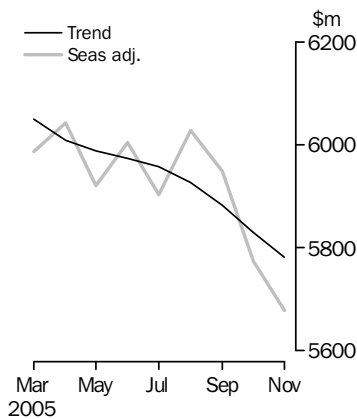


LENDING FINANCE

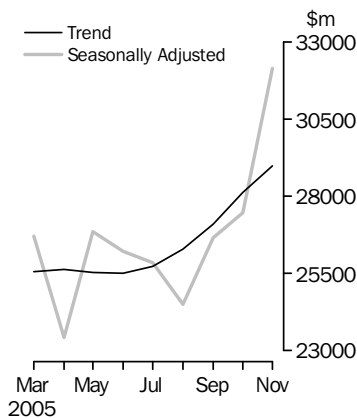
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Personal finance



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

	Oct 2005 \$m	Nov 2005 \$m	Oct 2005 to Nov 2005 % change
TREND ESTIMATES			
Housing finance for owner occupation	12 574	12 769	1.5
Personal finance	5 830	5 782	-0.8
Commercial finance	28 111	28 991	3.1
Lease finance	535	538	0.7
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation	12 697	12 843	1.2
Personal finance	5 774	5 679	-1.6
Commercial finance	27 466	32 142	17.0
Lease finance	529	532	0.5

KEY POINTS

HOUSING FINANCE FOR OWNER OCCUPATION

NOVEMBER 2005 COMPARED WITH OCTOBER 2005:

- The total value of owner-occupied housing commitments excluding alterations and additions increased by 1.2% (seasonally adjusted), while the trend series rose 1.5%.

PERSONAL FINANCE

NOVEMBER 2005 COMPARED WITH OCTOBER 2005:

- The seasonally adjusted series for the value of total personal finance commitments fell by 1.6%. This decrease was due to falls in both fixed lending commitments (down 3.3%) and revolving credit commitments (down 0.3%).
- The trend series for the value of total personal finance commitments fell by 0.8%. This decrease was due to decreases in both revolving credit commitments (down 1.4%) and fixed lending commitments (down 0.2%).

COMMERCIAL FINANCE

NOVEMBER 2005 COMPARED WITH OCTOBER 2005:

- The volatile seasonally adjusted series for the value of total commercial finance commitments rose by 17.0%. A strong increase in fixed lending commitments (up 31.9%) more than offset a fall in revolving credit commitments (down 8.1%).
- The trend series for the value of total commercial finance commitments rose by 3.1%. Fixed lending commitments increased 5.0%, while revolving credit fell by 0.5%.

LEASE FINANCE

NOVEMBER 2005 COMPARED WITH OCTOBER 2005:

- Lease finance commitments (seasonally adjusted) rose by 0.5% after a fall of 4.7% in October. The lease finance trend series rose by 0.7%.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 2005	14 February 2006
January 2006	14 March 2006
February 2006	11 April 2006
March 2006	16 May 2006
April 2006	9 June 2006
May 2006	12 July 2006



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
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 - OL1c. Operating lease finance commitments by lender
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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
 - P2 to P9. Personal finance commitments, fixed loans and revolving credit by state and territory
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SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments excluding alterations and additions increased by 1.2% (seasonally adjusted) in November 2005 compared with October 2005, while the trend series rose 1.5%

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 1.6% in November 2005 compared with October 2005. Fixed lending fell by 3.3%, while revolving credit fell by 0.3%.

In trend terms, the value of total personal finance commitments fell by 0.8% in November 2005 compared with October 2005, the twelfth consecutive monthly decrease. The trend for revolving credit commitments fell 1.4%, while fixed lending commitments decreased by 0.2%.

In original terms, fixed lending commitments increased by \$104m (up 4.1%) in November 2005 compared with October 2005. Key movements in the original series contributing to this increase were:

- refinancing, up \$65m (13.4%), compared with an average October to November increase of 5.4% over the previous three years; and
- total motor vehicles, up \$52m (6.9%), compared with an average October to November decrease of 3.8% over the previous three years.

