



Reference No. 5.34

PERMANENT BUILDING SOCIETIES, JUNE 1975

SUMMARY OF MOVEMENTS					
	June 1975	Change Over Previous Month		Change Over Previous June	
	(\$m)	(\$m)	(%)	(\$m)	(%)
Loans approved					
Dwellings NOT Previously Occupied:	38.0	+7.9	+26.3	+26.0	+218.5
Dwellings Previously Occupied:	84.4	+1.2	+1.5	+65.3	+342.2
Total Loans Approved	126.5	+8.6	+7.3	+93.7	+285.5
Loans advanced	87.6	+7.7	+9.6	+35.8	+69.0
Principal owing	3,141.3	+41.9	+1.4	+220.8	+7.6
Share capital	3,190.6	+66.8	+2.1	+500.3	+18.6
Unsecured borrowings	735.1	+22.1	+3.1	+169.5	+30.0

EXPLANATORY NOTES

Introduction

This bulletin contains monthly details of the financial operations of the permanent building societies registered under the relevant State legislation. Details of housing loan approvals, advances and borrowings by all permanent building societies are shown for each State and for the Australian Capital Territory and the Northern Territory combined. Comparable information is not currently available in respect of terminating building societies.

Definitions

- Information on the scope of these statistics and

definitions of items are contained in the annual bulletin *Permanent Building Societies, 1973-74* (Reference No. 5.45).

- The abbreviation 'Dwgs' used in this bulletin means Dwelling Units.
- In this bulletin revisions have been made to figures published in previous bulletins in this series.
- Apart from details for the item 'number of operating societies', (see note (c), Table 1 any discrepancies between totals and sums of components in tables are due to rounding.

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 Acting Commonwealth Statistician

Australian Bureau of Statistics
 Canberra, A.C.T. 2600

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr D. Pike on 52 7911 extension 71 24 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.

TABLE 1. - LOAN APPROVALS

Loans approved during month (a)

	Number of societies operating (c)	Dwellings NOT previously occupied (b)						Dwellings previously occupied						All other purposes (d) (\$'000)	Total loans approved (e) (\$'000)	Cancellation of loans previously approved (a)		Loans approved but not advanced at end of month (e) (\$'000)
		Houses		Flats and home units		Total		Houses		Flats and home units		Total				Dwgs (No)	Amount (\$'000)	
