

**Residential Mortgage Survey
Results of Survey for January 2010**

(Value in HK\$ million)

	<u>January 2010</u>	<u>December 2009</u>
23 authorized institutions		
1. <u>New loans drawn down during the month</u>		
a. Value	17,339	19,656
M-o-M % change	-11.8%	-5.8%
b. Number	7,746	9,187
2. <u>New loans approved during the month</u>		
a. Value	29,551	24,153
M-o-M % change	22.3%	-6.2%
b. Number	13,316	11,106
c. Average size	2.22	2.17
d. Loan-to-value ratio (%)	62.5	61.9
e. Contractual life (months)	265	262
f. Loans associated with co-financing schemes		
- Value	184	213
- Number	72	83
g. Type of property transaction		
- Value		
- Primary market	3,134	2,898
- Secondary market	21,777	16,579
- Refinancing	4,640	4,676
- Number		
- Primary market	751	727
- Secondary market	10,316	8,103
- Refinancing	2,249	2,276
h. New loans approved during the month but not yet drawn		
- Value	24,895	19,573
- Number	11,240	8,743
i. Number of applications (cases)	19,157	15,368
3. <u>Outstanding loans</u>		
a. Value	645,333	640,942
M-o-M % change	0.7%	0.6%
Y-o-Y % change	9.9%	9.1%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	19,806	20,176
- Number	33,601	34,050
Schemes offered by the private sector:		
- Value	13,025	13,271
- Number	9,282	9,505
c. Delinquency ratio (%)		
- More than 3 months	0.03	0.03
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.09	0.09
4. <u>Loans written off</u>		
a. Value of loans written off during the month	15	8
b. Loans written off over the past 12 months		
- Value	168	164
- As % of the average outstanding loans	*	*
5. <u>Interest rates on new loans approved during the month</u>		
a. With reference to BLR	36.0%	37.4%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	1.4%	0.6%
2% to less than 2.25%	28.9%	30.7%
2.25% to less than 2.5%	2.3%	2.6%
2.5% to less than 2.75%	1.3%	0.9%
2.75% to less than 3%	0.6%	0.8%
3% to less than 3.25%	0.5%	0.4%
3.25% to less than 3.5%	0.3%	0.4%
3.5% to less than 3.75%	0.3%	0.3%
3.75% to less than 4%	0.1%	0.2%
4% or more	0.3%	0.5%
b. With reference to HIBOR	62.6%	61.6%
c. Fixed rate	0.0%	0.0%
d. Others	1.4%	1.0%

Abbreviation:

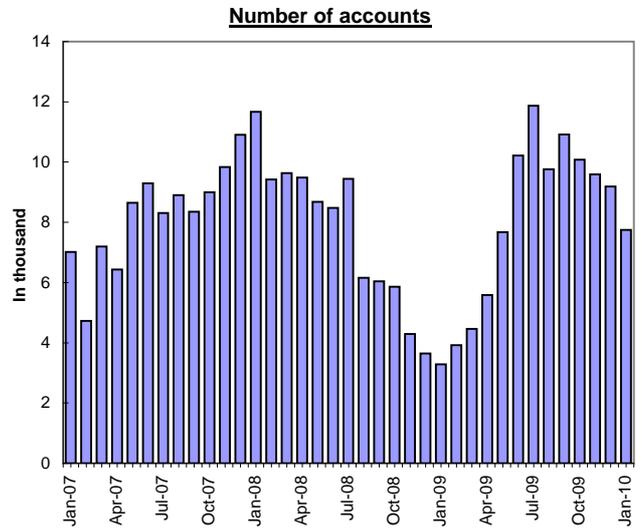
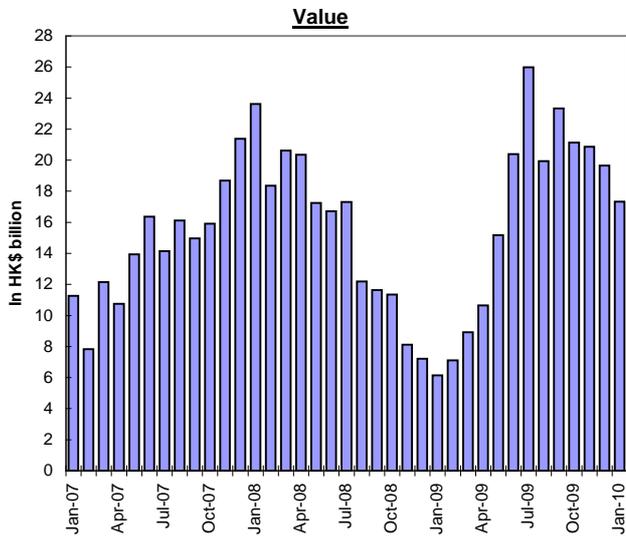
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

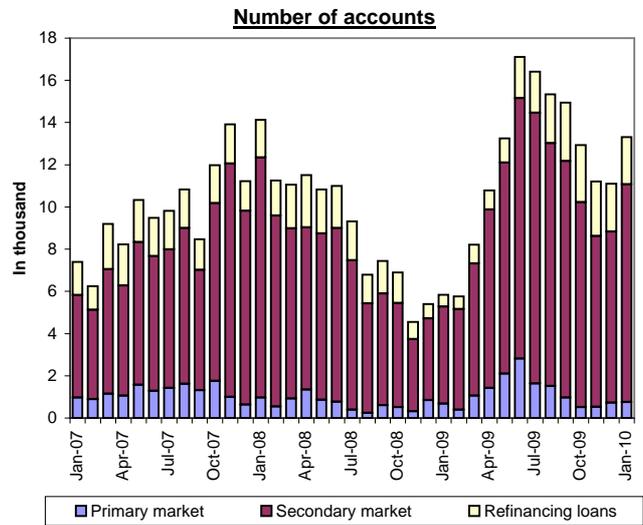
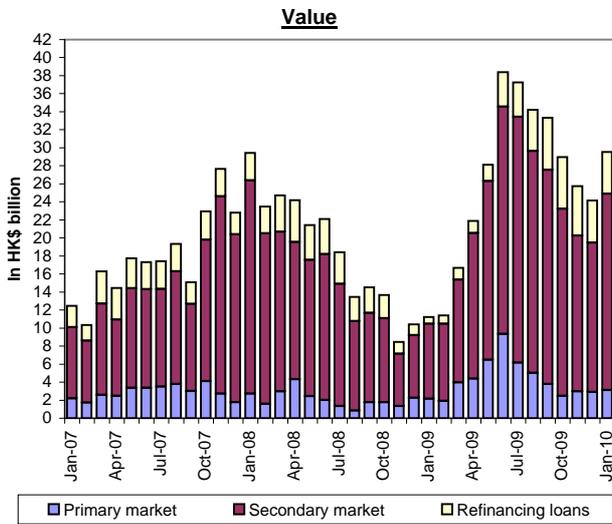
* less than 0.05%

Residential Mortgage Loans in Hong Kong
(23 authorized institutions)

New Loans Drawn Down During the Month



New Loans Approved During the 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 the 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 the 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].