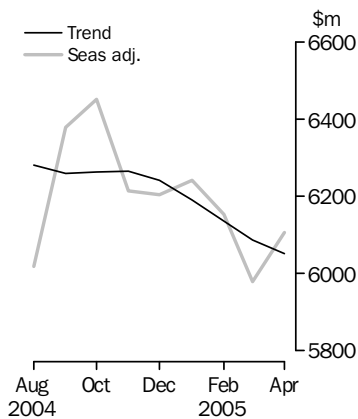


LENDING FINANCE

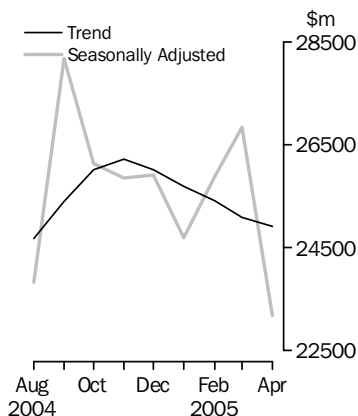
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Personal finance



Commercial finance



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Vincent Nguyen on Canberra (02) 6252 6398.

KEY FIGURES

	Mar 2005 \$m	Apr 2005 \$m	Mar 2005 to Apr 2005 % change
TREND ESTIMATES			
Housing finance for owner occupation	11 795	11 935	1.2
Personal finance	6 087	6 051	-0.6
Commercial finance	25 096	24 920	-0.7
Lease finance	541	548	1.4
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation	11 864	11 830	-0.3
Personal finance	5 978	6 106	2.1
Commercial finance	26 841	23 177	-13.7
Lease finance	515	575	11.7

KEY POINTS

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner-occupied housing commitments excluding alterations and additions decreased by 0.3% (seasonally adjusted) in April 2005. The trend series increased by 1.2%.

PERSONAL FINANCE

- The seasonally adjusted series for total personal finance commitments rose by 2.1% in April 2005. Fixed lending and revolving credit commitments increased by 1.6% and 2.5%, respectively.
- The total personal finance trend series fell by 0.6% in April 2005. The trend for fixed lending and revolving credit commitments decreased by 1.0% and 0.2%, respectively.

COMMERCIAL FINANCE

- The total commercial finance series (seasonally adjusted) decreased by 13.7% in April 2005. The decrease in revolving credit (down 50.9%) more than offset the increase in fixed lending (up 12.5%).
- The purchase of dwellings by individuals for rent or resale (seasonally adjusted) series rose slightly by 0.3% in April 2005, after a decrease of 1.7% in March.
- The trend series for total commercial finance fell by 0.7% in April 2005. This fall was due to the decreases in fixed lending (down 0.1%) and revolving credit (down 1.9%).

LEASE FINANCE

- Lease finance (seasonally adjusted) increased by 11.7% in April 2005, after a fall of 7.0% in March.
- The lease finance trend rose by 1.4% in April 2005, the ninth monthly increase over the last eleven months.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2005	13 July 2005
June 2005	12 August 2005
July 2005	9 September 2005
August 2005	12 October 2005
September 2005	11 November 2005
October 2005	9 December 2005



CHANGES IN THIS ISSUE

There are no changes in this issue.



ABBREVIATIONS

- \$m million dollars
- ABS Australian Bureau of Statistics
- n.e.c. not elsewhere classified
- RBA Reserve Bank of Australia

Dennis Trewin
Australian Statistician

CONTENTS

page

Additional tables on AusStats 4

ANALYSIS

Summary of findings 5

TABLES

1 Finance commitments, summary 6

2 Housing and personal finance commitments by lender, original 7

3 Commercial and lease finance commitments by lender, original 8

4 Personal finance commitments by purpose (fixed loans), original 9

5 Personal finance commitments, revolving credit stocks and flows,
original 10

6 Commercial finance commitments by purpose (fixed loans), original 11

7 Lease and commercial finance commitments, stocks and flows, original 11

8 Finance commitments for housing (owner occupation and
commercial) 12

9 Finance commitments for motor vehicles, original 13

10 Lease finance commitments for motor vehicles, original 14

11 Commercial and lease finance commitments for plant and equipment,
original 15

12 Lease finance commitments for plant and equipment, original 16

OTHER INFORMATION

Explanatory Notes 17

Glossary 20

ADDITIONAL TABLES ON AUSSTATS

TABLES AVAILABLE ON AUSSTATS

Additional tables are available from the AusStats service on <<http://www.abs.gov.au>> by selecting *Time Series Spreadsheets* and then *Finance*.

