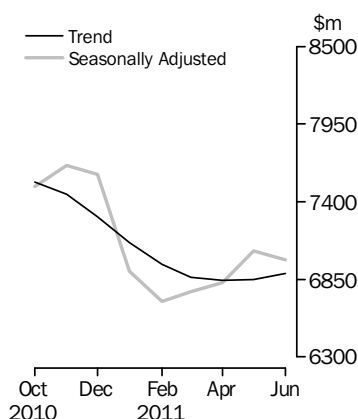


# LENDING FINANCE

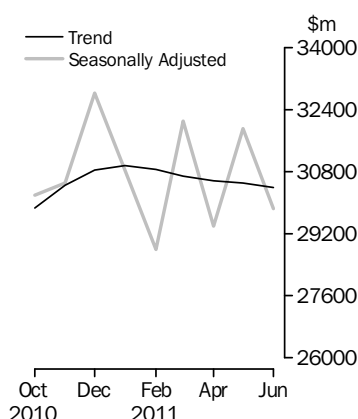
AUSTRALIA

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## Personal finance



## Commercial finance



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Steve Sykes on Canberra (02) 6252 6446.

## KEY FIGURES

	May 2011 \$m	Jun 2011 \$m	May 2011 to Jun 2011 % change
<b>TREND ESTIMATES</b>			
Housing finance for owner occupation(a)	13 752	13 882	0.9
Personal finance	6 852	6 891	0.6
Commercial finance	30 544	30 443	-0.3
Lease finance	401	394	-1.7
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
Housing finance for owner occupation(a)	14 131	14 127	0.0
Personal finance	7 050	6 993	-0.8
Commercial finance	31 984	29 897	-6.5
Lease finance	403	374	-7.2

(a) Excludes alterations and additions

## KEY POINTS

### JUNE 2011 COMPARED WITH MAY 2011:

#### HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner occupied housing commitments excluding alterations and additions rose 0.9% in trend terms, while the seasonally adjusted series was flat (0.0%).

#### PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.6%. Fixed lending commitments rose 1.5%, while revolving credit commitments fell 0.5%.
- The seasonally adjusted series for the value of total personal finance commitments fell 0.8%. Revolving credit commitments fell 4.3%, while fixed lending commitments rose 2.2%.

#### COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments fell 0.3%. Fixed lending commitments fell 0.6%, while revolving credit commitments rose 0.2%.
- The seasonally adjusted series for the value of total commercial finance commitments fell 6.5%, after a 8.8% rise in the previous month. Revolving credit commitments fell 8.4% and fixed lending commitments fell 5.6%.

#### LEASE FINANCE

- The trend series for the value of total lease finance commitments fell 1.7% and the seasonally adjusted series fell 7.2%.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
July 2011	12 September 2011
August 2011	17 October 2011
September 2011	14 November 2011
October 2011	13 December 2011
November 2011	17 January 2012
December 2011	15 February 2012

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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 impact on:

- Commercial finance values for May 2011; and
- Owner occupied housing finance values for May 2011.

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.

## IMPACT OF THE FLOODS

Flooding began in late December 2010 in Queensland, and was more extensive in both Queensland and other states in January 2011. On a month to month basis, original and seasonally adjusted series can be impacted by a number of factors including interest rates, supply constraints, consumer confidence and unusual influences. The specific impact of floods on these estimates can not be quantified.

The trend series provide an estimate of the underlying behavior of a series over time but, in the short term, may be distorted by unusual influences impacting on the original and seasonally adjusted estimates. Trend series will be subject to revision in future issues as additional monthly original estimates become available. Users are advised to exercise caution when using the most recent trend estimates. For further information please refer to page 3 of the August 2009 issue of Australian Economic Indicators (cat. no. 1350.0).

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## 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 0.9% in trend terms, while the seasonally adjusted series was flat (0.0%).

For further information, please refer to *Housing Finance, Australia* (cat. no. 5609.0), which was released on 9 August 2011.

### PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.6% in June 2011 compared with May 2011. Fixed lending commitments rose 1.5%, while revolving credit commitments fell 0.5%.

