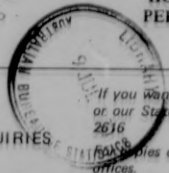


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HOUSING FINANCE FOR OWNER OCCUPATION PERMANENT BUILDING SOCIETIES, AUSTRALIA MAY 1980

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INQUIRIES

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MAIN FEATURES

Permanent building societies approved loans totalling a record \$239.2 million to individuals for the construction and purchase of dwellings in May 1980. This was \$29.3 million more than the April 1980 figure, and \$60.3 million more than the May 1979 figure.

Seasonally adjusted, loans approved in May 1980 totalled \$246.4 million, \$11.2 million up on the April 1980 figure.

Loans approved for the construction of dwellings in May 1980 totalled a record \$32.3 million, \$0.4 million more than the April 1980 figure, and \$5.2 million more than the May 1979 figure.

EXPLANATORY NOTES

Introduction

This publication presents statistics of secured housing finance provided by permanent building societies to individuals for the construction or purchase of dwellings for owner occupation, and details of selected assets and liabilities of these societies.

2. For detailed information on the scope and coverage of these statistics and definitions of items refer to the July 1979 issue of this publication and of the monthly *Housing Finance for Owner Occupation, Australia* (5609.0).

3. Details of the methods used in seasonally adjusting original 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.

5. This publication incorporates revisions made to previous statistics in this series. For this and other reasons details published in this publication for balance items such as loans approved but not advanced at end of month, paid up share capital at end of month, and borrowings owing at end of month may not be derivable from corresponding figures for the previous month.

Related publications

6. Users may also wish to refer to the following Housing Finance publications which are available on request:

Housing Finance for Owner Occupation, Australia (5609.0) - issued monthly

Housing Finance for Owner Occupation - Savings and Trading Banks, Australia (5608.0) - issued monthly

7. Current publications produced by the ABS are listed in *Catalogue of Publications* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

- nil or rounded to zero
- Dwgs: number of dwelling units

R. J. CAMERON
 Australian Statistician

TABLE 1 - LOANS APPROVED TO INDIVIDUALS FOR THE CONSTRUCTION OR PURCHASE OF DWELLINGS
ORIGINAL AND SEASONALLY ADJUSTED - AUSTRALIA

MONTHS -	CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS			
	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		TOTAL		TOTAL	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
ORIGINAL								
1979								
APRIL	710	20,910	851	26,698	1,561	47,518	4,922	123,614
MAY	915	27,076	871	26,853	1,786	53,929	4,533	124,966
JUNE	925	28,041	794	24,529	1,719	52,570	4,863	110,150
JULY	894	27,169	821	25,094	1,715	52,263	4,039	109,189
AUGUST	926	28,378	893	25,945	1,819	54,323	4,384	120,325
SEPTEMBER	957	28,648	811	24,413	1,768	53,061	4,147	116,856
OCTOBER	999	30,792	1,020	31,945	2,019	62,737	5,091	140,253
NOVEMBER	947	29,191	1,028	33,079	1,975	62,270	5,172	144,840
DECEMBER	791	32,062	792	25,190	1,693	47,242	3,825	111,364
1980								
JANUARY	745	23,385	854	27,147	1,599	50,532	4,358	128,335
FEBRUARY	821	25,496	957	31,555	1,778	57,061	5,540	164,247
MARCH	853	27,361	1,022	33,170	1,875	60,531	5,732	174,810
APRIL	989	31,842	839	28,118	1,828	59,960	4,975	149,960
MAY	992	32,267	947	31,839	1,939	64,106	5,724	175,081
SEASONALLY ADJUSTED								
1979								
APRIL					1,909	58,380	5,069	130,931
MAY					1,818	55,775	4,530	123,745
JUNE		NOT AVAILABLE			1,809	56,444	4,692	128,419
JULY					1,672	51,793	4,157	114,662
AUGUST					1,543	45,583	4,031	112,115
SEPTEMBER					1,691	51,000	3,989	113,599
OCTOBER					1,793	55,776	4,524	127,396
NOVEMBER					1,707	53,695	4,660	130,792
DECEMBER					1,668	51,815	4,196	120,880
1980								
JANUARY					1,843	57,079	4,791	130,209
FEBRUARY					1,792	56,606	5,203	151,243
MARCH					1,907	61,651	5,558	168,544
APRIL					2,172	71,580	5,812	163,644
MAY					1,982	66,574	5,934	179,817

