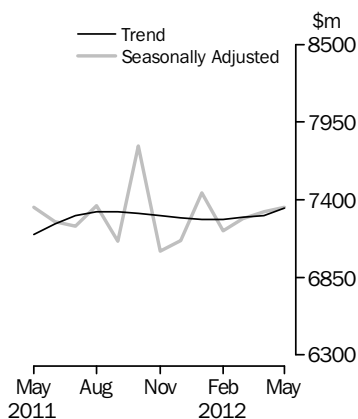


LENDING FINANCE

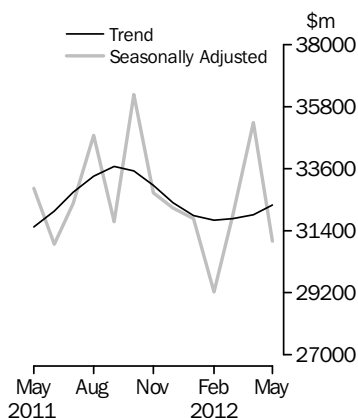
AUSTRALIA

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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 Tavish Shrestha on Canberra (02) 6252 7392.

KEY FIGURES

	Apr 2012	May 2012	Apr 2012 to May 2012
	\$m	\$m	% change
TREND ESTIMATES			
Housing finance for owner occupation(a)	13 572	13 529	-0.3
Personal finance	7 290	7 340	0.7
Commercial finance	31 961	32 311	1.1
Lease finance	540	555	2.8
SEASONALLY ADJUSTED ESTIMATES			
Housing finance for owner occupation(a)	13 610	13 637	0.2
Personal finance	7 315	7 348	0.4
Commercial finance	35 244	31 022	-12.0
Lease finance	551	569	3.2

(a) Excludes alterations and additions

KEY POINTS

MAY 2012 COMPARED WITH APRIL 2012:

HOUSING FINANCE FOR OWNER OCCUPATION

- The total value of owner occupied housing commitments excluding alterations and additions fell 0.3% in trend terms, while the seasonally adjusted series rose 0.2%.

PERSONAL FINANCE

- The trend series for the value of total personal finance commitments rose 0.7%. Fixed lending commitments rose 1.0% and revolving credit commitments rose 0.3%.
- The seasonally adjusted series for the value of total personal finance commitments rose 0.4%. Fixed lending commitments rose 2.0%, while revolving credit commitments fell 1.5%.

COMMERCIAL FINANCE

- The trend series for the value of total commercial finance commitments rose 1.1%. Revolving credit commitments rose 2.6% and fixed lending commitments rose 0.5%.
- The seasonally adjusted series for the value of total commercial finance commitments fell 12.0% in May 2012, after a rise of 10.3% in April 2012. Revolving credit commitments fell 19.4%, after a rise of 26.6% in the previous month. Fixed lending commitments fell 8.7%, after a rise of 4.4% in the previous month.

LEASE FINANCE

- The trend series for the value of total lease finance commitments rose 2.8% and the seasonally adjusted series rose 3.2%.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2012	13 August 2012
July 2012	11 September 2012
August 2012	16 October 2012
September 2012	13 November 2012
October 2012	12 December 2012
November 2012	16 January 2013



REVISIONS

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

- Personal finance values for the period February 2012 to April 2012
- Commercial finance values for the period February 2012 to March 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)
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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 fell 0.3% in trend terms, while the seasonally adjusted series rose 0.2%.

For further information, please refer to *Housing Finance, Australia* (cat.no. 5609.0) which was released on 11 July 2012.

PERSONAL FINANCE

(Tables 1 & 4)

In trend terms, the value of total personal finance commitments rose 0.7% in May 2012 compared with April 2012. Fixed lending commitments rose 1.0% and revolving credit commitments rose 0.3%.

In seasonally adjusted terms, the value of total personal finance commitments rose 0.4%. Fixed lending commitments rose 2.0%, while revolving credit commitments fell 1.5%.

