

**Residential Mortgage Survey**  
**Results of Survey for December 2005**

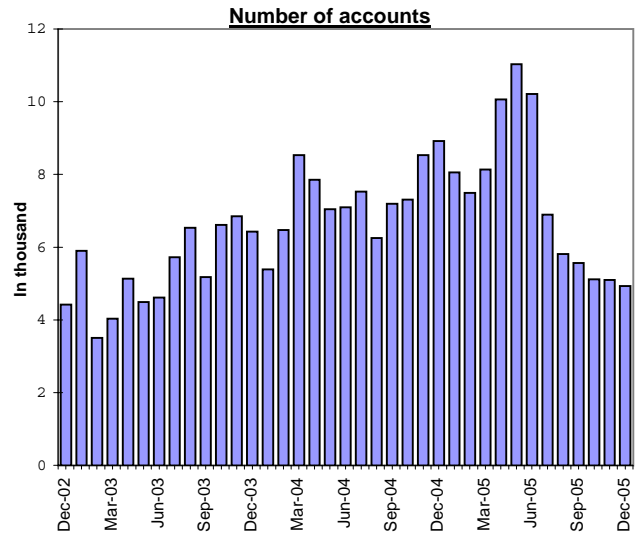
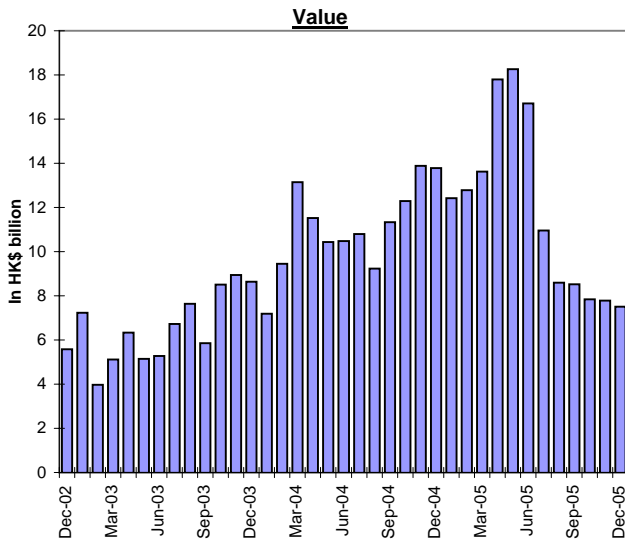
	(Value in HK\$ million)	
	<u>December 2005</u>	<u>November 2005</u>
<b>23 authorized institutions</b>		
<b>1. <u>New loans drawn down during month</u></b>		
a. Value	7,509	7,776
M-o-M % change	-3.4%	-0.9%
b. Number	4,927	5,094
<b>2. <u>New loans approved during month</u></b>		
a. Value	7,676	8,726
M-o-M % change	-12.0%	-9.4%
b. Number	4,989	5,592
c. Average size	1.54	1.56
d. Loan-to-value ratio (%)	59.3	60.2
e. Contractual life (months)	244	247
f. Loans associated with co-financing schemes		
- Value	271	371
- Number	180	224
g. Type of property transaction		
- Value		
- Primary market	1,740	2,024
- Secondary market	5,048	5,509
- Refinancing	888	1,193
- Number		
- Primary market	823	916
- Secondary market	3,424	3,788
- Refinancing	742	888
h. New loans approved during month but not yet drawn		
- Value	5,253	5,933
- Number	3,279	3,729
i. Number of applications (cases)	7,665	8,472
<b>3. <u>Outstanding loans</u></b>		
a. Value	533,069	535,207
M-o-M % change	-0.4%	-0.3%
Y-o-Y % change	1.0%	1.6%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	43,668	44,109
- Number	59,005	59,460
Schemes offered by the private sector:		
- Value	31,703	32,291
- Number	19,753	20,052
c. Delinquency ratio (%)		
- More than 3 months	0.19	0.18
- More than 6 months	0.09	0.09
d. Rescheduled loan ratio (%)	0.35	0.35
<b>4. <u>Loans written off</u></b>		
a. Value of loans written off during month	80	57
b. Loans written off over the past 12 months		
- Value	663	629
- 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	5.9%	4.5%
b. More than 2.25% and up to 2.5% below BLR	38.3%	39.0%
c. More than 2% and up to 2.25% below BLR	32.7%	30.5%
d. More than 1.75% and up to 2% below BLR	9.0%	9.2%
e. More than 1.5% and up to 1.75% below BLR	4.8%	5.2%
f. More than 1.25% and up to 1.5% below BLR	2.2%	1.9%
g. More than 1% and up to 1.25% below BLR	0.9%	1.5%
h. More than 0.75% and up to 1% below BLR	1.2%	2.1%
i. More than 0.5% and up to 0.75% below BLR	0.5%	0.2%
j. More than 0.25% and up to 0.5% below BLR	0.4%	0.4%
k. More than 0% and up to 0.25% below BLR	0.0%	0.1%
l. At BLR	0.3%	0.4%
m. Above BLR	0.3%	0.6%
n. Fixed rate	0.1%	1.0%
o. Others	3.4%	3.4%
<b>6. <u>Loans for purchasing properties in Mainland China</u></b>		
a. Value of new loans drawn down during month	595	429
b. Value of outstanding loans	13,607	13,198

Abbreviation:

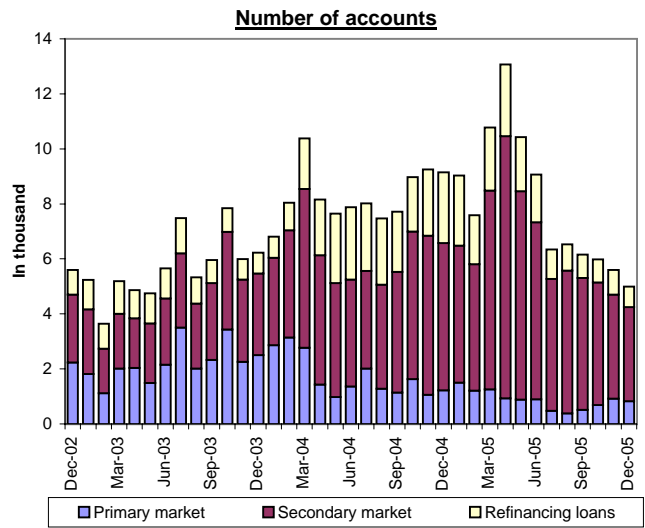
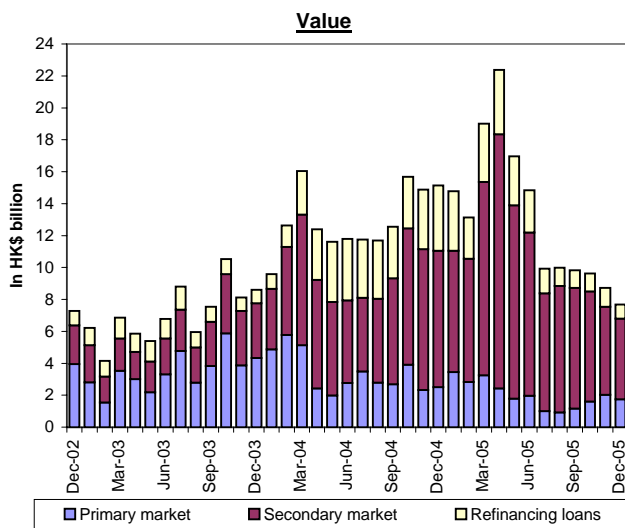
BLR refers to the best lending rate.

## 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].