

**Residential Mortgage Survey
Results of Survey for March 2011**

(Value in HK\$ million)

	<u>March 2011</u>	<u>February 2011</u>
1. <u>New loans drawn down during the month</u>		
a. Value	30,596	18,263
M-o-M % change	67.5%	-15.9%
b. Number	12,993	8,049
2. <u>New loans approved during the month</u>		
a. Value	43,504	30,312
M-o-M % change	43.5%	8.2%
b. Number	17,207	12,538
c. Average size	2.53	2.42
d. Loan-to-value ratio (%)	55.8	57.4
e. Contractual life (months)	283	280
f. