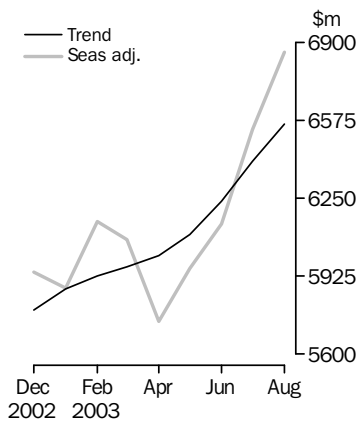


LENDING FINANCE

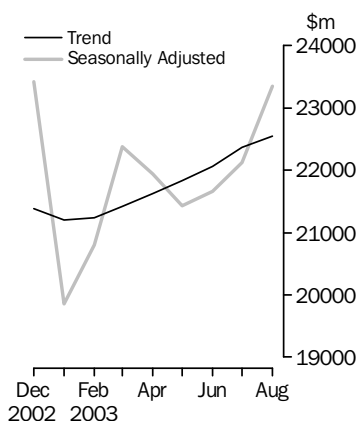
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Personal finance



Commercial finance



KEY FIGURES

	Jul 2003	Aug 2003	Jul 2003 to Aug 2003
	\$m	\$m	% change
TREND ESTIMATES			
Housing finance for owner occupation	10 533	10 820	2.7
Personal finance	6 405	6 560	2.4
Commercial finance	22 363	22 549	0.8
Lease finance	545	549	0.6
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation	10 651	10 921	2.5
Personal finance	6 538	6 859	4.9
Commercial finance	22 120	23 348	5.6
Lease finance	543	588	8.4

KEY POINTS

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner-occupied housing commitments (seasonally adjusted) rose by 2.5% in August 2003. The trend series increased by 2.7% in August.

PERSONAL FINANCE

- Total personal finance commitments (seasonally adjusted) rose by 4.9% in August 2003, following a 6.4% rise in July. Increases were recorded in both fixed lending (up 2.7%) and revolving credit commitments (up 6.6%) in August.
- The total personal trend series continued to grow, rising by 2.4% in August 2003. The trend estimates for fixed and revolving commitments increased by 1.8% and 2.9% respectively.

COMMERCIAL FINANCE

- Total commercial finance commitments (seasonally adjusted) increased by 5.6% in August 2003, due to a 9.6% rise in the fixed lending series. The revolving credit series fell by 2.4% in August.
- The purchase of dwellings by individuals for rent and resale (seasonally adjusted) increased by 3.1% in August 2003, the fourth consecutive rise.
- The trend series for total commercial finance increased by 0.8% in August 2003. The fixed lending trend rose by 1.9%, while the revolving credit trend fell by 1.1%

LEASE FINANCE

- Lease finance (seasonally adjusted) increased by 8.4% in August 2003, following a 17.7% rise in July.
- The lease finance trend rose by 0.6% in August 2003.

INQUIRIES

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or David Connolly on Canberra (02) 6252 5659.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 2003	12 November 2003
October 2003	12 December 2003
November 2003	21 January 2004
December 2003	16 February 2004
January 2004	16 March 2004
February 2004	15 April 2004



CHANGES IN THIS ISSUE

This publication now includes seasonally adjusted and trend series for all components of housing finance. These are presented in table eight.

Table one now includes seasonally adjusted and trend estimates for all components of finance commitments.

DATA QUALITY

The August housing finance for owner occupation data should be considered as preliminary. There are some quality issues in reported data which ABS has not been able to resolve fully in time to meet the publication timetable. The August data are the ABS's best estimates, but there may be revisions. We are confident that any revised estimate for the growth in the number and value of housing finance commitments for owner occupation (seasonally adjusted) would be within about one percentage point of the current estimate.



ABBREVIATIONS

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

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 <www.abs.gov.au> by selecting *Time Series Spreadsheets* and then *Finance*.

