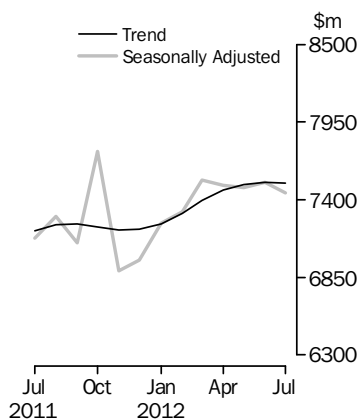


LENDING FINANCE

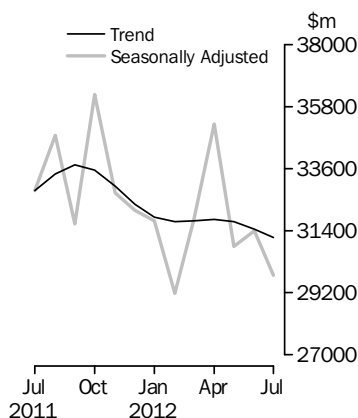
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 11 SEP 2012

Personal Finance



Commercial Finance



INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Tavish Shrestha on Canberra (02) 6252 7392.

KEY FIGURES

	Jun 2012 \$m	Jul 2012 \$m	Jun 2012 to Jul 2012 % change
TREND ESTIMATES			
Housing finance for owner occupation(a)	13 409	13 429	0.1
Personal finance	7 450	7 484	0.5
Commercial finance	31 454	31 147	-1.0
Lease finance	565	571	1.1
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation(a)	13 573	13 386	-1.4
Personal finance	7 513	7 522	0.1
Commercial finance	31 395	29 819	-5.0
Lease finance	550	569	3.4

(a) Excludes alterations and additions

KEY POINTS

JULY 2012 COMPARED WITH JUNE 2012:

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner occupied housing commitments excluding alterations and additions rose 0.1% in trend terms, while the seasonally adjusted series fell 1.4%.

PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.5%. Fixed lending commitments rose 1.0%, while revolving credit commitments fell 0.3%.
- The seasonally adjusted series for the value of total personal finance commitments rose 0.1%. Fixed lending commitments rose 0.9%, while revolving credit commitments fell 0.9%.

COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments fell 1.0%. Fixed lending commitments fell 1.0% and revolving credit commitments fell 0.9%.
- The seasonally adjusted series for the value of total commercial finance commitments fell 5.0% in July 2012, after a rise of 1.8% in June 2012. Fixed lending commitments fell 5.2%, after a rise of 2.7% in the previous month. Revolving credit commitments fell 4.4%, following a fall of 0.5% in the previous month.

LEASE FINANCE

- The trend series for the value of total lease finance commitments rose 1.1% and the seasonally adjusted series rose 3.4%.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
August 2012	16 October 2012
September 2012	13 November 2012
October 2012	12 December 2012
November 2012	16 January 2013
December 2012	13 February 2013
January 2013	18 March 2013

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REVISIONS

In this issue revisions have been made to the original series as a result of improved reporting of survey and administrative data. These revisions have impacted on:

- Personal finance values for the period March 2011 to June 2012
- Commercial finance values for the period February 2010 to June 2012
- Owner occupied housing values for the period October 2008 to June 2012.

Seasonally adjusted and trend series have been revised as a result of revisions to the original series, the incorporation of estimates for the latest month and the revision of seasonal factors due to the concurrent seasonal adjustment methodology.

.....

ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ARIMA	autoregressive integrated moving average
n.e.c.	not elsewhere classified
RBA	Reserve Bank of Australia

Brian Pink
Australian Statistician

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TIME SERIES DATA

TIME SERIES SPREADSHEETS

Data available free on the ABS web site <<http://www.abs.gov.au>> include:

- longer time series of tables in this publication, and
- the following tables:

13. Lending Finance Seasonal Factors and Forward Factors for 12 months, By Purpose and Lender: Australia (from January 1985)
14. Commercial finance commitments, summary (original, seasonally adjusted, trend)
15. Commercial finance commitments, fixed loans and revolving credit
16. Commercial finance commitments, fixed loans and revolving credit by lender
17. Commercial finance commitments, fixed loans by industry
18. Commercial finance commitments, revolving credit by industry
- 19 to 26. Commercial finance commitments, fixed loans and revolving credit by state and territory
27. Lease finance commitments, summary (original, seasonally adjusted, trend)
28. Lease finance commitments by purpose
29. Lease finance commitments by purpose and lender
30. Lease finance commitments by industry
- 31 to 38. Lease finance commitments by purpose and state and territory
39. Operating lease finance commitments by purpose
40. Operating lease finance commitments by lender
41. Operating lease finance commitments by industry
- 42 to 49. Operating lease finance commitments by purpose and state and territory
50. Personal finance commitments, summary (original, seasonally adjusted, trend)
51. Personal finance commitments, fixed loans and revolving credit
52. Personal finance commitments, fixed loans and revolving credit by lender
- 53 to 60. Personal finance commitments, fixed loans and revolving credit by state and territory

SUMMARY OF FINDINGS

HOUSING FINANCE FOR OWNER OCCUPATION

(Table 1)

The total value of owner occupied housing commitments excluding alterations and additions rose 0.1% in trend terms, while the seasonally adjusted series fell 1.4%.

