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AUSTRALIAN BUREAU OF STATISTICS
CANBERRA

FOR RELEASE : 4 P.M. 8 MARCH 1976

Reference No. 5.58

HOUSING FINANCE FOR OWNER OCCUPATION
PERMANENT BUILDING SOCIETIES
JANUARY 1976



SUMMARY OF MOVEMENTS - AUSTRALIA

	December 1975 (\$'000)	January 1976 (\$'000)	Change over December 1975 (\$'000) (%)	
Loans approved to individuals for -				
Construction of dwellings	22,141	18,583	-3,558	-16.1
Purchase of newly erected dwellings	21,883	20,509	-1,374	-6.3
Purchase of established dwellings	107,441	93,504	-13,937	-13.0
Total	151,465	132,596	-18,869	-12.5
Loans advanced	176,773	117,710	-59,063	-33.4
Amount owing by borrowers	3,661,840	3,739,868	+78,028	+2.1
Share capital	3,770,428	3,826,256	+55,828	+1.5
Unsecured borrowings	930,946	971,316	+40,370	+4.3

EXPLANATORY NOTES

This bulletin presents statistics of secured 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 October, November and December 1975 issues of this bulletin and the monthly bulletin *Housing Finance for Owner Occupation* (Reference No. 5.56).

3. The statistics on housing finance in this bulletin are directly comparable with those published in the monthly bulletins *Housing Finance for Owner Occupation - Savings and Trading Banks* (Reference No. 5.57) and *Housing Finance for Owner Occupation* (Reference No. 5.56).

4. This bulletin incorporates revisions made to previous statistics in this series.

Symbols and other usages

- ... nil, or less than half the final digit shown
n.a. not available for publication

NOTE. Unless otherwise indicated, any discrepancies between totals and sums of components are due to rounding.

TABLE 1. - LOANS APPROVED TO INDIVIDUALS - JANUARY 1976

CONSTRUCTION OF DWELLINGS - JANUARY 1976									
	Construction of dwellings		Purchase of newly erected dwellings		Purchase of established dwellings		Total		Alterations and additions to dwellings
	Number of dwelling units	\$'000	Number of dwelling units	\$'000	Number of dwelling units	\$'000	Number of dwelling units	\$'000	
HOUSES									
N.S.W.	124	2,979	180	4,184	1,145	27,249	1,449	34,412	(a)
Vic.	136	3,790	148	3,728	842	19,894	1,126	27,412	
Qld	109	2,409	146	3,103	630	12,249	885	17,761	
S.A.	25	520	47	1,049	211	4,630	283	6,199	
W.A.	323	7,476	65	1,438	648	13,667	1,036	22,581	
Tas.	24	494	2	34	129	2,399	155	2,927	
N.T. } A.C.T. }	23	607	26	846	45	1,272	94	2,725	
Total -									
January 1976	764	18,275	614	14,382	3,650	81,360	5,028	114,017	
December 1975	936	21,511	666	16,275	4,251	92,412	5,833	130,198	
November 1975	1,226	27,624	777	17,393	4,718	100,780	6,721	145,797	
OTHER DWELLINGS									
N.S.W.	(c)	(b)	(c)161	(c)3,710	383	8,054	544	11,764	(a)
Vic.	..	..	49	1,086	66	1,462	115	2,548	
Qld	8	233	8	166	29	716	45	1,115	
S.A.	..	..	14	296	14	232	28	528	
W.A.	(b)	(b)	(c)36	(c)822	83	1,573	119	2,395	
Tas.	..	..	..	..	..	..	..	..	
N.T. } A.C.T. }	..	..	6	122	6	107	12	229	
Total -									
January 1976	(d)11	(d)308	(d)271	(d)6,127	581	12,144	863	18,579	
December 1975	44	630	257	5,608	681	15,029	982	21,267	
November 1975	36	864	283	6,363	772	15,148	1,091	22,376	
TOTAL									
N.S.W.	(b)	(b)	(c)155	(c)10,873	1,528	35,303	1,993	46,176	533
Vic.	136	3,790	197	4,814	906	21,356	1,241	29,960	181
Qld	117	2,642	154	3,269	659	12,965	930	18,876	280
S.A.	25	520	61	1,345	225	4,862	311	6,727	379
W.A.	(b)	(b)	(c)424	(c)9,736	731	15,240	1,155	24,976	673
Tas.	24	494	2	34	129	2,399	155	2,927	86
N.T. } A.C.T. }	23	607	32	968	51	1,379	106	2,954	74
Total -									
January 1976	(d)775	(d)18,583	(d)885	(d)20,509	4,231	93,504	5,891	132,596	2,206
December 1975	980	22,141	923	21,883	4,932	107,441	6,835	151,465	2,827
November 1975	1,262	28,488	1,060	23,756	5,490	115,929	7,812	168,173	3,113

