(Value in HK\$ million)

New loans drawn down during the month a. Value				<u>Nov 2011</u>	Oct 2011
a. Value	1	Ne	w loans drawn down during the month		
b. Number 4,498 5,020 New loans approved during the month 11,883 12,468 M-O-M % change 4,7% 14,6% b. Number 4,885 5,438 c. Average size 2,43 2,29 d. Loan-to-value ratio (%) 52,8 52,3 e. Contractual life (months) 287 285 f. Loans associated with co-financing schemes 283 376 - Value 45 50 I. Deans associated with co-financing schemes 223 376 - Value - Value 45 50 g. Type of property transaction 2,273 2,032 2,07 - Secondary market 7,334 8,229 2,07 - Secondary market 453 3,404 8,229 - Primary market 453 3,404 8,229 - Primary market 453 3,404 8,229 - Primary market 453 3,404 8,229 - Number 3,862 3,831 3,700 I Secondary mark	••			10,564	11,486
2. New loans approved during the month a. Value 1.1.883 Mo-M % change 1.4.7% b. Number 2.43 C. Average size 2.43 C. Average size 2.43 C. Loan-to-value ratio (%) E. Contractual life (months) 2.87 F. Loans associated with co-financing schemes 1. Value 1. Primary market 2. See condary market 2. Fefinancing 2. Primary market 2. See condary market 2. Fefinancing 2. Primary market 3. See condary market 3. See condary market 3. See condary market 3. See condary market 4. See condary market 5. See condary market 6. See condary market 7. See Condary market 7. See Condary market 8. See condary m		h			
a. Value	2.			4,430	3,020
b. Number				11,883	12,468
C. Average size 2.43 5.23 5.23 5.23 6.		L			
d. Loan-fo-value ratio (%) 52.8 287 285 285 285				·	· ·
e. Contractual life (months)					
- Value		e.	Contractual life (months)	287	285
Number 19		f.	· · · · · · · · · · · · · · · · · · ·	200	070
g. Type of property transaction - Value - Primary market - Secondary market - Secondary market - Secondary market - Secondary market - Refinancing - Primary market - Primary ma					
. Value		a.		45	30
- Secondary market		9.			
- Refinancing - Number - Primary market - Secondary					
- Number - Primary market - Primary market - Secondary market - Secondary market - Secondary market - Secondary market - Refinancing - Refinancing - Refinancing - Refinancing - Refinancing - Refinancing - Number - Value - Number - 3,662 - 3,831 i. Number of applications (cases) - 7,074 - 6,613 3. Outstanding loans - Value - Secondary - Sec					
- Secondary market				2,270	2,002
- Refinancing h. New loans approved during the month but not yet drawn - Value - Number . Number . Number of applications (cases) 3. Outstanding loans a. Value M-o-M % change Y-o-Y % change b. Loans associated with co-financing schemes Government-funded schemes: - Value - Number - Value - Number - Number - Number - Number - Number - Delinquency ratio (%) - More than 3 months - More than 6 months - More than 6 months - Value - Scheeduled loan ratio (%) - Loans written off during the month b. Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2.5% to less than 2.5% 2.5% to less than 2.5% 3.25% to less than 3.5% 3.25% to less than 3.75% 3.25% to less than 3.75% 3.25% to less than 3.75% 3.75% to less than 3.75% 4 % or more b. With reference to HIBOR C. Fixed rate b. With reference to HIBOR C. Fixed rate C. Delinquency C. Fixed rate C. Del			- Primary market	453	464
h. New loans approved during the month but not yet drawn - Value - Number - Number - Number of applications (cases) 3. 62 3,831 i. Number of applications (cases) 3. 62 3,831 i. Number of applications (cases) 3. Outstanding loans a. Value 802,329 M-o-M % change M-o-M % change Y-o-Y % change 9.7% 10.8% b. Loans associated with co-financing schemes Government-funded schemes: - Value - Number - Value - Number - Number - Value - More than 3 months - More than 6 months - More than 6 months - More than 6 months - Walue of loans written off during the month - Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month - With reference to BLR - (Breakdown is shown on an absolute interest rate basis) of which: - Less than 2.5% - 2.5% to less than 2.5% - 2.5% to less than 2.5% - 3.5% to less than 3.5% - 3.25% to less than 3.5% - 4% or more - 1.5% - With reference to HIBOR - Number - Value - 10.00 - 0.0				· ·	