For further information, please refer to *Housing Finance, Australia* (cat.no. 5609.0), which was released on 10 September 2012.

PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.5% in July 2012 compared with June 2012. Fixed lending commitments rose 1.0%, while revolving credit commitments fell 0.3%.

In seasonally adjusted terms, the value of total personal finance commitments rose 0.1%. Fixed lending commitments rose 0.9%, while revolving credit commitments fell 0.9%.

COMMERCIAL FINANCE

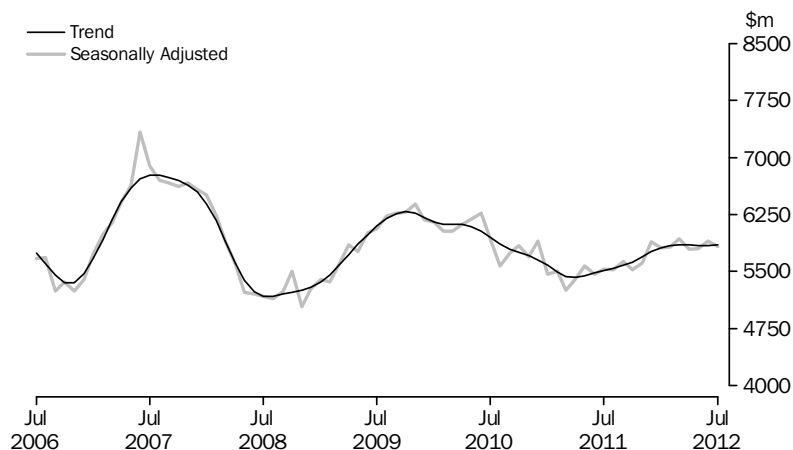
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments fell 1.0% in July 2012 compared with June 2012. Fixed lending commitments fell 1.0% and revolving credit commitments fell 0.9%.

The seasonally adjusted series for the value of total commercial finance commitments fell 5.0% in July 2012, after a rise of 1.8% in June 2012. Fixed lending commitments fell 5.2%, after a rise of 2.7% in the previous month. Revolving credit commitments fell 4.4%, following a fall of 0.5% in the previous month.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) rose 0.1% in July 2012, while the seasonally adjusted series fell 1.3%.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) rose 1.1% in July 2012. The seasonally adjusted series rose 3.4%, after a fall of 2.7% in June 2012.