(a) Details not collected. (b) Confidential, included in "purchase of newly erected dwellings". (c) Includes "construction of dwellings".
 (d) Discrepancy between total and sum of components is due to treatment of confidential figures. See footnotes (b) and (c).

TABLE 2. - SUMMARY OF MONTHLY OPERATIONS - JANUARY 1976

	Loans approved during month for purposes other than to individuals for dwellings \$'000	Cancellations during month of loans previously approved				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 \$'000
		To individuals											
		For dwellings											
		Number of dwellings units			To individuals for dwellings \$'000	For all other purposes \$'000	To individuals for dwellings \$'000	For all other purposes \$'000	Principal \$'000	Interest \$'000	Total \$'000		
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
N.S.W.	488	139	2,238	30	n.a.	32,753	3,254	140,347	4,576	12,672	25,394	1,501,813	
Vic.	676	25	419	..	..	20,489	267	59,686	2,669	5,005	9,906	631,768	
Qld	322	40	657	..	n.a.	21,617	334	38,639	1,221	8,414	13,241	658,364	
S.A.	120	17	326	21	..	4,704	24	7,851	255	2,403	516	134,052	
W.A.	4,191	58	1,144	..	..	25,788	2,998	68,947	9,473	9,788	15,991	633,455	
Tas.	48	18	333	..	..	2,628	44	6,308	273	808	476	77,540	
N.T.	79	12	248	..	..	2,810	..	8,677	472	596	829	1,425	102,876
A.C.T.													
Total -													
January 1976	5,924	309	6,369	51	58	110,789	6,921	330,455	18,939	39,687	30,473	70,160	3,739,868
December 1975	11,756	384	8,453	n.a.	184	162,689	14,084	312,862	19,994	54,682	34,870	89,552	3,661,850
November 1975	6,785	419	8,285	171	549	145,171	5,870	332,170	21,433	40,911	31,820	72,731	3,539,438

TABLE 3. - TRANSACTIONS IN SHARE CAPITAL AND BORROWINGS - JANUARY 1976 (\$'000)

	Share Capital			Borrowings						
	Received	Withdrawn	Paid up at end of month	Unsecured			Secured (Owing at end of month)			
				Received	Withdrawn	Owing at end of month	Government	Banks	Insurance Companies	All other lenders
N.S.W.	133,015	99,363	1,943,895	1,634	1,011	11,401	n.a.	n.a.	29,116	9,112
Vic.	23,010	14,566	223,766	83,806	58,827	643,585	..	5,416	6,666	273
Qld	84,764	86,843	833,958	152	440	4,866	..	2,023	3,443	n.a.
S.A.	19,240	17,340	165,397	696	578	6,919	16,499	390	n.a.	n.a.
W.A.	50,890	41,557	495,730	33,919	19,851	262,974	20,295	1,995	1,336	23,811
Tas.	8,584	5,678	68,005	6,995	5,976	40,250	n.a.	n.a.	n.a.	n.a.
N.T.	10,963	9,291	95,505	..	149	1,321	20,604	3,477	2,411	6,230
A.C.T.										
Total -										
January 1976	330,466	274,638	3,826,256	127,202	86,832	971,316	57,495	17,433	43,182	39,631
December 1975	402,256	328,137	3,770,428	141,347	112,082	930,946	57,432	18,459	43,471	38,807
November 1975	347,170	264,505	3,696,309	113,978	91,651	901,686	57,412	21,673	42,616	37,422

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr K. Drake-Brockman on 52 7117 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.