

**Residential Mortgage Survey  
Results of Survey for April 2009**

(Value in HK\$ million)

	<u>April 2009</u>	<u>March 2009</u>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during the month</u></b>		
a. Value	10,643	8,922
M-o-M % change	19.3%	25.5%
b. Number	5,589	4,462
<b>2. <u>New loans approved during the month</u></b>		
a. Value	21,898	16,661
M-o-M % change	31.4%	46.0%
b. Number	10,783	8,213
c. Average size	2.03	2.03
d. Loan-to-value ratio (%)	65.3	64.8
e. Contractual life (months)	258	258
f. Loans associated with co-financing schemes		
- Value	201	332
- Number	71	80
g. Type of property transaction		
- Value		
- Primary market	4,385	3,972
- Secondary market	16,163	11,388
- Refinancing	1,350	1,302
- Number		
- Primary market	1,423	1,063
- Secondary market	8,461	6,262
- Refinancing	899	888
h. New loans approved during the month but not yet drawn		
- Value	17,924	13,491
- Number	8,776	6,664
i. Number of applications (cases)	18,455	13,261
<b>3. <u>Outstanding loans</u></b>		
a. Value	588,810	586,742
M-o-M % change	0.4%	-0.1%
Y-o-Y % change	1.3%	2.1%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	24,147	24,465
- Number	38,852	39,248
Schemes offered by the private sector:		
- Value	15,382	15,495
- Number	11,296	11,432
c. Delinquency ratio (%)		
- More than 3 months	0.05	0.05
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.13	0.13
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during the month	4	26
b. Loans written off over the past 12 months		
- Value	167	178
- As % of the average outstanding loans	*	*
<b>5. <u>Interest margin on new loans approved during the month</u></b>		
a. More than 2.5% below BLR	28.6%	1.2%
b. More than 2.25% and up to 2.5% below BLR	22.1%	20.8%
c. More than 2% and up to 2.25% below BLR	12.6%	28.2%
d. More than 1.75% and up to 2% below BLR	2.6%	11.0%
e. More than 1.5% and up to 1.75% below BLR	0.6%	2.8%
f. More than 1.25% and up to 1.5% below BLR	0.7%	1.5%
g. More than 1% and up to 1.25% below BLR	0.3%	0.3%
h. More than 0.75% and up to 1% below BLR	0.5%	0.8%
i. More than 0.5% and up to 0.75% below BLR	0.1%	0.1%
j. More than 0.25% and up to 0.5% below BLR	0.1%	0.3%
k. More than 0% and up to 0.25% below BLR	0.1%	0.1%
l. At BLR	0.3%	0.3%
m. Above BLR	0.1%	0.1%
n. Fixed rate	1.4%	3.0%
o. Others	29.9%	29.5%

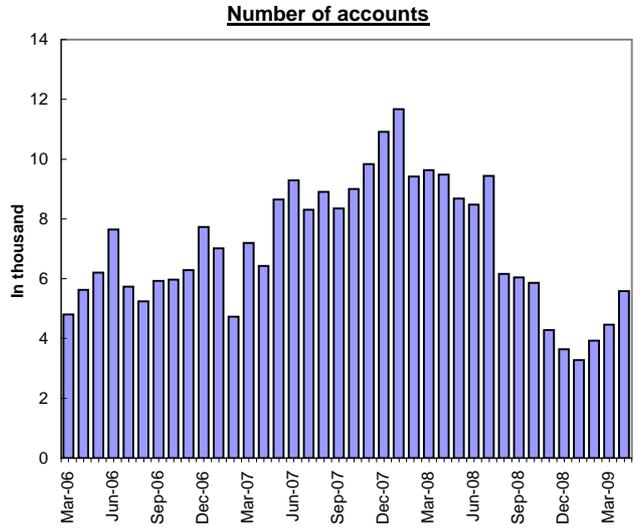
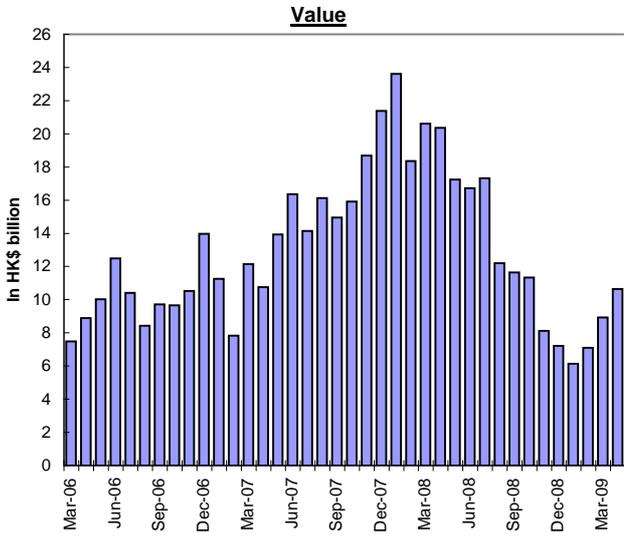
Abbreviation:

BLR refers to the best lending rate.

