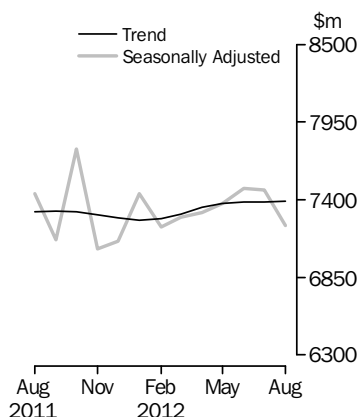


LENDING FINANCE

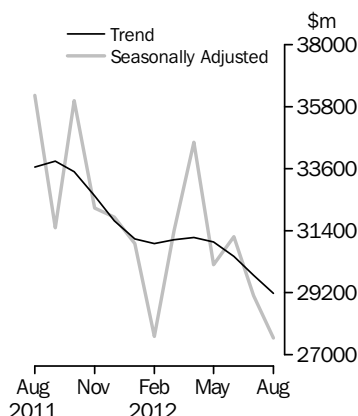
AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 16 OCT 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 Sydney (02) 9268 4615.

KEY FIGURES

	Jul 2012 \$m	Aug 2012 \$m	Jul 2012 to Aug 2012 % change
TREND ESTIMATES			
Housing finance for owner occupation(a)	13 535	13 614	0.6
Personal finance	7 384	7 389	0.1
Commercial finance	29 816	29 171	-2.2
Lease finance	552	550	-0.4
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation(a)	13 477	13 647	1.3
Personal finance	7 469	7 220	-3.3
Commercial finance	29 098	27 591	-5.2
Lease finance	556	528	-5.1

(a) Excludes alterations and additions

KEY POINTS

AUGUST 2012 COMPARED WITH JULY 2012:

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner occupied housing commitments excluding alterations and additions rose 0.6% in trend terms and the seasonally adjusted series rose 1.3%.

PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.1%. Fixed lending commitments rose 0.6%, while revolving credit commitments fell 0.7%.
- The seasonally adjusted series for the value of total personal finance commitments fell 3.3%. Revolving credit commitments fell 6.9% and fixed lending commitments fell 0.6%.

COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments fell 2.2%. Revolving credit commitments fell 2.3% and fixed lending commitments fell 2.1%.
- The seasonally adjusted series for the value of total commercial finance commitments fell 5.2% in August 2012, following a fall of 6.7% in July 2012. Revolving credit commitments fell 7.1%, following a fall of 5.9% in the previous month. Fixed lending commitments fell 4.5%, following a fall of 7.0% in the previous month.

LEASE FINANCE

- The trend series for the value of total lease finance commitments fell 0.4% and the seasonally adjusted series fell 5.1%.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
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
February 2013	16 April 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 July 2012
- Commercial finance values for the period November 2011 to July 2012
- Owner occupied housing values for July 2012
- Lease finance values for July 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 0.6% in trend terms and the seasonally adjusted series rose 1.3%.

For further information, please refer to *Housing Finance, Australia* (cat.no. 5609.0), which was released on 15 October 2012.

PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.1% in August 2012 compared with July 2012. Fixed lending commitments rose 0.6%, while revolving credit commitments fell 0.7%.

In seasonally adjusted terms, the value of total personal finance commitments fell 3.3%. Revolving credit commitments fell 6.9% and fixed lending commitments fell 0.6%.

COMMERCIAL FINANCE

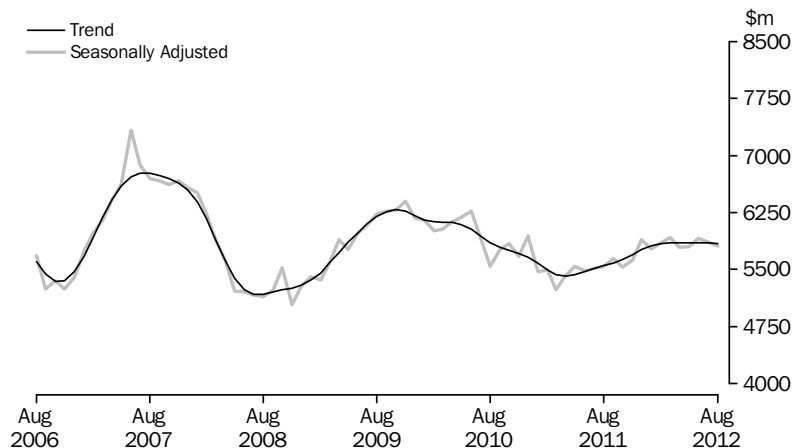
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments fell 2.2% in August 2012 compared with July 2012. Revolving credit commitments fell 2.3% and fixed lending commitments fell 2.1%.