COMMERCIAL FINANCE

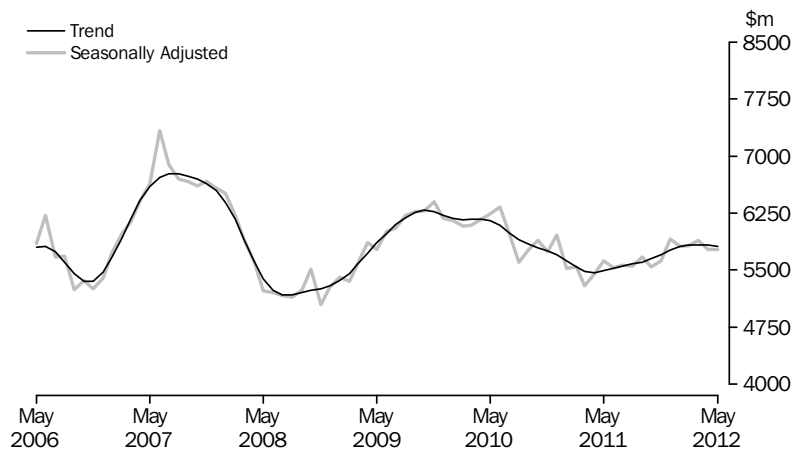
(Tables 1 & 8)

The trend series for the value of total commercial finance commitments rose 1.1% in May 2012 compared with April 2012. Revolving credit commitments rose 2.6% and fixed lending commitments rose 0.5%.

The seasonally adjusted series for the value of total commercial finance commitments fell 12.0% in May 2012, after a rise of 10.3% in April 2012. Revolving credit commitments fell 19.4%, after a rise of 26.6% in the previous month. Fixed lending commitments fell 8.7%, after a rise of 4.4% in the previous month.

The value of commitments for the purchase of dwellings by individuals for rent or resale (trend) fell 0.3% in May 2012, while the seasonally adjusted series was flat (0.0%) in May 2012.

PURCHASE OF DWELLINGS BY INDIVIDUALS FOR RENT OR RESALE



LEASE FINANCE

(Table 1)

The value of total lease finance commitments (trend) rose 2.8% in May 2012. The seasonally adjusted series rose 3.2%, following a rise of 7.2% in April 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									
May	14 426	391	4 185	3 460	7 645	23 371	9 375	32 746	414
June	13 927	396	4 504	3 801	8 305	26 099	11 947	38 046	445
July	13 351	336	3 546	3 349	6 895	21 374	10 660	32 034	383
August	14 307	383	4 022	3 622	7 644	25 225	12 483	37 708	434
September	13 770	385	3 994	3 097	7 091	21 767	10 080	31 847	418
October	13 159	327	3 747	3 696	7 443	22 513	12 492	35 006	410
November	14 964	374	4 154	3 251	7 405	23 658	10 921	34 579	503
December	14 663	338	3 942	3 286	7 228	27 365	12 284	39 648	497
2012									
January	11 724	288	3 396	3 112	6 508	17 549	6 823	24 372	388
February	12 313	342	3 900	3 189	7 089	19 026	6 533	25 559	465
March	13 958	371	4 251	3 369	7 620	23 868	8 601	32 469	548
April	12 418	303	3 608	2 909	6 516	19 774	8 490	28 263	482
May	15 341	367	4 719	3 369	8 088	23 940	8 526	32 466	611
SEASONALLY ADJUSTED									
2011									
May	13 371	364	3 845	3 499	7 344	22 496	10 411	32 907	399
June	13 399	376	3 917	3 328	7 245	21 181	9 727	30 908	373
July	13 588	360	3 826	3 389	7 215	21 525	10 852	32 377	394
August	13 571	384	3 905	3 455	7 360	23 579	11 191	34 769	417
September	13 508	367	3 973	3 134	7 107	21 745	9 977	31 722	436
October	13 458	333	3 972	3 808	7 779	23 118	13 117	36 234	425
November	13 710	344	3 944	3 094	7 038	22 460	10 272	32 732	488
December	13 948	345	3 877	3 233	7 110	22 740	9 477	32 216	435
2012									
January	14 050	368	3 918	3 533	7 450	22 326	9 497	31 823	483
February	13 366	336	3 981	3 200	7 181	22 341	6 901	29 242	499
March	13 448	328	4 041	3 225	7 266	23 460	8 497	31 957	514
April	13 610	336	4 061	3 254	7 315	24 483	10 761	35 244	551
May	13 637	320	4 142	3 206	7 348	22 346	8 677	31 022	569
TREND									
2011									
May	13 221	364	3 798	3 358	7 157	21 469	10 063	31 532	397
June	13 371	369	3 856	3 372	7 227	21 740	10 348	32 088	397
July	13 473	369	3 901	3 386	7 288	22 063	10 690	32 753	402
August	13 542	365	3 925	3 388	7 313	22 335	11 004	33 339	411
September	13 604	360	3 932	3 384	7 316	22 514	11 154	33 667	424
October	13 664	355	3 932	3 373	7 305	22 578	10 947	33 525	439
November	13 715	350	3 931	3 357	7 288	22 582	10 423	33 005	452
December	13 734	347	3 936	3 335	7 271	22 631	9 772	32 403	466
2012									
January	13 717	344	3 951	3 307	7 259	22 731	9 206	31 936	482
February	13 671	341	3 981	3 281	7 262	22 912	8 867	31 779	500
March	13 616	337	4 020	3 256	7 276	23 089	8 749	31 837	520
April	13 572	332	4 061	3 228	7 290	23 214	8 746	31 961	540
May	13 529	327	4 100	3 239	7 340	23 338	8 973	32 311	555