- Value - Number of applications (cases) 3,662 3,831 i. Number of applications (cases) 7,074 6,613 3. Outstanding loans a. Value 802,329 0,2% 0,2% 0,2% 0,2% 0,2% 0,2% 0,2% 0,2%		h		1,069	1,2/5
- Number i. Number of applications (cases) 7,074 6,613 3. Outstanding loans a. Value 802,329		11.		8,791	9,042
3. Outstanding loans a. Value 802,329 801,085 M-O-M % change 0.2% 0.2% Y-o-Y % change 9.7% 10.8% b. Loans associated with co-financing schemes Government-funded schemes: 10,931 11,119 - Value 10,931 23,013 23,313 Schemes offered by the private sector: - Value 7,536 7,451 - Number 4,906 4,951 4,951 c. Delinquency ratio (%) 4,906 4,951 0.01 0.01 - More than 3 months 0.01 0.02<				3,662	3,831
a. Value M-o-M % change		i.	Number of applications (cases)	7,074	6,613
M-o-M % change Y-o-Y % change Y-o-Y % change Y-o-Y % change Government-funded schemes: 9.7% 10.8% b. Loans associated with co-financing schemes Government-funded schemes: 10,931 11,119 - Value 10,931 23,313 Schemes offered by the private sector: 7,536 7,451 - Value 7,536 7,451 - Number 4,906 4,951 c. Delinquency ratio (%) 0.01 0.01 - More than 3 months 0.01 0.01 - More than 6 months 0.01 0.01 d. Rescheduled loan ratio (%) 0.02 0.02 4. Loans written off 0.02 0.02 a. Value of loans written off during the month 0 1 b. Loans written off over the past 12 months 8 9 - Value 8 9 - As % of the average outstanding loans * * 5. Interest rates on new loans approved during the month 0 0 0 a. With reference to BLR 79.2% 69.7% (Breakdown is shown on an absolute interest rate basis) of which: 2.5% to less than 2.5% 2.7% 19.7% 2.25% to	3.	<u>Ou</u>	tstanding loans		
Y-o-Y % change 9.7% 10.8%		a.		·	· ·
b. Loans associated with co-financing schemes Government-funded schemes:					
Government-funded schemes:		b.		9.770	10.0%
- Number Schemes offered by the private sector: - Value			· · · · · · · · · · · · · · · · · · ·		
Schemes offered by the private sector: - Value				·	
- Value - Number - More than 3 months - More than 6 months - More than 6 months - More than 6 months - Number - More than 6 months - Number - More than 6 months - Number - Nu				23,041	23,313
c. Delinquency ratio (%) - More than 3 months - More than 6 months d. Rescheduled loan ratio (%) 4. Loans written off a. Value of loans written off during the month b. Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.5% 2.5% to less than 2.75% 2.25% to less than 2.75% 3.25% to less than 3.75% 3.55% to less than 3.5% 3.55% to less than 3.75% 3.75% to less than 3.75% 4% or more b. With reference to HIBOR c. Fixed rate 0.01 0.01 0.01 0.01 0.01 0.01 0.01 0				7,536	7,451
- More than 3 months - More than 6 months - More than 6 months d. Rescheduled loan ratio (%) 4. Loans written off a. Value of loans written off during the month b. Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.5% 2.5% to less than 2.5% 2.5% to less than 2.75% 3% to less than 3.25% 2.7% 2.7% 2.5% to less than 3.25% 3% to less than 3.5% 3% to less than 3.5% 3.5% to less than 3.5% 3.5% to less than 3.75% 1.6% 3.5% to less than 3.75% 1.0% 3.75% to less than 4% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate				4,906	4,951
- More than 6 months d. Rescheduled loan ratio (%) 0.02 0.02 4. Loans written off a. Value of loans written off during the month b. Loans written off over the past 12 months - Value		C.	,	0.01	0.01
d. Rescheduled loan ratio (%) 0.02 0.02 4. Loans written off 0 1 a. Value of loans written off over the past 12 months 0 1 b. Loans written off over the past 12 months 8 9 - Value 8 9 - As % of the average outstanding loans * * 5. Interest rates on new loans approved during the month 3 79.2% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 69.7% 69.7% Interest rates on new loans approved during the month 79.2%					
4. Loans written off a. Value of loans written off during the month b. Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.5% to less than 2.5% 2.5% to less than 2.75% 19.7% 2.25% to less than 2.75% 18.8% 2.75% to less than 3.25% 3% to less than 3.25% 3.25% to less than 3.5% 3.5% to less than 3.75% 3.5% to less than 3.75% 3.75% to less than 3.75% 4% or more b. With reference to HIBOR c. Fixed rate 19.2% 19.2% 19.2% 28.1% 0.2%		d.			
