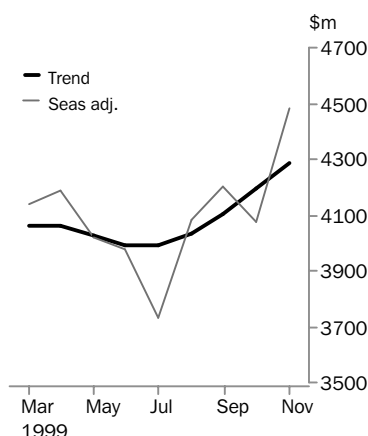


# LENDING FINANCE

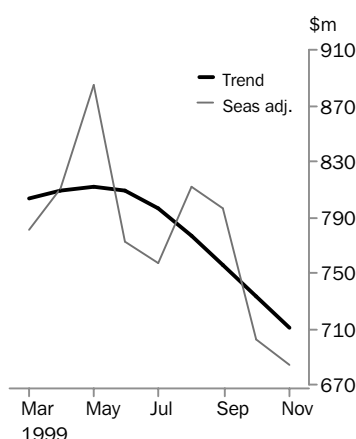
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 25 JAN 2000

## Personal finance



## Lease finance



## NOVEMBER KEY FIGURES

TREND ESTIMATES	Oct 1999 \$m	Nov 1999 \$m	% change Oct 1999 to Nov 1999
Housing finance for owner occupation	6 580	6 789	3.2
Personal finance	4 192	4 284	2.2
Commercial finance	12 761	12 756	0.0
Lease finance	733	711	-3.1

SEASONALLY ADJUSTED	Oct 1999 \$m	Nov 1999 \$m	% change Oct 1999 to Nov 1999
Housing finance for owner occupation	7 024	6 927	-1.4
Personal finance	4 072	4 483	10.1
Commercial finance	14 414	12 705	-11.9
Lease finance	702	684	-2.5

## NOVEMBER KEY POINTS

### HOUSING FINANCE FOR OWNER OCCUPATION

- The trend estimate for the value of commitments for owner occupied housing continued to strengthen in November 1999, increasing by 3.2% to \$6 789 million.
- Although falling slightly, the seasonally adjusted value of owner occupied housing finance also remained strong, down 1.4% to \$6 927 million, only \$97 million below last month's series high of \$7 024 million.

### PERSONAL FINANCE

- Trend growth in the series for total personal finance commitments continued with a 2.2% increase in November 1999 to \$4 284 million.
- The seasonally adjusted estimate increased significantly by 10.1% to \$4 483 million in November, due largely to robust growth of 21.2% in revolving credit commitments, which rose to an all time series high of \$2 600 million.

### COMMERCIAL FINANCE

- The trend estimate of commercial finance commitments remained largely unchanged in November 1999, the result of contrasting movements in revolving credit (down 4.2%) and fixed lending commitments (up 2.9%).

### LEASE FINANCE

- In both trend and seasonally adjusted terms, lease finance commitments continued to slow, falling 3.1% and 2.5% respectively in November.

- For further information about these and related statistics, contact Karen Young on Sydney 02 9268 4784, or Client Services in any ABS office as shown on the back cover of this publication.

## NOTES

### FORTHCOMING ISSUES

#### ISSUE

#### RELEASE DATE

December 1999

17 February 2000

January 2000

13 March 2000

February 2000

11 April 2000

March 2000

17 May 2000

April 2000

9 June 2000

May 2000

13 July 2000

.....

### CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

W. McLennan

Australian Statistician

## SUMMARY OF FINDINGS

### HOUSING FINANCE FOR OWNER OCCUPATION

The trend series for the value of housing finance commitments strengthened in November 1999, growing by 3.2% to \$6 789 million. Despite a slight fall in the seasonally adjusted series of 1.4%, the estimate remains at a high level of \$6 927 million, only \$97 million below last month's record high of \$7 024 million. The continuing strength of the seasonally adjusted series has caused trend growth to be revised upwards back to July 1999. Caution should be exercised when interpreting this estimate since, for some housing loan products, there is an increasing tendency to include components of finance for non-housing purposes.