FINANCE COMMITMENTS, Summary

Month	SECURED HOUSING(a)		PERSONAL(b)			COMMERCIAL			LEASE
	Construction and purchase of dwellings(c)	Alterations and additions	Fixed loans(d)	Revolving credit(e)	Total	Fixed loans(d)	Revolving credit(e)	Total	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2011									
July	13 172	334	3 546	3 349	6 895	21 331	10 660	31 991	383
August	14 139	381	4 022	3 622	7 644	25 178	12 483	37 661	434
September	13 598	383	3 994	3 097	7 091	21 721	10 080	31 801	418
October	13 063	326	3 748	3 696	7 444	22 503	12 492	34 995	410
November	14 801	372	4 154	3 251	7 405	23 651	10 921	34 571	503
December	14 511	336	3 942	3 286	7 228	27 351	12 284	39 634	497
2012									
January	11 584	287	3 397	3 112	6 508	17 531	6 823	24 355	388
February	12 163	340	3 901	3 189	7 090	19 020	6 533	25 553	465
March	13 804	369	4 251	3 368	7 620	23 913	8 601	32 513	548
April	12 250	302	3 608	2 909	6 517	19 802	8 490	28 292	482
May	15 101	365	4 720	3 369	8 089	23 977	8 526	32 503	611
June	13 686	334	4 676	3 467	8 143	27 450	9 741	37 191	624
July	13 667	324	4 177	3 383	7 560	21 389	7 970	29 358	575
SEASONALLY ADJUSTED									
2011									
July	13 445	358	3 815	3 386	7 201	21 770	11 052	32 822	392
August	13 454	382	3 905	3 450	7 355	23 584	11 196	34 779	416
September	13 353	363	3 966	3 130	7 096	21 673	9 965	31 638	437
October	13 350	331	3 963	3 803	7 766	23 134	13 090	36 224	429
November	13 565	343	3 951	3 100	7 051	22 504	10 241	32 745	478
December	13 788	345	3 873	3 233	7 105	22 703	9 432	32 134	435
2012									
January	13 887	362	3 927	3 531	7 458	22 322	9 431	31 753	481
February	13 220	338	3 988	3 204	7 192	22 278	6 897	29 174	500
March	13 265	328	4 045	3 228	7 273	23 362	8 436	31 798	515
April	13 376	334	4 063	3 260	7 322	24 423	10 753	35 176	556
May	13 451	320	4 170	3 219	7 388	22 239	8 591	30 829	565
June	13 573	328	4 227	3 286	7 513	22 847	8 548	31 395	550
July	13 386	337	4 263	3 258	7 522	21 649	8 170	29 819	569
TREND									
2011									
July	13 333	367	3 898	3 383	7 281	22 074	10 750	32 824	403
August	13 405	363	3 919	3 384	7 303	22 365	11 055	33 420	412
September	13 469	358	3 926	3 381	7 307	22 546	11 178	33 724	424
October	13 530	353	3 929	3 371	7 300	22 597	10 939	33 536	437
November	13 576	348	3 931	3 356	7 287	22 581	10 389	32 971	451
December	13 584	345	3 935	3 334	7 269	22 622	9 728	32 350	465
2012									
January	13 554	342	3 948	3 306	7 254	22 739	9 155	31 894	481
February	13 500	339	3 981	3 281	7 262	22 913	8 819	31 732	500
March	13 441	336	4 033	3 263	7 296	23 028	8 716	31 744	520
April	13 403	332	4 093	3 257	7 350	23 028	8 776	31 804	538
May	13 399	329	4 152	3 251	7 403	22 909	8 803	31 713	553
June	13 409	328	4 206	3 245	7 450	22 700	8 754	31 454	565
July	13 429	327	4 248	3 236	7 484	22 470	8 677	31 147	571
(a) For owner occupation. (b) Includes unsecured housing finance for owner occupation. (c) Includes refinancing across lending institutions (see Glossary). (d) Includes refinancing (see Glossary). (e) New and increased credit limits during the month. Includes credit cards.									

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

Month	HOUSING FINANCE(a)					PERSONAL FINANCE(b)				
	Banks	Permanent building societies	Wholesale lenders n.e.c.	Other lenders	Total	Banks	Credit co- operatives	Finance companies	Other lenders	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011										
July	12 355	258	88	471	13 172	5 847	np	np	706	6 895
August	13 358	252	101	428	14 139	6 520	np	np	748	7 644
September	12 772	271	113	442	13 598	6 027	np	np	713	7 091
October	12 195	277	167	424	13 063	6 316	np	np	792	7 444
November	13 779	405	136	482	14 801	6 146	np	np	895	7 405
December	13 638	253	134	486	14 511	5 992	np	np	878	7 228
2012										
January	10 890	152	129	414	11 584	5 489	np	np	721	6 508
February	11 382	194	141	446	12 163	6 042	np	np	728	7 090
March	12 914	259	150	481	13 804	6 494	np	np	778	7 620
April	11 488	211	122	429	12 250	5 492	np	np	750	6 517
May	14 144	281	158	517	15 101	6 892	np	np	858	8 089
June	12 837	199	151	498	13 686	6 985	np	np	824	8 143
July	12 792	218	181	476	13 667	6 533	np	np	715	7 560

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

(a) Secured finance for owner occupation. Excludes alterations and additions.

(b) Includes unsecured housing finance for owner occupation.

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

Month	COMMERCIAL FINANCE					LEASE FINANCE				
	Banks	Money market corporations	Finance companies	Other lenders	Total	Banks	General financiers	Finance companies	Other lessors	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011										
July	29 628	np	np	np	31 991	94	137	np	np	383
August	35 148	np	np	np	37 661	106	157	np	np	434
September	np	np	np	np	31 801	104	144	np	np	418
October	np	np	np	np	34 995	114	149	np	np	410
November	31 769	np	np	np	34 571	119	205	np	np	503
December	36 925	np	np	np	39 634	107	214	np	np	497
2012										
January	22 078	np	np	np	24 355	65	177	np	np	388
February	23 143	np	np	np	25 553	84	201	np	np	465
March	29 224	np	np	np	32 513	141	208	np	np	548
April	25 720	np	np	np	28 292	90	229	np	np	482
May	29 689	np	np	np	32 503	111	293	np	np	611
June	34 226	np	np	np	37 191	166	237	np	np	624
July	26 485	np	np	np	29 358	104	280	np	np	575