Tables available are:

- longer time series of tables in this publication
- the following tables
 - C1a. Commercial finance commitments (original, seasonally adjusted, trend)
 - C1b. Commercial finance commitments, fixed loans and revolving credit
 - C1c. Commercial finance commitments, fixed loans and revolving credit by lender
 - C1d. Commercial finance commitments, fixed loans by industry
 - C1e. Commercial finance commitments, revolving credit by industry
 - C2 to C9. Commercial finance commitments, fixed loans and revolving credit by state and territory
 - L1a. Lease finance commitments, summary (original, seasonally adjusted, trend)
 - L1b. Lease finance commitments by purpose
 - L1c. Lease finance commitments by purpose and lender
 - L1d. Lease finance commitments by industry
 - L2 to L9. Lease finance commitments by purpose and state and territory
 - OL1b. Operating lease finance commitments by purpose
 - OL1c. Operating lease finance commitments by lender
 - OL1d. Operating lease finance commitments by industry
 - OL2 to OL9. Operating lease finance commitments by purpose and state and territory
 - P1a. Personal finance commitments, summary (original, seasonally adjusted, trend)
 - P1b. Personal finance commitments, fixed loans and revolving credit
 - P1c. Personal finance commitments, fixed loans and revolving credit by lender
 - P2 to P9. Personal finance commitments, fixed loans and revolving credit by state and territory
 - 13 Lending Finance Seasonal Factors, By Purpose and Lender: Australia, January 1985 to April 2006

SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments excluding alterations and additions (seasonally adjusted) decreased by 0.3% in April 2005. The trend series increased by 1.2%

For further information, please refer to Housing Finance, Australia (cat. no. 5609.0).

PERSONAL FINANCE

In seasonally adjusted terms, total personal finance rose by 2.1% in April 2005. Fixed lending and revolving credit commitments increased by 1.6% and 2.5%, respectively.

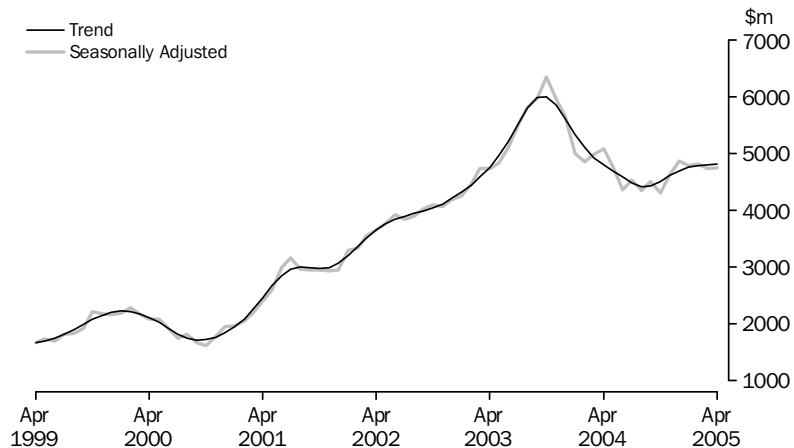
The total personal finance commitments trend series decreased by 0.6% in April 2005, the fifth consecutive monthly decrease. The fixed lending trend series decreased by 1.0%, while the revolving credit series fell by 0.2% in April.

COMMERCIAL FINANCE

Total commercial finance (seasonally adjusted) decreased by 13.7% in April 2005, following an increase of 3.7% in March. The increase in the seasonally adjusted series was driven by a decrease in revolving credit commitments (down 50.9%) which was partly offset by an increase in fixed lending (up 12.5%).

The trend series for total commercial finance decreased by 0.7% in April 2005, the fifth monthly decrease following six consecutive monthly increases. This fall was due to the decreases in fixed lending (down 0.1%) and revolving credit (down 1.9%).

The seasonally adjusted purchase of dwellings for rent or resale by individuals series rose slightly by 0.3% to \$4,755m in April 2005. The trend series increased by 0.2% in April 2005, the eighth consecutive monthly increase but at a decelerating rate.



LEASE FINANCE

Total lease finance (seasonally adjusted) rose by 11.7% to \$575m in April 2005. The lease finance trend series rose by 1.4%, the ninth monthly increase over the last eleven months.

