COMMONWEALTH BUREAU OF CENSUS AND
STATISTICS, CANBERRA, AUSTRALIA

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PERMANENT BUILDING SOCIETIES : JANUARY 1972

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 Acts, 1923-1969.

2. Details of housing loan approvals, advances and borrowings by all permanent building societies are shown for each State and the A.C.T., in the accompanying tables for the months November 1971 to January 1972. No comparable information is currently available in respect of terminating building societies.

3. Prior to July 1971 all building societies which described themselves as only "Starr Bowkett" societies were excluded from the monthly collection. As from July 1971 the scope of the collection has been modified to include all building societies whose rules and/or regulations do not specify that they are to terminate on a specific date or when a specific objective has been achieved. Some societies which describe themselves as only "Starr Bowkett" societies now come within the scope of the collection. In addition, prior to July 1971, an individual society which engaged in both "permanent" and "Starr Bowkett" type activities could report only in respect of its "permanent" activities. As from July 1971 a society as a whole is determined to be either "permanent" or "terminating" and all "permanent" societies are required to report in the monthly collection in respect of all of their activities. For the above reasons the information shown for Victoria and Queensland, and the Australian totals for July 1971 and subsequent months is not strictly comparable with information for months prior to July 1971 published in this and earlier bulletins in this series. Information for the remaining States and the A.C.T. has not been affected by the modification of the scope of the monthly collection.

4. 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.

5. The following explanations 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.

6. In this bulletin revisions have been made to figures published in previous bulletins in this series.

7. A line drawn across a column between two consecutive figures indicates a break in the continuity of the series.

8. 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 (a)		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)
NOVEMBER 1971																		
N.S.W.	67	617	8,951	151	2,278	768	11,229	796	11,398	88	1,043	884	12,441	278	23,948	75	992	70,298
Vic.	45	406	4,691	r16	r170	r422	r4,861	r470	r4,972	2	14	r472	r4,986	79	9,927	12	102	15,123
Qld	44	337	3,959	3	33	340	3,992	434	r4,308	1	6	435	r4,314	628	r8,934	37	305	r12,011
S.A.	10	34	387	8	23	42	410	89	843	1	7	90	850	32	1,292	8	80	r2,305
W.A.	15	430	5,545	52	417	482	5,962	369	4,386	44	390	413	4,776	808	11,547	36	383	21,454
Tas.	6	27	306	1	6	28	312	83	729	2	12	85	741	12	1,065	1	7	1,761
A.C.T.	r5	91	1,226	..	..	91	1,226	10	67	..	..	10	67	..	1,293	1	3	3,349
TOTAL	r192	1,942	25,065	r231	r2,927	r2,173	r27,992	r2,251	r26,703	138	1,472	r2,389	r28,175	1,837	r58,006	170	1,872	r126,301
DECEMBER 1971																		
N.S.W.	67	r527	r8,002	117	1,642	r644	r9,644	r670	r10,023	79	1,050	r749	r11,073	205	r20,921	73	1,049	r64,135
Vic.	r46	r451	r5,698	12	98	r463	r5,796	464	5,362	..	..	464	5,362	65	11,223	21	186	r16,063
Qld	44	271	3,186	13	111	284	3,297	381	3,790	3	36	384	3,826	462	7,584	13	137	10,229
S.A.	10	39	441	2	17	41	458	77	784	..	..	77	784	9	1,251	9	83	2,092
W.A.	15	367	4,986	45	480	412	5,466	375	4,763	26	254	401	5,017	534	11,017	19	262	20,729
Tas.	6	9	92	..	..	9	92	37	363	6	65	43	428	r7	528	..	..	1,264
A.C.T.	r5	39	547	..	..	39	547	4	47	..	..	4	47	..	594	..	..	2,954
TOTAL	r193	1,703	r22,952	189	2,348	1,892	r25,300	r2,008	r25,132	114	1,405	r2,122	r26,537	r1,282	53,118	135	1,717	r117,466
JANUARY 1972																		
N.S.W.	67	385	5,666	108	1,366	493	7,032	519	7,342	74	755	593	8,097	191	15,319	51	673	65,096
Vic.	46	307	3,867	11	92	318	3,959	394	4,302	1	8	395	4,310	61	8,330	11	91	19,217
Qld	44	257	3,160	15	179	272	3,339	379	3,885	..	..	379	3,885	274	7,499	22	219	11,510
S.A.	10	42	507	2	10	44	517	41	399	..	..	41	399	12	929	7	74	1,813
W.A.	15	351	4,622	31	362	382	4,984	313	4,291	24	325	337	4,616	887	10,488	22	269	22,911
Tas.	6	10	114	9	90	19	204	35	347	..	..	35	347	15	566	1	7	1,493
A.C.T.	5	80	1,178	..	..	80	1,178	6	80	..	..	6	80	8	1,266	1	15	3,473
TOTAL	193	1,432	19,114	176	2,099	1,608	21,213	1,687	20,646	99	1,088	1,786	21,734	1,448	44,397	115	1,348	125,513