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

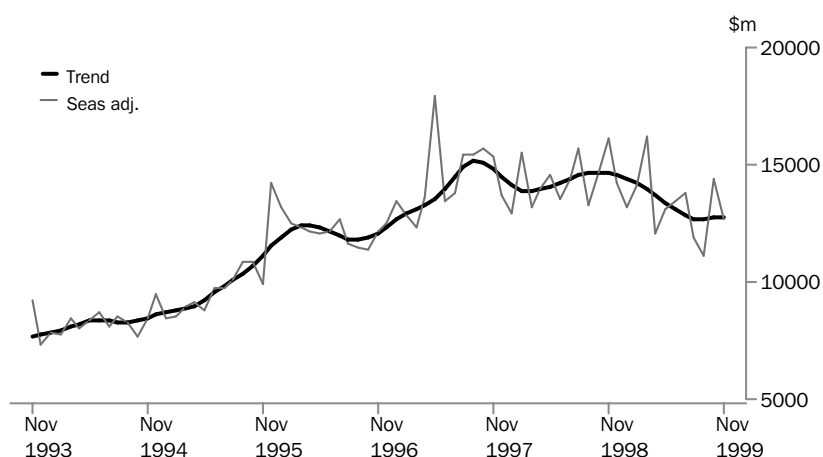
### PERSONAL FINANCE

The trend series for total personal finance commitments strengthened, increasing by 2.2% to \$4 284 million in November 1999 on the back of a robust increase in the seasonally adjusted estimate of 10.1% to \$4 483 million.

The increase in the trend series for total personal finance commitments was largely due to upward movements in both fixed lending (up 1.6%) and revolving credit commitments (up 2.7%). The seasonally adjusted increase in total personal finance commitments of 10.1% in November is mainly influenced by an increase in revolving credit commitments of 21.2% to an all time series high of \$2 600 million. In contrast, fixed lending commitments decreased 2.3% seasonally adjusted to \$1 883 million.

### COMMERCIAL FINANCE

The trend series for total commercial finance commitments remained largely unchanged in November 1999 falling only \$5 million to \$12 756 million as the decline in the trend growth continued to slow. The trend series for revolving credit commitments fell by 4.2% to \$5 105 million, while fixed lending commitments rose by 2.9% to \$7 651 million. The trend series is now at a point where it is very sensitive to changes in the seasonally adjusted series. For example, an increase in the adjusted series in December will lead to upward revisions in the trend, while a fall will reveal a picture of trend decline.



### LEASE FINANCE

The trend series for lease finance continued to slow, falling 3.1% to \$711 million in November 1999, with the seasonally adjusted estimate also falling, down 2.5% to \$684 million.

