

HOUSING FINANCE FOR OWNER OCCUPATION SAVINGS BANKS AND TRADING BANKS, AUSTRALIA JANUARY 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.
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MAIN FEATURES

- . In January 1979 savings and trading banks approved a combined total of \$310.0 million in loans to individuals for the construction and purchase of dwellings. This was \$81.6 million more than the amount approved in December 1978 and \$84.6 million higher than the January 1978 figure.
- . In seasonally adjusted terms the total of loans approved in January 1979 was \$286.4 million, \$25.5 million higher than the December 1978 figure and \$47.5 million more than in January 1978.
- . Loans approved for the construction of dwellings by savings and trading banks totalled \$54.0 million in January 1979. This was \$12.5 million more than in December 1978 and \$17.2 million more than the amount approved in January 1978.
- . During January 1979 savings and trading banks approved \$221.5 million in loans for the purchase of established dwellings, \$59.1 million more than in December 1978 and \$61.2 million above the January 1978 figure.

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.

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.
5. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1978 issue of this bulletin.
6. This bulletin 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 bulletin 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 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.

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

EXPLANATORY NOTES

This bulletin 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 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

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									
1977									
DECEMBER	1,188	24,634	943	20,149	5,127	104,319	7,258	149,162	6,762
1978									
JANUARY	1,349	28,257	961	20,807	5,854	122,971	8,164	172,035	6,990
FEBRUARY	1,267	26,057	1,053	23,048	6,311	133,813	8,631	182,918	7,644
MARCH	1,501	30,923	1,071	22,987	6,652	138,887	9,224	192,797	9,631
APRIL	1,461	30,664	948	20,418	5,826	125,900	8,235	176,982	9,078
MAY	1,874	38,078	1,126	25,168	6,939	146,696	9,939	209,942	10,927
JUNE	1,569	34,394	925	19,771	5,712	121,447	8,206	175,612	8,519
JULY	1,619	35,825	921	20,111	5,548	119,178	8,088	175,114	8,314
AUGUST	1,725	37,129	1,097	25,222	6,521	140,718	9,343	203,069	9,404
SEPTEMBER	1,724	39,882	1,030	23,576	6,334	140,935	9,088	204,393	8,587
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
STATES - JANUARY 1979									
HOUSES									
N.S.W.	464	10,944	159	4,681	2,044	50,455	2,667	66,080	
VIC.	469	11,581	344	7,977	2,339	55,847	3,152	75,405	
QLD	332	6,817	207	4,323	856	16,427	1,395	27,567	
S.A.	122	3,143	99	2,209	660	15,071	881	20,423	
W.A.	164	3,914	52	1,148	442	9,330	658	14,392	(NA)
TAS.	49	1,088	17	353	215	4,702	281	6,143	
N.T.	6	154	7	160	16	334	29	648	
A.C.T.	16	364	22	535	118	2,595	156	3,494	
TOTAL	1,622	38,015	907	21,386	6,690	154,761	9,219	214,152	
OTHER DWELLINGS									
N.S.W.	1	50	28	771	306	7,405	335	8,226	
VIC.	1	24	24	541	65	1,336	90	1,901	
QLD	1	27	12	255	18	409	31	691	
S.A.	-	-	9	162	42	748	51	910	
W.A.	-	-	7	164	8	176	15	340	(NA)
TAS.	-	-	2	30	1	18	3	48	
N.T.	-	-	-	-	-	-	-	-	
A.C.T.	-	-	4	61	9	176	13	237	
TOTAL	3	101	86	1,984	449	10,268	538	12,353	
TOTAL									
N.S.W.	465	10,994	187	5,452	2,350	57,860	3,002	74,306	2,149
VIC.	470	11,605	368	8,518	2,404	57,183	3,242	77,306	3,818
QLD	333	6,844	219	4,578	874	16,836	1,426	28,258	719
S.A.	122	3,143	108	2,371	702	15,819	932	21,333	545
W.A.	164	3,914	59	1,312	450	9,506	673	14,732	578
TAS.	49	1,088	19	383	216	4,720	284	6,191	169
N.T.	6	154	7	160	16	334	29	648	9
A.C.T.	16	364	26	596	127	2,771	169	3,731	232
TOTAL	1,625	38,106	993	23,370	7,139	165,029	9,757	226,505	8,219

