Reporting Standard ARS 744.0

ABS/RBA Housing Credit Stocks, Flows and Interest Rates

Objective of this Reporting Standard

This Reporting Standard outlines the requirements for the provision of information to APRA relating to an authorised deposit-taking institution's or registered financial corporation's housing credit stocks, flows and interest rates.

It includes *Reporting Form ARF 744.0 ABS/RBA Housing Credit Stocks, Flows and Interest Rates* and the associated specific instructions.

Authority

1. This Reporting Standard is made under section 13 of the *Financial Sector (Collection of Data) Act 2001*.

Purpose

2. Information collected by *Reporting Form ARF 744.0 ABS/RBA Housing Credit Stocks, Flows and Interest Rates* (ARF 744.0) is used by the **ABS** and **RBA** for various purposes, including for policy and statistical purposes.

3. This Reporting Standard is an Economic and Financial Statistics (EFS) Reporting Standard for the purposes of paragraph 3 of *Reporting Standard ARS 701.0 ABS/RBA Definitions for the EFS Collection* (ARS 701.0).

Application and commencement

4. This Reporting Standard applies to an **authorised deposit-taking institution** (**ADI**) or **registered financial corporation** (**RFC**) as set out in the table below.

Class of financial institution	Applicable
Banks	Yes if housing credit ≥ $2 billion
Non-bank ADIs	Yes if housing credit ≥ $2 billion
RFCs	Yes if housing credit ≥ $2 billion

Where 'housing credit' is measured by the value reported in item 1.1.1.1.1 (column 1) on *Reporting Form ARF 720.1A/B ABS/RBA Loans and Finance Leases (Banks)/(Non-bank ADIs & RFCs)* (ARF 720.1A/B).

5.   ***APRA*** may specify a higher level of a reporting threshold in paragraph 4 by providing a direction to the ***ADI*** or ***RFC*** in writing.

6.   This Reporting Standard applies for ***reporting periods*** ending on or after 31 October 2018.

Information required

7.   An ***ADI*** or ***RFC*** must provide ***APRA*** with the information required by ARF 744.0 for each ***reporting period*** at a ***domestic books*** consolidation.

Method of submission

8.   The information required by this Reporting Standard must be given to ***APRA*** in electronic form using the 'Direct to APRA' (also known as 'D2A') application, or by a method notified by ***APRA*** in writing prior to submission.

      Note: the 'Direct to APRA' application software may be obtained from ***APRA***.

Reporting periods and due dates

9.   The information required by this Reporting Standard must be provided in respect of each calendar month by an ***ADI*** or ***RFC*** to which this Reporting Standard applies under paragraphs 4 and 5.

10.   The information required by this Reporting Standard must be provided to ***APRA*** within 20 calendar days after the end of the ***reporting period*** to which the information relates.[1]

11.   ***APRA*** may, by notice in writing, change the ***reporting periods***, or specified ***reporting periods***, for a particular ***ADI*** or ***RFC***, to require it to provide the information required by this Reporting Standard more frequently, or less frequently, having regard to:

      (a)   the particular circumstances of the ***ADI*** or ***RFC***; and

      (b)   the extent to which the information is required for the purposes of the ***ABS*** or ***RBA***.

12.   ***APRA*** may grant an ***ADI*** or ***RFC*** an extension of a ***due date***, in writing, in which case the new ***due date*** for the provision of the information will be the date on the notice of extension.

Quality control and assurance

13.   The information provided by the ***ADI*** or ***RFC*** under this Reporting Standard is subject to the requirements set out in *Reporting Standard ARS 702.0 ABS/RBA Data Quality for the EFS Collection* (ARS 702.0).

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[1] To avoid doubt, if the ***due date*** for a particular ***reporting period*** falls on a day other than a usual business day, an ***ADI*** or ***RFC*** is nonetheless required to submit the information required no later than the ***due date***.

14. The series listed in this Reporting Standard under the heading 'Series with very high priority' are classified as 'very high' priority for the purposes of ARS 702.0 paragraph 8 and Attachment A.

