CBCS

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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS, CANBERRA, AUSTRALIA

Reference No. 5.34

PERMANENT BUILDING SOCIETIES, JANUARY 1973

This bulletin contains monthly details of the financial operations of the permanent building societies registered under the relevant State legislation. For New South Wales the tables include details of non-terminating building societies registered under the Building and Co-operative Societies Act, 1901 or the Co-operation Acts, 1923-1969. 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.

2. The information published in this bulletin is not comparable with the information relating to registered permanent building societies published in the annual bulletin *Building Societies : Australia* (Reference No. 5.5). This is mainly due to the fact that information in the annual bulletin refers to societies whose balance dates fall within specified financial years, while the figures in this bulletin relate to the period actually shown.

3. The following explanations may be of assistance in interpreting the statistics contained in this bulletin :

(a) Aggregate figures for each State are compiled on the basis of 'State of operation'.

(b) **A loan approval** is a firm commitment to advance funds which has been authorised by the board of a society and which will not normally be withdrawn.

(c) **A house** is a self-contained, single, dwelling unit on a block of land covered by a separate title deed other than a strata title deed. Other dwelling units are treated as **flats and home units.**

(d) The *value* of **second mortgage and supplementary loans approved** is included in the details of loan approvals, but the *number* of dwellings for which loans have been approved does *not* include such loans.

(e) The item **principal owing by borrowers under mortgages at end of month** is subject to small estimation errors. A number of permanent building societies, due to the nature of their accounting systems, are unable to provide on a monthly basis an actual figure for this item which appears in Tables 2 and 3 of this bulletin. Where this is the case, the societies are providing careful estimates. (Supplementary instructions are provided by the Bureau specifically for this purpose.)

(f) The abbreviation "Dwgs" used in this bulletin means Dwelling Units.

4. In this bulletin revisions have been made to figures published in previous bulletins in this series.

5. Any discrepancies between totals and sums of components in tables are due to rounding.

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning 490211 extension 415 or, in each State capital, by telephoning the office of the Bureau of Census and Statistics.

