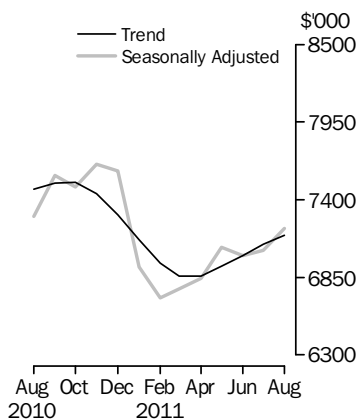


LENDING FINANCE

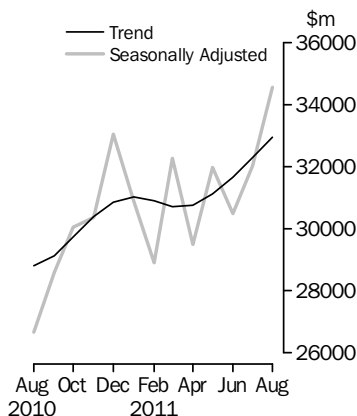
AUSTRALIA

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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

	Jul 2011	Aug 2011	Jul 2011 to Aug 2011
	\$m	\$m	% change
TREND ESTIMATES			
Housing finance for owner occupation(a)	14 361	14 554	1.3
Personal finance	7 081	7 145	0.9
Commercial finance	32 298	32 948	2.0
Lease finance	398	399	0.3
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation(a)	14 420	14 513	0.6
Personal finance	7 043	7 199	2.2
Commercial finance	32 024	34 546	7.9
Lease finance	393	419	6.6

(a) Excludes alterations and additions

KEY POINTS

AUGUST 2011 COMPARED WITH JULY 2011:

HOUSING FINANCE FOR OWNER OCCUPATION

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

PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.9%. Fixed lending commitments rose 0.9% and revolving credit commitments rose 0.9%.
- The seasonally adjusted series for the value of total personal finance commitments rose 2.2%. Fixed lending commitments rose 2.9% and revolving credit commitments rose 1.5%.

COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments rose 2.0%. Revolving credit commitments rose 2.9% and fixed lending commitments rose 1.6%.
- The seasonally adjusted series for the value of total commercial finance commitments rose 7.9% in August 2011, following a 5.0% rise in July 2011. Fixed lending commitments rose 8.6%, following a 1.5% rise in the previous month. Revolving credit commitments rose 6.4%.

LEASE FINANCE

- The trend series for the value of total lease finance commitments rose 0.3% and the seasonally adjusted series rose 6.6%.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 2011	14 November 2011
October 2011	13 December 2011
November 2011	17 January 2012
December 2011	15 February 2012
January 2012	15 March 2012
February 2012	16 April 2012



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, including investment housing, for July 2011;
- Personal finance values and increased credit limits outstanding at the end of the month for July 2011; and
- Owner occupied housing finance values for June 2011 and July 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).



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
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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 1.3% in trend terms, driven by commitments for refinancing. The seasonally adjusted series rose 0.6%.

For further information, please refer to Housing Finance, Australia (cat. no. 5609.0), which was released on 12 October 2011.

PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.9% in August 2011 compared with July 2011. Fixed lending commitments rose 0.9% and revolving credit commitments rose 0.9%.

In seasonally adjusted terms, the value of total personal finance commitments rose 2.2% in August 2011. Fixed lending commitments rose 2.9% and revolving credit commitments rose 1.5%.

COMMERCIAL FINANCE

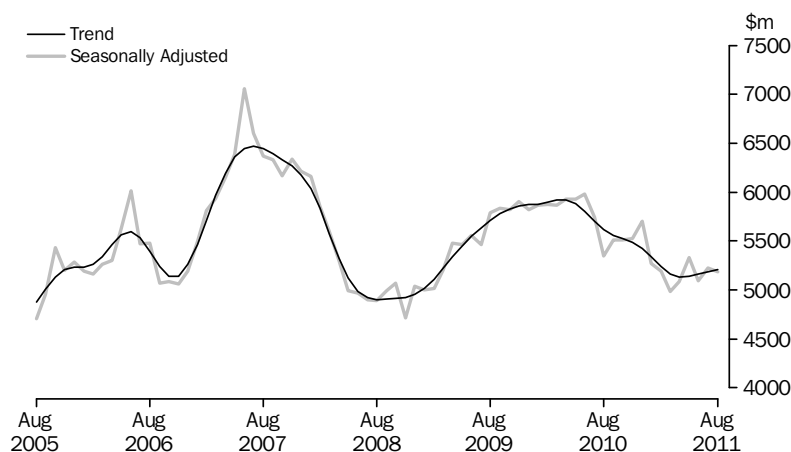
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments rose 2.0% in August 2011 compared with July 2011. Revolving credit commitments rose 2.9% and fixed lending commitments rose 1.6%.