TABLE 2 - LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

LOANS APPROVED TO INDIVIDUALS FOR

	CONSTRUCTION OF DWELLINGS				PURCHASE OF NEWLY ERECTED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS				TOTAL	
	HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS			
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
AUSTRALIA														
YEARS -														
1976-77	8,330	209,564	97	7,631	8,809	326,077	1,971	49,707	38,758	923,077	6,479	143,479	64,436	1,654,525
1977-78	3,841	241,644	63	2,712	9,746	241,956	1,650	46,463	39,595	1,017,087	6,448	150,091	65,343	1,659,963
1978-79	10,350	291,560	57	1,662	9,737	292,276	1,432	66,974	47,998	1,297,181	6,599	168,681	75,793	2,096,334
MONTHS -														
1979														
APRIL	708	20,841	2	69	760	23,710	91	2,898	4,816	110,725	506	12,889	6,083	171,132
MAY	910	26,867	5	209	720	21,952	151	4,401	3,995	110,661	518	14,305	6,319	178,895
JUNE	913	27,610	12	431	689	21,075	105	3,454	3,559	97,432	494	12,718	5,782	162,720
JULY	888	26,971	6	198	731	22,111	90	2,983	3,554	96,748	485	12,791	5,754	161,452
AUGUST	926	28,378	-	-	785	22,558	108	3,387	3,875	106,655	509	13,670	6,203	174,648
SEPTEMBER	951	28,429	6	219	716	21,427	95	2,986	3,644	102,330	503	13,726	5,915	169,117
OCTOBER	996	30,703	3	89	898	27,139	122	4,806	4,458	122,955	633	17,298	7,110	202,990
NOVEMBER	941	28,985	6	286	904	28,331	124	4,748	4,499	128,163	673	18,677	7,147	209,110
DECEMBER	695	21,977	2	85	688	21,483	104	3,697	3,350	97,495	465	13,869	5,318	158,606
1980														
JANUARY	739	23,113	6	272	736	23,186	118	3,961	3,740	111,620	578	16,715	5,957	178,867
FEBRUARY	811	25,042	10	454	822	26,717	135	4,568	4,775	140,100	815	24,147	7,318	221,328
MARCH	849	27,172	4	189	881	28,105	141	5,065	4,862	148,835	870	25,975	7,607	235,341
APRIL	978	31,516	11	326	710	27,548	129	5,220	4,272	129,126	781	20,836	6,803	209,920
MAY	986	32,140	6	127	822	27,231	125	4,608	4,960	151,212	764	23,669	7,663	239,187
STATES - APRIL 1980														
N.S.W.	417	13,776	-	-	341	10,883	47	2,109	1,567	52,237	397	12,873	2,769	91,878
VIC.	96	2,920	-	-	157	5,953	11	551	845	25,146	87	2,766	1,196	36,936
QLD	118	3,865	-	-	111	3,345	16	790	676	16,837	43	1,157	914	26,034
S.A.	27	936	6	139	6	181	2	51	198	10,146	26	598	465	12,263
W.A.	293	9,189	4	157	51	1,558	38	1,270	572	17,420	142	3,268	1,100	32,854
TAS.	21	677	-	-	10	293	-	-	145	3,476	-	-	176	4,446
A.C.T. AND N.T.	6	153	1	30	74	1,051	15	437	119	3,664	8	172	183	5,509
STATES - MAY 1980														
N.S.W.	437	14,370	-	-	449	14,700	52	1,937	1,932	64,748	464	15,959	3,334	111,714
VIC.	94	3,076	-	-	176	6,114	7	266	1,151	36,948	92	2,539	1,520	46,872
QLD	124	4,029	-	-	98	3,051	21	952	595	14,986	32	967	860	23,985
S.A.	32	1,025	5	88	15	464	4	98	445	12,532	76	1,693	577	15,897
W.A.	276	8,941	1	39	43	1,584	41	1,358	655	18,892	99	2,643	1,115	33,537
TAS.	17	575	-	-	8	224	-	-	115	2,685	-	-	140	3,488
A.C.T. AND N.T.	6	194	-	-	33	1,090	-	-	77	2,422	1	68	117	3,774