COMMERCIAL FINANCE

The volatile seasonally adjusted series for the value of total commercial finance commitments rose strongly by 17.0% in November 2005 compared with October 2005. The increase was mostly due to the large jump in fixed lending commitments (up 31.9%), which was driven by a number of high value new fixed loan commitments to borrowers in the finance and insurance industry. Revolving credit commitments fell by 8.1%.

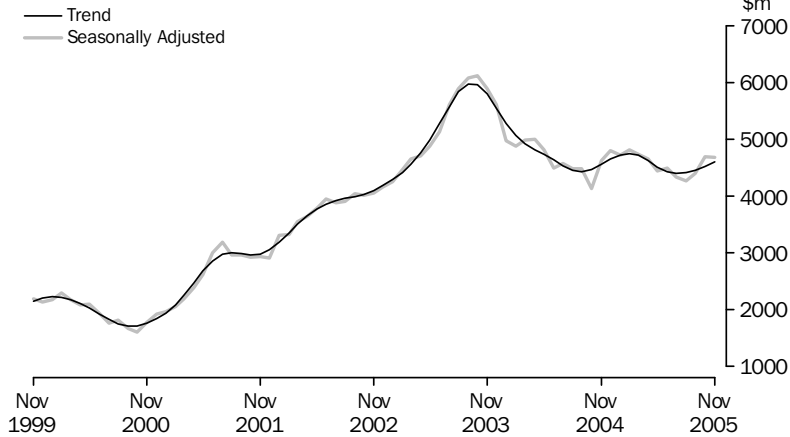
This large increase in the seasonally adjusted commercial finance series resulted in strong growth in the trend series for commercial finance commitments (up 3.1% in November 2005 compared to October 2005), with large upward revisions to the previous four months estimates of trend growth.

The value of purchase of dwellings by individuals for rent or resale (seasonally adjusted) series fell by 0.3% in November 2005 compared with October 2005, after a revised increase of 6.6% in October 2005. The trend series rose by 1.6%, the fourth consecutive monthly increase.

SUMMARY OF FINDINGS *continued*

COMMERCIAL FINANCE
continued

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

The value of lease finance commitments (seasonally adjusted) increased by 0.5% in November 2005 compared with October 2005. The lease finance trend rose by 0.7%, the fifth 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									
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	3 586	6 085	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	17 459	9 063	26 523	582
October	12 249	444	2 521	3 026	5 547	17 480	9 647	27 126	501
November	13 793	480	2 625	3 390	6 015	22 448	10 362	32 810	515
SEASONALLY ADJUSTED									
2004									
November	10 917	465	2 978	3 293	6 271	16 483	8 908	25 392	545
December	11 254	466	2 805	3 375	6 179	17 534	8 491	26 024	519
2005									
January	11 224	455	2 678	3 535	6 213	16 071	8 687	24 758	525
February	11 746	475	2 702	3 445	6 148	16 617	9 366	25 983	548
March	11 812	482	2 685	3 302	5 987	15 874	10 826	26 700	509
April	11 655	493	2 692	3 350	6 042	17 596	5 829	23 425	556
May	11 591	489	2 686	3 235	5 921	17 269	9 574	26 843	547
June	11 687	483	2 598	3 407	6 005	16 163	10 049	26 212	481
July	11 826	480	2 502	3 401	5 903	17 372	8 480	25 851	520
August	12 016	454	2 616	3 411	6 028	15 910	8 585	24 495	534
September	12 458	456	2 621	3 328	5 949	17 235	9 413	26 648	555
October	12 697	444	2 616	3 158	5 774	17 256	10 210	27 466	529
November	12 843	435	2 529	3 150	5 679	22 758	9 384	32 142	532
TREND									
2004									
November	10 894	462	2 866	3 407	6 274	16 850	9 274	26 125	539
December	11 147	460	2 815	3 436	6 251	16 832	9 085	25 917	537
2005									
January	11 379	464	2 765	3 427	6 192	16 720	8 915	25 635	534
February	11 553	473	2 721	3 395	6 116	16 667	8 859	25 525	532
March	11 645	481	2 684	3 365	6 050	16 679	8 877	25 556	531
April	11 676	486	2 655	3 354	6 009	16 735	8 888	25 623	529
May	11 698	486	2 634	3 355	5 989	16 682	8 847	25 529	526
June	11 768	482	2 617	3 357	5 974	16 625	8 879	25 504	525
July	11 911	473	2 601	3 356	5 957	16 729	9 000	25 728	525
August	12 120	464	2 590	3 337	5 927	17 091	9 190	26 281	528
September	12 352	454	2 583	3 299	5 882	17 732	9 372	27 104	532
October	12 574	445	2 578	3 252	5 830	18 544	9 567	28 111	535
November	12 769	438	2 574	3 208	5 782	19 471	9 520	28 991	538

