



# STATISTICS

## Quarterly Authorised Deposit-taking Institutions Property Exposures

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## Explanatory Note

### ADI Industry Segments

To assist users analyse the ADI industry, the industry is broken down into three industry segments: banks, building societies and credit unions.

ADI means an authorised deposit-taking institution within the meaning of the Banking Act 1959.

Banks are ADIs that assume or use the term 'bank' in relation to their banking business. Data for banks are broken down into four segments: major banks, other domestic banks, foreign subsidiary banks and foreign branch banks.

Major banks comprises the Australia and New Zealand Banking Group Limited, the Commonwealth Bank of Australia, the National Australia Bank Limited, and the Westpac Banking Corporation.

Other domestic banks comprise all locally-owned banks excluding the major banks.

Foreign subsidiary banks are those foreign banks authorised to carry on banking business in Australia through a locally-incorporated subsidiary.

Foreign branch banks are those foreign banks authorised to carry on banking business in Australia through branches and are subject to specific restrictions on their deposit-taking activities. These ADIs are generally not required to report ARF 223, so are not included in the residential mortgage lending tables.

Building societies are locally-incorporated ADIs that assume or use the expression 'building society' in relation to their banking business.

Credit unions are locally-incorporated ADIs that assume or use the expression 'credit union' or 'credit co-operative' in relation to their banking business.

A list of all ADIs is provided on APRA's website.

### Comparison to ARF 320.8 – *Housing Loan Reconciliation*

The *Quarterly Authorised Deposit-taking Institution Property Exposures* publication includes data on new residential term loans funded from ARF 223. The previous source of data for this publication was ARF 320.8 - *Housing Loan Reconciliation*. It is important to note that a number of differences exist between the two publications that users should be aware of.

The data available in this version of the publication now categorise loans based on the predominant purpose of the funds. To be considered an owner-occupied loan, the funds must be used for a residential property that is occupied or to be occupied by the borrower(s) as their principal place of residence. This includes dwellings and residential land that are vacant while under construction but that the borrower intends to occupy as a principal place of residence; and part-time residences that are the borrower(s) principal place of residence. It excludes part-time residences that are not the borrower(s) principal place of residence. These are reported as investment loans – please see the glossary for further information. APRA's definition under ARS 223 may differ to an ADI's internal definition of what constitutes an owner-occupied loan, which may be used for other statutory reporting. Users should be aware of the potential difference in scope when comparing data from this publication to other reports.

The new version of the publication uses data based on 'loans funded' where any portion of the funds is made available for the borrower to draw down, whether or not it is drawn down within that period. The previous version used 'loans approved'.

More granular information is now provided on policy exceptions, splitting the previous 'new loans approved outside serviceability policy' item into two; 'exceptions to serviceability policy' and 'serviceability verification waivers'. See the glossary for details of these two new components.

### Basis of Preparation

The basis of preparation of the data in this publication differs between commercial property exposures and residential property exposures. It is important to note that the publication reports aggregated data from the ADI's perspective and not the customers' view. Additionally data provided on residential mortgages in this report should be interpreted in light of APRA's expectations that are set out in *Prudential Practice Guide APG 223 Residential Mortgage Lending* (APG 223).

Both types of data are sourced from two levels of reporting by ADIs:

- Consolidated group book includes the exposures of the global consolidated operations of ADIs ('consolidated group'). Locally-incorporated ADIs with controlled entities or associates are required to report consolidated group book data in accordance with the Australian accounting standards AASB 127 Consolidated and Separate Financial Statements and AASB 3 Business Combinations.
- Licensed or domestic book includes the business of an ADI on a standalone basis, excluding subsidiaries and associates. The domestic book is the licensed book excluding offshore banking operations such as offshore branches.

Commercial property exposures are sourced from the consolidated group books of the ADIs. Locally incorporated ADIs with controlled entities or associates are required to report consolidated group book data. For other ADIs, licensed and domestic book data are included.

Domestic ADIs which are themselves subsidiaries of a domestic ADI are not included in commercial property exposure data; the data for these ADIs are included in the data for the domestic parent ADI. Residential property data are presented on a Level 1 or Level 2 basis.

Commercial property exposures are facilities provided for the development, acquisition or improvement of real estate, where the servicing of the facility is dependent on cash flows from the property itself through sale or rental income and/or from cash flows generated from other properties owned by the borrower.

Residential property exposures include only loans to households which are secured by residential property. This is considerably narrower than the scope of commercial property exposures.

