



EMBARGO: 6 P.M. 15 JUNE 1971

PERMANENT BUILDING SOCIETIES: APRIL 1971

Reference No. 5.34

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 February 1971 to April 1971. 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 "Building Societies - Australia" (Reference Number 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.
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a firm commitment to advance funds which has been authorised by the board of a society and which will not normally be withdrawn.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 an 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)	(\$'000)	(\$'000)	Dwgs (No.)	Amount (\$'000)	(\$'000)	
FEBRUARY 1971																		
N.S.W.	68	533	7,091	157	2,292	690	9,383	608	8,249	81	971	689	9,220	142	18,746	49	724	65,765
Vic.	47	165	1,793	10	83	175	1,876	190	1,667	12	161	202	1,848	42	3,766	23	216	9,069
Qld	39	171	1,759	26	304	197	2,063	217	1,974	10	58	227	2,032	40	4,135	56	503	6,944
S.A.	8	23	252	..	..	23	252	46	453	..	..	46	453	..	705	5	37	1,873
W.A.	15	199	2,667	31	307	230	2,974	254	2,842	12	109	266	2,950	288	6,213	19	237	15,077
Tas.	6	21	217	3	24	24	240	54	446	1	11	55	457	30	727	..	..	1,242
A.C.T.	5	53	667	..	..	53	667	2	30	..	..	2	30	..	717	..	..	2,451
TOTAL	188	1,165	14,467	227	3,010	1,392	17,477	1,371	15,681	116	1,308	1,467	16,969	542	35,008	152	1,717	102,421
MARCH 1971																		
N.S.W.	68	556	7,885	156	2,039	712	9,925	656	8,920	59	765	715	9,666	225	19,835	106	1,354	65,526
Vic.	47	r 177	r 2,144	11	124	r 188	r 2,268	227	2,209	..	..	227	2,209	46	r 4,523	r 4	r 40	r 9,298
Qld	39	188	1,966	1	15	189	1,981	318	2,754	3	40	321	2,794	282	5,056	25	170	6,585
S.A.	9	36	401	5	10	41	411	44	424	20	181	64	605	4	1,019	12	107	1,547
W.A.	15	200	2,637	35	402	235	3,039	249	2,975	16	192	265	3,167	123	6,329	16	203	13,595
Tas.	6	13	140	3	21	16	161	45	377	3	28	48	404	20	584	4	53	1,149
A.C.T.	5	62	808	..	..	62	808	3	24	..	..	3	24	..	832	1	16	2,495
TOTAL	189	r 1,232	r 15,980	211	2,611	r 1,443	r 18,592	1,542	17,662	101	1,206	1,643	18,888	699	r 38,179	r 168	r 1,942	r 100,194
APRIL 1971																		
N.S.W.	68	506	7,149	111	1,449	617	8,598	574	7,620	61	703	635	8,324	263	17,185	78	1,085	65,328
Vic.	46	210	2,490	21	257	231	2,747	267	2,491	3	48	270	2,539	51	5,337	73	634	10,059
Qld	39	180	2,026	4	46	184	2,071	272	2,358	3	37	275	2,395	100	4,567	26	208	6,519
S.A.	9	28	324	8	27	36	351	73	721	6	22	79	743	..	1,094	5	31	1,692
W.A.	15	348	4,632	24	266	372	4,899	255	3,008	7	63	262	3,070	387	8,356	18	219	14,830
Tas.	6	17	173	..	..	17	173	52	446	1	9	53	455	14	642	2	13	1,194
A.C.T.	5	67	877	..	..	67	877	4	40	..	..	4	40	..	917	5	58	2,750
TOTAL	188	1,356	17,671	168	2,045	1,524	19,716	1,497	16,683	81	882	1,578	17,565	815	38,096	207	2,246	102,372

