



HOUSING FINANCE FOR OWNER OCCUPATION PERMANENT BUILDING SOCIETIES, AUSTRALIA FEBRUARY 1981

INQUIRIES

If you want to know more about these statistics ring Mr Paul Day on Canberra (062) 52 7117 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 \$177.3 million to individuals for the construction and purchase of dwellings in February 1981. This was \$15.3 million less than the January 1981 figure, and \$44.0 million less than the February 1980 figure.

Seasonally adjusted, loans approved in February 1981 totalled \$172.6 million, \$42.7 million less than the January 1981 figure, and \$4.0 million less than the February 1980 figure.

Loans approved for the construction of dwellings in February 1981 totalled \$21.5 million, \$2.7 million less than the January 1981 figure, and \$4.0 million less than the February 1980 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 1980 issue of this publication and of the monthly *Housing Finance for Owner Occupation, Australia* (\$609.0).

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 (\$609.0)—issued monthly

Housing Finance for Owner Occupation, Savings and Trading Banks, Australia (\$608.0)—issued monthly

7. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (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

CONSTRUCTION OF DWELLINGS AND PURCHASE OF NEWLY ERECTED DWELLINGS										
CONSTRUCTION OF DWELLINGS		PURCHASE OF NEWLY ERECTED DWELLINGS		TOTAL		PURCHASE OF ESTABLISHED DWELLINGS		TOTAL		
DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	
ORIGINAL										
MONTHS -										
1980										
JANUARY	745	24,325	654	27,147	1,599	50,532	4,358	120,355	5,957	176,467
FEBRUARY	621	25,420	957	31,585	1,778	57,081	5,540	104,247	7,316	201,328
MARCH	553	27,361	1,022	33,170	1,875	60,531	5,732	174,610	7,607	235,341
APRIL	369	31,822	839	28,116	1,820	59,966	4,579	196,096	6,887	218,656
MAY	992	32,207	947	31,839	1,939	64,116	5,733	175,294	7,665	239,480
JUNE	370	32,231	769	25,984	1,759	56,215	4,829	146,621	5,588	205,836
JULY	1,084	35,420	1,066	34,641	2,150	70,131	5,667	177,694	7,817	247,825
AUGUST	1,034	33,332	907	29,473	1,321	62,005	5,084	164,035	7,005	227,480
SEPTEMBER	1,049	34,290	970	32,208	2,027	66,498	5,715	180,946	7,746	247,444
OCTOBER	1,047	35,110	964	34,238	2,031	69,346	5,044	180,095	7,875	257,443
NOVEMBER	897	36,037	902	32,466	1,799	62,563	5,643	181,720	7,446	244,283
DECEMBER	826	27,456	812	26,253	1,640	55,799	5,166	169,113	6,888	224,622
1981										
JANUARY	716	24,194	605	23,294	1,355	47,486	4,442	145,121	5,637	192,605
FEBRUARY	636	21,512	624	20,079	1,262	42,391	4,103	134,925	5,365	177,316
SEASONALLY ADJUSTED										
MONTHS -										
1980										
JANUARY					1,016	56,761	4,829	140,629	6,645	197,390
FEBRUARY					1,772	56,301	5,041	146,574	6,813	204,875
MARCH					1,090	61,390	5,433	160,772	7,386	225,162
APRIL					2,124	69,766	5,492	166,038	7,616	235,824
MAY					1,963	65,649	5,673	173,113	7,636	238,756
JUNE					1,080	62,354	5,593	172,627	7,441	235,581
JULY					2,363	67,408	5,596	177,692	7,659	245,152
AUGUST					1,794	58,120	5,240	170,312	7,034	228,440
SEPTEMBER					1,063	60,432	5,363	172,636	7,166	233,128
OCTOBER					1,045	61,417	5,050	162,762	6,855	225,179
NOVEMBER					1,097	58,871	5,580	177,476	7,277	236,349
DECEMBER					1,725	57,033	5,337	174,074	7,062	231,913
1981										
JANUARY					1,573	53,161	5,018	162,106	6,597	215,349
FEBRUARY					1,347	44,759	3,910	127,661	5,257	172,619

