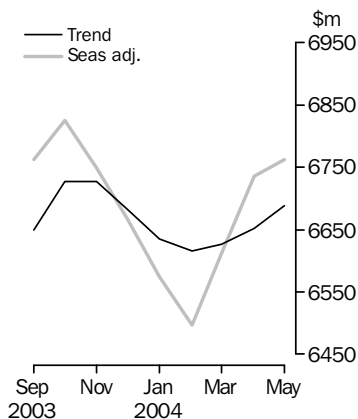


# LENDING FINANCE

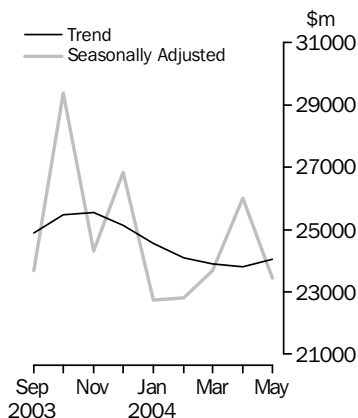
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 13 JUL 2004

## Personal finance



## Commercial finance



## KEY FIGURES

	<b>Apr 2004</b>	<b>May 2004</b>	<b>Apr 2004 to May 2004</b>
	<b>\$m</b>	<b>\$m</b>	<b>% change</b>
<b>TREND ESTIMATES</b>			
Housing finance for owner occupation	9 697	9 721	0.2
Personal finance	6 652	6 689	0.5
Commercial finance	23 812	24 054	1.0
Lease finance	502	499	-0.5
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
Housing finance for owner occupation	9 970	9 851	-1.2
Personal finance	6 735	6 763	0.4
Commercial finance	26 023	23 449	-9.9
Lease finance	507	497	-2.1

## KEY POINTS

### HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner-occupied housing commitments decreased by 1.2% (seasonally adjusted) in May 2004. The trend series increased by 0.2%.

### PERSONAL FINANCE

- The seasonally adjusted series for total personal finance commitments rose by 0.4% in May 2004. The fixed lending series increased by 1.5% and revolving credit commitments decreased by 0.3%.
- The total personal finance trend series increased by 0.5% in May 2004.

### COMMERCIAL FINANCE

- The total commercial finance series (seasonally adjusted) declined by 9.9% in May 2004, returning to recent historical levels after a large rise in the revolving credit component in April. Fixed lending rose by 0.3%.
- The revised purchase of dwellings by individuals for rent and resale (seasonally adjusted) series decreased by 4.4% in May 2004, after remaining steady in April 2004.
- The trend series for total commercial finance increased by 1.0% in May 2004, after five consecutive monthly decreases. Increases were recorded in fixed lending (up 0.4%) and revolving credit (up 2.4%) in May.

### LEASE FINANCE

- Lease finance (seasonally adjusted) decreased by 2.1% in May 2004.
- The lease finance trend fell by 0.5% in May 2004, the seventh consecutive monthly decrease.

## 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2004	11 August 2004
July 2004	10 September 2004
August 2004	13 October 2004
September 2004	12 November 2004
October 2004	10 December 2004
November 2004	19 January 2005



## CHANGES IN THIS ISSUE

There has been a significant reclassification of housing finance commitments to investment housing from owner occupied housing for all bank and total lender series in most States and Territories for the period August 2003 to March 2004. Revisions put through for August 2003 to February 2004 for the number and value of owner occupied housing commitments by purpose and type of loan have been imputed by the ABS based on aggregate estimates by State provided by the reporting banks, with these estimates expected to be replaced by final values in the July 2004 issue. Revisions for the March 2004 reference month do not contain imputations.

Revolving credit limits for personal finance commitments (Table 5) as at the end of May 2004 have been rebased upwards due to previous incorrect reporting by a significant lender. No adjustments were made to earlier periods' commitments advanced or cancelled.