FINANCE COMMITMENTS, Summary

Month	SECURED HOUSING(a)		PERSONAL(b)			COMMERCIAL			LEASE
	Construction and purchase of dwellings(c)	Alterations and additions	Fixed loans(c)	Revolving credit(d)	Total	Fixed loans(c)	Revolving credit(d)	Total	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
April	9 910	525	2 628	3 618	6 246	14 406	9 994	24 401	456
May	10 636	545	2 837	3 876	6 713	17 294	5 884	23 178	464
June	10 762	560	3 096	4 242	7 338	18 325	8 607	26 932	603
July	10 758	509	3 010	3 533	6 543	17 229	8 808	26 037	520
August	10 705	490	2 916	3 174	6 090	16 004	8 409	24 412	521
September	10 872	498	2 954	3 450	6 404	16 183	12 202	28 385	593
October	10 223	451	2 828	3 491	6 319	17 694	7 771	25 465	503
November	11 575	500	3 078	3 478	6 556	16 723	9 326	26 049	519
December	11 532	468	2 827	3 469	6 297	19 375	10 447	29 822	581
2005									
January	8 721	354	2 269	2 818	5 087	11 545	6 247	17 792	404
February	10 696	465	2 576	2 992	5 568	13 655	7 831	21 486	461
March	12 196	519	2 811	3 508	6 320	15 210	9 878	25 088	503
April	11 649	483	2 571	3 130	5 701	16 398	5 898	22 296	517
SEASONALLY ADJUSTED									
2004									
April	10 491	564	2 784	3 924	6 708	16 120	10 542	26 662	509
May	10 256	534	2 867	3 816	6 683	16 437	6 684	23 121	490
June	10 064	523	2 802	3 599	6 401	13 840	6 813	20 653	425
July	10 427	526	2 916	3 300	6 215	15 827	8 110	23 937	474
August	10 353	503	2 923	3 095	6 017	15 774	8 056	23 830	534
September	10 477	494	2 951	3 428	6 379	16 262	11 910	28 172	578
October	10 546	448	2 916	3 534	6 451	17 759	8 367	26 126	531
November	10 881	461	2 978	3 235	6 213	16 884	8 962	25 847	540
December	11 242	469	2 799	3 404	6 203	17 444	8 464	25 909	519
2005									
January	11 273	452	2 688	3 553	6 241	16 128	8 562	24 690	527
February	11 803	474	2 677	3 475	6 152	16 587	9 301	25 888	553
March	11 864	481	2 651	3 327	5 978	15 771	11 070	26 841	515
April	11 830	496	2 695	3 411	6 106	17 746	5 431	23 177	575
TREND									
2004									
April	10 153	542	2 801	3 767	6 568	15 818	7 839	23 657	488
May	10 209	540	2 830	3 678	6 507	15 579	7 845	23 424	485
June	10 260	531	2 864	3 562	6 426	15 508	8 024	23 532	488
July	10 308	517	2 899	3 443	6 341	15 651	8 354	24 004	497
August	10 372	500	2 925	3 355	6 280	15 959	8 718	24 677	512
September	10 484	484	2 937	3 321	6 258	16 418	8 983	25 401	528
October	10 665	471	2 921	3 342	6 263	16 803	9 205	26 007	539
November	10 898	463	2 877	3 389	6 266	16 959	9 267	26 226	541
December	11 146	462	2 817	3 424	6 241	16 887	9 125	26 013	536
2005									
January	11 392	465	2 756	3 434	6 190	16 747	8 949	25 696	534
February	11 612	471	2 705	3 431	6 136	16 656	8 754	25 410	536
March	11 795	478	2 666	3 421	6 087	16 630	8 466	25 096	541
April	11 935	486	2 639	3 413	6 051	16 617	8 303	24 920	548

(a) For owner occupation.

(b) Includes unsecured housing finance for owner occupation.

(c) Includes refinancing.

(d) New and increased credit limits during the month. Includes credit cards.

HOUSING AND PERSONAL FINANCE COMMITMENTS, By Lender: Original

Month	HOUSING FINANCE(a)					PERSONAL FINANCE(b)				
	Banks	Permanent building societies	Wholesale lenders n.e.c.	Other lenders	Total	Banks	Credit co-operatives	Finance companies	Other lenders	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004										
April	7 831	270	1 298	510	9 910	4 855	289	837	265	6 246
May	8 344	317	1 452	522	10 636	5 259	278	897	278	6 713
June	8 435	275	1 538	513	10 762	5 812	289	994	243	7 338
July	8 418	298	1 474	568	10 758	5 168	266	881	228	6 543
August	8 270	284	1 556	594	10 705	4 726	270	544	550	6 090
September	8 439	305	1 543	585	10 872	5 016	np	np	554	6 404
October	7 989	303	1 413	518	10 223	4 962	260	525	572	6 319
November	9 043	355	1 593	584	11 575	4 955	307	543	752	6 556
December	9 088	310	1 523	611	11 532	5 034	319	294	650	6 297
2005										
January	6 861	245	1 121	495	8 721	3 882	227	253	726	5 087
February	8 412	361	1 401	521	10 696	4 375	262	276	654	5 568
March	9 539	425	1 602	630	12 196	4 962	294	291	773	6 320
April	9 222	321	1 484	622	11 649	4 484	269	271	677	5 701

np not available for publication but included in totals where applicable, unless otherwise indicated

(a) Secured finance for owner occupation. Excludes alterations and additions.
 (b) Includes unsecured housing finance for owner occupation.