## FINANCE COMMITMENTS, Summary

Month	SECURED HOUSING(a).....		PERSONAL.....			COMMERCIAL.....			LEASE
	<i>Construction and purchase of dwellings</i>	<i>Alterations and additions</i>	<i>Fixed loan facilities</i>	<i>Revolving credit facilities(b)</i>	<i>Total</i>	<i>Fixed loan facilities</i>	<i>Revolving credit facilities(b)(c)</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Original									
<b>1998</b>									
November	4 966	219	1 739	1 952	3 691	7 901	7 732	15 634	704
December	4 964	218	1 736	2 175	3 911	8 623	7 344	15 967	902
<b>1999</b>									
January	4 010	184	1 606	1 645	3 251	5 129	5 380	10 510	544
February	4 914	222	1 755	1 851	3 606	6 110	6 171	12 281	676
March	6 410	319	2 027	2 368	4 395	9 582	7 856	17 439	830
April	5 513	262	1 669	2 257	3 926	5 665	5 124	10 789	744
May	5 956	276	1 732	2 252	3 984	7 202	5 467	12 669	863
June	6 282	280	1 952	2 541	4 492	10 531	7 245	17 776	1 188
July	5 894	248	1 762	2 267	4 029	6 626	7 955	14 580	852
August	6 073	258	1 698	2 413	4 112	6 207	5 041	11 247	764
September	6 340	283	1 799	2 492	4 291	7 120	4 412	11 532	785
October	6 591	375	1 784	2 295	4 079	8 070	5 332	13 402	619
November	7 202	408	1 883	2 606	4 490	7 291	5 457	12 748	650
Seasonally Adjusted									
<b>1998</b>									
November	4 873	n.a.	1 790	1 971	3 761	8 430	7 684	16 114	781
December	5 062	n.a.	1 752	2 061	3 813	7 292	6 910	14 202	804
<b>1999</b>									
January	5 149	n.a.	1 784	2 111	3 895	6 999	6 192	13 191	788
February	5 121	n.a.	1 764	2 243	4 007	7 344	6 776	14 120	785
March	5 582	n.a.	1 764	2 377	4 141	8 728	7 493	16 221	781
April	5 655	n.a.	1 778	2 410	4 188	6 991	5 053	12 044	810
May	5 825	n.a.	1 744	2 275	4 019	7 238	5 851	13 089	885
June	5 906	n.a.	1 736	2 242	3 978	7 290	6 184	13 474	772
July	5 780	n.a.	1 772	1 962	3 734	6 220	7 614	13 834	757
August	5 996	n.a.	1 747	2 336	4 083	6 734	5 142	11 876	812
September	6 075	n.a.	1 780	2 420	4 200	6 662	4 454	11 116	797
October	7 024	n.a.	1 927	2 145	4 072	8 672	5 742	14 414	702
November	6 927	n.a.	1 883	2 600	4 483	7 529	5 176	12 705	684
Trend									
<b>1998</b>									
November	4 798	n.a.	1 762	1 981	3 743	7 521	7 141	14 662	782
December	4 960	n.a.	1 771	2 076	3 847	7 576	7 000	14 576	785
<b>1999</b>									
January	5 143	n.a.	1 774	2 173	3 947	7 631	6 761	14 392	791
February	5 322	n.a.	1 771	2 251	4 022	7 635	6 551	14 186	799
March	5 485	n.a.	1 765	2 295	4 060	7 561	6 415	13 976	804
April	5 612	n.a.	1 756	2 302	4 058	7 383	6 304	13 687	809
May	5 713	n.a.	1 749	2 277	4 026	7 170	6 218	13 388	812
June	5 819	n.a.	1 750	2 243	3 993	6 977	6 106	13 083	809
July	5 954	n.a.	1 763	2 227	3 990	6 887	5 932	12 819	797
August	6 132	n.a.	1 786	2 245	4 031	6 970	5 734	12 704	777
September	6 351	n.a.	1 816	2 289	4 105	7 176	5 517	12 693	756
October	6 580	n.a.	1 847	2 345	4 192	7 433	5 328	12 761	733
November	6 789	n.a.	1 877	2 407	4 284	7 651	5 105	12 756	711

(a) For owner occupation.

(c) See Explanatory Note 10 on page 11 for further information on the seasonally adjusted data for this series.

(b) New increased credit limits during the period; includes credit cards.

