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CATALOGUE NO. 5610.0

NOON 7 MAY 1981

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

PHONE INQUIRIES *for more information about these statistics—contact Mr Paul Day on Canberra (062) 52 7117 or any of our State offices.*
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MAIN FEATURES

Permanent building societies approved loans totalling \$185.5 million to individuals for the construction and purchase of dwellings in March 1981. This was \$8.2 million more than the February 1981 figure, but \$49.9 million less than the March 1980 figure.

Seasonally adjusted, loans approved in March 1981 totalled \$173.6 million, \$1.0 million more than the February 1981 figure.

Loans approved for the construction of dwellings in March 1981 totalled \$25.0 million, \$3.5 million more than the February 1981 figure, but \$2.4 million less than the March 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* (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 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 -									
1960									
FEBRUARY	821	29,406	957	31,586	1,778	57,031	5,540	164,247	7,316 221,320
MARCH	893	27,361	1,022	33,170	1,915	60,531	5,732	174,810	7,637 239,341
APRIL	309	31,342	839	23,118	1,148	52,960	4,979	150,098	6,867 210,058
MAY	992	32,267	947	31,639	1,939	64,106	5,730	175,294	7,669 239,400
JUNE	970	32,231	789	25,984	1,759	59,215	4,829	140,821	6,568 205,336
JULY	1,084	35,490	1,066	34,641	2,150	70,131	5,667	177,694	7,617 247,625
AUGUST	1,034	33,332	887	29,473	1,921	62,805	5,084	164,595	7,005 227,400
SEPTEMBER	1,049	34,290	978	32,200	2,027	66,490	5,719	160,946	7,746 247,444
OCTOBER	1,047	35,110	984	34,238	2,031	69,348	5,844	188,095	7,875 257,443
NOVEMBER	897	30,097	902	30,460	1,799	60,563	5,643	181,720	7,446 244,263
DECEMBER	828	27,456	812	28,253	1,640	55,709	5,108	169,113	6,608 224,822
1961									
JANUARY	710	24,174	665	23,294	1,395	47,468	4,442	145,121	5,837 192,669
FEBRUARY	638	21,512	608	20,541	1,246	42,153	4,119	135,263	5,365 177,316
MARCH	734	25,000	569	21,094	1,323	46,094	4,210	139,373	5,533 185,467
SEASONALLY ADJUSTED									
MONTHS -									
1960									
FEBRUARY					1,772	50,001	5,041	142,574	5,813 204,875
MARCH					1,890	61,390	5,493	163,772	7,386 225,162
APRIL					2,124	69,766	5,492	166,036	7,616 235,824
MAY					1,963	65,645	5,673	173,113	7,636 238,758
JUNE					1,980	62,534	5,293	172,627	7,481 235,561
JULY					2,063	67,460	5,596	177,692	7,659 245,152
AUGUST					1,794	58,120	5,240	175,312	7,034 228,440
SEPTEMBER					1,903	60,432	5,363	172,690	7,166 233,128
OCTOBER					1,905	61,417	5,050	163,762	5,855 225,179
NOVEMBER					1,937	58,071	5,000	177,470	7,277 236,349
DECEMBER					1,729	57,039	5,337	174,074	7,062 231,913
1961									
JANUARY					1,573	53,161	5,018	162,108	6,597 215,349
FEBRUARY					1,333	44,431	3,925	128,161	5,255 172,562
MARCH					1,317	46,021	3,947	127,606	5,264 173,627

TABLE 2 = LOANS APPROVED TO INDIVIDUALS FOR DWELLINGS

	LOANS APPROVED TO INDIVIDUALS FOR											
	CONSTRUCTION OF DWELLINGS				PURCHASE OF NEWLY CREATED DWELLINGS				PURCHASE OF ESTABLISHED DWELLINGS			
	HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS		HOUSES		OTHER DWELLINGS	
	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000	DWGS	\$000
AUSTRALIA												
YEARS =												
1977-78	8,841	241,646	63	2,712	6,746	241,966	1,691	46,463	39,595	1,017,007	6,448	150,091
1976-79	10,750	291,560	57	1,662	9,737	292,276	1,432	44,974	47,366	1,237,181	6,599	168,661
1979-80	10,729	336,349	69	2,473	9,374	293,518	1,599	43,981	54,189	1,461,600	7,641	221,032
MONTHS =												
1980												
FEBRUARY	811	25,042	10	454	822	26,917	135	4,668	4,725	144,104	815	24,147
MARCH	849	27,172	4	164	861	26,185	141	5,065	4,062	149,835	870	25,975
APRIL	976	31,516	11	326	710	22,898	129	5,220	4,776	129,264	793	20,834
MAY	986	32,140	6	127	622	27,231	125	4,666	4,966	151,425	764	23,664
JUNE	961	31,923	9	308	661	22,132	106	3,852	4,186	126,960	643	20,261
JULY	1,076	35,159	6	331	922	29,372	144	5,269	4,923	153,665	744	24,009
AUGUST	1,029	33,167	5	165	756	25,064	131	4,405	4,466	138,663	676	25,712
SEPTEMBER	1,045	34,110	4	189	821	26,646	147	5,362	4,897	154,465	822	26,461
OCTOBER	1,044	34,987	3	123	836	28,252	146	5,986	5,038	160,722	866	27,373
NOVEMBER	892	29,929	5	168	759	26,316	143	6,146	4,914	138,401	735	23,314
DECEMBER	826	27,380	2	76	679	23,029	133	5,225	4,447	143,863	721	25,230
1981												
JANUARY	710	24,194	"	"	543	17,966	142	5,328	3,832	126,073	610	19,046
FEBRUARY	633	21,331	5	181	491	16,366	117	4,175	3,472	113,957	647	21,306
MARCH	729	24,439	5	162	461	16,974	106	4,120	3,564	118,832	646	20,541
STATES = FEBRUARY 1981												
N.S.W.	269	3,256	"	"	167	5,908	40	1,582	1,034	37,742	268	11,136
VIC.	71	2,620	"	"	99	3,652	9	293	867	28,414	102	3,237
QLD	121	3,449	"	"	120	4,226	11	276	976	16,639	74	641
S.A.	15	547	2	91	10	374	2	70	294	9,609	7	1,534
W.A.	142	4,499	3	90	24	780	34	1,182	525	16,543	142	4,125
TAS.	12	390	"	"	6	168	1	24	84	1,901	2	36
A.C.T. AND N.T.	3	69	"	"	45	1,254	20	730	93	3,109	14	397
STATES = MARCH 1981												
N.S.W.	300	10,411	"	"	186	6,713	35	1,461	1,012	37,986	265	9,423
VIC.	61	2,380	2	40	112	4,350	7	247	1,050	34,444	125	3,736
QLD	116	3,947	"	"	103	3,473	15	612	504	14,904	19	735
S.A.	24	675	"	"	12	645	5	171	296	10,306	103	2,856
W.A.	194	5,135	3	122	19	961	39	1,137	936	18,427	123	3,546
TAS.	16	422	"	"	3	168	1	35	84	1,523	1	86
A.C.T. AND N.T.	8	265	"	"	44	1,136	11	492	100	3,237	10	214

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	1,699,963	13,297	68,100	1,861,360	3,611	89,630	721	3,629	93,960
1978-79	75,763	2,096,334	13,841	91,706	2,231,801	3,263	69,562	732	4,149	94,443
1979-80	79,393	2,366,953	14,757	134,227	2,545,737	3,326	97,132	753	7,153	105,038
MONTHS -										
1980										
FEBRUARY	7,318	221,328	4,356	9,396	235,080	275	7,794	70	1,975	9,839
MARCH	7,667	275,341	4,625	12,525	292,491	291	8,350	74	557	8,981
APRIL	6,867	210,358	4,385	13,883	228,326	308	9,232	21	272	9,525
MAY	7,069	239,400	4,726	13,424	257,550	365	11,621	22	1,868	13,511
JUNE	6,586	209,036	4,253	12,083	221,292	292	7,602	93	363	8,078
JULY	7,617	247,825	4,610	13,765	266,200	365	11,390	25	814	12,229
AUGUST	7,005	227,400	4,746	12,721	244,867	313	10,313	50	970	11,299
SEPTEMBER	7,746	247,444	4,333	13,116	264,593	316	9,528	38	960	10,834
OCTOBER	7,675	257,443	5,295	16,155	278,893	304	10,052	50	2,059	12,161
NOVEMBER	7,448	244,263	3,786	16,003	266,372	322	10,239	78	4,164	14,481
DECEMBER	6,896	224,822	4,088	16,461	245,391	241	9,130	6	996	9,132
1981										
JANUARY	5,837	192,609	4,826	15,866	212,501	275	9,279	69	2,818	12,166
FEBRUARY	5,365	177,316	3,732	13,182	194,230	312	10,981	70	1,983	12,144
MARCH	5,533	185,467	3,495	13,532	202,494	275	9,014	67	1,681	10,162
STATES - FEBRUARY 1981										
N.S.W.	1,818	65,626	1,824	4,189	71,639	115	4,062	40	408	4,530
VIC.	1,140	36,176	375	855	39,406	86	2,844	-	777	3,621
QLD	852	25,972	346	2,134	28,512	39	1,133	12	142	1,293
S.A.	397	12,321	540	607	13,400	10	170	-	18	186
W.A.	870	27,129	344	5,072	32,545	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	5,575	158	119	5,852	10	285	-	-	285
STATES - MARCH 1981										
N.S.W.	1,600	65,994	1,621	3,120	70,735	135	4,861	49	206	5,116
VIC.	1,377	45,797	367	1,104	47,266	59	1,777	-	95	1,872
QLD	757	23,671	330	1,662	25,663	36	1,072	16	24	1,114
S.A.	440	14,858	471	635	16,164	3	80	-	500	580
W.A.	930	27,722	489	6,765	34,976	28	866	-	256	1,122
TAS.	86	2,079	89	46	2,214	10	209	-	-	209
A.C.T. AND N.T.	173	5,346	128	-	5,474	4	149	-	-	149