The seasonally adjusted series for the value of total commercial finance commitments rose 7.9% in August 2011, following a 5.0% rise in July 2011. Fixed lending commitments rose 8.6%, following a 1.5% rise in the previous month. Revolving credit commitments rose 6.4%, following a 12.5% rise in the previous month.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) rose 0.4% in August 2011, the fourth consecutive rise after twelve consecutive falls previously in the series. The seasonally adjusted series fell 0.7% in August 2011.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) rose 0.3% in August 2011. The seasonally adjusted series rose 6.6%, following a rise of 6.8% in July 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									
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	14 718	409	4 423	3 605	8 028	25 396	11 947	37 343	445
July	14 277	360	3 467	3 220	6 686	20 893	10 660	31 553	383
August	15 258	396	3 966	3 445	7 411	24 719	12 474	37 193	435
SEASONALLY ADJUSTED									
2010									
August	13 637	391	3 517	3 766	7 283	19 842	6 825	26 667	393
September	13 690	393	3 746	3 826	7 573	20 348	8 237	28 585	407
October	13 881	408	3 801	3 688	7 489	20 562	9 486	30 048	419
November	14 416	391	3 910	3 741	7 651	21 189	9 175	30 364	420
December	14 622	399	3 799	3 802	7 601	22 753	10 304	33 057	437
2011									
January	13 904	352	3 637	3 286	6 924	21 716	9 157	30 873	432
February	13 198	360	3 472	3 232	6 704	19 566	9 342	28 908	381
March	13 022	377	3 569	3 199	6 768	22 375	9 902	32 277	425
April	13 879	370	3 723	3 122	6 845	19 862	9 632	29 494	431
May	14 160	375	3 761	3 302	7 063	21 613	10 363	31 976	405
June	14 170	391	3 832	3 169	7 001	20 718	9 773	30 490	368
July	14 420	386	3 739	3 303	7 043	21 029	10 996	32 024	393
August	14 513	395	3 848	3 351	7 199	22 848	11 699	34 546	419
TREND									
2010									
August	13 674	394	3 668	3 808	7 477	20 460	8 351	28 811	402
September	13 893	395	3 730	3 791	7 520	20 624	8 498	29 121	410
October	14 057	394	3 768	3 753	7 522	20 920	8 814	29 734	416
November	14 099	390	3 768	3 675	7 443	21 224	9 173	30 397	421
December	14 014	382	3 731	3 564	7 295	21 387	9 472	30 859	423
2011									
January	13 846	375	3 679	3 434	7 113	21 401	9 626	31 027	423
February	13 683	369	3 638	3 311	6 949	21 251	9 651	30 902	419
March	13 620	369	3 631	3 227	6 858	21 032	9 671	30 703	413
April	13 706	372	3 665	3 196	6 861	20 926	9 832	30 759	407
May	13 913	378	3 719	3 207	6 926	21 004	10 107	31 111	403
June	14 148	384	3 769	3 236	7 005	21 218	10 442	31 660	400
July	14 361	389	3 810	3 271	7 081	21 496	10 802	32 298	398
August	14 554	393	3 845	3 301	7 145	21 831	11 117	32 948	399

(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).

(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
2010										
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
2011										
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	214	640	14 718	6 849	np	np	793	8 028
July	13 188	258	231	600	14 277	5 638	np	np	706	6 686
August	14 206	252	247	554	15 258	6 286	np	np	748	7 411

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
2010										
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
2011										
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	37 343	145	117	np	np	445
July	29 148	np	np	np	31 553	94	137	np	np	383
August	34 635	np	np	np	37 193	107	157	np	np	435