COMMERCIAL AND LEASE FINANCE COMMITMENTS, By Lender: **Original**

Month	COMMERCIAL FINANCE					LEASE FINANCE				
	Banks	Money market corporations	Finance companies	Other lenders	Total	Banks	General financiers	Finance companies	Other lessors	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004										
April	np	np	440	np	24 401	160	114	108	73	456
May	20 564	np	463	np	23 178	164	113	115	72	464
June	23 627	142	563	2 600	26 932	221	137	151	95	603
July	22 984	442	451	2 161	26 037	199	124	111	85	520
August	20 715	np	404	np	24 412	195	127	107	91	521
September	np	283	382	5 211	28 385	197	207	101	87	593
October	22 729	264	407	2 064	25 465	169	141	104	89	503
November	np	204	385	3 649	26 049	183	132	104	99	519
December	np	967	420	2 892	29 822	200	162	119	100	581
2005										
January	np	np	254	np	17 792	108	154	77	65	404
February	18 651	np	373	np	21 486	171	111	91	88	461
March	np	np	370	np	25 088	174	127	106	97	503
April	18 962	568	340	2 426	22 296	181	142	103	91	517

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4

PERSONAL FINANCE COMMITMENTS, By Purpose (Fixed Loans): Original

<i>Month</i>	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Total motor vehicles(a)</i>	<i>Individual residential blocks of land</i>	<i>Unsecured finance for owner occupation(b)</i>	<i>Debt consolidation</i>	<i>Refinancing</i>	<i>Other(c)</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004									
April	307	450	836	320	47	236	461	728	2 628
May	322	465	881	368	46	262	529	751	2 837
June	373	507	983	383	47	244	607	831	3 096
July	367	502	966	368	44	241	596	796	3 010
August	353	507	962	377	48	224	567	738	2 916
September	349	509	969	356	48	235	559	788	2 954
October	324	479	911	346	40	246	521	764	2 828
November	349	516	975	375	53	276	595	804	3 078
December	300	462	829	366	48	263	621	700	2 827
2005									
January	270	431	750	268	34	206	468	542	2 269
February	310	464	833	329	40	257	476	641	2 576
March	315	468	840	345	45	331	543	707	2 811
April	286	453	796	347	38	306	463	620	2 571

(a) Includes motorcycles and other motor vehicles.

(b) Includes alterations and additions.

(c) Includes boats, caravans and trailers, household goods, travel and holidays and other purposes.

PERSONAL FINANCE COMMITMENTS, Revolving Credit Stocks and Flows: **Original**

Month	NEW AND INCREASED CREDIT LIMITS			CANCELLATIONS AND REDUCTIONS	CREDIT AT END OF MONTH	
	Secured	Unsecured	Total	Total	Total limits(a)	Credit used
	\$m	\$m	\$m	\$m	\$m	\$m
2004						
April	1 756	1 863	3 618	1 361	175 896	85 106
May	1 960	1 915	3 876	2 162	182 235	87 411
June	2 298	1 944	4 242	1 597	184 851	88 998
July	2 059	1 474	3 533	1 388	186 977	91 098
August	1 800	1 374	3 174	1 292	187 784	91 372
September	1 939	1 511	3 450	1 611	189 617	92 718
October	1 619	1 872	3 491	1 471	191 914	94 262
November	1 885	1 593	3 478	1 407	194 273	94 410
December	1 911	1 559	3 469	1 503	196 130	95 727
2005						
January	1 413	1 405	2 818	1 308	197 147	94 899
February	1 630	1 362	2 992	1 378	198 782	96 086
March	1 842	1 666	3 508	1 704	200 588	96 678
April	1 722	1 408	3 130	1 587	202 103	97 471

(a) This figure sometimes reflects a rebasing of the data by one or more lenders without adjustment to earlier periods' commitments advanced or cancelled.