(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 loans 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
NOVEMBER 1971														
N.S.W.	21,876	11,336	697,621	69,167	42,344	790,885	863	3,338	11,872	313	r5,535	r30,819	10,129	r46,797
Vic.	9,019	2,368	r166,301	r10,497	r4,268	r70,043	r11,257	8,133	r97,586	..	1,217	6,047	649	7,913
Qld	r9,194	r2,795	r164,065	17,416	r10,461	r188,831	966	824	6,073	2,860	1,345	2,881	661	7,747
S.A.	1,317	669	48,853	2,676	2,281	33,848	189	177	5,777	14,425	75	80	41	14,621
W.A.	10,730	4,224	286,338	19,524	13,604	r221,365	10,092	8,138	89,418	15,958	2,185	1,029	7,562	26,734
Tas.	610	604	36,586	r465	r318	r18,176	3,012	2,590	22,155	..	52	100	..	152
A.C.T.	1,046	237	25,237	1,289	904	10,070	..	..	..	14,742	501	1,690	..	16,933
TOTAL	r53,792	r22,233	r1,425,001	r121,034	r74,180	r1,333,218	r26,379	23,200	r232,881	48,298	r10,910	r42,646	19,042	r120,897
DECEMBER 1971														
N.S.W.	r26,035	11,779	r716,718	61,599	45,157	807,327	1,138	865	12,146	304	r4,044	r30,864	9,429	r44,642
Vic.	10,097	3,282	r174,369	r12,742	r5,849	r76,936	r15,677	r9,408	r103,855	..	552	6,099	560	7,210
Qld	9,267	r3,057	r171,402	18,927	r10,937	r196,821	996	779	6,290	2,825	1,628	2,976	644	8,073
S.A.	1,380	844	49,677	2,683	1,743	34,788	353	133	5,998	14,515	20	90	41	14,666
W.A.	11,513	4,459	295,404	18,183	12,488	r227,059	9,559	8,117	90,860	15,790	2,116	1,027	7,718	26,652
Tas.	1,027	761	37,093	r786	r554	r18,408	3,834	2,754	23,235	..	..	100	..	100
A.C.T.	989	296	26,077	1,535	827	10,778	..	..	..	16,089	510	1,696	..	18,295
TOTAL	r60,308	r24,478	r1,470,740	r116,455	r77,555	r1,372,117	r31,557	r22,056	r242,384	49,523	r8,870	r42,852	18,392	r119,638
JANUARY 1972														
N.S.W.	13,685	9,074	726,307	50,151	32,343	825,135	749	538	12,357	302	3,987	30,661	9,469	44,419
Vic.	5,087	2,276	178,324	8,940	3,928	81,948	10,554	7,476	106,934	..	771	6,153	560	7,483
Qld	6,003	2,405	175,977	17,738	10,467	204,092	721	282	6,729	2,840	1,405	2,974	621	7,839
S.A.	1,134	715	50,381	2,306	1,848	35,246	231	92	6,136	14,515	..	100	41	14,656
W.A.	8,051	3,814	301,722	17,348	12,122	232,285	10,161	7,036	93,985	15,996	2,204	900	8,356	27,456
Tas.	332	554	37,103	485	285	18,607	2,487	2,436	23,287	..	23	100	..	123
A.C.T.	733	283	26,679	1,360	639	11,499	..	..	..	15,932	488	1,677	..	18,097
TOTAL	35,025	19,121	1,496,493	98,328	61,632	1,408,812	24,903	17,860	249,428	49,585	8,878	42,565	19,047	120,073

