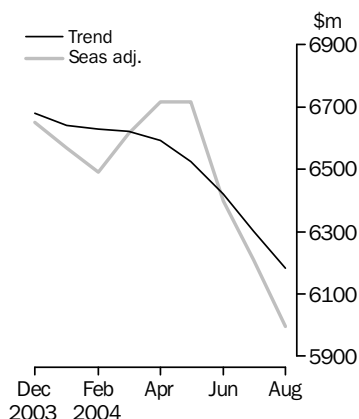


LENDING FINANCE

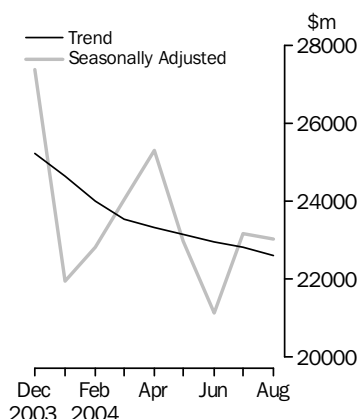
AUSTRALIA

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Personal finance



Commercial finance



KEY FIGURES

	Jul 2004	Aug 2004	Jul 2004 to Aug 2004
	\$m	\$m	% change
TREND ESTIMATES			
Housing finance for owner occupation	10 083	10 143	0.6
Personal finance	6 301	6 183	-1.9
Commercial finance	22 824	22 605	-1.0
Lease finance	483	484	0.1
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation	10 176	10 187	0.1
Personal finance	6 210	5 995	-3.5
Commercial finance	23 173	23 046	-0.5
Lease finance	462	548	18.7

KEY POINTS

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner-occupied housing commitments increased by 0.1% (seasonally adjusted) in August 2004. The trend series increased by 0.6%.

PERSONAL FINANCE

- The seasonally adjusted series for total personal finance commitments fell by 3.5% in August 2004. Fixed lending remained unchanged and revolving credit commitments decreased by 6.5%.
- The total personal finance trend series decreased by 1.9% in August 2004.

COMMERCIAL FINANCE

- The total commercial finance series (seasonally adjusted) fell by 0.5% in August 2004, with fixed lending decreasing by 2.0% and revolving credit increasing by 2.2%.
- The purchase of dwellings by individuals for rent or resale (seasonally adjusted) series fell by 3.3% in August 2004, after a small rise of 2.5% in the previous month.
- The trend series for total commercial finance decreased by 1.0% in August 2004, the ninth consecutive monthly decrease. The fixed lending trend series fell by 1.5% while the revolving credit trend series rose by 0.1%.

LEASE FINANCE

- Lease finance (seasonally adjusted) increased by 18.7% in August 2004.
- The lease finance trend rose by 0.1% in August 2004, the second month of small increases following eight successive monthly falls.

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.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

September 2004	12 November 2004
October 2004	10 December 2004
November 2004	19 January 2005
December 2004	15 February 2005
January 2005	15 March 2005
February 2005	13 April 2005

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CHANGES IN THIS ISSUE

There are no significant 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

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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 August 2005

LENDING FINANCE SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments excluding alterations and additions (seasonally adjusted) increased by 0.1% in August 2004. The trend series increased by 0.6%.

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

PERSONAL FINANCE

In seasonally adjusted terms, total personal finance fell by 3.5% to \$5,995 million in August 2004, the third successive monthly decrease. Revolving credit commitments decreased by 6.5% to their lowest level since November 2002. In original terms, revolving credit commitments decreased by 11.6% in August due to falls in both secured and unsecured revolving credit, down 12.4% and 10.5% respectively.

In original terms, fixed lending commitments decreased by 3.8%, to \$2,888 million in August 2004. This was due mainly to decreases in other fixed lending (down 7.3%), refinancing of personal finance (down 4.8%), debt consolidation (down 6.7%), individual residential blocks of land (down 2.7%) and new motor vehicles (down 4.1%). Used cars finance increased by 0.6%.

