CBCS

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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS, CANBERRA, AUSTRALIA

Reference No. 5.34

PERMANENT BUILDING SOCIETIES, MARCH 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. Further information on the scope of these statistics and definitions of items are contained in the annual bulletin *Permanent Building Societies, 1968-69 to 1971-72* (Reference No. 5.45) which was issued on 27 March 1973.

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

(b) **The number of operating societies** shown for Australia is less than the sum of the numbers shown for each State or Territory because societies operating in more than one State or Territory are included in each State or Territory in which they operate while they are included only once in the Australian total.

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a firm commitment to advance funds which has been authorised by the board of a society and which will not normally be withdrawn.

(d) **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.**

(e) 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.

(f) 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.)

(g) 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 paragraph 3(b) above) 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): Dwellings NOT previously occupied (b): Houses: Dwgs (No)	Amount ($'000)	Flats and home units: Dwgs (No)	Amount ($'000)	Total: Dwgs (No)	Amount ($'000)	Dwellings previously occupied: Houses: Dwgs (No)	Amount ($'000)	Flats and home units: Dwgs (No)	Amount ($'000)	Total: Dwgs (No)	Amount ($'000)	All other purposes (c) ($'000)	Total loans approved ($'000)	Cancellations of loans previously approved (a): Dwgs (No)	Amount ($'000)	Loans approved but not advanced at end of month (d) ($'000)
JANUARY 1973																		
N.S.W.	67	609	10,670	269	4,440	878	15,111	1,349	24,282	224	3,376	1,573	27,658	1,783	44,552	196	3,419	126,704
Vic.	48	599	8,722	59	482	658	9,204	783	9,779	8	110	791	9,889	585	19,678	35	498	49,727
Qld	41	r430	r6,059	r63	r881	r493	r6,941	636	8,325	r28	r313	r664	r8,638	47	r15,626	46	510	r19,641
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	381	5,666	30	354	411	6,020	378	4,986	27	310	405	5,295	541	11,856	49	705	29,724
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
Aust.	188	r2,200	r33,799	r422	r6,164	r2,622	r39,965	3,444	51,418	r296	r4,182	r3,740	r55,598	3,044	r98,608	373	5,686	r242,125
FEBRUARY 1973																		
N.S.W.	r68	678	12,188	329	4,972	1,007	17,160	r1,579	r28,495	316	5,409	r1,895	r33,904	1,237	r52,301	144	2,337	r135,421
Vic.	r49	r656	r8,920	r10	r123	r666	r9,044	r930	r11,381	r7	r73	r937	r11,454	r241	r20,739	r73	r1,074	r49,491
Qld	41	r491	r6,943	r8	r186	r499	r7,129	r894	r11,726	r25	r377	r919	r12,103	125	r19,356	37	443	r22,697
S.A.	10	93	1,226	37	248	130	1,474	196	2,517	..	..	196	2,517	98	4,089	16	226	6,252
W.A.	12	417	6,078	30	477	447	6,554	442	5,873	22	424	464	6,298	622	13,474	33	541	30,137
Tas.	6	22	286	2	25	24	311	130	1,419	1	8	131	1,427	43	1,781	6	68	3,587
A.C.T. & N.T.	7	71	1,248	4	64	75	1,312	68	1,227	4	65	72	1,292	..	2,604	15	253	7,794
Aust.	r190	r2,428	r36,889	r420	r6,095	r2,848	r42,984	r4,239	r62,638	r375	r6,356	r4,614	r68,995	r2,366	r114,344	r324	r4,942	r255,379
MARCH 1973																		
N.S.W.	68	773	14,125	358	5,932	1,131	20,058	1,604	29,407	324	5,234	1,928	34,642	2,322	57,021	228	3,733	141,396
Vic.	49	671	9,865	11	158	682	10,023	1,016	13,924	5	71	1,021	13,995	613	24,631	46	630	52,238
Qld	42	528	8,195	10	187	538	8,381	1,071	14,135	19	329	1,090	14,464	130	22,975	50	600	25,336
S.A.	10	93	1,307	2	26	95	1,333	141	1,793	1	14	142	1,807	7	3,147	10	108	6,388
W.A.	12	532	8,068	19	262	551	8,330	471	6,518	37	443	508	6,961	995	16,285	29	434	32,607
Tas.	6	35	454	3	53	38	507	160	1,767	1	16	161	1,783	62	2,351	14	166	3,890
A.C.T. & N.T.	7	66	1,290	23	270	89	1,560	94	1,647	..	..	94	1,647	17	3,223	12	202	7,809
Aust.	191	2,698	43,304	426	6,888	3,124	50,192	4,557	69,191	387	6,107	4,944	75,299	4,146	129,633	389	5,873	269,664

(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.