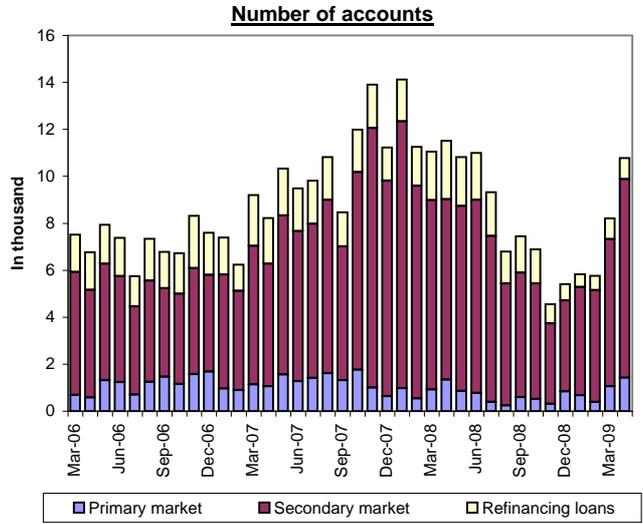
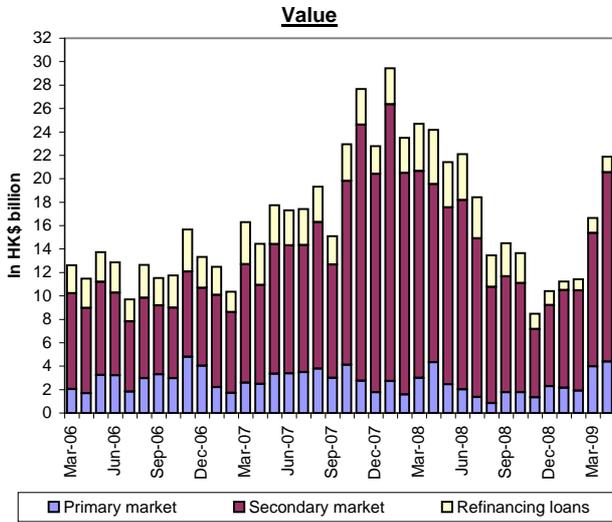
\* less than 0.05%

**Residential Mortgage Loans in Hong Kong**  
(23 authorized institutions)

**New Loans Drawn Down During the Month**



**New Loans Approved During the Month**



## Residential Mortgage Survey

### Notes to Annex

1. The Residential Mortgage Survey is a continuous monthly survey covering 23 authorized institutions in the banking industry.
2. **Residential mortgage loans** (RMLs) in this survey are loans (including refinancing loans) to private individuals for the purchase of residential properties, including uncompleted units, but other than those properties under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme.
3. **Gross new loans made** are new mortgage loans drawn down during the surveyed month.
4. **New loans approved** are mortgage loans approved during the surveyed month. The loans can either be drawn down in the same month or in the following months. Loans that are approved but not yet drawn, which have implications for the amount of gross new loans made in the following months, are shown under the item "New loans approved during the month but not yet drawn".
5. **Delinquency ratio** is measured by a ratio of total amount of overdue loans to total outstanding loans.
6. **Rescheduled loan ratio** is measured by a ratio of total amount of rescheduled loans to total outstanding loans.
7. **Co-financing schemes** refer to those schemes that involve the provision of top-up finance by property developer(s) or other co-financier(s) in addition to mortgage loans advanced by authorized institutions. For loans associated with co-financing schemes, only the portion of loans advanced by reporting institutions is included in this survey.
8. **Average loan-to-value ratio and average contractual life** for new loans approved during the surveyed month are average figures weighted by the amount of new loans approved during the surveyed month by individual reporting institutions.
9. **Loans written off** over the past 12 months as a percentage of the average outstanding loans is calculated as: total value of loans written off during the past 12-month period as a percentage of the average outstanding loan value over the 12-month period [i.e. (opening + closing) ÷ 2].