

AUSTRALIAN BUREAU OF STATISTICS Canberra

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HOUSING FINANCE FOR OWNER OCCUPATION PERMANENT BUILDING SOCIETIES, AUSTRALIA

OCTOBER 1978

INQUIRIES

If you want to know more about these statistics ring Mr Paul Murphy on Canberra 527117 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

- Permanent building societies approved loans totalling \$173.7 million to individuals for the construction and purchase of dwellings in October 1978. This was \$13.0 million up on loans approved in September and \$39.7 million up on the October 1977 figure.
- Seasonally adjusted, loans approved for October 1978 totalled \$163.4 million, \$14.7 million above the September 1978 total.
- Loans approved for the construction of dwellings, the purchase of newly erected dwellings and the purchase of established dwellings all rose in October compared with September 1978.
- During October share capital rose by \$144.7 million to \$5,977.9 million, an increase of \$1,064.0 million in the twelve months since October 1977.
- Unsecured borrowings of societies totalled \$1,804.9 million at the end of October, up \$53.5 million on September 1978 and \$340.7 million on October 1977.

EXPLANATORY NOTES

Introduction

This bulletin 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 1978 issue of this bulletin and of the monthly bulletin *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* (1308.0). The seasonally adjusted series in this bulletin have been revised following a re-analysis of the original data.

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 bulletin incorporates revisions made to previous statistics in this series. For this and other reasons details published in this bulletin 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

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).

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

All 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 less than half the final digit shown
- Dwgs number of dwelling units
- n.a. not available.

R. J. CAMERON
Australian Statistician

TABLE 1 - SUMMARY OF LOAN APPROVALS - AUSTRALIA

	LOANS APPROVED TO INDIVIDUALS FOR										
	CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		ALTERATIONS AND ADDITIONS TO DWELLINGS	LOANS APPROVED FOR OTHER PURPOSES	TOTAL
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	\$000	\$000	\$000
1977											
SEPTEMBER	843	23,190	1,014	28,139	4,708	114,760	6,565	166,089	3,621	5,945	175,655
OCTOBER	709	19,449	882	23,999	3,613	90,556	5,294	134,004	2,997	8,338	145,339
NOVEMBER	696	19,043	977	26,259	3,000	48,538	5,474	143,840	2,795	6,031	152,666
DECEMBER	660	17,939	769	21,804	3,427	87,226	4,856	126,969	2,461	4,134	133,624
1978											
JANUARY	664	17,998	686	18,918	3,228	82,494	4,578	119,370	2,466	2,782	124,018
FEBRUARY	648	17,324	787	20,936	3,670	93,788	5,195	133,648	2,632	3,314	139,994
MARCH	647	17,764	730	18,811	3,558	92,977	4,930	131,572	2,527	3,210	137,313
APRIL	694	19,275	716	20,237	3,435	87,085	4,865	126,997	2,258	5,613	134,468
MAY	781	21,285	905	24,634	3,914	101,224	5,680	147,143	2,624	6,078	155,845
JUNE	770	21,717	658	23,517	3,590	92,075	5,218	137,309	2,903	5,973	146,185
JULY	841	23,382	883	24,552	3,789	97,986	5,513	149,920	3,834	6,225	155,179
AUGUST	891	25,106	975	28,146	4,335	113,150	6,201	166,402	3,602	8,079	178,883
SEPTEMBER	795	22,492	928	27,594	4,240	110,312	5,963	160,708	3,604	4,317	166,629
OCTOBER	830	23,827	985	29,669	4,553	120,207	6,368	173,703	3,668	6,423	183,794

