADDITIONS	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	
										INDIVIDUALS	BUILDING SOCIETIES
	DWGS	$000	$000	DWGS	$000	$000	$000	$000	$000	$000	$000
AUSTRALIA											
1979											
FEBRUARY	508	11,332	156	71	1,272	159	197,751	600,667	91,729	8,959,366	243,249
MARCH	458	10,050	161	59	1,119	60	213,587	605,277	51,550	9,051,950	242,459
APRIL	421	9,139	162	55	1,004	65	191,418	601,159	113,240	9,189,697	244,414
MAY	598	13,706	332	54	970	63	244,846	599,777	52,939	9,287,219	244,430
JUNE	462	9,798	152	54	994	101	218,697	602,151	59,692	9,382,074	250,163
JULY	428	9,109	149	50	971	44	203,546	613,262	46,547	9,451,186	251,181
AUGUST	559	12,063	212	97	1,801	168	229,057	623,493	49,125	9,538,083	250,640
SEPTEMBER	446	9,766	184	65	1,242	70	205,571	633,077	137,640	9,711,769	253,695
OCTOBER	495	10,619	154	103	2,463	81	248,206	623,353	75,490	9,844,605	253,269
NOVEMBER	486	10,601	176	62	1,401	80	219,519	625,595	55,418	9,936,850	252,449
DECEMBER	323	7,316	128	41	710	71	236,811	567,054	48,924	10,047,258	254,455
1980											
JANUARY	479	10,667	122	78	1,408	137	199,483	607,973	67,706	10,104,921	254,531
FEBRUARY	438	10,123	208	87	1,300	66	209,065	625,585	58,067	10,184,323	253,467
MARCH	493	11,637	249	86	1,580	86	209,831	649,250	93,111	10,307,990	254,418
STATES - MARCH 1980											
N.S.W.	224	5,680	161	63	1,355	83	57,878	261,137	35,259	2,901,827	104,020
VIC.	138	3,262	49	12	124	-	78,382	232,254	27,375	3,921,706	103,942
QLD	47	910	9	4	40	-	26,404	52,513	12,390	1,201,160	13,874
S.A.	34	715	10	-	-	3	20,636	38,386	8,026	1,061,473	-
W.A.	18	366	15	4	27	-	15,702	43,534	5,695	751,597	30,004
TAS.	16	347	-	1	4	-	6,432	11,693	1,949	265,535	1,417
N.T.	-	-	-	-	-	-	501	1,725	54	19,957	-
A.C.T.	16	357	5	2	30	-	3,896	7,008	2,363	184,735	1,161
TOTAL	493	11,637	249	86	1,580	86	209,831	649,250	93,111	10,307,990	254,418

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		TOTAL		CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS (A)		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL	
	DWGS	$000	DWGS	$000	DWGS	$000	DWGS	$000	DWGS	$000	DWGS	$000
SAVINGS BANKS												
1979												
FEBRUARY	2,480	58,525	6,852	158,521	9,332	217,046	2,640	61,209	6,437	145,281	9,077	206,490
MARCH	2,662	61,298	6,894	157,862	9,556	219,160	2,682	61,621	6,493	146,944	9,175	208,565
APRIL	2,338	54,103	5,943	135,136	8,281	189,239	2,623	60,768	6,566	148,601	9,189	209,369
MAY	3,219	74,794	7,622	173,472	10,841	248,266	2,795	64,877	6,866	157,394	9,661	222,271
JUNE	2,933	69,372	6,610	152,867	9,543	222,239	2,945	69,654	7,100	165,593	10,045	235,247
JULY	2,972	71,409	6,255	144,358	9,227	215,767	2,977	71,650	7,121	165,079	10,098	236,729
AUGUST	3,188	77,105	7,010	165,479	10,198	242,584	2,918	71,367	6,950	165,718	9,868	237,085
SEPTEMBER	2,764	67,952	6,773	150,120	9,537	218,072	2,857	70,992	7,307	165,743	10,164	236,735
OCTOBER	3,070	74,006	7,070	166,473	10,140	240,479	2,751	65,795	6,590	156,694	9,341	222,489
NOVEMBER	2,751	67,304	6,585	156,311	9,336	223,615	2,797	69,082	6,302	152,265	9,099	221,347
DECEMBER	2,183	51,894	5,360	127,490	7,543	179,384	2,480	59,278	6,017	142,318	8,497	201,596
1980												
JANUARY	2,734	66,627	7,316	176,740	10,050	243,367	2,825	68,108	6,806	159,956	9,631	228,064
FEBRUARY	2,530	61,121	6,944	167,532	9,474	228,653	2,605	61,768	6,370	149,860	8,975	211,628
MARCH	2,623	63,968	7,141	171,567	9,764	235,535	2,648	64,450	6,749	160,198	9,397	224,648
TRADING BANKS												
1979												
FEBRUARY	1,147	22,777	2,801	54,162	3,948	76,939	1,143	22,013	2,482	47,470	3,625	69,483
MARCH	1,204	23,007	2,613	48,216	3,817	71,223	1,189	22,415	2,499	47,521	3,688	69,936
APRIL	1,072	20,157	2,376	43,976	3,448	64,133	1,178	21,945	2,496	46,260	3,674	68,205
MAY	1,367	25,918	2,906	52,351	4,273	78,269	1,177	22,217	2,486	45,617	3,663	67,834
JUNE	1,057	21,019	2,183	38,997	3,240	60,016	1,163	23,537	2,570	46,697	3,733	70,234
JULY	1,122	22,190	2,243	41,797	3,365	63,987	1,244	24,205	2,628	49,424	3,872	73,629
AUGUST	1,338	26,407	2,956	56,304	4,294	82,711	1,191	22,904	2,812	52,198	4,003	75,102
SEPTEMBER	1,109	20,364	2,318	43,367	3,427	63,731	1,163	22,681	2,745	51,502	3,908	74,183
OCTOBER	1,469	27,368	3,048	56,110	4,517	83,478	1,249	22,949	2,663	48,468	3,912	71,417
NOVEMBER	1,015	17,876	2,451	43,613	3,466	61,489	1,026	18,468	2,567	45,649	3,593	64,117
DECEMBER	752	13,564	1,884	33,866	2,636	47,430	1,052	19,061	2,432	44,014	3,484	63,075
1980												
JANUARY	1,053	19,720	2,815	53,550	3,868	73,270	955	18,243	2,372	43,412	3,327	61,655
FEBRUARY	1,107	22,295	2,666	51,356	3,773	73,651	1,102	21,462	2,362	45,117	3,464	66,579
MARCH	1,031	21,326	2,472	47,717	3,503	69,043	1,020	20,805	2,368	47,252	3,388	68,057

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