

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

(Value in HK\$ million)

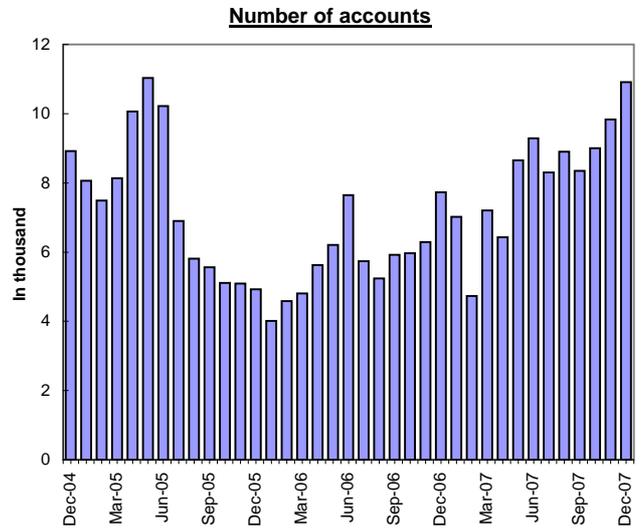
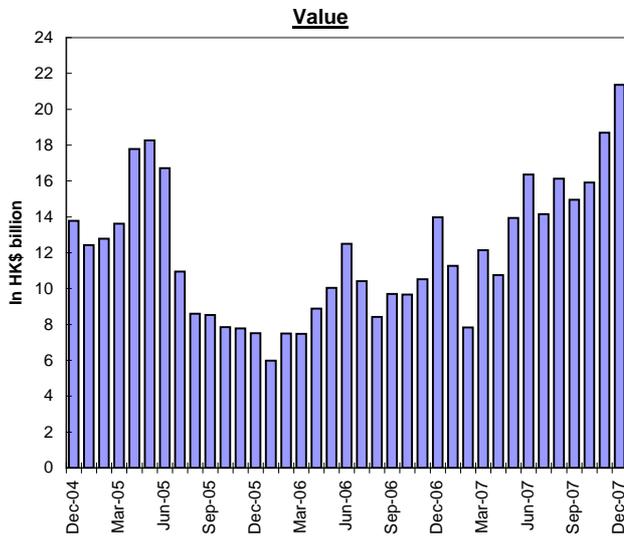
	<u>December 2007</u>	<u>November 2007</u>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	21,373	18,696
M-o-M % change	14.3%	17.5%
b. Number	10,910	9,833
<b>2. <u>New loans approved during month</u></b>		
a. Value	22,795	27,660
M-o-M % change	-17.6%	20.5%
b. Number	11,226	13,911
c. Average size	2.03	1.99
d. Loan-to-value ratio (%)	62.7	62.0
e. Contractual life (months)	258	253
f. Loans associated with co-financing schemes		
- Value	794	890
- Number	460	527
g. Type of property transaction		
- Value		
- Primary market	1,777	2,740
- Secondary market	18,634	21,886
- Refinancing	2,384	3,034
- Number		
- Primary market	639	1,004
- Secondary market	9,178	11,053
- Refinancing	1,409	1,854
h. New loans approved during month but not yet drawn		
- Value	15,178	20,105
- Number	7,609	10,088
i. Number of applications (cases)	14,791	19,092
<b>3. <u>Outstanding loans</u></b>		
a. Value	557,855	554,623
M-o-M % change	0.6%	0.9%
Y-o-Y % change	5.4%	5.4%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	31,525	31,973
- Number	47,512	48,169
Schemes offered by the private sector:		
- Value	20,951	21,427
- Number	14,276	14,564
c. Delinquency ratio (%)		
- More than 3 months	0.11	0.11
- More than 6 months	0.05	0.05
d. Rescheduled loan ratio (%)	0.20	0.20
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	14	19
b. Loans written off over the past 12 months		
- Value	410	439
- 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	87.9%	90.9%
b. More than 2.25% and up to 2.5% below BLR	2.6%	1.1%
c. More than 2% and up to 2.25% below BLR	1.1%	0.8%
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	0.4%	0.4%
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%	0.0%
h. More than 0.75% and up to 1% below BLR	0.2%	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	0.0%	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	6.5%	5.4%

Abbreviation:

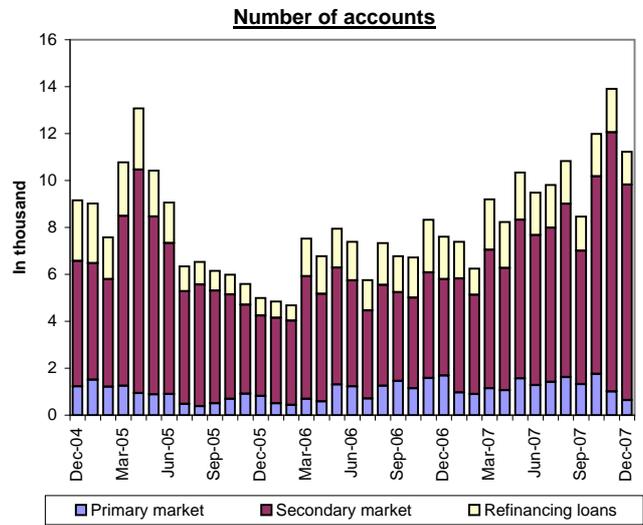
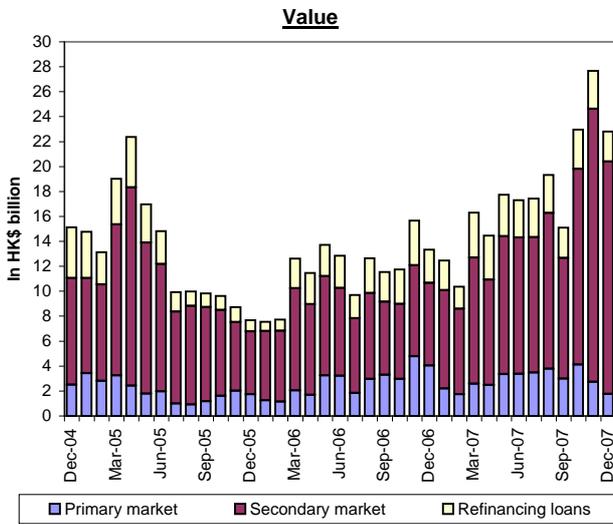
BLR refers to the best lending rate.

## 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].