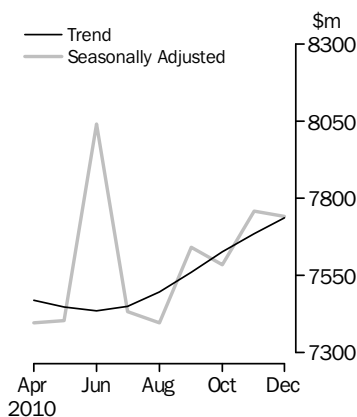


LENDING FINANCE

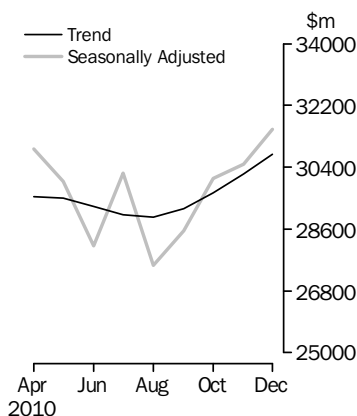
AUSTRALIA

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Personal finance



Commercial finance



KEY FIGURES

	Nov 2010 \$m	Dec 2010 \$m	Nov 2010 to Dec 2010 % change
TREND ESTIMATES			
Housing finance for owner occupation(a)	14 371	14 569	1.4
Personal finance	7 686	7 737	0.7
Commercial finance	30 203	30 778	1.9
Lease finance	403	402	-0.2
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation(a)	14 431	14 768	2.3
Personal finance	7 758	7 740	-0.2
Commercial finance	30 497	31 498	3.3
Lease finance	414	378	-8.7

(a) Excludes alterations and additions

KEY POINTS

DECEMBER 2010 COMPARED WITH NOVEMBER 2010:

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner occupied housing commitments excluding alterations and additions rose 1.4% in trend terms and the seasonally adjusted rose series 2.3%.

PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.7%. Fixed lending commitments rose 1.2% and revolving credit commitments rose 0.1%.
- The seasonally adjusted series for the value of total personal finance commitments fell 0.2%. Fixed lending commitments fell 0.4% and revolving credit commitments fell 0.1%.

COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments rose 1.9%. Revolving credit commitments rose 4.1% and fixed lending commitments rose 0.9%.
- The seasonally adjusted series for the value of total commercial finance commitments rose 3.3%. Revolving credit commitments rose 9.7% and fixed lending commitments rose 0.5%.

LEASE FINANCE

- The trend series for the value of total lease finance commitments fell 0.2% and the seasonally adjusted series fell 8.7%.

INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Joe Whelan on Canberra (02) 6252 5747.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2011	15 March 2011
February 2011	11 April 2011
March 2011	17 May 2011
April 2011	14 June 2011
May 2011	13 July 2011
June 2011	10 August 2011



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 the periods October 2010 and November 2010.

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 in Queensland began in late December 2010. Data collection and processing for the data in this publication were not disrupted. It is expected that the economic impact of floods/cyclone in Queensland and other states, if any, will be reflected in the forthcoming issues of this publication.



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

Trevor Sutton
Acting 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 1.4% in trend terms and the seasonally adjusted rose series 2.3%.

For further information, please refer to Housing Finance, Australia (cat. no. 5609.0), which was released on 14 February 2011.

PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.7% in December 2010 compared with November 2010. Fixed lending commitments rose 1.2% and revolving credit commitments rose 0.1%.

In seasonally adjusted terms, the value of total personal finance commitments fell 0.2% in December 2010. Fixed lending commitments fell 0.4% and revolving credit commitments fell 0.1%.

COMMERCIAL FINANCE

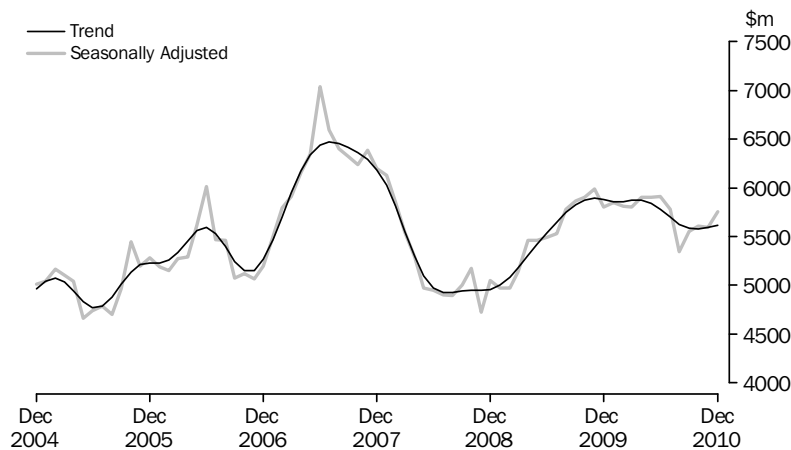
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments rose 1.9% in December 2010 compared with November 2010. Revolving credit commitments rose 4.1% and fixed lending commitments rose 0.9%.