In seasonally adjusted terms, the value of total personal finance commitments fell 0.8% in June 2011. Revolving credit commitments fell 4.3%, while fixed lending commitments rose 2.2%.

### COMMERCIAL FINANCE

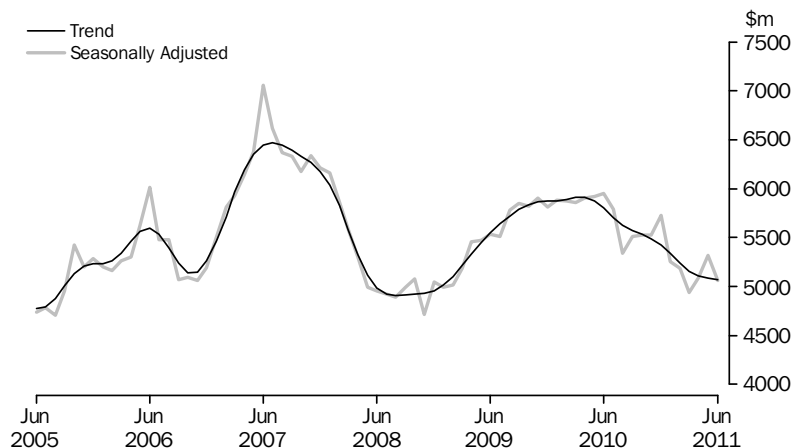
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments fell 0.3% in June 2011 compared with May 2011. Fixed lending commitments fell 0.6%, while revolving credit commitments rose 0.2%.

The seasonally adjusted series for the value of total commercial finance commitments fell 6.5% in June 2011, after a rise of 8.8% in May 2011. Revolving credit commitments fell 8.4% and fixed lending commitments fell 5.6%, after a 9.0% rise in the previous month.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) fell 0.3% in June 2011, the 14th consecutive fall in the series. The seasonally adjusted series fell 4.8% in June 2011.

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



### LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) fell 1.7% in June 2011. The seasonally adjusted series fell 7.2%, following a fall of 5.6% in May 2011.

## 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									
2010									
June	13 900	403	4 762	4 503	9 265	24 797	10 420	35 217	469
July	13 994	377	3 603	3 855	7 457	21 915	9 354	31 269	402
August	13 816	373	3 537	3 603	7 140	20 950	7 020	27 970	391
September	13 807	399	3 681	3 909	7 591	19 983	8 379	28 362	390
October	13 654	414	3 556	3 507	7 063	20 564	9 092	29 657	410
November	15 453	421	4 071	3 899	7 969	22 334	9 394	31 727	425
December	15 496	410	3 988	4 154	8 142	28 013	14 297	42 309	532
2011									
January	10 891	265	3 037	2 791	5 828	16 255	6 359	22 614	334
February	11 998	352	3 323	3 009	6 332	16 409	8 392	24 801	332
March	14 387	438	3 920	3 588	7 508	22 381	10 797	33 179	468
April	12 915	346	3 322	2 771	6 094	15 933	7 796	23 729	372
May	15 299	402	4 104	3 292	7 396	22 796	9 375	32 170	414
June	14 716	408	4 412	3 604	8 016	25 397	11 947	37 344	445
SEASONALLY ADJUSTED									
2010									
June	13 383	388	4 189	3 885	8 074	19 882	8 770	28 652	388
July	13 651	385	3 607	3 807	7 413	21 089	8 859	29 948	394
August	13 662	392	3 537	3 804	7 342	20 347	7 142	27 489	396
September	13 697	395	3 753	3 841	7 594	20 263	8 157	28 420	410
October	13 899	407	3 802	3 702	7 505	20 655	9 539	30 194	418
November	14 421	392	3 911	3 747	7 658	21 274	9 237	30 511	421
December	14 629	399	3 789	3 803	7 591	22 651	10 183	32 834	437
2011									
January	13 907	353	3 633	3 277	6 910	21 683	9 158	30 841	433
February	13 173	360	3 466	3 225	6 692	19 493	9 296	28 789	380
March	12 965	376	3 574	3 187	6 761	22 319	9 799	32 118	424
April	13 869	369	3 715	3 113	6 828	19 840	9 569	29 409	427
May	14 131	375	3 768	3 283	7 050	21 626	10 358	31 984	403
June	14 127	391	3 851	3 142	6 993	20 414	9 483	29 897	374
TREND									
2010									
June	13 384	395	3 585	3 867	7 451	20 581	8 664	29 245	387
July	13 506	394	3 616	3 836	7 452	20 478	8 476	28 954	395
August	13 697	395	3 671	3 822	7 493	20 526	8 419	28 945	403
September	13 918	396	3 732	3 808	7 540	20 709	8 569	29 278	411
October	14 077	394	3 769	3 769	7 538	20 993	8 864	29 857	417
November	14 109	390	3 767	3 685	7 451	21 256	9 183	30 439	421
December	14 012	382	3 728	3 566	7 293	21 380	9 450	30 830	423
2011									
January	13 845	375	3 674	3 435	7 110	21 363	9 598	30 961	422
February	13 692	370	3 636	3 318	6 954	21 228	9 633	30 861	418
March	13 621	369	3 636	3 231	6 866	21 034	9 656	30 691	413
April	13 655	372	3 667	3 174	6 842	20 877	9 718	30 595	407
May	13 752	375	3 713	3 139	6 852	20 760	9 784	30 544	401
June	13 882	379	3 769	3 122	6 891	20 640	9 803	30 443	394

