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PERMANENT BUILDING SOCIETIES : JUNE 1970

This bulletin contains monthly details of the financial operations of 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 Act 1923-1969.

2. Details of housing loan approvals, advances and borrowings by permanent building societies are shown for each State and the A.C.T. in the accompanying tables for the months April 1970 to June 1970. The information is obtained monthly from all permanent building societies. No comparable information is currently available in respect of terminating building societies.
3. The information published in this bulletin is not comparable with the information relating to registered permanent building societies published in the annual bulletin "Registered Building Societies" (Reference number 5,5). This is 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. Also to achieve uniform reporting, definitions for the monthly collections have been formulated which differ from those used in the annual collection. It is intended that, as far as possible, future releases of the annual bulletin "Registered Building Societies" will contain information for permanent building societies comparable with that in this monthly bulletin.
4. The following explanation 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a firm commitment to advance funds which has been authorised by the board of a society and which will not normally be withdrawn.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 and actual figure for this item which appears in Tables 2 and 5 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.
5. In this bulletin revisions have been made to figures published in previous bulletins in this series.
6. Any discrepancies between totals and sums of components in tables are due to rounding.



TABLE 1. - LOAN APPROVALS

Number of societies operating	Loans approved during the month (a)															Cancellations of loans previously approved		Loans approved but not advanced at end of month (d)
	Dwellings NOT previously occupied (b)						Dwellings previously occupied						All other purposes (c)	Total loans approved				
	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)	Dwgs (No.)	Amount (\$'000)		
APRIL 1970																		
N.S.W.	68	451	5,923	80	1,037	531	6,960	477	6,138	38	351	515	6,490	143	13,593	87	1,254	48,221
Vic.	46	148	1,498	6	54	154	1,553	185	1,594	7	56	192	1,650	107	3,310	15	157	9,021
Qld	29	88	817	2	20	90	837	138	1,003	..	..	138	1,003	27	1,867	80	439	4,569
S.A.	8	36	405	..	..	36	405	49	495	..	..	49	495	8	908	13	102	1,964
W.A.	15	122	1,545	14	164	136	1,708	107	974	..	..	107	974	192	2,874	31	383	16,805
Tas.	6	22	204	..	..	22	204	62	501	..	..	62	501	10	714	2	20	1,497
A.C.T.	5	23	263	..	..	23	263	4	45	..	..	4	45	..	308	..	..	1,695
TOTAL	177	890	10,656	102	1,275	992	11,931	1,022	10,750	45	407	1,067	11,157	487	23,575	228	2,355	83,771
MAY 1970																		
N.S.W.	68	230	2,852	61	757	291	3,609	244	2,936	37	265	281	3,200	61	6,871	63	761	40,113
Vic.	47	135	1,527	8	63	143	1,590	141	1,104	2	9	143	1,113	27	2,730	8	66	8,310
Qld	29	102	909	1	11	103	920	113	891	3	23	116	914	28	1,861	61	343	3,864
S.A.	8	50	490	2	13	52	503	51	470	..	..	51	470	16	989	10	69	1,984
W.A.	15	64	755	4	43	68	797	62	659	..	..	62	659	81	1,537	19	244	11,974
Tas.	6	14	140	6	34	20	174	53	417	..	..	53	417	16	607	3	22	1,250
A.C.T.	5	37	420	..	..	37	420	..	..	..	..	..	..	..	420	1	14	1,559
TOTAL	178	632	7,093	82	920	714	8,013	664	6,477	42	296	706	6,773	228	15,015	165	1,518	69,054
JUNE 1970																		
N.S.W.	68	151	1,769	32	392	183	2,169	163	1,746	34	241	197	1,986	85	4,241	44	539	32,410
Vic.	47	96	920	7	37	103	957	123	963	1	8	124	971	49	1,776	14	118	7,009
Qld	29	68	654	..	..	68	654	83	624	..	..	83	624	262	1,541	52	374	2,908
S.A.	8	44	456	..	..	44	456	56	600	..	..	56	600	9	1,065	5	43	1,930
W.A.	15	131	1,726	13	156	144	1,882	45	448	..	..	45	448	391	2,721	12	126	9,888
Tas.	6	8	78	..	..	8	78	26	208	1	5	27	213	3	295	7	59	1,014
A.C.T.	5	22	242	..	..	22	242	..	..	..	..	..	..	..	242	..	..	1,389
TOTAL	178	520	5,847	52	592	572	6,439	496	4,590	36	254	532	4,844	798	12,080	134	1,259	56,549

(a) Includes approvals for dwellings for

(a) Includes approvals for dwellings for rental and 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 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) Includes cancellations of loan approvals.

