

**Residential Mortgage Survey
Results of Survey for May 2006**

(Value in HK\$ million)

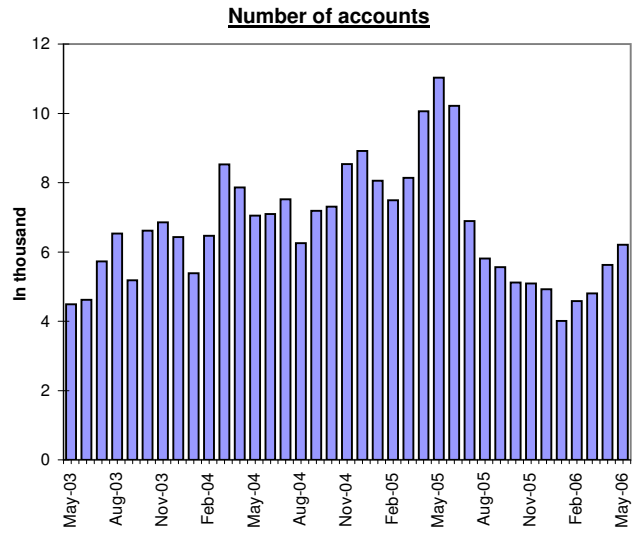
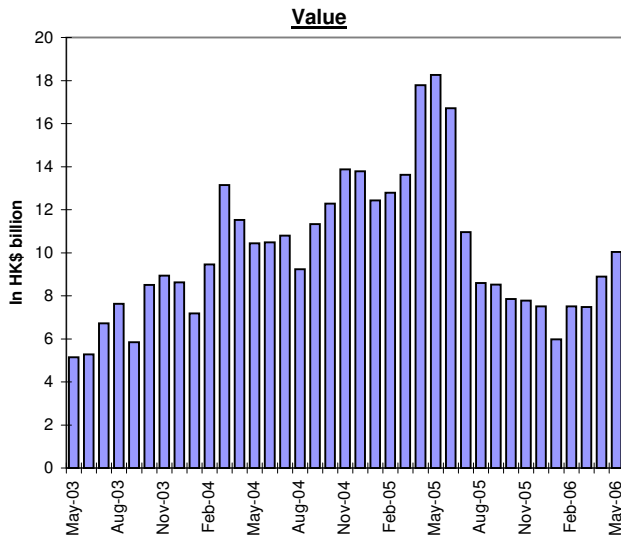
	May 2006	April 2006
23 authorized institutions		
1. <u>New loans drawn down during month</u>		
a. Value	10,035	8,890
M-o-M % change	12.9%	18.8%
b. Number	6,205	5,626
2. <u>New loans approved during month</u>		
a. Value	13,728	11,467
M-o-M % change	19.7%	-9.1%
b. Number	7,944	6,774
c. Average size	1.73	1.69
d. Loan-to-value ratio (%)	60.0	59.7
e. Contractual life (months)	242	234
f. Loans associated with co-financing schemes		
- Value	587	335
- Number	322	205
g. Type of property transaction		
- Value		
- Primary market	3,239	1,696
- Secondary market	7,962	7,263
- Refinancing	2,527	2,508
- Number		
- Primary market	1,312	591
- Secondary market	4,971	4,576
- Refinancing	1,661	1,607
h. New loans approved during month but not yet drawn		
- Value	9,728	7,498
- Number	5,282	4,237
i. Number of applications (cases)	12,186	9,526
3. <u>Outstanding loans</u>		
a. Value	525,924	527,021
M-o-M % change	-0.2%	-0.3%
Y-o-Y % change	-2.7%	-1.9%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	41,091	41,674
- Number	56,726	57,233
Schemes offered by the private sector:		
- Value	27,811	28,783
- Number	17,651	18,184
c. Delinquency ratio (%)		
- More than 3 months	0.20	0.19
- More than 6 months	0.09	0.09
d. Rescheduled loan ratio (%)	0.33	0.33
4. <u>Loans written off</u>		
a. Value of loans written off during month	26	30
b. Loans written off over the past 12 months		
- Value	523	539
- As % of the average outstanding loans	0.1	0.1
5. <u>Interest margin on new loans approved during month</u>		
a. More than 2.5% below BLR	65.3%	65.8%
b. More than 2.25% and up to 2.5% below BLR	11.3%	13.0%
c. More than 2% and up to 2.25% below BLR	2.8%	3.5%
d. More than 1.75% and up to 2% below BLR	1.4%	1.9%
e. More than 1.5% and up to 1.75% below BLR	0.6%	0.9%
f. More than 1.25% and up to 1.5% below BLR	0.7%	0.5%
g. More than 1% and up to 1.25% below BLR	0.3%	0.5%
h. More than 0.75% and up to 1% below BLR	0.4%	0.8%
i. More than 0.5% and up to 0.75% below BLR	0.2%	0.1%
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	0.0%	0.1%
l. At BLR	0.2%	0.4%
m. Above BLR	0.2%	0.2%
n. Fixed rate	0.1%	0.2%
o. Others	16.4%	12.0%
6. <u>Loans for purchasing properties in Mainland China</u>		
a. Value of new loans drawn down during month	390	437
b. Value of outstanding loans	14,397	14,229