6

COMMERCIAL FINANCE COMMITMENTS, By Purpose (Fixed Loans): Original

Month	Construction finance	Purchase of real property	Wholesale finance	Purchase of plant and equipment	Refinancing	Other	Total	Commitments not drawn at end of month
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004								
April	860	6 022	724	930	1 222	4 648	14 406	30 394
May	1 409	6 452	762	983	1 399	6 288	17 294	30 284
June	2 164	7 091	837	1 244	1 502	5 488	18 325	29 768
July	1 651	6 556	1 012	1 170	1 330	5 509	17 229	31 459
August	1 576	6 225	729	1 062	1 696	4 715	16 004	29 833
September	1 078	6 684	708	1 079	1 207	5 427	16 183	29 554
October	2 633	6 330	650	1 060	2 063	4 959	17 694	28 216
November	1 435	6 682	732	1 131	961	5 782	16 723	30 084
December	1 563	7 037	596	1 239	1 525	7 414	19 375	31 794
2005								
January	809	4 809	671	776	737	3 743	11 545	31 027
February	889	5 663	np	1 043	831	np	13 655	31 519
March	1 151	6 159	762	1 138	1 576	4 424	15 210	32 485
April	1 466	6 108	1 172	1 160	1 448	5 045	16 398	32 289

np not available for publication but included in totals where applicable, unless otherwise indicated

7

LEASE AND COMMERCIAL FINANCE COMMITMENTS, Stocks and Flows: Original

Month	LEASE FINANCE		COMMERCIAL REVOLVING CREDIT			
	Total commitments	Commitments not drawn at end of month	New and increased credit limits	Cancellations and reductions	Total credit limits at end of month	Credit used at end of month
	\$m	\$m	\$m	\$m	\$m	\$m
2004						
April	456	414	9 994	5 636	229 657	115 527
May	464	434	5 884	5 116	230 168	114 548
June	603	442	8 607	6 112	232 652	118 240
July	520	745	8 808	5 424	235 921	117 792
August	521	709	8 409	6 564	235 567	118 419
September	593	755	12 202	5 833	242 555	120 176
October	503	636	7 771	6 978	243 417	122 827
November	519	707	9 326	6 385	245 235	122 276
December	581	np	10 447	7 133	248 693	123 775
2005						
January	404	np	6 247	4 440	250 833	123 732
February	461	np	7 831	6 002	254 019	127 495
March	503	np	9 878	5 599	258 319	128 536
April	517	np	5 898	8 379	255 049	130 750

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FINANCE COMMITMENTS, For Housing (Owner Occupation and Commercial) (\$m)

	OWNER OCCUPATION (SECURED FINANCE)				OWNER OCCUPATION (UNSECURED FINANCE)	COMMERCIAL FINANCE(a)			ALL HOUSING FINANCE
	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings	Alterations and additions	Total(b)	Construction of dwellings for rent or resale	Purchase of dwellings by individuals for rent or resale	Purchase of dwellings by others for rent or resale	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2004									
April	887	421	8 601	525	47	478	4 736	394	16 090
May	999	422	9 214	545	46	551	5 035	491	17 304
June	1 019	447	9 296	560	47	695	5 108	555	17 728
July	1 037	461	9 260	509	44	605	4 623	484	17 022
August	1 003	455	9 247	490	48	602	4 595	524	16 963
September	994	466	9 413	498	48	592	4 628	408	17 045
October	910	436	8 877	451	40	540	4 133	412	15 800
November	965	472	10 138	500	53	675	4 830	592	18 226
December	962	527	10 043	468	48	587	4 855	549	18 039
2005									
January	721	376	7 625	354	34	356	3 584	333	13 383
February	870	447	9 378	465	40	528	4 296	463	16 488
March	993	520	10 683	519	45	539	4 884	424	18 606
April	957	496	10 195	483	38	570	4 634	360	17 734
SEASONALLY ADJUSTED									
2004									
April	971	436	9 083	564	49	509	5 082	455	17 149
May	958	416	8 882	534	46	545	4 780	456	16 616
June	938	419	8 707	523	44	583	4 370	406	15 990
July	931	432	9 063	526	45	576	4 545	487	16 606
August	937	457	8 958	503	50	582	4 353	494	16 335
September	942	452	9 083	494	48	614	4 516	450	16 600
October	926	464	9 156	448	44	487	4 307	460	16 292
November	923	463	9 495	461	48	643	4 635	502	17 171
December	940	479	9 823	469	44	560	4 870	490	17 674
2005									
January	964	477	9 831	452	43	530	4 787	433	17 516
February	993	481	10 328	474	41	604	4 825	577	18 322
March	1 005	498	10 360	481	42	520	4 742	436	18 084
April	1 009	508	10 314	496	38	623	4 755	431	18 174
TREND									
2004									
April	953	423	8 777	542	47	544	4 803	460	16 549
May	950	426	8 833	540	47	556	4 700	456	16 508
June	945	430	8 885	531	47	566	4 589	455	16 448
July	940	436	8 932	517	47	575	4 485	458	16 389
August	934	444	8 994	500	47	578	4 422	463	16 382
September	929	454	9 101	484	47	579	4 434	470	16 498
October	930	461	9 273	471	47	575	4 510	478	16 745
November	937	468	9 493	463	46	570	4 612	483	17 071
December	949	474	9 723	462	44	566	4 698	485	17 402
2005									
January	965	480	9 947	465	43	566	4 760	484	17 711
February	981	487	10 143	471	42	568	4 796	480	17 969
March	997	495	10 303	478	41	572	4 811	473	18 169
April	1 010	501	10 424	486	40	581	4 821	462	18 325

(a) Excludes revolving credit.