HOUSING AND PERSONAL FINANCE COMMITMENTS, By Type of Lender: **Original**

## HOUSING FINANCE(a).....

## PERSONAL FINANCE.....

	<i>All banks</i>	<i>Permanent building societies</i>	<i>Mortgage managers</i>	<i>Other lenders</i>	<i>Total</i>	<i>All banks</i>	<i>Credit co-operatives</i>	<i>Finance companies</i>	<i>Other lenders</i>	<i>Total</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>										
September	3 739	178	364	233	4 514	2 659	253	622	133	3 666
October	3 811	175	362	226	4 574	2 762	258	597	135	3 751
November	4 188	188	371	219	4 966	2 685	272	612	121	3 691
December	4 219	187	318	240	4 964	2 865	294	624	128	3 911
<b>1999</b>										
January	3 334	150	326	200	4 010	2 359	240	539	114	3 251
February	4 092	193	399	229	4 914	2 649	270	562	125	3 606
March	5 394	231	498	287	6 410	3 280	313	663	139	4 395
April	4 643	188	442	240	5 513	2 965	272	564	125	3 926
May	5 053	181	473	250	5 956	2 979	271	604	131	3 984
June	5 292	215	506	270	6 282	3 458	275	615	145	4 492
July	4 951	199	495	249	5 894	3 036	257	575	161	4 029
August	5 064	222	543	244	6 073	3 138	254	576	144	4 112
September	5 253	234	597	255	6 340	3 284	266	554	187	4 291
October	5 581	214	554	242	6 591	3 132	255	537	154	4 079
November	5 995	232	695	279	7 202	3 415	272	606	196	4 490

(a) Excludes alterations and additions.

COMMERCIAL AND LEASE FINANCE COMMITMENTS, By Type of Lender: **Original**

## COMMERCIAL FINANCE.....

## LEASE FINANCE.....

	<i>All banks</i>	<i>Money market corporations</i>	<i>Finance companies</i>	<i>Other lenders</i>	<i>Total</i>	<i>All banks</i>	<i>General financiers</i>	<i>Finance companies</i>	<i>Other lessors(a)</i>	<i>Total</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>										
September	10 370	2 653	396	658	14 078	257	171	300	27	755
October	11 401	1 094	355	762	13 612	254	151	287	27	720
November	11 841	2 285	445	1 063	15 634	280	138	266	20	704
December	13 219	1 700	436	611	15 967	373	164	325	40	902
<b>1999</b>										
January	8 823	975	338	374	10 510	204	100	217	23	544
February	9 571	1 745	352	613	12 281	291	92	266	27	676
March	15 590	812	456	580	17 439	341	129	348	12	830
April	9 425	560	329	475	10 789	284	134	309	17	744
May	10 911	784	324	650	12 669	345	130	353	35	863
June	16 097	624	332	723	17 776	475	196	454	62	1 188
July	12 560	1 134	268	618	14 580	305	138	344	66	852
August	9 777	514	354	602	11 247	258	125	302	78	764
September	10 150	480	367	536	11 532	293	113	283	96	785
October	11 245	1 205	352	599	13 402	229	117	219	54	619
November	11 358	358	359	673	12 748	255	113	223	59	650

(a) Includes money market corporations.

PERSONAL FINANCE COMMITMENTS, Fixed Loan Facilities: **Original**

	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Total motor vehicles(a)</i>	<i>Individual residential blocks of land</i>	<i>Unsecured owner occupied housing finance(b)</i>	<i>Debt consolidation</i>	<i>Refinancing</i>	<i>Other(c)</i>	<i>Total</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>									
September	272	468	796	127	48	138	230	407	1 745
October	265	449	766	119	45	132	222	408	1 692
November	267	437	763	125	47	138	223	443	1 739
December	275	441	771	114	46	138	212	455	1 736
<b>1999</b>									
January	235	427	716	89	37	129	205	431	1 606
February	257	434	745	119	44	152	220	475	1 755
March	307	491	860	144	49	187	231	555	2 027
April	268	414	737	110	40	147	200	435	1 669
May	278	456	805	123	41	137	223	403	1 732
June	297	471	838	133	43	154	242	543	1 952
July	287	478	821	117	42	140	209	433	1 762
August	274	473	804	116	39	132	209	399	1 698
September	291	486	838	114	43	137	216	451	1 799
October	288	476	832	104	45	138	217	447	1 784
November	320	488	882	116	43	144	233	465	1 883

(a) Includes motor cycles and other motor vehicles.

