

**Residential Mortgage Survey  
Results of Survey for July 2009**

(Value in HK\$ million)

	<b>July 2009</b>	<b>June 2009</b>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during the month</u></b>		
a. Value	25,988	20,385
M-o-M % change	27.5%	34.4%
b. Number	11,873	10,219
<b>2. <u>New loans approved during the month</u></b>		
a. Value	37,261	38,395
M-o-M % change	-3.0%	36.5%
b. Number	16,407	17,105
c. Average size	2.27	2.24
d. Loan-to-value ratio (%)	65.1	65.9
e. Contractual life (months)	264	261
f. Loans associated with co-financing schemes		
- Value	593	542
- Number	197	198
g. Type of property transaction		
- Value		
- Primary market	6,164	9,335
- Secondary market	27,263	25,229
- Refinancing	3,834	3,832
- Number		
- Primary market	1,638	2,806
- Secondary market	12,816	12,348
- Refinancing	1,953	1,951
h. New loans approved during the month but not yet drawn		
- Value	26,477	29,178
- Number	11,662	12,681
i. Number of applications (cases)	18,855	24,511
<b>3. <u>Outstanding loans</u></b>		
a. Value	612,476	601,089
M-o-M % change	1.9%	1.2%
Y-o-Y % change	3.1%	1.9%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	22,822	23,313
- Number	37,209	37,867
Schemes offered by the private sector:		
- Value	14,978	15,037
- Number	10,834	10,981
c. Delinquency ratio (%)		
- More than 3 months	0.06	0.05
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.12	0.12
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during the month	9	8
b. Loans written off over the past 12 months		
- Value	168	166
- As % of the average outstanding loans	*	*
<b>5. <u>Interest margin on new loans approved during the month</u></b>		
a. More than 2.5% below BLR	55.2%	52.0%
b. More than 2.25% and up to 2.5% below BLR	2.0%	5.4%
c. More than 2% and up to 2.25% below BLR	0.6%	0.9%
d. More than 1.75% and up to 2% below BLR	0.6%	0.5%
e. More than 1.5% and up to 1.75% below BLR	0.3%	0.2%
f. More than 1.25% and up to 1.5% below BLR	0.3%	0.4%
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	0.1%	0.3%
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%	0.1%
k. More than 0% and up to 0.25% below BLR	0.0%	0.0%
l. At BLR	0.1%	0.1%
m. Above BLR	0.1%	0.1%
n. Fixed rate	1.4%	0.1%
o. Others	39.2%	39.8%

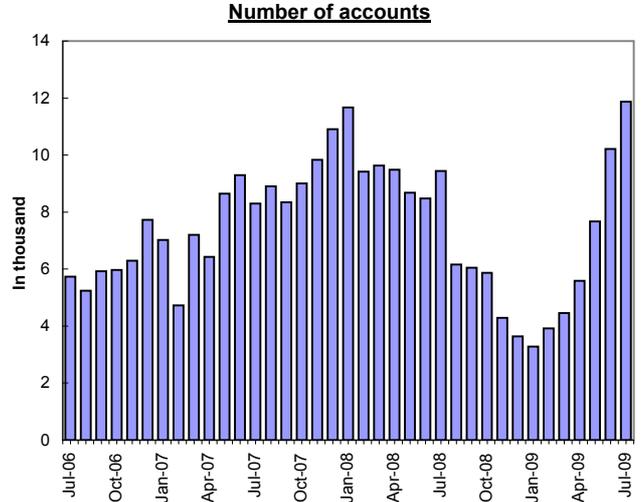
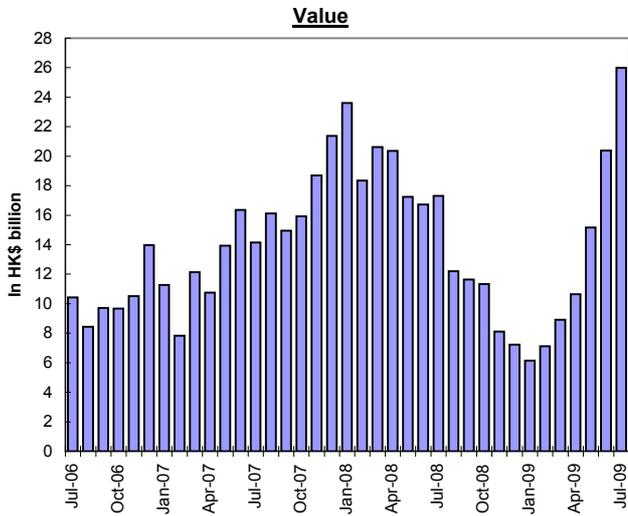
Abbreviation:

BLR refers to the best lending rate.

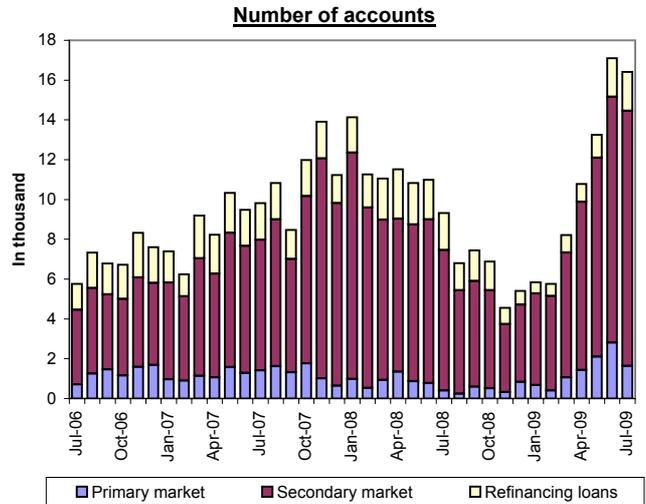
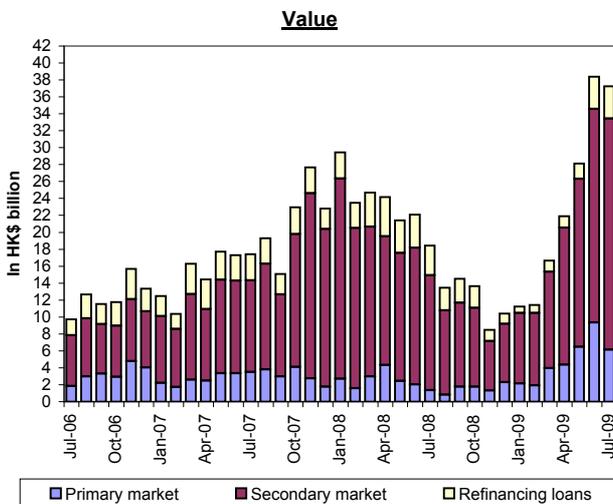
\* less than 0.05%

**Residential Mortgage Loans in Hong Kong**  
(23 authorized institutions)

**New Loans Drawn Down During the Month**



**New Loans Approved During the 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 the 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 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.
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].