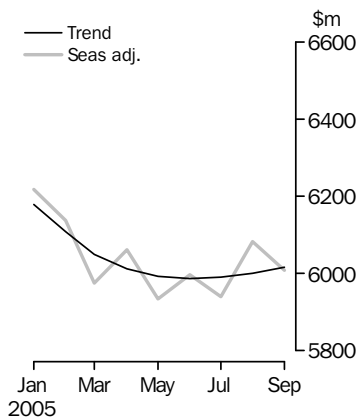


LENDING FINANCE

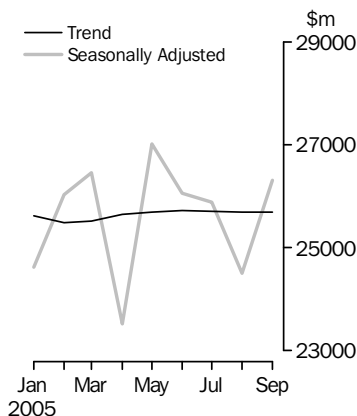
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Personal finance



Commercial finance



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Michael Abbondante on Canberra (02) 6252 6707.

KEY FIGURES

	Aug 2005 \$m	Sep 2005 \$m	Aug 2005 to Sep 2005 % change
TREND ESTIMATES			
Housing finance for owner occupation	11 992	12 121	1.1
Personal finance	6 000	6 015	0.3
Commercial finance	25 686	25 694	—
Lease finance	530	537	1.3
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation	11 976	12 422	3.7
Personal finance	6 083	6 007	-1.2
Commercial finance	24 498	26 316	7.4
Lease finance	540	555	2.8

— nil or rounded to zero (including null cells)

KEY POINTS

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner-occupied housing commitments excluding alterations and additions increased by 3.7% (seasonally adjusted) in September 2005, while the trend series rose 1.1%

PERSONAL FINANCE

- The seasonally adjusted series for the value of total personal finance commitments fell by 1.2% in September 2005. This decrease was due to a fall in revolving credit (down 2.3%) more than offsetting an increase in fixed lending (0.2%).
- The value of total personal finance trend series rose by 0.3% in September 2005. This increase was due to an increase in revolving credit commitments (0.7%) which more than offset a decrease in fixed lending commitments (down 0.3%).

COMMERCIAL FINANCE

- The seasonally adjusted series for the value of total commercial finance increased by 7.4% in September 2005. The fixed lending series increased 6.7% while revolving credit increased 8.8%.
- The total trend series for total commercial finance remained flat in September 2005. Fixed lending decreased 0.3%, while revolving credit increased by 0.6%.
- The value of purchase of dwellings by individuals for rent or resale (seasonally adjusted) series fell by 0.5% in September 2005, the third consecutive monthly decrease.

LEASE FINANCE

- Lease finance (seasonally adjusted) increased by 2.8% in September 2005, the third consecutive monthly increase. The lease finance trend series rose by 1.3% in September 2005.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2005	9 December 2005
November 2005	19 January 2006
December 2005	14 February 2006
January 2006	14 March 2006
February 2006	11 April 2006
March 2006	16 May 2006



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

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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
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 - 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
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SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments excluding alterations and additions increased by 3.7% (seasonally adjusted) in September 2005, while the trend series rose 1.1%

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

PERSONAL FINANCE

In seasonally adjusted terms, the value of total personal finance commitments fell by 1.2% in September 2005. Fixed lending rose by 0.2% but was more than offset by revolving credit which fell 2.3%.

The total personal finance commitments trend series rose by 0.3% in September 2005, the third consecutive monthly increase.

The trend for fixed lending commitments fell by 0.3% in September, while revolving credit increased 0.7% for the month.

In original terms, fixed lending commitments decreased by \$38m (down 1.4%) in September 2005. This decrease in the fixed lending series (original) was driven by total motor vehicles, down \$67m (down 7.4%).

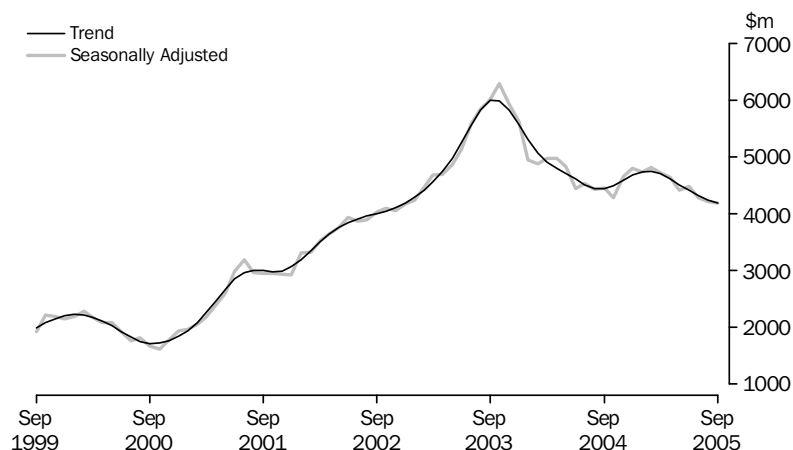
COMMERCIAL FINANCE

The value of total commercial finance (seasonally adjusted) increased by 7.4% in September 2005. This increase was driven by increases in both the fixed lending series (up 6.7%) and revolving credit series (up 8.8%).