(c) Includes boats, caravans and trailers, household goods, travel and holiday and other purposes.

(b) Includes alterations and additions.

PERSONAL FINANCE COMMITMENTS, Revolving Credit Facilities: **Original**

	NEW AND INCREASED CREDIT LIMITS				CREDIT LIMITS AT END OF MONTH.....	
	<i>Secured</i>	<i>Unsecured</i>	<i>Total</i>	<i>Cancellations and reductions</i>	<i>Total available</i>	<i>Used</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>						
September	1 120	801	1 921	520	66 683	28 587
October	1 184	875	2 059	680	68 034	29 804
November	1 121	831	1 952	516	69 499	31 174
December	1 308	867	2 175	532	71 108	31 908
<b>1999</b>						
January	954	691	1 645	781	72 072	32 273
February	1 079	772	1 851	509	73 425	32 798
March	1 385	982	2 368	519	75 306	33 631
April	1 103	1 155	2 257	776	76 477	33 671
May	1 103	1 149	2 252	549	77 559	33 882
June	1 359	1 182	2 541	596	80 013	34 683
July	1 147	1 120	2 267	811	82 574	35 589
August	1 137	1 276	2 413	572	84 402	36 383
September	1 291	1 201	2 492	507	86 561	37 126
October	1 189	1 106	2 295	805	88 041	38 072
November	1 330	1 277	2 606	572	90 104	38 954

## COMMERCIAL FINANCE COMMITMENTS, Fixed Loan Facilities: Original

	<i>Construction finance</i>	<i>Purchase of real property</i>	<i>Wholesale finance</i>	<i>Purchase of plant and equipment</i>	<i>Factoring</i>	<i>Refinancing</i>	<i>Other</i>	<i>Total</i>	<i>Commitments not drawn at end of month</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>									
September	600	2 308	526	744	142	959	1 851	7 129	8 566
October	505	2 166	448	622	150	586	2 784	7 261	8 545
November	514	2 261	886	621	135	1 102	2 382	7 901	9 343
December	710	2 372	582	686	159	1 387	2 727	8 623	8 768
<b>1999</b>									
January	465	1 768	228	495	160	417	1 597	5 129	8 766
February	578	2 136	387	592	128	1 038	1 250	6 110	9 014
March	943	2 677	527	718	133	1 491	3 093	9 582	9 296
April	555	2 228	201	549	141	406	1 584	5 665	8 772
May	830	2 469	224	633	121	666	2 259	7 202	8 780
June	693	2 979	314	738	102	1 705	4 000	10 531	9 850
July	818	2 594	145	632	94	574	1 771	6 626	9 284
August	788	2 707	97	569	110	577	1 359	6 207	9 569
September	838	2 724	170	764	119	612	1 893	7 120	10 169
October	745	2 929	158	635	89	697	2 815	8 070	11 238
November	774	3 233	268	647	90	602	1 676	7 291	11 694

## REVOLVING COMMERCIAL FINANCE AND LEASE FINANCE COMMITMENTS: Original

### REVOLVING CREDIT FACILITIES.....

### LEASE FINANCE FACILITIES..

	<i>New and increased credit limits</i>	<i>Cancellations and reductions</i>	<i>Total credit limits at end of month</i>	<i>Credit limits used at end of month</i>	<i>Total commitments</i>	<i>Commitments not drawn at end of month</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>						
September	6 949	5 025	212 930	119 990	755	320
October	6 352	5 593	213 079	123 210	720	298
November	7 732	4 708	216 090	124 224	704	294
December	7 344	5 802	217 221	126 466	902	329
<b>1999</b>						
January	5 380	5 070	206 934	119 087	544	310
February	6 171	4 227	208 708	119 541	676	314
March	7 856	6 715	209 866	119 902	830	332
April	5 124	4 624	211 322	118 870	744	329
May	5 467	4 598	212 423	120 846	863	286
June	7 245	7 751	204 899	117 191	1 188	163
July	7 955	8 385	206 909	115 046	852	362
August	5 041	5 413	206 346	115 883	764	306
September	4 412	5 111	205 573	116 497	785	285
October	5 332	4 237	206 192	117 565	619	285
November	5 457	3 697	207 629	119 454	650	360

