

**Residential Mortgage Survey  
Results of Survey for January 2005**

(Value in HK\$ million)

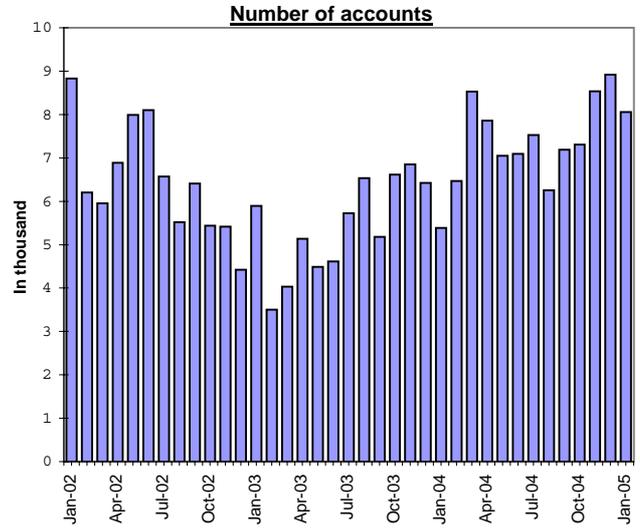
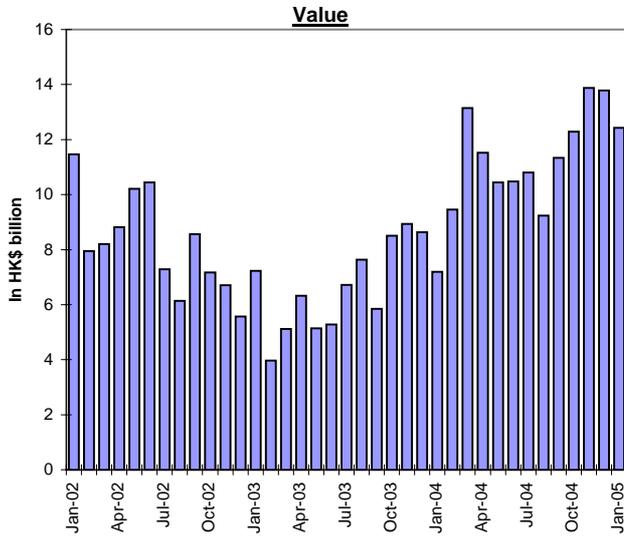
	<b>January 2005</b>	<b>December 2004</b>
<b>24 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	12,427	13,781
M-o-M % change	-9.8%	-0.7%
b. Number	8,060	8,919
<b>2. <u>New loans approved during month</u></b>		
a. Value	14,780	15,135
M-o-M % change	-2.4%	1.7%
b. Number	9,026	9,152
c. Average size	1.64	1.65
d. Loan-to-value ratio (%)	62.7	63.9
e. Contractual life (months)	238	233
f. Loans associated with co-financing schemes		
- Value	1,037	697
- Number	447	371
g. Type of property transaction		
- Value		
- Primary market	3,442	2,503
- Secondary market	7,606	8,545
- Refinancing	3,731	4,087
- Number		
- Primary market	1,504	1,221
- Secondary market	4,978	5,355
- Refinancing	2,544	2,576
h. New loans approved during month but not yet drawn		
- Value	10,125	9,639
- Number	5,744	5,731
i. Number of applications (cases)	14,084	13,519
<b>3. <u>Outstanding loans</u></b>		
a. Value	529,012	527,868
M-o-M % change	0.2%	0.2%
Y-o-Y % change	1.4%	1.1%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	49,902	49,358
- Number	65,305	65,241
Schemes offered by the private sector:		
- Value	43,777	45,992
- Number	26,726	27,953
c. Delinquency ratio (%)		
- More than 3 months	0.36	0.38
- More than 6 months	0.20	0.22
d. Rescheduled loan ratio (%)	0.45	0.47
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	36	46
b. Loans written off over the past 12 months		
- Value	759	828
- As % of the average outstanding loans	0.1	0.2
<b>5. <u>Interest margin on new loans approved during month</u></b>		
a. More than 2.5% below BLR	90.1%	87.2%
b. More than 2.25% and up to 2.5% below BLR	3.9%	6.0%
c. More than 2% and up to 2.25% below BLR	0.7%	0.6%
d. More than 1.75% and up to 2% below BLR	0.7%	0.7%
e. More than 1.5% and up to 1.75% below BLR	0.3%	0.2%
f. More than 1.25% and up to 1.5% below BLR	0.5%	0.3%
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%	0.2%
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	0.1%	0.1%
k. More than 0% and up to 0.25% below BLR	0.0%	0.0%
l. At BLR	0.4%	0.5%
m. Above BLR	0.2%	0.4%
n. Fixed rate	0.1%	0.4%
o. Others	2.7%	3.3%
<b>6. <u>Loans for purchasing properties in Mainland China</u></b>		
a. Value of new loans drawn down during month	612	799
b. Value of outstanding loans	9,964	9,524

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

