AUSTRALIAN BUREAU OF STATISTICS
CANBERRA

EMBARGO: 11.30 A.M. 3 JUNE 1974

Reference No. 5.34

PERMANENT BUILDING SOCIETIES, APRIL 1974

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 permanent building societies published in the annual bulletin *Building Societies : Australia* (Reference No. 5.5). This is mainly due to the fact that the figures in this bulletin relate to the period actually shown whereas in the bulletin *Building Societies : Australia* the figures relate to the financial years of the societies which ended within the year 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, 1972-73* (Reference No. 5.45) which was issued on 15 November 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a firm commitment to advance funds which has been authorised by the board of a society and which will not normally be withdrawn.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.

J. G. MILLER
Acting Commonwealth Statistician

Australian Bureau of Statistics
Canberra, A.C.T. 2600

NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr B. O'Loghlin on 49 0211 extension 415 or, in each State Capital, by telephoning the office of the Australian Bureau of Statistics.

TABLE 1. – LOAN APPROVALS

	Number of societies operating	Loans approved during month (a): Dwellings NOT previously occupied (b): Houses: Dwgs (No)	Houses: Amount ($'000)	Flats and home units: Dwgs (No)	Flats and home units: Amount ($'000)	Total: Dwgs (No)	Total: Amount ($'000)	Dwellings previously occupied: Houses: Dwgs (No)	Houses: Amount ($'000)	Flats and home units: Dwgs (No)	Flats and home units: Amount ($'000)	Total: Dwgs (No)	Total: Amount ($'000)	All other purposes (c) ($'000)	Total loans approved ($'000)	Cancellations of loans previously approved (a): Dwgs (No)	Cancellations: Amount ($'000)	Loans approved but not advanced at end of month (d) ($'000)
FEBRUARY 1974																		
N.S.W.	64	290	5,903	52	965	342	6,868	406	7,364	60	1,103	466	8,467	380	15,715	59	993	61,893
Vic.	52	201	3,657	16	242	217	3,898	365	5,924	..	..	365	5,924	66	9,889	74	1,240	32,935
Qld	41	358	6,612	71	1,327	429	7,939	805	13,159	16	311	821	13,470	262	21,671	48	841	r30,459
S.A.	11	54	946	26	410	80	1,356	102	1,549	5	50	107	1,599	123	3,079	17	253	8,967
W.A.	10	251	4,053	18	251	269	4,304	183	2,522	9	104	192	2,626	179	7,110	26	408	20,705
Tas.	5	10	156	..	..	10	156	78	924	1	12	79	936	25	1,118	4	60	3,219
A.C.T. & N.T.	7	94	1,161	13	225	107	1,386	41	604	2	35	43	639	18	2,042	6	85	5,641
Aust.	**187**	**1,258**	**22,488**	**196**	**3,420**	**1,454**	**25,907**	**1,980**	**32,046**	**93**	**1,615**	**2,073**	**33,661**	**1,053**	**60,624**	**234**	**3,880**	**r163,819**
MARCH 1974																		
N.S.W.	64	302	5,914	101	1,895	403	7,809	397	7,258	80	1,430	477	8,688	283	16,780	70	1,219	61,726
Vic.	52	r278	r5,126	29	640	r307	r5,766	r440	r7,611	..	..	r440	r7,611	1,747	r15,124	r64	r981	r36,842
Qld	41	333	6,203	37	816	370	7,019	906	15,095	77	1,730	983	16,824	195	24,038	r71	r1,060	r30,466
S.A.	11	17	283	1	6	18	289	73	905	7	76	80	981	20	1,290	20	257	6,956
W.A.	10	278	r4,453	16	251	294	r4,704	260	3,106	9	110	269	3,216	403	r8,324	18	249	r22,536
Tas.	5	25	351	..	..	25	351	63	799	1	12	64	811	36	1,198	4	51	2,935
A.C.T. & N.T.	7	127	1,653	3	52	130	1,705	40	632	3	40	43	672	10	2,386	8	122	6,323
Aust.	**187**	**r1,360**	**r23,983**	**187**	**3,660**	**r1,547**	**r27,643**	**r2,179**	**r35,406**	**177**	**3,398**	**r2,356**	**r38,803**	**2,694**	**r69,140**	**r255**	**r3,939**	**r167,784**
APRIL 1974																		
N.S.W.	64	178	3,485	51	976	229	4,461	290	5,104	52	843	342	5,947	448	10,857	39	690	58,598
Vic.	52	247	4,377	23	429	270	4,806	610	10,270	2	86	612	10,355	1,542	16,704	56	886	41,221
Qld	41	348	6,062	54	1,184	402	7,246	754	13,151	41	1,020	795	14,171	158	21,575	76	983	28,929
S.A.	11	37	685	4	43	41	728	86	1,293	4	47	90	1,340	14	2,082	14	151	6,652
W.A.	10	265	3,538	27	496	292	4,034	174	2,338	6	56	180	2,394	1,535	7,963	42	598	22,985
Tas.	5	21	275	..	..	21	275	83	1,038	1	7	84	1,044	33	1,352	9	85	2,889
A.C.T. & N.T.	7	76	918	4	55	80	973	39	635	5	75	44	710	..	1,683	4	63	6,566
Aust.	**187**	**1,172**	**19,340**	**163**	**3,183**	**1,335**	**22,523**	**2,036**	**33,829**	**111**	**2,134**	**2,147**	**35,961**	**3,730**	**62,216**	**240**	**3,456**	**167,840**