TABLE 2 - SUMMARY OF MONTHLY OPERATIONS - AUSTRALIA

	\$000										
	LOANS ADVANCED DURING MONTH	LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH	LOAN PAYMENTS BY BORROWERS DURING MONTH		AMOUNT OWING BY BORROWERS AT END OF MONTH	SHARE CAPITAL		UNSECURED BORROWINGS		SECURED BORROWINGS	
			PRINCIPAL	TOTAL		PAID UP AT END OF MONTH	CHANGE OVER PREVIOUS MONTH	OWING AT END OF MONTH	CHANGE OVER PREVIOUS MONTH	OWING AT END OF MONTH	CHANGE OVER PREVIOUS MONTH
1977											
SEPTEMBER	166,391	339,363	55,959	107,949	5,357,315	4,961,150	+42,311	1,437,439	+30,437	248,857	+36,420
OCTOBER	150,385	325,772	51,714	105,755	5,448,700	4,913,981	-74,169	1,464,134	+26,695	267,510	+18,653
NOVEMBER	153,502	315,651	55,655	109,233	5,546,547	5,017,877	+103,896	1,484,616	+20,482	276,939	+9,429
DECEMBER	161,737	278,661	68,419	124,380	5,639,154	5,121,709	+103,832	1,532,263	+47,647	248,237	-28,702
1978											
JANUARY	96,929	300,127	43,600	99,497	5,695,428	5,217,341	+95,632	1,565,408	+33,145	247,451	-786
FEBRUARY	129,957	303,097	49,960	105,084	5,775,486	5,274,622	+57,201	1,592,872	+26,664	250,259	+2,868
MARCH	134,877	296,386	60,537	115,598	5,845,324	5,270,306	-4,316	1,579,230	-12,842	272,659	+22,680
APRIL	138,490	295,604	56,283	112,253	5,916,728	5,288,102	+17,796	1,577,524	-1,706	278,772	+5,913
MAY	153,921	291,205	72,485	136,274	5,997,256	5,396,199	+108,097	1,583,835	+6,311	296,995	+18,223
JUNE	142,619	283,530	66,934	125,659	6,075,941	5,469,395	+73,196	1,622,834	+38,999	313,859	+16,864
APRIL	138,490	295,604	56,283	112,253	5,916,728	5,288,102	+17,796	1,577,524	-1,706	278,772	+5,913
MAY	153,921	291,205	72,485	136,274	5,997,256	5,396,199	+108,097	1,583,835	+6,311	296,995	+18,223
JUNE	142,619	283,530	66,934	125,659	6,075,941	5,469,395	+73,196	1,622,834	+38,999	313,859	+16,864
JULY	137,707	298,991	62,507	122,572	6,150,491	5,593,988	+124,593	1,652,437	+29,683	309,767	+4,892
AUGUST	155,509	315,815	66,177	126,689	6,239,968	5,708,423	+114,435	1,704,676	+52,239	306,343	+3,424
SEPTEMBER	152,203	325,597	66,977	126,538	6,326,578	5,833,249	+124,826	1,751,410	+46,734	381,228	-5,115
OCTOBER	162,212	339,231	66,200	128,551	6,442,353	5,977,932	+144,683	1,804,878	+53,458	296,586	-4,662