(b) Includes alterations and additions.

FINANCE COMMITMENTS, For Motor Vehicles: **Original**

Month	PERSONAL FINANCE(a)					COMMERCIAL	LEASE	ALL VEHICLE
	New motor cars and station wagons	Used motor cars and station wagons	Motorcycles	Other motor vehicles	Total	FINANCE (a)	FINANCE	FINANCE
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004								
April	307	450	17	62	836	601	251	1 688
May	322	465	18	76	881	645	250	1 776
June	373	507	17	87	983	790	303	2 076
July	367	502	18	78	966	676	262	1 903
August	353	507	15	87	962	662	258	1 881
September	349	509	16	94	969	646	263	1 879
October	324	479	21	87	911	641	267	1 818
November	349	516	24	85	975	692	283	1 950
December	300	462	23	43	829	724	288	1 840
2005								
January	270	431	19	30	750	477	182	1 410
February	310	464	24	35	833	603	230	1 666
March	315	468	23	35	840	604	253	1 697
April	286	453	24	34	796	571	254	1 621

(a) Excludes revolving credit.

LEASE FINANCE COMMITMENTS, For Motor Vehicles: **Original**

<i>Month</i>	MOTOR CARS AND STATION WAGONS		LIGHT TRUCKS		HEAVY TRUCKS		OTHER MOTOR VEHICLES	ALL VEHICLES
	<i>New</i>	<i>Used</i>	<i>New</i>	<i>Used</i>	<i>New</i>	<i>Used</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004								
April	155	31	17	3	22	13	9	251
May	157	38	20	4	16	4	10	250
June	184	44	30	5	26	5	10	303
July	169	40	24	3	15	3	7	262
August	161	41	20	3	17	5	12	258
September	154	41	19	4	20	5	22	263
October	165	40	18	2	22	6	13	267
November	178	42	18	2	17	10	16	283
December	199	38	19	3	14	4	12	288
2005								
January	124	30	10	3	8	3	5	182
February	159	35	14	4	9	4	6	230
March	175	37	14	5	12	3	6	253
April	172	38	12	5	16	3	7	254

Month	COMMERCIAL FINANCE(a)			LEASE FINANCE	ALL PLANT AND EQUIPMENT FINANCE
	Transport equipment(b)	Other plant and equipment	Total	Total	Total
	\$m	\$m	\$m	\$m	\$m
2004					
April	49	281	329	205	534
May	57	280	338	215	552
June	94	360	454	300	754
July	133	361	494	258	752
August	59	342	401	263	664
September	79	354	432	329	762
October	73	346	419	236	655
November	98	340	438	236	674
December	137	378	516	293	809
2005					
January	55	244	299	221	520
February	69	370	440	231	671
March	88	445	534	251	784
April	86	503	589	263	852

(a) Excludes revolving credit.

(b) Excludes motor vehicles (see tables 9 and 10).

LEASE FINANCE COMMITMENTS, For Plant and Equipment: **Original**

Month	Transport equipment (a)	Construction and earthmoving equipment	Agricultural machinery and equipment	Manufacturing equipment	Electronic data processing equipment	Office machines	Shop and office furniture, fittings and equipment	Other goods	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004									
April	9	24	13	14	62	42	12	30	205
May	8	20	18	16	51	49	19	33	215
June	10	33	27	31	71	49	19	59	300
July	5	55	11	28	50	46	18	45	258
August	3	30	8	18	105	46	15	37	263
September	8	31	17	25	142	46	18	42	329
October	5	17	14	18	88	39	14	41	236
November	6	39	11	23	53	43	17	43	236
December	6	31	13	21	97	52	35	38	293
2005									
January	4	20	9	13	102	27	14	32	221
February	5	36	9	21	74	35	18	33	231
March	4	44	14	22	57	53	18	38	251
April	7	42	10	15	77	48	15	48	263

(a) Excludes motor vehicles (see tables 9 and 10).