(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										
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	802	6 085
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
October	9 646	292	1 709	602	12 249	4 340	243	268	696	5 547
November	10 962	324	1 874	634	13 793	4 771	270	291	682	6 015

(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										
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	26 523	215	161	100	106	582
October	22 944	np	374	np	27 126	184	132	94	90	501
November	28 041	560	400	3 809	32 810	202	118	105	np	515

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

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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									
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
October	277	417	760	352	31	274	482	623	2 521
November	305	430	812	303	42	294	547	626	2 625

(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						
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	1 807	3 586	2 425	207 902	101 069
August	1 778	1 800	3 578	2 034	209 455	100 942
September	1 677	1 697	3 374	1 555	211 187	101 449
October	1 487	1 539	3 026	1 433	212 766	102 244
November	1 610	1 779	3 390	1 743	214 518	103 410

(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								
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	6 391	777	1 243	1 293	6 243	17 459	37 296
October	1 198	6 412	1 055	1 370	1 124	6 321	17 480	36 007
November	1 169	7 006	1 034	1 213	1 851	10 175	22 448	35 318

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

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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						
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
October	501	np	9 647	12 121	268 783	138 374
November	515	644	10 362	5 865	273 617	143 458

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

FINANCE COMMITMENTS, For Housing (Owner Occupation and Commercial)

	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									
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	4 544	416	18 990
October	931	592	10 727	444	31	593	4 645	408	18 371
November	997	649	12 147	480	42	453	4 988	388	20 146
SEASONALLY ADJUSTED									
2004									
November	931	464	9 521	464	47	646	4 630	502	17 206
December	964	481	9 810	469	44	549	4 803	483	17 603
2005									
January	964	477	9 783	453	43	518	4 719	429	17 386
February	988	484	10 275	475	41	607	4 815	580	18 263
March	989	501	10 321	481	42	510	4 740	436	18 022
April	997	508	10 150	493	38	650	4 659	421	17 916
May	980	530	10 081	489	35	599	4 444	381	17 540
June	975	512	10 200	483	33	690	4 492	390	17 775
July	930	552	10 344	480	34	521	4 333	492	17 685
August	964	567	10 484	452	34	523	4 263	404	17 691
September	974	589	10 896	457	36	600	4 408	438	18 396
October	948	636	11 113	443	34	522	4 699	449	18 844
November	948	631	11 264	435	36	444	4 684	330	18 774
TREND									
2004									
November	944	466	9 484	462	45	566	4 561	478	17 006
December	956	473	9 719	460	44	559	4 656	484	17 351
2005									
January	969	481	9 929	465	43	561	4 729	482	17 658
February	981	489	10 083	473	41	572	4 757	472	17 868
March	987	498	10 161	481	40	586	4 721	455	17 928
April	985	507	10 184	486	38	598	4 628	436	17 863
May	979	518	10 201	486	36	606	4 515	425	17 765
June	971	532	10 265	482	35	603	4 433	422	17 743
July	963	551	10 397	473	34	587	4 399	423	17 828
August	958	571	10 590	463	34	563	4 415	426	18 022
September	955	593	10 804	454	34	538	4 463	422	18 264
October	953	613	11 008	445	35	512	4 527	412	18 505
November	952	630	11 187	438	35	491	4 601	401	18 735

(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								
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
October	277	417	31	34	760	615	239	1 613
November	305	430	39	38	812	649	260	1 721

(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								
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
October	154	39	10	7	19	4	6	239
November	168	38	12	8	17	4	12	260

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

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					
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
October	73	682	756	262	1 018
November	79	485	564	255	819

(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>	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2004									
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
October	6	19	14	18	74	55	26	48	262
November	10	35	16	27	49	56	21	42	255

(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 for data from our publications and information about the ABS.
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