(\$'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)

APRIL 1970

N.S.W.	14,126	6,781	r485,790	r31,080	r26,078	r481,076	963	941	12,331	349	4,876	34,212	7,246	46,683
Vic.	2,833	1,872	104,490	1,667	1,221	r 25,468	5,873	7,445	61,467	..	r 835	4,634	4,124	r 9,593
Qld	2,691	1,692	97,140	r 5,643	5,300	r 96,431	r 283	r 438	r 2,423	2,446	1,552	1,794	217	6,009
S.A.	1,009	488	35,603	1,638	1,175	21,591	233	173	4,559	r11,921	38	..	..	r 11,960
W.A.	6,439	2,779	187,225	12,339	12,497	122,726	6,486	6,463	47,947	14,230	1,789	620	12,194	28,832
Tas.	1,023	572	r 33,086	484	343	r 15,544	1,835	2,052	17,278	..	r 248	60	..	r 308
A.C.T.	660	147	13,329	403	205	3,706	..	..	..	8,054	392	1,353	..	9,799
TOTAL	28,781	14,331	r956,663	r53,255	r46,909	r766,542	r15,673	r17,512	r146,005	r37,001	r9,731	42,672	23,781	r113,185

MAY 1970

N.S.W.	14,243	7,042	r495,563	r33,529	r28,455	r486,150	3,841	1,055	15,117	356	r4,696	34,649	12,016	r 51,717
Vic.	3,384	1,764	106,751	r 1,640	r 1,549	r 25,559	r 5,763	5,781	r 61,448	..	r 898	5,030	4,517	r 10,445
Qld	2,209	1,421	r 98,546	r 5,248	4,297	r 97,383	r 143	r 457	r 2,109	2,438	1,118	1,746	369	5,671
S.A.	900	447	36,229	1,345	818	22,118	302	351	4,509	r12,037	42	..	..	r 12,079
W.A.	6,130	2,520	192,018	12,703	9,412	126,016	7,594	5,801	49,741	14,240	1,311	620	10,185	26,355
Tas.	825	573	r 33,508	r 538	r 338	r 15,743	r 1,871	1,863	r 17,287	..	r 343	60	..	r 403
A.C.T.	543	115	13,798	439	348	3,797	..	..	..	8,417	335	1,400	..	10,153
TOTAL	28,234	13,881	r976,413	r55,441	r45,216	r776,767	r19,515	r15,309	r150,211	r37,488	r 8,742	43,505	27,088	r116,823

JUNE 1970

N.S.W.	11,409	6,930	503,568	39,516	25,257	500,409	2,166	1,614	15,670	350	4,955	35,176	12,028	52,510
Vic.	3,166	2,001	108,685	1,915	1,222	26,253	5,431	5,226	61,653	..	862	5,541	4,703	11,106
Qld	2,123	1,728	99,650	7,309	4,566	100,126	823	133	2,799	2,408	1,050	2,045	297	5,800
S.A.	1,076	590	36,900	2,066	1,346	22,839	738	519	4,728	11,857	39	..	109	12,006
W.A.	4,689	2,882	195,321	12,339	10,846	127,509	7,359	7,375	49,725	14,247	1,330	619	12,454	28,650
Tas.	474	573	33,609	673	388	16,028	2,012	1,877	17,422	..	168	60	..	228
A.C.T.	426	136	14,132	566	322	4,041	..	..	..	8,599	292	1,492	..	10,384
TOTAL	23,363	14,840	991,564	64,385	43,947	797,205	18,529	16,743	151,997	37,461	8,696	44,933	29,592	120,682