### Source of data

The data in this publication are sourced from the following returns submitted to APRA under the Financial Sector (Collection of Data) Act 2001 by ADIs.

- ARF 230.0 Commercial Property (Licensed ADI and Consolidated Group Books)
- ARF 223.0 Residential Mortgage Lending (Level 1 and Level 2)

Blank copies of returns and associated instructions are available on APRA's website.

### Estimation of commercial property data

The Quarterly Authorised Deposit-taking Institution Property Exposures publication includes commercial property exposure data for all ADIs for the March and September quarters only, until September 2008. From December 2008 onwards, data are included on a quarterly basis. In the March and September quarters, all ADIs are required to report their commercial property exposures. Therefore, data are available for all ADIs in these quarters. In the June and December quarters, only a sample of banks are required to report their commercial property exposures, with the remaining ADIs' exposures estimated using their previous quarters' exposures. This sample comprises those banks which have the largest commercial property exposures and together they hold approximately 99 per cent of total ADI commercial property exposures.

**Table 1a All ADIs' commercial property exposures**  
(Excludes 'other ADIs')

(\$ million, consolidated group)

	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%
Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

<sup>a</sup> Domestic subsidiary ADIs are consolidated into their parents

**Table 1b ADIs' residential property exposures**  
(Excludes 'other ADIs')

(\$ million, Level 2)

Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999

LVR $\geq$ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq$ LVR < 80%	999	999	999
$80\% \leq$ LVR < 90%	999	999	999
$90\% \leq$ LVR < 95%	999	999	999
LVR $\geq$ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>			
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			
Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
New non-performing loans during the quarter	999	999	999
<b>Non-performing term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq$ LVR < 80%	999	999	999
$80\% \leq$ LVR < 90%	999	999	999
$90\% \leq$ LVR < 95%	999	999	999
LVR $\geq$ 95%	999	999	999
LVR missing	999	999	999
Number of entities	99	99	99



**Table 1c ADIs' new housing loan approvals**  
(Excludes 'other ADIs')

(\$ million, Level 2)

Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia

Quarter end

Mar 2019

Jun 2019

Sep 2019

**New loans funded - total committed amount**

**New loans funded**

999 999 999

Term loans - by purpose

999 999 999

Owner-occupied

999 999 999

Investment

999 999 999

Non-housing

999 999 999

Revolving credit

999 999 999

**New loans funded - selected characteristics**

Third party originated

999 999 999

Externally refinanced

999 999 999

Loans to SMSFs

999 999 999

Loans to non-residents

999 999 999

Loans for units and apartments

999 999 999

Exceptions to serviceability policy

999 999 999

Serviceability verification waivers

999 999 999

**Term loans funded - selected characteristics**

Interest-only

999 999 999

Owner-occupied

999 999 999

Investment

999 999 999

Non-housing purposes

999 999 999

Loan-to-income  $\geq 4x < 6x$

999 999 999

Loan-to-income  $\geq 6x$

999 999 999

Debt-to-income  $\geq 4x < 6x$

999 999 999

Debt-to-income  $\geq 6x$

999 999 999

**Term loans by loan-to-valuation ratio (LVR)**

LVR < 60%

999 999 999

60%  $\leq$  LVR < 80%

999 999 999

80%  $\leq$  LVR < 90%

999 999 999

90%  $\leq$  LVR < 95%

999 999 999

LVR  $\geq$  95%

999 999 999

**Owner-occupied term loans by LVR**

LVR < 60%

999 999 999

60%  $\leq$  LVR < 80%

999 999 999

80%  $\leq$  LVR < 90%

999 999 999

90%  $\leq$  LVR < 95%

999 999 999

LVR ≥ 95%	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

Table 2a Banks' commercial property exposures			
(\$ million, consolidated group)			
	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999

Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%
Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

Table 2b Banks' residential property exposures			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999

80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			
Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
New non-performing loans during the quarter	999	999	999

Non-performing term loans by LVR			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
Number of entities	99	99	99

Table 2c Banks' new housing loan approvals			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>New loans funded - total committed amount</b>			
<b>New loans funded</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>New loans funded - selected characteristics</b>			
Third party originated	999	999	999
Externally refinanced	999	999	999
Loans to SMSFs	999	999	999
Loans to non-residents	999	999	999
Loans for units and apartments	999	999	999
Exceptions to serviceability policy	999	999	999
Serviceability verification waivers	999	999	999
<b>Term loans funded - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Loan-to-income ≥ 4x < 6x	999	999	999
Loan-to-income ≥ 6x	999	999	999
Debt-to-income ≥ 4x < 6x	999	999	999
Debt-to-income ≥ 6x	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999