15. *APRA* will notify *ADIs* and *RFCs* in writing if any 'very high' priority series are to be considered as 'standard' priority series in the event that a series becomes less important as assessed by the *ABS*, the *RBA* and *APRA*.

16. None of the series in this Reporting Standard are subject to audit for the purposes of ARS 702.0 Attachment B paragraphs 4(a), 4(b) and 4(c). The limited assurance requirement in ARS 702.0 Attachment B paragraph 4(d) applies.

Authorisation

17. When an officer or agent of an *ADI* or *RFC* provides the information required by this Reporting Standard using the 'Direct to APRA' software, it will be necessary for the officer or agent to digitally sign the relevant information using a digital certificate acceptable to *APRA*.

Minor alterations to forms and instructions

18. *APRA* may make minor variations to:

    (a)   a form that is part of this Reporting Standard, and the instructions to such a form, to correct technical, programming or logical errors, inconsistencies or anomalies; or

    (b)   the instructions to a form, to clarify their application to the form

    without changing any substantive requirement in the form or instructions.

19. If *APRA* makes such a variation it must notify in writing each *ADI* or *RFC* that is required to report under this Reporting Standard.

Interpretation

ARS 701.0 applies to this Reporting Standard.

In this Reporting Standard:

   ABS means the Australian Bureau of Statistics established under the *Australian Bureau of Statistics Act 1975*.

   APRA means the Australian Prudential Regulation Authority established under the *Australian Prudential Regulation Authority Act 1998.*

   due date means the last day of the 20 calendar days provided for in paragraph 10 or, if applicable, paragraph 12.

   reporting period means a month of a year as provided for in paragraph 9 or, if applicable, paragraph 11.

Series with very high priority

For the purposes of ARS 702.0 paragraph 8 and Attachment A, the following series in this Reporting Standard are classified as 'very high' priority:

    (a)   Items 1.1 and 2.2, columns 2, 3, 4 and 5; and

    (b)   Item 2.1, columns 2, 3, 7 and 8.

ARF_744_0: ABS/RBA Housing Credit Stocks, Flows and Interest Rates

Australian Business Number

Institution Name

Reporting Period

Monthly

Scale Factor

Banks - millions of dollars to 3 decimal places
Non-bank ADIs and RFCs - thousands of dollars

Reporting Consolidation

Domestic books

1. Housing loans outstanding - by type

	Number of facilities (1)	Value (net of offset balances) (2)	Interest rate (net of offset balances) (3)	Value (4)	Interest rate (5)	Cost of funds (6)	Margin (7)
1.1. Total owner-occupied housing credit outstanding to residents							
1.1.1. *of which:* Revolving credit							
1.1.2. By interest rate type							
1.1.2.1. Fixed interest rate							
1.1.2.2. Variable interest rate							
1.1.3. By repayment type							
1.1.3.1. Interest-only							
1.1.3.2. Amortising							
1.2. Total investment housing credit outstanding to residents							
1.2.1. *of which:* Revolving credit							
1.2.2. By interest rate type							

1.2.2.1. Fixed interest rate							▓
1.2.2.2. Variable interest rate							▓

1.2.3. By repayment type

1.2.3.1. Interest only					
1.2.3.2. Amortising					
1.3. Total housing credit outstanding to non-residents						▓

2. Housing loans funded in month - by type

	Owner-occupied					Investment				
	Number of facilities (1)	Value (2)	Interest rate (3)	Cost of funds (4)	Margin (5)	Number of facilities (6)	Value (7)	Interest rate (8)	Cost of funds (9)	Margin (10)
2.1. Housing loans to residents funded in month	▓	▓	▓	▓	▓	▓	▓	▓	▓	▓
2.1.1. *of which:* Revolving credit					▓					▓
2.1.2. *of which:* Finance for the construction of new dwellings										
2.1.3. By interest rate type										
2.1.3.1. Fixed interest rate					▓					▓
2.1.3.1.1. *of which:* First-home buyers										
2.1.3.2. Variable interest rate					▓					▓
2.1.3.2.1. *of which:* First-home buyers										
2.1.4. By repayment type										
2.1.4.1. Interest only										
2.1.4.2. Amortising										
2.2. Housing loans to non-residents										