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

PERSONAL FINANCE COMMITMENTS, By Purpose (Fixed Loans): **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 finance for owner occupa- tion(b)</i>	<i>Debt consolidation</i>	<i>Refinancing</i>	<i>Other(c)</i>	Total
<i>Month</i>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011									
July	355	418	874	378	40	443	995	816	3 546
August	419	497	1 038	420	42	516	1 067	938	4 022
September	386	479	989	421	51	504	1 062	965	3 994
October	441	410	966	396	44	483	1 000	858	3 748
November	521	443	1 098	416	42	521	1 120	956	4 154
December	513	397	1 033	442	39	497	1 036	894	3 942
2012									
January	452	419	991	308	36	387	893	781	3 397
February	448	434	1 016	391	49	404	1 145	896	3 901
March	469	444	1 051	417	54	456	1 333	941	4 251
April	426	385	930	412	39	373	1 036	818	3 608
May	540	458	1 149	543	64	582	1 330	1 053	4 720
June	600	439	1 181	562	47	559	1 387	940	4 676
July	501	451	1 094	427	42	517	1 207	891	4 177

(a) Includes motorcycles and other motor vehicles.

(b) Includes alterations and additions.

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

	NEW AND INCREASED CREDIT LIMITS			CANCELLATIONS AND REDUCTIONS	CREDIT AT END OF MONTH	
	Secured	Unsecured	Total	Total(a)	Total limits(a)	Credit used
Month	\$m	\$m	\$m	\$m	\$m	\$m
.....						
2011						
July	1 473	1 876	3 349	3 656	301 011	126 150
August	1 536	2 086	3 622	4 008	300 490	125 228
September	1 198	1 899	3 097	3 528	299 999	124 338
October	1 809	1 887	3 696	2 997	300 706	123 824
November	1 338	1 914	3 251	3 710	300 391	123 454
December	1 439	1 847	3 286	4 266	299 694	123 361
2012						
January	1 314	1 797	3 112	2 935	299 352	122 060
February	1 247	1 942	3 189	2 800	299 651	122 641
March	1 327	2 041	3 368	3 540	299 429	121 853
April	1 156	1 752	2 909	3 132	299 089	121 465
May	1 330	2 039	3 369	4 166	297 848	120 858
June	1 557	1 910	3 467	4 172	297 628	121 482
July	1 647	1 735	3 383	3 228	297 855	119 927

(a) These figures sometimes reflect a rebasing of the data by one or more lenders without adjustment to earlier periods' commitments or cancellations.

COMMERCIAL FINANCE COMMITMENTS, By Purpose (Fixed Loans): **Original**

	Construction finance	Purchase of real property	Wholesale finance	Purchase of plant and equipment	Refinancing	Other	Total	Commitments not drawn at end of month
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011								
July	1 241	7 401	1 208	1 469	2 833	7 180	21 331	36 783
August	1 847	7 991	1 182	2 134	3 861	8 163	25 178	37 441
September	1 586	7 298	1 322	1 804	2 902	6 811	21 721	37 285
October	1 148	6 907	1 336	1 697	2 866	8 549	22 503	38 442
November	np	8 385	1 401	1 709	np	7 294	23 651	37 146
December	1 763	8 400	1 199	1 889	5 690	8 409	27 351	35 149
2012								
January	633	6 325	1 129	1 211	2 953	5 281	17 531	34 945
February	1 075	6 901	1 374	1 738	3 317	4 614	19 020	34 239
March	1 274	8 124	1 775	1 690	4 010	7 039	23 913	34 622
April	845	7 107	1 821	1 694	2 619	5 716	19 802	35 570
May	1 069	8 766	1 443	2 522	3 030	7 148	23 977	36 344
June	1 206	9 367	1 482	2 093	4 822	8 480	27 450	35 452
July	957	7 840	1 416	1 724	2 402	7 051	21 389	36 754

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

LEASE AND COMMERCIAL FINANCE COMMITMENTS, Stocks and Flows: **Original**

	LEASE FINANCE		COMMERCIAL REVOLVING CREDIT			
	Total commitments	Commitments not drawn at end of month	New and increased credit limits	Cancellations and reductions(a)	Total credit limits at end of month(a)	Credit used at end of month
Month	\$m	\$m	\$m	\$m	\$m	\$m
2011						
July	383	np	10 660	13 148	327 219	198 523
August	434	np	12 483	11 995	328 044	201 305
September	418	np	10 080	10 759	328 092	199 486
October	410	np	12 492	9 617	330 262	201 483
November	503	np	10 921	11 622	329 176	200 579
December	497	np	12 284	12 504	327 561	195 993
2012						
January	388	np	6 823	9 772	323 898	192 561
February	465	np	6 533	7 067	323 075	192 532
March	548	np	8 601	9 408	322 093	195 741
April	482	np	8 490	9 356	320 163	197 632
May	611	np	8 526	8 355	320 684	198 089
June	624	np	9 741	11 070	318 647	195 512
July	575	np	7 970	10 227	316 927	194 581

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

(a) These figures sometimes reflect a rebasing of the data by one or more lenders without adjustment to earlier periods' commitments or cancellations.

