

**Residential Mortgage Survey  
Results of Survey for June 2007**

(Value in HK\$ million)

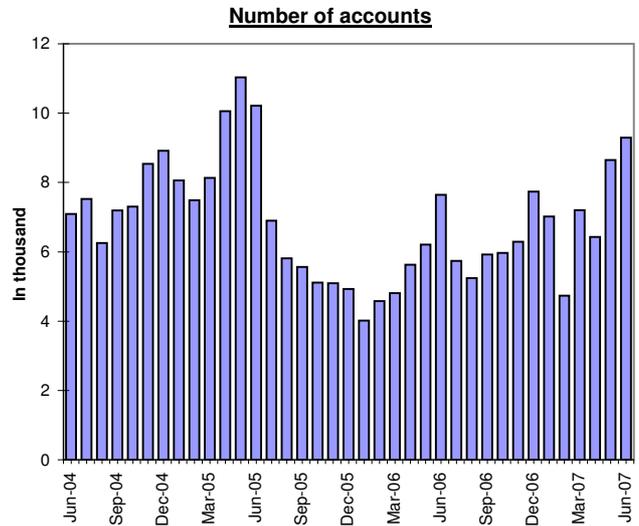
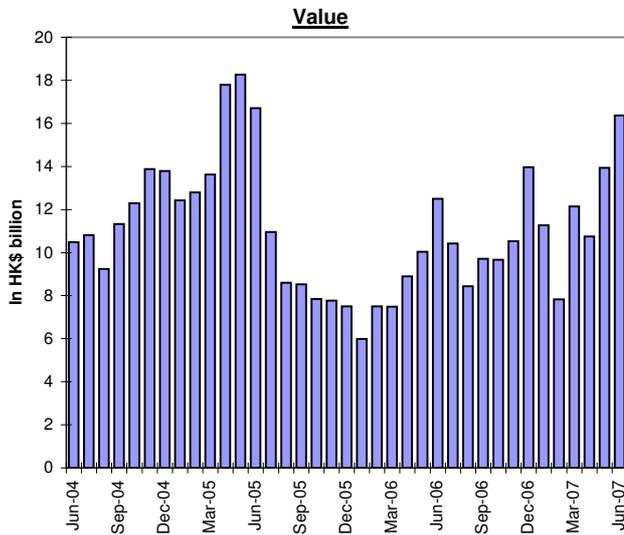
	<u>June 2007</u>	<u>May 2007</u>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	16,367	13,936
M-o-M % change	17.4%	29.6%
b. Number	9,291	8,651
<b>2. <u>New loans approved during month</u></b>		
a. Value	17,311	17,737
M-o-M % change	-2.4%	22.7%
b. Number	9,482	10,335
c. Average size	1.83	1.72
d. Loan-to-value ratio (%)	61.8	61.6
e. Contractual life (months)	245	240
f. Loans associated with co-financing schemes		
- Value	720	583
- Number	328	364
g. Type of property transaction		
- Value		
- Primary market	3,372	3,359
- Secondary market	10,927	11,060
- Refinancing	3,012	3,318
- Number		
- Primary market	1,279	1,568
- Secondary market	6,388	6,764
- Refinancing	1,815	2,003
h. New loans approved during month but not yet drawn		
- Value	11,401	12,421
- Number	6,345	7,105
i. Number of applications (cases)	13,363	16,044
<b>3. <u>Outstanding loans</u></b>		
a. Value	536,032	532,451
M-o-M % change	0.7%	0.3%
Y-o-Y % change	1.7%	1.2%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	34,634	35,252
- Number	51,131	51,802
Schemes offered by the private sector:		
- Value	23,073	23,230
- Number	15,387	15,501
c. Delinquency ratio (%)		
- More than 3 months	0.16	0.16
- More than 6 months	0.07	0.07
d. Rescheduled loan ratio (%)	0.24	0.25
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	32	44
b. Loans written off over the past 12 months		
- Value	471	533
- As % of the average outstanding loans	0.1	0.1
<b>5. <u>Interest margin on new loans approved during month</u></b>		
a. More than 2.5% below BLR	90.3%	85.2%
b. More than 2.25% and up to 2.5% below BLR	0.9%	0.9%
c. More than 2% and up to 2.25% below BLR	0.9%	0.9%
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	0.3%	0.3%
f. More than 1.25% and up to 1.5% below BLR	0.2%	0.2%
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	0.1%	0.1%
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	0.0%	0.0%
k. More than 0% and up to 0.25% below BLR	0.0%	0.0%
l. At BLR	0.1%	0.1%
m. Above BLR	0.1%	0.1%
n. Fixed rate	0.0%	0.0%
o. Others	6.2%	11.3%

Abbreviation:

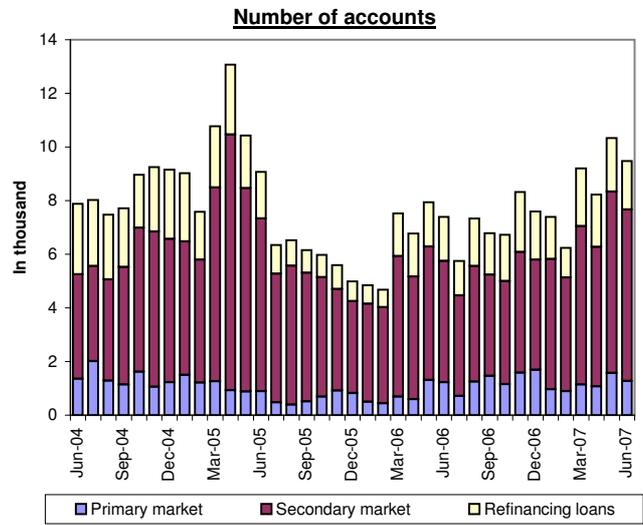
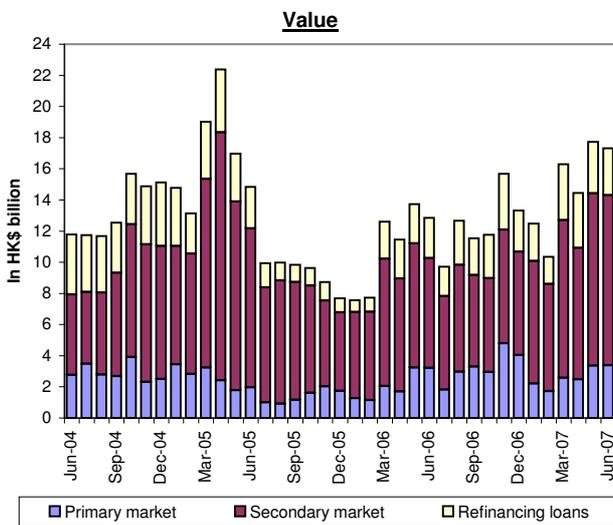
BLR refers to the best lending rate.

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

### New Loans Drawn Down During Month



### New Loans Approved During 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 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 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].