

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

(Value in HK\$ million)

	<u>May 2010</u>	<u>April 2010</u>
1. <u>New loans drawn down during the month</u>		
a. Value	28,929	25,675
M-o-M % change	12.7%	-6.2%
b. Number	12,509	10,933
2. <u>New loans approved during the month</u>		
a. Value	37,779	37,725
M-o-M % change	0.1%	2.4%
b. Number	16,164	15,907
c. Average size	2.34	2.37
d. Loan-to-value ratio (%)	59.4	60.4
e. Contractual life (months)	244	263
f. Loans associated with co-financing schemes		
- Value	163	193
- Number	73	73
g. Type of property transaction		
- Value		
- Primary market	4,659	4,625
- Secondary market	21,954	22,997
- Refinancing	11,166	10,104
- Number		
- Primary market	1,056	979
- Secondary market	10,039	10,443
- Refinancing	5,069	4,485
h. New loans approved during the month but not yet drawn		
- Value	27,745	30,199
- Number	11,981	12,556
i. Number of applications (cases)	20,283	22,818
3. <u>Outstanding loans</u>		
a. Value	675,590	665,629
M-o-M % change	1.5%	1.1%
Y-o-Y % change	13.8%	13.0%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	17,685	18,290
- Number	31,249	31,891
Schemes offered by the private sector:		
- Value	11,440	11,886
- Number	8,251	8,504
c. Delinquency ratio (%)		
- More than 3 months	0.03	0.03
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.06	0.06
4. <u>Loans written off</u>		
a. Value of loans written off during the month	5	2
b. Loans written off over the past 12 months		
- Value	135	141
- As % of the average outstanding loans	*	*
5. <u>Interest rates on new loans approved during the month</u>		
a. With reference to BLR	16.4%	18.3%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	0.0%	0.0%
2% to less than 2.25%	11.2%	13.5%
2.25% to less than 2.5%	1.6%	1.3%
2.5% to less than 2.75%	1.4%	1.8%
2.75% to less than 3%	0.4%	0.5%
3% to less than 3.25%	0.7%	0.3%
3.25% to less than 3.5%	0.3%	0.5%
3.5% to less than 3.75%	0.3%	0.2%
3.75% to less than 4%	0.1%	0.1%
4% or more	0.4%	0.1%
b. With reference to HIBOR	82.7%	80.9%
c. Fixed rate	0.0%	0.0%
d. Others	0.9%	0.8%

Abbreviation:

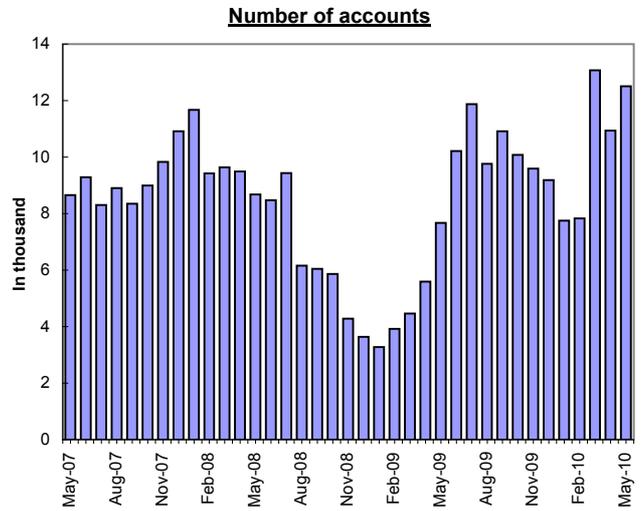
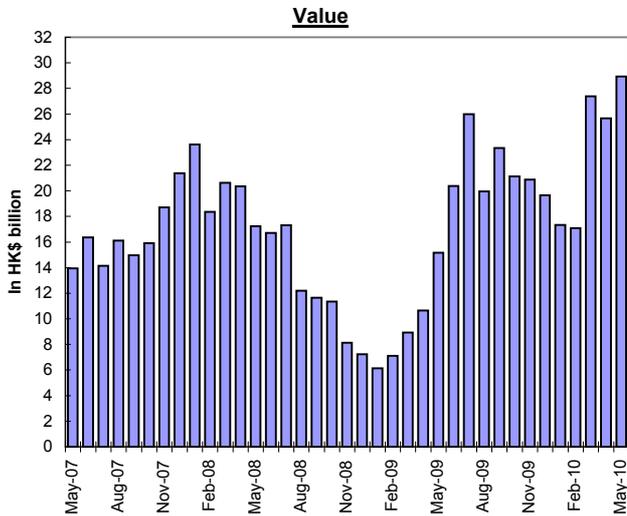
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

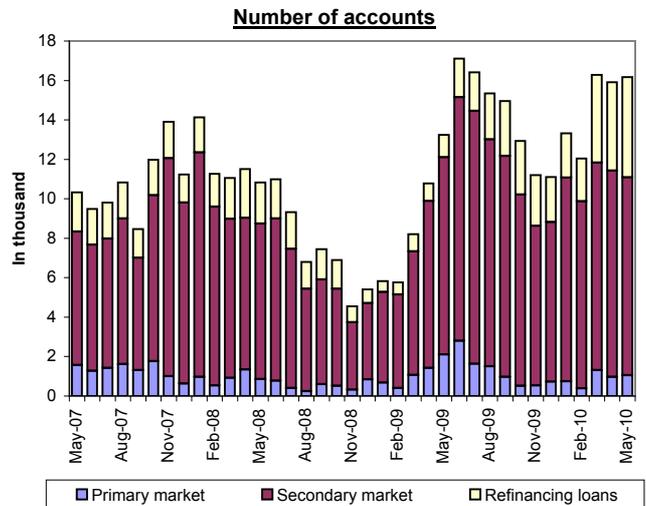
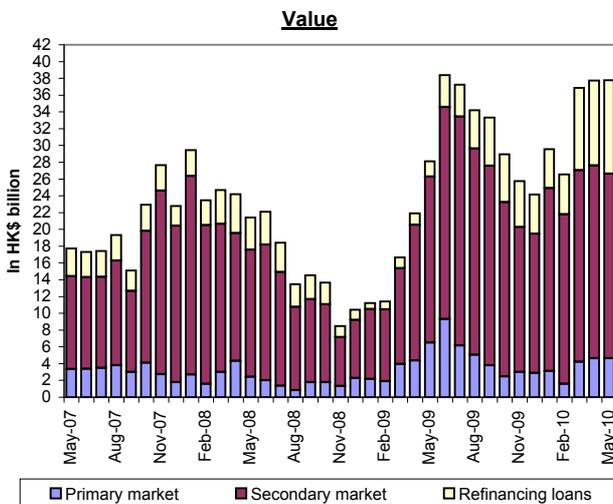
* less than 0.05%

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].