a. Value of loans written off during the month b. Loans written off over the past 12 months - Value - As % of the average outstanding loans 5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.7% 2.25% to less than 2.59% 2.59% to less than 2.75% 3.5% to less than 3.75% 18.8% 2.75% to less than 3.25% 3.25% to less than 3.59% 3.25% to less than 3.59% 3.5% to less than 3.75% 1.6% 3.5% to less than 3.75% 1.0% 3.75% to less than 4% 0.5% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate 0.1%	4.				
b. Loans written off over the past 12 months - Value - As % of the average outstanding loans * * * * * * * * * * * * *				0	1
- As % of the average outstanding loans * Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.25% to less than 2.5% 2.25% to less than 2.5% 2.5% to less than 2.75% 3.5% to less than 3% 5.0% 2.75% to less than 3% 3% to less than 3.25% 3.25% to less than 3.5% 1.6% 3.55% to less than 3.75% 1.0% 3.75% to less than 3.75% 1.0% 3.75% to less than 4% 0.5% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate * * * * * * * * * * * * *				-	
5. Interest rates on new loans approved during the month a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.25% to less than 2.5% 2.25% to less than 2.5% 45.8% 2.2.0% 2.55% to less than 2.75% 18.8% 2.775% to less than 3% 5.0% 3% to less than 3.25% 2.3% 3% to less than 3.25% 3.25% to less than 3.5% 1.6% 3.55% to less than 3.75% 1.0% 3.75% to less than 3.75% 1.0% 1.1% 3.75% to less than 4% 0.5% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate 79.2% 69.7% 6				8	9
a. With reference to BLR (Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.25% to less than 2.5% 2.25% to less than 2.75% 45.8% 2.20% 2.5% to less than 2.75% 18.8% 2.75% to less than 3% 3% to less than 3.25% 3.25% to less than 3.5% 3.25% to less than 3.5% 1.6% 3.5% to less than 3.75% 1.0% 3.75% to less than 4% 0.5% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate 79.2% 69.7% 69.7% 69.7% 19.2% 19.2% 19.2% 69.7% 19.2% 19.2% 69.7% 19.2% 69.7%			- As % of the average outstanding loans	*	*
(Breakdown is shown on an absolute interest rate basis) of which: Less than 2% 2% to less than 2.25% 2.25% to less than 2.5% 2.25% to less than 2.75% 2.5% to less than 2.75% 3.5% to less than 3.5% 3.25% to less than 3.5% 3.25% to less than 3.5% 3.5% to less than 3.75% 3.75% to less than 3.75% 4% or more b. With reference to HIBOR C. Fixed rate 0.0% 0.0% 0.0% 0.0% 0.0% 19.7% 19.7% 19.2% 0.2%	5.	Int	erest rates on new loans approved during the month		
of which: Less than 2%		a.		79.2%	69.7%
2% to less than 2.25% 2.25% to less than 2.5% 45.8% 2.5% to less than 2.75% 18.8% 2.75% to less than 3% 3% to less than 3.25% 3.25% to less than 3.25% 3.25% to less than 3.5% 1.6% 3.5% to less than 3.75% 1.0% 3.75% to less than 4% 0.5% 4% or more 1.5% b. With reference to HIBOR c. Fixed rate 19.7% 22.0% 22.0% 17.0% 4.3% 22.4% 17.0% 1.10% 1.6% 1.6% 1.6% 1.1% 1.1% 28.1% 0.2%				0.0%	0.0%
2.5% to less than 2.75% 2.75% to less than 3% 3% to less than 3.25% 3.25% to less than 3.5% 3.5% to less than 3.75% 1.6% 3.75% to less than 4% 4% or more 4% or more 5. With reference to HIBOR 5. Fixed rate 18.8% 17.0% 4.3% 2.4% 1.6% 1.6% 1.1% 0.5% 1.1% 1.1% 1.1% 1.1% 28.1% 0.2%					
2.75% to less than 3%			2.25% to less than 2.5%		
3% to less than 3.25% 2.3% 2.4% 3.25% to less than 3.5% 1.6% 1.6% 1.6% 3.5% to less than 3.75% 1.0% 1.1% 3.75% to less than 4% 0.5% 4% or more 1.5% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.2% 1.2					
3.25% to less than 3.5% 1.6% 1.6% 1.1% 3.5% to less than 3.75% 1.0% 0.5% 4% or more 1.5% 1.1% 1.1% 1.1% 1.1% 1.5% 1.1% 1.5% 1.2% 28.1% c. Fixed rate 0.1% 0.2%					
3.75% to less than 4% 0.5% 1.1% b. With reference to HIBOR 19.2% 28.1% 0.2%					
4% or more 1.5% 1.1% b. With reference to HIBOR 19.2% 28.1% c. Fixed rate 0.1% 0.2%				1.0%	1.1%
b. With reference to HIBOR 19.2% 28.1% c. Fixed rate 0.1% 0.2%					
c. Fixed rate 0.1% 0.2%		b			
		-			
		d.	Others	1.5%	2.0%

