

Reference No. 5.34

PERMANENT BUILDING SOCIETIES, AUGUST 1975

SUMMARY OF MOVEMENTS

	August 1975	Change Over Previous Month		Change Over Previous August	
	(\$m)	(\$m)	(%)	(\$m)	(%)
Loans approved					
Dwellings NOT Previously Occupied:	42.2	+4.7	+12.7	+24.4	+137.8
Dwellings Previously Occupied:	92.6	+0.3	+0.4	+72.0	+350.8
Total Loans Approved	141.0	+4.9	+3.6	+101.6	+257.3
Loans advanced	111.6	-2.8	-2.4	+65.2	+140.6
Principal owing	3,282.7	+70.6	+2.2	+321.8	+10.9
Share capital	3,449.7	+121.6	+3.7	+655.8	+23.5
Unsecured borrowings	813.6	+38.8	+5.0	+222.1	+37.6

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

2. 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).

3. 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. 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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Canberra, A.C.T. 2600

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr D. Pike on 52 7911 extension 7124 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 (\$'000)	Cancellations 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)					
JUNE 1975																		
N.S.W.	59	329	7,333	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	13,970	12	228	675	14,198	443	120,172	5	122	133,566
Qld	21	262	5,400	9	185	271	5,585	611	11,500	42	790	653	12,290	335	18,210	43	808	22,011
S.A.	11	11	403	9	155	20	558	70	1,342	5	68	75	1,410	25	1,994	6	164	1,732
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	140,941
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	423	1,841	1,870	38,006	3,771	173,789	605	10,689	4,376	184,478	4,152	126,637	258	4,858	234,451
JULY 1975																		
N.S.W.	59	319	7,144	192	4,351	511	11,495	1,320	29,167	382	7,303	1,702	36,470	3,362	151,326	197	4,133	120,092
Vic.	54	219	4,977	19	416	238	5,392	728	14,426	19	371	1747	14,807	701	20,900	132	585	35,587
Qld	34	291	5,913	25	617	316	6,530	880	17,939	75	1,814	955	19,753	1564	126,847	59	924	28,007
S.A.	10	31	720	7	116	38	836	133	2,161	7	88	140	2,249	149	13,134	23	486	12,185
W.A.	10	489	9,598	42	797	531	10,396	749	12,588	99	1,621	848	14,209	1,056	25,661	95	1,370	145,331
Tas.	5	34	629	9	89	43	717	143	2,251	6	104	149	2,354	225	3,296	9	173	6,515
A.C.T. & N.T.	7	104	1,568	26	498	130	2,065	91	1,656	34	761	125	2,417	471	4,954	16	357	10,503
Aust.	177	1,487	30,549	320	6,884	1,807	37,431	4,044	180,198	622	12,062	4,666	192,259	16,428	136,118	431	8,028	248,220
AUGUST 1975																		
N.S.W.	59	312	7,124	309	6,701	621	13,825	1,452	30,847	461	9,059	1,913	39,906	2,219	55,950	170	3,515	129,450
Vic.	54	233	5,153	79	1,378	312	6,531	684	13,807	14	302	698	14,109	414	21,054	19	372	36,518
Qld	34	337	7,288	53	1,704	390	8,992	849	16,142	60	1,661	909	17,803	528	27,323	43	667	34,699
S.A.	10	27	748	3	65	30	813	142	2,476	13	200	155	2,676	67	3,556	13	239	2,411
W.A.	10	381	8,162	69	1,245	450	9,407	673	11,704	121	2,020	794	13,723	2,713	25,844	80	991	51,334
Tas.	5	33	662	..	..	33	662	144	2,433	3	58	147	2,491	144	3,297	7	69	6,732
A.C.T. & N.T.	7	95	1,619	25	320	120	1,940	76	1,556	24	320	100	1,876	207	4,022	14	188	10,621
Aust.	177	1,418	30,756	538	11,413	1,956	42,170	4,020	78,965	696	13,620	4,716	92,584	6,292	141,046	346	6,041	271,765