funded in month

3. Housing loans to residents funded in month - by size

Property purpose (1)	Value at commitment (2)	Number of facilities (3)	Value (4)	Interest rate (5)
Owner-occupied	>$0 to <=$200 000			
Investment	>$200 000 to <=$400 000			
	>$400 000 to <=$600 000			
	>$600 000 to <=$800 000			
	>$800 000 to <= $1 000 000			
	>$1 000 000 to <=$1 500 000			
	>$1 500 000 to <=$2 000 000			
	>$2 000 000			

4. Housing loans to residents funded in month - by loan-to-valuation ratio (at commitment)

Property purpose (1)	Loan-to-valuation ratio at commitment (2)	Number of facilities (3)	Value (4)	Interest rate (5)
Owner-occupied	<40%			
Investment	>=40% to <60%			
	>=60% to <80%			
	>=80% to <81%			
	>=81% to <85%			

>=85% to <90%
>=90% to <95%
>=95%
Unsecured
Unknown LTV ratio

4.1. Average LVR

5. Fixed interest rate housing loans to residents - by residual term

Property purpose (1)	Residual term of fixed rate period (2)	Stage in the extension of finance (3)	Number of facilities (4)	Value (5)	Interest rate (6)	Weighted average term (7)
Owner-occupied	<=1 year	Credit outstanding				
Investment	>1 year to <=2 years	Funded in the month				
	>2 years to <=3 years					
	>3 years to <=5 years					
	>5 years					

Reporting Form ARF 744.0

ABS/RBA Housing Credit Stocks, Flows and Interest Rates

Instructions

These instructions assist completion of *Reporting Form ARF 744.0 ABS/RBA Housing Credit Stocks, Flows and Interest Rates* (ARF 744.0). ARF 744.0 collects information relating to the *housing* stocks, flows and interest rates of *ADIs* and *RFCs*.

Information reported in ARF 744.0 is required primarily for purposes of the *ABS* and the *RBA*. This information is required for various purposes, including policy and statistical purposes. This information may also be used by *APRA* for prudential and publication purposes.

Reporting level

ARF 744.0 must be completed by each *ADI* and *RFC* to which this Reporting Standard applies under paragraphs 4 and 5.

Reporting basis and unit of measurement

These instructions specify the reporting basis and unit of measurement that applies to each item.

For reporting purposes, unless specified otherwise, data are to be entered as a positive number.

Counterparties

For the purposes of this form, report only finance to *households* for *housing* purposes.

For the purposes of this form, *households* may exist in either the *resident* or *non-resident* sectors.

Positions with *resident* and *non-resident households* are collected separately.

Types of finance

For the purposes of this form, finance includes:

- *loans*.

When reporting *applications* and *borrower-accepter commitments,* report only that finance where the legal lender on the contract is an entity included in the *domestic books* consolidation of the *ADI* or *RFC*.

When reporting information on the stock of outstanding finance (e.g. *credit outstanding*), only include finance that is held on-balance sheet, unless otherwise directed.

Reporting by purpose

Finance is to be classified at the lowest level at which it is able to be identified; the purpose that the funds will be used for determines whether (and where) it is reported on this form, not the product or collateral type. Where finance (identified at the lowest available level) is to be used for more than one purpose, that finance should be classified to its predominant purpose (based on the purpose for which the largest share of the funds will be used).

Credit outstanding & credit outstanding, net of offset account balances

Outstanding finance should be reported under the category in which it sits as at the reporting date. For example, if a *loan* was originally classified as having a *fixed interest rate* but now has a *variable interest rate* then it should be reported as *variable interest rate* for the current *reporting period*.

Treatment of facilities

Where there is a finance *facility* with a mix of *interest rate* or repayment types, follow the instructions below unless otherwise directed.