(a) For owner occupation.

(d) Includes refinancing (see Glossary).

(b) Includes unsecured housing finance for owner occupation.

(e) New and increased credit limits during the month. Includes credit cards.

(c) Includes refinancing across lending institutions (see Glossary).

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
<b>2010</b>										
June	12 587	249	425	639	13 900	8 179	np	np	703	9 265
July	12 695	253	399	646	13 994	6 542	np	np	578	7 457
August	12 542	240	416	619	13 816	6 146	np	np	661	7 140
September	12 514	271	390	632	13 807	6 573	np	np	668	7 591
October	12 206	303	388	757	13 654	6 112	np	np	617	7 063
November	13 639	356	515	942	15 453	6 787	np	np	806	7 969
December	13 787	411	421	877	15 496	6 929	np	np	840	8 142
<b>2011</b>										
January	9 753	281	267	590	10 891	4 819	np	np	693	5 828
February	10 820	271	231	677	11 998	5 295	np	np	697	6 332
March	13 165	327	167	728	14 387	6 376	np	np	755	7 508
April	11 918	268	127	603	12 915	5 164	np	np	615	6 094
May	14 158	300	187	655	15 299	6 312	np	np	720	7 396
June	13 581	284	212	640	14 716	6 849	np	np	781	8 016

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
<b>2010</b>										
June	32 274	np	np	np	35 217	137	147	np	np	469
July	28 202	188	133	2 746	31 269	87	153	np	np	402
August	25 453	np	152	np	27 970	87	140	np	np	391
September	np	np	np	np	28 362	92	123	np	np	390
October	26 654	np	135	np	29 657	94	167	np	np	410
November	np	np	146	np	31 727	94	174	np	np	425
December	39 590	np	157	np	42 309	127	246	np	np	532
<b>2011</b>										
January	20 579	np	np	1 877	22 614	88	138	np	np	334
February	22 606	np	np	np	24 801	82	99	np	np	332
March	30 632	np	np	np	33 179	134	156	np	np	468
April	21 502	np	np	1 933	23 729	113	114	np	np	372
May	29 408	np	np	np	32 170	110	138	np	np	414
June	34 758	np	np	np	37 344	145	117	np	np	445