EXPLANATORY NOTES

INTRODUCTION

- 1** This publication presents statistics of finance commitments made by significant lenders for the purposes of secured housing finance for owner occupation, other personal finance, commercial finance and lease finance.
- 2** *Secured housing finance for owner occupation* is secured finance to individuals for the purchase or construction of dwellings for owner occupation, and for alterations and additions to existing owner occupied dwellings. Refinancing involving a change of lender is also included, while refinancing with the same lender is excluded from all estimates.
- 3** *Personal finance*, other than secured housing finance for owner occupation, is finance provided to individuals for their personal, non-business, use. Both fixed loans and revolving credit finance are included.
- 4** *Commercial finance* is finance provided to individuals and corporations for business or investment purposes, including for the construction or purchase of dwellings for rental or resale. Fixed loans, revolving credit and commercial hire purchase are included.
- 5** *Lease finance* includes finance and leverage leases. Operating lease finance statistics are provided as spreadsheets on AusStats.

SCOPE

- 6** Finance commitments made by the following types of lenders are included:
 - Banks
 - Permanent building societies
 - Credit unions/cooperative credit societies
 - Life or general insurance companies
 - General government enterprises
 - Superannuation funds
 - Securitiser of mortgage assets (wholesale lenders) which provide funds to borrowers through a retail intermediary (e.g. mortgage originators)
 - Other Registered Financial Corporations.

COVERAGE

- 7** The statistics cover all bank commitments, and all commitments for secured housing finance for owner occupation made by permanent building societies. Of the remaining commitments, the largest lenders for each of secured housing finance for owner occupation, other personal finance, commercial finance and lease finance are covered, so that when calculated separately for each of the four broad categories of purpose finance, at least 95% of Australia-wide finance commitments and at least 90% of each state's finance commitments are covered. While many lenders other than banks are not covered, at least 70% coverage is maintained for all published lender types (including the Other Lenders series and Other Lessors series).
- 8** An annual collection is conducted to maintain and update the survey coverage. New lenders are included as their lending for any of the four categories of finance becomes sufficiently large.
- 9** From June 2001, the statistics for:
 - secured housing finance for owner occupation cover all commitments by banks and permanent building societies, and commitments by all other lenders which provided more than \$50m for housing finance in 2000
 - personal finance cover all commitments by banks, and commitments by all other lenders which provided more than \$96m for personal finance in 2000.
- 10** From June 2002, the statistics for:
 - commercial finance cover all commitments by banks, and commitments by all other lenders which provided more than \$484m for commercial finance in 2001
 - lease finance cover all commitments by banks, and commitments by all other lenders which provided funds of more than \$31m for lease finance in 2001.

EXPLANATORY NOTES *continued*

COVERAGE *continued*

11 Additional smaller lenders are also covered where it is necessary to maintain collection coverage (as specified in paragraph 7).

REVISIONS

12 Revisions to previously published statistics are included in the publication as they occur.

13 Changes in the classification of lenders (e.g. the conversion of a permanent building society to a bank) are reflected in the Lender series from the month of the change. Data for earlier periods for such lenders are not reclassified. Details of the establishment of new banks are published in the Reserve Bank of Australia's monthly *Bulletin* in the section on Technical Notes to Tables.

SEASONAL ADJUSTMENT

14 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects'. A 'trading day effect' reflects the varying amounts of activity on different days of the week and the different number of days of the week in any month (i.e. the number of Sundays, Mondays, etc.). This effect may be partly caused by the reporting practices of the lenders. Adjustment is also made for Easter which may affect the March and April estimates differently. Trading day effects are removed from the original estimates prior to the seasonal adjustment process. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (e.g. a change in interest rates) from the seasonally adjusted series.

15 The lending finance series uses a concurrent seasonal adjustment methodology to derive the seasonal adjustment factors. This means that original estimates available at the current reference month are used to estimate seasonal factors for the current and previous months. As a result of this methodology, the seasonally adjusted and trend estimates for earlier periods can be revised each month. However, in most instances, the only noticeable revisions will be to the previous month and the same month a year ago.

TREND ESTIMATES

16 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13 term Henderson-weighted moving average to all but the last six months of the respective seasonally adjusted series. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, refer to *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends: An Overview* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or by email at <timeseries@abs.gov.au>.

17 While the smoothing technique described in paragraph 16 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Changes in the original data and re-estimation of seasonal factors may also lead to revisions to the trend.

EFFECTS OF ROUNDING

18 Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Percentage changes in this publication have been derived from unrounded data.

ABS DATA AVAILABLE ON REQUEST

19 Estimates for months prior to those shown in this publication and more detailed series can be purchased in spreadsheet format from the Australian Bureau of Statistics (ABS) web site. For more information, contact the ABS National Information and Referral Service on 1300 135 070.

RELATED PUBLICATIONS

20 Users may also wish to refer to the following ABS releases:

- *Housing Finance, Australia* (cat. no. 5609.0)
- *Assets and Liabilities of Australian Securitizers* (cat. no. 5232.0.0.55.001)

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

continued

- *Building Approvals, Australia* (cat. no. 8731.0)
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) - issued monthly
- *Private New Capital Expenditure and Expected Expenditure, Australia* (cat. no. 5625.0)
- *Sales of New Motor Vehicles, Australia Electronic Publication* (cat. no. 9314.0).