# FINANCE COMMITMENTS FOR HOUSING(a): Original

Month	SECURED, FOR OWNER OCCUPATION.....					UNSECURED, PERSONAL FINANCE		COMMERCIAL FINANCE.....			Total
	Construction of dwellings	Purchase of newly erected dwellings	Purchase of established dwellings under new finance	Refinancing for established dwellings	Alterations and additions	Purchase and construction of dwellings	Alterations and additions	Construction of dwellings for rent or resale	Purchase of dwellings for rent or resale by individuals	Purchase of dwellings for rent or resale by others	
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>1998</b>											
September	756	234	2 779	745	203	18	30	375	1 452	298	6 890
October	721	230	2 905	719	216	16	29	293	1 363	234	6 726
November	712	246	3 215	794	219	18	29	292	1 555	231	7 310
December	730	236	3 242	757	218	17	29	254	1 550	281	7 313
<b>1999</b>											
January	561	169	2 656	625	184	14	23	172	1 218	186	5 807
February	750	213	3 158	793	222	18	26	204	1 487	220	7 091
March	1 001	263	4 153	993	319	20	30	264	1 889	262	9 194
April	826	223	3 640	824	262	15	24	294	1 574	231	7 915
May	876	235	3 972	873	276	16	26	329	1 788	271	8 662
June	949	258	4 093	982	280	17	26	328	2 016	348	9 297
July	885	244	3 899	866	248	17	24	391	1 786	262	8 623
August	950	223	3 957	944	258	15	24	390	1 851	276	8 888
September	995	244	4 150	951	283	15	27	258	1 854	265	9 042
October	1 002	268	4 336	985	375	15	30	379	2 108	268	9 766
November	1 094	259	4 736	1 112	408	15	29	378	2 326	350	10 706

(a) Includes commitments to refinance loans where the principal purpose is for alterations and/or additions to dwellings.



## FINANCE COMMITMENTS FOR MOTOR VEHICLES(a): Original

## PERSONAL FINANCE.....

	New motor cars and station wagons	Used motor cars and station wagons	Motor cycles	Other motor vehicles	Total	Commercial finance	Lease finance	Total
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>1998</b>								
September	272	468	20	37	796	393	399	1 588
October	265	449	18	35	766	323	386	1 475
November	267	437	16	43	763	354	385	1 501
December	275	441	16	39	771	401	445	1 618
<b>1999</b>								
January	235	427	21	34	716	308	310	1 334
February	257	434	16	38	745	323	357	1 425
March	307	491	17	45	860	392	456	1 708
April	268	414	15	41	737	324	427	1 488
May	278	456	26	45	805	349	459	1 613
June	297	471	15	55	838	438	600	1 876
July	287	478	15	41	821	352	454	1 627
August	274	473	16	40	804	344	405	1 552
September	291	486	17	45	838	361	356	1 555
October	288	476	17	51	832	336	284	1 452
November	320	488	17	57	882	344	302	1 528

(a) Excludes revolving credit facilities.

## LEASE FINANCE COMMITMENTS FOR MOTOR VEHICLES: Original

	MOTOR CARS & STATION WAGONS....		LIGHT TRUCKS.....		HEAVY TRUCKS		Other motor vehicles	Total
	New	Used	New	Used	New	Used		
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>1998</b>								
September	226	62	37	7	35	11	19	399
October	215	63	33	8	36	14	17	386
November	207	62	36	7	35	21	16	385
December	252	70	40	10	43	13	17	445
<b>1999</b>								
January	177	53	25	6	24	10	15	310
February	204	62	35	9	20	11	16	357
March	248	74	49	11	37	14	23	456
April	238	71	33	8	28	29	20	427
May	257	77	36	9	43	19	18	459
June	327	96	62	13	53	20	29	600
July	248	73	45	10	39	16	22	454
August	224	72	31	7	43	12	17	405
September	201	52	30	7	32	17	16	356
October	172	44	25	5	20	8	10	284
November	156	43	30	4	25	16	27	302