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

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

<i>Month</i>	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Total motor vehicles(a)</i>	<i>Individual residential blocks of land</i>	<i>Unsecured finance for owner occupa- tion(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	\$m
<b>2010</b>									
June	377	423	915	506	36	482	1 520	1 302	<b>4 762</b>
July	340	419	865	446	38	421	995	838	<b>3 603</b>
August	363	466	944	421	34	376	976	786	<b>3 537</b>
September	387	466	971	421	35	407	996	853	<b>3 681</b>
October	334	432	881	401	43	419	988	824	<b>3 556</b>
November	400	479	996	435	44	489	1 205	902	<b>4 071</b>
December	376	445	929	479	39	409	1 237	895	<b>3 988</b>
<b>2011</b>									
January	345	416	859	283	25	307	871	693	<b>3 037</b>
February	380	455	945	319	30	369	901	759	<b>3 323</b>
March	401	482	1 008	388	46	485	1 023	969	<b>3 920</b>
April	329	401	827	348	35	409	943	761	<b>3 322</b>
May	354	442	899	468	48	547	1 204	938	<b>4 104</b>
June	409	444	968	518	39	512	1 384	992	<b>4 412</b>

(a) Includes motorcycles and other motor vehicles.

(b) Includes alterations and additions.

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

# PERSONAL FINANCE COMMITMENTS, Revolving Credit Stocks and Flows: **Original**

	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
2010						
June	2 225	2 278	4 503	3 271	292 915	123 754
July	1 806	2 049	3 855	2 755	293 946	123 072
August	1 548	2 055	3 603	2 881	294 048	122 864
September	1 795	2 115	3 909	2 602	295 442	122 823
October	1 556	1 951	3 507	2 673	296 372	122 726
November	1 530	2 368	3 899	2 964	297 372	123 385
December	1 784	2 371	4 154	3 145	298 309	123 889
2011						
January	1 085	1 706	2 791	3 324	297 848	123 135
February	1 209	1 799	3 009	2 841	298 155	123 718
March	1 426	2 162	3 588	2 959	298 799	123 523
April	1 184	1 588	2 771	2 696	298 815	123 427
May	1 370	1 922	3 292	3 123	298 981	123 591
June	1 558	2 046	3 604	3 059	299 551	124 494

(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
<b>2010</b>								
June	1 066	9 657	1 305	1 985	2 265	8 518	<b>24 797</b>	31 979
July	977	8 672	1 352	1 337	2 296	7 281	<b>21 915</b>	32 679
August	1 392	7 628	1 384	1 340	2 917	6 290	<b>20 950</b>	32 686
September	1 241	7 285	1 018	1 458	2 472	6 509	<b>19 983</b>	32 315
October	857	7 212	1 285	1 591	2 967	6 652	<b>20 564</b>	31 172
November	1 123	7 499	1 115	1 539	2 231	8 826	<b>22 334</b>	33 915
December	1 418	8 752	1 099	1 659	3 324	11 761	<b>28 013</b>	35 761
<b>2011</b>								
January	647	5 431	1 202	1 136	2 276	5 561	<b>16 255</b>	36 054
February	968	5 939	1 032	1 418	1 392	5 660	<b>16 409</b>	36 532
March	1 179	7 062	1 255	1 827	2 949	8 110	<b>22 381</b>	33 298
April	727	6 413	874	1 448	2 346	4 126	<b>15 933</b>	32 588
May	1 527	7 968	863	1 872	2 965	7 600	<b>22 796</b>	35 507
June	1 696	8 300	1 125	1 742	3 527	9 007	<b>25 397</b>	35 111

# 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
<b>2010</b>						
June	469	np	10 420	12 234	343 605	209 438
July	402	np	9 354	10 164	342 140	207 379
August	391	np	7 020	9 132	340 103	207 571
September	390	np	8 379	10 917	336 886	204 724
October	410	np	9 092	9 123	336 781	205 574
November	425	np	9 394	10 542	335 665	205 791
December	532	np	14 297	14 433	334 878	201 852
<b>2011</b>						
January	334	np	6 359	8 251	333 134	201 691
February	332	np	8 392	9 768	331 433	201 748
March	468	np	10 797	10 798	331 349	203 181
April	372	np	7 796	9 421	329 222	201 414
May	414	np	9 375	9 463	331 331	200 219
June	445	np	11 947	13 567	329 915	197 807

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)

