

Residential Mortgage Survey
Results of Survey for November 2012

		(Value in HK\$ million)	
		<u>Nov 2012</u>	<u>Oct 2012</u>
1. <u>New loans drawn down during the month</u>			
a. Value		21,158	19,032
(M-o-M % change)		(+11.2%)	(+4.1%)
b. Number		7,893	7,524
(M-o-M % change)		(+4.9%)	(+3.9%)
2. <u>New loans approved during the month</u>			
a. Value		24,147	24,708
(M-o-M % change)		(-2.3%)	(+10.3%)
b. Number		8,593	8,828
(M-o-M % change)		(-2.7%)	(+2.4%)
c. Average size		2.81	2.80
d. Loan-to-value ratio (%)		53.5	54.5
e. Contractual life (months)		306	304
f. Loans associated with co-financing schemes			
- Value		410	342
- Number		92	63
g. Type of property transaction			
Value			
- Primary market		5,614	3,943
- Secondary market		15,369	17,785
- Refinancing		3,164	2,980
Number			
- Primary market		1,187	818
- Secondary market		5,663	6,535
- Refinancing		1,743	1,475
h. New loans approved during the month but not yet drawn			
- Value		18,061	19,781
- Number		6,225	6,891
i. Number of applications (cases)		10,627	13,098
(M-o-M % change)		(-18.9%)	(+7.1%)

(Value in HK\$ million)

	<u>Nov 2012</u>	<u>Oct 2012</u>
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3. Outstanding loans

a. Value	856,884	848,123
(M-o-M % change)	(1.0%)	(0.7%)
(Y-o-Y % change)	(6.8%)	(5.9%)
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	8,779	8,923
- Number	19,234	19,503
Schemes offered by the private sector:		
- Value	8,540	8,444
- Number	4,345	4,396
c. Delinquency ratio (%)		
- More than 3 months	0.01	0.01
- More than 6 months	0.00	0.00
d. Rescheduled loan ratio (%)	0.01	0.01

4. Loans written off

a. Value of loans written off during the month	1	0
b. Loans written off over the past 12 months		
- Value	24	23
- As % of the average outstanding loans	*	*

5. Interest rates on new loans approved during the month

a. With reference to BLR	92.7%	93.1%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	0.0%	0.0%
2% to less than 2.25%	83.0%	85.2%
2.25% to less than 2.5%	5.1%	4.3%
2.5% to less than 2.75%	1.5%	1.3%
2.75% to less than 3%	1.0%	0.8%
3% or more	2.1%	1.5%
b. With reference to HIBOR	5.2%	4.5%
c. Fixed rate	0.4%	0.3%
d. Others	1.7%	2.1%

Abbreviation:

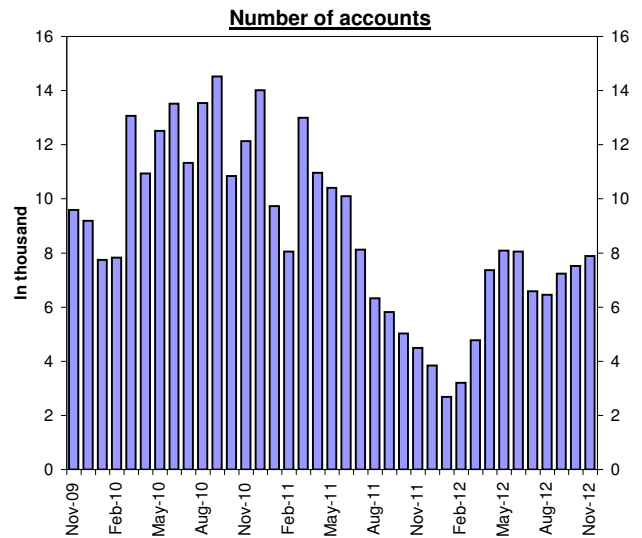
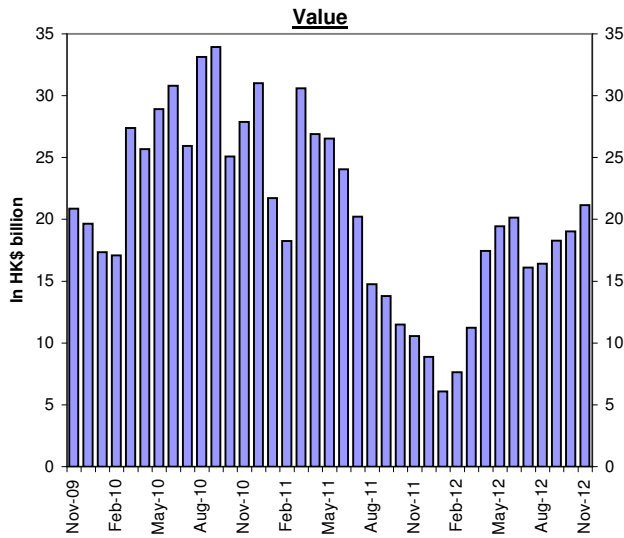
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

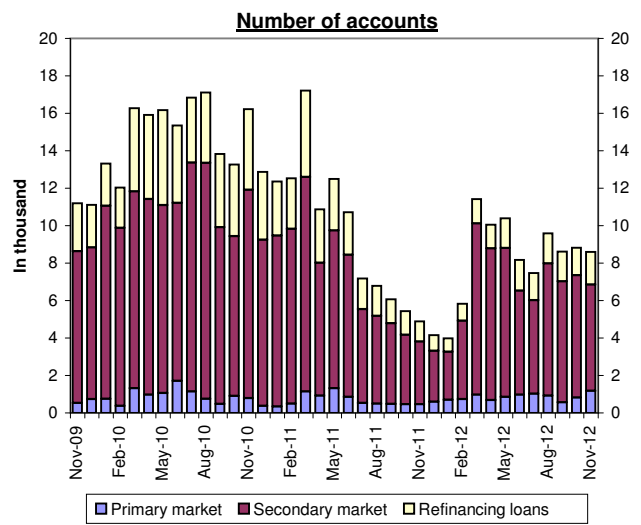
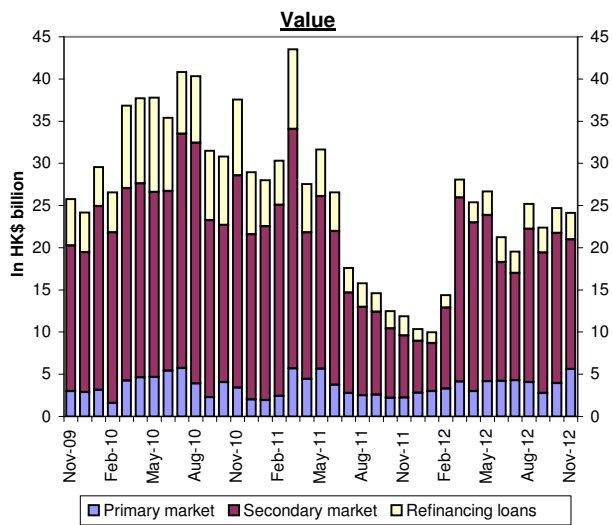
* less than 0.05%

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 99% 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 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.
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].