TABLE 1. – LOAN APPROVALS

	Number of societies operating	Loans approved during month (a)														Cancellations of loans previously approved (a)		Loans approved but not advanced at end of month (d) ($'000)
		Dwellings NOT previously occupied (b)						Dwellings previously occupied						All other purposes (c) ($'000)	Total loans approved ($'000)			
		Houses		Flats and home units		Total		Houses		Flats and home units		Total						
		Dwgs (No.)	Amount ($'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)	
								NOVEMBER 1972										
N.S.W.	66	735	12,577	305	4,741	1,040	17,318	1,672	29,345	303	4,485	1,975	33,829	2,437	53,584	171	2,611	127,822
Vic.	47	663	9,425	14	148	677	9,573	1,010	12,089	16	349	1,026	12,438	590	22,601	35	402	44,226
Qld	44	r626	8,409	133	1,681	r759	10,090	749	9,169	8	136	757	9,305	107	19,502	63	739	22,441
S.A.	10	r91	r1,253	7	59	r98	r1,311	161	2,457	2	19	163	2,476	31	r3,819	10	127	r4,573
W.A.	14	515	7,356	24	276	539	7,632	496	6,436	45	501	541	6,937	793	15,362	27	396	29,295
Tas.	6	30	357	1	4	31	361	114	1,267	4	20	118	1,287	68	1,715	3	16	3,336
A.C.T. & N.T.	7	170	2,883	3	88	173	2,971	92	1,486	19	165	111	1,651	30	4,652	1	17	9,933
Total	**194**	**r2,830**	**r42,260**	**487**	**6,997**	**r3,317**	**r49,256**	**4,294**	**62,249**	**397**	**5,675**	**4,691**	**67,923**	**4,056**	**r121,235**	**310**	**4,308**	**r241,626**
								DECEMBER 1972										
N.S.W.	66	581	9,950	255	4,196	836	14,146	1,193	r21,609	211	3,323	1,404	r24,932	2,420	r41,498	166	2,677	r116,479
Vic.	47	r712	r9,639	r23	r215	735	r9,854	r889	r11,455	6	77	r895	r11,533	239	r21,624	32	420	r44,002
Qld	44	r406	r5,547	2	30	r408	r5,577	r475	r7,520	48	241	r523	r7,761	116	r13,453	r36	r460	r19,767
S.A.	10	74	1,051	7	51	81	1,103	131	1,661	2	12	133	1,673	70	2,846	8	83	r4,119
W.A.	14	437	6,399	29	362	466	6,762	433	5,805	32	403	465	6,208	710	13,679	30	442	29,798
Tas.	6	34	464	7	80	41	544	99	1,037	1	8	100	1,046	74	1,664	4	29	2,930
A.C.T. & N.T.	7	60	998	36	200	96	1,198	61	950	22	222	83	1,172	r32	r2,402	9	142	r8,656
Total	**194**	**r2,304**	**r34,048**	**r359**	**r5,134**	**r2,663**	**r39,183**	**r3,281**	**r50,037**	**322**	**4,286**	**r3,603**	**r54,325**	**r3,661**	**r97,166**	**r285**	**r4,253**	**r225,751**
								JANUARY 1973										
N.S.W.	66	607	10,634	269	4,440	876	15,074	1,344	24,229	224	3,376	1,568	27,605	1,783	44,462	196	3,419	126,475
Vic.	47	591	8,653	59	482	650	9,136	776	9,725	8	110	784	9,835	585	19,556	34	485	49,254
Qld	41	435	6,019	65	879	500	6,898	672	8,705	20	233	692	8,937	51	15,887	39	422	20,053
S.A.	10	93	1,224	..	..	93	1,224	149	2,056	7	55	156	2,110	30	3,364	14	152	5,103
W.A.	12	377	5,618	30	354	407	5,972	378	4,986	27	310	405	5,295	541	11,807	49	705	29,876
Tas.	6	22	283	1	7	23	290	87	968	2	18	89	986	58	1,334	3	36	3,394
A.C.T. & N.T.	7	66	1,175	..	..	66	1,175	62	1,022	..	..	62	1,022	..	2,198	30	366	7,832
Total	**189**	**2,191**	**33,606**	**424**	**6,162**	**2,615**	**39,769**	**3,468**	**51,691**	**288**	**4,102**	**3,756**	**55,790**	**3,048**	**98,608**	**365**	**5,585**	**241,987**

