

**Residential Mortgage Survey
Results of Survey for August 2004**

(Value in HK\$ million)

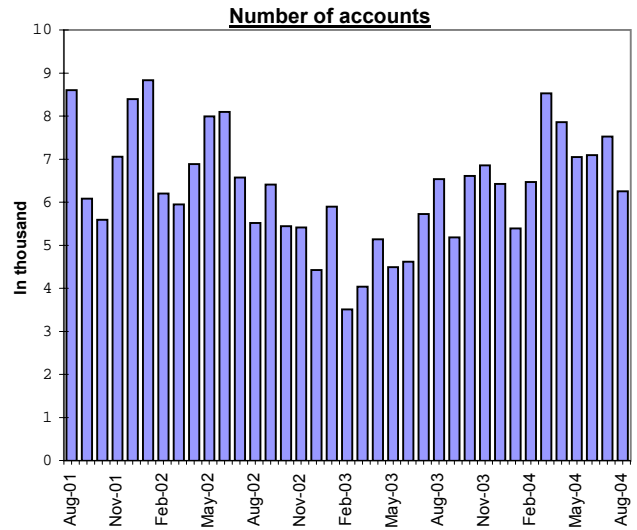
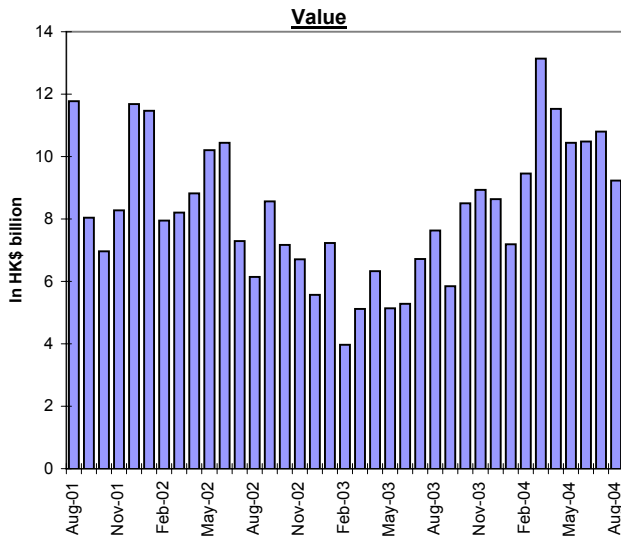
	August 2004	July 2004
25 authorized institutions		
1. <u>New loans drawn down during month</u>		
a. Value	9,232	10,802
M-o-M % change	-14.5%	3.1%
b. Number	6,253	7,524
2. <u>New loans approved during month</u>		
a. Value	11,683	11,744
M-o-M % change	-0.5%	-0.4%
b. Number	7,477	8,018
c. Average size	1.56	1.46
d. Loan-to-value ratio (%)	63.6	62.2
e. Contractual life (months)	221	222
f. Loans associated with co-financing schemes		
- Value	897	1,278
- Number	421	875
g. Type of property transaction		
- Value		
- Primary market	2,790	3,481
- Secondary market	5,257	4,618
- Refinancing	3,635	3,645
- Number		
- Primary market	1,284	2,015
- Secondary market	3,778	3,542
- Refinancing	2,415	2,461
h. New loans approved during month but not yet drawn		
- Value	8,212	7,298
- Number	5,062	4,680
i. Number of applications (cases)	11,935	10,785
3. <u>Outstanding loans</u>		
a. Value	523,317	524,271
M-o-M % change	-0.2%	0.0%
Y-o-Y % change	0.2%	0.4%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	52,202	52,749
- Number	67,154	67,524
Schemes offered by the private sector:		
- Value	48,712	49,430
- Number	29,847	30,159
c. Delinquency ratio (%)		
- More than 3 months	0.50	0.54
- More than 6 months	0.32	0.34
d. Rescheduled loan ratio (%)	0.50	0.50
4. <u>Loans written off</u>		
a. Value of loans written off during month	69	46
b. Loans written off over the past 12 months		
- Value	1,353	1,490
- As % of the average outstanding loans	0.3	0.3
5. <u>Interest margin on new loans approved during month</u>		
a. More than 2.5% below BLR	66.1%	65.3%
b. More than 2.25% and up to 2.5% below BLR	11.2%	14.5%
c. More than 2% and up to 2.25% below BLR	1.1%	1.2%
d. More than 1.75% and up to 2% below BLR	0.9%	1.1%
e. More than 1.5% and up to 1.75% below BLR	0.3%	0.4%
f. More than 1.25% and up to 1.5% below BLR	0.4%	0.7%
g. More than 1% and up to 1.25% below BLR	0.1%	0.1%
h. More than 0.75% and up to 1% below BLR	0.4%	0.4%
i. More than 0.5% and up to 0.75% below BLR	0.0%	0.0%
j. More than 0.25% and up to 0.5% below BLR	0.1%	0.1%
k. More than 0% and up to 0.25% below BLR	0.1%	0.0%
l. At BLR	0.8%	1.5%
m. Above BLR	0.3%	0.5%
n. Fixed rate	15.4%	12.0%
o. Others	2.8%	2.2%
6. <u>Loans for purchasing properties in Mainland China</u>		
a. Value of new loans drawn down during month	479	517
b. Value of outstanding loans	8,226	7,892

Abbreviation:

BLR refers to the best lending rate.

Residential Mortgage Loans in Hong Kong (25 authorized institutions)

New Loans Drawn Down During Month



New Loans Approved During Month