Tables available are:

- longer time series of tables in this publication
- the following tables
 - C1a. Commercial finance commitments (original, seasonally adjusted, trend)
 - C1b. Commercial finance commitments, fixed loans and revolving credit
 - C1c. Commercial finance commitments, fixed loans and revolving credit by lender
 - C1d. Commercial finance commitments, fixed loans by industry
 - C1e. Commercial finance commitments, revolving credit by industry
 - C2 to C9. Commercial finance commitments, fixed loans and revolving credit by State and Territory
 - L1a. Lease finance commitments, summary (original, seasonally adjusted, trend)
 - L1b. Lease finance commitments by purpose
 - L1c. Lease finance commitments by purpose and lender
 - L1d. Lease finance commitments by industry
 - L2 to L9. Lease finance commitments by purpose and State and Territory
 - OL1b. Operating lease finance commitments by purpose
 - OL1c. Operating lease finance commitments by lender
 - OL1d. Operating lease finance commitments by industry
 - OL2 to OL9. Operating lease finance commitments by purpose and State and Territory
 - P1a. Personal finance commitments, summary (original, seasonally adjusted, trend)
 - P1b. Personal finance commitments, fixed loans and revolving credit
 - P1c. Personal finance commitments, fixed loans and revolving credit by lender
 - P2 to P9. Personal finance commitments, fixed loans and revolving credit by State and Territory

LENDING FINANCE SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

The total value of commitments (seasonally adjusted) rose by 2.5% in August 2003, after a rise of 3.4% in July. The trend series increased 2.7%, continuing the run of increases from March 2002.

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

PERSONAL FINANCE

Total personal finance commitments (seasonally adjusted) rose by 4.9% to \$6 859 million in August 2003, driven by increases in both component series. Revolving credit commitments continued its strong growth, rising by 6.6% to \$3 919 million in August, following a 7.1% increase in July. Fixed lending commitments increased by 2.7% to \$2 940 million in the month.

The total personal finance trend series commitments increased by 2.4% in August 2003. The revolving credit trend series increased by 2.9%, while the fixed lending series rose by 1.8% in August.

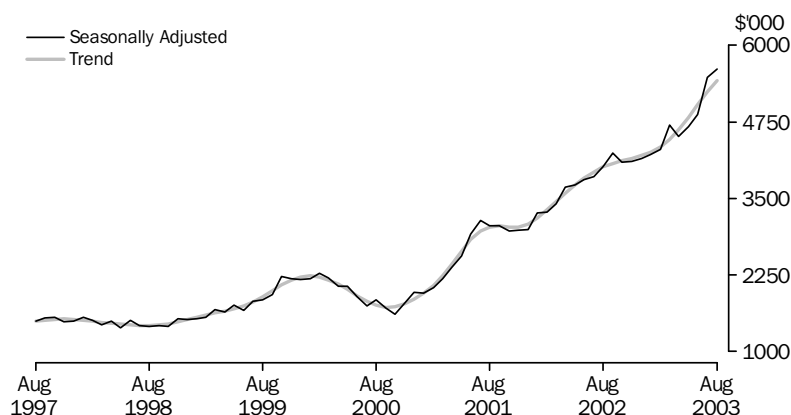
COMMERCIAL FINANCE

Total commercial finance commitments (seasonally adjusted) grew by 5.6% to \$23 348 million in August 2003. This increase was driven by a strong rise in fixed lending (up 9.6%), which was partly offset by a decrease in revolving credit (down 2.4%).

The purchase of dwellings for rent or resale by individuals (seasonally adjusted) increased for the fourth consecutive month, rising by 3.1% to reach \$5 455 in August 2003. The trend for this series rose by 2.9% in August, continuing the growth evident since December 2001.

In original terms, commercial finance for housing (including finance for construction and finance for rent or resale) was 36.1% higher in August 2003 compared with August 2002, while housing for owner occupation increased by 26.4% over the same period.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

In seasonally adjusted terms, the volatile lease finance series increased by 8.4% to \$588 million in August 2003, following a 17.7% rise in July. The lease finance trend series grew by 0.6% in August 2003, driven by the strong growth in the seasonally adjusted series over the last two months.