(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).

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

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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										
May	13 285	300	187	655	14 426	6 561	np	np	720	7 645
June	12 790	284	214	640	13 927	7 126	np	np	793	8 305
July	12 263	258	231	598	13 351	5 846	np	np	706	6 895
August	13 263	252	240	552	14 307	6 519	np	np	748	7 644
September	12 665	271	261	573	13 770	6 026	np	np	713	7 091
October	12 095	277	241	545	13 159	6 315	np	np	792	7 443
November	13 664	405	264	631	14 964	6 145	np	np	895	7 405
December	13 538	253	250	622	14 663	5 992	np	np	878	7 228
2012										
January	10 809	152	235	528	11 724	5 488	np	np	721	6 508
February	11 267	194	272	580	12 313	6 041	np	np	728	7 089
March	12 783	259	282	634	13 958	6 494	np	np	778	7 620
April	11 379	211	257	570	12 418	5 491	np	np	750	6 516
May	14 026	281	337	697	15 341	6 891	np	np	858	8 088

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										
May	29 984	np	np	np	32 746	110	138	np	np	414
June	35 461	np	np	np	38 046	144	117	np	np	445
July	29 628	np	np	np	32 034	94	137	np	np	383
August	35 148	np	np	np	37 708	106	157	np	np	434
September	np	np	np	np	31 847	104	144	np	np	418
October	np	np	np	np	35 006	114	149	np	np	410
November	31 725	np	np	np	34 579	119	205	np	np	503
December	36 889	np	np	np	39 648	107	214	np	np	497
2012										
January	22 051	np	np	np	24 372	65	177	np	np	388
February	23 102	np	np	np	25 559	84	201	np	np	465
March	29 180	np	np	np	32 469	141	208	np	np	548
April	25 691	np	np	np	28 263	90	229	np	np	482
May	29 652	np	np	np	32 466	111	293	np	np	611

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

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

<i>Month</i>	<i>New motor cars and station wagons</i>	<i>Used motor cars and station wagons</i>	<i>Total motor vehicles(a)</i>	<i>Individual residential blocks of land</i>	<i>Unsecured finance for owner 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
2011									
May	358	451	913	499	52	554	1 225	941	4 185
June	414	452	982	555	42	517	1 403	1 005	4 504
July	355	418	874	378	40	443	995	816	3 546
August	419	497	1 038	420	42	516	1 067	938	4 022
September	386	479	989	421	51	504	1 062	965	3 994
October	441	410	966	396	44	483	1 000	858	3 747
November	521	442	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	3 396
February	448	434	1 015	391	49	403	1 145	896	3 900
March	469	444	1 051	417	54	456	1 333	941	4 251
April	426	385	929	412	39	373	1 036	817	3 608
May	540	458	1 148	543	64	581	1 330	1 053	4 719