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

4

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 occupation(b)</i>	<i>Debt consolidation</i>	<i>Refinancing</i>	<i>Other(c)</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2010									
August	363	466	944	421	34	376	976	786	3 537
September	387	466	971	421	35	407	996	853	3 681
October	334	432	881	401	43	419	988	824	3 556
November	400	479	996	435	44	489	1 205	902	4 071
December	376	445	929	479	39	409	1 237	895	3 988
2011									
January	345	416	859	283	25	307	871	693	3 037
February	380	455	945	319	30	369	901	759	3 323
March	401	482	1 008	388	46	485	1 023	969	3 920
April	329	401	827	348	35	409	943	761	3 322
May	354	442	899	468	48	547	1 204	938	4 104
June	409	444	968	519	39	512	1 384	1 001	4 423
July	348	409	857	354	36	438	972	808	3 467
August	415	489	1 026	399	39	513	1 050	939	3 966

(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**

Month	NEW AND INCREASED CREDIT LIMITS			CANCELLATIONS AND REDUCTIONS	CREDIT AT END OF MONTH	
	Secured	Unsecured	Total	Total(a)	Total limits(a)	Credit used
	\$m	\$m	\$m	\$m	\$m	\$m
2010						
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	1 560	2 046	3 605	3 057	299 553	124 495
July	1 377	1 843	3 220	3 182	299 512	123 122
August	1 409	2 036	3 445	3 377	299 445	122 428

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

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

Month	Construction finance	Purchase of real property	Wholesale finance	Purchase of plant and equipment	Refinancing	Other	Total	Commitments not drawn at end of month
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2010								
August	1 392	7 628	1 384	1 340	2 917	6 290	20 950	32 686
September	1 241	7 285	1 018	1 458	2 472	6 509	19 983	32 315
October	857	7 212	1 285	1 591	2 967	6 652	20 564	31 172
November	1 123	7 499	1 115	1 539	2 231	8 826	22 334	33 915
December	1 418	8 752	1 099	1 659	3 324	11 761	28 013	35 761
2011								
January	647	5 431	1 202	1 136	2 276	5 561	16 255	36 054
February	968	5 939	1 032	1 418	1 392	5 660	16 409	36 532
March	1 179	7 062	1 255	1 827	2 949	8 110	22 381	33 298
April	727	6 413	874	1 448	2 346	4 126	15 933	32 588
May	1 527	7 968	863	1 872	2 965	7 600	22 796	35 507
June	1 696	8 300	1 125	1 742	3 527	9 007	25 396	35 111
July	1 241	7 096	1 208	1 469	2 833	7 047	20 893	36 783
August	1 847	7 669	1 182	2 138	3 861	8 023	24 719	37 441

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LEASE AND COMMERCIAL FINANCE COMMITMENTS, Stocks and Flows: Original

Month	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
	\$m	\$m	\$m	\$m	\$m	\$m
2010						
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
2011						
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
July	383	np	10 660	13 496	326 871	198 312
August	435	np	12 474	15 046	324 636	201 031

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										
2010										
August	1 377	673	11 766	373	34	472	5 364	754	20 812	
September	1 356	691	11 761	399	35	508	5 501	639	20 888	
October	1 260	757	11 636	414	43	432	5 291	714	20 549	
November	1 441	911	13 101	421	44	390	5 964	558	22 830	
December	1 357	844	13 295	410	39	437	5 928	688	22 997	
2011										
January	914	553	9 425	265	25	299	4 037	457	15 973	
February	1 115	551	10 332	352	30	231	4 552	510	17 673	
March	1 347	671	12 369	438	46	535	5 262	652	21 320	
April	1 145	647	11 123	346	35	284	4 771	474	18 825	
May	1 514	804	12 980	402	48	537	5 854	667	22 807	
June	1 397	774	12 547	409	39	641	5 945	732	22 484	
July	1 311	716	12 249	360	36	420	5 145	579	20 818	
August	1 389	788	13 082	396	39	693	5 519	635	22 542	
SEASONALLY ADJUSTED										
2010										
August	1 312	682	11 643	391	34	458	5 345	650	20 515	
September	1 295	687	11 708	393	34	454	5 511	654	20 736	
October	1 265	766	11 850	408	40	442	5 514	704	20 988	
November	1 390	849	12 177	391	38	473	5 527	526	21 371	
December	1 338	760	12 524	399	39	405	5 703	666	21 835	
2011										
January	1 237	743	11 924	352	35	427	5 266	628	20 613	
February	1 250	615	11 333	360	34	316	5 191	648	19 747	
March	1 244	605	11 173	377	40	468	4 986	678	19 571	
April	1 250	712	11 917	370	37	372	5 081	570	20 309	
May	1 368	733	12 059	375	44	428	5 329	598	20 934	
June	1 294	723	12 152	391	39	485	5 089	532	20 706	
July	1 291	725	12 404	386	36	408	5 226	588	21 064	
August	1 274	761	12 478	395	39	595	5 189	551	21 282	
TREND										
2010										
August	1 292	711	11 670	394	35	449	5 614	648	20 816	
September	1 306	737	11 851	395	36	449	5 556	635	20 965	
October	1 314	757	11 987	394	37	446	5 521	631	21 087	
November	1 310	760	12 029	390	37	438	5 483	633	21 081	
December	1 297	745	11 972	382	37	422	5 425	637	20 917	
2011										
January	1 282	718	11 846	375	37	406	5 339	637	20 640	
February	1 272	690	11 721	369	38	397	5 241	633	20 361	
March	1 270	675	11 675	369	38	397	5 164	624	20 213	
April	1 277	680	11 750	372	39	410	5 134	609	20 271	
May	1 289	699	11 925	378	39	431	5 142	590	20 493	
June	1 297	720	12 131	384	39	457	5 163	572	20 763	
July	1 301	738	12 321	389	39	483	5 187	560	21 018	
August	1 300	758	12 497	393	39	512	5 205	549	21 252	