The trend series for total commercial finance remained virtually unchanged in September 2005. A decrease in fixed lending (0.3%) was balanced by an increase in revolving credit (0.6%).

The value of purchase of dwellings by individuals for rent or resale (seasonally adjusted) series fell by 0.5% in September 2005, after a decrease of 1.8% in August 2005. The trend series fell by 1.4% in September 2005, continuing a run of decreases occurring since March 2005.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

Lease finance (seasonally adjusted) increased by 2.8% in September 2005. The lease finance trend rose by 1.3% in September 2005, the third consecutive monthly increase.

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									
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	9 888	25 098	503
April	11 624	484	2 573	3 117	5 690	16 403	5 898	22 301	508
May	12 444	517	2 810	3 272	6 081	18 936	8 721	27 656	534
June	12 320	508	2 783	3 965	6 748	20 129	13 359	33 488	661
July	11 752	463	2 500	3 636	6 135	18 511	8 437	26 948	553
August	12 808	452	2 725	3 578	6 303	16 361	9 402	25 763	554
September	12 939	462	2 687	3 374	6 061	17 456	9 063	26 519	582
SEASONALLY ADJUSTED									
2004									
September	10 415	496	2 946	3 402	6 348	16 363	11 736	28 099	572
October	10 557	441	2 907	3 530	6 436	17 514	8 569	26 083	530
November	10 914	463	2 937	3 281	6 218	16 653	8 954	25 608	543
December	11 247	469	2 807	3 380	6 187	17 502	8 457	25 960	518
2005									
January	11 241	452	2 695	3 524	6 219	15 828	8 788	24 616	532
February	11 778	474	2 688	3 449	6 138	16 622	9 405	26 028	550
March	11 819	482	2 663	3 312	5 974	15 885	10 569	26 454	505
April	11 620	494	2 710	3 350	6 060	17 659	5 867	23 526	559
May	11 581	489	2 684	3 250	5 934	17 370	9 641	27 011	540
June	11 688	484	2 601	3 394	5 995	16 215	9 844	26 059	478
July	11 817	482	2 502	3 437	5 940	17 382	8 497	25 880	521
August	11 976	443	2 615	3 468	6 083	15 943	8 554	24 498	540
September	12 422	462	2 620	3 388	6 007	17 006	9 309	26 316	555
TREND									
2004									
September	10 494	483	2 925	3 333	6 259	16 346	9 035	25 381	527
October	10 670	470	2 907	3 352	6 260	16 684	9 274	25 958	538
November	10 905	462	2 866	3 394	6 260	16 817	9 321	26 138	540
December	11 160	460	2 812	3 422	6 234	16 796	9 124	25 921	538
2005									
January	11 391	464	2 760	3 419	6 179	16 686	8 932	25 618	535
February	11 561	473	2 716	3 393	6 109	16 643	8 848	25 491	532
March	11 648	481	2 682	3 368	6 049	16 683	8 841	25 524	530
April	11 680	486	2 656	3 355	6 012	16 782	8 860	25 642	527
May	11 711	485	2 637	3 355	5 992	16 863	8 835	25 698	524
June	11 774	480	2 618	3 368	5 986	16 875	8 844	25 719	523
July	11 875	474	2 599	3 391	5 990	16 821	8 892	25 713	525
August	11 992	466	2 586	3 414	6 000	16 743	8 943	25 686	530
September	12 121	459	2 579	3 436	6 015	16 697	8 997	25 694	537

(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
2004										
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	9 197	321	1 484	622	11 624	4 472	269	271	677	5 690
May	9 798	316	1 696	633	12 444	4 735	284	302	760	6 081
June	9 556	284	1 870	611	12 320	5 100	256	307	1 085	6 748
July	9 175	286	1 697	594	11 752	4 772	246	266	852	6 135
August	9 975	303	1 921	609	12 808	5 073	253	306	671	6 303
September	10 113	291	1 903	633	12 939	4 681	265	275	839	6 061

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										
September	np	283	382	np	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	np	26 049	183	132	104	99	519
December	np	967	420	np	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	25 098	174	127	106	97	503
April	18 967	568	340	2 426	22 301	181	131	105	91	508
May	24 274	260	368	2 754	27 656	193	136	104	101	534
June	np	558	455	np	33 488	247	152	146	116	661
July	np	503	311	np	26 948	196	163	99	95	553
August	np	755	390	np	25 763	197	148	109	101	554
September	np	360	419	np	26 519	215	161	100	106	582

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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									
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	797	348	38	306	462	621	2 573
May	312	477	848	386	37	316	548	675	2 810
June	323	476	859	379	34	328	508	676	2 783
July	288	442	786	318	32	296	446	622	2 500
August	318	521	906	370	34	267	491	658	2 725
September	301	472	839	365	35	281	488	678	2 687