(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 withdrawn	Paid up share capital at end of month	Unsecured borrowings (c)			Secured borrowings				
						Amount received	Amount withdrawn	Amount owing at end of month	Amount owing at end of month to :				
									Government (d)	Banks	Insurance companies	Other lenders (e)	Total
JUNE 1975													
N.S.W.	34,478	28,665	1,276,371	127,238	111,437	1,663,740	911	816	11,054	214	10,055	34,764	9,162
Vic.	14,851	15,781	1,537,827	21,048	17,764	1,184,902	r74,090	r60,809	r467,627	..	5,538	8,743	782
Qld.	14,956	12,265	537,701	91,594	63,228	681,047	3,060	286	9,930	2,975	1,012	3,593	858
S.A.	1,728	2,901	1,119,678	18,184	11,829	123,520	1,211	r852	r9,577	16,690	772	560	..
W.A.	r16,187	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	64,745	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
Aust.	r87,363	r77,120	r3,142,651	316,006	249,232	r3,194,399	r112,744	r90,701	r731,355	62,153	23,046	51,831	40,150
JULY 1975													
N.S.W.	48,292	r29,020	r1,306,803	151,048	97,875	1,716,914	r1,173	856	r11,371	312	4,331	33,863	9,600
Vic.	r18,295	r13,478	r548,470	r25,261	r20,896	r189,266	r99,415	r66,313	r500,729	..	3,506	8,366	425
Qld.	19,925	r11,330	r552,068	108,562	68,494	721,115	1,144	1,924	9,150	2,946	577	3,525	1,024
S.A.	2,194	r2,809	r120,271	24,763	14,249	134,034	r711	12,480	r7,809	r16,690	r85	560	..
W.A.	r19,901	15,372	530,935	53,437	35,255	427,306	38,819	27,507	214,272	19,712	2,039	1,333	22,494
Tas.	2,595	1,861	66,145	7,609	4,932	58,422	8,616	7,261	31,561	..	..	170	..
A.C.T. & N.T.(f)	3,126	1,799	87,445	14,704	9,955	81,071	..	..	..	22,074	3,574	2,660	6,290
Aust.	r114,328	r75,669	r3,212,137	r385,384	r251,656	r3,328,128	r149,878	r106,341	r774,892	r61,734	r14,112	50,477	39,833
AUGUST 1975													
N.S.W.	43,083	27,388	1,334,349	151,983	101,409	1,767,487	1,220	1,069	11,522	202	4,282	34,010	9,660
Vic.	19,828	13,561	560,437	20,489	15,190	192,845	83,139	58,255	527,334	..	2,554	8,018	783
Qld.	19,964	10,889	566,906	104,196	67,886	757,424	1,278	742	9,686	2,928	722	3,587	820
S.A.	3,092	2,708	121,703	23,202	13,621	143,615	649	599	7,858	16,690	85	560	..
W.A.	18,857	14,627	541,003	46,798	32,915	441,189	35,326	26,296	223,302	19,712	1,754	1,333	22,850
Tas.	3,011	1,728	68,125	6,587	4,518	60,491	8,130	5,747	33,944	..	..	160	..
A.C.T. & N.T.(f)	3,718	1,815	90,165	14,857	9,237	86,491	..	..	..	21,897	3,577	2,659	6,275
Aust.	111,553	72,716	3,282,688	368,112	244,776	3,449,742	129,742	92,708	813,646	61,429	12,974	50,327	40,388
													165,119