When reporting on the <u>number</u> of *facilities*, report each *facility* once. Where *interest rate* types or repayment types are separately identified, report the number of *facilities* according to the predominant *interest rate* type or repayment type by value.

When reporting the <u>value</u> of finance, apportion across the relevant *interest rate* type and/or repayment type dimensions.

When reporting the *weighted average interest rate*, weight each *interest rate* by its corresponding balance outstanding.

Values

Unless otherwise specifically stated, information reported on this form should comply with Australian Accounting Standards.

Report monetary amounts on ARF 744.0 in Australian dollars or the Australian dollar equivalent of the foreign currency. Amounts denominated in foreign currency are to be converted to AUD in accordance with *AASB 121 The Effects of Changes in Foreign Exchange Rates* (AASB 121).

Values on ARF 744.0 are to be reported as millions of dollars to 3 decimal places for *banks* and thousands of dollars for *non-bank ADIs* and *RFCs*.

Numbers

Numbers on ARF 744.0 are to be reported unscaled, as whole numbers for *banks, non-bank ADIs* and *RFCs*.

Interest rates

ADIs and *RFCs* are required to report contractual *interest rates*. *Interest rates* are to be reported as an annualised percentage rate to two decimal places.

Refer to the *interest rates* definition for further guidance (ARS 701.0).

Cost of funds and margin

Cost of funds and *margin* items are to be reported as an annualised percentage rate to two decimal places.

Standard Business Reporting (SBR)

Report items on ARF 744.0 with accounting type of debit (assets). The accounting type (i.e. credit or debit) applies to all monetary items and represents the natural accounting type of the item collected.

Specific instructions

Terms highlighted in ***bold italics*** indicate that the definition is provided either in ARS 701.0 or in this Reporting Standard.

All derived fields in the form are shaded in grey are explained in words as a mathematical expression in these instructions.

Examples included under 'Include' and 'Exclude' are examples and should not be taken as an exhaustive list of items to be included or excluded.

1. Housing loans outstanding – by type

Item 1 collects information on the stock of ***credit outstanding*** to ***households*** for ***housing*** by type of ***interest rate*** and repayment type.

Reporting basis: report item 1 as at the end of the ***reporting period***.

Loans to ***non-residents*** should only be reported in item 1.3.

Exclude facilities with a nil ***credit outstanding*** balance.

Column 1	Report the total number of ***housing loan facilities*** with ***credit outstanding***.
Column 2	Report the total value of ***credit outstanding net of offset account balances*** for ***housing loans***.
Column 3	Report the ***weighted average interest rate*** on ***credit outstanding net of offset accounts*** for ***housing loans***.
Column 4	Report the total value of ***credit outstanding*** for ***housing loans***.
Column 5	Report the ***weighted average interest rate*** on ***credit outstanding*** for ***housing loans***.
Column 6	Report the ***cost of funds*** for ***housing loans*** with ***credit outstanding***.
Column 7	Report the ***margin*** for ***housing loans*** with ***credit outstanding***. Column 7 is derived as the column 5 less the column 6.

Item 1.1	Report ***owner-occupied housing loans*** to ***residents***. The following items are derived items. For the number and value of ***loans*** (columns 1, 2 and 4), this item is derived as the sum of the corresponding columns for ***fixed interest rate*** (items 1.1.2.1) and ***variable interest rate*** (item 1.1.2.2). Columns 1, 2 and