FINANCE COMMITMENTS, For Housing (Owner Occupation and Commercial)

OWNER OCCUPATION (SECURED FINANCE)					OWNER OCCUPATION (UNSECURED FINANCE)	COMMERCIAL FINANCE(a)			ALL HOUSING FINANCE
Month	Construction of dwellings \$m	Purchase of new dwellings \$m	Purchase of established dwellings(b) \$m	Alterations and additions \$m	Total(c) \$m	Construction of dwellings for rent and resale \$m	Purchase of dwellings by individuals for rent or resale (d) \$m	Purchase of dwellings by others for rent or resale \$m	Total \$m
ORIGINAL									
2011									
July	1 349	661	11 163	334	40	420	5 450	579	19 995
August	1 419	731	11 989	381	42	693	5 848	635	21 739
September	1 396	654	11 548	383	51	500	5 666	620	20 818
October	1 227	653	11 183	326	44	319	5 206	562	19 520
November	1 404	741	12 656	372	42	348	6 008	650	22 220
December	1 290	771	12 451	336	39	711	5 934	593	22 126
2012									
January	1 043	571	9 970	287	36	205	4 599	386	17 097
February	1 290	572	10 300	340	49	463	5 274	504	18 792
March	1 377	661	11 766	369	54	340	6 117	460	21 146
April	1 211	671	10 368	302	39	411	5 350	514	18 866
May	1 647	759	12 695	365	64	376	6 726	539	23 171
June	1 546	749	11 391	334	47	665	6 752	576	22 059
July	1 547	706	11 414	324	42	372	5 893	444	20 741
SEASONALLY ADJUSTED									
2011									
July	1 332	704	11 409	358	42	406	5 531	631	20 412
August	1 305	711	11 438	382	43	631	5 521	557	20 589
September	1 329	681	11 343	363	49	461	5 637	649	20 512
October	1 263	661	11 427	331	43	352	5 526	561	20 164
November	1 312	679	11 573	343	38	388	5 617	623	20 574
December	1 333	697	11 758	345	40	660	5 895	567	21 295
2012									
January	1 332	680	11 875	362	47	340	5 808	501	20 946
February	1 371	596	11 252	338	51	535	5 824	564	20 531
March	1 356	634	11 275	328	47	337	5 930	512	20 418
April	1 366	735	11 275	334	45	533	5 791	549	20 627
May	1 408	677	11 366	320	52	277	5 798	485	20 382
June	1 459	753	11 361	328	47	474	5 905	472	20 800
July	1 455	707	11 224	337	43	398	5 828	438	20 431
TREND									
2011									
July	1 339	690	11 305	367	44	467	5 516	591	20 318
August	1 323	691	11 391	363	44	471	5 545	596	20 424
September	1 309	690	11 470	358	43	471	5 579	599	20 519
October	1 303	684	11 543	353	43	467	5 626	595	20 614
November	1 308	674	11 593	348	43	463	5 692	583	20 705
December	1 320	664	11 600	345	44	460	5 758	568	20 759
2012									
January	1 334	657	11 563	342	45	456	5 811	553	20 761
February	1 350	659	11 491	339	47	449	5 842	540	20 716
March	1 369	667	11 404	336	48	437	5 853	526	20 639
April	1 389	681	11 333	332	48	419	5 850	511	20 563
May	1 410	698	11 291	329	48	408	5 846	494	20 523
June	1 431	713	11 265	328	47	399	5 843	477	20 503
July	1 449	727	11 252	327	46	408	5 847	463	20 520

(a) Excludes revolving credit.

(b) Only includes refinancing across lending institutions (see Glossary).

(c) Includes alterations and additions.

(d) Includes refinancing (See Glossary)

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

	PERSONAL FINANCE(a)					COMMERCIAL	LEASE	ALL VEHICLE
						FINANCE(a)	FINANCE	FINANCE
	New motor cars and station wagons	Used motor cars and station wagons	Motorcycles	Other motor vehicles	Total	Total	Total	Total
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011								
July	355	418	16	86	874	764	249	1 888
August	419	497	20	103	1 038	890	252	2 180
September	386	479	21	102	989	918	259	2 167
October	441	410	18	98	966	763	256	1 985
November	521	443	32	103	1 098	884	261	2 244
December	513	397	27	96	1 033	885	250	2 168
2012								
January	452	419	27	93	991	681	204	1 877
February	448	434	29	104	1 016	836	240	2 091
March	469	444	32	107	1 051	924	297	2 272
April	426	385	25	94	930	802	249	1 981
May	540	458	33	117	1 149	1 044	331	2 524
June	600	439	29	112	1 181	1 147	315	2 643
July	501	451	29	113	1 094	1 025	320	2 438

(a) Excludes revolving credit.