(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 Commonwealth and State Housing Agreements and, in A.C.T., advances from Department of Interior funds. (e) Excludes unsecured lenders but includes superannuation funds, friendly societies, credit unions, etc. r - Revised

TABLE 3. - LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (a)

(\$'000)

	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	A.C.T.	TOTAL
1969 June	40,372	6,232	4,904	1,511	17,184	1,348	1,230	72,781
July	40,653	6,210	5,382	1,523	17,955	1,630	1,454	74,806
August	43,577	6,361	6,139	1,659	19,647	1,739	1,450	80,572
September	46,081	7,117	6,306	2,011	19,687	1,903	1,430	84,535
October	49,657	7,526	6,809	2,043	21,836	2,040	1,718	91,629
November	52,923	7,519	7,357	2,140	23,199	2,039	1,733	96,910
December	52,869	7,352	7,087	2,338	22,629	1,609	1,991	95,875
1970 January	53,232	7,782	7,253	2,188	19,958	1,931	2,003	94,348
February	53,244	8,000	6,713	1,873	19,880	1,955	2,120	93,783
March	49,998	8,663	5,830	2,166	20,744	1,820	2,046	91,267
April	48,221	9,021	4,569	1,964	16,805	1,497	1,695	83,771
May	40,113	8,310	3,864	1,984	11,974	1,250	1,559	69,054
June	32,410	7,009	2,908	1,930	9,888	1,014	1,389	56,549

(a) Excludes cancellations of loan approvals.

TABLE 4. - LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (a)

(\$'000)

	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	A.C.T.	TOTAL
1969 June	10,975	2,673	2,676	871	7,366	602	283	25,447
July	14,024	2,946	3,079	994	7,632	566	262	29,523
August	12,578	2,777	3,227	796	8,136	923	306	28,742
September	13,831	2,810	3,477	1,030	9,189	773	376	31,487
October	16,195	3,406	4,027	1,133	10,560	1,047	449	36,817
November	15,018	3,249	3,350	1,122	8,893	900	405	32,938
December	19,120	3,891	4,838	1,454	10,322	1,343	485	41,454
1970 January	12,550	2,354	3,239	1,083	8,309	487	426	28,448
February	15,354	3,001	4,060	1,222	7,622	850	597	32,706
March	16,466	3,402	3,433	1,091	5,113	853	754	31,112
April	14,126	2,833	2,691	1,009	6,439	1,023	660	28,781
May	14,243	3,384	2,209	900	6,130	825	543	28,234
June	11,409	3,166	2,123	1,076	4,689	474	426	23,363

(a) Includes capitalised mortgage insurance premiums and other capitalised charges.

TABLE 5. - PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH

(\$'000)

	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	A.C.T.	TOTAL
1969 June	370,717	83,079	70,648	27,329	117,126	28,222	9,100	706,221
July	381,636	84,661	72,838	28,148	123,699	28,414	9,289	728,684
August	391,127	86,177	75,217	28,719	130,816	28,959	9,556	750,569
September	401,601	88,122	77,822	29,532	138,814	29,302	9,913	775,185
October	414,207	91,161	80,737	30,434	148,194	29,929	10,343	805,084
November	425,991	94,022	83,327	31,117	155,984	30,490	10,724	831,854
December	440,769	96,508	86,724	32,450	165,001	31,330	11,168	863,950
1970 January	450,467	98,158	89,749	33,246	172,068	31,591	11,529	886,808
February	462,616	100,362	93,203	34,211	178,413	32,023	12,069	912,897
March	475,403	102,870	95,597	34,911	182,333	32,473	12,777	936,364
April	485,790	104,490	97,140	35,603	187,225	33,086	13,329	956,663
May	495,563	106,751	98,546	36,229	192,018	33,508	13,798	976,413
June	503,568	108,685	99,650	36,900	195,021	33,609	14,132	991,564

r - Revised.

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

CANBERRA, A.C.T. 2600

14 AUGUST 1970

J. P. O'NEILL

ACTING COMMONWEALTH STATISTICIAN

NOTE: Inquiries concerning these statistics may be made in Canberra by telephoning 49 0211 extension 415 or, in each State capital, by telephoning the office of the Bureau of Census and Statistics.