	4 for item 1.1 should also be equal to the sum of the corresponding columns for *interest-only* (item 1.1.3.1) and *amortising* (item 1.1.3.2).
	For *interest rate*, *cost of funds* and *margin* (columns 3, 5, 6 and 7), this item should equal the *weighted average* of the corresponding columns for *fixed interest rate* (item 1.1.2.1) and *variable interest rate* (item 1.1.2.2). Columns 3, 5, 6 and 7 for item 1.1 should also be equal to the *weighted average* of the corresponding columns for *interest-only* (item 1.1.3.1) and *amortising* (item 1.1.3.2).
	The following reconciliation to another form should also hold.
	The item in column 4 should equal item 1.1.1.1.1.1 (column 1) on *Reporting Form ARF 720.1A/B ABS/RBA Loans and Finance Leases (Banks & RFCs)/(Non-bank ADIs)* (ARF 720.1A/B).
Item 1.1.1	Of the amount reported in item 1.1, report *revolving credit* facilities. The following reconciliations to other forms should also hold. The item in column 4 should equal item 4.3.1 (column 1) on *Reporting Form ARF 743.0 ABS/RBA Housing Finance* (ARF 743.0). The item in column 4 must also be greater than or equal to the value of *credit outstanding* reported for *owner-occupied revolving credit secured by residential property* in column 1 in item 2.1.2.1.1.1 on ARF 720.1A/B.
Item 1.1.2	Report *owner-occupied housing loans* according to their *interest rate* type in items 1.1.2.1 and 1.1.2.2.
Item 1.1.2.1	Report *owner-occupied housing loans* to *residents* with a *fixed interest rate*. The following reconciliation to another form should also hold. The item in column 4 should equal item 2.1.1.1 (column 1) on ARF 720.1A/B.
Item 1.1.2.2	Report *owner-occupied housing loans* to *residents* with a *variable interest rate*. The following reconciliation to another form should also hold. The item in column 4 should equal item 2.1.1.2 (column 1) on ARF 720.1A/B.
Item 1.1.3	Report *owner-occupied housing loans* according to their repayment type in items 1.1.3.1 and 1.1.3.2.
Item 1.1.3.1	Report total *owner-occupied housing loans* to *residents* for *interest-only*

	loans.
Item 1.1.3.2	Report total *housing loans* for *owner occupation* to *residents* for *amortising loans*.
Item 1.2	Report *investor housing loans* to *residents* with *credit outstanding*. The following items are derived items. For the number and value of *loans* (columns 1, 2 and 4), this item is derived as the sum of the corresponding columns for *fixed interest rate* (item 1.2.2.1) and *variable interest rate* (item 1.2.2.2). Columns 1, 2 and 4 for item 1.2 should also be equal to the sum of the corresponding columns for *interest-only* (item 1.2.3.1) and *amortising* (item 1.2.3.2). For *interest rate*, *cost of funds* and *margin* (columns 3, 5, 6 and 7), this item should equal the *weighted average* of the corresponding columns for *fixed interest rate* (item 1.2.2.1) and *variable interest rate* (item 1.2.2.2). Columns 3, 5, 6 and 7 for item 1.2 should also be equal to the *weighted average* of the corresponding columns for *interest-only* (item 1.2.3.1) and *amortising* (item 1.2.3.2). The following reconciliation to another form should also hold. The item in column 4 should equal item 1.1.1.1.1.2 (column 1) on ARF 720.1A/B.
Item 1.2.1	Of the amount reported in item 1.2, report *revolving credit* facilities. The following reconciliations to other forms should also hold. The item in column 4 should equal item 4.3.1 (column 2) on ARF 743.0. The item in column 4 must also be greater than or equal to the value of *credit outstanding* reported for *revolving credit secured by residential property* for *investment* in column 2 in item 2.1.2.1.1.1 on ARF 720.1A/B.
Item 1.2.2	Report *housing loans* for *investment* according to their *interest rate* type in items 1.2.2.1 and 1.2.2.2.
Item 1.2.2.1	Report *investor housing loans* to *residents* with a *fixed interest rate*. The item in column 4 should equal item 2.1.1.1 (column 2) on ARF 720.1A/B.
Item 1.2.2.2	Report *investor housing loans* to *residents* with a *variable interest rate*. The following reconciliation to another form should also hold.

	The item in column 4 should equal item 2.1.1.2 (column 2) on ARF 720.1A/B.
Item 1.2.3	Report *investor housing loans* according to their repayment type in items 1.2.3.1 and 1.2.3.2.
Item 1.2.3.1	Report total *investor housing loans* to *residents* for *interest-only loans*.
Item 1.2.3.2	Report total *investor housing loans* to *residents* for *amortising loans*.
Item 1.3	Report *housing loans* to *non-residents*.