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									
2002									
August	8 444	364	2 399	3 218	5 616	15 407	9 199	24 605	529
September	8 058	367	2 283	2 794	5 078	13 348	7 454	20 802	506
October	8 782	457	2 530	3 209	5 740	15 002	7 712	22 715	514
November	8 670	465	2 477	3 270	5 748	12 612	7 455	20 067	470
December	8 486	448	2 459	3 245	5 704	15 205	8 846	24 051	553
2003									
January	7 585	411	2 423	2 736	5 159	10 758	5 347	16 105	424
February	8 281	444	2 628	2 924	5 552	11 700	6 049	17 749	444
March	9 459	451	2 709	3 369	6 077	14 461	6 759	21 221	530
April	9 296	427	2 519	3 093	5 612	12 102	8 690	20 792	470
May	10 592	485	2 821	3 537	6 358	15 130	6 916	22 045	623
June	10 229	495	2 874	3 656	6 529	17 820	8 817	26 637	645
July	11 310	525	3 004	4 027	7 031	16 916	8 292	25 209	643
August	10 602	527	2 791	3 993	6 784	15 352	8 051	23 403	542
SEASONALLY ADJUSTED									
2002									
August	8 463	382	2 438	3 053	5 491	15 339	8 436	23 775	537
September	8 584	395	2 443	3 136	5 579	14 781	8 254	23 035	544
October	8 537	426	2 508	2 960	5 468	14 417	8 066	22 483	523
November	8 328	449	2 471	2 940	5 410	12 837	6 632	19 469	504
December	8 618	483	2 630	3 312	5 942	14 752	8 668	23 420	524
2003									
January	8 730	465	2 522	3 354	5 876	13 357	6 500	19 857	517
February	8 828	441	2 671	3 483	6 154	13 859	6 937	20 795	533
March	9 052	426	2 614	3 462	6 076	15 438	6 943	22 382	566
April	9 376	440	2 628	3 108	5 736	13 111	8 836	21 947	521
May	9 770	450	2 661	3 296	5 957	14 065	7 369	21 433	605
June	10 305	482	2 710	3 434	6 144	13 976	7 691	21 667	461
July	10 651	514	2 862	3 677	6 538	14 600	7 520	22 120	543
August	10 921	564	2 940	3 919	6 859	16 006	7 342	23 348	588
TREND									
2002									
August	8 433	383	2 402	3 029	5 431	14 266	8 104	22 370	528
September	8 468	405	2 449	3 052	5 500	14 322	8 177	22 499	527
October	8 490	427	2 491	3 086	5 578	14 268	7 972	22 241	525
November	8 518	445	2 529	3 147	5 676	14 153	7 644	21 797	521
December	8 574	455	2 560	3 223	5 783	14 016	7 364	21 379	522
2003									
January	8 679	454	2 583	3 291	5 874	13 946	7 255	21 201	528
February	8 856	448	2 601	3 327	5 928	13 941	7 298	21 239	535
March	9 124	444	2 622	3 341	5 964	13 991	7 430	21 421	539
April	9 461	448	2 654	3 357	6 011	14 062	7 566	21 628	541
May	9 827	463	2 698	3 402	6 100	14 183	7 643	21 827	541
June	10 194	485	2 753	3 486	6 239	14 403	7 665	22 068	542
July	10 533	508	2 813	3 592	6 405	14 705	7 658	22 363	545
August	10 820	531	2 863	3 698	6 560	14 977	7 572	22 549	549

(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 (\$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
2002										
August	6 396	281	1 353	414	8 444	4 324	337	712	242	5 616
September	6 183	248	1 272	356	8 058	3 930	266	654	228	5 078
October	6 725	316	1 345	396	8 782	4 370	273	734	363	5 740
November	6 788	300	1 204	378	8 670	4 384	273	753	338	5 748
December	6 653	266	1 140	427	8 486	4 338	276	809	281	5 704
2003										
January	5 964	242	1 013	365	7 585	3 926	276	691	266	5 159
February	6 392	304	1 205	380	8 281	4 233	290	763	267	5 552
March	7 300	321	1 430	408	9 459	4 669	333	815	259	6 077
April	7 181	342	1 342	431	9 296	4 306	273	822	211	5 612
May	8 182	370	1 528	512	10 592	4 904	288	951	215	6 358
June	7 894	351	1 507	478	10 229	5 096	303	916	215	6 529
July	8 640	406	1 758	506	11 310	5 512	308	992	220	7 031
August	8 094	354	1 686	469	10 602	5 314	303	953	216	6 784