($'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*
JANUARY 1973														
N.S.W.	31,053	14,799	1,002,012	88,132	54,614	1,207,726	1,103	1,101	14,814	287	2,317	33,487	10,606	46,696
Vic.	13,792	4,657	320,297	16,865	9,626	r169,321	27,713	15,988	206,986	..	1,588	6,244	2,052	9,884
Qld	r15,261	r5,535	r282,719	r42,921	23,036	r349,572	r1,491	805	r10,395	2,719	916	3,137	1,049	7,821
S.A.	2,228	985	67,050	r5,955	3,453	r60,463	337	458	7,229	16,444	249	198	..	16,890
W.A.	11,168	5,784	397,692	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
Aust.	r76,997	r33,109	r2,167,479	r186,124	112,811	r2,161,186	r47,137	30,864	390,475	60,186	7,454	46,427	27,543	141,610
FEBRUARY 1973														
N.S.W.	r41,247	r16,935	r1,033,460	r81,788	r68,743	r1,220,771	r1,202	r725	r15,291	281	2,209	r32,902	11,227	r46,620
Vic.	r19,901	5,539	r337,002	r19,601	r12,327	r176,595	31,860	20,604	218,242	..	1,719	6,377	2,052	10,148
Qld	r15,860	r6,273	r294,096	r39,626	r26,302	r362,896	801	r790	r10,406	2,701	r888	3,136	1,037	r7,763
S.A.	2,714	1,005	69,176	r7,757	3,649	64,571	311	287	7,252	16,444	336	198	..	16,977
W.A.	12,581	6,119	407,522	29,018	21,146	326,276	14,292	10,379	127,013	17,432	1,499	1,292	13,491	33,714
Tas.	1,520	1,032	45,959	1,712	886	28,562	4,117	3,154	28,915	..	146	90	..	236
A.C.T. & N.T. (f)	2,390	610	54,122	4,074	2,605	29,434	..	..	..	23,292	574	1,943	785	26,594
Aust.	r96,213	r37,513	r2,241,337	r183,576	r135,658	r2,209,105	r52,583	r35,939	r407,119	60,150	r7,371	r45,938	28,592	r142,052
MARCH 1973														
N.S.W.	47,314	20,311	1,067,469	85,770	85,047	1,221,494	1,110	1,086	15,315	282	2,665	32,672	11,165	46,784
Vic.	21,254	6,112	354,603	22,346	15,811	183,130	31,158	24,985	224,415	..	2,534	6,527	1,986	11,047
Qld	19,740	8,066	307,813	43,534	29,102	377,328	806	1,485	9,727	2,687	1,255	3,053	906	7,901
S.A.	2,903	1,321	71,198	9,235	5,486	68,320	626	637	7,241	16,930	759	220	..	17,909
W.A.	13,424	7,030	416,877	27,980	23,828	330,427	12,781	10,686	129,107	17,499	1,951	1,343	13,474	34,267
Tas.	1,883	1,165	46,975	1,974	1,079	29,457	4,944	3,855	30,004	..	77	90	..	167
A.C.T. & N.T. (f)	3,009	831	56,630	4,568	2,766	31,236	..	..	..	23,637	585	1,930	1,285	27,438
Aust.	109,527	44,836	2,321,565	195,407	163,119	2,241,392	51,425	42,734	415,809	61,035	9,826	45,835	28,816	145,513