2. Housing loans funded in the month – by type

Item 2 collects information on the flow of *housing* finance *funded* in the *reporting period* by type of *interest rate*, repayment type, loan documentation and purpose.

Reporting basis: report item 2 during the *reporting period*.

Loans to *non-residents* should only be reported in item 2.2.

For item 2, report all amounts *funded* during the *reporting period*, irrespective of whether or not they were drawn. Values are to be reported gross of *offset account* balances (i.e. do not subtract *offset account* balances) and of *redraw facilities* (i.e. do not subtract the amounts available in *redraw facilities*).

For *internal refinances* report the total value refinanced, not just the increase in the *credit limit*.

Column 1	Report the total number of *owner-occupied housing loan facilities* that were *funded* during the *reporting period*.
Column 2	Report the value of credit for *owner-occupied housing loans* that was *funded*. For *internal refinances* report the total value refinanced, not just the increase in the *credit limit*.
Column 3	Report the *weighted average interest rate* on *owner-occupied housing loans* that were *funded*.
Column 4	Report the *cost of funds* for *owner-occupied housing loans* that were *funded*.
Column 5	Report the *margin* for *owner-occupied housing loans* that were *funded*. Column 5 is derived as column 3 less column 4.
Column 6	Report the total number of *investment housing loan facilities* that were

	funded.
Column 7	Report the value of credit for *investment housing loans* that was *funded*. For *internal refinances* report the total value refinanced, not just the increase in the *credit limit*.
Column 8	Report the *weighted average interest rate* on *investment housing loans* that were *funded*.
Column 9	Report the *cost of funds* for *investment housing loans* that were *funded*.
Column 10	Report the *margin* for *investment housing loans* that were *funded*. Column 10 is derived as the column 8 less column 9.

Item 2.1	Report *housing loans* to *residents*. The following items are derived items. For the number and value of *loans* (columns 1, 2, 6 and 7), this item is derived as the sum of the corresponding columns for *fixed interest rate* (item 2.1.3.1) and *variable interest rate* (item 2.1.3.2). Columns 1, 2, 6 and 7 for item 2.1 should also be equal to the sum of the corresponding columns for *interest-only* (item 2.1.4.1) and *amortising* (item 2.1.4.2). For *interest rate*, *cost of funds* and *margin* (columns 3, 4, 5, 8, 9 and 10), this item should equal the *weighted average* of the corresponding columns for *fixed interest rate* (item 2.1.3.1) and *variable interest rate* (item 2.1.3.2). Columns, 3, 4, 5, 8, 9 and 10 for item 2.1 should also be equal to the *weighted average* of the corresponding columns for *interest-only* (item 2.1.4.1) and *amortising* (item 2.1.4.2).
Item 2.1.1	Of the amount reported in item 2.1, report *revolving credit* facilities.
Item 2.1.2	Of the amount reported in item 2.1, report finance for the *construction* of *new dwellings*.
Item 2.1.3	Report *housing loans* to *residents* by interest rate type for items 2.1.3.1 and 2.1.3.2.
Item 2.1.3.1	Report *housing loans* to *residents* with a *fixed interest rate*.
Item 2.1.3.1.1	Of the amount reported in item 2.1.3.1, report *housing loans* to *first-home buyers*.
Item 2.1.3.2	Report *housing loans* to *residents* with a *variable interest rate*.
Item 2.1.3.2.1	Of the amount reported in item 2.1.3.2, report *housing loans* to *first-*

	home buyers.
Item 2.1.4	Report *housing loans* to *residents* by repayment type for items 2.1.4.1 and 2.1.4.2.
Item 2.1.4.1	Report *housing loans* to *residents* for *interest-only loans*.
Item 2.1.4.2	Report *housing loans* to *residents* for *amortising loans*.
Item 2.2	Report *housing loans* to *non-residents*.