Abbreviation:

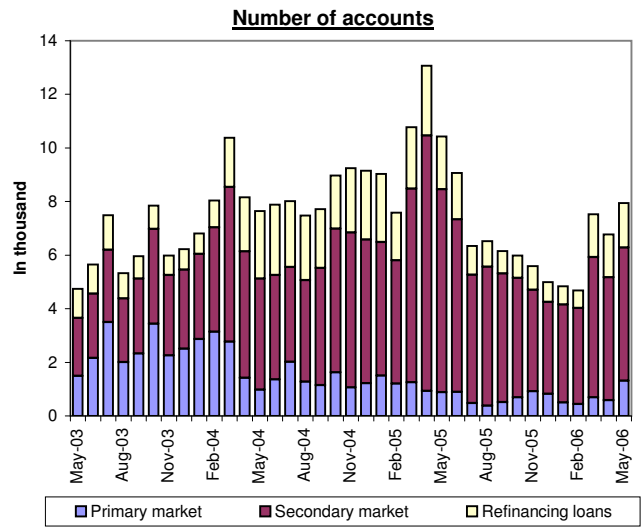
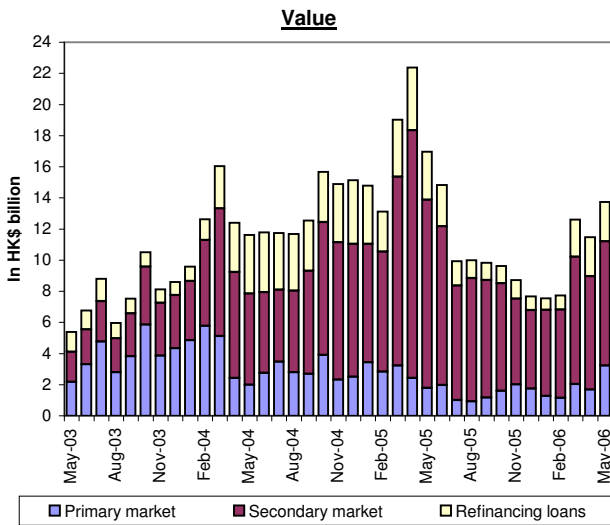
BLR refers to the best lending rate.

Residential Mortgage Loans in Hong Kong (23 authorized institutions)

New Loans Drawn Down During Month



New Loans Approved During Month



Residential Mortgage Survey

Notes to Annex

1. The Residential Mortgage Survey is a continuous monthly survey covering 23 authorized institutions in the banking industry.
2. **Residential mortgage loans** (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. **Gross new loans made** are new mortgage loans drawn down during the surveyed month.
4. **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 month but not yet drawn".
5. **Delinquency ratio** is measured by a ratio of total amount of overdue loans to total outstanding loans.
6. **Rescheduled loan ratio** is measured by a ratio of total amount of rescheduled loans to total outstanding loans.
7. **Co-financing schemes** refer to those schemes that involve 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.
8. **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.
9. **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].