

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

(Value in HK\$ million)

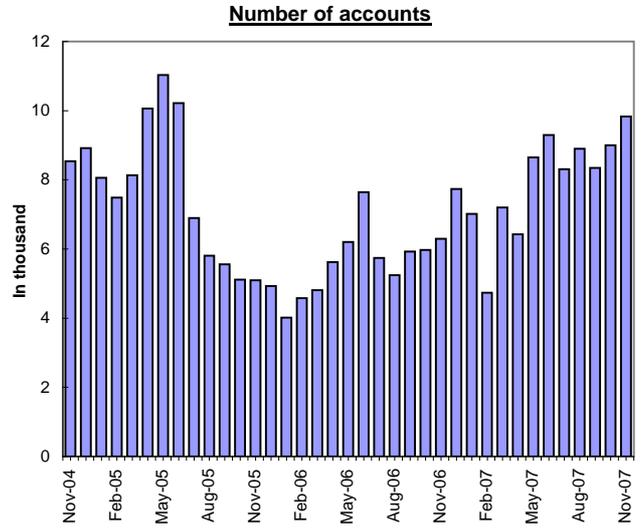
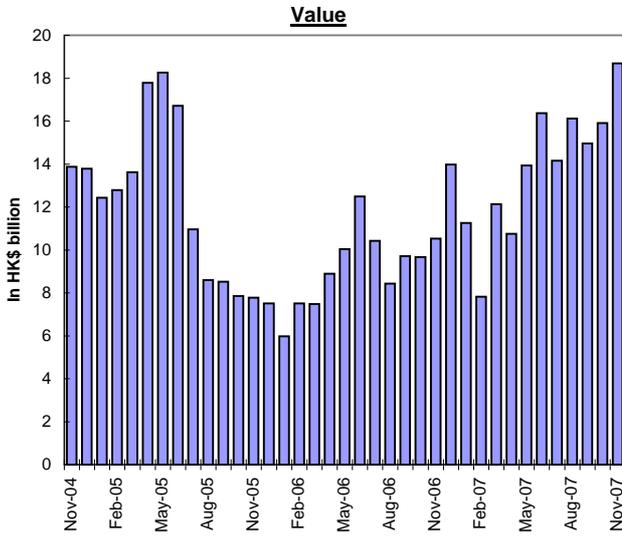
	<u>November 2007</u>	<u>October 2007</u>
23 authorized institutions		
1. <u>New loans drawn down during month</u>		
a. Value	18,696	15,915
M-o-M % change	17.5%	6.4%
b. Number	9,833	9,000
2. <u>New loans approved during month</u>		
a. Value	27,660	22,947
M-o-M % change	20.5%	52.0%
b. Number	13,911	11,986
c. Average size	1.99	1.91
d. Loan-to-value ratio (%)	62.0	62.4
e. Contractual life (months)	253	249
f. Loans associated with co-financing schemes		
- Value	890	642
- Number	527	369
g. Type of property transaction		
- Value		
- Primary market	2,740	4,113
- Secondary market	21,886	15,698
- Refinancing	3,034	3,137
- Number		
- Primary market	1,004	1,761
- Secondary market	11,053	8,417
- Refinancing	1,854	1,808
h. New loans approved during month but not yet drawn		
- Value	20,105	16,632
- Number	10,088	8,509
i. Number of applications (cases)	19,092	18,375
3. <u>Outstanding loans</u>		
a. Value	554,623	549,485
M-o-M % change	0.9%	0.7%
Y-o-Y % change	5.4%	4.5%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	31,973	32,269
- Number	48,169	48,612
Schemes offered by the private sector:		
- Value	21,427	21,822
- Number	14,564	14,763
c. Delinquency ratio (%)		
- More than 3 months	0.11	0.12
- More than 6 months	0.05	0.05
d. Rescheduled loan ratio (%)	0.20	0.21
4. <u>Loans written off</u>		
a. Value of loans written off during month	19	32
b. Loans written off over the past 12 months		
- Value	439	447
- 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	90.9%	94.0%
b. More than 2.25% and up to 2.5% below BLR	1.1%	0.7%
c. More than 2% and up to 2.25% below BLR	0.8%	0.8%
d. More than 1.75% and up to 2% below BLR	0.8%	0.9%
e. More than 1.5% and up to 1.75% below BLR	0.4%	0.4%
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%	0.0%
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	0.1%	0.1%
m. Above BLR	0.1%	0.1%
n. Fixed rate	0.0%	0.0%
o. Others	5.4%	2.7%

Abbreviation:

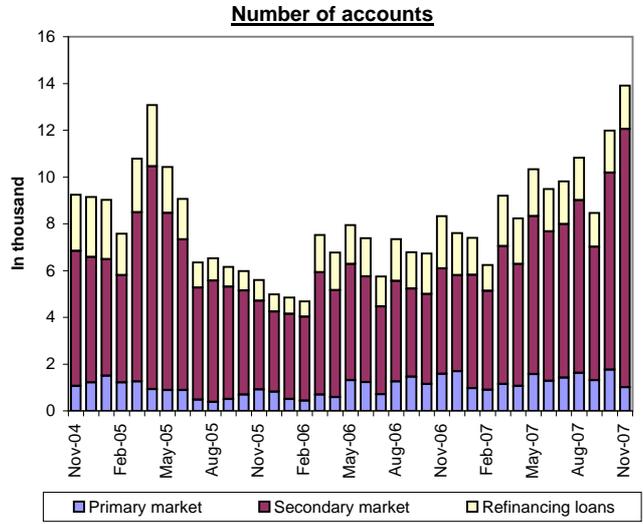
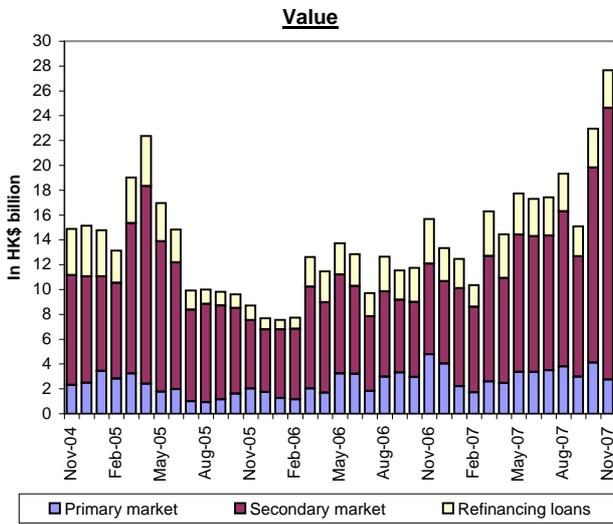
BLR refers to the best lending rate.

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].