(a) Secured finance for owner occupation. Excludes alterations and additions.
 (b) 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
2002										
August	21 794	np	436	np	24 605	133	186	93	116	529
September	18 224	388	456	1 735	20 802	147	146	101	113	506
October	20 018	497	427	1 773	22 715	151	149	106	108	514
November	17 695	103	445	1 823	20 067	158	115	96	101	470
December	21 160	378	547	1 965	24 051	176	140	114	123	553
2003										
January	14 346	np	340	np	16 105	126	117	84	97	424
February	15 572	161	391	1 625	17 749	133	110	96	105	444
March	18 316	97	610	2 198	21 221	182	134	99	116	530
April	18 526	np	581	np	20 792	138	116	101	114	470
May	18 679	np	712	np	22 045	245	139	115	124	623
June	22 907	np	757	np	26 637	226	134	143	142	645
July	19 964	np	838	np	25 209	172	237	116	119	643
August	18 645	np	480	np	23 403	160	170	95	118	542

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

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
2002									
August	335	470	890	190	40	211	410	659	2 399
September	323	440	847	197	39	206	405	590	2 283
October	350	488	927	224	43	239	436	661	2 530
November	340	451	872	214	48	227	436	680	2 477
December	356	441	884	223	48	213	412	679	2 459
2003									
January	333	477	883	252	42	229	389	627	2 423
February	338	459	888	292	42	242	448	716	2 628
March	345	459	886	334	45	238	470	735	2 709
April	337	403	810	320	45	193	468	682	2 519
May	407	436	927	349	53	207	523	761	2 821
June	423	417	932	347	54	205	541	795	2 874
July	436	443	960	422	54	210	577	781	3 004
August	394	412	890	376	45	198	547	735	2 791

(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>	<i>Total</i>	<i>Total</i>	<i>Total limits</i>	<i>Credit used</i>
	\$m	\$m	\$m	\$m	\$m	\$m
2002						
August	1 579	1 639	3 218	1 513	130 659	61 880
September	1 430	1 365	2 794	928	132 572	62 868
October	1 603	1 607	3 209	974	135 699	63 958
November	1 614	1 657	3 270	866	138 545	65 504
December	1 751	1 493	3 245	969	140 717	67 208
2003						
January	1 561	1 175	2 736	1 012	142 490	67 935
February	1 611	1 314	2 924	897	144 401	69 202
March	1 941	1 428	3 369	1 126	146 357	69 984
April	1 826	1 268	3 093	886	151 898	72 197
May	2 042	1 496	3 537	1 073	154 111	73 002
June	2 210	1 446	3 656	1 282	156 397	75 029
July	2 194	1 833	4 027	1 312	158 303	75 793
August	2 239	1 754	3 993	1 278	160 654	77 219

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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
2002								
August	1 247	5 763	np	1 032	1 041	np	15 407	20 430
September	1 295	5 197	532	1 259	1 175	3 891	13 348	19 623
October	1 672	5 385	688	1 028	1 403	4 826	15 002	21 238
November	1 571	5 613	490	1 090	917	2 932	12 612	21 104
December	2 155	5 794	np	1 049	1 082	np	15 205	20 553
2003								
January	1 635	4 527	np	950	616	np	10 758	21 507
February	1 329	5 540	483	938	795	2 614	11 700	22 210
March	1 692	5 874	np	1 075	875	np	14 461	23 176
April	967	5 918	627	923	610	3 058	12 102	22 474
May	1 522	6 626	np	1 036	960	np	15 130	25 023
June	1 890	8 037	np	1 184	1 532	np	17 820	27 880
July	1 499	7 460	495	1 179	1 590	4 693	16 916	28 068
August	1 475	7 243	481	1 064	1 038	4 051	15 352	26 994

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
2002						
August	529	336	9 199	7 996	212 314	111 931
September	506	351	7 454	8 489	211 438	110 820
October	514	335	7 712	7 330	212 489	109 739
November	470	329	7 455	5 200	214 680	110 872
December	553	326	8 846	7 312	216 661	110 566
2003						
January	424	324	5 347	7 915	214 111	110 768
February	444	340	6 049	6 346	214 457	110 886
March	530	324	6 759	5 875	216 529	112 977
April	470	336	8 690	7 649	217 484	112 677
May	623	340	6 916	7 557	217 397	109 486
June	645	357	8 817	7 345	221 072	113 961
July	643	454	8 292	6 740	220 423	112 019
August	542	381	8 051	8 253	222 466	114 979