60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

Table 3a Credit unions and building societies' commercial property exposures			
(\$ million, consolidated group)			
	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999

Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%
Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

**Table 3b Credit unions and building societies' residential property exposures**

(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999

Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			



Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
 New non-performing loans during the quarter	 999	 999	 999
<b>Non-performing term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
 Number of entities	 99	 99	 99

Table 3c Credit unions and building societies' new housing loan approvals			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>New loans funded - total committed amount</b>			
<b>New loans funded</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>New loans funded - selected characteristics</b>			
Third party originated	999	999	999
Externally refinanced	999	999	999
Loans to SMSFs	999	999	999
Loans to non-residents	999	999	999
Loans for units and apartments	999	999	999
Exceptions to serviceability policy	999	999	999
Serviceability verification waivers	999	999	999
<b>Term loans funded - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999

Investment	999	999	999
Non-housing	999	999	999
Loan-to-income $\geq 4x < 6x$	999	999	999
Loan-to-income $\geq 6x$	999	999	999
Debt-to-income $\geq 4x < 6x$	999	999	999
Debt-to-income $\geq 6x$	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

Table 4a Major banks' commercial property exposures			
(\$ million, consolidated group)			
	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999

Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%
Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

**Table 4b Major banks' residential property exposures**

(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999

Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credits	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999

Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			
Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
New non-performing loans during the quarter	999	999	999
<b>Non-performing term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
Number of entities	99	99	99

Table 4c Major banks' new housing loan approvals			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>New loans funded - total committed amount</b>			
<b>New loans funded</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999

Revolving credit	999	999	999
<b>New loans funded - selected characteristics</b>			
Third party originated	999	999	999
Externally refinanced	999	999	999
Loans to SMSFs	999	999	999
Loans to non-residents	999	999	999
Loans for units and apartments	999	999	999
Exceptions to serviceability policy	999	999	999
Serviceability verification waivers	999	999	999
<b>Term loans funded - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Loan-to-income $\geq 4x < 6x$	999	999	999
Loan-to-income $\geq 6x$	999	999	999
Debt-to-income $\geq 4x < 6x$	999	999	999
Debt-to-income $\geq 6x$	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
$60\% \leq \text{LVR} < 80\%$	999	999	999
$80\% \leq \text{LVR} < 90\%$	999	999	999
$90\% \leq \text{LVR} < 95\%$	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

**Table 5a Other domestic banks' commercial property exposures**

(\$ million, consolidated group)			
	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%
Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

**Table 5b Other domestic banks' residential property exposures**

(\$ million, Level 2)	
	Quarter end

Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999



60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			
Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
New non-performing loans during the quarter	999	999	999
<b>Non-performing term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
Number of entities	99	99	99

**Table 5c Other domestic banks' new housing loan approvals**

(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>New loans funded - total committed amount</b>			
<b>New loans funded</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>New loans funded - selected characteristics</b>			
Third party originated	999	999	999
Externally refinanced	999	999	999
Loans to SMSFs	999	999	999
Loans to non-residents	999	999	999
Loans for units and apartments	999	999	999
Exceptions to serviceability policy	999	999	999
Serviceability verification waivers	999	999	999
<b>Term loans funded - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing purposes	999	999	999
Loan-to-income $\geq 4x < 6x$	999	999	999
Loan-to-income $\geq 6x$	999	999	999
Debt-to-income $\geq 4x < 6x$	999	999	999
Debt-to-income $\geq 6x$	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% $\leq$ LVR < 80%	999	999	999
80% $\leq$ LVR < 90%	999	999	999
90% $\leq$ LVR < 95%	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% $\leq$ LVR < 80%	999	999	999
80% $\leq$ LVR < 90%	999	999	999
90% $\leq$ LVR < 95%	999	999	999
LVR $\geq 95\%$	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999