(a) Excludes revolving credit.

(c) Includes alterations and additions.

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

(d) Includes refinancing (See Glossary)

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

Month	PERSONAL FINANCE(a)					COMMERCIAL FINANCE(a)	LEASE FINANCE	ALL VEHICLE FINANCE
	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Motorcycles</i>	<i>Other motor vehicles</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2010								
August	363	466	16	99	944	778	258	1 980
September	387	466	18	100	971	825	255	2 051
October	334	432	17	99	881	706	276	1 863
November	400	479	18	99	996	836	267	2 100
December	376	445	17	91	929	844	271	2 044
2011								
January	345	416	13	84	859	568	210	1 637
February	380	455	15	95	945	779	217	1 940
March	401	482	18	107	1 008	931	262	2 202
April	329	401	16	80	827	748	237	1 812
May	354	442	16	88	899	866	243	2 008
June	409	444	16	99	968	953	269	2 189
July	348	409	15	85	857	764	249	1 871
August	415	489	19	103	1 026	890	252	2 168

(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
	<i>New</i>	<i>Used</i>	<i>New</i>	<i>Used</i>	<i>New</i>	<i>Used</i>	<i>Total</i>	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2010								
August	178	48	18	6	2	2	3	258
September	181	46	17	np	2	3	np	255
October	189	46	15	np	np	np	np	276
November	176	46	18	np	np	np	np	267
December	198	42	17	4	5	2	3	271
2011								
January	157	32	13	4	2	1	1	210
February	151	42	16	np	2	np	np	217
March	180	46	18	np	4	np	np	262
April	158	41	18	4	5	np	np	237
May	165	45	20	np	4	np	2	243
June	180	48	20	5	6	5	4	269
July	172	45	17	np	5	4	np	249
August	176	49	17	4	2	1	3	252

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

Month	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
2010					
August	98	464	562	133	695
September	90	544	633	134	767
October	113	772	885	134	1 019
November	124	579	703	158	860
December	162	653	815	262	1 076
2011					
January	264	304	568	125	692
February	119	520	639	115	754
March	146	750	896	205	1 101
April	111	589	700	136	835
May	115	891	1 007	171	1 178
June	118	672	789	176	966
July	153	552	704	134	838
August	179	1 069	1 248	182	1 431

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

(b) Excludes revolving credit.

LEASE FINANCE COMMITMENTS, For Plant and Equipment: **Original**

Month	Transport equipment(a)	Construction and earthmoving equipment	Agricultural machinery and equipment	Manu- facturing equipment	Electronic data processing equipment	Office machines	Shop and office furniture, fittings and equipment	Other goods	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2010									
August	np	4	2	2	41	48	4	np	133
September	1	4	4	3	57	35	9	22	134
October	2	19	4	4	47	37	6	16	134
November	np	33	3	3	42	43	8	np	158
December	1	29	4	4	139	40	13	32	262
2011									
January	2	4	5	1	np	28	np	16	125
February	np	4	3	1	38	32	8	np	115
March	2	40	10	4	53	41	11	44	205
April	1	9	6	4	42	np	np	34	136
May	np	26	6	3	47	np	np	np	171
June	np	19	13	4	43	32	8	np	176
July	np	10	3	1	46	np	np	np	134
August	np	np	np	np	63	34	6	np	182

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, 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>.

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

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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