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

Month	OWNER OCCUPATION (SECURED FINANCE)				OWNER OCCUPATION (UNSECURED FINANCE)	COMMERCIAL FINANCE			ALL HOUSING FINANCE
	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings	Alterations and additions	Total (a) (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									
2002									
August	948	268	7 227	364	40	647	4 028	345	13 868
September	845	248	6 965	367	39	669	3 884	403	13 420
October	906	248	7 628	457	43	928	4 118	391	14 720
November	856	300	7 514	465	48	637	4 146	418	14 384
December	809	270	7 408	448	48	979	4 009	578	14 550
2003									
January	710	255	6 620	411	42	363	3 502	340	12 243
February	822	267	7 192	444	42	613	3 988	348	13 716
March	913	308	8 238	451	45	666	4 672	381	15 675
April	921	297	8 078	427	45	583	4 510	565	15 425
May	1 068	363	9 161	485	53	554	5 256	537	17 477
June	1 030	337	8 862	495	54	679	5 442	828	17 727
July	1 203	393	9 715	525	54	584	5 729	590	18 792
August	1 062	333	9 207	527	45	673	5 582	575	18 004
SEASONALLY ADJUSTED (c)									
2002									
August	926	261	7 275	382	46	661	3 981	401	13 846
September	904	249	7 431	395	42	649	4 288	437	14 291
October	826	240	7 471	426	41	826	4 090	410	14 199
November	827	286	7 214	449	45	620	4 106	400	14 143
December	781	276	7 560	483	48	1 082	4 185	468	14 736
2003									
January	857	294	7 579	465	45	408	4 239	417	14 388
February	908	291	7 629	441	42	768	4 327	413	14 769
March	914	307	7 831	426	42	655	4 672	430	15 344
April	973	315	8 088	440	46	577	4 555	567	15 662
May	1 014	347	8 410	450	49	522	4 734	500	16 098
June	1 065	333	8 908	482	52	610	4 868	624	16 834
July	1 046	363	9 243	514	55	576	5 290	594	17 644
August	1 067	336	9 519	564	51	700	5 455	658	18 324
TREND (c)									
2002									
August	908	252	7 273	383	42	659	3 993	402	13 878
September	881	254	7 333	405	43	713	4 062	414	14 062
October	853	259	7 378	427	44	746	4 116	420	14 202
November	832	268	7 417	445	45	758	4 164	421	14 320
December	830	278	7 467	455	44	747	4 216	422	14 451
2003									
January	848	288	7 544	454	44	715	4 280	427	14 619
February	884	299	7 674	448	44	671	4 366	443	14 865
March	928	310	7 886	444	45	627	4 489	469	15 239
April	970	321	8 170	448	46	599	4 641	505	15 731
May	1 006	331	8 489	463	48	589	4 807	543	16 296
June	1 035	340	8 819	484	51	593	4 982	581	16 883
July	1 058	347	9 128	508	52	610	5 154	615	17 446
August	1 075	351	9 394	531	54	608	5 305	643	17 921

(a) Includes refinancing.

(b) Includes alterations and additions.

(c) 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
2002								
August	335	470	25	60	890	618	237	1 745
September	323	440	18	66	847	632	241	1 719
October	350	488	22	67	927	649	225	1 801
November	340	451	23	58	872	643	216	1 731
December	356	441	18	69	884	620	244	1 748
2003								
January	333	477	17	56	883	572	181	1 637
February	338	459	17	75	888	629	207	1 725
March	345	459	19	63	886	725	232	1 844
April	337	403	19	51	810	644	228	1 682
May	407	436	26	58	927	720	285	1 932
June	423	417	16	76	932	814	293	2 039
July	436	443	17	65	960	767	283	2 011
August	394	412	16	68	890	711	243	1 844

(a) Excludes revolving credit.