		Dwgs (No)	Amount (\$'000)	Dwgs (No)	Amount (\$'000)	Dwgs (No)	Amount (\$'000)	Dwgs (No)	Amount (\$'000)	Dwgs (No)	Amount (\$'000)	Dwgs (No)	Amount (\$'000)					
APRIL 1975																		
N.S.W.	59	215	5,406	233	4,876	448	10,282	1,072	24,058	308	6,293	1,380	30,351	1,761	42,393	110	2,222	87,774
Vic.	54	119	2,695	20	391	139	3,086	493	8,849	18	374	511	9,223	521	12,830	28	504	19,549
Qld	34	174	3,610	10	221	184	3,831	625	11,442	32	633	657	12,075	284	16,191	69	731	18,608
S.A.	11	25	499	4	49	29	548	112	1,686	2	31	114	1,717	355	2,620	10	135	2,372
W.A.	10	247	4,281	57	785	304	5,066	614	9,517	68	984	682	10,502	741	16,308	45	792	27,514
Tas.	5	21	376	..	..	21	376	125	1,934	6	140	131	2,073	105	2,554	1	6	4,724
A.C.T. & N.T.	7	66	1,845	7	110	73	1,954	147	1,870	7	97	154	1,967	127	1,948	4	97	16,157
Aust.	178	867	17,712	331	6,432	1,198	24,143	3,088	58,356	441	8,552	3,529	66,908	3,794	94,844	267	4,487	166,698
MAY 1975																		
N.S.W.	59	351	7,551	264	5,740	615	13,291	1,317	28,613	370	7,299	1,687	35,913	2,297	51,500	160	3,262	105,181
Vic.	54	204	4,492	19	386	223	4,878	753	13,672	13	507	766	14,179	318	19,376	36	678	27,294
Qld	34	197	3,930	8	158	205	4,088	645	11,740	36	683	681	12,423	360	16,870	69	920	18,865
S.A.	11	18	402	2	34	20	436	65	1,013	3	41	68	1,054	22	1,512	15	227	1,668
W.A.	10	294	5,005	55	891	349	5,896	795	13,034	149	1,487	944	14,521	1,043	21,460	54	996	32,670
Tas.	5	23	386	1	16	24	402	173	2,831	1	27	174	2,859	443	3,704	5	78	5,217
A.C.T. & N.T.	7	74	1,057	3	44	77	1,101	87	1,702	30	512	117	2,213	151	3,466	11	227	17,376
Aust.	178	1,161	22,823	352	7,269	1,513	30,092	3,835	72,605	602	10,556	4,437	83,162	4,634	117,888	350	6,388	198,271
JUNE 1975																		
N.S.W.	59	329	7,283	280	6,110	609	13,394	1,336	29,418	397	7,516	1,733	36,934	2,365	52,693	103	2,246	121,175
Vic.	54	220	4,896	34	635	254	5,531	663	13,950	12	228	675	14,178	394	20,103	5	122	32,426
Qld	34	262	5,400	8	175	270	5,575	607	11,421	42	790	649	12,212	335	18,122	43	808	20,998
S.A.	11	11	403	9	155	20	558	70	1,342	5	68	75	1,410	25	1,994	6	164	1,779
W.A.	10	494	9,033	63	1,131	557	10,164	816	13,048	109	1,514	925	14,562	813	25,540	65	1,080	40,891
Tas.	5	38	735	..	..	38	735	175	2,638	..	..	175	2,638	122	3,495	31	347	5,988
A.C.T. & N.T.	7	93	1,413	28	625	121	2,039	100	1,873	40	573	140	2,446	49	4,533	5	91	9,038
Aust.	178	1,447	29,163	422	8,831	1,869	37,996	3,767	73,690	605	10,689	4,372	84,380	4,103	126,480	258	4,858	232,295