The seasonally adjusted series for the value of total commercial finance commitments rose 3.3% in December 2010. Revolving credit commitments rose 9.7% and fixed lending commitments rose 0.5%.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) rose 0.5% in December 2010, following a rise of 0.3% in November 2010. The seasonally adjusted series rose 3.0% in December 2010.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) fell 0.2% in December 2010. The seasonally adjusted series fell 8.7%.

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									
2009									
December	15 952	433	3 731	4 181	7 911	24 699	11 254	35 953	482
2010									
January	11 264	317	2 941	3 286	6 227	15 597	5 149	20 746	278
February	12 655	407	3 441	3 708	7 149	17 611	7 569	25 180	319
March	15 051	467	3 917	4 598	8 515	20 262	9 889	30 151	425
April	12 842	397	3 364	3 607	6 971	17 897	7 328	25 225	321
May	13 902	422	3 689	3 720	7 409	20 661	7 978	28 640	393
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	13 815	401	3 681	3 909	7 591	19 983	8 379	28 362	390
October	13 675	416	3 556	3 507	7 063	20 564	9 092	29 657	410
November	15 495	424	4 071	3 899	7 969	22 334	9 394	31 727	425
December	15 549	413	3 988	4 154	8 142	26 042	14 276	40 317	439
SEASONALLY ADJUSTED									
2009									
December	15 083	434	3 580	3 857	7 437	21 016	8 217	29 233	424
2010									
January	14 346	401	3 479	3 834	7 314	20 041	6 857	26 897	362
February	13 770	409	3 538	3 940	7 478	20 545	8 300	28 845	367
March	13 342	405	3 557	4 069	7 626	19 800	9 091	28 891	379
April	13 249	404	3 528	3 868	7 396	21 980	8 957	30 937	363
May	13 413	401	3 582	3 821	7 403	20 644	9 341	29 985	397
June	13 376	393	4 192	3 847	8 040	19 412	8 703	28 114	377
July	13 593	388	3 629	3 804	7 432	21 319	8 919	30 238	392
August	13 685	395	3 551	3 845	7 396	20 346	7 190	27 536	393
September	13 805	400	3 784	3 856	7 640	20 399	8 147	28 546	404
October	14 163	416	3 833	3 753	7 586	20 512	9 551	30 064	414
November	14 431	398	3 899	3 858	7 758	21 250	9 248	30 497	414
December	14 768	405	3 885	3 855	7 740	21 349	10 149	31 498	378
TREND									
2009									
December	15 179	432	3 485	3 814	7 299	20 424	7 692	28 116	380
2010									
January	14 477	418	3 505	3 878	7 382	20 379	7 844	28 223	377
February	13 882	408	3 527	3 920	7 447	20 432	8 211	28 643	376
March	13 494	402	3 546	3 930	7 476	20 567	8 631	29 197	375
April	13 320	399	3 556	3 914	7 469	20 655	8 881	29 536	376
May	13 294	396	3 565	3 882	7 447	20 607	8 885	29 492	379
June	13 367	395	3 586	3 850	7 436	20 554	8 707	29 261	385
July	13 521	395	3 624	3 827	7 451	20 508	8 506	29 014	393
August	13 717	397	3 676	3 819	7 496	20 512	8 439	28 951	398
September	13 931	400	3 737	3 823	7 560	20 606	8 592	29 198	401
October	14 154	402	3 799	3 827	7 626	20 771	8 888	29 659	403
November	14 371	405	3 855	3 831	7 686	20 967	9 236	30 203	403
December	14 569	407	3 902	3 835	7 737	21 164	9 614	30 778	402