(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
							FEBRUARY 1974							
N.S.W.	16,207	19,194	1,174,274	79,917	76,914	1,367,314	938	882	14,242	246	8,747	37,919	11,417	58,330
Vic.	9,911	r8,250	r464,913	24,024	15,547	219,137	47,131	30,086	322,100	..	r6,074	11,281	682	r18,037
Qld	15,985	8,239	r427,224	57,647	41,635	r550,242	718	673	r8,826	2,869	r2,721	2,475	r935	r8,999
S.A.	3,216	1,661	105,838	8,488	7,447	97,676	315	337	7,114	17,236	148	50	..	17,434
W.A.	7,412	8,833	489,671	26,999	25,419	345,220	18,122	14,791	178,065	20,400	1,803	1,402	17,347	40,952
Tas.	1,017	989	57,059	2,692	1,466	39,168	3,114	4,466	27,959	..	..	180	..	180
A.C.T. & N.T. (f)	1,465	1,048	73,914	6,692	4,687	48,632	..	..	..	25,721	4,154	2,615	1,240	33,730
Aust.	**55,213**	**r48,214**	**r2,792,893**	**206,459**	**173,115**	**r2,667,389**	**70,338**	**51,235**	**r558,306**	**66,472**	**r23,647**	**55,922**	**r31,621**	**r177,662**
							MARCH 1974							
N.S.W.	15,728	20,507	1,178,770	81,918	84,525	1,364,706	1,214	1,069	14,387	246	9,696	37,805	11,534	59,281
Vic.	r10,235	r9,599	r469,176	r22,920	r19,025	r223,031	r48,326	r32,847	r337,579	..	r5,872	r10,894	482	r17,248
Qld	r22,971	8,903	r444,291	66,478	46,753	r569,966	527	784	r8,569	r2,858	r3,838	2,474	r954	r10,124
S.A.	3,044	2,535	107,100	11,886	9,460	100,102	824	850	7,088	17,148	687	50	..	17,885
W.A.	6,288	8,904	r490,782	31,063	28,145	348,139	15,056	14,479	178,642	20,339	2,152	1,401	17,296	41,187
Tas.	1,432	r882	r57,980	2,225	1,672	39,721	4,779	4,954	27,785	..	..	180	..	180
A.C.T. & N.T. (f)	1,584	1,146	74,873	6,838	5,028	50,442	..	..	..	25,587	4,073	2,607	992	33,259
Aust.	**r61,282**	**r52,476**	**r2,822,972**	**r223,328**	**r194,608**	**r2,696,107**	**r70,726**	**r54,983**	**r574,050**	**r66,178**	**r26,318**	**r55,411**	**r31,258**	**r179,164**
							APRIL 1974							
N.S.W.	13,294	21,081	1,180,467	91,979	87,758	1,368,928	1,279	1,281	14,384	244	10,175	37,693	10,865	58,977
Vic.	11,439	8,768	475,950	19,862	20,231	222,662	44,561	37,412	344,727	..	7,297	10,907	490	18,693
Qld	22,129	10,253	459,897	63,608	59,001	574,573	361	1,138	7,791	2,844	4,090	2,474	952	10,360
S.A.	2,234	1,691	108,388	9,247	9,062	100,286	379	268	7,199	17,148	650	50	..	17,848
W.A.	6,930	9,396	492,066	31,021	31,863	347,297	20,413	16,684	182,371	20,291	2,075	1,899	15,280	39,545
Tas.	1,312	1,168	58,511	2,127	1,708	40,140	4,129	5,275	26,638	..	275	180	..	455
A.C.T. & N.T. (f)	1,370	1,312	75,439	6,342	5,324	51,461	..	..	..	25,323	3,716	2,551	1,252	32,842
Aust.	**58,708**	**53,669**	**2,850,718**	**224,186**	**214,947**	**2,705,347**	**71,122**	**62,058**	**583,110**	**65,850**	**28,278**	**55,754**	**28,839**	**178,720**