(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) Includes loans approved to religious and educational bodies for institutional housing and loans approved for alterations and additions, estimated to cost less than $10,000, to existing dwellings. (d) 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							
							Unsecured borrowings (c)			Secured borrowings				
										Amount owing at end of month to				
	Loans advanced (a)	Total loan payments received (b)	Principal owing at end of month	Share capital received	Share capital withdrawn	Paid up share capital at end of month	Amount received	Amount withdrawn	Amount owing at end of month	Government (d)	Banks	Insurance companies	Other lenders (e)	Total
NOVEMBER 1972														
N.S.W.	46,063	16,351	938,789	104,170	57,920	1,134,518	1,594	1,459	14,584	305	4,751	33,448	10,307	48,810
Vic.	21,530	4,623	290,631	20,619	12,070	148,978	25,089	16,768	181,246	..	2,241	6,314	1,543	10,099
Qld	16,225	5,087	258,791	35,254	20,523	311,909	1,116	933	10,729	2,742	994	3,061	357	7,154
S.A.	r3,093	977	63,105	r6,664	3,372	r54,033	451	643	7,058	16,060	258	198	..	16,516
W.A.	11,806	5,755	380,086	26,597	18,054	302,982	14,720	10,669	116,724	17,313	1,990	1,286	11,714	32,303
Tas.	1,712	1,013	43,496	1,354	896	26,465	3,763	3,670	25,597	..	338	100	..	438
A.C.T. & N.T. (f)	3,526	566	47,193	r3,329	2,088	r24,722	..	..	..	21,549	506	1,989	585	24,629
Total	**r103,955**	**34,372**	**2,022,091**	**r197,987**	**114,923**	**r2,003,607**	**46,733**	**34,142**	**355,938**	**57,969**	**11,078**	**46,396**	**24,506**	**139,949**
DECEMBER 1972														
N.S.W.	r50,165	r17,381	r978,118	99,961	r60,591	1,173,888	1,640	1,413	14,812	284	r2,152	33,119	r9,918	r45,474
Vic.	r21,430	r5,884	r308,205	r23,505	r11,199	r161,285	r33,290	r19,604	r194,932	..	887	r6,311	2,152	r9,349
Qld	r15,669	r5,476	r270,884	r39,351	r21,572	r329,688	r693	r1,714	9,708	2,714	r1,008	3,057	1,043	r7,822
S.A.	3,215	1,258	65,418	r7,515	3,587	57,961	714	422	7,350	16,425	248	198	..	16,870
W.A.	r12,816	6,229	389,305	r26,815	19,405	r310,392	r12,984	10,519	r119,189	17,111	1,863	1,253	12,443	32,671
Tas.	2,042	1,033	44,783	1,799	1,137	27,127	6,974	4,689	27,882	..	..	90	..	90
A.C.T. & N.T. (f)	r3,538	835	r50,192	4,113	r2,531	26,305	..	..	..	22,984	520	2,002	735	26,242
Total	**r108,875**	**r38,096**	**r2,106,905**	**r203,059**	**r120,022**	**r2,086,646**	**r56,295**	**r38,361**	**r373,873**	**59,518**	**r6,678**	**r46,030**	**r26,291**	**r138,518**
JANUARY 1973														
N.S.W.	31,047	14,791	1,001,021	88,084	54,597	1,207,375	1,103	1,101	14,814	287	2,317	33,122	10,249	45,975
Vic.	13,820	4,655	319,574	16,808	9,569	168,523	27,741	15,968	206,705	..	1,588	6,246	2,052	9,885
Qld	15,182	5,557	282,365	42,546	22,801	349,433	1,494	592	10,610	2,711	919	3,137	1,049	7,815
S.A.	2,228	985	67,050	5,956	3,453	60,464	337	458	7,229	16,444	249	198	..	16,890
W.A.	11,119	5,784	397,559	26,510	18,610	318,404	12,829	8,918	123,100	17,255	1,810	1,273	12,751	33,090
Tas.	837	725	45,183	1,540	931	27,736	3,664	3,594	27,951	..	..	90	..	90
A.C.T. & N.T. (f)	2,658	624	52,526	4,201	2,541	27,964	..	..	..	23,481	574	1,998	1,085	27,139
Total	**76,891**	**33,121**	**2,165,278**	**185,645**	**112,502**	**2,159,899**	**47,168**	**30,631**	**390,409**	**60,178**	**7,457**	**46,064**	**27,186**	**140,884**

(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 Commonwealth and State Housing Agreements and the States Grants (Housing Assistance) Act, 1971 and, in A.C.T. advances from Commonwealth funds. (e) Includes secured borrowings from superannuation funds, friendly societies, credit unions, etc. (f) For A.C.T. and N.T. details of unsecured borrowings are included with share capital. r – Revised.

TABLE 3. – SELECTED TRANSACTIONS AND BALANCES
($'000)