(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

	(\$'000)							
	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	A.C.T. & N.T.	Aust.
TOTAL LOANS APPROVED DURING MONTH (a)								
1974 -								
July	16,445	11,682	6,428	2,540	4,785	760	3,248	45,888
August	14,430	10,904	5,383	1,657	4,838	646	2,538	40,396
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	1,385	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	7,446	14,285	1,606	11,972	2,770	1,809	70,812
April	42,393	12,880	16,191	2,620	16,308	2,554	1,948	94,894
May	51,500	19,426	16,870	r1,472	21,460	3,704	3,466	r117,898
June	52,693	r20,172	18,210	1,994	25,540	3,495	4,533	r126,637
July	r51,326	20,900	r26,847	r3,134	25,661	3,296	4,954	r136,118
August	55,950	21,054	27,323	3,556	25,844	3,297	4,022	141,046
LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (b)								
1974 -								
July	50,361	32,718	14,962	5,463	18,723	1,698	8,446	132,371
August	50,732	28,355	12,084	4,523	17,815	1,718	8,327	123,554
September	55,817	27,407	10,376	3,952	18,596	1,816	7,994	125,958
October	56,655	18,987	9,442	3,828	17,193	2,218	6,619	114,942
November	50,691	15,149	10,251	2,423	17,166	2,395	5,681	103,756
December	40,070	11,627	10,681	2,139	15,729	2,135	4,899	87,280
1975 -								
January	44,386	11,354	11,012	1,897	14,360	2,664	5,020	90,693
February	58,073	12,183	15,403	1,819	19,048	3,517	5,543	115,586
March	71,695	14,495	16,027	1,626	22,435	4,512	5,894	136,684
April	87,774	20,569	19,108	r2,365	27,514	4,724	6,157	r168,211
May	105,181	28,365	19,565	r1,621	32,670	5,217	7,376	r199,995
June	121,175	r33,566	22,011	r1,732	r40,941	5,988	9,038	r234,451
July	r120,092	35,587	28,007	r2,185	r45,331	6,515	10,503	r248,220
August	129,450	36,518	34,699	2,411	51,334	6,732	10,621	271,765
LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (c)								
1974 -								
July	14,342	16,795	7,903	2,539	5,115	842	1,625	49,161
August	13,421	14,306	8,087	2,214	5,313	613	2,414	46,368
September	13,528	10,219	5,641	2,104	5,405	750	2,216	39,863
October	17,046	12,385	5,478	2,058	6,321	966	2,118	46,372
November	19,017	7,354	5,208	2,164	6,047	995	1,925	42,710
December	18,300	6,119	6,932	2,272	6,436	1,553	1,221	42,833
1975 -								
January	9,137	3,178	7,160	1,272	4,913	690	729	27,079
February	11,836	4,256	8,173	1,343	5,701	1,162	943	33,414
March	15,210	4,632	12,854	1,618	7,997	1,778	1,271	45,360
April	24,095	6,300	12,377	1,739	10,468	2,337	1,589	58,905
May	30,836	10,961	15,493	1,995	15,340	3,133	2,019	79,777
June	34,478	14,851	14,956	1,728	r16,187	2,379	2,784	r87,363
July	48,292	r18,295	19,925	2,194	r19,901	2,595	3,126	r114,328
August	43,083	19,828	19,964	3,092	18,857	3,011	3,718	111,553
PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH								
1974 -								
July	1,193,683	513,133	485,771	113,059	499,137	58,132	77,739	2,940,654
August	1,198,687	521,701	488,779	114,241	499,726	58,002	79,696	2,960,832
September	1,205,950	526,321	491,338	115,332	499,947	57,838	81,437	2,978,163
October	1,214,244	533,263	493,243	116,429	501,722	58,032	83,034	2,999,967
November	1,224,752	536,249	494,448	117,210	502,531	58,212	84,357	3,017,759
December	1,232,551	535,789	497,360	117,467	503,661	58,644	85,051	3,030,253
1975 -								
January	1,232,828	535,254	500,190	r117,928	503,047	58,629	84,778	3,032,654
February	1,232,769	533,720	503,104	r118,361	502,407	59,005	82,888	3,032,254
March	1,236,463	530,389	509,966	r118,672	504,610	60,110	82,831	3,042,841
April	1,245,840	530,208	517,030	r119,238	506,868	61,602	82,962	3,063,748
May	1,259,284	533,202	527,863	r119,607	513,054	63,504	83,925	3,100,439
June	1,276,371	r537,827	537,701	r119,678	521,002	64,745	85,327	r3,142,651
July	r1,306,803	r548,470	r552,068	r120,271	530,935	66,145	87,445	r3,212,137
August	1,334,349	560,437	566,906	121,703	541,003	68,125	90,165	3,282,688

(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.