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

Month	MOTOR CARS AND STATION WAGONS		LIGHT TRUCKS		HEAVY TRUCKS		OTHER MOTOR VEHICLES	ALL VEHICLES
	New	Used	New	Used	New	Used	Total	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2002								
August	133	42	17	4	32	4	6	237
September	132	42	18	3	32	4	10	241
October	133	41	14	3	14	5	15	225
November	132	35	19	3	15	3	9	216
December	150	41	20	3	15	4	11	244
2003								
January	110	34	15	4	9	4	5	181
February	126	34	15	4	15	7	5	207
March	143	35	19	3	19	6	6	232
April	149	36	16	3	13	6	5	228
May	175	37	21	4	27	4	18	285
June	176	41	24	4	25	7	16	293
July	177	44	25	4	22	5	7	283
August	150	32	24	2	17	9	8	243

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

<i>Month</i>	<u>COMMERCIAL FINANCE (a)</u>			<u>LEASE FINANCE</u>	<u>ALL PLANT AND EQUIPMENT FINANCE</u>
	<i>Transport equipment (b)</i>	<i>Other plant and equipment</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m
2002					
August	155	259	414	292	706
September	273	354	627	265	892
October	85	294	379	289	668
November	137	311	448	255	702
December	66	363	429	309	737
2003					
January	146	231	377	243	620
February	37	272	309	236	545
March	53	297	350	298	648
April	46	233	279	242	521
May	64	252	316	338	654
June	58	312	370	352	722
July	62	350	412	360	772
August	79	274	352	299	651

(a) Excludes revolving credit.

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

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

	<i>Transport equipment(a)</i>	<i>Construction and earthmoving equipment</i>	<i>Agricultural machinery and equipment</i>	<i>Manufacturing equipment</i>	<i>Electronic data processing equipment</i>	<i>Office machines</i>	<i>Shop and office furniture, fittings and equipment</i>	<i>Other goods</i>	Total
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2002									
August	6	21	8	25	132	58	13	28	292
September	3	29	12	18	89	62	9	42	265
October	5	17	12	27	115	61	12	40	289
November	5	32	13	14	71	62	15	40	255
December	10	26	14	18	111	54	28	47	309
2003									
January	6	14	12	22	119	28	10	33	243
February	11	15	14	15	91	40	9	41	236
March	5	28	14	26	112	48	14	50	298
April	3	11	15	15	91	56	10	41	242
May	6	71	16	23	96	56	11	58	338
June	7	27	31	43	101	63	23	57	352
July	5	20	15	24	176	58	20	41	360
August	6	26	11	18	133	61	15	29	299

(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/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.

EXPLANATORY NOTES *continued*

- COVERAGE *continued*
- 10** Additional smaller lenders are also covered where it is necessary to maintain collection coverage (as specified in paragraph 7).
- 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.
- TREND ESTIMATES
- 15** 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>.
- 16** While the smoothing technique described in paragraph 15 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
- 17** 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
- 18** 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
- 19** Users may also wish to refer to the following ABS releases:
- *Housing Finance for Owner Occupation, Australia* (cat. no. 5609.0)
 - *Assets and Liabilities of Australian Securitisers* (cat. no. 5232.0.0.40.001)
 - *Annual Statistics for Financial Institutions* (cat. no. 5661.0.40.001)
 - *Building Approvals, Australia* (cat. no. 8731.0)
 - *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (cat. no. 8750.0)

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS *continued*

- *Private New Capital Expenditure and Expected Expenditure, Australia* (cat. no. 5625.0)
- *Sales of New Motor Vehicles, Electronic Publication* (cat. no. 9314.0)

20 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>>.

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

GLOSSARY

Agricultural machinery and equipment	Includes tractors, tillage implements, seeding, planting and fertilising equipment, agricultural mowers, harvesters, etc.
Alterations and additions	Comprises all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Commitment	Is a firm offer of finance. It either has been, or is normally expected to be, accepted. Commitments accepted and cancelled in the same month are included. Commitments to non-residents are excluded.
Construction and earth moving equipment	Includes concrete mixers and pumpers, dozers, graders, mobile cranes, crawler tractors, dumpers, road rollers, earth packers, scarifiers, rippers, etc.
Construction of dwellings	Comprises commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
Debt consolidation	For personal finance, comprises commitments whose principle purpose is to consolidate and pay out amounts owing by the borrower to third parties.
Dwelling	Is a single self-contained place of residence such as a detached or semi-detached 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; and■ 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).
Motor cycles	Includes two and three wheeled motor cycles and mopeds, scooters and motor cycles 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; and■ 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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