	N.S.W.	*Vic.*	*Qld*	*S.A.*	*W.A.*	*Tas.*	*A.C.T. & N.T.*	*Total*
TOTAL LOANS APPROVED DURING MONTH (a)								
1971 –								
December	20,948	11,455	7,553	1,282	11,017	528	709	53,492
1972 –								
January	15,351	8,366	7,499	978	10,488	566	1,333	44,581
February	22,962	10,629	8,523	1,789	9,052	1,289	2,000	56,244
March	24,914	10,893	9,280	1,199	10,488	1,012	1,899	59,685
April	20,797	12,580	6,678	1,182	10,219	996	2,136	54,588
May	32,569	14,997	11,188	1,478	8,474	1,172	2,072	71,950
June	32,055	14,236	11,565	1,323	10,267	1,265	1,518	72,229
July	32,002	16,179	13,027	2,088	12,412	1,300	3,815	80,823
August	47,381	15,302	14,404	1,899	10,914	1,726	4,037	95,663
September	53,582	20,240	15,312	2,183	12,428	1,634	3,030	108,409
October	48,809	22,843	16,802	r3,455	13,848	1,629	4,425	r111,811
November	53,584	22,601	19,502	r3,819	15,362	1,715	4,652	r121,235
December	r41,498	r21,624	r13,453	2,846	13,679	1,664	r2,402	r97,166
1973 –								
January	44,462	19,556	15,887	3,364	11,807	1,334	2,198	98,608
LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (b)								
1971 –								
December	64,252	16,426	10,026	3,091	20,729	1,264	3,172	118,960
1972 –								
January	65,327	19,479	11,346	2,862	22,911	1,493	3,639	127,057
February	68,273	20,950	11,522	3,445	20,824	2,024	4,404	131,442
March	68,092	21,385	11,604	2,848	20,284	1,825	4,687	130,725
April	70,734	23,947	10,869	2,902	21,058	2,039	4,995	136,544
May	77,339	26,847	13,388	2,969	18,410	2,130	4,497	145,580
June	81,645	27,896	13,270	2,249	18,786	2,126	4,158	150,130
July	84,063	30,540	14,585	2,695	21,773	2,338	6,259	162,253
August	98,428	30,349	16,003	2,564	21,091	2,918	7,358	178,711
September	115,451	37,418	17,968	2,940	23,598	3,287	7,325	207,987
October	122,911	43,556	19,900	3,974	26,051	3,347	8,822	228,561
November	127,822	44,226	22,441	r4,573	29,295	3,336	9,933	r241,626
December	r116,479	r44,002	r19,767	r4,119	29,798	2,930	r8,656	r225,751
1973 –								
January	126,475	49,254	20,053	5,103	29,876	3,394	7,832	241,987
LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (c)								
1971 –								
December	25,980	10,325	9,425	1,380	11,513	1,027	1,092	60,742
1972 –								
January	13,585	5,213	5,972	1,134	8,051	332	852	35,139
February	18,893	8,974	8,087	1,183	10,896	728	1,225	49,986
March	23,723	10,329	8,957	1,759	11,067	1,206	1,603	58,644
April	17,159	9,627	7,143	1,074	9,243	786	1,769	46,801
May	24,848	11,804	8,270	1,344	10,696	1,028	2,532	60,522
June	26,306	12,853	11,418	1,952	9,721	1,199	1,835	65,284
July	27,796	13,284	11,398	1,591	9,340	1,086	1,698	66,193
August	31,447	15,013	12,601	1,886	11,257	1,100	2,853	76,157
September	34,391	12,982	13,034	r1,778	9,816	1,240	2,943	r76,184
October	39,545	16,434	14,444	2,287	11,082	1,502	2,774	88,068
November	46,063	21,530	16,225	r3,093	11,806	1,712	3,526	r103,955
December	r50,165	r21,430	r15,669	3,215	r12,816	2,042	r3,538	r108,875
1973 –								
January	31,047	13,820	15,182	2,228	11,119	837	2,658	76,891
PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH								
1971 –								
December	717,525	175,385	171,633	49,677	295,406	37,093	26,291	1,473,010
1972 –								
January	727,144	179,555	176,229	50,382	301,722	37,103	27,013	1,499,148
February	739,728	187,186	182,236	51,120	310,093	37,381	28,052	1,535,796
March	756,343	195,837	188,672	52,366	318,692	38,036	29,499	1,579,445
April	767,705	203,802	194,158	53,084	325,774	38,407	31,171	1,614,101
May	784,091	213,607	200,036	53,896	333,247	38,894	33,475	1,657,246
June	798,364	224,194	206,593	55,172	340,798	39,657	34,917	1,699,695
July	822,800	235,424	215,310	r56,175	347,514	40,235	36,320	r1,753,778
August	845,740	247,841	224,207	r57,452	356,032	40,747	38,762	r1,810,781
September	871,957	258,471	234,547	r58,722	363,202	41,412	41,412	r1,869,723
October	902,621	271,790	245,939	60,624	371,383	42,525	43,964	1,938,846
November	938,789	290,631	258,791	63,105	380,086	43,496	47,193	2,022,091
December	r978,118	r308,205	r270,884	65,418	389,305	44,783	r50,192	r2,106,905
1973 –								
January	1,001,021	319,574	282,365	67,050	397,559	45,183	52,526	2,165,278

(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.