## ABBREVIATIONS

ABS Australian Bureau of Statistics  
APRA Australian Prudential Regulation Authority  
b billion (one thousand million)  
n.e.c. not elsewhere classified

Susan Linacre  
Acting Australian Statistician

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## ADDITIONAL TABLES ON AUSSTATS

### TABLES AVAILABLE ON AUSSTATS

Additional tables are available from the AusStats service on <[www.abs.gov.au](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
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  - P1a. Personal finance commitments, summary (original, seasonally adjusted, trend)
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## LENDING FINANCE SUMMARY OF FINDINGS

### HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments excluding alterations and additions (seasonally adjusted) decreased by 1.2% in May 2004. The trend series increased by 0.2%.

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

### PERSONAL FINANCE

The seasonally adjusted series for total personal finance rose by 0.4% to \$6 763 million in May 2004, the third monthly rise. Fixed lending increased by 1.5% and revolving credit commitments decreased by 0.3%.

The total personal finance commitments trend series increased by 0.5% in May 2004. The trend for revolving credit and fixed lending trend commitments increased by 0.6% and 0.4%, respectively.

In original terms, fixed lending commitments increased by 7.9%, to \$2 827 million in May 2004.

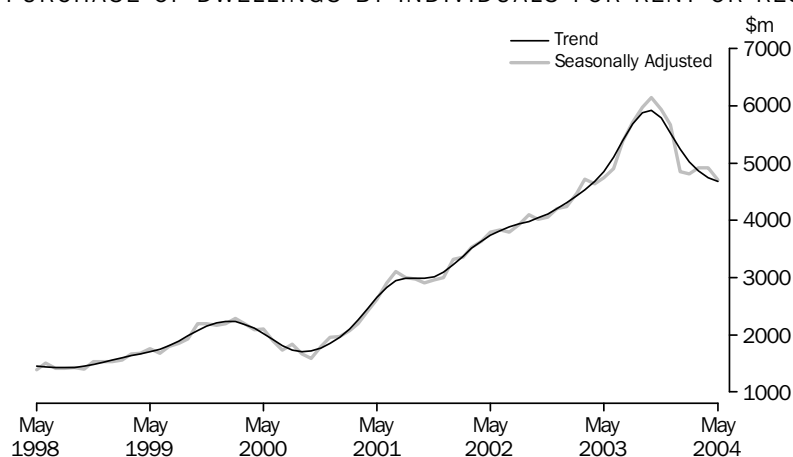
### COMMERCIAL FINANCE

The seasonally adjusted total commercial finance series decreased by 9.9% in May 2004. Revolving credit commitments fell by 27.3%, while fixed lending commitments recorded a small increase of 0.3%.

The total commercial finance trend estimate increased by 1.0% in May 2004. The fixed lending trend rose by 0.4%, and the revolving credit trend increase by 2.4%.

The revised seasonally adjusted purchase of dwellings for rent or resale by individuals series decreased to \$4 705 million (down 4.4%) in May 2004, after remaining steady in April 2004. The trend series fell by 1.4% in May, the seventh consecutive monthly decline but at a decelerating rate.

### PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



### LEASE FINANCE

In seasonally adjusted terms, the lease finance series decreased by 2.1% to \$497 million in May 2004, following a 5.1% decrease in the previous month. The lease finance trend series fell by 0.5%, the seventh successive monthly decrease.