(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
2009										
December	14 456	233	505	758	15 952	6 843	np	np	690	7 911
2010										
January	10 221	170	339	534	11 264	5 216	np	np	705	6 227
February	11 528	202	319	606	12 655	6 274	np	np	561	7 149
March	13 751	269	357	674	15 051	7 451	np	np	698	8 515
April	11 697	223	340	582	12 842	6 012	np	np	635	6 971
May	12 606	261	372	663	13 902	6 442	np	np	624	7 409
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	398	632	13 815	6 573	np	np	668	7 591
October	12 206	303	409	757	13 675	6 112	np	np	617	7 063
November	13 639	356	558	942	15 495	6 787	np	np	806	7 969
December	13 787	411	475	877	15 549	6 929	np	np	840	8 142

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
2009										
December	32 419	np	253	np	35 953	234	115	np	np	482
2010										
January	18 738	np	139	np	20 746	70	115	np	np	278
February	22 859	np	172	np	25 180	84	105	np	np	319
March	26 606	270	194	3 081	30 151	91	166	np	np	425
April	23 046	22	144	2 013	25 225	70	109	np	np	321
May	25 714	np	171	np	28 640	102	131	np	np	393
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	37 598	np	157	np	40 317	127	163	np	np	439

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

4

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

Month	New motor cars and station wagons \$m	Used motor cars and station wagons \$m	Total motor vehicles(a) \$m	Individual residential blocks of land \$m	Unsecured finance for owner occupation(b) \$m	Debt consolidation \$m	Refinancing \$m	Other(c) \$m	Total \$m
2009									
December	286	355	761	480	45	418	989	1 037	3 731
2010									
January	260	338	701	332	31	332	825	721	2 941
February	300	372	786	427	36	422	867	903	3 441
March	348	431	913	482	49	466	1 036	970	3 917
April	298	364	770	432	42	384	896	840	3 364
May	327	379	821	461	33	422	1 047	905	3 689
June	377	423	915	506	36	482	1 520	1 302	4 762
July	340	419	865	446	38	421	995	838	3 603
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

(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
2009						
December	2 053	2 127	4 181	2 876	286 532	119 175
2010						
January	1 228	2 058	3 286	2 782	286 270	118 398
February	1 733	1 975	3 708	1 980	287 955	120 098
March	2 118	2 480	4 598	2 412	290 117	119 522
April	1 619	1 988	3 607	3 819	291 397	122 258
May	1 739	1 980	3 720	3 304	291 744	122 561
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	123 896

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

6

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
2009								
December	1 316	8 142	1 491	1 985	2 462	9 302	24 699	31 992
2010								
January	712	5 945	921	1 236	1 001	5 782	15 597	30 348
February	1 139	6 578	1 010	1 330	1 257	6 297	17 611	30 129
March	1 012	8 377	1 301	1 852	1 812	5 908	20 262	30 357
April	1 127	7 578	np	1 433	1 486	np	17 897	30 467
May	1 351	8 028	1 130	1 445	1 711	6 997	20 661	31 408
June	1 066	9 657	1 305	1 985	2 265	8 518	24 797	31 979
July	977	8 672	1 352	1 337	2 296	7 281	21 915	32 679
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	9 790	26 042	33 790

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

7

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
2009						
December	482	np	11 254	14 531	361 403	215 161
2010						
January	278	np	5 149	8 327	359 050	214 671
February	319	np	7 569	12 602	353 693	214 093
March	425	np	9 889	11 767	351 336	212 708
April	321	np	7 328	9 495	347 790	211 196
May	393	np	7 978	10 141	345 565	210 902
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	439	np	14 276	14 373	334 916	201 891