(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						
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	1 709	1 409	3 117	1 573	202 141	97 496
May	1 772	1 500	3 272	1 628	203 756	98 276
June	2 188	1 777	3 965	1 741	206 499	100 784
July	1 779	1 857	3 636	2 249	207 886	101 065
August	1 778	1 800	3 578	2 056	209 418	100 927
September	1 677	1 697	3 374	1 555	211 187	101 449

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

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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								
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	6 112	1 172	1 160	1 448	5 046	16 403	32 289
May	1 723	6 083	892	1 162	1 663	7 413	18 936	33 568
June	1 861	6 730	823	1 751	2 033	6 931	20 129	35 581
July	1 766	6 015	890	1 529	1 823	6 488	18 511	37 913
August	1 395	7 761	np	1 168	1 360	np	16 361	36 858
September	1 513	6 259	777	1 243	1 293	6 371	17 456	37 296

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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						
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	9 888	5 599	258 329	128 536
April	508	np	5 898	8 379	255 058	130 750
May	534	np	8 721	5 224	258 589	132 144
June	661	608	13 359	6 939	264 539	134 031
July	553	np	8 437	7 117	265 859	135 147
August	554	626	9 402	7 773	269 242	137 769
September	582	680	9 063	7 034	271 237	139 488

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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									
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	954	496	10 174	484	38	570	4 638	360	17 714
May	1 064	573	10 807	517	37	593	4 752	436	18 778
June	1 057	535	10 728	508	34	920	5 009	462	19 253
July	990	565	10 198	463	32	502	4 294	524	17 566
August	1 076	589	11 143	452	34	546	4 601	408	18 849
September	1 016	598	11 326	462	35	593	4 412	416	18 858
SEASONALLY ADJUSTED									
2004									
September	938	454	9 024	496	48	575	4 456	445	16 435
October	929	460	9 168	441	43	505	4 292	447	16 285
November	927	462	9 525	463	48	639	4 661	505	17 230
December	942	480	9 825	469	44	548	4 800	486	17 594
2005									
January	963	479	9 798	452	43	520	4 738	430	17 423
February	991	483	10 304	474	41	607	4 813	577	18 290
March	1 000	501	10 318	482	43	509	4 719	434	18 005
April	997	508	10 115	494	37	650	4 642	415	17 858
May	983	530	10 068	489	35	601	4 417	377	17 502
June	978	512	10 199	484	33	687	4 487	397	17 777
July	934	552	10 332	482	34	521	4 291	489	17 635
August	968	565	10 444	443	34	523	4 213	399	17 588
September	978	585	10 860	462	35	615	4 193	434	18 160
TREND									
2004									
September	931	452	9 111	483	47	581	4 441	466	16 513
October	932	460	9 278	470	46	575	4 500	473	16 734
November	939	467	9 499	462	46	565	4 595	480	17 053
December	951	474	9 736	460	44	557	4 687	486	17 395
2005									
January	966	481	9 944	464	43	559	4 746	482	17 685
February	980	489	10 091	473	42	571	4 757	471	17 874
March	989	498	10 161	481	40	586	4 712	453	17 920
April	989	508	10 184	486	38	596	4 622	435	17 856
May	982	520	10 209	485	36	601	4 515	423	17 770
June	974	533	10 267	480	35	598	4 416	418	17 721
July	967	547	10 360	474	34	590	4 326	419	17 717
August	963	561	10 469	466	33	580	4 247	421	17 740
September	960	572	10 588	459	33	576	4 187	431	17 808

(a) Excludes revolving credit.

(b) Includes alterations and additions.

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

Month	PERSONAL FINANCE(a)					COMMERCIAL FINANCE (a)	LEASE FINANCE	ALL VEHICLE FINANCE
	New motor cars and station wagons	Used motor cars and station wagons	Motorcycles	Other motor vehicles	Total	Total	Total	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004								
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	797	571	256	1 625
May	312	477	25	35	848	624	276	1 747
June	323	476	24	36	859	753	305	1 917
July	288	442	22	34	786	610	263	1 659
August	318	521	29	38	906	690	278	1 874
September	301	472	29	37	839	711	267	1 818

(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								
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	173	38	13	5	16	3	7	256
May	178	41	24	5	11	3	13	276
June	189	45	27	10	17	6	10	305
July	177	39	12	11	8	5	10	263
August	182	44	14	11	11	4	11	278
September	179	39	12	9	13	5	9	267

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					
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	252	841
May	98	439	538	259	796
June	131	866	997	356	1 353
July	92	826	919	290	1 208
August	83	395	478	276	755
September	136	396	532	315	847

(a) Excludes revolving credit.

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

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

<i>Month</i>	<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>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004									
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	39	10	15	74	45	15	46	252
May	7	33	17	20	64	55	16	47	259
June	10	33	24	40	86	52	36	76	356
July	7	25	11	29	102	61	11	44	290
August	6	38	9	25	73	53	23	49	276
September	6	42	12	30	79	69	27	50	315

(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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