3. Housing loans to residents funded in month – by size

Item 3 collects information on the flow of new finance to *resident households* for *housing loans funded* during the *reporting period* by the size of the *loan* amount at *commitment*.

Reporting basis: report item 3 during the *reporting period*.

Finance to *non-residents* is excluded from item 3.

The value at *commitment* is to be calculated at the *facility* level (for instance, considering the *fixed interest rate* and *variable interest rate* components of a split *loan* as one *facility*). If the *loan* (or *facility*) is for multiple purposes, report the entire *loan* (*facility*) value according to the predominant purpose.

The entire value of the *commitment* is to be included in the *reporting period* in which it is *funded*, not just the amount drawn in that *reporting period*.

In the event of an *internal refinance* (e.g. a top-up), report the new value at *commitment* using the entire new *loan* balance (not just the top-up). If the *loan* is disbursed over a period of time (multiple *drawdowns*) then report the entire *loan* as being *funded* in the *reporting period* in which the funds are first made available to the borrower.

Column 1	Report according to the property purpose (see item 3 for further details).
Column 2	Report according to the *loan* value at *commitment* (see item 3 for further details).
Column 3	Report the total number of *housing loan facilities funded*.
Column 4	Report the total value of *housing loans funded*.
Column 5	Report the *weighted average interest rate* on *housing loans funded*.

Item 3	Report total *housing loans* to *residents funded* in the *reporting period* for each combination of property purpose and value at *commitment* bucket.
	The property purposes are:

- *owner-occupied*; and
- *investment*.

The value at *commitment* buckets are:
- size of the *loan* amount at *commitment* was greater than $0 and less than or equal to $200 000;
- size of the *loan* amount at *commitment* was greater than $200 000 and less than or equal to $400 000;
- size of the *loan* amount at *commitment* was greater than $400 000 and less than or equal to $600 000;
- size of the *loan* amount at *commitment* was greater than $600 000 and less than or equal to $800 000
- size of the *loan* amount at *commitment* was greater than $800 000 and less than or equal to $1 000 000;
- size of the *loan* amount at *commitment* was greater than $1 000 000 and less than or equal to $1 500 000;
- size of the *loan* amount at *commitment* was greater than $1 500 000 and less than or equal to $2 000 000; and
- size of the *loan* amount at *commitment* was greater than $2 000 000.

The following items are derived items.

For each property purpose in item 3, the *weighted average* of the *interest rates*, the sum of the value and the sum of the number of *facilities funded* in the *reporting period* for all value at *commitment* buckets should be equal to the corresponding columns in item 2.1 for each property purpose.

4. Housing loans to residents funded in month – by loan-to-valuation ratio (at commitment)

Item 4 collects information on the flow of new finance to *resident households* for *housing loans funded* during the *reporting period* by *loan-to-valuation ratio* at *commitment*.

Reporting basis: report item 4 during the *reporting period*.

Finance to *non-residents* is excluded from item 4.

The *loan-to-valuation ratio* is to be calculated at the *facility* level (for instance, considering the *fixed interest rate* and *variable interest rate* components of a split *loan* as one *facility*). The valuation should include the sum of valuations of all collateral included in the contract to which the lender would have recourse.

If the *loan* (or *facility*) is for multiple purposes, report the entire *loan* (*facility*) value according to the predominant purpose.

In the event of an *internal refinance* (e.g. a top-up), report the new *loan-to-valuation ratio* using the entire new *loan* balance (not just the top-up) and the most recent valuation of the underlying collateral.

The entire value of the *commitment* is to be included in the month in which it is *funded*, not just the amount drawn in that month.

Column 1	Report according to the property purpose (see item 4 for further details).
Column 2	Report according to the *loan-to-valuation ratio* at *commitment* (see item 4 for further details).
Column 3	Report the total number of *housing loan facilities funded*.
Column 4	Report the total value of *housing loans funded*.
Column 5	Report the *weighted average interest rate* on *housing loans funded*.

