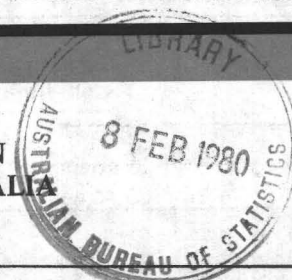


AUSTRALIAN BUREAU OF STATISTICS Canberra

CATALOGUE NO. 5608.0

NOON 7 FEBRUARY 1980

HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA DECEMBER 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. 2616.

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

MAIN FEATURES

In December 1979 savings and trading banks approved a combined total of \$226.8 million in loans to individuals for the construction and purchase of dwellings. This was \$58.3 million less than in November 1979 and \$1.6 million less than in December 1978.

In seasonally adjusted terms the total of such loans approved in December 1979 was \$264.7 million, \$20.8 million less than in November 1979.

Loans approved by savings and trading banks to individuals for the construction of dwellings totalled \$43.6 million in December 1979, \$12.2 million less than in November 1979 but \$2.0 million more than in December 1978.

During December 1979 savings and trading banks approved \$161.4 million in loans to individuals for the purchase of established dwellings. This was \$38.6 million less than in November 1979 and \$1.1 million less than in December 1978.

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 the data for the banks that normally balance on the last Wednesday relate to a 3 week period as the

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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									
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	157,862	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	1,624	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
STATES - DECEMBER 1979									
HOUSES									
N.S.W.	419	10,167	132	3,606	1,360	35,725	1,911	49,498	
VIC.	407	10,795	296	6,510	1,937	46,273	2,640	63,578	
QLD	229	4,733	136	2,944	588	11,607	953	19,284	
S.A.	122	3,142	52	1,221	530	12,101	704	16,464	
W.A.	169	3,761	32	630	364	8,090	565	12,481	(NA)
TAS.	47	1,102	14	286	145	3,170	206	4,558	
N.T.	7	126	2	50	17	414	26	590	
A.C.T.	13	377	31	632	75	1,795	119	2,804	
TOTAL	1,413	34,203	695	15,879	5,016	119,175	7,124	169,257	
OTHER DWELLINGS									
N.S.W.	1	5	29	791	203	5,550	233	6,326	
VIC.	-	-	6	191	67	1,267	73	1,458	
QLD	3	61	8	204	20	405	31	670	
S.A.	4	27	7	174	32	649	43	850	
W.A.	-	-	8	168	20	431	28	599	(NA)
TAS.	-	-	2	42	1	18	3	60	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	7	149	1	15	8	164	
TOTAL	8	93	67	1,719	344	8,315	419	10,127	
TOTAL									
N.S.W.	420	10,172	161	4,397	1,563	41,255	2,144	55,824	1,473
VIC.	407	10,795	302	6,701	2,004	47,540	2,713	65,036	3,572
QLD	232	4,794	144	3,148	608	12,012	984	19,954	241
S.A.	126	3,169	59	1,395	562	12,750	747	17,314	263
W.A.	169	3,761	40	798	384	8,521	593	13,080	587
TAS.	47	1,102	16	328	146	3,188	209	4,618	132
N.T.	7	126	2	50	17	414	26	590	-
A.C.T.	13	377	38	781	76	1,810	127	2,968	62
TOTAL	1,421	34,296	762	17,598	5,360	127,490	7,543	179,384	6,330

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									
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	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
STATES - DECEMBER 1979									
HOUSES									
N.S.W.	204	4,112	66	988	755	14,255	1,025	19,355	
VIC.	72	1,057	41	602	346	5,786	459	7,445	
QLD	88	1,302	32	391	276	4,322	396	6,015	
S.A.	63	1,592	62	1,589	150	2,849	275	6,030	
W.A.	62	925	13	123	140	2,526	215	3,574	(NA)
TAS.	6	91	6	132	27	528	39	751	
N.T.	1	10	1	25	3	71	5	106	
A.C.T.	2	8	4	49	23	398	29	455	
TOTAL	498	9,097	225	3,899	1,720	30,735	2,443	43,731	
OTHER DWELLINGS									
N.S.W.	4	71	7	119	99	1,986	110	2,176	
VIC.	2	8	1	10	17	309	20	327	
QLD	2	31	6	165	30	542	38	738	
S.A.	1	11	1	27	9	161	11	199	
W.A.	-	-	3	82	5	79	8	161	(NA)
TAS.	1	14	-	-	4	54	5	68	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	1	30	-	-	-	-	1	30	
TOTAL	11	165	18	403	164	3,131	193	3,699	
TOTAL									
N.S.W.	208	4,183	73	1,107	854	16,241	1,135	21,531	5,382
VIC.	74	1,065	42	612	363	6,095	479	7,772	2,638
QLD	90	1,333	38	556	306	4,864	434	6,753	1,145
S.A.	64	1,603	63	1,616	159	3,010	286	6,229	808
W.A.	62	925	16	205	145	2,605	223	3,735	1,330
TAS.	7	105	6	132	31	582	44	819	214
N.T.	1	10	1	25	3	71	5	106	78
A.C.T.	3	38	4	49	23	398	30	485	122
TOTAL	509	9,262	243	4,302	1,884	33,866	2,636	47,430	11,717

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		
	TOTAL			TOTAL			TOTAL			TOTAL		
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
SAVINGS BANKS												
1978												
NOVEMBER	2,787	64,059	7,557	172,155	10,344	236,214	2,598	60,329	6,502	150,848	9,100	211,177
DECEMBER	2,225	51,561	5,662	127,620	7,887	179,181	2,520	58,668	6,319	141,564	8,839	200,232
1979												
JANUARY	2,618	61,476	7,139	165,029	9,757	226,505	2,671	62,079	6,662	149,811	9,333	211,890
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	208,563
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
TRADING BANKS												
1978												
NOVEMBER	1,342	25,016	2,934	53,340	4,276	78,356	1,087	20,726	2,458	44,788	3,545	65,514
DECEMBER	788	14,446	2,021	34,796	2,809	49,242	1,099	20,237	2,616	45,258	3,715	65,495
1979												
JANUARY	1,392	27,092	3,005	56,443	4,397	83,535	1,266	25,064	2,534	45,747	3,800	70,811
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

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