60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

Table 6a Foreign subsidiary banks' commercial property exposures			
(\$ million, consolidated group)			
	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Commercial property exposure limits</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property limits</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposure limits in Australia</i>	999	999	999
<b>Commercial property actual exposures</b>			
Office	999	999	999
Retail	999	999	999
Industrial	999	999	999
Land development/subdivisions	999	999	999
Other residential	999	999	999
Tourism and leisure	999	999	999
Other	999	999	999
<b>Total commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Impaired Commercial property exposures</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
<b>Specific provisions and security</b>	<b>999</b>	<b>999</b>	<b>999</b>
<i>of which: Exposures in Australia</i>	999	999	999
Impaired assets to exposures	0.0%	0.0%	0.0%
Specific provisions to exposures	0.0%	0.0%	0.0%
Specific provisions to impaired exposures	0.0%	0.0%	0.0%

Specific provisions and security held to impaired exposures	0.0%	0.0%	0.0%
Number of entities <sup>a</sup>	99	99	99

Table 6b Foreign subsidiary banks' residential property exposures			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs), secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>Credit limits</b>			
<b>Total credit limits (including redrawable amounts)</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Balances in offset accounts	999	999	999
<b>Credit outstanding</b>			
<b>Total credit outstanding</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans - by purpose			
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
Reverse mortgages	999	999	999
<b>Credit outstanding - term loans - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Funded ≤ 3 years ago	999	999	999
Funded > 3 years and ≤ 5 years ago	999	999	999
Funded > 5 years ago	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999

<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
<b>Credit outstanding - selected characteristics</b>			
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
<b>Loan performance - credit outstanding</b>			
Loans 30-89 days past due but not impaired	999	999	999
<b>Non-performing loans</b>	<b>999</b>	<b>999</b>	<b>999</b>
Term loans	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>Non-performing loans - selected characteristics</b>			
Interest-only term loans	999	999	999
Third party originated	999	999	999
Low documentation	999	999	999
Loans to non-residents	999	999	999
Loans to SMSFs	999	999	999
Loans for units or apartments	999	999	999
Mortgagee in possession	999	999	999
New non-performing loans during the quarter	999	999	999
<b>Non-performing term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999

90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
LVR missing	999	999	999
Number of entities	99	99	99

Table 6c Foreign subsidiary banks' new housing loan approvals			
(\$ million, Level 2)			
Loans to households and self-managed superannuation funds (SMSFs) funded during the quarter, secured by residential property in Australia	Quarter end		
	Mar 2019	Jun 2019	Sep 2019
<b>New loans funded - total committed amount</b>			
<b>New loans funded</b>	999	999	999
Term loans - by purpose	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Revolving credit	999	999	999
<b>New loans funded - selected characteristics</b>			
Third party originated	999	999	999
Externally refinanced	999	999	999
Loans to SMSFs	999	999	999
Loans to non-residents	999	999	999
Loans for units and apartments	999	999	999
Exceptions to serviceability policy	999	999	999
Serviceability verification waivers	999	999	999
<b>Term loans funded - selected characteristics</b>			
Interest-only	999	999	999
Owner-occupied	999	999	999
Investment	999	999	999
Non-housing	999	999	999
Loan-to-income ≥ 4x < 6x	999	999	999
Loan-to-income ≥ 6x	999	999	999
Debt-to-income ≥ 4x < 6x	999	999	999
Debt-to-income ≥ 6x	999	999	999
<b>Term loans by loan-to-valuation ratio (LVR)</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999

<b>Owner-occupied term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Investment term loans by LVR</b>			
LVR < 60%	999	999	999
60% ≤ LVR < 80%	999	999	999
80% ≤ LVR < 90%	999	999	999
90% ≤ LVR < 95%	999	999	999
LVR ≥ 95%	999	999	999
<b>Interest rates for new loans funded</b>			
Average variable rate of new loans funded	9.90%	9.90%	9.90%
Average assessment rate used for serviceability	9.90%	9.90%	9.90%
Number of entities	99	99	99

## Glossary

**ADI** refers to an authorised deposit-taking institution, meaning a body corporate authorised under section 9 of the Banking Act 1959, to carry on banking business in Australia (e.g. a bank, building society or credit union).

**Building societies** are locally-incorporated ADIs that assume or use the expression 'building society' in relation to their banking business.

**Credit limits** is the maximum amount of funds available to the borrower without additional authorisation or approval. This amount should include the credit outstanding and any other funds that can be drawn without additional approval by the lender.

**Credit outstanding** is the balance owed by borrowers at the end of the reporting period (including capitalised interest or fees). The credit outstanding is the original loan amount, less any repayments, plus any redraw facilities drawn.

**Credit unions** are locally-incorporated ADIs that assume or uses the expression 'credit union' or 'credit cooperative' in relation to their banking business.