(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) Includes secured borrowings from 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 December	56,608	r7,664	6,632	2,451	16,022	875	1,833	r92,085
1971 January	60,119	r9,075	7,228	2,108	17,228	978	2,048	r98,784
February	61,651	9,080	7,247	1,928	15,709	1,242	2,491	99,348
March	60,794	9,317	6,888	1,660	14,227	1,149	2,540	96,575
April	59,975	10,197	6,795	1,833	15,462	1,163	2,800	98,225
May	58,076	9,795	6,630	1,603	16,762	1,175	2,963	97,004
June	58,919	10,395	6,217	1,833	17,665	1,347	2,798	99,174
July (b)	61,021	11,202	9,120	1,918	20,192	1,470	3,651	108,574
August	62,951	12,092	10,136	2,370	19,288	1,420	3,535	111,792
September	67,781	12,685	11,731	2,407	19,361	1,528	3,385	118,878
October	69,216	14,317	12,494	2,410	21,008	1,305	3,106	123,856
November	70,298	15,123	r12,011	r2,305	21,454	1,761	3,349	r126,301
December	r64,135	r16,063	10,229	2,092	20,729	1,264	2,954	r117,466
1972 January	65,096	19,217	11,510	1,813	22,911	1,493	3,473	125,513

(a) Excludes cancellations of loan approvals. (b) See paragraph 3 on page 1. 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 December	18,016	r3,889	4,195	1,500	7,180	596	760	r36,136
1971 January	13,102	2,339	3,608	787	5,483	290	457	26,066
February	16,509	3,566	3,651	888	7,483	476	293	32,866
March	19,339	4,255	5,268	1,244	7,602	627	772	39,107
April	16,916	3,961	4,527	906	6,891	567	605	34,373
May	17,978	4,383	4,688	996	7,130	665	816	36,656
June	18,214	4,357	4,962	876	7,888	627	1,005	37,929
July (b)	18,887	5,590	5,681	854	7,649	832	864	40,357
August	19,832	6,321	6,696	1,116	9,571	760	1,033	45,329
September	22,003	7,187	7,998	1,069	9,079	648	1,181	49,165
October	20,399	7,122	r8,658	1,049	9,014	821	845	r47,908
November	21,876	9,019	r9,194	1,317	10,730	610	1,046	r53,792
December	r26,035	10,097	9,267	1,380	11,513	1,027	989	r60,308
1972 January	13,685	5,087	6,003	1,134	8,051	332	733	35,025

(a) Includes capitalised mortgage insurance premiums and other capitalised charges. (b) See paragraph 3 on page 1.
r - Revised

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 December	552,640	r122,106	111,328	41,822	220,065	34,196	17,342	r1,099,499
1971 January	560,386	r123,670	113,953	42,242	224,179	34,166	17,742	r1,116,338
February	572,752	r126,346	116,681	42,641	230,146	34,323	17,982	r1,140,871
March	586,363	r129,227	120,349	43,619	235,305	34,518	18,673	r1,168,054
April	598,141	r132,150	123,518	44,215	240,537	34,628	19,143	r1,192,332
May	610,581	r135,176	127,103	44,937	246,041	34,876	19,890	r1,218,604
June	623,009	r138,111	130,330	45,271	252,382	35,142	20,753	r1,244,998
July (a)	636,507	r143,015	138,097	45,839	258,488	35,501	21,555	r1,279,002
August	650,886	r147,849	r143,336	46,579	263,550	35,820	22,474	r1,310,494
September	667,746	r153,550	r149,555	47,181	270,765	36,014	23,5[illegible]4	r1,348,335
October	682,421	r158,478	r156,636	47,922	277,796	36,356	24,289	r1,383,898
November	697,621	r166,301	r164,065	48,853	286,338	36,586	25,237	r1,425,001
December	r716,718	r174,369	r171,402	49,677	295,404	37,093	26,077	r1,470,740
1972 January	726,307	178,324	175,977	50,381	301,722	37,103	26,679	1,496,493

(a) See paragraph 3 on page 1. r - Revised

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS
CANBERRA, A.C.T. 2600 29 FEBRUARY 1972

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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.