## FINANCE COMMITMENTS, Summary: (\$m)

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									
<b>2003</b>									
May	10 593	491	2 780	3 537	6 317	15 130	6 916	22 045	623
June	10 237	494	2 830	3 659	6 488	17 817	8 817	26 635	645
July	11 408	523	2 967	4 027	6 994	16 914	8 057	24 971	643
August	10 695	581	2 732	3 698	6 430	15 674	8 051	23 725	543
September	11 295	569	2 848	3 879	6 727	16 104	6 851	22 956	535
October	11 597	620	3 016	3 981	6 997	17 091	12 282	29 373	627
November	10 640	545	2 741	4 043	6 784	15 504	8 290	23 794	567
December	10 604	502	2 866	3 890	6 755	20 648	10 127	30 775	569
<b>2004</b>									
January	7 889	397	2 417	3 209	5 626	11 290	6 067	17 358	364
February	8 750	538	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	9 542	510	2 619	3 654	6 274	14 131	9 987	24 119	456
May	10 323	500	2 827	3 915	6 742	17 006	5 872	22 878	464
SEASONALLY ADJUSTED									
<b>2003</b>									
May	9 774	460	2 621	3 341	5 963	14 236	7 835	22 072	625
June	10 181	486	2 688	3 339	6 028	13 927	7 695	21 621	460
July	10 611	513	2 812	3 522	6 334	14 801	7 244	22 045	554
August	10 861	617	2 831	3 684	6 515	16 036	7 375	23 411	575
September	11 259	573	2 881	3 881	6 762	16 148	7 540	23 687	550
October	11 066	558	2 938	3 887	6 825	16 907	12 477	29 384	618
November	10 701	547	2 887	3 863	6 749	16 459	7 853	24 312	635
December	10 311	517	2 872	3 795	6 667	18 555	8 282	26 837	518
<b>2004</b>									
January	9 529	471	2 629	3 945	6 575	14 853	7 873	22 725	467
February	9 586	540	2 745	3 752	6 497	15 432	7 381	22 813	525
March	9 721	542	2 804	3 807	6 611	16 110	7 574	23 684	534
April	9 970	547	2 771	3 964	6 735	16 402	9 620	26 023	507
May	9 851	489	2 811	3 952	6 763	16 454	6 995	23 449	497
TREND									
<b>2003</b>									
May	9 878	472	2 673	3 393	6 066	14 184	7 466	21 650	543
June	10 246	500	2 716	3 448	6 164	14 456	7 576	22 031	545
July	10 608	533	2 777	3 544	6 320	14 969	7 851	22 821	555
August	10 882	556	2 838	3 662	6 499	15 634	8 233	23 866	567
September	10 987	565	2 878	3 772	6 650	16 266	8 622	24 889	576
October	10 882	558	2 883	3 844	6 727	16 665	8 823	25 488	578
November	10 612	544	2 858	3 869	6 728	16 742	8 803	25 545	569
December	10 275	530	2 819	3 863	6 682	16 579	8 571	25 150	552
<b>2004</b>									
January	9 985	522	2 784	3 850	6 635	16 320	8 241	24 561	532
February	9 803	521	2 764	3 852	6 616	16 126	7 976	24 101	517
March	9 720	522	2 759	3 867	6 627	16 036	7 859	23 896	508
April	9 697	522	2 763	3 889	6 652	16 030	7 782	23 812	502
May	9 721	521	2 775	3 914	6 689	16 088	7 966	24 054	499

(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 (\$m)**

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
<b>2003</b>										
May	8 182	370	1 528	512	10 593	4 904	288	910	215	6 317
June	7 894	351	1 507	485	10 237	5 096	301	876	215	6 488
July	8 723	406	1 758	520	11 408	5 512	308	955	220	6 994
August	8 170	354	1 705	466	10 695	5 146	250	817	216	6 430
September	8 586	396	1 821	493	11 295	5 443	252	839	193	6 727
October	8 841	383	1 836	537	11 597	5 593	278	911	214	6 997
November	8 140	351	1 636	513	10 640	5 300	264	986	235	6 784
December	8 118	327	1 597	561	10 604	5 399	299	878	179	6 755
<b>2004</b>										
January	6 032	237	1 117	502	7 889	4 259	249	880	238	5 626
February	6 682	280	1 282	506	8 750	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	503	9 542	4 894	284	837	259	6 274
May	8 038	316	1 452	518	10 323	5 300	273	897	272	6 742