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

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
2011								
July	172	45	17	np	5	4	np	249
August	176	49	17	4	2	1	3	252
September	170	50	21	np	3	4	np	259
October	175	46	20	5	np	3	np	256
November	168	np	24	7	5	4	np	261
December	166	49	24	6	2	2	3	250
2012								
January	136	43	16	np	2	2	np	204
February	162	47	18	5	3	np	np	240
March	194	51	28	np	5	np	np	297
April	158	45	27	6	6	np	np	249
May	204	62	37	14	8	3	3	331
June	204	52	37	5	7	3	5	315
July	205	55	35	np	8	4	np	320

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

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

<i>Month</i>	COMMERCIAL FINANCE(b)			LEASE FINANCE	ALL PLANT AND EQUIPMENT FINANCE
	<i>Transport equipment</i>	<i>Other plant and equipment</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m
2011					
July	153	552	704	134	838
August	175	1 069	1 244	181	1 426
September	180	706	886	158	1 044
October	248	687	934	154	1 088
November	116	709	825	242	1 067
December	247	756	1 004	247	1 251
2012					
January	75	455	530	184	714
February	114	788	902	225	1 127
March	102	664	766	251	1 017
April	190	702	892	233	1 125
May	226	1 252	1 478	280	1 758
June	195	751	946	309	1 255
July	122	577	700	255	955

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

(b) Excludes revolving credit.

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>Manu- facturing 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>	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011									
July	np	10	3	1	46	np	np	np	134
August	np	np	np	np	63	34	6	np	181
September	10	36	4	3	51	27	7	20	158
October	3	34	4	1	43	np	np	27	154
November	np	60	np	5	60	np	np	np	242
December	np	np	np	3	62	40	10	np	247
2012									
January	16	np	np	np	72	31	7	19	184
February	np	63	12	3	54	41	9	np	225
March	15	45	10	4	50	np	np	40	251
April	np	57	8	1	71	39	6	np	233
May	np	np	np	2	66	58	12	np	280
June	21	95	17	6	57	42	23	49	309
July	18	74	3	3	84	42	5	26	255

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

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

EXPLANATORY NOTES

INTRODUCTION

- 1** This publication presents statistics on 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 Details tab of this issue.

SCOPE

- 6** Finance commitments made by the following types of lenders are included:
 - Banks
 - Permanent building societies
 - Credit unions/cooperative credit societies
 - Life or general insurance companies
 - General government enterprises
 - Superannuation funds
 - Securitiser of mortgage assets (wholesale lenders) which provide funds to borrowers through a retail intermediary (e.g. mortgage originators)
 - Registered Financial Corporations (RFCs).

COVERAGE

- 7** The statistics cover all bank commitments, and all commitments for secured housing finance for owner occupation made by permanent building societies. Of the remaining commitments, the largest lenders for each of secured housing finance for owner occupation, other personal finance, commercial finance and lease finance are covered, so that when calculated separately for each of the four broad categories of purpose finance, at least 95% of Australia-wide finance commitments and at least 90% of each state's finance commitments are covered. While many lenders other than banks are not covered, at least 70% coverage is maintained for all published lender types (including the Other Lenders series and Other Lessors series).
- 8** An annual collection is conducted to maintain and update the survey coverage. New lenders are included as their lending for any of the four categories of finance becomes sufficiently large.
- 9** From June 2001, the statistics for:
 - secured housing finance for owner occupation cover all commitments by banks and permanent building societies, and commitments by all other lenders which provided more than \$50m for housing finance in 2000
 - personal finance cover all commitments by banks, and commitments by all other lenders which provided more than \$96m for personal finance in 2000.
- 10** From June 2002, the statistics for:
 - commercial finance cover all commitments by banks, and commitments by all other lenders which provided more than \$484m for commercial finance in 2001
 - lease finance cover all commitments by banks, and commitments by all other lenders which provided funds of more than \$31m for lease finance in 2001.

EXPLANATORY NOTES *continued*

COVERAGE *continued*

11 Additional smaller lenders are also covered where it is necessary to maintain collection coverage (as specified in paragraph 7).

SOURCES

12 For banks, credit cooperatives, building societies and RFCs, the statistics in this publication are currently derived from returns submitted to the Australian Prudential Regulation Authority (APRA). The Financial Sector (Collection of Data) Act 2001 facilitates the collection of statistical data from the financial sector, with APRA established as the central point for collection of both prudential and statistical data. In October 2001, APRA implemented new reporting forms for building societies and credit cooperatives. New reporting forms were implemented for banks in March 2002, and for RFCs in March 2003. APRA commenced collecting loan commitments data from banks, credit cooperatives and building societies in July 2002, and from RFCs in March 2003.

