

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

(Value in HK\$ million)

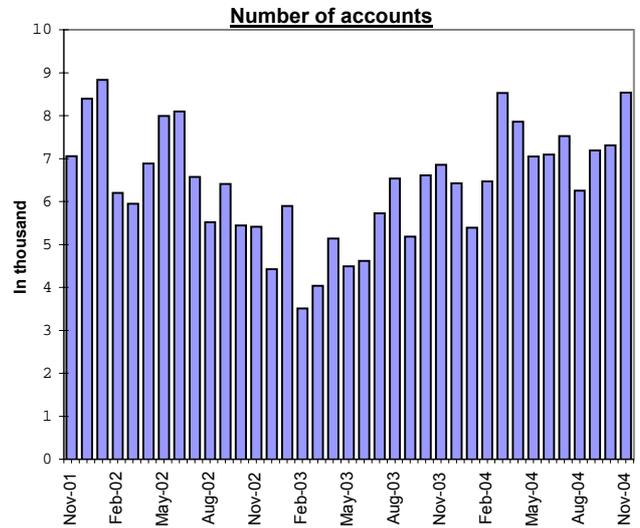
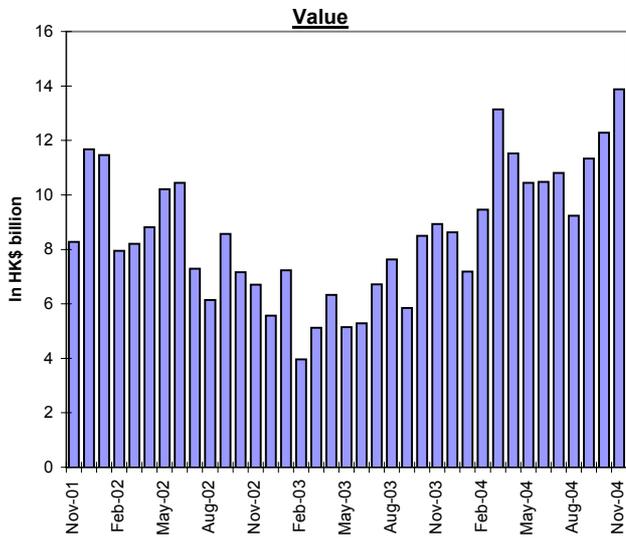
	<b>November 2004</b>	<b>October 2004</b>
<b>24 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	13,881	12,288
M-o-M % change	13.0%	8.4%
b. Number	8,535	7,307
<b>2. <u>New loans approved during month</u></b>		
a. Value	14,881	15,676
M-o-M % change	-5.1%	25.0%
b. Number	9,249	8,969
c. Average size	1.61	1.75
d. Loan-to-value ratio (%)	64.5	65.3
e. Contractual life (months)	233	237
f. Loans associated with co-financing schemes		
- Value	642	1,236
- Number	371	523
g. Type of property transaction		
- Value		
- Primary market	2,323	3,915
- Secondary market	8,822	8,529
- Refinancing	3,736	3,231
- Number		
- Primary market	1,064	1,624
- Secondary market	5,776	5,369
- Refinancing	2,409	1,976
h. New loans approved during month but not yet drawn		
- Value	9,665	10,099
- Number	5,922	5,837
i. Number of applications (cases)	13,898	14,167
<b>3. <u>Outstanding loans</u></b>		
a. Value	527,034	524,961
M-o-M % change	0.4%	0.3%
Y-o-Y % change	0.9%	0.7%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	50,090	50,846
- Number	65,740	66,257
Schemes offered by the private sector:		
- Value	47,268	48,030
- Number	28,699	29,212
c. Delinquency ratio (%)		
- More than 3 months	0.40	0.43
- More than 6 months	0.23	0.27
d. Rescheduled loan ratio (%)	0.48	0.50
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	51	43
b. Loans written off over the past 12 months		
- Value	1,032	1,119
- As % of the average outstanding loans	0.2	0.2
<b>5. <u>Interest margin on new loans approved during month</u></b>		
a. More than 2.5% below BLR	86.4%	86.2%
b. More than 2.25% and up to 2.5% below BLR	5.9%	6.4%
c. More than 2% and up to 2.25% below BLR	0.9%	0.7%
d. More than 1.75% and up to 2% below BLR	0.8%	0.8%
e. More than 1.5% and up to 1.75% below BLR	0.2%	0.2%
f. More than 1.25% and up to 1.5% below BLR	0.6%	0.5%
g. More than 1% and up to 1.25% below BLR	0.1%	0.1%
h. More than 0.75% and up to 1% below BLR	0.4%	0.2%
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	0.0%	0.0%
l. At BLR	0.5%	0.5%
m. Above BLR	0.2%	0.2%
n. Fixed rate	1.2%	2.2%
o. Others	2.7%	1.9%
<b>6. <u>Loans for purchasing properties in Mainland China</u></b>		
a. Value of new loans drawn down during month	476	316
b. Value of outstanding loans	8,948	8,649

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**