TABLE 3 - LOAN OPERATIONS

	LOANS APPROVED DURING PERIOD					CANCELLATIONS DURING PERIOD OF LOANS PREVIOUSLY APPROVED				
	TO INDIVIDUALS FOR					TO INDIVIDUALS FOR				
	Dwellings	ALTERATIONS AND ADDITIONS TO DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL		Dwellings	ALTERATIONS AND ADDITIONS TO DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL	
AUSTRALIA										
YEARS -										
1976-77	64,434	1,554,525	27,150	70,131	1,651,806	3,293	77,314	506	7,125	84,945
1977-78	65,343	1,699,963	33,297	68,108	1,801,368	3,611	89,630	721	3,629	93,980
1978-79	75,783	2,096,334	43,841	91,706	2,231,881	3,263	89,562	732	6,149	94,443
MONTHS -										
1979										
APRIL	6,083	171,132	4,523	10,600	186,255	321	9,126	132	107	9,365
MAY	6,319	178,895	3,654	8,890	191,439	365	10,167	101	1,703	12,166
JUNE	5,782	162,720	3,522	9,337	176,579	273	7,197	63	48	7,308
JULY	5,754	161,452	3,682	7,996	171,130	311	8,509	33	474	9,016
AUGUST	6,203	174,648	4,609	10,913	190,170	292	8,387	192	137	8,716
SEPTEMBER	5,915	169,117	3,966	9,803	182,886	243	7,249	79	171	7,499
OCTOBER	7,110	202,990	4,580	9,966	217,536	257	7,811	100	717	8,628
NOVEMBER	7,147	209,110	4,095	10,335	221,540	295	8,522	54	271	8,847
DECEMBER	5,316	158,606	3,210	11,466	171,282	174	5,357	9	198	5,564
1980										
JANUARY	5,957	178,867	3,270	9,340	191,477	242	6,628	6	60	6,694
FEBRUARY	7,318	221,328	4,356	9,396	235,080	272	7,724	70	1,905	9,699
MARCH	7,607	235,341	4,625	14,047	254,013	288	8,280	74	487	8,841
APRIL	6,803	209,920	4,385	13,883	224,188	305	9,162	21	202	9,385
MAY	7,663	239,187	4,726	14,557	254,470	342	11,551	22	1,768	13,341
STATES - APRIL 1980										
N.S.W.	2,766	91,878	1,992	2,676	96,546	165	5,436	-	121	5,557
VIC.	1,196	36,936	504	3,250	40,690	53	1,497	18	10	1,525
QLD	914	26,034	410	4,444	30,888	76	802	3	62	867
S.A.	465	12,263	200	763	13,226	11	251	-	-	251
W.A.	1,100	32,854	958	2,512	36,324	30	807	-	9	816
TAS.	174	4,446	138	238	4,822	16	275	-	-	275
A.C.T. AND N.T.	183	5,509	183	-	6,692	4	94	-	-	94
STATES - MAY 1980										
N.S.W.	3,334	111,714	2,789	3,205	117,708	196	6,115	10	119	6,244
VIC.	1,520	46,872	514	5,150	52,536	73	2,524	5	1,314	3,843
QLD	860	23,985	330	2,715	27,030	37	935	7	-	942
S.A.	577	15,897	497	101	16,495	16	248	-	-	248
W.A.	1,115	31,457	345	2,231	36,033	38	1,130	-	335	1,465
TAS.	140	3,498	172	208	3,868	12	227	-	-	227
A.C.T. AND N.T.	117	3,774	79	947	4,800	10	380	-	-	380

TABLE 3 - LOAN OPERATIONS (CONTINUED)