13 Secured housing finance commitments for owner occupied housing from banks, building societies and credit cooperatives are derived from *ARF 392.0 Housing Finance* form collected by APRA. Personal finance commitments from these lenders are sourced from the *ARF 394.0 Personal Finance* form. Commercial finance commitments from these lenders are sourced from the *ARF 391.0 Commercial Finance* form and from the *ARF 394.0 Personal Finance* form for fixed loans for personal investment purposes. Lease finance commitments are sourced from the *ARF 393.0 Lease Finance* form.

14 Finance commitments for RFCs are collected on the *RRF 391.0 Commercial Finance* (commercial finance commitments), *RRF 392.0 Housing Finance* (secured housing finance commitments for owner occupied housing), *RRF 393.0 Lease Finance* (lease finance commitments) and *RRF 394.0 Personal Finance* (personal finance commitments and commercial finance commitments).

15 Electronic versions of the forms and instructions for ADIs are available on the APRA web site at

<<http://www.apra.gov.au/Statistics/Reporting-forms-and-instructions-ADIs.cfm>>. For RFCs, these are available at: <http://www.apra.gov.au/nonreg/Pages/default.aspx>.

16 All other institutions, including securitisation vehicles, are collected directly by the ABS.

REVISIONS

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

18 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

19 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation and 'trading day effects'. A 'trading day effect' reflects the varying amounts of activity on different days of the week and the different number of days of the week in any month (i.e. the number of Sundays, Mondays, etc.). This effect may be partly caused by the reporting practices of the lenders. Adjustment is also made for Easter which may affect the March and April estimates differently. Trading day effects are removed from the original estimates prior to the seasonal adjustment process. Seasonal adjustment does not remove the effect of irregular or non-seasonal influences (e.g. a change in interest rates) from the seasonally adjusted series.

20 Estimation of seasonal adjustment and trading day factors that reflect the full effect of recent developments is not possible until a sufficient number of years of data have been collected. 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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

reanalysis. Accordingly, the trend estimate data provide a more reliable indicator of underlying movement in housing finance commitments. (See paragraphs 23 and 24 for further information on trend estimates).

21 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.

22 Autoregressive integrated moving average (ARIMA) modelling can improve the revision properties of the seasonally adjusted and trend estimates. ARIMA modelling relies on the characteristics of the series being analysed to project future period data. The projected values are temporary, intermediate values, that are only used internally to improve the estimation of the seasonal factors. The projected data do not affect the original estimates and are discarded at the end of the seasonal adjustment process. The lending finance collections use an individual ARIMA model for the majority of the series in this publication. The ARIMA model is assessed as part of the annual reanalysis. For more information on ARIMA modelling see Feature article: Use of ARIMA modelling to reduce revisions in the October 2004 issue of *Australian Economic Indicators* (cat. no. 1350.0).

TREND ESTIMATES

23 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13 term Henderson-weighted moving average to all but the last six months of the respective seasonally adjusted series. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, refer to *Information Paper: A Guide to Interpreting Time Series—Monitoring Trends: An Overview* (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6345 or by email at time.series.analysis@abs.gov.au.

24 While the smoothing technique described in paragraph 23 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

25 Where figures have been rounded, discrepancies may occur between sums of the component items and totals. Changes in dollar value and percentage terms presented in the commentary are based on rounded data and may differ slightly from changes in dollar values and percentage terms calculated from the unrounded data presented in the time series tables.

ABS DATA AVAILABLE ON REQUEST

26 Estimates for months prior to those shown in this publication and more detailed series are available in spreadsheet format from the Australian Bureau of Statistics (ABS) web site. For more information, contact the ABS National Information and Referral Service on 1300 135 070.

RELATED PUBLICATIONS

27 Users may also wish to refer to the following ABS releases:

- *Housing Finance, Australia* (cat. no. 5609.0)
- *Assets and Liabilities of Australian Securitised* (cat. no. 5232.0.0.55.001)
- *Building Approvals, Australia* (cat. no. 8731.0)
- *Dwelling Unit Commencements, Australia, Preliminary* (cat. no. 8750.0) - issued quarterly

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

continued

■ *Private New Capital Expenditure and Expected Expenditure, Australia*
(cat. no. 5625.0)

■ *Sales of New Motor Vehicles, Australia Electronic Publication* (cat. no. 9314.0).

28 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>.