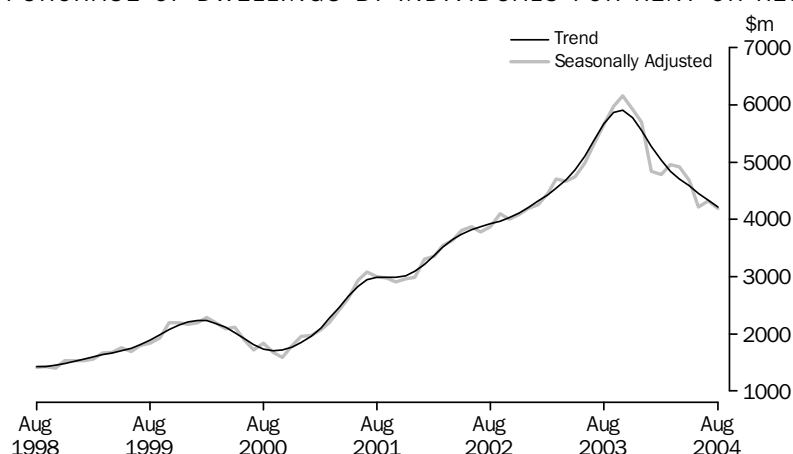
COMMERCIAL FINANCE

Total commercial finance series (seasonally adjusted) decreased by 0.5% to \$23,046 million in August 2004. Revolving credit commitments increased by 2.2% and fixed lending commitments decreased by 2.0%.

In original terms, fixed lending commitments decreased by 7.1%. Other fixed lending (down 14.4%), wholesale finance (down 27.9%) and purchase of real property (down 4.4%) were the main contributors to the decrease in commercial fixed lending. In contrast, refinancing increased by 24.6%. Revolving credit commitments (original) decreased by 4.5%.

The seasonally adjusted purchase of dwellings for rent or resale by individuals series decreased to \$4,186 million (down 3.3%) in August 2004. The trend series fell by 2.7% in August 2004, the tenth consecutive monthly decline.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

Total lease finance series (seasonally adjusted) increased by 18.7% to \$548 million in August 2004, following a 7.3% increase in the previous month. The lease finance trend series grew by 0.1% in August 2004, driven by the strong growth in the seasonally adjusted series over the past two 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									
2003									
August	10 719	558	2 732	3 698	6 430	15 674	8 051	23 725	543
September	11 303	561	2 848	3 879	6 727	16 104	6 851	22 956	535
October	11 604	610	3 016	3 981	6 997	17 091	12 282	29 373	627
November	10 643	542	2 741	4 043	6 784	15 504	8 290	23 794	567
December	10 611	495	2 866	3 890	6 755	20 648	10 127	30 775	569
2004									
January	7 894	391	2 417	3 209	5 626	11 290	6 067	17 358	364
February	8 759	529	2 645	3 196	5 841	12 774	6 101	18 875	437
March	10 768	618	3 117	3 999	7 115	16 706	7 151	23 857	562
April	9 544	510	2 620	3 654	6 274	14 132	9 987	24 119	456
May	10 323	500	2 827	3 915	6 742	17 006	5 872	22 878	464
June	10 458	511	3 090	4 290	7 380	17 984	8 531	26 515	603
July	10 548	495	3 003	3 573	6 576	16 997	8 756	25 753	520
August	10 476	478	2 888	3 158	6 046	15 793	8 364	24 157	535
SEASONALLY ADJUSTED									
2003									
August	10 800	586	2 823	3 741	6 564	15 967	7 287	23 255	567
September	11 290	571	2 880	3 905	6 784	16 080	7 499	23 579	553
October	11 066	550	2 933	3 878	6 811	16 892	12 552	29 444	616
November	10 715	543	2 887	3 849	6 736	16 478	7 891	24 369	623
December	10 360	512	2 872	3 778	6 651	19 061	8 324	27 385	522
2004									
January	9 534	462	2 624	3 944	6 568	14 159	7 784	21 943	462
February	9 612	532	2 742	3 749	6 491	15 471	7 361	22 831	522
March	9 756	542	2 813	3 802	6 615	16 453	7 591	24 044	537
April	9 978	539	2 770	3 947	6 717	15 805	9 513	25 318	504
May	9 925	489	2 826	3 890	6 716	16 078	6 903	22 981	486
June	9 841	486	2 792	3 606	6 398	14 113	7 017	21 130	430
July	10 176	500	2 903	3 306	6 210	15 355	7 818	23 173	462
August	10 187	484	2 902	3 093	5 995	15 054	7 992	23 046	548
TREND									
2003									
August	10 854	547	2 833	3 685	6 518	15 647	8 232	23 879	567
September	10 969	555	2 872	3 792	6 664	16 276	8 623	24 899	575
October	10 881	549	2 878	3 855	6 733	16 676	8 830	25 505	575
November	10 627	536	2 855	3 870	6 725	16 759	8 815	25 574	566
December	10 296	524	2 817	3 864	6 681	16 632	8 600	25 233	551
2004									
January	9 988	517	2 780	3 862	6 642	16 373	8 267	24 640	532
February	9 786	515	2 757	3 872	6 629	16 069	7 937	24 006	514
March	9 734	516	2 758	3 864	6 622	15 793	7 750	23 543	499
April	9 799	515	2 780	3 813	6 594	15 584	7 746	23 330	490
May	9 902	509	2 812	3 714	6 525	15 429	7 733	23 162	486
June	9 996	501	2 841	3 580	6 421	15 279	7 682	22 961	483
July	10 083	493	2 869	3 432	6 301	15 166	7 658	22 824	483
August	10 143	483	2 885	3 298	6 183	14 943	7 662	22 605	484

(a) For owner occupation.