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						
HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		TOTAL		
DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	
AUSTRALIA														
YEARS -														
1977-78	8,841	241,644	63	2,712	8,746	241,966	1,050	46,463	39,595	1,017,807	8,446	150,091	65,343	1,699,963
1978-79	10,050	291,960	57	1,662	9,737	292,276	1,432	44,974	47,908	1,297,181	6,599	168,681	75,783	2,096,334
1979-80	10,725	336,349	69	2,473	9,374	293,518	1,399	45,991	50,105	1,461,800	7,641	221,832	79,393	2,365,953
MONTHS -														
1980														
JANUARY	739	23,113	6	272	736	23,186	118	3,961	3,780	111,620	578	16,715	5,957	176,667
FEBRUARY	811	25,042	10	454	822	26,917	135	4,668	4,725	140,100	915	24,147	7,318	221,328
MARCH	349	27,172	4	189	801	26,105	141	5,065	4,862	148,835	970	25,975	7,607	235,341
APRIL	976	31,516	11	326	710	22,898	129	5,220	4,276	129,264	703	20,834	6,807	210,058
MAY	386	32,140	6	127	622	27,241	125	4,688	4,966	151,425	764	23,669	7,669	239,400
JUNE	761	31,923	9	308	681	27,132	160	3,652	4,166	126,560	643	24,261	6,588	205,836
JULY	1,078	35,159	6	331	922	29,372	144	5,269	4,923	153,685	744	24,009	7,617	247,825
AUGUST	1,029	33,167	5	165	756	25,064	131	4,409	4,406	139,883	678	25,712	7,885	227,400
SEPTEMBER	1,345	34,110	4	160	831	26,846	147	5,362	4,897	159,489	820	26,461	7,746	247,444
OCTOBER	1,044	34,987	3	123	838	28,252	146	5,936	5,036	160,722	886	27,373	7,875	257,443
NOVEMBER	892	29,929	5	168	799	26,318	143	6,140	4,914	159,401	735	23,319	7,448	244,263
DECEMBER	826	27,390	2	76	679	23,028	133	5,225	4,447	143,883	721	25,230	6,888	224,822
1981														
JANUARY	710	24,194	"	"	543	17,966	142	5,326	3,832	120,071	611	19,046	5,837	192,609
FEBRUARY	633	21,331	5	101	507	16,704	117	4,175	3,456	113,619	547	21,306	5,365	177,316
STATES - JANUARY 1981														
N.S.W.	326	11,486	"	"	264	8,844	66	2,713	1,199	44,166	274	9,823	2,129	77,032
VIC.	83	2,978	"	"	97	3,236	4	147	621	25,899	80	2,096	1,945	35,158
QLD	95	3,175	"	"	33	3,280	22	904	606	17,263	25	679	443	25,509
S.A.	28	619	"	"	13	445	4	104	229	9,562	65	1,719	489	12,649
W.A.	164	5,353	"	"	24	723	34	1,036	727	23,016	157	4,211	1,166	34,359
TAS.	7	198	"	"	3	74	"	"	73	1,751	1	26	64	2,059
A.C.T. AND N.T.	7	105	"	"	49	1,356	12	364	105	3,686	8	293	181	5,884
STATES - FEBRUARY 1981														
N.S.W.	269	3,256	"	"	107	5,968	40	1,592	1,034	37,742	288	11,130	1,688	65,626
VIC.	71	2,620	"	"	99	3,652	9	453	867	28,414	182	3,237	1,148	38,176
QLD	121	3,849	"	"	116	4,563	11	418	959	16,301	25	841	682	25,972
S.A.	15	647	2	91	10	374	2	70	294	3,685	74	1,530	357	12,321
W.A.	142	4,489	3	90	24	780	34	1,106	925	18,543	142	4,125	876	27,125
TAS.	12	398	"	"	6	168	1	20	64	1,901	2	36	165	2,517
A.C.T. AND N.T.	3	88	"	"	45	1,259	10	730	93	3,109	14	397	175	9,575