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									
1977									
DECEMBER	463	7,740	331	5,306	1,634	29,196	2,428	42,242	11,944
1978									
JANUARY	527	8,566	408	7,472	1,969	37,330	2,904	53,368	12,957
FEBRUARY	613	10,503	514	9,630	2,390	44,921	3,517	65,054	16,632
MARCH	697	12,070	533	9,568	2,542	48,066	3,772	69,704	19,535
APRIL	541	9,765	465	8,272	2,030	39,118	3,036	57,155	16,294
MAY	744	12,437	575	9,913	2,487	46,006	3,806	68,356	18,168
JUNE	593	10,294	445	8,024	1,927	35,564	2,965	53,882	14,588
JULY	616	12,373	443	7,859	2,004	37,242	3,063	57,474	15,547
AUGUST	784	14,399	459	8,415	2,446	47,731	3,689	70,545	19,764
SEPTEMBER	689	12,662	510	9,546	2,343	40,525	3,542	62,733	14,307
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
STATES - JANUARY 1979									
HOUSES									
N.S.W.	338	6,961	72	1,510	1,185	24,233	1,595	32,704	
VIC.	106	1,613	58	812	532	9,069	696	11,494	
QLD	182	2,936	55	1,071	439	7,546	676	11,553	
S.A.	72	1,819	231	5,465	239	4,022	542	12,106	
W.A.	99	1,652	35	539	233	3,761	367	5,952	(NA)
TAS.	14	170	3	48	60	924	77	1,142	
N.T.	6	40	3	27	17	315	26	382	
A.C.T.	14	246	9	300	45	1,086	68	1,632	
TOTAL	831	15,437	466	9,772	2,750	51,756	4,047	76,965	
OTHER DWELLINGS									
N.S.W.	10	210	20	312	167	3,128	197	3,650	
VIC.	8	92	12	216	27	638	47	946	
QLD	4	95	11	285	27	434	42	814	
S.A.	2	39	11	247	20	310	33	596	
W.A.	4	42	9	273	8	127	21	442	(NA)
TAS.	-	-	1	10	4	34	5	44	
N.T.	2	22	-	-	1	8	3	30	
A.C.T.	-	-	1	40	1	8	2	48	
TOTAL	30	500	65	1,383	255	4,687	350	6,570	
TOTAL									
N.S.W.	348	7,171	92	1,822	1,352	27,361	1,792	36,354	6,909
VIC.	114	1,705	70	1,028	559	9,707	743	12,440	3,560
QLD	186	3,031	66	1,356	466	7,980	718	12,367	1,938
S.A.	74	1,858	242	5,712	259	5,132	575	12,702	1,288
W.A.	103	1,694	44	812	241	3,888	388	6,394	1,750
TAS.	14	170	4	58	64	958	82	1,186	196
N.T.	8	62	3	27	18	323	29	412	110
A.C.T.	14	246	10	340	46	1,094	70	1,680	267
TOTAL	861	15,937	531	11,155	3,005	56,443	4,397	83,535	16,018

TABLE 3 - ADDITIONAL HOUSING FINANCE INFORMATION

CANCELLATIONS OF LOANS PREVIOUSLY APPROVED TO INDIVIDUALS											
SAVINGS BANKS					TRADING BANKS						
FOR DWELLINGS		FOR ALTER-ATIONS AND ADDITIONS		FOR DWELLINGS		FOR ALTER-ATIONS AND ADDITIONS					
DWGS	\$000	\$000	\$000	DWGS	\$000	\$000	\$000				
LOANS											
ADVANCED TO INDIVIDUALS DURING MONTH					LOANS APPROVED BUT NOT ADVANCED TO INDIVIDUALS AT END OF MONTH						
\$000					\$000						
INTEREST DEBITED TO LOAN ACCOUNTS OF INDIVIDUALS DURING MONTH					BALANCES OUTSTANDING AT END OF MONTH ON HOUSING LOANS TO INDIVIDUALS SOCIETIES						
\$000					\$000						
AUSTRALIA											
1977											
DECEMBER	376	7,301	270	36	852	37	196,135	457,112	33,737	7,604,746	216,316
1978											
JANUARY	429	8,632	165	41	690	36	140,196	487,144	54,466	7,658,084	217,095
FEBRUARY	435	8,247	120	56	1,098	71	155,227	514,112	34,459	7,725,517	214,800
MARCH	526	8,976	87	54	1,109	48	196,139	511,338	125,131	7,881,366	217,510
APRIL	414	7,936	114	54	1,124	87	172,100	517,248	68,109	7,990,584	217,566
MAY	459	9,225	297	46	1,007	73	216,351	512,244	37,893	8,082,981	223,594
JUNE	401	7,702	162	36	490	78	175,382	513,129	55,064	8,161,289	232,493
JULY	409	8,486	178	35	562	30	173,634	516,279	40,381	8,225,035	233,906
AUGUST	509	9,444	251	39	690	17	194,202	524,855	41,714	8,299,963	233,917
SEPTEMBER	359	7,629	141	39	750	50	182,530	547,535	123,560	8,450,243	235,479
OCTOBER	385	8,401	172	45	859	31	179,839	581,049	76,457	8,548,499	234,327
NOVEMBER	474	9,876	256	75	1,168	18	232,012	583,736	44,772	8,643,803	234,654
DECEMBER	362	7,531	147	39	610	50	219,943	541,720	44,276	8,751,380	240,174
1979											
JANUARY	447	9,305	195	62	1,142	163	182,236	584,708	56,776	8,827,515	240,131
STATES - JANUARY 1979											
N.S.W.	242	5,210	121	53	975	163	51,800	219,029	14,258	2,431,193	108,967
VIC.	100	2,181	59	3	55	-	62,799	218,993	24,513	3,370,888	86,429
QLD	49	838	5	3	46	-	25,161	49,422	5,988	1,032,742	14,407
S.A.	27	519	-	-	-	-	20,372	38,566	6,496	932,991	-
M.A.	6	123	-	3	66	-	14,181	36,032	2,831	657,296	27,781
TAS.	16	252	10	-	-	-	3,592	13,988	1,507	221,105	1,308
N.T.	-	-	-	-	-	-	588	1,261	106	17,985	-
A.C.T.	7	182	-	-	-	-	3,743	7,417	1,077	163,315	1,239
TOTAL	447	9,305	195	62	1,142	163	182,236	584,708	56,776	8,827,515	240,131