21 In addition, the Reserve Bank of Australia (RBA) produces the monthly *Reserve Bank of Australia Bulletin*, the tables of which are available on the RBA web site <<http://www.rba.gov.au>>. The Australian Prudential Regulation Authority (APRA) also publishes a range of finance statistics on its web site <<http://www.apra.gov.au>>.

22 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (cat. no. 1101.0). The *Catalogue* is available from any ABS office or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

GLOSSARY

Agricultural machinery and equipment	Includes tractors, tillage implements, seeding, planting and fertilising equipment, agricultural mowers, harvesters, etc.
Alterations and additions	Comprises all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Commitment	Is a firm offer of finance. It either has been, or is normally expected to be, accepted. Commitments accepted and cancelled in the same month are included. Commitments to non-residents are excluded.
Construction and earth moving equipment	Includes concrete mixers and pumpers, dozers, graders, mobile cranes, crawler tractors, dumpers, road rollers, earth packers, scarifiers, rippers, etc.
Construction of dwellings	Comprises commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
Debt consolidation	For personal finance, comprises commitments whose principle purpose is to consolidate and pay out amounts owing by the borrower to third parties.
Dwelling	Is a single self-contained place of residence such as a detached or semidetached house, a terrace house, a flat, home unit, town house, etc. which includes bathing and cooking facilities.
Electronic data processing equipment	Includes computers, computer peripherals, data entry devices, word processing machines, etc.
Established dwelling	Is a dwelling that has been completed for 12 months or more prior to the lodgement of a loan application, or has been previously occupied.
Finance lease	Refers to the leasing or hiring of tangible assets under an agreement, other than a hire purchase agreement, which substantially transfers from the lessor to the lessee all the risks and benefits incident to ownership of the asset without transferring the legal ownership.
Fixed loans	Generally involve: <ul style="list-style-type: none">■ a commitment for a fixed amount for a fixed period for a specific purpose■ a schedule of repayments over a fixed period■ repayments which reduce the liability of the borrower but do not act to make further finance available.
Heavy trucks	Comprises all vehicles with a gross combination mass rating in excess of 3.5 tonnes, including prime movers registered without trailers.
Light trucks	Comprises vehicles constructed primarily for the carriage of goods which do not exceed 3.5 tonnes gross vehicle mass such as utilities, panel vans, trucks, cab-chassis, forward control vans and four-wheel drives used to carry goods.
Manufacturing equipment	Includes all plant and equipment used in the manufacture of goods except motor vehicles such as forklifts, work trucks and tractors.
Motor cars and station wagons	Includes cars, station wagons, four-wheel drive and forward control passenger vehicles with up to nine seats (including the driver).
Motorcycles	Includes two and three wheeled motorcycles and mopeds, scooters and motorcycles with side cars.
New dwelling	Is a dwelling that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
Office machines	Includes telephone systems (including PABX equipment), facsimile machines, cash registers, photocopiers, etc.

GLOSSARY *continued*

Purpose	Of the loan is that specified by the borrower. Where possible multiple purpose loans are split and each component is reported in the appropriate purpose category. Otherwise the whole loan is classified to the major purpose.
Refinancing	For personal and commercial finance, represents a commitment to refinance an existing loan. For secured housing finance, only those loans where the refinancing lender is not the original lender and the security is unchanged are included. The refinancing of a loan to fund a change of residence is treated as a new lending commitment.
Revolving credit	Generally has the following characteristics: <ul style="list-style-type: none">■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit■ repayments (other than of charges and interest) made during the period reduce the extent of the borrowing used and thereby increase the amount of unused credit available up to the authorised limit. Examples include credit cards, lines of credit and approved overdrafts.
Secured credit limits	Includes overdrafts, lines of credit, credit cards, etc. backed by a mortgage or other assets owned by the borrower.
Secured housing finance	Comprises all secured commitments to individuals for the construction or purchase of dwellings for owner occupation, regardless of type of security. Commitments for housing that will be occupied by persons other than the owner(s) are excluded.
Total credit limits at end of month	Comprises total approved credit limits available at the end of the reference month. In principle, this can be derived by adding new and increased lending commitments during the month less cancellations and reductions of credit limits during the month to the balance of credit limits at the end of the previous month. In practice, however, revisions and other adjustments (such as the transfer of an existing fixed credit facility) will mean that such a derivation is inexact.
Wholesale finance	Comprises finance for the purchase of goods by retailers and wholesalers.

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- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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