

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

(Value in HK\$ million)

	July 2004	June 2004
25 authorized institutions		
1. <u>New loans drawn down during month</u>		
a. Value	10,802	10,482
M-o-M % change	3.1%	0.4%
b. Number	7,524	7,095
2. <u>New loans approved during month</u>		
a. Value	11,744	11,785
M-o-M % change	-0.4%	1.4%
b. Number	8,018	7,880
c. Average size	1.46	1.50
d. Loan-to-value ratio (%)	62.2	61.9
e. Contractual life (months)	222	217
f. Loans associated with co-financing schemes		
- Value	1,278	808
- Number	875	457
g. Type of property transaction		
- Value		
- Primary market	3,481	2,760
- Secondary market	4,618	5,178
- Refinancing	3,645	3,847
- Number		
- Primary market	2,015	1,361
- Secondary market	3,542	3,890
- Refinancing	2,461	2,629
h. New loans approved during month but not yet drawn		
- Value	7,298	7,909
- Number	4,680	5,065
i. Number of applications (cases)	10,785	11,993
3. <u>Outstanding loans</u>		
a. Value	524,271	524,218
M-o-M % change	0.0%	-0.1%
Y-o-Y % change	0.4%	0.1%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	52,749	53,410
- Number	67,524	67,899
Schemes offered by the private sector:		
- Value	49,430	49,277
- Number	30,159	29,941
c. Delinquency ratio (%)		
- More than 3 months	0.54	0.57
- More than 6 months	0.34	0.36
d. Rescheduled loan ratio (%)	0.50	0.49
4. <u>Loans written off</u>		
a. Value of loans written off during month	46	98
b. Loans written off over the past 12 months		
- Value	1,490	1,627
- As % of the average outstanding loans	0.3	0.3
5. <u>Interest margin on new loans approved during month</u>		
a. More than 2.5% below BLR	65.3%	62.6%
b. More than 2.25% and up to 2.5% below BLR	14.5%	14.4%
c. More than 2% and up to 2.25% below BLR	1.2%	1.6%
d. More than 1.75% and up to 2% below BLR	1.1%	1.1%
e. More than 1.5% and up to 1.75% below BLR	0.4%	0.1%
f. More than 1.25% and up to 1.5% below BLR	0.7%	0.5%
g. More than 1% and up to 1.25% below BLR	0.1%	0.2%
h. More than 0.75% and up to 1% below BLR	0.4%	0.4%
i. More than 0.5% and up to 0.75% below BLR	0.0%	0.1%
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	1.5%	1.5%
m. Above BLR	0.5%	0.5%
n. Fixed rate (1)	12.0%	14.4%
o. Others	2.2%	2.5%
6. <u>Loans for purchasing properties in Mainland China</u>		
a. Value of new loans drawn down during month	517	582
b. Value of outstanding loans	7,892	7,554

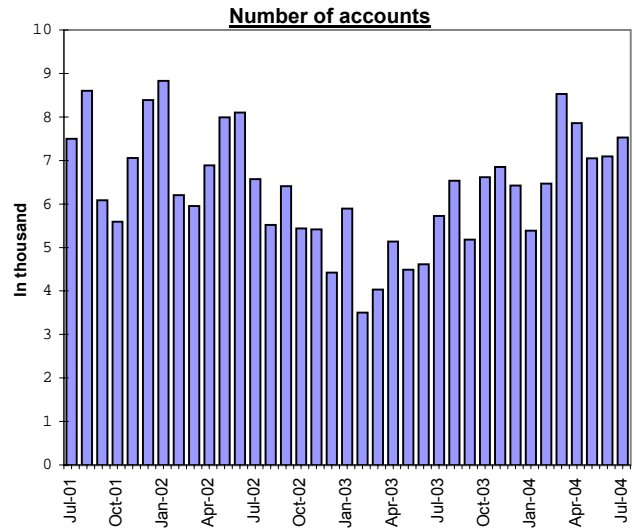
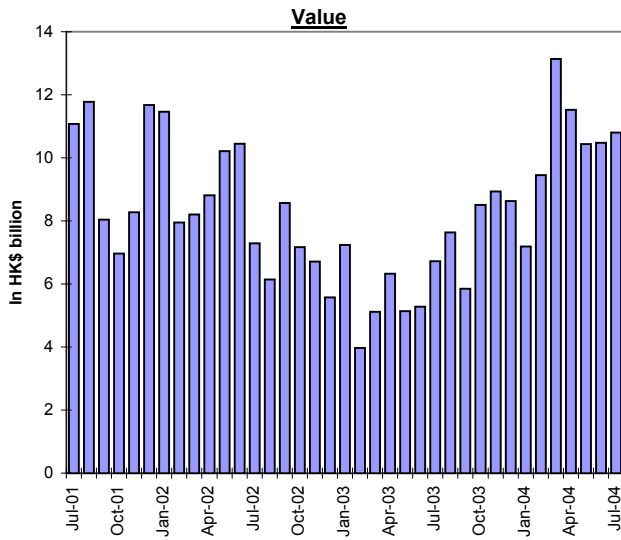
Abbreviation:

BLR refers to the best lending rate.

(1) Statistics separately released since the April 2004 survey.

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

New Loans Drawn Down During Month



New Loans Approved During Month