(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)								
1973 –								
March	57,609	26,360	r24,050	3,147	16,285	2,351	3,223	r133,025
April	19,160	21,136	r19,490	3,629	13,464	2,352	1,748	r80,979
May	17,166	21,574	r17,274	5,030	15,679	2,796	1,639	r81,158
June	11,243	r12,076	r11,926	4,290	12,446	2,368	856	r55,205
July	11,543	r10,014	r18,935	6,015	15,045	1,506	2,075	r65,133
August	19,801	21,153	r24,227	5,000	14,315	1,990	3,010	r89,496
September	23,670	16,444	r23,528	4,793	11,539	2,007	2,455	r84,436
October	24,704	18,933	21,191	6,489	9,897	1,720	3,322	86,256
November	21,738	11,811	r17,568	4,808	8,617	1,092	2,577	r68,211
December	14,655	6,699	11,317	3,482	5,002	753	1,702	43,610
1974 –								
January	13,248	7,917	14,355	3,927	5,830	931	1,476	47,684
February	15,715	9,889	21,671	3,079	7,110	1,118	2,042	60,624
March	16,780	r15,124	24,038	1,290	r8,324	1,198	2,386	r69,140
April	10,857	16,704	21,575	2,082	7,963	1,352	1,683	62,216
LOANS APPROVED BUT NOT ADVANCED AT END OF MONTH (b)								
1973 –								
March	143,368	55,197	r25,279	6,388	32,607	3,890	7,809	r274,538
April	117,723	57,896	r26,368	7,693	34,753	4,665	6,934	r256,032
May	90,839	54,785	r24,995	8,467	32,058	5,178	5,477	r221,799
June	71,309	47,462	r22,491	8,042	30,090	5,446	4,345	r189,185
July	61,094	40,165	r26,599	9,414	30,641	4,739	4,950	r177,602
August	63,187	45,534	r30,887	9,705	30,628	4,773	5,648	r190,362
September	70,759	48,164	r31,684	10,021	29,586	5,106	5,963	r201,283
October	75,080	49,449	r29,608	11,156	26,221	4,709	6,327	r202,550
November	73,002	43,206	r29,282	10,922	23,726	4,175	6,056	r190,369
December	65,208	35,183	r25,306	9,681	21,109	3,261	5,385	r165,133
1974 –								
January	63,377	34,198	r25,614	9,357	21,346	3,180	5,146	r162,218
February	61,893	32,935	r30,459	8,967	20,705	3,219	5,641	r163,819
March	61,726	r36,842	r30,466	6,956	r22,536	2,935	6,323	r167,784
April	58,598	41,221	28,929	6,652	22,985	2,889	6,566	167,840
LOANS ADVANCED TO, OR ON BEHALF OF, BORROWERS DURING MONTH (c)								
1973 –								
March	46,730	21,209	r21,018	2,903	13,424	1,883	3,009	r110,176
April	41,679	17,858	r17,641	2,216	11,095	1,563	2,451	r94,503
May	40,494	23,303	r17,712	3,746	18,049	2,229	3,003	r108,536
June	25,829	r18,268	r13,637	4,579	13,731	2,063	1,840	r79,947
July	19,816	r16,487	r14,352	4,472	13,919	2,114	1,477	r72,637
August	16,603	15,027	r18,914	4,472	13,886	1,916	2,305	r73,123
September	14,814	12,798	r21,809	4,285	12,051	1,642	2,004	r69,403
October	19,272	16,947	22,554	5,155	12,865	1,978	2,870	81,641
November	22,597	17,358	r16,938	4,611	10,811	1,603	2,782	r76,700
December	21,466	14,277	r14,518	4,559	7,507	1,568	2,262	r66,157
1974 –								
January	13,386	7,447	13,188	3,652	5,275	974	1,686	45,608
February	16,207	9,911	15,985	3,216	7,412	1,017	1,465	55,213
March	15,728	r10,235	r22,971	3,044	6,288	1,432	1,584	r61,282
April	13,294	11,439	22,129	2,234	6,930	1,312	1,370	58,708
PRINCIPAL OWING BY BORROWERS UNDER MORTGAGES AT END OF MONTH								
1973 –								
March	1,067,140	354,720	r309,249	71,186	416,751	46,975	56,630	r2,322,651
April	1,098,689	369,347	r321,493	72,866	423,139	47,966	58,656	r2,392,156
May	1,125,416	387,017	r332,347	r75,925	436,083	49,407	61,155	r2,467,350
June	1,133,611	r399,200	r339,605	79,638	445,170	50,676	62,426	r2,510,326
July	1,138,937	409,986	r347,512	83,200	454,221	52,003	63,157	r2,549,016
August	1,140,385	418,599	r358,816	86,719	462,658	53,043	64,581	r2,584,801
September	1,142,093	426,072	r374,050	90,145	469,821	53,911	65,919	r2,622,011
October	1,147,312	436,251	r387,553	94,421	477,435	55,051	67,898	r2,665,921
November	1,156,291	r447,784	r396,982	97,956	483,641	55,687	69,970	r2,708,311
December	1,164,438	r455,709	r406,054	101,004	486,177	56,396	71,696	r2,741,474
1974 –								
January	1,168,262	r459,401	r415,819	103,538	487,349	56,653	72,994	r2,764,016
February	1,174,274	r464,913	r427,224	105,838	489,671	57,059	73,914	r2,792,893
March	1,178,770	r469,176	r444,291	107,100	r490,782	r57,980	74,873	r2,822,972
April	1,180,467	475,950	459,897	108,388	492,066	58,511	75,439	2,850,718

(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.