Month	OWNER OCCUPATION (SECURED FINANCE)				OWNER OCCUPATION (UNSECURED FINANCE)	COMMERCIAL FINANCE(a)			ALL HOUSING FINANCE
	Construction of dwellings	Purchase of new dwellings	Purchase of established dwellings(b)	Alterations and additions	Total(c)	Construction of dwellings for rent and resale	Purchase of dwellings by individuals for rent or resale (d)	Purchase of dwellings by others for rent or resale	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
<b>2010</b>									
June	1 405	750	11 745	403	36	412	6 981	945	<b>22 677</b>
July	1 373	727	11 894	377	38	506	5 849	589	<b>21 351</b>
August	1 377	673	11 766	373	34	472	5 364	754	<b>20 812</b>
September	1 356	691	11 761	399	35	508	5 501	639	<b>20 888</b>
October	1 260	757	11 636	414	43	432	5 291	714	<b>20 549</b>
November	1 441	911	13 101	421	44	390	5 964	558	<b>22 830</b>
December	1 357	844	13 295	410	39	437	5 928	688	<b>22 997</b>
<b>2011</b>									
January	914	553	9 425	265	25	299	4 037	457	<b>15 973</b>
February	1 115	551	10 332	352	30	231	4 552	510	<b>17 673</b>
March	1 347	671	12 369	438	46	535	5 262	652	<b>21 320</b>
April	1 145	647	11 123	346	35	284	4 771	474	<b>18 825</b>
May	1 514	804	12 980	402	48	537	5 854	667	<b>22 807</b>
June	1 394	774	12 548	408	39	641	5 945	732	<b>22 482</b>
SEASONALLY ADJUSTED									
<b>2010</b>									
June	1 280	690	11 414	388	35	306	5 952	647	<b>20 711</b>
July	1 296	687	11 668	385	36	438	5 790	615	<b>20 915</b>
August	1 306	683	11 673	392	35	496	5 343	650	<b>20 578</b>
September	1 295	689	11 713	395	34	459	5 511	652	<b>20 748</b>
October	1 266	767	11 866	407	40	445	5 528	703	<b>21 021</b>
November	1 392	855	12 174	392	38	481	5 526	527	<b>21 385</b>
December	1 340	761	12 528	399	40	409	5 729	668	<b>21 873</b>
<b>2011</b>									
January	1 235	745	11 927	353	35	429	5 254	632	<b>20 610</b>
February	1 251	617	11 305	360	34	314	5 187	651	<b>19 719</b>
March	1 244	608	11 114	376	40	470	4 940	678	<b>19 470</b>
April	1 250	712	11 907	369	37	365	5 082	569	<b>20 291</b>
May	1 371	731	12 029	375	45	424	5 316	597	<b>20 889</b>
June	1 294	716	12 117	391	39	474	5 059	527	<b>20 616</b>
TREND									
<b>2010</b>									
June	1 296	680	11 408	395	36	443	5 799	688	<b>20 745</b>
July	1 285	690	11 531	394	35	445	5 705	667	<b>20 753</b>
August	1 292	710	11 695	395	35	452	5 622	648	<b>20 849</b>
September	1 305	737	11 875	396	36	455	5 567	635	<b>21 007</b>
October	1 313	758	12 005	394	37	454	5 532	632	<b>21 126</b>
November	1 310	762	12 036	390	37	445	5 490	635	<b>21 107</b>
December	1 298	748	11 967	382	37	427	5 427	639	<b>20 925</b>
<b>2011</b>									
January	1 283	721	11 841	375	37	408	5 339	639	<b>20 643</b>
February	1 272	694	11 726	370	38	400	5 239	635	<b>20 373</b>
March	1 270	679	11 672	369	38	402	5 157	625	<b>20 212</b>
April	1 277	678	11 700	372	39	409	5 109	608	<b>20 192</b>
May	1 287	685	11 780	375	40	421	5 084	589	<b>20 260</b>
June	1 303	700	11 878	379	41	436	5 070	562	<b>20 370</b>