The seasonally adjusted series for the value of total commercial finance commitments fell 5.2% in August 2012, following a fall of 6.7% in July 2012. Revolving credit commitments fell 7.1%, following a fall of 5.9% in the previous month. Fixed lending commitments fell 4.5%, following a fall of 7.0% in the previous month.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) fell 0.1% in August 2012 and the seasonally adjusted series fell 0.9%.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) fell 0.4% in August 2012. The seasonally adjusted series fell 5.1%, after a rise of 1.8% in July 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									
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	22 982	10 841	33 823	503
December	14 511	336	3 942	3 286	7 228	27 103	12 407	39 510	497
2012									
January	11 584	287	3 397	3 112	6 508	17 321	6 682	24 003	388
February	12 163	340	3 901	3 189	7 090	17 537	6 192	23 729	465
March	13 804	369	4 251	3 368	7 620	24 011	8 467	32 478	548
April	12 250	302	3 608	2 909	6 517	19 497	8 508	28 005	482
May	15 101	365	4 720	3 369	8 089	23 336	8 496	31 832	611
June	13 686	334	4 676	3 467	8 143	27 602	9 750	37 352	624
July	13 746	324	4 177	3 400	7 577	21 413	7 886	29 299	570
August	14 436	341	4 363	2 990	7 353	20 999	8 351	29 350	528
SEASONALLY ADJUSTED									
2011									
August	13 426	382	3 915	3 527	7 442	24 657	11 550	36 207	421
September	13 363	364	3 965	3 148	7 113	21 534	9 967	31 501	439
October	13 302	330	3 965	3 792	7 757	22 982	13 036	36 018	428
November	13 571	343	3 955	3 097	7 052	22 055	10 161	32 216	483
December	13 772	345	3 868	3 240	7 108	22 362	9 535	31 897	432
2012									
January	13 962	363	3 931	3 510	7 441	21 728	9 226	30 954	478
February	13 211	338	3 993	3 216	7 209	21 092	6 555	27 647	503
March	13 261	328	4 046	3 233	7 278	23 098	8 301	31 399	516
April	13 363	335	4 064	3 247	7 312	23 831	10 695	34 526	554
May	13 480	320	4 167	3 209	7 376	21 703	8 501	30 205	564
June	13 597	327	4 220	3 261	7 480	22 713	8 478	31 191	546
July	13 477	337	4 249	3 219	7 469	21 118	7 980	29 098	556
August	13 647	331	4 224	2 996	7 220	20 177	7 413	27 591	528
TREND									
2011									
August	13 391	363	3 918	3 396	7 314	22 531	11 106	33 636	413
September	13 454	358	3 926	3 394	7 321	22 642	11 235	33 876	426
October	13 520	352	3 930	3 382	7 312	22 520	10 966	33 487	439
November	13 573	348	3 932	3 361	7 294	22 284	10 359	32 643	451
December	13 588	345	3 937	3 334	7 271	22 115	9 632	31 747	465
2012									
January	13 562	343	3 951	3 304	7 255	22 103	9 013	31 117	481
February	13 505	339	3 983	3 282	7 265	22 288	8 667	30 954	502
March	13 444	336	4 034	3 267	7 301	22 489	8 577	31 066	522
April	13 413	332	4 093	3 251	7 344	22 518	8 641	31 160	538
May	13 432	329	4 147	3 224	7 372	22 349	8 647	30 996	548
June	13 483	328	4 193	3 191	7 384	21 995	8 497	30 491	552
July	13 535	329	4 229	3 155	7 384	21 558	8 259	29 816	552
August	13 614	331	4 255	3 134	7 389	21 101	8 070	29 171	550

(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

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

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										
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	12 871	218	181	476	13 746	6 551	np	np	715	7 577
August	13 561	214	199	462	14 436	6 243	np	np	757	7 353

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										
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	31 020	np	np	np	33 823	119	205	np	np	503
December	36 800	np	np	np	39 510	107	214	np	np	497
2012										
January	21 726	np	np	np	24 003	65	177	np	np	388
February	21 319	np	np	np	23 729	84	201	np	np	465
March	29 189	np	np	np	32 478	141	208	np	np	548
April	25 433	np	np	np	28 005	90	229	np	np	482
May	29 017	np	np	np	31 832	111	293	np	np	611
June	34 388	np	np	np	37 352	166	237	np	np	624
July	26 425	np	np	np	29 299	104	275	np	np	570
August	26 415	np	np	np	29 350	103	217	np	np	528

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									
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
August	556	497	1 219	437	42	537	1 185	943	4 363

(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
.....						
2011						
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	1 753	3 400	3 264	297 837	119 765
August	1 284	1 706	2 990	3 448	297 886	118 656