TABLE 3 - LOANS APPROVED TO INDIVIDUALS - STATES

	OCTOBER 1978								
	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
HOUSES									
N.S.W.	240	6,916	283	7,909	1,272	35,649	1,795	50,474	
VIC.	99	2,829	238	8,174	892	25,950	1,229	36,953	
QLD	138	3,808	181	4,955	691	16,116	1,010	24,879	
S.A.	31	1,034	44	1,318	320	8,367	395	10,719	
W.A.	280	8,092	55	1,550	605	15,082	940	24,724	
TAS.	33	913	15	405	119	2,768	167	4,086	(NA)
A.C.T. AND N.T.	8	185	44	1,439	83	2,141	135	3,765	
TOTAL -									
OCTOBER 1978	829	23,777	860	25,750	3,982	106,073	5,671	155,680	
SEPTEMBER 1978	789	22,184	788	23,632	3,706	97,262	5,283	143,078	
AUGUST 1978	865	24,983	846	24,179	3,818	100,240	5,549	149,402	
OTHER DWELLINGS									
N.S.W.	-	-	49	1,496	401	10,121	450	11,617	
VIC.	-	-	22	679	48	1,194	70	1,873	
QLD	-	-	26	962	32	950	58	1,912	
S.A.	-	-	3	69	50	974	53	1,043	
W.A.	1	50	24	688	38	804	63	1,542	
TAS.	-	-	-	-	-	-	-	-	(NA)
A.C.T. AND N.T.	-	-	1	25	2	91	3	116	
TOTAL -									
OCTOBER 1978	1	50	125	3,919	571	14,134	697	18,103	
SEPTEMBER 1978	6	308	140	4,272	534	13,050	680	17,630	
AUGUST 1978	6	123	129	3,967	517	12,910	652	17,080	
TOTAL									
N.S.W.	240	6,916	332	9,405	1,673	45,770	2,245	62,091	1,473
VIC.	99	2,829	260	8,853	940	27,144	1,299	38,826	395
QLD	138	3,808	207	5,917	723	17,066	1,068	26,791	177
S.A.	31	1,034	47	1,387	370	9,341	448	11,762	598
W.A.	281	8,142	79	2,238	643	15,886	1,003	26,266	702
TAS.	33	913	15	405	119	2,768	167	4,086	176
A.C.T. AND N.T.	8	185	45	1,464	85	2,232	138	3,881	147
TOTAL -									
OCTOBER 1978	830	23,827	985	29,669	4,553	120,207	6,368	173,703	3,668
SEPTEMBER 1978	795	22,492	928	27,904	4,240	110,312	5,963	160,708	3,694
AUGUST 1978	891	25,106	975	28,146	4,335	113,150	6,201	166,402	3,602

TABLE 4 - SUMMARY OF MONTHLY OPERATIONS - STATES

	OCTOBER 1978													
	CANCELLATIONS DURING MONTH OF LOANS PREVIOUSLY APPROVED				LOANS ADVANCED DURING MONTH				LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH				AMOUNT OWING BY BORROWERS AT END OF MONTH	
	LOANS APPROVED FOR OTHER PURPOSES		TO INDIVIDUALS FOR		FOR ALL OTHER PURPOSES		FOR ALL OTHER PURPOSES		FOR ALL OTHER PURPOSES		LOAN PAYMENTS BY BORROWERS DURING MONTH			
	Dwellings		Alter- ations and Addi- tions								Principal	Interest		Total
\$000	DWGS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000		
N.S.H.	472	120	3,341	3	93	57,992	721	153,547	2,261	25,894	23,573	49,467	2,571,151	
VIC.	861	45	1,476	-	60	33,357	938	65,909	2,911	13,014	12,875	25,889	1,230,340	
QLD	671	33	823	-	39	22,345	872	28,936	965	9,787	8,026	17,813	632,605	
S.A.	152	15	491	4	-	9,413	1,100	13,742	1,527	3,952	2,690	6,242	301,978	
W.A.	3,600	37	943	-	-	28,166	1,368	90,360	9,229	11,636	12,200	23,836	1,198,617	
TAS.	467	8	227	-	-	2,749	159	9,697	924	909	1,393	2,302	122,414	
A.C.T. AND N.T.	-	12	478	-	-	3,432	-	7,873	120	1,406	1,594	3,000	167,248	
TOTAL -														
OCTOBER 1978	6,423	270	7,689	7	192	157,454	4,758	325,264	13,937	66,206	62,351	128,551	6,424,353	
SEPTEMBER 1978	4,317	297	5,748	30	151	149,695	6,568	313,043	12,464	66,977	59,561	126,538	6,326,578	
AUGUST 1978	8,079	237	6,323	27	225	149,755	5,754	300,209	14,806	66,177	60,512	126,689	6,239,968	