	LOANS ADVANCED DURING PERIOD			LOANS APPROVED BUT NOT ADVANCED AT END OF PERIOD			LOAN PAYMENTS BY BORROWERS DURING PERIOD			AMOUNT DURING BY BORROWERS AT END OF PERIOD
	TO INDIVIDUALS FOR Dwellings	FOR ALL OTHER PURPOSES	TOTAL	TO INDIVIDUALS FOR Dwellings	FOR ALL OTHER PURPOSES	TOTAL	PRINCIPAL	INTEREST	TOTAL	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
AUSTRALIA										
YEARS -										
1976-77	1,420,153	63,703	1,483,856	291,751	17,345	311,126	508,564	529,684	1,029,268	5,021,897
1977-78	1,657,774	69,743	1,727,517	278,688	12,190	290,878	689,696	656,083	1,345,779	6,073,941
1978-79	2,017,198	72,797	2,089,995	307,275	26,950	334,225	887,530	763,490	1,651,020	7,288,399
MONTHS -										
1979										
APRIL	170,804	7,139	177,943	366,416	23,749	410,165	72,492	65,739	138,231	7,040,100
MAY	225,597	7,896	233,493	332,905	23,040	355,945	99,569	66,285	165,954	7,184,602
JUNE	184,412	5,379	189,791	307,275	26,950	334,225	86,921	69,255	156,176	7,288,399
JULY	169,240	7,450	176,690	299,775	28,690	328,465	85,903	69,716	155,619	7,387,465
AUGUST	165,117	8,192	173,309	301,346	31,274	332,620	86,460	71,547	158,007	7,478,866
SEPTEMBER	148,745	7,808	156,553	319,918	31,376	351,294	76,992	71,851	148,843	7,558,822
OCTOBER	173,596	8,910	182,506	345,981	31,385	377,366	93,745	73,202	166,947	7,648,202
NOVEMBER	191,411	10,585	202,196	359,079	30,250	389,329	95,468	71,685	167,153	7,756,027
DECEMBER	190,416	8,268	198,684	324,915	33,250	358,165	95,208	74,057	169,265	7,860,630
1980										
JANUARY	145,247	8,142	153,389	355,005	34,411	389,436	72,265	75,109	147,374	7,941,931
FEBRUARY	181,004	8,555	189,559	391,899	33,186	425,285	93,549	72,342	165,891	8,038,387
MARCH	200,298	9,931	210,229	423,213	37,015	460,228	98,943	78,181	177,124	8,150,173
APRIL	197,439	8,337	205,776	430,696	42,359	473,055	97,480	78,200	175,680	8,259,163
MAY	233,645	15,206	248,851	430,321	39,942	470,263	114,436	83,176	197,612	8,394,722
STATES - APRIL 1980										
N.S.W.	79,296	1,301	80,597	245,650	10,754	256,404	39,088	28,330	67,418	3,106,997
VIC.	35,778	2,107	37,885	71,946	9,010	80,956	16,501	17,439	33,940	1,668,024
QLD	27,767	1,151	28,918	34,194	5,322	39,516	15,512	10,654	26,166	1,136,450
S.A.	12,451	14	12,465	17,646	880	18,526	4,069	3,738	7,807	426,142
W.A.	33,450	3,428	36,878	46,846	15,213	62,079	17,732	14,500	32,232	1,555,110
TAS.	4,327	139	4,466	7,760	224	7,984	1,903	1,527	3,430	161,150
A.C.T. AND N.T.	4,270	197	4,467	6,654	936	7,590	2,776	2,012	4,787	205,290
STATES - MAY 1980										
N.S.W.	101,621	2,954	104,577	252,405	10,986	263,391	45,386	30,049	75,435	3,166,088
VIC.	44,995	5,600	50,595	72,738	7,246	79,984	23,235	18,364	41,599	1,696,458
QLD	27,625	3,478	31,103	25,942	4,559	30,501	14,704	11,208	25,912	1,152,849
S.A.	13,514	868	14,382	20,286	113	20,399	5,344	4,041	9,385	435,180
W.A.	36,117	1,720	37,837	43,406	15,409	58,815	18,761	15,785	34,546	1,674,261
TAS.	4,746	258	5,004	6,167	174	6,341	2,783	1,687	4,470	163,371
A.C.T. AND N.T.	5,030	428	5,458	5,097	1,455	6,552	4,223	2,042	6,265	206,535