**Commercial property exposure limits** are the aggregate of all claims, commitments and contingent liabilities arising from on and off-balance sheet transactions with the counterparty. This includes the outstanding balances of all loans and advances, all unused off-balance sheet commitments and the credit equivalent amounts of all market-related contracts (e.g. interest rate hedging contracts).

**Commercial property exposures** are facilities for the development, acquisition and improvement of real estate, where the servicing and repayment of the facility is dependent on cash flows generated by the property itself or other properties owned by the borrower. Excluded are housing loans for owner occupation and loans to individuals or families for residential-property investment. Loans to construction companies which are paid by third parties are also excluded, where such payment is not dependent on the proceeds of the sale or rental of the property upon completion.

**Commercial property exposures: *Industrial*** are facilities for the development, acquisition or improvement of Industrial property, and the servicing and repayment of the facility is dependent on the cash flows generated by the Industrial property itself through sale or rental income, and/or from cash flows generated from other Industrial properties owned by the borrower.

**Commercial property exposures: *Land development/subdivisions*** are facilities for the development and/or subdivision of land, and the servicing and repayment of the facility is dependent on the cash flows generated through sale of the land, and/or from cash flows generated from other land development or subdivision activity owned by the borrower.

**Commercial property exposures: *Office*** are facilities for the development, acquisition or improvement of office buildings, and the servicing and repayment of the facility is dependent on the cash flows generated by the office property itself through sale or rental income, and/or from cash flows generated from other office properties owned by the borrower.

**Commercial property exposures: *Other residential*** are exposures to residential property excluding all loans to individuals or families and excluding loans to private family companies or family trusts for owner occupation.



**Commercial property exposures: *Retail*** are facilities for the development, acquisition or improvement of retail buildings, and the servicing and repayment of the facility is dependent on the cash flows generated by the retail property itself through sale or rental income, and/or from cash flows generated from other retail properties owned by the borrower.

**Commercial property exposures: *Tourism and leisure*** are facilities for the development, acquisition or improvement of land and buildings used in the tourism and leisure or hospitality industries, and the servicing and repayment of the facility is dependent on the cash flows generated by the property itself through sale or rental income, and/or from cash flows generated from other tourism and leisure properties owned by the borrower.

**Debt-to-income** is the ratio of the credit limit of all debts held by the borrower, to the borrowers' gross income.

**Dwellings** refers to a self-contained room or suite of rooms, including cooking and bathing facilities, intended for long-term residential use. A dwelling is private (not generally accessible by the public) and is contained within a building that is an immobile structure. A dwelling may comprise part of a building or the whole of a building. Regardless of whether they are self-contained or not, rooms within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. hotels, motels or hostels) are not defined as dwellings.

**Exceptions to serviceability policy** refers to loans funded either with negative serviceability, below ADI's serviceability threshold or that have been granted other credit policy waivers related to serviceability.

**Externally refinanced** are loans where a new loan is obtained to replace an existing loan that was provided by a different lender (that is not within the regulated ADI itself).

**Foreign bank branches** are foreign banks licensed to conduct banking business in Australia through branches, subject to a condition which specifically restricts the acceptance of retail deposits (referred to as Foreign ADIs under the Banking Act).

**Foreign subsidiary banks** are foreign banks authorised to carry on banking business in Australia through a locally incorporated subsidiary.

**Funded** – a loan is considered funded once any portion of the funds is made available for the borrower to draw down according to the terms of the contract, whether or not it is drawn down within that period. This includes refinancing of existing loans where a new application is received, a new credit assessment decision is made or a new loan replaces the existing loan.

**Households** are individuals (that is, natural persons), or groups of individuals, whose dealings are for personal or household purposes.

**Housing loans** includes loans for the construction or purchase of dwellings for owner-occupation and investment.

**Interest-only** loans are loans on which only interest is paid during a set period and no principal is automatically amortised. These loans will typically revert to principal-and-interest repayments at the end of the interest-only period.

**Investment** loans are loans where the funds are used to purchase or refinance a residential property that is not owner-occupied. Occupation status of the residential property purchased, not the occupation status of the property used as security for the loan. It includes holiday or vacation homes and part-time residences that are not the borrower's principal place of residence.

**Loan serviceability assessment rate** refers to the interest rate used in the ADI's serviceability assessments, such as an interest-rate floor or actual interest-rate rate plus interest-rate buffer.