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 SHELLINGS	FOR ALL OTHER PURPOSES	TOTAL	TO INDIVIDUALS FOR SHELLINGS	FOR ALL OTHER PURPOSES	TOTAL	PRINCIPAL	INTEREST	TOTAL	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
AUSTRALIA										
YEARS -										
1977-78	1,657,774	69,743	1,727,517	278,688	12,190	290,878	689,696	666,083	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	7,286,399
1979-80	2,209,661	100,290	2,310,001	422,835	40,688	463,523	1,114,429	901,910	2,016,339	8,510,846
MONTHS -										
1980										
FEBRUARY	181,004	8,555	189,559	391,759	33,246	425,005	93,949	72,342	165,891	8,038,387
MARCH	200,298	9,420	209,718	423,003	35,744	458,797	98,943	78,181	177,124	8,150,173
APRIL	197,639	7,503	205,142	430,554	41,902	472,456	97,480	78,200	175,680	8,259,163
MAY	233,645	14,045	247,690	433,322	39,413	469,735	114,436	83,176	197,612	8,394,832
JUNE	209,173	10,345	219,448	422,835	43,688	463,523	103,980	83,844	187,824	8,510,846
JULY	228,454	11,089	239,543	435,495	42,553	478,045	114,035	84,860	198,895	8,642,380
AUGUST	214,567	10,143	224,710	442,711	44,192	486,903	103,153	86,808	189,961	8,764,604
SEPTEMBER	216,576	12,732	229,308	466,046	43,608	511,654	102,691	87,594	190,285	8,892,529
OCTOBER	245,486	17,172	262,658	475,196	40,532	515,728	123,142	89,971	213,113	9,035,525
NOVEMBER	224,086	12,685	237,571	468,191	41,685	529,876	97,781	90,281	188,062	9,179,833
DECEMBER	263,808	18,858	302,666	425,157	36,312	463,469	144,029	94,472	238,701	9,343,790
1981										
JANUARY	178,265	9,924	188,189	434,216	41,436	475,652	90,260	98,341	188,601	9,446,336
FEBRUARY	201,021	20,139	221,130	404,083	32,526	436,609	111,363	95,117	206,480	9,599,393
MARCH	208,945	12,466	221,411	375,019	32,011	407,030	129,419	102,594	232,013	9,651,722
STATES - FEBRUARY 1981										
N.S.W.	83,024	4,446	87,470	221,069	10,588	231,657	36,398	37,360	73,758	3,761,142
VIC.	42,401	1,789	44,190	62,275	7,471	69,746	21,488	20,182	41,670	1,941,049
QLD	28,154	1,314	29,468	37,485	2,679	40,164	20,274	11,911	32,185	1,296,407
S.A.	11,056	681	11,737	19,576	1,103	20,681	6,876	4,661	11,537	498,641
W.A.	28,038	11,521	40,359	51,773	9,916	61,689	21,672	16,621	38,493	1,712,663
TAS.	2,455	93	2,548	4,304	201	4,505	1,720	1,623	3,343	173,773
A.C.T. AND N.T.	9,093	265	9,358	7,599	568	8,167	2,935	2,559	5,494	235,718
STATES - MARCH 1981										
N.S.W.	83,582	3,900	87,482	208,192	9,602	209,794	43,489	39,821	83,310	3,745,135
VIC.	40,676	915	41,793	65,764	7,505	73,349	24,786	21,225	45,931	1,959,200
QLD	27,643	1,639	29,282	32,753	2,874	35,431	29,232	13,243	38,475	1,300,457
S.A.	14,392	583	15,475	19,935	1,555	20,790	7,419	5,042	12,461	505,970
W.A.	33,633	5,028	38,661	45,465	11,397	56,862	23,798	10,780	34,578	1,727,526
TAS.	2,340	150	2,490	3,923	37	4,026	2,125	1,842	3,967	174,138
A.C.T. AND N.T.	5,977	291	6,228	6,947	317	7,264	2,650	2,641	5,291	239,296

