

**Residential Mortgage Survey**  
**Results of Survey for January 2020**

		(Value in HK\$ million)	
		<u>Jan 2020</u>	<u>Dec 2019</u>
<b>1. <u>New applications received during the month</u></b>			
a. Number		9,115	7,836
(M-o-M % change)		(16.3%)	(-16.7%)
<b>2. <u>New loans approved during the month</u></b>			
a. Value		24,938	26,644
(M-o-M % change)		(-6.4%)	(-5.4%)
b. Number		5,637	6,066
(M-o-M % change)		(-7.1%)	(-6.7%)
c. Average size		4.42	4.39
d. Loan-to-value ratio (%)		52.6	53.4
e. Contractual life (months)		324	327
f. Loans associated with co-financing schemes			
- Value		552	669
- Number		98	139
g. Type of property transaction			
Value			
- Primary market		4,628	5,322
- Secondary market		14,668	15,790
- Refinancing		5,643	5,531
Number			
- Primary market		918	1,167
- Secondary market		3,112	3,393
- Refinancing		1,607	1,506
h. New loans approved during the month but not yet drawn			
- Value		21,314	23,483
- Number		4,679	5,247
<b>3. <u>New loans drawn down during the month</u></b>			
a. Value		23,432	21,373
(M-o-M % change)		(9.6%)	(-3.1%)
b. Number		5,603	5,023
(M-o-M % change)		(11.5%)	(-2.7%)

		(Value in HK\$ million)	
		<b><u>Jan 2020</u></b>	<b><u>Dec 2019</u></b>
<b>4. <u>Outstanding loans</u></b>			
a. Value		1,445,953	1,436,496
(M-o-M % change)		(0.7%)	(0.5%)
(Y-o-Y % change)		(9.2%)	(9.5%)
b. Loans associated with co-financing schemes			
Government-funded schemes:			
- Value		3,266	3,289
- Number		4,522	4,578
Schemes offered by the private sector:			
- Value		28,364	27,995
- Number		6,490	6,397
c. Delinquency ratio (%)			
- More than 3 months		0.02	0.03
- More than 6 months		0.02	0.01
d. Rescheduled loan ratio (%)		0.00	0.00
<b>5. <u>Loans written off</u></b>			
a. Value of loans written off during the month		0	0
b. Loans written off over the past 12 months			
- Value		0	0
- As % of the average outstanding loans		*	*
<b>6. <u>Interest rates on new loans approved during the month</u></b>			
a. With reference to Hong Kong Interbank Offered Rate (HIBOR)		80.2%	77.1%
b. With reference to Best Lending Rate (BLR)		16.7%	19.8%
c. Fixed rate		0%	0%
d. Others		3.2%	3.1%

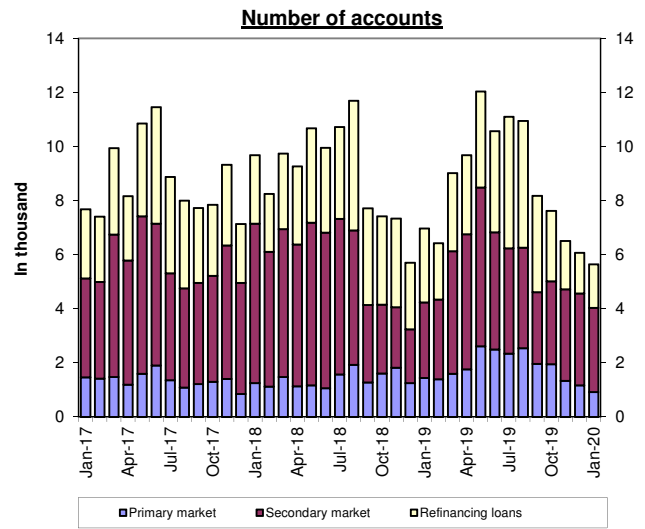
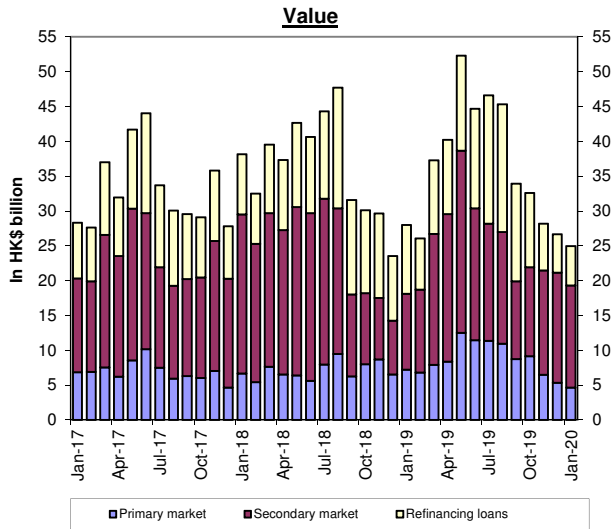
\* less than 0.05%

**Notes:**

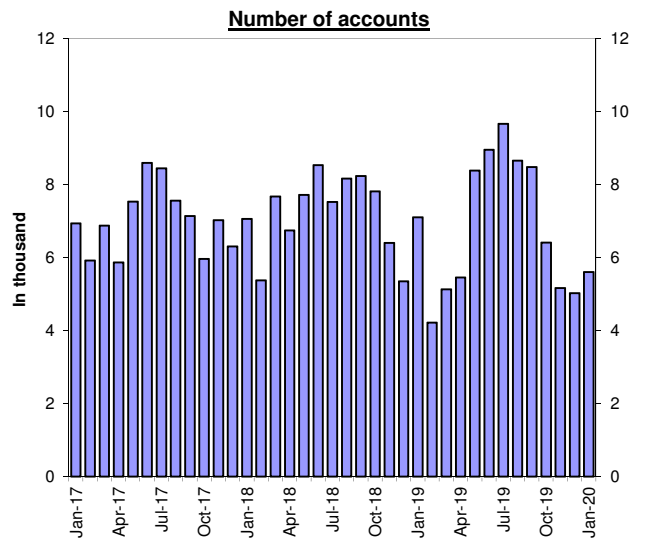
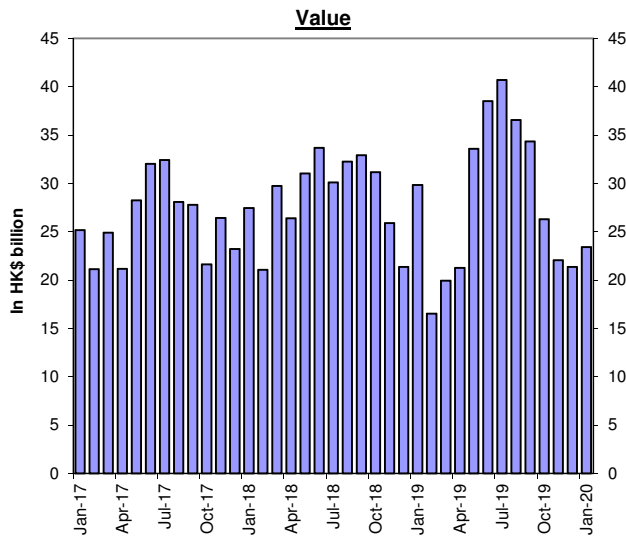
- Figures may not add up to total due to rounding.
- (Updates in October 2020) Due to classification issues of the data submitted by a reporting institution for the residential mortgage survey earlier, relevant results need to be revised. Details can be found on [monthly statistical bulletin](#).

## Residential Mortgage Loans in Hong Kong

### New Loans Approved During the Month



### New Loans Drawn Down 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].