## FINANCE COMMITMENTS FOR PLANT AND EQUIPMENT(a): Original

## COMMERCIAL FINANCE.....

	<i>Transport equipment(b)</i>	<i>Other plant and equipment</i>	<i>Total</i>	<i>Lease finance</i>	<i>Total</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>					
September	62	288	350	356	707
October	38	260	298	334	632
November	48	220	267	319	587
December	55	229	284	457	741
<b>1999</b>					
January	25	162	187	234	420
February	63	207	270	319	588
March	43	283	327	374	701
April	41	185	226	317	542
May	55	228	283	404	687
June	62	238	300	588	888
July	76	204	279	399	678
August	43	182	225	359	584
September	60	343	403	429	832
October	60	239	299	335	634
November	39	265	303	348	652

(a) Excludes revolving credit facilities.

(b) Excludes motor vehicles, see Table 9.

## LEASE FINANCE COMMITMENTS FOR PLANT AND EQUIPMENT: Original

	<i>Transport equipment(a)</i>	<i>Construction and earthmoving equipment</i>	<i>Agricultural machinery and equipment</i>	<i>Manufact- uring equipment</i>	<i>Electronic data processing equipment</i>	<i>Office machines</i>	<i>Shop and office furniture, fittings and equipment</i>	<i>Other goods</i>	<i>Total</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>1998</b>									
September	14	24	40	56	88	57	41	37	356
October	18	29	52	43	76	48	26	42	334
November	13	22	32	43	83	48	28	50	319
December	13	30	55	99	101	58	36	65	457
<b>1999</b>									
January	6	21	26	27	52	48	18	36	234
February	12	29	33	68	59	48	22	48	319
March	13	38	55	54	89	38	27	60	374
April	11	31	46	48	73	39	30	39	317
May	23	40	67	58	98	48	23	47	404
June	21	53	87	108	135	65	36	84	588
July	45	24	37	50	117	56	26	43	399
August	7	28	37	57	106	54	26	43	359
September	8	30	34	88	136	53	22	57	429
October	11	17	38	52	89	47	27	53	335
November	16	14	23	44	114	56	29	52	348

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

## EXPLANATORY NOTES

### SCOPE

**1** Commitments made by the following types of lenders are included in these statistics:

- Banks;
- Permanent building societies;
- Credit unions/co-operative credit societies;
- Life or general insurance companies;
- General government enterprises;
- Organisations raising funds through the secondary mortgage market for approved home buyers under State government housing schemes;
- Superannuation funds;
- Other corporations registered under the *Financial Corporations Act 1974*; and
- Other providers of consumer finance registered with State credit tribunals, including mortgage managers.

### COVERAGE

**2** The statistics cover significant lenders only. Significant lenders account in aggregate for at least 95% of the Australian total and at least 90% of each State total of the value of commitments for secured housing finance for owner occupation, other personal finance, commercial finance and lease finance, each calculated separately.

**3** An annual collection is conducted to maintain coverage of significant lenders. In addition, new lenders are included in the series as their level of lending becomes significant. All banks qualify as significant lenders and are therefore included.

### CATEGORIES OF LENDING FINANCE

**4** *Secured housing finance for owner occupation* is secured finance to individuals for 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.

**5** *Personal finance* is finance provided to individuals for their personal, non-business, use. Both fixed loans and revolving credit finance are included; secured housing finance and loans for investment purposes are excluded.

**6** *Commercial finance* is finance provided to individuals and corporations for business or investment purposes. Fixed loans, revolving credit and commercial hire purchase are included.

