

**Residential Mortgage Survey
Results of Survey for November 2010**

(Value in HK\$ million)

	November 2010	October 2010
1. <u>New loans drawn down during the month</u>		
a. Value	27,873	25,088
M-o-M % change	11.1%	-26.1%
b. Number	12,130	10,840
2. <u>New loans approved during the month</u>		
a. Value	37,576	30,797
M-o-M % change	22.0%	-2.2%
b. Number	16,230	13,257
c. Average size	2.32	2.32
d. Loan-to-value ratio (%)	58.0	59.3
e. Contractual life (months)	278	273
f. Loans associated with co-financing schemes		
- Value	37	77
- Number	15	30
g. Type of property transaction		
- Value		
- Primary market	3,422	4,068
- Secondary market	25,164	18,615
- Refinancing	8,990	8,114
- Number		
- Primary market	780	908
- Secondary market	11,126	8,530
- Refinancing	4,324	3,819
h. New loans approved during the month but not yet drawn		
- Value	27,735	23,122
- Number	12,131	10,105
i. Number of applications (cases)	23,060	20,363
3. <u>Outstanding loans</u>		
a. Value	731,328	723,004
M-o-M % change	1.2%	0.6%
Y-o-Y % change	14.8%	14.5%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	14,996	15,458
- Number	28,042	28,592
Schemes offered by the private sector:		
- Value	8,768	9,102
- Number	6,483	6,675
c. Delinquency ratio (%)		
- More than 3 months	0.02	0.02
- More than 6 months	0.01	0.01
d. Rescheduled loan ratio (%)	0.04	0.04
4. <u>Loans written off</u>		
a. Value of loans written off during the month	1	2
b. Loans written off over the past 12 months		
- Value	61	71
- As % of the average outstanding loans	*	*
5. <u>Interest rates on new loans approved during the month</u>		
a. With reference to BLR	7.6%	7.6%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	0.0%	0.0%
2% to less than 2.25%	3.1%	3.6%
2.25% to less than 2.5%	1.5%	1.4%
2.5% to less than 2.75%	0.9%	0.9%
2.75% to less than 3%	0.7%	0.5%
3% to less than 3.25%	0.3%	0.4%
3.25% to less than 3.5%	0.3%	0.3%
3.5% to less than 3.75%	0.2%	0.2%
3.75% to less than 4%	0.1%	0.1%
4% or more	0.5%	0.2%
b. With reference to HIBOR	91.8%	91.6%
c. Fixed rate	0.0%	0.0%
d. Others	0.6%	0.8%

Abbreviation:

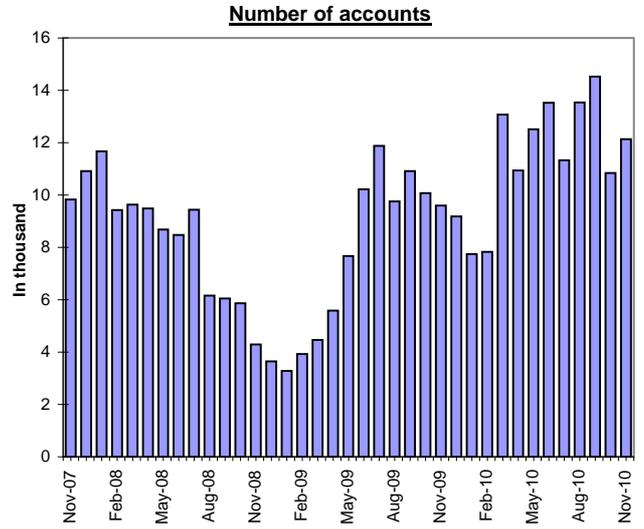
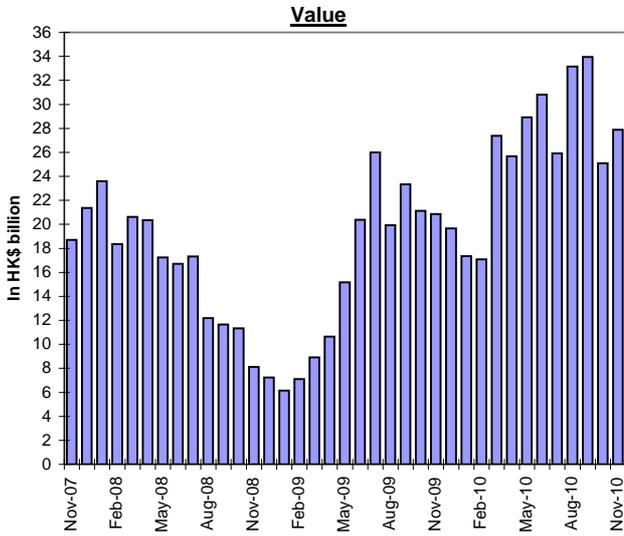
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

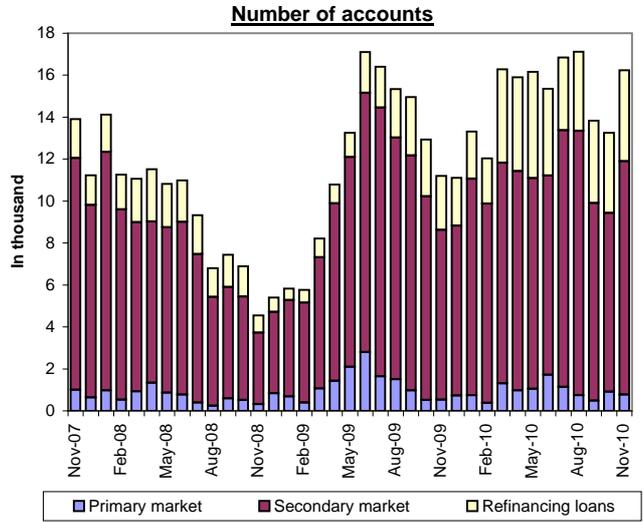
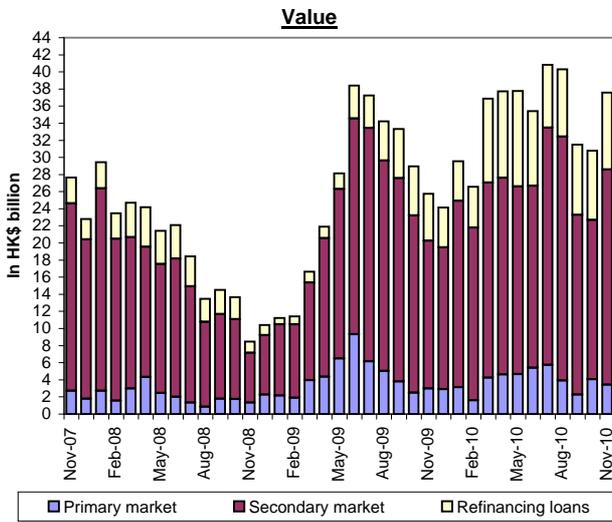
* less than 0.05%

Residential Mortgage Loans in Hong Kong

New Loans Drawn Down During the Month



New Loans Approved During the Month



Residential Mortgage Survey

Notes to Annex

1. **Residential mortgage loans** (RMLs) of the authorized institutions covered in this survey represent about 98% of the banking sector.
2. **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. **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".
4. **Delinquency ratio** is measured by a ratio of total amount of overdue loans to total outstanding loans.
5. **Rescheduled loan ratio** is measured by a ratio of total amount of rescheduled loans to total outstanding loans.
6. **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.
7. **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.
8. **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].