(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
2011						
May	1 494	1 966	3 460	3 532	301 077	126 759
June	1 700	2 101	3 801	3 504	301 397	127 521
July	1 473	1 876	3 349	3 656	301 011	126 150
August	1 536	2 086	3 622	4 008	300 490	125 228
September	1 198	1 899	3 097	3 528	299 999	124 338
October	1 809	1 887	3 696	2 997	300 706	123 824
November	1 338	1 914	3 251	3 710	300 391	123 454
December	1 439	1 847	3 286	4 266	299 694	123 361
2012						
January	1 314	1 797	3 112	2 935	299 352	122 060
February	1 247	1 942	3 189	2 800	299 651	122 641
March	1 327	2 041	3 369	3 540	299 430	121 853
April	1 156	1 752	2 909	3 132	299 089	121 465
May	1 330	2 039	3 369	4 169	297 845	120 858

(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
2011								
May	1 527	8 390	863	1 872	2 965	7 754	23 371	35 507
June	1 696	8 798	1 125	1 742	3 527	9 211	26 099	35 111
July	1 241	7 444	1 208	1 469	2 833	7 180	21 374	36 783
August	1 847	8 038	1 182	2 134	3 861	8 163	25 225	37 441
September	1 586	7 343	1 322	1 804	2 902	6 811	21 767	37 285
October	1 148	6 918	1 336	1 697	2 866	8 549	22 513	38 442
November	np	8 393	1 401	1 709	np	7 294	23 658	37 146
December	1 763	8 414	1 199	1 889	5 690	8 409	27 365	35 149
2012								
January	633	6 343	1 129	1 211	2 953	5 281	17 549	34 945
February	1 075	6 908	1 374	1 738	3 317	4 614	19 026	34 239
March	1 274	8 080	1 775	1 690	4 010	7 039	23 868	34 622
April	845	7 078	1 821	1 694	2 619	5 716	19 774	35 570
May	1 069	8 729	1 443	2 522	3 030	7 148	23 940	36 344

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

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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
2011						
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	13 148	327 219	198 523
August	434	np	12 483	11 995	328 044	201 305
September	418	np	10 080	10 759	328 092	199 486
October	410	np	12 492	9 617	330 262	201 483
November	503	np	10 921	11 622	329 176	200 579
December	497	np	12 284	12 504	327 561	195 993
2012						
January	388	np	6 823	9 772	323 898	192 561
February	465	np	6 533	7 067	323 075	192 532
March	548	np	8 601	9 408	322 093	195 741
April	482	np	8 490	9 356	320 163	197 632
May	611	np	8 526	8 355	320 684	198 089