(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 (\$m)**

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
<b>2003</b>										
May	18 679	np	712	np	22 045	245	139	115	124	623
June	22 907	np	757	np	26 635	226	134	143	142	645
July	19 964	np	601	np	24 971	172	236	116	119	643
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
<b>2004</b>										
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

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



# 4

## PERSONAL FINANCE COMMITMENTS, By Purpose (Fixed Loans): Original (\$m)

<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
<b>2003</b>									
May	320	481	886	349	53	207	523	761	<b>2 780</b>
June	334	469	895	346	55	205	540	790	<b>2 830</b>
July	337	505	924	422	54	210	577	781	<b>2 967</b>
August	296	461	841	376	47	195	539	735	<b>2 732</b>
September	318	485	891	387	47	197	562	764	<b>2 848</b>
October	327	491	907	412	50	222	593	832	<b>3 016</b>
November	284	427	792	358	48	202	602	739	<b>2 741</b>
December	328	458	859	370	52	204	603	778	<b>2 866</b>
<b>2004</b>									
January	305	458	829	258	38	199	473	620	<b>2 417</b>
February	329	472	884	302	47	240	469	703	<b>2 645</b>
March	376	535	1 009	364	56	288	560	840	<b>3 117</b>
April	306	446	831	320	47	236	460	726	<b>2 619</b>
May	321	463	877	367	46	261	529	747	<b>2 827</b>

(a) Includes motor cycles 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 (\$m)**

<i>Month</i>	NEW AND INCREASED CREDIT LIMITS			CANCELLATIONS AND REDUCTIONS	CREDIT AT END OF MONTH	
	<i>Secured</i>	<i>Unsecured</i>	<b>Total</b>	<i>Total</i>	<i>Total limits(a)</i>	<i>Credit used</i>
	\$m	\$m	\$m	\$m	\$m	\$m
<b>2003</b>						
May	2 042	1 496	<b>3 537</b>	1 073	150 885	73 002
June	2 211	1 447	<b>3 659</b>	1 294	153 382	75 074
July	2 194	1 833	<b>4 027</b>	1 303	156 055	75 817
August	2 021	1 677	<b>3 698</b>	1 171	157 848	76 793
September	2 126	1 753	<b>3 879</b>	1 270	160 619	77 551
October	2 329	1 652	<b>3 981</b>	1 199	163 367	78 957
November	2 001	2 042	<b>4 043</b>	1 344	166 176	80 184
December	2 132	1 758	<b>3 890</b>	1 395	168 678	81 611
<b>2004</b>						
January	1 618	1 591	<b>3 209</b>	1 213	170 727	82 610
February	1 803	1 393	<b>3 196</b>	1 407	172 456	83 995
March	2 177	1 821	<b>3 999</b>	1 416	174 827	85 183
April	1 795	1 859	<b>3 654</b>	1 353	177 176	86 372
May	2 001	1 914	<b>3 915</b>	2 157	183 571	88 714

(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 (\$m)

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
<b>2003</b>								
May	1 522	6 626	np	1 036	960	np	<b>15 130</b>	25 023
June	1 890	8 034	np	1 184	1 532	np	<b>17 817</b>	27 874
July	1 499	7 458	495	1 179	1 590	4 693	<b>16 914</b>	28 066
August	1 475	7 564	481	1 064	1 038	4 051	<b>15 674</b>	26 994
September	1 045	7 978	546	1 046	1 180	4 309	<b>16 104</b>	25 956
October	1 397	8 516	np	1 103	949	np	<b>17 091</b>	26 458
November	766	7 286	670	1 014	1 392	4 376	<b>15 504</b>	21 059
December	1 720	7 525	549	1 074	1 777	8 003	<b>20 648</b>	23 392
<b>2004</b>								
January	1 131	4 929	np	1 034	655	np	<b>11 290</b>	21 857
February	748	5 626	np	880	1 225	np	<b>12 774</b>	29 414
March	1 581	7 112	727	1 210	2 211	3 865	<b>16 706</b>	30 492
April	776	5 916	724	886	1 187	4 642	<b>14 131</b>	30 357
May	1 408	6 283	735	936	1 366	6 277	<b>17 006</b>	30 242

