

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

	(Value in HK\$ million)	
	May 2009	April 2009
23 authorized institutions		
1. <u>New loans drawn down during the month</u>		
a. Value	15,163	10,643
M-o-M % change	42.5%	19.3%
b. Number	7,674	5,589
2. <u>New loans approved during the month</u>		
a. Value	28,125	21,898
M-o-M % change	28.4%	31.4%
b. Number	13,248	10,783
c. Average size	2.12	2.03
d. Loan-to-value ratio (%)	65.2	65.3
e. Contractual life (months)	260	258
f. Loans associated with co-financing schemes		
- Value	388	201
- Number	117	71
g. Type of property transaction		
- Value		
- Primary market	6,493	4,385
- Secondary market	19,810	16,163
- Refinancing	1,822	1,350
- Number		
- Primary market	2,101	1,423
- Secondary market	10,002	8,461
- Refinancing	1,145	899
h. New loans approved during the month but not yet drawn		
- Value	21,380	17,924
- Number	10,117	8,776
i. Number of applications (cases)	19,419	18,455
3. <u>Outstanding loans</u>		
a. Value	593,790	588,810
M-o-M % change	0.8%	0.4%
Y-o-Y % change	1.4%	1.3%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	23,764	24,147
- Number	38,440	38,852
Schemes offered by the private sector:		
- Value	15,183	15,382
- Number	11,151	11,296
c. Delinquency ratio (%)		
- More than 3 months	0.05	0.05
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.13	0.13
4. <u>Loans written off</u>		
a. Value of loans written off during the month	11	4
b. Loans written off over the past 12 months		
- Value	170	167
- As % of the average outstanding loans	*	*
5. <u>Interest margin on new loans approved during the month</u>		
a. More than 2.5% below BLR	53.3%	28.6%
b. More than 2.25% and up to 2.5% below BLR	8.6%	22.1%
c. More than 2% and up to 2.25% below BLR	3.5%	12.6%
d. More than 1.75% and up to 2% below BLR	0.9%	2.6%
e. More than 1.5% and up to 1.75% below BLR	0.3%	0.6%
f. More than 1.25% and up to 1.5% below BLR	0.4%	0.7%
g. More than 1% and up to 1.25% below BLR	0.2%	0.3%
h. More than 0.75% and up to 1% below BLR	0.4%	0.5%
i. More than 0.5% and up to 0.75% below BLR	0.0%	0.1%
j. More than 0.25% and up to 0.5% below BLR	0.1%	0.1%
k. More than 0% and up to 0.25% below BLR	0.0%	0.1%
l. At BLR	0.1%	0.3%
m. Above BLR	0.0%	0.1%
n. Fixed rate	0.3%	1.4%
o. Others	31.9%	29.9%

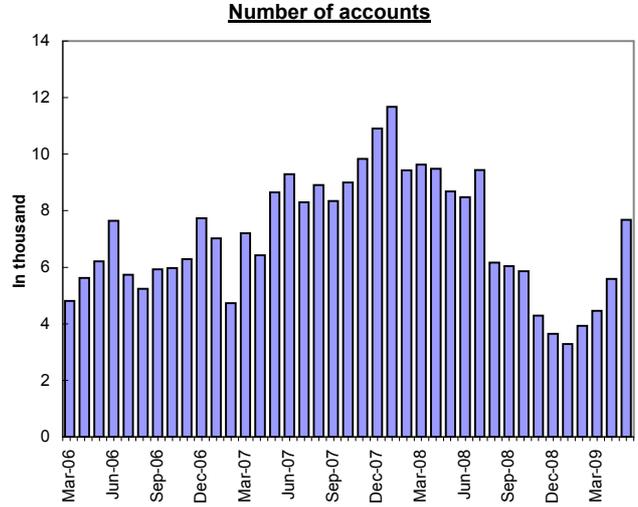
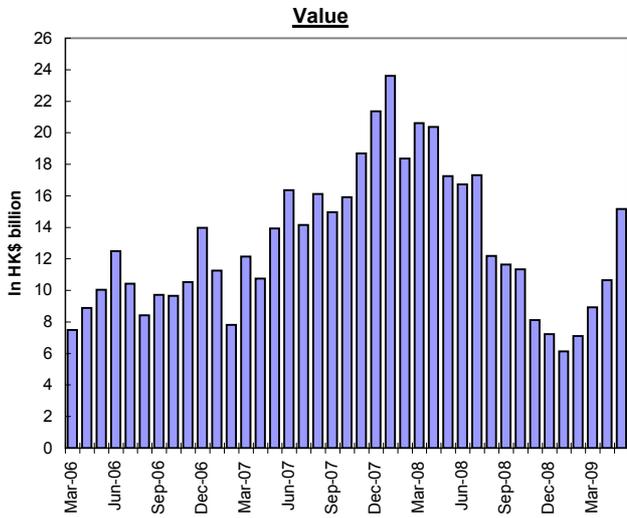
Abbreviation:

BLR refers to the best lending rate.

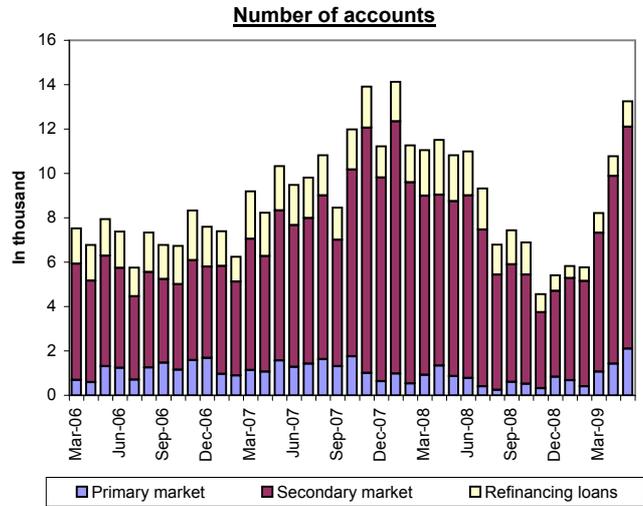
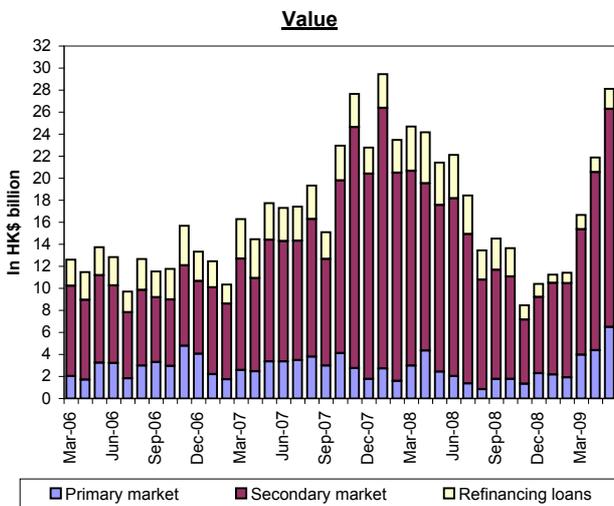
* less than 0.05%

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].