(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								
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	8 334	1 417	2 025	np	6 402	22 982	43 335
December	1 678	8 371	1 218	2 145	5 789	7 903	27 103	42 195
2012								
January	555	6 156	1 128	1 425	3 035	5 023	17 321	41 659
February	980	6 691	1 416	1 754	3 212	3 485	17 537	40 591
March	1 208	8 178	1 867	1 964	4 114	6 680	24 011	41 813
April	774	7 079	1 862	1 901	2 613	5 269	19 497	43 346
May	973	8 656	1 463	2 812	3 085	6 348	23 336	43 247
June	1 107	9 251	1 523	2 332	5 146	8 243	27 602	42 596
July	873	7 928	1 402	1 953	2 521	6 734	21 413	43 625
August	692	7 933	1 565	2 109	2 958	5 742	20 999	44 530

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						
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	10 841	11 317	332 747	205 043
December	497	np	12 407	11 866	331 892	200 685
2012						
January	388	np	6 682	9 476	328 384	197 231
February	465	np	6 192	6 939	327 349	197 093
March	548	np	8 467	9 291	326 351	200 658
April	482	np	8 508	9 166	324 629	202 460
May	611	np	8 496	8 026	328 227	206 177
June	624	np	9 750	10 624	326 947	203 798
July	570	np	7 886	10 402	324 968	202 083
August	528	np	8 351	8 396	325 900	204 538

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									
2011									
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	322	6 008	624	22 168
December	1 290	771	12 451	336	39	690	5 934	577	22 088
2012									
January	1 043	571	9 970	287	36	201	4 599	362	17 069
February	1 290	572	10 300	340	49	419	5 274	459	18 704
March	1 377	661	11 766	369	54	310	6 117	447	21 102
April	1 211	671	10 368	302	39	410	5 350	492	18 843
May	1 647	759	12 695	365	64	354	6 726	658	23 268
June	1 546	749	11 391	334	47	619	6 752	593	22 030
July	1 548	712	11 486	324	42	378	5 982	461	20 934
August	1 568	815	12 053	341	42	271	6 176	634	21 900
SEASONALLY ADJUSTED									
2011									
August	1 311	704	11 410	382	44	701	5 539	541	20 633
September	1 330	681	11 352	364	49	453	5 639	642	20 510
October	1 257	661	11 384	330	43	342	5 531	564	20 112
November	1 314	679	11 578	343	39	370	5 627	599	20 549
December	1 333	698	11 740	345	40	615	5 894	550	21 216
2012									
January	1 331	682	11 949	363	47	327	5 777	478	20 954
February	1 371	592	11 249	338	51	503	5 849	525	20 477
March	1 354	635	11 271	328	47	296	5 923	498	20 352
April	1 365	736	11 263	335	44	532	5 792	544	20 611
May	1 408	678	11 393	320	52	280	5 800	557	20 489
June	1 458	757	11 383	327	47	417	5 910	492	20 790
July	1 455	718	11 304	337	43	380	5 865	464	20 566
August	1 466	793	11 387	331	43	278	5 812	565	20 675
TREND									
2011									
August	1 324	690	11 377	363	44	481	5 549	591	20 418
September	1 310	689	11 455	358	43	475	5 583	592	20 505
October	1 303	683	11 533	352	43	462	5 630	584	20 590
November	1 308	674	11 591	348	43	446	5 694	565	20 670
December	1 319	664	11 605	345	44	435	5 758	545	20 715
2012									
January	1 333	657	11 571	343	45	427	5 808	530	20 714
February	1 349	657	11 499	339	47	423	5 842	520	20 676
March	1 368	665	11 411	336	48	417	5 856	516	20 617
April	1 388	681	11 344	332	48	400	5 855	517	20 564
May	1 410	704	11 319	329	47	382	5 850	519	20 559
June	1 432	728	11 323	328	46	367	5 849	519	20 591
July	1 452	749	11 334	329	45	353	5 849	519	20 630
August	1 467	771	11 376	331	44	329	5 843	518	20 678

(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								
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	1 003	261	2 363
December	513	397	27	96	1 033	971	250	2 254
2012								
January	452	419	27	93	991	768	204	1 964
February	448	434	29	104	1 016	929	240	2 185
March	469	444	32	107	1 051	1 028	297	2 376
April	426	385	25	94	930	884	249	2 063
May	540	458	33	117	1 149	1 170	331	2 650
June	600	439	29	112	1 181	1 258	315	2 753
July	501	451	29	113	1 094	1 104	313	2 511
August	556	497	31	136	1 219	1 085	318	2 621

(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								
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	200	54	36	np	6	4	np	313
August	191	54	42	np	5	np	np	318

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

<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					
August	175	1 069	1 244	181	1 426
September	180	706	886	158	1 044
October	248	687	934	154	1 088
November	222	799	1 021	242	1 263
December	339	835	1 173	247	1 420
2012					
January	119	538	657	184	841
February	172	652	824	225	1 049
March	168	767	935	251	1 186
April	230	786	1 017	233	1 250
May	297	1 345	1 642	280	1 922
June	233	841	1 074	309	1 383
July	191	659	849	257	1 107
August	259	765	1 025	210	1 234

(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									
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	76	3	3	84	42	5	26	257
August	13	58	7	4	54	41	5	29	210

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
 - Securitisers 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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