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

(b) Includes unsecured housing finance for owner occupation.

(c) Includes refinancing.

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
2003										
August	8 194	354	1 705	466	10 719	5 146	250	817	216	6 430
September	8 594	396	1 821	493	11 303	5 443	252	839	193	6 727
October	8 848	383	1 836	537	11 604	5 593	278	911	214	6 997
November	8 143	351	1 636	513	10 643	5 300	264	986	235	6 784
December	8 125	327	1 597	561	10 611	5 399	299	878	179	6 755
2004										
January	6 038	237	1 117	502	7 894	4 259	249	880	238	5 626
February	6 691	280	1 282	506	8 759	4 385	253	931	272	5 841
March	8 203	329	1 639	597	10 768	5 543	324	978	271	7 115
April	7 473	267	1 298	505	9 544	4 894	285	837	259	6 274
May	8 038	316	1 452	518	10 323	5 300	273	897	272	6 742
June	8 138	273	1 538	509	10 458	5 862	283	994	241	7 380
July	8 236	297	1 474	542	10 548	5 209	261	881	225	6 576
August	8 069	284	1 556	568	10 476	4 745	265	544	492	6 046

(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
2003										
August	18 970	np	480	np	23 725	160	170	95	118	543
September	19 930	342	513	2 170	22 956	139	167	102	127	535
October	26 615	np	542	np	29 373	190	202	123	112	627
November	20 214	np	510	np	23 794	144	218	103	102	567
December	26 558	1 427	533	2 257	30 775	159	187	114	109	569
2004										
January	14 091	np	371	np	17 358	121	117	77	50	364
February	14 840	235	458	3 342	18 875	145	128	94	69	437
March	20 256	np	554	np	23 857	182	172	121	87	562
April	np	np	440	np	24 119	160	114	108	73	456
May	20 323	np	463	np	22 878	164	113	115	72	464
June	23 281	138	563	2 532	26 515	221	137	151	95	603
July	22 792	416	451	2 094	25 753	199	124	111	85	520
August	20 542	np	404	np	24 157	195	141	107	91	535

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

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

	<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 occupa- tion(b)</i>	<i>Debt consolidation</i>	<i>Refinancing</i>	<i>Other(c)</i>	Total
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2003									
August	296	461	841	376	47	195	539	735	2 732
September	318	485	891	387	47	197	562	764	2 848
October	327	491	907	412	50	222	593	832	3 016
November	284	427	792	358	48	202	602	739	2 741
December	328	458	859	370	52	204	603	778	2 866
2004									
January	305	458	829	258	38	199	473	620	2 417
February	329	472	884	302	47	240	469	703	2 645
March	376	535	1 009	364	56	288	560	840	3 117
April	307	446	832	320	47	236	460	725	2 620
May	321	463	877	367	46	261	529	747	2 827
June	373	504	980	382	47	244	606	831	3 090
July	367	500	962	366	44	240	595	795	3 003
August	352	503	957	356	48	224	566	737	2 888

(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**

	NEW AND INCREASED CREDIT LIMITS			CANCELLATIONS AND REDUCTIONS		CREDIT AT END OF MONTH	
	Secured	Unsecured	Total	Total	Total limits(a)	Credit used	
Month	\$m	\$m	\$m	\$m	\$m	\$m	
.....							
2003							
August	2 021	1 677	3 698	1 171	157 848	76 793	
September	2 126	1 753	3 879	1 270	160 619	77 551	
October	2 329	1 652	3 981	1 199	163 367	78 957	
November	2 001	2 042	4 043	1 344	166 176	80 184	
December	2 132	1 758	3 890	1 395	168 678	81 611	
2004							
January	1 618	1 591	3 209	1 213	170 727	82 610	
February	1 803	1 393	3 196	1 407	172 456	83 995	
March	2 177	1 821	3 999	1 416	174 827	85 183	
April	1 795	1 859	3 654	1 353	177 179	86 371	
May	2 001	1 914	3 915	2 157	183 562	88 714	
June	2 347	1 943	4 290	1 593	186 231	90 346	
July	2 100	1 473	3 573	1 384	188 382	92 492	
August	1 840	1 318	3 158	1 274	187 657	92 221	

