

**Residential Mortgage Survey  
Results of Survey for July 2007**

(Value in HK\$ million)

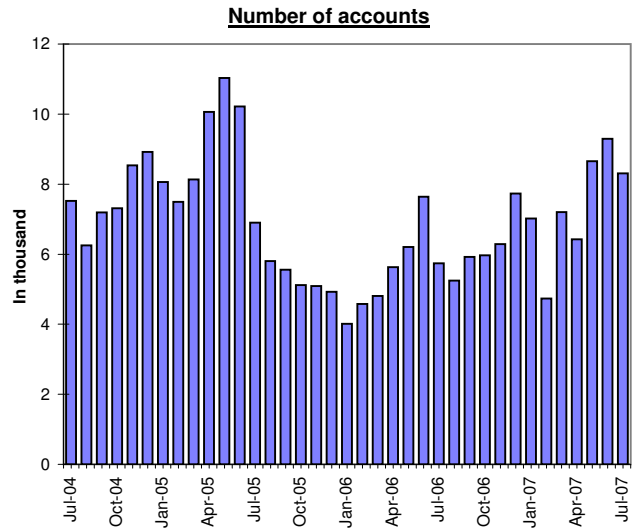
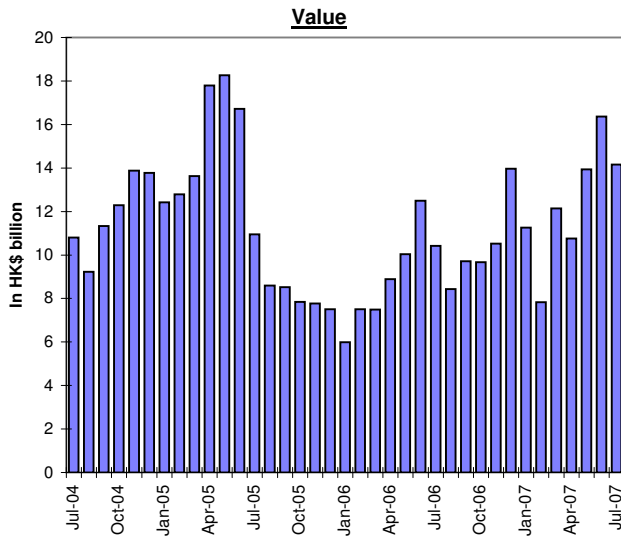
	<u>July 2007</u>	<u>June 2007</u>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	14,154	16,367
M-o-M % change	-13.5%	17.4%
b. Number	8,304	9,291
<b>2. <u>New loans approved during month</u></b>		
a. Value	17,425	17,311
M-o-M % change	0.7%	-2.4%
b. Number	9,812	9,482
c. Average size	1.78	1.83
d. Loan-to-value ratio (%)	61.5	61.8
e. Contractual life (months)	240	245
f. Loans associated with co-financing schemes		
- Value	597	720
- Number	350	328
g. Type of property transaction		
- Value		
- Primary market	3,492	3,372
- Secondary market	10,840	10,927
- Refinancing	3,093	3,012
- Number		
- Primary market	1,418	1,279
- Secondary market	6,563	6,388
- Refinancing	1,831	1,815
h. New loans approved during month but not yet drawn		
- Value	12,369	11,401
- Number	6,885	6,345
i. Number of applications (cases)	14,032	13,363
<b>3. <u>Outstanding loans</u></b>		
a. Value	538,583	536,032
M-o-M % change	0.5%	0.7%
Y-o-Y % change	2.1%	1.7%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	34,006	34,634
- Number	50,449	51,131
Schemes offered by the private sector:		
- Value	22,792	23,073
- Number	15,229	15,387
c. Delinquency ratio (%)		
- More than 3 months	0.14	0.16
- More than 6 months	0.07	0.07
d. Rescheduled loan ratio (%)	0.23	0.24
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	28	32
b. Loans written off over the past 12 months		
- Value	487	471
- As % of the average outstanding loans	0.1	0.1
<b>5. <u>Interest margin on new loans approved during month</u></b>		
a. More than 2.5% below BLR	90.9%	90.3%
b. More than 2.25% and up to 2.5% below BLR	1.2%	0.9%
c. More than 2% and up to 2.25% below BLR	0.9%	0.9%
d. More than 1.75% and up to 2% below BLR	0.8%	0.8%
e. More than 1.5% and up to 1.75% below BLR	0.3%	0.3%
f. More than 1.25% and up to 1.5% below BLR	0.2%	0.2%
g. More than 1% and up to 1.25% below BLR	0.0%	0.1%
h. More than 0.75% and up to 1% below BLR	0.2%	0.1%
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	0.0%	0.0%
k. More than 0% and up to 0.25% below BLR	0.0%	0.0%
l. At BLR	0.2%	0.1%
m. Above BLR	0.1%	0.1%
n. Fixed rate	0.0%	0.0%
o. Others	5.2%	6.2%

Abbreviation:

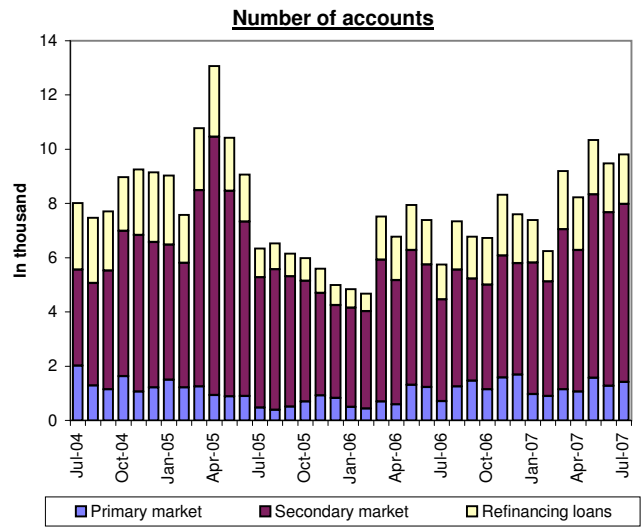
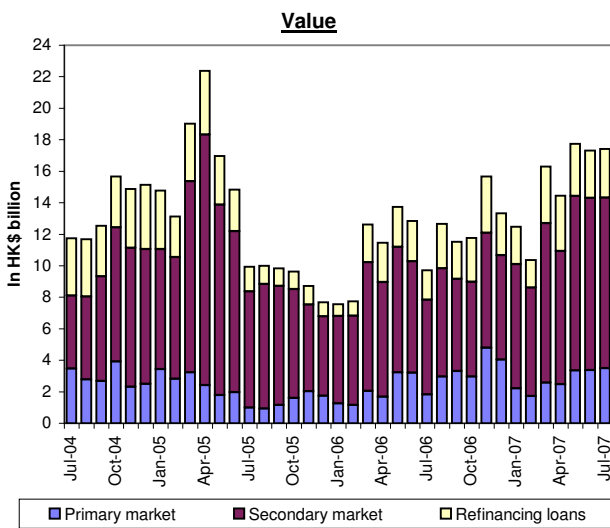
BLR refers to the best lending rate.

## 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].