(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 FINANCE(a)	LEASE FINANCE	ALL VEHICLE 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
<b>2010</b>								
June	377	423	16	99	915	1 068	254	<b>2 237</b>
July	340	419	14	92	865	761	260	<b>1 886</b>
August	363	466	16	99	944	778	258	<b>1 980</b>
September	387	466	18	100	971	825	255	<b>2 051</b>
October	334	432	17	99	881	706	276	<b>1 863</b>
November	400	479	18	99	996	836	267	<b>2 100</b>
December	376	445	17	91	929	844	271	<b>2 044</b>
<b>2011</b>								
January	345	416	13	84	859	568	210	<b>1 637</b>
February	380	455	15	95	945	779	217	<b>1 940</b>
March	401	482	18	107	1 008	931	262	<b>2 202</b>
April	329	401	16	80	827	748	237	<b>1 812</b>
May	354	442	16	88	899	866	243	<b>2 008</b>
June	409	444	16	99	968	953	269	<b>2 189</b>

(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
<b>2010</b>								
June	175	48	19	4	3	3	2	<b>254</b>
July	177	55	17	np	3	2	np	<b>260</b>
August	178	48	18	6	2	2	3	<b>258</b>
September	181	46	17	np	2	3	np	<b>255</b>
October	189	46	15	np	np	np	np	<b>276</b>
November	176	46	18	np	np	np	np	<b>267</b>
December	198	42	17	4	5	2	3	<b>271</b>
<b>2011</b>								
January	157	32	13	4	2	1	1	<b>210</b>
February	151	42	16	np	2	np	np	<b>217</b>
March	180	46	18	np	4	np	np	<b>262</b>
April	158	41	18	4	5	np	np	<b>237</b>
May	165	45	20	np	4	np	2	<b>243</b>
June	180	48	20	5	6	5	4	<b>269</b>

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
<b>2010</b>					
June	175	743	918	215	<b>1 133</b>
July	90	486	576	142	<b>718</b>
August	98	464	562	133	<b>695</b>
September	90	544	633	134	<b>767</b>
October	113	772	885	134	<b>1 019</b>
November	124	579	703	158	<b>860</b>
December	162	653	815	262	<b>1 076</b>
<b>2011</b>					
January	264	304	568	125	<b>692</b>
February	119	520	639	115	<b>754</b>
March	146	750	896	205	<b>1 101</b>
April	111	589	700	136	<b>835</b>
May	115	891	1 007	171	<b>1 178</b>
June	118	672	789	176	<b>966</b>

(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
<b>2010</b>									
June	5	8	12	6	79	39	24	42	<b>215</b>
July	np	5	2	2	63	34	6	np	<b>142</b>
August	np	4	2	2	41	48	4	np	<b>133</b>
September	1	4	4	3	57	35	9	22	<b>134</b>
October	2	19	4	4	47	37	6	16	<b>134</b>
November	np	33	3	3	42	43	8	np	<b>158</b>
December	1	29	4	4	139	40	13	32	<b>262</b>
<b>2011</b>									
January	2	4	5	1	np	28	np	16	<b>125</b>
February	np	4	3	1	38	32	8	np	<b>115</b>
March	2	40	10	4	53	41	11	44	<b>205</b>
April	1	9	6	4	42	np	np	34	<b>136</b>
May	np	26	6	3	47	np	np	np	<b>171</b>
June	np	19	13	4	43	32	8	np	<b>176</b>

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
  - Securitised 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, 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 form *ARF 392.0 Housing Finance* collected by APRA. Personal finance commitments from these lenders are sourced from the *ARF 394.0 Personal Finance*. Commercial finance commitments from these lenders are sourced from the *ARF 391.0 Commercial Finance* and from the *ARF 394.0 Personal Finance* for fixed loans for personal investment purposes. Lease finance commitments are sourced from the *ARF 393.0 Lease Finance*.

**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*

re-analysis. 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 79% 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](mailto: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 Securitizers* (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
- *Private New Capital Expenditure and Expected Expenditure, Australia* (cat. no. 5625.0)

## EXPLANATORY NOTES *continued*

### RELATED PUBLICATIONS

*continued*

■ *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

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

## GLOSSARY *continued*

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



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