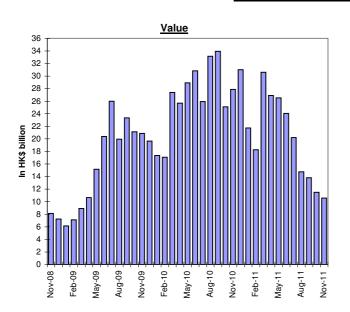
Abbreviation:

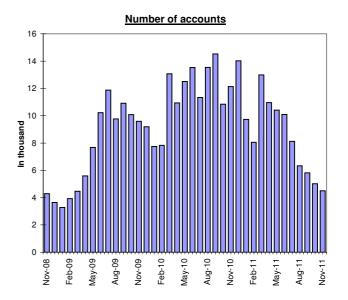
BLR refers to the best lending rate.
HIBOR refers to Hong Kong interbank offered rate.

^{*} less than 0.05%

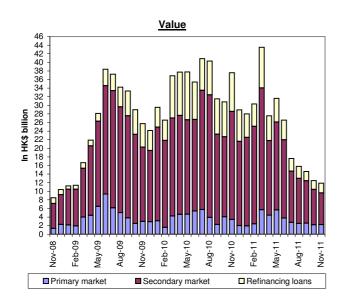
Residential Mortgage Loans in Hong Kong

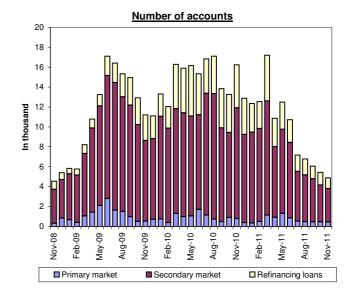
New Loans Drawn Down During the Month





New Loans Approved During the Month





Residential Mortgage Survey

Notes to Annex

- 1. **Residential mortgage loans** (RMLs) of the authorized institutions covered in this survey represent about 98% of the banking sector.
- 2. **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. 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".
- 4. **Delinquency ratio** is measured by a ratio of total amount of overdue loans to total outstanding loans.
- 5. **Rescheduled loan ratio** is measured by a ratio of total amount of rescheduled loans to total outstanding loans.
- 6. Co-financing schemes refer to those schemes that involve the provision of topup 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.
- 7. 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.
- 8. **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].