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										
May	1 592	753	12 081	391	52	537	6 276	667	22 349	
June	1 471	713	11 743	396	42	641	6 443	732	22 182	
July	1 354	661	11 337	336	40	420	5 492	579	20 218	
August	1 422	731	12 155	383	42	693	5 895	635	21 956	
September	1 399	654	11 717	385	51	500	5 712	620	21 038	
October	1 227	651	11 281	327	44	319	5 216	562	19 628	
November	1 407	740	12 818	374	42	348	6 015	650	22 392	
December	1 291	769	12 603	338	39	711	5 948	593	22 293	
2012										
January	1 045	570	10 109	288	36	205	4 617	386	17 255	
February	1 291	571	10 450	342	49	463	5 281	504	18 950	
March	1 370	660	11 928	371	54	340	6 073	460	21 256	
April	1 207	669	10 542	303	39	411	5 322	514	19 008	
May	1 644	757	12 940	367	64	376	6 688	541	23 376	
SEASONALLY ADJUSTED										
2011										
May	1 416	688	11 267	364	45	451	5 619	623	20 473	
June	1 360	684	11 356	376	42	502	5 535	539	20 392	
July	1 332	698	11 558	360	41	397	5 566	611	20 563	
August	1 302	709	11 560	384	43	589	5 551	557	20 695	
September	1 330	683	11 496	367	49	463	5 677	640	20 704	
October	1 280	659	11 519	333	42	348	5 539	560	20 281	
November	1 319	678	11 713	344	39	385	5 624	617	20 719	
December	1 335	699	11 913	345	40	660	5 914	568	21 475	
2012										
January	1 335	681	12 035	368	47	324	5 815	507	21 111	
February	1 371	590	11 405	336	51	512	5 819	570	20 654	
March	1 351	634	11 462	328	48	333	5 891	517	20 565	
April	1 353	736	11 520	336	44	543	5 769	564	20 866	
May	1 382	661	11 593	320	53	287	5 771	498	20 567	
TREND										
2011										
May	1 344	684	11 194	364	42	444	5 491	595	20 158	
June	1 347	688	11 336	369	43	462	5 526	587	20 358	
July	1 340	689	11 444	369	43	469	5 558	586	20 499	
August	1 326	691	11 526	365	43	467	5 581	589	20 588	
September	1 314	690	11 601	360	43	463	5 608	592	20 670	
October	1 310	684	11 671	355	43	457	5 649	589	20 758	
November	1 315	674	11 726	350	43	453	5 708	580	20 850	
December	1 327	665	11 741	347	44	453	5 766	568	20 911	
2012										
January	1 339	660	11 717	344	45	451	5 807	555	20 918	
February	1 350	659	11 662	341	47	444	5 829	544	20 875	
March	1 359	661	11 597	337	48	429	5 833	535	20 798	
April	1 367	665	11 540	332	49	410	5 829	528	20 720	
May	1 371	669	11 489	327	50	385	5 811	520	20 622	

(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
	New motor cars and station wagons	Used motor cars and station wagons	Motorcycles	Other motor vehicles	Total	Total	Total	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
2011								
May	358	451	16	88	913	866	243	2 022
June	414	452	16	99	982	953	269	2 204
July	355	418	16	86	874	764	249	1 888
August	419	497	20	103	1 038	890	252	2 180
September	386	479	21	102	989	918	259	2 167
October	441	410	18	98	966	763	256	1 985
November	521	442	32	103	1 098	884	261	2 244
December	513	397	27	96	1 033	885	250	2 168
2012								
January	452	419	27	93	991	681	204	1 877
February	448	434	29	104	1 015	836	240	2 091
March	469	444	32	107	1 051	924	297	2 272
April	426	385	25	94	929	802	249	1 981
May	540	458	33	117	1 148	1 044	331	2 524

(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
2011								
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
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

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
2011					
May	115	891	1 007	171	1 178
June	118	672	789	175	965
July	153	552	704	134	838
August	175	1 069	1 244	181	1 426
September	180	706	886	158	1 044
October	248	687	934	154	1 088
November	116	709	825	242	1 067
December	247	756	1 004	247	1 251
2012					
January	75	455	530	184	714
February	114	788	902	225	1 127
March	102	664	766	251	1 017
April	190	702	892	233	1 125
May	226	1 252	1 478	280	1 758

(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									
May	np	26	6	3	47	np	np	np	171
June	np	19	13	4	43	32	8	np	175
July	np	10	3	1	46	np	np	np	134
August	np	np	np	np	63	34	6	np	181
September	10	36	4	3	51	27	7	20	158
October	3	34	4	1	43	np	np	27	154
November	np	60	np	5	60	np	np	np	242
December	np	np	np	3	62	40	10	np	247
2012									
January	16	np	np	np	72	31	7	19	184
February	np	63	12	3	54	41	9	np	225
March	15	45	10	4	50	np	np	40	251
April	np	57	8	1	71	39	6	np	233
May	np	np	np	2	66	58	12	np	280

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 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 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

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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