TABLE 3 - LOAN OPERATIONS

	LOANS APPROVED DURING PERIOD					CANCELLATIONS DURING PERIOD OF LOANS PREVIOUSLY APPROVED				
	TO INDIVIDUALS FOR				TOTAL	TO INDIVIDUALS FOR				TOTAL
	DWELLINGS	ALTERATIONS AND ADDITIONS TO DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL		DWELLINGS	ALTERATIONS AND ADDITIONS TO DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL	
	DWGS	\$000	\$000	\$000	\$000	DWGS	\$000	\$000	\$000	\$000
AUSTRALIA										
YEARS -										
1977-78	65,343	1,639,963	33,297	63,108	1,691,368	3,611	89,630	721	3,629	93,980
1978-79	75,783	2,096,334	43,641	91,706	2,231,761	3,263	83,562	732	4,149	94,443
1979-80	79,393	2,365,353	49,757	130,027	2,545,737	3,320	97,132	758	7,153	105,038
MONTHS -										
1980										
JANUARY	5,957	170,867	3,270	8,317	180,454	249	6,698	6	138	6,834
FEBRUARY	7,318	221,328	4,356	9,396	235,080	275	7,794	70	1,975	9,339
MARCH	7,607	235,341	4,625	12,525	252,491	291	8,350	74	557	8,981
APRIL	6,807	210,058	4,385	13,083	229,320	308	9,232	21	272	9,525
MAY	7,665	233,400	4,726	13,424	257,550	385	11,621	22	1,868	13,511
JUNE	6,588	205,036	4,253	12,003	221,292	292	7,602	93	383	8,078
JULY	7,817	247,025	4,610	13,765	268,200	365	11,390	25	814	12,229
AUGUST	7,085	227,448	4,746	12,721	244,067	313	10,313	50	936	11,299
SEPTEMBER	7,746	247,144	4,333	13,116	264,893	310	9,820	38	968	10,834
OCTOBER	7,875	257,443	5,295	16,155	278,893	384	10,052	50	2,459	12,161
NOVEMBER	7,448	244,283	3,706	14,003	265,072	322	10,239	78	4,164	14,481
DECEMBER	6,808	224,822	4,088	16,481	245,391	241	8,130	6	996	9,132
1981										
JANUARY	5,837	192,609	4,026	15,866	212,501	275	9,279	69	2,818	12,166
FEBRUARY	5,365	177,310	3,732	13,182	194,230	312	10,491	70	1,903	12,144
STATES - JANUARY 1981										
N.S.W.	2,129	77,432	1,812	4,873	82,717	127	4,550	62	176	4,788
VIC.	1,085	39,158	296	1,627	37,081	56	1,956	-	8	1,964
QLD	843	25,589	342	2,044	27,939	31	915	-	-	3,375
S.A.	409	12,049	211	746	13,006	23	723	-	2,468	723
N.T.	1,106	34,398	1,107	7,236	42,741	22	802	7	174	963
TAS.	84	2,059	107	145	2,311	3	56	-	-	56
A.C.T. AND N.T.	181	2,884	151	195	3,130	8	277	-	-	277
STATES - FEBRUARY 1981										
N.S.W.	1,818	65,626	1,824	4,189	71,639	115	4,082	40	408	4,530
VIC.	1,148	38,178	375	2,555	33,436	86	2,844	-	777	3,621
QLD	852	25,372	346	2,194	28,522	39	1,139	12	142	1,293
S.A.	397	12,321	340	607	13,468	18	170	-	18	188
N.T.	870	27,129	944	5,072	32,345	42	1,379	18	638	2,035
TAS.	105	2,517	145	146	2,808	10	192	-	-	192
A.C.T. AND N.T.	175	3,575	158	119	3,852	18	285	-	-	285