(a) Includes loans both approved and cancelled during the same month. (b) Includes dwellings previously occupied (for first time) under licence from seller while finance was being arranged and loans approved for alterations and additions, estimated to cost \$10,000 or more, to existing dwellings. (c) Societies operating in more than one State (or territory) are included only once in the Australian total but are included in each State (or territory) in which they operate. (d) Includes religious and educational bodies for institutional housing and loans approved for alterations and additions, estimated to cost less than \$10,000, to existing dwellings. (e) Excludes cancellations of loan approvals. r - Revised.

TABLE 2. — LOANS ON MORTGAGES, SHARE CAPITAL, SECURED AND UNSECURED BORROWINGS
(\$'000)

Loans on mortgages			Share capital			Borrowings by societies							
Loans advanced (a)	Total loan payments received (b)	Principal owing at end of month	Share capital received	Share capital with-drawn	Paid up share capital at end of month	Unsecured borrowings (c)			Secured borrowings				
						Amount received	Amount with-drawn	Amount owing at end of month	Amount owing at end of month to :				Total
									Government (d)	Banks	Insurance companies	Other lenders (e)	
APRIL 1975													
N.S.W.	24,095	r25,880	r1,245,847	118,173	112,958	1,582,696	1,169	1,000	14,838	213	4,905	35,795	10,296
Vic.	16,300	r11,893	r330,077	23,785	19,839	180,930	70,669	62,354	446,567	..	6,825	9,083	923
Qld	12,877	10,863	r316,981	81,941	65,590	629,362	354	259	r7,138	2,973	2,958	3,200	1,128
S.A.	1,739	2,325	118,438	14,941	12,462	112,727	1,162	678	8,841	16,784	777	560	..
W.A.	10,468	13,435	506,868	52,508	35,289	395,721	28,222	24,123	195,771	19,864	2,131	1,337	21,865
Tas.	2,337	1,426	61,602	4,226	3,556	49,209	6,390	6,343	30,573	..	..	170	..
A.C.T. & N.T.(f)	1,589	2,017	82,962	10,373	8,413	69,884	..	..	23,672	3,727	2,579	6,329	170
Aust.	r59,405	r67,839	r3,062,775	305,947	258,107	3,021,524	107,987	94,757	r703,728	63,506	21,323	52,724	40,541
MAY 1975													
N.S.W.	30,836	r28,975	r1,259,313	154,127	92,700	1,644,124	1,306	1,369	14,774	214	3,814	r35,024	9,328
Vic.	10,961	13,355	r533,056	19,006	18,315	181,621	66,301	58,605	454,263	..	6,919	7,621	958
Qld	15,693	r10,247	r527,814	80,238	56,919	657,681	293	275	r7,156	2,989	1,739	1,897	2,428
S.A.	1,995	r2,948	118,607	r15,777	11,333	r117,165	1,083	706	r9,218	16,784	777	560	..
W.A.	15,340	13,648	513,054	40,294	32,776	404,239	24,419	23,646	196,545	19,906	1,992	1,337	22,042
Tas.	3,133	1,704	63,663	4,688	3,437	50,459	7,002	6,486	31,088	..	..	170	..
A.C.T. & N.T.(f)	2,019	1,838	83,925	12,138	8,498	73,524	..	..	23,690	3,728	2,671	8,303	38,392
Aust.	79,977	r72,715	r3,099,432	r326,268	223,978	r3,123,813	100,404	r91,087	r713,044	63,583	18,969	r49,280	43,059
JUNE 1975													
N.S.W.	34,478	28,662	1,276,368	126,940	111,118	1,659,946	1,223	1,135	14,862	214	10,055	34,764	9,162
Vic.	14,851	15,781	537,681	21,048	17,764	184,906	74,083	60,802	467,542	..	5,538	8,743	782
Qld	15,180	12,412	537,572	91,497	63,137	681,041	3,063	286	9,933	2,975	1,012	3,593	858
S.A.	1,728	2,902	118,477	18,184	11,829	123,520	1,211	827	9,602	16,690	772	560	..
W.A.	16,237	13,539	521,002	38,020	33,134	409,124	26,310	19,895	202,960	19,920	1,945	1,334	22,045
Tas.	2,379	1,835	64,918	8,750	3,464	55,745	7,162	8,043	30,207	..	..	170	..
A.C.T. & N.T.(f)	2,784	2,134	85,327	11,172	8,376	76,321	..	..	22,354	3,724	2,667	7,303	36,049
Aust.	87,637	77,265	3,141,345	315,611	248,822	3,190,603	113,052	90,988	735,106	62,153	23,046	51,831	40,150

(a) Includes capitalised mortgage insurance premiums and other capitalised charges. (b) Includes interest and premature discharge payments. (c) Includes deposits with societies, but excludes unsecured borrowings from banks. (d) Advances under the terms of the 1956-1966 Commonwealth and State Housing Agreements and the States Grants (Housing) Act, 1971-73 and, in A.C.T. advances from Australian Government funds. (e) Includes secured borrowings from superannuation funds, friendly societies, credit unions, etc. (f) For A.C.T. & N.T. details of unsecured borrowings are included with share capital. r = Revised.