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 (\$m)

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
<b>2003</b>						
May	623	340	6 916	7 557	217 397	109 486
June	645	357	8 817	7 719	221 071	113 956
July	643	454	8 057	6 731	220 479	112 078
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
<b>2004</b>						
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	6 945	224 210	111 517
April	456	414	9 987	5 733	228 575	114 795
May	464	434	5 872	5 212	229 197	113 942

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

Month	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
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2003</b>									
May	1 068	363	9 162	491	53	554	5 256	537	<b>17 483</b>
June	1 030	337	8 869	494	55	679	5 439	828	<b>17 731</b>
July	1 213	392	9 803	523	54	584	5 729	590	<b>18 887</b>
August	1 038	332	9 325	581	47	673	5 903	575	<b>18 474</b>
September	1 099	374	9 822	569	47	439	6 128	542	<b>19 019</b>
October	1 147	476	9 974	620	50	547	6 308	741	<b>19 862</b>
November	1 027	477	9 135	545	48	430	5 585	610	<b>17 858</b>
December	1 054	477	9 073	502	52	554	5 580	561	<b>17 853</b>
<b>2004</b>									
January	795	313	6 781	397	38	340	3 849	381	<b>12 892</b>
February	865	383	7 502	538	47	389	4 287	395	<b>14 406</b>
March	1 066	436	9 266	618	56	603	5 460	479	<b>17 984</b>
April	972	417	8 152	510	47	404	4 644	392	<b>15 538</b>
May	1 109	423	8 791	500	46	551	4 909	485	<b>16 813</b>
SEASONALLY ADJUSTED (d)									
<b>2003</b>									
May	992	340	8 443	460	49	519	4 744	503	<b>16 087</b>
June	1 019	340	8 821	486	52	593	4 904	609	<b>16 878</b>
July	1 030	360	9 221	513	54	575	5 382	579	<b>17 770</b>
August	1 027	334	9 501	617	52	701	5 711	621	<b>18 492</b>
September	1 070	367	9 822	573	50	434	5 969	556	<b>18 737</b>
October	1 076	460	9 531	558	48	468	6 143	808	<b>18 957</b>
November	1 048	472	9 181	547	47	474	5 935	577	<b>18 270</b>
December	1 001	439	8 871	517	49	496	5 668	483	<b>17 405</b>
<b>2004</b>									
January	1 016	374	8 139	471	43	437	4 856	490	<b>16 045</b>
February	991	414	8 180	540	46	475	4 806	468	<b>15 903</b>
March	1 008	404	8 309	542	51	535	4 922	483	<b>16 227</b>
April	1 061	449	8 460	547	48	429	4 923	444	<b>16 337</b>
May	1 066	422	8 362	489	44	525	4 705	451	<b>16 149</b>
TREND (d)									
<b>2003</b>									
May	996	326	8 556	472	49	596	4 857	536	<b>16 431</b>
June	1 016	336	8 894	500	51	587	5 097	572	<b>17 076</b>
July	1 034	352	9 222	533	52	574	5 393	606	<b>17 755</b>
August	1 047	374	9 461	556	52	552	5 685	629	<b>18 311</b>
September	1 054	398	9 536	565	51	528	5 884	635	<b>18 582</b>
October	1 050	417	9 416	558	49	500	5 919	622	<b>18 464</b>
November	1 038	427	9 146	544	48	477	5 784	593	<b>18 008</b>
December	1 025	429	8 820	530	47	466	5 530	552	<b>17 379</b>
<b>2004</b>									
January	1 016	424	8 544	522	47	469	5 253	512	<b>16 792</b>
February	1 016	418	8 370	521	47	477	5 024	479	<b>16 373</b>
March	1 022	416	8 282	522	47	483	4 861	459	<b>16 119</b>
April	1 033	417	8 247	522	47	488	4 746	443	<b>15 973</b>
May	1 046	420	8 255	521	47	492	4 679	445	<b>15 936</b>