TABLE 4 - TRANSACTIONS IN SHARE CAPITAL AND BORROWINGS

	PAID UP SHARE CAPITAL AND UNSECURED BORROWINGS										
	SHARE CAPITAL PAID UP AT END OF PERIOD	UNSECURED BORROWINGS OWING AT END OF PERIOD	TOTAL				SECURED BORROWINGS OWING AT END OF PERIOD				
			RECEIVED DURING PERIOD	WITHDRAWN DURING PERIOD	AT END OF PERIOD	GOVERNMENT	BANKS	INSURANCE COMPANIES	ALL OTHER LENDERS	TOTAL	
AUSTRALIA											
YEARS -											
1976-77	4,711,087	1,309,918	7,637,739	6,106,158	6,020,997	51,302	58,812	46,392	65,598	224,104	
1977-78	3,469,395	1,622,834	9,286,522	8,156,307	7,092,229	61,102	79,407	53,498	119,852	313,859	
1978-79	6,395,644	2,035,429	11,930,250	10,587,404	8,435,077	51,690	59,211	45,973	211,236	368,310	
MONTHS -											
1979											
APRIL	6,242,409	2,006,756	950,494	1,019,831	8,249,165	51,058	70,495	43,174	196,676	363,403	
MAY	6,132,257	2,016,865	1,114,569	1,016,339	9,349,122	52,681	82,098	42,702	197,116	374,597	
JUNE	6,395,644	2,035,429	1,119,034	1,033,079	8,435,077	51,690	59,211	45,973	211,236	368,310	
JULY	6,496,514	2,089,683	1,281,745	1,139,583	9,586,197	51,881	48,211	45,494	212,590	358,196	
AUGUST	6,608,084	2,131,671	1,258,618	1,105,261	8,739,555	52,675	42,186	43,746	213,176	351,783	
SEPTEMBER	6,729,539	2,183,322	1,057,710	925,404	9,911,661	53,295	40,058	42,703	211,240	347,295	
OCTOBER	6,348,598	2,452,946	1,258,197	1,067,796	9,101,544	54,216	46,386	42,227	217,419	360,718	
NOVEMBER	7,025,010	2,297,635	1,324,333	1,103,046	9,322,645	53,875	59,475	41,657	214,127	359,087	
DECEMBER	7,190,058	2,351,008	1,359,211	1,121,790	9,581,066	52,270	79,094	42,959	212,778	347,101	
1980											
JANUARY	7,275,047	2,488,311	1,331,375	1,149,102	9,763,758	52,192	60,992	40,384	216,492	346,560	
FEBRUARY	7,374,711	2,551,703	1,386,312	1,223,360	9,926,411	52,138	64,965	39,992	229,625	376,720	
MARCH	7,154,455	2,555,898	1,368,635	1,187,121	9,910,753	50,782	96,559	40,011	233,255	429,637	
APRIL	7,327,391	2,576,522	1,376,288	1,183,128	9,903,913	50,218	66,888	39,356	252,870	409,291	
MAY	7,449,033	2,585,362	1,529,192	1,389,899	10,034,395	50,351	63,595	38,854	243,142	396,082	
STATES - APRIL 1980											
N.S.W.	4,069,287	11,305	477,422	476,994	4,080,592	5,710	25,095	27,540	24,119	80,374	
VIC.	532,396	1,458,207	287,079	294,807	1,990,681	-	13,637	6,836	1,310	21,783	
QLD	993,850	316,666	195,057	207,236	1,310,516	-	10,174	1,447	934	12,540	
S.A.	494,856	15,851	74,795	76,250	510,707	13,880	3,068	450	-	16,998	
W.A.	942,826	655,880	283,017	268,279	1,598,706	18,373	8,702	918	212,057	243,170	
TAS.	160,629	41,790	27,111	29,149	202,419	-	2,157	320	-	2,477	
A.C.T. AND N.T.	133,547	76,823	31,907	30,413	210,370	12,655	6,105	1,829	14,550	35,139	
STATES - MAY 1980											
N.S.W.	4,191,399	11,944	593,674	467,912	4,203,343	6,310	24,957	27,055	24,317	82,639	
VIC.	534,047	1,469,998	384,958	295,516	2,004,045	-	12,370	6,836	910	20,116	
QLD	979,963	227,492	182,244	192,379	1,307,461	-	7,288	1,439	955	9,682	
S.A.	500,961	13,591	87,636	83,761	514,552	13,366	2,195	450	-	16,011	
W.A.	938,107	644,447	268,261	244,413	1,542,554	18,373	8,178	917	201,610	229,998	
TAS.	166,664	40,322	37,820	33,253	206,986	-	1,932	321	-	2,252	
A.C.T. AND N.T.	137,886	77,568	37,749	32,665	215,454	12,333	6,585	1,817	15,550	36,285	

S/T 1980