(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.	Aust.
TOTAL LOANS APPROVED DURING MONTH (a)								
1972 –								
February	23,061	10,668	8,535	1,789	9,052	1,289	2,000	56,394
March	24,930	10,966	9,387	1,199	10,488	1,012	1,899	59,881
April	20,861	12,680	6,786	1,182	10,219	996	2,136	54,860
May	32,642	15,044	11,295	1,478	8,489	1,172	2,072	72,192
June	32,110	14,276	11,103	1,323	10,281	1,265	1,518	71,876
July	32,067	16,209	13,625	2,088	12,412	1,300	3,815	81,516
August	47,482	15,427	14,412	1,899	10,931	1,726	4,037	95,914
September	53,691	20,368	15,304	2,183	12,428	1,634	3,030	108,638
October	48,828	22,953	16,802	3,455	13,873	1,629	4,425	111,965
November	53,678	22,655	19,511	3,819	15,210	1,715	4,652	121,240
December	41,559	21,842	13,470	2,846	13,689	1,664	2,402	97,472
1973 –								
January	44,552	19,678	r15,626	3,364	11,856	1,334	2,198	r98,608
February	r52,301	r20,739	r19,356	4,089	13,474	1,781	2,604	r114,344
March	57,021	24,631	22,975	3,147	16,285	2,351	3,223	129,633
LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (b)								
1972 –								
February	68,476	21,075	11,522	3,445	20,824	2,024	4,404	131,770
March	68,187	21,532	11,604	2,848	20,284	1,825	4,687	130,967
April	70,837	24,180	10,869	2,902	21,058	2,039	4,995	136,880
May	77,479	27,018	13,388	2,969	18,410	2,130	4,497	145,891
June	81,782	28,063	13,272	2,249	18,786	2,126	4,158	150,436
July	84,211	30,670	14,585	2,695	21,773	2,338	6,259	162,531
August	98,590	30,575	16,003	2,564	21,091	2,918	7,358	179,099
September	115,666	37,672	17,968	2,917	23,598	3,287	7,325	208,433
October	123,044	43,828	19,900	3,974	26,051	3,347	8,822	228,966
November	127,996	44,404	22,441	4,573	29,143	3,336	9,933	241,826
December	116,623	44,337	19,783	4,119	29,646	2,930	8,656	226,094
1973 –								
January	126,704	49,727	r19,641	5,103	29,724	3,394	7,832	r242,125
February	r135,421	r49,491	r22,697	6,252	30,137	3,587	7,794	r255,379
March	141,396	52,238	25,336	6,388	32,607	3,890	7,809	269,664
LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (c)								
1972 –								
February	18,958	9,035	8,100	1,183	10,896	728	1,225	50,125
March	23,837	10,380	9,064	1,759	11,067	1,206	1,603	58,916
April	17,199	9,640	7,250	1,074	9,243	786	1,769	46,961
May	24,873	11,914	8,377	1,344	10,711	1,028	2,532	60,779
June	26,364	12,896	10,954	1,952	9,734	1,199	1,835	64,934
July	27,851	13,351	11,997	1,591	9,340	1,086	1,698	66,914
August	31,526	15,042	12,601	1,886	11,274	1,100	2,853	76,282
September	34,447	13,074	13,026	1,778	9,816	1,240	2,943	76,324
October	39,625	16,525	14,444	2,287	11,108	1,502	2,774	88,265
November	46,115	21,673	16,235	3,093	11,806	1,712	3,526	104,160
December	50,256	21,474	15,669	3,215	12,826	2,042	3,538	109,020
1973 –								
January	31,053	13,792	r15,261	2,228	11,168	837	2,658	r76,997
February	r41,247	r19,901	r15,860	2,714	12,581	1,520	2,390	r96,213
March	47,314	21,254	19,740	2,903	13,424	1,883	3,009	109,527
PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH								
1972 –								
February	740,083	187,247	182,303	51,120	310,093	37,381	28,052	1,536,279
March	756,742	195,949	188,854	52,366	318,692	38,036	29,499	1,580,138
April	768,165	203,927	194,449	53,084	325,774	38,407	31,171	1,614,977
May	784,614	213,836	200,444	53,896	333,261	38,894	33,475	1,658,420
June	798,931	224,466	206,973	55,172	340,825	39,657	34,917	1,700,941
July	823,394	235,744	216,010	56,175	347,540	40,235	36,320	1,755,418
August	846,415	r248,304	224,694	57,452	356,074	40,747	38,762	r1,812,448
September	872,692	258,927	234,997	58,722	363,243	41,412	41,412	1,871,405
October	903,410	272,328	246,428	60,624	371,449	42,525	43,964	1,940,728
November	939,612	291,309	259,199	63,105	380,152	43,496	47,193	2,024,066
December	979,018	308,956	271,131	65,418	389,380	44,783	50,192	2,108,878
1973 –								
January	1,002,012	320,297	r282,719	67,050	397,692	45,183	52,526	r2,167,479
February	r1,033,460	r337,002	r294,096	69,176	407,522	45,959	54,122	r2,241,337
March	1,067,469	354,603	307,813	71,198	416,877	46,975	56,630	2,321,565

(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.