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 OWING BY BORROWERS AT END OF PERIOD
	TO INDIVIDUALS FOR DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL	TO INDIVIDUALS FOR DWELLINGS	FOR ALL OTHER PURPOSES	TOTAL	LOAN PAYMENTS BY BORROWERS DURING PERIOD			
							PRINCIPAL	INTEREST	TOTAL	
\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
AUSTRALIA										
YEARS -										
1977-78	1,957,774	69,743	1,727,517	278,698	12,130	290,828	669,696	650,703	1,345,779	6,073,941
1978-79	2,317,198	72,797	2,009,995	307,275	26,959	334,225	307,530	763,490	1,651,020	7,288,399
1979-80	2,209,861	109,200	2,319,061	422,835	40,688	463,523	1,114,429	991,910	2,016,339	8,510,846
MONTHS -										
1980										
JANUARY	145,247	7,119	152,366	394,935	34,351	429,286	72,265	75,109	147,374	7,941,931
FEBRUARY	181,004	8,555	189,559	391,759	33,246	425,005	93,549	72,342	165,891	8,030,387
MARCH	200,298	9,420	209,718	423,803	35,794	459,597	90,943	78,101	177,124	8,195,173
APRIL	197,639	7,503	205,142	430,554	41,802	472,356	97,480	70,200	175,680	8,259,163
MAY	233,685	14,045	247,730	430,322	39,413	469,735	114,436	82,176	197,612	8,394,032
JUNE	209,103	10,345	219,448	422,835	40,688	463,523	133,980	83,844	187,624	8,510,846
JULY	229,659	9,884	239,543	434,290	43,755	478,045	114,035	84,860	198,895	8,642,380
AUGUST	315,772	8,938	324,710	440,301	40,602	480,903	103,153	86,008	189,361	8,764,604
SEPTEMBER	217,781	11,527	229,308	404,431	47,223	451,654	102,691	87,594	198,285	8,692,529
OCTOBER	246,691	15,967	262,658	470,376	45,352	515,728	123,142	85,971	213,113	8,835,525
NOVEMBER	326,091	11,440	337,531	462,166	47,710	509,876	97,781	90,281	188,062	9,179,033
DECEMBER	385,013	17,653	402,666	417,927	45,542	463,469	144,021	94,672	238,791	9,343,790
1981										
JANUARY	179,470	9,719	189,189	425,781	49,871	475,652	90,260	90,341	180,601	9,446,336
FEBRUARY	202,595	10,535	213,130	394,074	42,535	436,609	110,992	99,633	205,625	9,559,764
STATES - JANUARY 1981										
N.S.W.	58,406	1,376	59,782	240,765	11,293	252,058	25,853	30,659	62,512	3,650,010
VIC.	39,634	1,279	40,913	68,969	9,182	78,151	16,847	21,221	35,068	1,915,117
QLD	36,181	1,275	37,456	40,771	1,941	42,712	18,670	12,859	31,529	1,287,213
S.A.	12,192	528	12,720	17,943	1,195	19,138	9,185	4,693	11,198	493,768
W.A.	29,962	4,104	34,066	46,110	29,418	75,528	19,947	18,493	37,440	1,693,976
TAS.	1,511	77	1,588	4,299	148	4,447	1,474	1,709	3,183	172,945
A.C.T. AND N.T.	5,573	-	5,573	7,244	714	7,958	2,164	2,507	4,671	233,295
STATES - FEBRUARY 1981										
N.S.W.	83,624	4,446	88,070	221,069	10,508	231,577	36,927	37,731	73,758	3,701,513
VIC.	42,401	1,769	44,170	62,275	7,471	69,746	21,488	20,327	41,815	1,941,049
QLD	28,154	1,314	29,468	37,495	2,679	40,174	20,274	11,911	32,185	1,296,407
S.A.	11,050	501	11,551	17,570	1,103	18,673	6,876	4,661	11,537	498,641
W.A.	30,412	9,347	39,759	41,764	19,929	61,693	21,672	19,621	39,493	1,712,063
TAS.	2,455	33	2,488	4,364	201	4,565	1,720	1,623	3,343	173,773
A.C.T. AND N.T.	5,093	265	5,358	7,599	560	8,159	2,935	2,559	5,494	235,718