**7** *Lease finance* includes finance and leverage leases. Operating lease finance data, though excluded, is available from the ABS on request.

### REVISIONS

**8** Revisions to previously published statistics are included as they occur.

### SEASONAL ADJUSTMENT

**9** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects' (arising from the varying amounts of activity on different days of the week and the varying 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 (for example, a change in interest rates) from the series.

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT *continued*

**10** There is some evidence that a change may be occurring in the seasonal patterns of both the fixed and revolving credit components of the commercial finance series. When changes are occurring in the seasonal patterns, larger revisions to the seasonally adjusted series can be expected at the time of the annual seasonal re-analysis. A number of years of data is required before changes in seasonal patterns are fully reflected in the seasonally adjusted series. In these circumstances, especially, the trend estimate is a more reliable indicator of underlying movements in the series, although it should be recognised that the more volatile the seasonally adjusted series, the larger the monthly revisions which can be expected in the most recently published trend series estimates.

### TREND ESTIMATES

**11** 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 months of the respective seasonally adjusted series except the last six months. 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 *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.

**12** While the smoothing technique described in paragraph 11 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.

### RELATED PUBLICATIONS

**13** Users may also wish to refer to the following publications:

- *Building Activity Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Private New Capital Expenditure and Expected Expenditure, Australia* (Cat. no. 5625.0)
- *New Motor Vehicle Registrations, Australia: Preliminary* (Cat. no. 9301.0)

**14** Users may also wish to refer to the *Reserve Bank of Australia, Bulletin* for further information on the lending position of banks and other financial institutions.

### UNPUBLISHED DATA

**15** Estimates for months prior to those shown in this publication and more detailed commitment series by purpose, type of facility and industry are available. There may be a charge for this information, depending on the volume of data requested.

**16** Detailed data are also available from PC Ausstats, the ABS on-line time series data service under the subject *Financial Surveys*, then the titles *Housing Finance for Owner Occupation*, *Personal Finance*, *Commercial Finance* and *Lease Finance*.

# EXPLANATORY NOTES

EFFECTS OF ROUNDING

**17** Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

- n.a. not available
- n.p. not available for publication but included in totals where applicable
- n.y.a. not yet available

## G L O S S A R Y

<b>Agricultural machinery and equipment</b>	Includes tractors, tillage implements, seeding planting and fertilising equipment, agricultural mowers, harvesters, etc.
<b>Alterations and additions</b>	Comprise 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>	A lending 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.
<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>	For secured housing finance, 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 place of residence such as a house, semi-detached house, flat, home unit, town house, terrace 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 which has been completed for more than 12 months prior to the lodgement of a loan application, or which has been previously occupied.
<b>Finance lease</b>	A finance lease refers to the leasing or hiring of tangible assets under an agreement, other than a hire purchase agreement, which transfers from the lessor to the lessee substantially all the risks and benefits incident to ownership of the asset without transferring the legal ownership.
<b>Fixed loan facilities</b>	Fixed loan facilities 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).

## G L O S S A R Y

<b>Motor cycles</b>	Includes two and three wheeled motor cycles and mopeds, scooters and motor cycles with side cars.
<b>Newly erected dwelling</b>	A new 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.
<b>Purpose</b>	The 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.
<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 facilities</b>	Revolving credit facilities generally have 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>	This 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>Significant lenders</b>	Significant lenders include, but are not restricted to, those lenders who, Australia wide during the calendar year 1998, committed funds of more than: <ul style="list-style-type: none"> <li>▪ \$103 million for Secured housing finance for owner-occupation; or</li> <li>▪ \$74 million for Personal finance; or</li> <li>▪ \$550 million for Commercial finance; or</li> <li>▪ \$62 million for Lease finance.</li> </ul>
<b>Total credit limits at end of period</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 period less cancellations and reductions of credit limits during the period to the balance of credit limits at the end of the previous period. 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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