29 Current publications and other products released by the ABS are available from the Statistics View. The ABS also issues a daily *Release Advice* on the ABS website <http://www.abs.gov.au> which details products to be released in the week ahead.

GLOSSARY

Agricultural machinery and equipment	Includes tractors, tillage implements, seeding, planting and fertilising equipment, agricultural mowers, harvesters, etc.
Alterations and additions	Comprises all structural and non-structural changes which are integral to the functional and structural design of a dwelling. Examples are garages, carports, pergolas, reroofing, recladding, etc. Alterations and additions do not include swimming pools, ongoing repairs, or maintenance and home improvements which do not involve building work.
Commitment	Is a firm offer of finance. It either has been, or is normally expected to be, accepted. Commitments accepted and cancelled in the same month are included. Commitments to non-residents are excluded.
Construction and earth moving equipment	Includes concrete mixers and pumpers, dozers, graders, mobile cranes, crawler tractors, dumpers, road rollers, earth packers, scarifiers, rippers, etc.
Construction of dwellings	Comprises commitments made to individuals to finance, by way of progress payments, the construction of owner occupied dwellings.
Debt consolidation	For personal finance, comprises commitments whose principle purpose is to consolidate and pay out amounts owing by the borrower to third parties.
Dwelling	Is a single self-contained place of residence such as a detached or semidetached house, a terrace house, a flat, home unit, town house, etc. which includes bathing and cooking facilities.
Electronic data processing equipment	Includes computers, computer peripherals, data entry devices, word processing machines, etc.
Established dwelling	Is a dwelling that has been completed for 12 months or more prior to the lodgement of a loan application, or has been previously occupied.
Finance lease	Refers to the leasing or hiring of tangible assets under an agreement, other than a hire purchase agreement, which substantially transfers from the lessor to the lessee all the risks and benefits incident to ownership of the asset without transferring the legal ownership.
Fixed loans	Generally involve: <ul style="list-style-type: none"> ■ a commitment for a fixed amount for a fixed period for a specific purpose ■ a schedule of repayments over a fixed period ■ repayments which reduce the liability of the borrower but do not act to make further finance available.
Heavy trucks	Comprises all vehicles with a gross combination mass rating in excess of 3.5 tonnes, including prime movers registered without trailers.
Light trucks	Comprises vehicles constructed primarily for the carriage of goods which do not exceed 3.5 tonnes gross vehicle mass such as utilities, panel vans, trucks, cab-chassis, forward control vans and four-wheel drives used to carry goods.
Manufacturing equipment	Includes all plant and equipment used in the manufacture of goods except motor vehicles such as forklifts, work trucks and tractors.
Motor cars and station wagons	Includes cars, station wagons, four-wheel drive and forward control passenger vehicles with up to nine seats (including the driver).
Motorcycles	Includes two and three wheeled motorcycles and mopeds, scooters and motorcycles with side cars.
New dwelling	Is a dwelling that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.
Office machines	Includes telephone systems (including PABX equipment), facsimile machines, cash registers, photocopiers, etc.

GLOSSARY *continued*

Purpose	Of the loan is that specified by the borrower. Where possible multiple purpose loans are split and each component is reported in the appropriate purpose category. Otherwise the whole loan is classified to the major purpose.
Real Property	Comprises both residential and non-residential land, buildings and fixed structures.
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 a different lender and the security is unchanged are included. The refinancing of a loan to fund a change of residence is treated as a new lending commitment.
Revolving credit	Generally has the following characteristics: <ul style="list-style-type: none">■ a commitment for a credit or borrowing limit is given for a specific period after which the commitment is reviewed■ the extent of the borrowing used at any time during the period may be for any amount up to the authorised limit■ repayments (other than of charges and interest) made during the period reduce the extent of the borrowing used and thereby increase the amount of unused credit available up to the authorised limit. Examples include credit cards, lines of credit and approved overdrafts.
Secured credit limits	Includes overdrafts, lines of credit, credit cards, etc. backed by a mortgage or other assets owned by the borrower.
Secured housing finance	Comprises all secured commitments to individuals for the construction or purchase of dwellings for owner occupation, regardless of type of security. Commitments for housing that will be occupied by persons other than the owner(s) are excluded.
Total credit limits at end of month	Comprises total approved credit limits available at the end of the reference month. In principle, this can be derived by adding new and increased lending commitments during the month less cancellations and reductions of credit limits during the month to the balance of credit limits at the end of the previous month. In practice, however, revisions and other adjustments (such as the transfer of an existing fixed credit facility) will mean that such a derivation is inexact.
Wholesale finance	Comprises finance for the purchase of goods by retailers and wholesalers.

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PHONE 1300 135 070

EMAIL client.services@abs.gov.au

FAX 1300 135 211

POST Client Services, ABS, GPO Box 796, Sydney NSW 2001

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