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										
2009										
December	1 730	827	13 395	433	45	395	5 936	736	23 498	
2010										
January	1 235	505	9 524	317	31	298	4 543	449	16 903	
February	1 430	606	10 619	407	36	323	5 163	503	19 087	
March	1 535	730	12 786	467	49	423	6 340	696	23 026	
April	1 297	643	10 901	397	42	368	5 709	632	19 989	
May	1 366	727	11 809	422	33	701	6 298	781	22 138	
June	1 405	750	11 745	403	36	412	6 981	945	22 677	
July	1 373	727	11 894	377	38	506	5 849	589	21 351	
August	1 377	673	11 766	373	34	472	5 364	754	20 812	
September	1 357	691	11 766	401	35	508	5 501	639	20 898	
October	1 264	757	11 654	416	43	432	5 291	714	20 573	
November	1 444	911	13 141	424	44	390	5 964	558	22 876	
December	1 360	844	13 346	413	39	437	5 928	688	23 054	
SEASONALLY ADJUSTED										
2009										
December	1 693	755	12 635	434	46	361	5 804	695	22 424	
2010										
January	1 634	675	12 036	401	42	408	5 849	625	21 670	
February	1 607	678	11 485	409	39	396	5 811	626	21 051	
March	1 424	662	11 256	405	43	402	5 804	743	20 739	
April	1 366	678	11 205	404	43	444	5 906	727	20 773	
May	1 319	685	11 408	401	33	561	5 901	763	21 073	
June	1 273	686	11 417	393	35	336	5 914	631	20 685	
July	1 294	678	11 621	388	36	429	5 780	612	20 836	
August	1 301	680	11 703	395	35	497	5 346	682	20 639	
September	1 308	683	11 813	400	34	470	5 553	636	20 896	
October	1 275	778	12 110	416	40	430	5 611	713	21 374	
November	1 376	855	12 200	398	38	483	5 594	545	21 489	
December	1 365	759	12 645	405	40	406	5 760	652	22 032	
TREND										
2009										
December	1 726	722	12 731	432	46	390	5 882	635	22 564	
2010										
January	1 649	699	12 129	418	44	399	5 860	661	21 859	
February	1 554	683	11 645	408	42	409	5 857	685	21 283	
March	1 460	675	11 358	402	40	423	5 869	701	20 929	
April	1 385	672	11 263	399	39	436	5 871	703	20 768	
May	1 330	670	11 294	396	37	443	5 845	698	20 714	
June	1 295	673	11 399	395	36	449	5 782	686	20 714	
July	1 284	684	11 552	395	35	451	5 700	669	20 771	
August	1 292	703	11 722	397	35	453	5 627	653	20 882	
September	1 305	727	11 899	400	36	453	5 585	644	21 049	
October	1 320	754	12 081	402	37	453	5 578	638	21 262	
November	1 336	778	12 257	405	38	449	5 593	632	21 488	
December	1 352	799	12 419	407	39	453	5 620	632	21 720	

(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	LEASE	ALL VEHICLE
	<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>	FINANCE(a)	FINANCE	FINANCE
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2009								
December	286	355	17	102	761	1 235	243	2 238
2010								
January	260	338	16	87	701	711	153	1 564
February	300	372	17	97	786	763	185	1 734
March	348	431	18	116	913	1 035	241	2 189
April	298	364	15	92	770	820	207	1 797
May	327	379	14	101	821	834	242	1 897
June	377	423	16	99	915	1 068	254	2 237
July	340	419	14	92	865	761	260	1 886
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

(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
2009								
December	177	36	12	4	6	np	np	243
2010								
January	106	29	7	np	1	np	np	153
February	129	38	8	3	3	4	1	185
March	171	41	14	5	4	5	1	241
April	148	37	14	np	2	2	np	207
May	171	44	16	np	3	3	np	242
June	175	48	19	4	3	3	2	254
July	177	55	17	np	3	2	np	260
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

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

<i>Month</i>	<u>COMMERCIAL FINANCE(b)</u>			<u>LEASE FINANCE</u>	<u>ALL PLANT AND EQUIPMENT FINANCE</u>
	<i>Transport equipment</i>	<i>Other plant and equipment</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
	\$m	\$m	\$m	\$m	\$m
2009					
December	135	616	750	239	989
2010					
January	101	424	525	125	650
February	85	482	567	134	701
March	141	676	817	184	1 001
April	112	501	613	113	726
May	90	521	611	151	762
June	175	743	918	215	1 133
July	90	486	576	142	718
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	169	983

(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
2009									
December	np	6	2	6	57	64	10	np	239
2010									
January	np	4	3	3	40	np	np	np	125
February	np	1	3	7	47	np	np	np	134
March	np	6	3	4	88	42	19	np	184
April	np	3	3	4	47	np	np	np	113
May	np	5	7	7	55	35	8	np	151
June	5	8	12	6	79	39	24	42	215
July	np	5	2	2	63	34	6	np	142
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	56	40	13	22	169

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-exclude-Basel-II.cfm>. For RFCs, these are available at: <http://www.apra.gov.au/rfc/>.

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. Change in dollar value, number and percentage terms and averages presented in the commentary and the percentage change publication tables are based on unrounded data and may differ slightly from percentage changes and averages calculated from the rounded data presented in the tables in this publication.

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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