

**Residential Mortgage Survey
Results of Survey for September 2004**

(Value in HK\$ million)
September 2004 **August 2004**

24 authorized institutions

1. New loans drawn down during month

a. Value	11,333	9,232
M-o-M % change	22.8%	-14.5%
b. Number	7,190	6,253

2. New loans approved during month

a. Value	12,544	11,683
M-o-M % change	7.4%	-0.5%
b. Number	7,714	7,477
c. Average size	1.63	1.56
d. Loan-to-value ratio (%)	63.9	63.6
e. Contractual life (months)	228	221
f. Loans associated with co-financing schemes		
- Value	944	897
- Number	419	421
g. Type of property transaction		
- Value		
- Primary market	2,690	2,790
- Secondary market	6,629	5,257
- Refinancing	3,225	3,635
- Number		
- Primary market	1,145	1,284
- Secondary market	4,379	3,778
- Refinancing	2,190	2,415
h. New loans approved during month but not yet drawn		
- Value	7,826	8,212
- Number	4,872	5,062
i. Number of applications (cases)	12,896	11,935

3. Outstanding loans

a. Value	523,626	523,317
M-o-M % change	0.1%	-0.2%
Y-o-Y % change	0.6%	0.2%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	51,556	52,202
- Number	66,717	67,154
Schemes offered by the private sector:		
- Value	48,358	48,712
- Number	29,510	29,847
c. Delinquency ratio (%)		
- More than 3 months	0.47	0.50
- More than 6 months	0.29	0.32
d. Rescheduled loan ratio (%)	0.50	0.50

4. Loans written off

a. Value of loans written off during month	54	69
b. Loans written off over the past 12 months		
- Value	1,248	1,353
- As % of the average outstanding loans	0.2	0.3

5. Interest margin on new loans approved during month

a. More than 2.5% below BLR	73.7%	66.1%
b. More than 2.25% and up to 2.5% below BLR	8.1%	11.2%
c. More than 2% and up to 2.25% below BLR	1.0%	1.1%
d. More than 1.75% and up to 2% below BLR	0.9%	0.9%
e. More than 1.5% and up to 1.75% below BLR	0.2%	0.3%
f. More than 1.25% and up to 1.5% below BLR	0.6%	0.4%
g. More than 1% and up to 1.25% below BLR	0.0%	0.1%
h. More than 0.75% and up to 1% below BLR	0.3%	0.4%
i. More than 0.5% and up to 0.75% below BLR	0.0%	0.0%
j. More than 0.25% and up to 0.5% below BLR	0.1%	0.1%
k. More than 0% and up to 0.25% below BLR	0.1%	0.1%
l. At BLR	0.9%	0.8%
m. Above BLR	0.2%	0.3%
n. Fixed rate	10.2%	15.4%
o. Others	3.7%	2.8%

6. Loans for purchasing properties in Mainland China

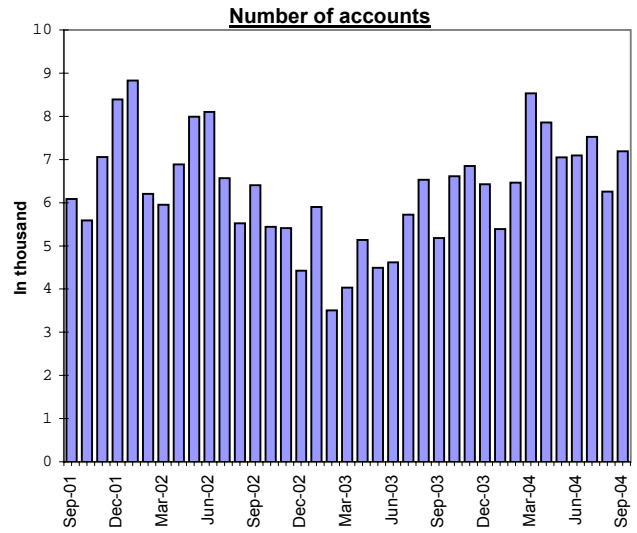
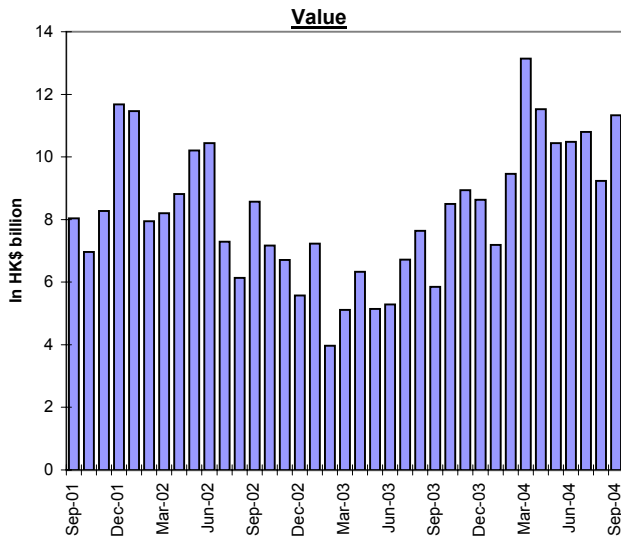
a. Value of new loans drawn down during month	405	479
b. Value of outstanding loans	8,539	8,226

Abbreviation:

BLR refers to the best lending rate.

Residential Mortgage Loans in Hong Kong (24 authorized institutions)

New Loans Drawn Down During Month



New Loans Approved During Month