(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 (\$m)**

Month	PERSONAL FINANCE(a)				Total	COMMERCIAL	LEASE	ALL VEHICLE
	New motor cars and station wagons	Used motor cars and station wagons	Motor cycles	Other motor vehicles		FINANCE(a)	FINANCE	FINANCE
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>2003</b>								
May	320	481	26	58	886	720	285	<b>1 891</b>
June	334	469	16	76	895	814	293	<b>2 002</b>
July	337	505	17	65	924	767	283	<b>1 974</b>
August	296	461	15	68	841	711	243	<b>1 795</b>
September	318	485	17	71	891	684	256	<b>1 831</b>
October	327	491	17	72	907	686	278	<b>1 871</b>
November	284	427	16	65	792	636	236	<b>1 664</b>
December	328	458	16	58	859	705	271	<b>1 835</b>
<b>2004</b>								
January	305	458	15	52	829	497	162	<b>1 488</b>
February	329	472	18	64	884	579	223	<b>1 686</b>
March	376	535	19	78	1 009	687	273	<b>1 969</b>
April	306	446	17	62	831	570	251	<b>1 651</b>
May	321	463	18	76	877	614	250	<b>1 741</b>

(a) Excludes revolving credit.

LEASE FINANCE COMMITMENTS, For Motor Vehicles: **Original (\$m)**

<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
<b>2003</b>								
May	175	37	21	4	27	4	18	<b>285</b>
June	176	41	24	4	25	7	16	<b>293</b>
July	177	44	25	4	22	5	7	<b>283</b>
August	150	32	24	2	17	9	8	<b>243</b>
September	162	34	19	3	20	10	9	<b>256</b>
October	177	33	22	3	27	10	7	<b>278</b>
November	149	31	17	3	25	4	8	<b>236</b>
December	186	34	21	2	18	2	7	<b>271</b>
<b>2004</b>								
January	111	26	11	1	8	2	3	<b>162</b>
February	144	33	16	5	16	3	6	<b>223</b>
March	170	39	21	4	28	3	8	<b>273</b>
April	155	31	17	3	22	13	9	<b>251</b>
May	157	38	20	4	16	4	10	<b>250</b>

FINANCE COMMITMENTS, For Plant and Equipment: **Original (\$m)**

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
<b>2003</b>					
May	64	252	316	338	<b>654</b>
June	58	312	370	352	<b>722</b>
July	62	350	412	360	<b>772</b>
August	79	274	352	300	<b>652</b>
September	58	304	362	279	<b>641</b>
October	81	336	417	349	<b>766</b>
November	70	308	378	331	<b>709</b>
December	62	306	369	298	<b>667</b>
<b>2004</b>					
January	35	503	537	202	<b>740</b>
February	46	254	301	214	<b>515</b>
March	58	465	523	289	<b>812</b>
April	47	269	317	205	<b>521</b>
May	57	266	323	215	<b>537</b>

(a) Excludes revolving credit.