TABLE 3. - SELECTED TRANSACTIONS AND BALANCES
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	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	A.C.T. & N.T.	Aust.
TOTAL LOANS APPROVED DURING MONTH (a)								
1974 -								
May	r14,686	22,876	16,965	1,938	7,067	790	1,743	r66,065
June	7,274	11,467	3,640	1,884	6,361	531	1,656	32,813
July	r16,445	11,682	6,428	2,540	4,785	760	3,248	r45,888
August	14,430	9,983	5,383	1,657	4,838	646	2,538	39,475
September	19,605	10,097	4,325	1,647	6,435	866	2,099	45,074
October	19,218	4,815	4,603	2,135	5,538	1,383	891	38,583
November	14,280	4,236	6,447	911	6,402	1,216	1,079	34,571
December	9,243	3,325	7,689	2,085	5,413	1,308	497	29,560
1975 -								
January	14,877	3,572	7,471	1,208	4,124	1,219	968	33,439
February	26,617	5,651	12,794	1,392	10,433	2,023	1,521	60,431
March	30,924	7,396	14,285	1,606	11,972	2,770	1,809	70,762
April	42,393	12,830	16,191	2,620	16,308	2,554	r1,948	r94,844
May	51,500	19,376	16,870	1,512	21,460	3,704	3,466	117,888
June	52,693	20,103	18,122	1,994	25,540	3,495	4,533	126,480
LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (b)								
1974 -								
May	r55,352	46,122	22,513	5,735	22,684	2,068	6,513	r160,987
June	r49,225	38,542	16,736	5,548	19,373	1,825	6,893	r138,142
July	r50,361	32,718	14,962	5,463	18,723	1,698	8,446	r132,371
August	r50,732	27,434	12,084	4,523	17,815	1,718	8,327	r122,633
September	r55,817	26,487	10,376	3,952	18,596	1,816	7,994	r125,038
October	r56,655	18,066	9,442	3,828	17,193	2,218	6,619	r114,021
November	r50,691	14,228	10,251	2,423	17,166	2,395	5,681	r102,835
December	r40,070	10,707	10,681	2,139	15,729	2,135	4,899	r86,360
1975 -								
January	r44,386	10,433	11,012	1,897	14,360	2,664	5,020	r89,772
February	58,073	11,262	15,403	1,819	19,048	3,517	5,543	114,665
March	71,695	13,524	16,027	1,626	22,435	4,512	5,894	135,713
April	87,774	19,549	18,608	2,372	27,514	4,724	r6,157	r166,698
May	105,181	27,294	18,865	1,668	32,670	5,217	r7,376	r198,271
June	121,175	32,426	20,998	1,779	40,891	5,988	9,038	232,295
LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (c)								
1974 -								
May	r17,676	17,903	22,253	2,687	10,096	1,533	1,682	r73,830
June	r12,480	18,224	7,952	1,908	9,304	758	1,231	r51,857
July	r14,342	16,795	7,903	2,539	5,115	842	1,625	r49,161
August	13,421	14,306	8,087	2,214	5,313	613	2,414	46,368
September	r13,528	10,219	5,641	2,104	5,405	750	2,216	r39,863
October	17,046	12,385	5,478	2,058	6,321	966	2,118	46,372
November	r19,017	7,354	5,208	2,164	6,047	995	1,925	r42,710
December	18,300	6,119	6,932	2,272	6,436	1,553	1,221	42,833
1975 -								
January	9,137	3,178	r7,160	1,272	4,913	690	729	r27,079
February	r11,836	4,256	8,173	1,343	5,701	1,162	943	r33,414
March	15,210	4,632	12,854	1,618	7,997	1,778	1,271	45,360
April	24,095	r6,300	12,877	1,739	10,468	2,337	1,589	r59,405
May	30,836	10,961	15,693	1,995	15,340	3,133	2,019	79,777
June	34,478	14,851	15,180	1,728	16,237	2,379	2,784	87,637
PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH								
1974 -								
May	r1,187,837	490,543	477,600	110,684	496,317	58,686	76,906	r2,898,573
June	r1,189,493	502,817	482,194	111,565	499,175	58,267	77,037	r2,920,548
July	r1,193,683	513,142	r485,771	113,059	499,137	58,132	77,739	r2,940,663
August	r1,198,687	521,744	r488,779	114,241	499,726	58,002	79,696	r2,960,875
September	r1,205,950	526,299	r491,336	115,332	499,947	57,838	81,437	r2,978,139
October	r1,214,244	533,225	r493,231	116,429	501,722	58,032	83,034	r2,999,917
November	r1,224,752	536,196	r494,429	117,210	502,531	58,212	84,357	r3,017,687
December	r1,232,551	r535,721	r497,331	117,467	503,661	58,644	85,051	r3,030,426
1975 -								
January	r1,232,828	r535,169	r500,161	117,728	503,407	58,629	84,778	r3,032,340
February	r1,232,769	r533,620	r503,065	117,961	502,407	59,005	82,888	r3,031,715
March	r1,236,463	r530,274	r509,927	118,072	504,610	60,110	82,631	r3,042,087
April	r1,245,847	r530,077	r516,981	118,438	506,868	61,602	82,962	r3,062,775
May	r1,259,313	r533,056	r527,814	r118,607	513,054	63,663	83,925	r3,099,432
June	1,276,368	537,681	537,572	118,477	521,002	64,918	85,327	3,141,345

(a) Includes loans both approved and cancelled during the same month. (b) Excludes cancellations of loan approvals. (c) Includes capitalised mortgage insurance premiums and other capitalised charges. r - Revised.