(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 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			Borrowing 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
FEBRUARY 1971														
N.S.W.	15,883	7,246	574,299	40,336	30,458	635,028	1,305	648	13,868	336	2,914	30,972	8,794	43,017
Vic.	3,561	1,726	126,248	3,494	1,607	36,828	7,234	5,878	79,858	..	487	5,407	1,088	6,981
Qld	3,651	1,660	116,654	8,181	5,497	128,909	75	165	2,900	2,540	933	2,678	145	6,296
S.A.	888	567	42,974	1,552	1,172	27,621	164	190	4,292	12,939	..	50	378	13,368
W.A.	7,483	3,058	230,141	11,863	10,439	167,924	7,994	5,336	67,562	16,015	1,167	715	10,423	28,320
Tas.	476	522	34,323	373	300	17,163	2,254	1,829	19,137	..	7	80	..	87
A.C.T.	293	149	17,982	629	382	6,281	..	..	..	10,934	435	1,619	..	12,989
TOTAL	32,234	14,928	1,142,622	66,429	49,854	1,019,753	19,026	14,047	187,619	42,765	5,943	41,521	20,828	111,058
MARCH 1971														
N.S.W.	18,721	9,101	587,893	46,915	37,217	644,726	805	1,063	13,611	336	3,014	30,763	9,774	43,887
Vic.	4,255	2,273	129,128	4,433	2,577	36,683	9,212	7,891	81,179	..	741	5,689	1,121	7,551
Qld	5,268	2,411	120,314	10,239	6,915	132,232	255	439	2,716	2,506	1,240	2,673	130	6,548
S.A.	1,244	737	43,769	2,144	1,539	28,226	219	173	4,337	13,228	38	50	392	13,708
W.A.	7,602	4,067	235,297	13,433	11,095	170,261	6,537	6,975	67,124	16,171	1,403	713	11,452	29,739
Tas.	627	631	34,518	459	394	17,228	2,696	2,820	19,012	..	180	80	..	260
A.C.T.	772	184	18,673	754	540	6,495	..	..	..	11,197	435	1,619	..	13,251
TOTAL	38,489	19,403	1,169,592	78,577	60,277	1,037,852	19,722	19,361	187,981	43,437	7,050	41,587	22,869	114,944
APRIL 1971														
N.S.W.	16,295	8,622	599,665	41,098	31,638	654,186	1,106	1,366	13,352	337	3,572	30,927	10,010	44,846
Vic.	3,945	1,931	132,002	4,380	2,102	40,961	8,847	8,096	81,931	..	762	5,733	1,167	7,663
Qld	4,530	2,186	123,498	10,741	7,265	135,709	521	209	3,028	2,520	1,165	2,737	43	6,465
S.A.	906	555	44,367	1,511	1,352	28,386	437	297	4,478	13,363	22	50	430	13,865
W.A.	6,891	3,374	240,543	14,109	11,153	173,217	8,453	5,666	69,911	16,163	3,903	935	10,469	31,470
Tas.	567	653	34,628	519	276	17,741	3,085	2,793	19,305	..	3	80	..	83
A.C.T.	605	135	19,143	913	530	6,878	..	..	..	11,432	625	1,628	..	13,684
TOTAL	33,738	17,457	1,193,843	75,271	54,314	1,057,079	22,449	18,426	192,004	43,814	10,053	42,091	22,119	118,076

(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
1970 March	49,997	9,535	5,936	2,166	20,607	1,820	2,046	92,108
April	48,221	9,909	4,676	1,964	16,500	1,497	1,695	84,461
May	40,113	9,137	3,971	1,984	11,537	1,250	1,559	69,551
June	32,475	7,752	3,020	1,930	9,318	1,014	1,389	56,898
July	30,782	6,430	3,165	2,107	9,860	971	1,737	55,052
August	35,464	6,246	3,503	2,709	10,657	898	2,153	61,630
September	42,708	6,354	3,668	2,878	12,154	1,099	2,026	70,888
October	46,817	7,035	5,041	2,665	15,419	912	2,112	79,999
November	56,016	7,897	5,617	2,980	15,564	992	2,171	91,237
December	59,509	7,674	6,329	2,462	16,022	883	1,821	94,700
1971 January	63,627	9,078	6,925	2,087	16,596	988	2,013	101,313
February	65,765	9,069	6,944	1,873	15,077	1,242	2,451	102,421
March	65,526	9,298	6,585	1,547	13,595	1,149	2,495	100,194
April	65,328	10,059	6,519	1,692	14,830	1,194	2,750	102,372

(a) Excludes cancellations of loan approvals. r - Revised

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
1970 March	16,624	3,521	3,433	1,091	5,113	853	754	31,388
April	14,077	2,860	2,691	1,009	6,446	1,023	660	28,767
May	14,243	3,494	2,209	900	6,130	825	543	28,344
June	11,399	3,253	2,168	1,078	4,689	474	426	23,488
July	10,598	3,262	2,283	1,051	4,600	291	435	22,521
August	8,643	2,312	2,278	874	4,149	356	465	19,078
September	10,948	3,100	2,734	968	4,674	410	523	23,456
October	12,452	2,968	2,781	1,219	5,289	496	545	25,750
November	13,677	2,962	3,779	988	8,339	409	643	30,798
December	17,392	3,883	4,195	1,500	7,180	596	760	35,506
1971 January	12,516	2,337	3,608	787	5,483	290	457	25,479
February	15,883	3,561	3,651	888	7,483	476	293	32,234
March	18,721	4,255	5,268	1,244	7,602	627	772	38,489
April	16,295	3,945	4,530	906	6,891	567	605	33,738

(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
1970 March	475,484	103,885	95,803	35,086	182,303	32,564	12,800	937,925
April	485,954	105,617	97,364	35,778	187,197	33,209	13,360	968,479
May	495,581	107,937	98,777	36,405	191,976	33,663	13,837	978,176
June	503,585	109,998	99,981	37,075	194,977	33,796	14,182	993,595
July	506,434	112,171	101,208	37,908	197,864	33,705	14,574	1,003,863
August	511,933	113,592	102,506	38,482	200,237	33,793	14,998	1,015,540
September	520,048	115,732	104,180	39,099	203,662	33,871	15,561	1,032,152
October	529,358	117,416	105,867	40,087	207,454	34,033	16,068	1,050,283
November	540,025	119,448	108,491	40,747	214,506	34,065	16,664	1,073,946
December	553,865	122,013	111,307	41,974	220,060	34,196	17,342	1,100,758
1971 January	561,943	123,575	113,929	42,395	224,173	34,166	17,742	1,117,923
February	574,299	126,248	116,654	42,974	230,141	34,323	17,982	1,142,622
March	587,893	129,128	120,314	43,769	235,297	34,518	18,673	1,169,592
April	599,665	132,002	123,498	44,367	240,543	34,628	19,143	1,193,845

r - Revised

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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.