TABLE 4 - TRANSACTIONS IN SHARE CAPITAL AND BORROWINGS

SEC										
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	5,469,395	1,022,834	9,206,522	8,156,307	7,092,229	61,102	79,407	53,498	119,852	313,859
1978-79	6,398,740	2,035,429	11,929,362	10,587,934	8,434,169	51,890	59,211	49,973	211,236	368,310
1979-80	7,490,927	2,633,765	16,155,776	14,472,328	10,124,692	48,040	82,806	38,107	245,121	412,974
MONTHS -										
1980										
FEBRUARY	7,377,336	2,551,703	1,386,447	1,223,360	9,929,039	52,138	54,965	39,992	229,625	376,720
MARCH	7,354,855	2,555,898	1,368,835	1,387,121	9,910,753	50,782	96,599	40,011	233,255	420,607
APRIL	7,327,391	2,576,522	1,376,268	1,383,128	9,903,913	50,218	66,848	39,355	252,670	409,291
MAY	7,457,798	2,585,236	1,528,766	1,389,634	10,043,034	50,381	63,505	38,854	243,242	395,982
JUNE	7,490,927	2,633,765	1,558,761	1,477,103	10,124,692	48,040	80,806	38,107	245,121	412,074
JULY	7,593,321	2,699,332	1,776,922	1,686,175	10,292,653	43,032	79,130	41,169	240,263	408,614
AUGUST	7,683,184	2,749,639	1,533,414	1,392,744	10,342,823	47,743	56,228	40,368	248,268	384,607
SEPTEMBER	7,770,766	2,826,171	1,723,232	1,559,118	10,596,937	47,302	62,526	40,440	247,449	397,717
OCTOBER	7,918,782	2,924,411	1,872,118	1,625,062	10,843,193	47,065	66,344	41,035	261,168	415,612
NOVEMBER	8,148,416	2,955,099	1,692,890	1,439,062	11,101,515	46,817	64,062	37,121	286,339	434,339
DECEMBER	8,265,845	3,027,072	2,052,887	1,861,485	11,292,917	46,117	59,936	36,771	277,628	420,452
1981										
JANUARY	8,254,027	3,066,281	1,776,858	1,749,467	11,320,308	43,540	58,735	36,452	289,452	426,179
FEBRUARY	8,211,372	3,118,976	1,758,682	1,748,642	11,330,348	43,154	64,996	38,029	307,310	453,489
MARCH	8,060,506	3,067,380	1,896,963	2,099,425	11,127,886	42,503	111,924	30,342	318,693	509,662
STATES - FEBRUARY 1981										
N.S.W.	4,592,570	10,323	613,010	624,611	4,602,893	1,252	32,981	26,933	32,337	93,503
VIC.	532,326	1,815,464	377,562	365,929	2,247,790	-	12,562	6,377	3,242	22,181
QLD	1,135,753	355,293	272,654	267,709	1,491,046	-	8,043	1,428	1,155	11,626
S.A.	583,440	41,586	97,673	96,394	625,026	12,066	3,316	450	4,045	19,877
W.A.	1,029,111	773,934	320,555	316,029	1,802,645	17,910	2,570	723	248,256	269,459
TAS.	182,091	30,224	32,289	34,335	128,315	-	1,066	310	-	1,376
A.C.T. AND N.T.	156,081	86,552	44,399	43,635	242,633	11,926	3,458	1,804	18,275	35,463
STATES - MARCH 1981										
N.S.W.	4,535,054	10,314	679,123	730,648	4,949,368	1,052	52,798	25,005	42,333	121,188
VIC.	509,228	1,735,384	373,136	426,314	2,294,612	-	27,777	6,626	3,052	37,457
QLD	1,137,114	334,499	353,104	372,597	1,471,613	-	12,072	1,427	1,192	14,691
S.A.	550,182	66,836	109,686	117,616	617,018	11,927	4,961	450	6,545	23,883
W.A.	999,188	759,222	334,193	357,428	1,749,410	17,754	6,740	721	244,508	269,723
TAS.	178,166	31,664	33,073	39,558	211,830	-	1,757	310	-	2,067
A.C.T. AND N.T.	151,574	89,401	44,666	44,264	238,835	11,770	5,819	1,801	21,263	40,653