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

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

	Construction finance	Purchase of real property	Wholesale finance	Purchase of plant and equipment	Refinancing	Other	Total	Commitments not drawn at end of month
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2003								
August	1 475	7 564	481	1 064	1 038	4 051	15 674	26 994
September	1 045	7 978	546	1 046	1 180	4 309	16 104	25 956
October	1 397	8 516	np	1 103	949	np	17 091	26 458
November	766	7 286	670	1 014	1 392	4 376	15 504	21 059
December	1 720	7 525	549	1 074	1 777	8 003	20 648	23 392
2004								
January	1 131	4 929	np	1 034	655	np	11 290	21 857
February	748	5 626	np	880	1 225	np	12 774	29 414
March	1 581	7 112	727	1 210	2 211	3 865	16 706	30 492
April	776	5 917	724	886	1 187	4 642	14 132	30 357
May	1 408	6 283	735	936	1 366	6 277	17 006	30 242
June	2 147	6 943	736	1 187	1 501	5 470	17 984	29 727
July	1 642	6 401	1 012	1 118	1 328	5 497	16 997	31 420
August	1 569	6 122	729	1 014	1 655	4 703	15 793	29 793

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

LEASE AND COMMERCIAL FINANCE COMMITMENTS, Stocks and Flows: Original

	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
Month	\$m	\$m	\$m	\$m	\$m	\$m
2003						
August	543	381	8 051	8 248	222 455	114 977
September	535	399	6 851	9 058	222 212	111 455
October	627	441	12 282	11 109	223 384	111 450
November	567	413	8 290	8 523	222 945	112 325
December	569	372	10 127	9 210	223 826	112 111
2004						
January	364	431	6 067	5 579	224 271	112 719
February	437	447	6 101	6 561	224 419	112 003
March	562	472	7 151	6 958	224 210	111 504
April	456	414	9 987	5 733	228 575	114 781
May	464	434	5 872	5 212	228 977	113 802
June	603	442	8 531	6 210	231 286	117 488
July	520	745	8 756	5 533	234 396	117 051
August	535	709	8 364	7 822	232 740	116 876

FINANCE COMMITMENTS(a), For Housing (Owner Occupation and Commercial)

OWNER OCCUPATION (SECURED FINANCE)					OWNER OCCUPATION (UNSECURED FINANCE)	COMMERCIAL FINANCE(b)			ALL HOUSING FINANCE
	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings	Alterations and additions	Total(c)	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
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2003									
August	1 038	341	9 340	558	47	673	5 903	575	18 474
September	1 099	375	9 829	561	47	439	6 128	542	19 019
October	1 147	479	9 977	610	50	547	6 308	741	19 858
November	1 027	472	9 143	542	48	430	5 585	610	17 858
December	1 054	473	9 084	495	52	554	5 580	561	17 853
2004									
January	795	308	6 791	391	38	340	3 849	381	12 892
February	865	423	7 472	529	47	389	4 287	395	14 406
March	1 041	436	9 290	618	56	603	5 460	479	17 984
April	933	418	8 193	510	47	404	4 644	392	15 540
May	1 047	419	8 857	500	46	551	4 909	485	16 813
June	1 059	444	8 956	511	47	684	4 984	551	17 236
July	1 079	455	9 015	495	44	596	4 513	483	16 679
August	1 043	452	8 981	478	48	595	4 512	516	16 625
SEASONALLY ADJUSTED (d)									
2003									
August	1 021	340	9 439	586	50	678	5 651	601	18 386
September	1 067	365	9 857	571	50	437	5 970	554	18 704
October	1 078	464	9 524	550	49	463	6 158	792	18 934
November	1 051	473	9 191	543	47	465	5 917	577	18 265
December	1 003	435	8 923	512	49	532	5 695	495	17 512
2004									
January	1 019	365	8 149	462	43	433	4 842	480	16 009
February	990	457	8 164	532	46	472	4 781	468	15 917
March	986	404	8 367	542	51	533	4 959	491	16 352
April	1 022	447	8 508	539	48	438	4 913	443	16 337
May	1 007	417	8 501	489	43	532	4 682	451	16 144
June	979	424	8 438	486	44	579	4 221	399	15 576
July	965	439	8 773	500	46	578	4 327	490	16 173
August	978	450	8 759	484	50	579	4 186	506	15 829
TREND (d)									
2003									
August	1 045	376	9 432	547	52	545	5 670	621	18 241
September	1 053	399	9 517	555	50	522	5 868	626	18 520
October	1 051	418	9 413	549	49	498	5 908	615	18 428
November	1 042	429	9 156	536	48	479	5 779	589	18 007
December	1 028	434	8 834	524	47	468	5 544	551	17 413
2004									
January	1 015	431	8 542	517	47	468	5 274	512	16 820
February	1 005	425	8 356	515	47	476	5 028	476	16 365
March	1 000	421	8 313	516	47	489	4 841	454	16 121
April	997	424	8 378	515	47	505	4 707	450	16 048
May	993	429	8 480	509	46	526	4 586	452	16 029
June	987	433	8 576	501	46	549	4 454	455	15 990
July	980	438	8 665	493	47	570	4 331	462	15 951
August	976	438	8 729	483	47	584	4 213	471	15 894

(a) Includes refinancing.

