

**Loan-to-value ratio (LTV) cap and debt servicing ratio (DSR) limit
for property mortgage loans¹ with effect from 16 October 2024**

Table 1: LTV cap

Type of property	Residential, commercial and industrial properties and standalone car parking spaces
DSR-based lending	70% ^{2,3}
Net worth-based lending	

Table 2: DSR limit

Type of property	Residential, commercial and industrial properties and standalone car parking spaces
DSR limit	50% ^{4,5}

Notes

- 1 The HKMA's countercyclical macroprudential measures are intended to apply to mortgage loans for the purpose of financing property transactions or the refinancing of existing properties. They are not intended to apply to credit facilities secured by properties for the purpose of financing the business operation of corporates, as these credit facilities are subject to a set of comprehensive credit underwriting standards and regular credit reviews by authorized institutions.
- 2 The same LTV cap shall apply regardless of the value of the property and whether the property is for self-occupation or is non-self-occupied or held by a company.
- 3 The same LTV cap shall apply regardless of whether the mortgage applicant has borrowed or guaranteed other outstanding mortgage(s) at the time of application or not.
- 4 The same DSR limit shall apply regardless of whether the property is for self-occupation or not.
- 5 The same DSR limit shall apply regardless of whether the mortgage applicant has borrowed or guaranteed other outstanding mortgage(s) at the time of application or not.