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

LEASE FINANCE COMMITMENTS, For Plant and Equipment: **Original (\$m)**

<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>	<b>Total</b>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>2003</b>									
May	6	71	16	23	96	56	11	58	<b>338</b>
June	7	27	31	43	101	63	23	57	<b>352</b>
July	5	20	15	24	176	58	20	41	<b>360</b>
August	6	26	11	18	133	61	15	30	<b>300</b>
September	9	26	11	14	110	66	14	29	<b>279</b>
October	6	36	13	38	109	73	23	50	<b>349</b>
November	4	42	12	25	109	77	17	46	<b>331</b>
December	7	17	13	26	107	63	19	47	<b>298</b>
<b>2004</b>									
January	2	10	12	16	80	43	9	30	<b>202</b>
February	3	16	16	13	75	41	12	37	<b>214</b>
March	6	22	13	24	109	52	16	46	<b>289</b>
April	9	24	13	14	62	42	12	30	<b>205</b>
May	8	20	18	16	51	49	19	33	<b>215</b>

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



## EXPLANATORY NOTES

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### 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/co-operative 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;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.
- 10** Additional smaller lenders are also covered where it is necessary to maintain collection coverage (as specified in paragraph 7).

## EXPLANATORY NOTES *continued*

### REVISIONS

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

**12** 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

**13** 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.

**14** 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.

**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. 1348.0) 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 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. 5232.0.0.40.001)
- *Building Approvals, Australia* (cat. no. 8731.0)

## EXPLANATORY NOTES *continued*

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### RELATED PUBLICATIONS *continued*

- *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, 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, 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

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<b>Agricultural machinery and equipment</b>	Includes tractors, tillage implements, seeding, planting and fertilising equipment, agricultural mowers, harvesters, etc.
<b>Alterations and additions</b>	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.
<b>Commitment</b>	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.
<b>Construction and earth moving equipment</b>	Includes concrete mixers and pumpers, dozers, graders, mobile cranes, crawler tractors, dumpers, road rollers, earth packers, scarifiers, rippers, etc.
<b>Construction of dwellings</b>	Comprises commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
<b>Debt consolidation</b>	For personal finance, comprises commitments whose principle purpose is to consolidate and pay out amounts owing by the borrower to third parties.
<b>Dwelling</b>	Is a single self-contained place of residence such as a detached or semi-detached house, a terrace house, a flat, home unit, town house, etc. which includes bathing and cooking facilities.
<b>Electronic data processing equipment</b>	Includes computers, computer peripherals, data entry devices, word processing machines, etc.
<b>Established dwelling</b>	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.
<b>Finance lease</b>	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.
<b>Fixed loans</b>	Generally involve: <ul style="list-style-type: none"><li>■ a commitment for a fixed amount for a fixed period for a specific purpose;</li><li>■ a schedule of repayments over a fixed period; and</li><li>■ repayments which reduce the liability of the borrower but do not act to make further finance available.</li></ul>
<b>Heavy trucks</b>	Comprises all vehicles with a gross combination mass rating in excess of 3.5 tonnes, including prime movers registered without trailers.
<b>Light trucks</b>	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.
<b>Manufacturing equipment</b>	Includes all plant and equipment used in the manufacture of goods except motor vehicles such as forklifts, work trucks and tractors.
<b>Motor cars and station wagons</b>	Includes cars, station wagons, four-wheel drive and forward control passenger vehicles with up to nine seats (including the driver).
<b>Motor cycles</b>	Includes two and three wheeled motor cycles and mopeds, scooters and motor cycles with side cars.
<b>New dwelling</b>	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.
<b>Office machines</b>	Includes telephone systems (including PABX equipment), facsimile machines, cash registers, photocopiers, etc.

## GLOSSARY *continued*

<b>Purpose</b>	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.
<b>Refinancing</b>	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.
<b>Revolving credit</b>	Generally has the following characteristics: <ul style="list-style-type: none"><li>■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed;</li><li>■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit; and</li><li>■ 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.</li></ul>
<b>Secured credit limits</b>	Includes overdrafts, lines of credit, credit cards, etc. backed by a mortgage or other assets owned by the borrower.
<b>Secured housing finance</b>	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.
<b>Total credit limits at end of month</b>	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.
<b>Wholesale finance</b>	Comprises finance for the purchase of goods by retailers and wholesalers.





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ISSN 1327 4376

RRP \$19.50