TABLE 5 - TRANSACTIONS IN SHARE CAPITAL AND BORROWINGS - STATES

	OCTOBER 1978										
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	SHARE CAPITAL			UNSECURED				SECURED (OWING AT END OF MONTH)			
	RECEIVED	WITHDRAWN	PAID UP AT END OF MONTH	RECEIVED	WITHDRAWN	OWING AT END OF MONTH	GOVERNMENT	BANKS	INSURANCE COMPANIES	ALL OTHER LENDERS	TOTAL
N.S.H.	285,790	230,311	3,255,449	520	559	11,425	946	12,902	31,852	11,634	57,334
VIC.	52,590	38,265	411,915	165,088	130,314	1,120,210	-	3,486	7,316	1,799	12,599
QLD	119,851	102,314	913,088	5,430	2,062	52,114	-	13,790	2,262	1,333	17,385
S.A.	49,000	39,334	369,291	2,160	1,335	9,524	15,359	559	550	100	16,508
W.A.	119,376	86,685	792,732	87,775	63,965	523,999	27,631	10,615	1,085	118,510	157,841
TAS.	15,700	14,227	118,780	7,996	7,460	39,460	-	1,290	330	-	1,620
A.C.T. AND N.T.	19,983	18,289	120,677	3,552	3,380	48,146	15,058	7,220	1,955	9,006	33,239
TOTAL -											
OCTOBER 1978	662,298	529,225	5,977,932	272,521	209,075	1,804,878	58,994	49,860	45,350	142,382	296,586
SEPTEMBER 1978	637,868	513,042	5,833,249	231,358	184,623	1,751,410	58,519	52,109	47,603	142,997	301,228
AUGUST 1978	665,115	548,463	5,708,423	246,119	195,988	1,704,676	59,130	63,936	47,415	139,862	306,343

TABLE 6 - LOANS APPROVED TO INDIVIDUALS FOR THE 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	
	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000	DMGS	\$000
1977												
SEPTEMBER	1,657	51,329	4,738	114,760	6,565	166,089	1,647	45,440	4,132	103,178	5,779	148,618
OCTOBER	1,591	43,448	3,613	90,556	5,204	134,004	1,511	41,474	3,537	87,502	5,048	128,976
NOVEMBER	1,673	45,302	3,800	98,538	5,473	143,840	1,459	39,405	3,443	88,118	4,902	127,523
DECEMBER	1,429	39,743	3,427	87,226	4,856	126,969	1,584	43,075	3,825	95,813	5,409	138,888
1978												
JANUARY	1,350	36,916	3,228	82,454	4,578	119,370	1,648	44,348	3,818	95,508	5,466	139,856
FEBRUARY	1,435	39,860	3,670	93,788	5,105	133,648	1,608	44,175	3,737	93,568	5,345	137,743
MARCH	1,377	38,995	3,553	92,977	4,930	131,572	1,307	36,660	3,227	87,182	4,534	123,842
APRIL	1,410	39,512	3,435	87,085	4,845	126,597	1,720	48,116	3,928	98,672	5,648	146,788
MAY	1,686	45,919	3,914	101,224	5,600	147,143	1,628	44,827	3,708	94,385	5,336	139,212
JUNE	1,628	45,234	3,590	92,075	5,218	137,309	1,713	46,615	3,904	101,228	5,617	149,843
JULY	1,724	47,934	3,789	97,986	5,513	145,920	1,696	47,811	3,887	102,794	5,583	150,605
AUGUST	1,866	53,252	4,335	113,150	6,201	166,402	1,599	45,689	3,952	104,931	5,551	150,620
SEPTEMBER	1,723	50,396	4,246	110,312	5,963	160,708	1,532	44,739	3,915	103,999	5,447	148,736
OCTOBER	1,815	53,496	4,553	120,207	6,368	173,703	1,695	50,261	4,336	113,138	6,031	163,399

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

NOTE - SEASONALLY ADJUSTED SERIES REVISED FOLLOWING RE-ANALYSIS OF ORIGINAL DATA.