Item 4	Report total *housing loans* to *households funded* in the *reporting period* for each combination of property purpose and *loan-to-valuation ratio* bucket.
	The property purpose are:
	• *owner-occupied*; and
	• *investment*.
	The *loan-to-valuation ratio* buckets are:
	• where the *loan-to-valuation ratio* at commitment was less than 40 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 40 per cent and less than 60 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 60 per cent and less than 80 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 80 per cent and less than 81 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 81 per cent and less than 85 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 85 per cent and less than 90 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 90 per cent and less than 95 per cent;
	• where the *loan-to-valuation ratio* at *commitment* was greater than or equal to 95 per cent;
	• where the *loan* was *unsecured*; and
	• where the *loan-to-valuation ratio* at *commitment* was unknown.
	The following items are derived items.
	For each property purpose in item 4, the *weighted average* of the *interest rates*, the sum of the value and the sum of the number of *facilities funded* in the *reporting period* for all *loan-to-valuation ratio* at *commitment*

	buckets should be equal to the corresponding columns in item 2.1 for each property purpose.
Item 4.1	Report the average *loan-to-valuation ratio* at *commitment* for *loans funded* during the *reporting period*, weighted by *loan* size as per item 3.

5. Fixed interest rate housing loans to residents – by residual term

Item 5 collects information on the stock of *fixed interest rate housing loans* to *resident households* by stage in the extension of finance and *residual term* of the *fixed interest rate* period.

Reporting basis: report item 5 as at the end of the *reporting period* or during the *reporting period* as directed.

When reporting the number of *facilities*, report each *facility* with a *fixed interest rate* component once, regardless of whether this is the predominant *interest rate* type by value. Note that this differs from the standard treatment elsewhere in this form.

Finance to *non-residents* is excluded from item 5.

Exclude facilities with a nil *credit outstanding* balance.

Column 1	Report according to the property purpose of the *loans* (see item 5 for further details).
Column 2	Report according to the *residual term* of the *fixed interest rate* period of *housing loans* (see item 5 for further details).
Column 3	Report according to the stage in the extension of finance (see item 5 for further details).
Column 4	Report the total number of *housing loan facilities* with a *fixed interest rate* by *residual term*. For *credit outstanding,* report the number of *housing loan facilities* with a *fixed interest rate* component that have *credit outstanding* on that *fixed interest rate* component as at the end of the month. For *funded*, report the number of *housing loan facilities* with a *fixed interest rate* component *funded* in the month.
Column 5	Report the value of *housing loans* with a *fixed interest rate* by *residual term*.
Column 6	Report the *weighted average interest rate* on *housing loans* with a *fixed interest rate* by *residual term* of the *fixed interest rate* period.
Column 7	Report the *weighted average residual term* on *housing loans* with a *fixed*

| | *interest rate* by *residual term* of the *fixed interest rate* period.

To calculate and report this item, express each term as the number of days remaining to maturity/365 days.

Unit of measurement: report item 5, column 7 as a whole number. |
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| **Item 5** | Report *fixed interest rate housing loans* to *resident households* for each combination of property purpose, *residual term* and the stage in the extension of finance.

The property purposes are:
- *owner-occupied*; and
- *investment*.

The *residual term* buckets are:
- term less than or equal to 1 year;
- term greater than 1 year and less than or equal to 2 years;
- term greater than 2 years and less than or equal to 3 years;
- term greater than 3 years and less than or equal to 5 years;
- term greater than 5 years.

The stages in the extension of finance are:
- *credit outstanding*; and
- *funded* in the month.

The following items are derived items.

For each property purpose, the *weighted average* of the *interest rates* and the sum of the value of *loans* with *credit outstanding* for all *residual term* buckets should be equal to column 5 and column 4 respectively in item 1.1.2.1.

For each property purpose, the *weighted average* of the *interest rates*, the sum of the value and the sum of the number of *facilities funded* in the *reporting period* for all *residual term* buckets should be equal to the corresponding columns for each property purpose in item 2.1.3.1. |
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