

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

(Value in HK\$ million)

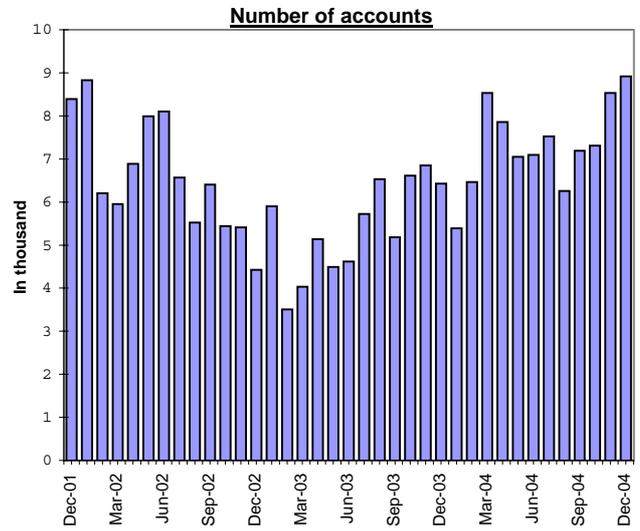
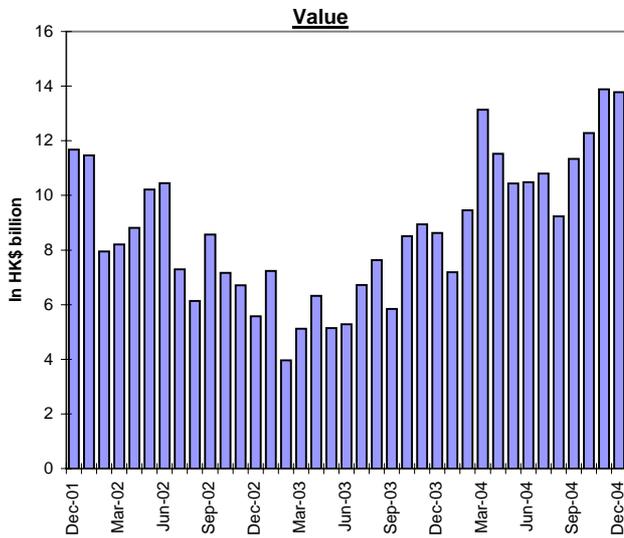
	<u>December 2004</u>	<u>November 2004</u>
24 authorized institutions		
1. <u>New loans drawn down during month</u>		
a. Value	13,781	13,881
M-o-M % change	-0.7%	13.0%
b. Number	8,919	8,535
2. <u>New loans approved during month</u>		
a. Value	15,135	14,881
M-o-M % change	1.7%	-5.1%
b. Number	9,152	9,249
c. Average size	1.65	1.61
d. Loan-to-value ratio (%)	63.9	64.5
e. Contractual life (months)	233	233
f. Loans associated with co-financing schemes		
- Value	697	642
- Number	371	371
g. Type of property transaction		
- Value		
- Primary market	2,503	2,323
- Secondary market	8,545	8,822
- Refinancing	4,087	3,736
- Number		
- Primary market	1,221	1,064
- Secondary market	5,355	5,776
- Refinancing	2,576	2,409
h. New loans approved during month but not yet drawn		
- Value	9,639	9,665
- Number	5,731	5,922
i. Number of applications (cases)	13,519	13,898
3. <u>Outstanding loans</u>		
a. Value	527,868	527,034
M-o-M % change	0.2%	0.4%
Y-o-Y % change	1.1%	0.9%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	49,358	50,090
- Number	65,241	65,740
Schemes offered by the private sector:		
- Value	45,992	47,268
- Number	27,953	28,699
c. Delinquency ratio (%)		
- More than 3 months	0.38	0.40
- More than 6 months	0.22	0.23
d. Rescheduled loan ratio (%)	0.47	0.48
4. <u>Loans written off</u>		
a. Value of loans written off during month	46	51
b. Loans written off over the past 12 months		
- Value	828	1,032
- As % of the average outstanding loans	0.2	0.2
5. <u>Interest margin on new loans approved during month</u>		
a. More than 2.5% below BLR	87.2%	86.4%
b. More than 2.25% and up to 2.5% below BLR	6.0%	5.9%
c. More than 2% and up to 2.25% below BLR	0.6%	0.9%
d. More than 1.75% and up to 2% below BLR	0.7%	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	0.3%	0.6%
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	0.2%	0.4%
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	0.4%	0.2%
n. Fixed rate	0.4%	1.2%
o. Others	3.3%	2.7%
6. <u>Loans for purchasing properties in Mainland China</u>		
a. Value of new loans drawn down during month	799	476
b. Value of outstanding loans	9,524	8,948

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