TABLE 4 - TRANSACTIONS IN SHARE CAPITAL AND BORROWINGS

\$000

PAID UP SHARE CAPITAL AND UNSECURED BORROWINGS

	SHARE CAPITAL PAID UP AT END OF PERIOD	UNSECURED BORROWINGS DURING 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 -										
1977-78	5,469,195	1,622,834	9,206,522	8,156,387	7,094,225	61,102	79,407	93,498	119,852	313,059
1978-79	4,198,740	2,351,429	11,923,342	10,587,404	8,434,169	51,890	59,211	45,973	211,236	368,110
1979-80	7,490,927	2,633,765	16,159,776	14,472,328	10,124,692	46,040	85,086	38,107	245,121	412,074
MONTHS -										
1980										
JANUARY	7,277,537	2,400,311	1,531,575	1,149,192	3,765,846	52,192	51,992	40,384	216,992	369,560
FEBRUARY	7,377,336	2,551,703	1,386,447	1,223,360	9,929,039	52,130	54,965	39,992	229,625	376,710
MARCH	7,354,855	2,555,898	1,368,835	1,387,121	3,210,753	50,792	96,559	40,011	233,295	420,607
APRIL	7,127,391	2,375,522	1,376,260	1,383,128	3,303,913	50,218	66,643	39,355	252,670	409,291
MAY	7,457,790	2,585,236	1,528,766	1,389,634	16,004,304	50,301	63,505	38,854	243,242	395,902
JUNE	7,490,927	2,633,765	1,558,761	1,477,103	10,124,692	46,040	80,086	38,107	245,121	412,074
JULY	7,993,321	2,639,332	1,776,922	1,606,175	12,292,653	46,032	79,130	41,169	240,253	408,614
AUGUST	7,683,184	2,749,839	1,533,414	1,392,744	10,432,823	47,743	96,228	40,368	240,268	384,607
SEPTEMBER	7,770,760	2,826,171	1,723,232	1,559,118	10,596,937	47,302	62,526	40,440	247,449	397,717
OCTOBER	7,318,782	2,924,411	1,872,118	1,825,062	10,843,193	47,065	66,144	41,035	235,168	415,462
NOVEMBER	8,146,416	2,959,899	1,692,890	1,335,062	11,140,151	46,817	64,062	37,121	286,339	434,339
DECEMBER	8,265,045	3,127,072	2,052,087	1,681,485	11,294,917	46,117	59,936	36,771	277,628	420,452
1981										
JANUARY	8,254,027	3,000,516	1,777,093	1,749,487	11,320,543	43,540	58,735	36,452	289,452	426,179
FEBRUARY	8,211,372	3,119,211	1,758,662	1,748,682	11,330,583	43,154	64,996	38,025	307,310	453,485
STATES - JANUARY 1981										
N.S.W.	4,503,811	10,683	650,266	631,287	4,614,494	1,453	24,361	25,609	29,462	80,925
VIC.	549,101	1,797,351	395,921	385,142	2,348,452	-	13,099	6,127	2,042	21,258
QLD	1,151,295	334,866	240,263	247,361	1,488,001	-	9,446	1,426	1,160	12,034
S.A.	586,022	37,725	106,613	102,794	623,747	12,159	3,073	450	4,295	19,977
W.A.	1,323,879	774,240	310,850	368,569	1,790,119	17,911	3,526	724	235,228	257,391
TAS.	192,816	37,545	32,321	33,357	220,361	-	1,420	310	-	1,730
A.C.T. AND N.T.	157,193	34,166	40,905	40,207	241,265	12,017	1,000	1,004	17,275	34,904
STATES - FEBRUARY 1981										
N.S.W.	4,592,570	10,323	613,010	624,611	4,982,893	1,252	32,401	26,933	32,337	93,503
VIC.	532,326	1,519,699	377,502	365,923	2,348,025	-	12,560	6,372	3,242	22,181
QLD	1,135,793	355,293	272,654	267,795	1,493,040	-	9,043	1,428	1,135	11,626
S.A.	583,440	41,688	97,873	96,394	625,766	12,066	3,316	450	4,045	19,877
W.A.	1,329,111	773,534	320,555	378,029	1,802,665	17,910	2,570	723	248,256	269,459
TAS.	184,091	36,234	32,203	34,335	215,315	-	1,066	310	-	1,376
A.C.T. AND N.T.	156,081	36,552	44,991	43,635	242,633	11,926	3,450	1,804	18,275	35,463