(b) Excludes revolving credit.

(c) Includes alterations and additions.

(d) Sum of housing component series may not equal total housing finance (see paragraph 14 in Explanatory Notes).

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

	PERSONAL FINANCE(a)					COMMERCIAL FINANCE(a)	LEASE FINANCE	ALL VEHICLE FINANCE
	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Motorcycles</i>	<i>Other motor vehicles</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2003								
August	296	461	15	68	841	711	243	1 795
September	318	485	17	71	891	684	256	1 831
October	327	491	17	72	907	686	278	1 871
November	284	427	16	65	792	636	236	1 664
December	328	458	16	58	859	705	271	1 835
2004								
January	305	458	15	52	829	497	162	1 488
February	329	472	18	64	884	579	223	1 686
March	376	535	19	78	1 009	687	273	1 969
April	307	446	17	62	832	570	251	1 652
May	321	463	18	76	877	614	250	1 741
June	373	504	17	87	980	752	303	2 034
July	367	500	18	78	962	637	262	1 862
August	352	503	15	87	957	629	258	1 844

(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
2003								
August	150	32	24	2	17	9	8	243
September	162	34	19	3	20	10	9	256
October	177	33	22	3	27	10	7	278
November	149	31	17	3	25	4	8	236
December	186	34	21	2	18	2	7	271
2004								
January	111	26	11	1	8	2	3	162
February	144	33	16	5	16	3	6	223
March	170	39	21	4	28	3	8	273
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

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

<i>Month</i>	COMMERCIAL FINANCE(a)			LEASE FINANCE	ALL PLANT AND EQUIPMENT FINANCE
	<i>Transport equipment(b)</i>	<i>Other plant and equipment</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m
2003					
August	79	274	352	300	652
September	58	304	362	279	641
October	81	336	417	349	766
November	70	308	378	331	709
December	62	306	369	298	667
2004					
January	35	503	537	202	740
February	46	254	301	214	515
March	58	465	523	289	812
April	47	269	317	205	521
May	57	266	323	215	537
June	94	342	436	300	735
July	132	349	481	258	739
August	59	327	385	277	662

(a) Excludes revolving credit.

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

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

	<i>Transport equipment (a)</i>	<i>Construction and earthmoving equipment</i>	<i>Agricultural machinery and equipment</i>	<i>Manufacturing equipment</i>	<i>Electronic data processing equipment</i>	<i>Office machines</i>	<i>Shop and office furniture, fittings and equipment</i>	<i>Other goods</i>	Total
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2003									
August	6	26	11	18	133	61	15	30	300
September	9	26	11	14	110	66	14	29	279
October	6	36	13	38	109	73	23	50	349
November	4	42	12	25	109	77	17	46	331
December	7	17	13	26	107	63	19	47	298
2004									
January	2	10	12	16	80	43	9	30	202
February	3	16	16	13	75	41	12	37	214
March	6	22	13	24	109	52	16	46	289
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	39	8	18	108	48	15	38	277

(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. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (e.g. a change in interest rates) from the series.

15 Housing component series have been seasonally adjusted independently of the total housing series. Therefore the sum of the housing components is unlikely to equal the housing total.

16 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

17 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. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or by email at <timeseries@abs.gov.au>.

18 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

19 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

20 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

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

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

continued

- *Housing Finance, Australia* (cat. no. 5609.0)
- *Assets and Liabilities of Australian Securitisors* (cat. no. 5232.0.0.40.001)
- *Building Approvals, Australia* (cat. no. 8731.0)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (cat. no. 8750.0)
- *Private New Capital Expenditure and Expected Expenditure, Australia* (cat. no. 5625.0)
- *Sales of New Motor Vehicles, Australia Electronic Publication* (cat. no. 9314.0)

22 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>>.

23 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (cat. no. 1101.0). The *Catalogue* and information on forthcoming releases (Release Advices) are available from any ABS office or from the ABS web site <<http://www.abs.gov.au>>.

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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