**Loans 30-89 days past-due but not impaired** are loans that are at least 30 days past-due but less than 90 days past-due, whether or not the loan is well secured or impaired. This should be based on the original contractual terms of the loan, not restructured terms or temporary concessions.

**Loan-to-income ratio** is the ratio of the credit limit of the loan to the borrower's gross income.

**Loan-to-value ratio (LVR)** is the ratio of the outstanding amount of the loan to the value of the property that secures the exposure.

**Loans funded LVR<60%** are loans funded with a loan-to-valuation ratio less than 60 per cent during the quarter.

**Loans funded  $60\% \leq \text{LVR} < 80\%$**  are loans funded with a loan-to-valuation greater than or equal to 60 per cent but less than 80 per cent during the quarter.

**Loans funded  $80\% \leq \text{LVR} < 90\%$**  are loans funded with a loan-to-valuation greater than or equal to 80 per cent but less than 90 per cent during the quarter.

**Loans funded  $90\% \leq \text{LVR} < 95\%$**  are loans funded with a loan-to-valuation greater than or equal to 90 per cent but less than 95 per cent during the quarter.

**Loans funded LVR  $\geq 95\%$**  are loans funded with a loan-to-valuation greater than 95 per cent during the quarter.

**Loans funded LVR missing** are loans funded with a loan-to-valuation that is unknown during the quarter.

**Loans with offset facilities** are loans with an offset account, typically a deposit account, in which the balance is either wholly or partly offset against the loan balance for the purposes of calculating interest.

**Loans with redraw facilities** are loans that allow the borrower to make advance repayments with the option of subsequently withdrawing the accumulated excess down to the extent of the loan balance specified in the loan schedule.

**Low-documentation loans** refers to a loan for which the lender has not, prior to loan origination, fully documented and verified the income of the borrower.

**Major banks** are the Australia and New Zealand Banking Group Limited, Commonwealth Bank of Australia, the National Australia Bank Limited, Westpac Banking Corporation and their subsidiary banks.

**Mortgagee in possession** refers to loans for which the ADI has taken possession of the property securing the loan due to borrower default. Do not include loans where the property has been sold.

**Non-housing purposes** is a loan secured by residential property where the funds are not used for the purchase, renovation or development of residential property.

**Non-residents** are borrowers whose centre of predominant economic interest (i.e. principal place of residence) is outside Australia's economic territory.

**Non-performing loans** are loans that have been recognised as either impaired or 90 days past due, consistent with the methodology in *APS 220*.

**Other ADI** consist of ADIs that are not banks, building societies or credit unions. This includes providers of purchased payment facilities and specialist credit card institutions.

**Other domestic banks** are locally-owned banks excluding those defined as majors.

**Owner-occupied** refers to a loan for the purpose of housing, where the funds are used for a residential property, that is occupied or to be occupied by the borrower(s) as their principal place of residence.

**Residential land** is any vacant land that does not have a dwelling attached, where the construction of a dwelling is allowed under zoning regulations.

**Residential property** refers to residential land and dwellings

**Residential property exposures** are loans for the development, acquisition and improvement of housing for owner occupation or investment by individuals or families.

**Reverse mortgages** are loans secured by residential property in which repayments are generally deferred and capitalised, with full repayment due when the owner dies, sells the property or moves out of the house.

**Revolving credit** refers to lending facilities that the borrower may repeatedly draw down, in part or in full up to an authorised credit limit, and repay any credit drawn, in part or in full, on multiple occasions without the facility being cancelled.

**Security held** is the value of security held in relation to the reporting party's exposure to commercial property.

**Self-managed superannuation funds (SMSFs)** has the meaning given by sections 17A and 17B of the *Superannuation Industry (Supervision) Act 1993*.

**Serviceability verification waivers** are loans with material waivers to serviceability verification requirements, which may impact the reliability of the serviceability assessment.

**Term loans** refer to loans extended for a fixed period, with a maturity date by which the loan must be repaid.

**Third party originated** refer to loans where the ADI's primary contact with the borrower at origination is through a mortgage broker or another party (including a related body corporate) that is not within the regulated ADI itself.

**Units and apartments** refers to dwellings in a building that has more than two dwellings. These dwellings do not have their own private grounds and usually share a common entrance foyer or

stairwell. Do not include duplexes, townhouses or a detached residence that includes a flat (such as a granny flat) on the same property.

**Variable rate loan** is a loan with a variable or floating interest rate.



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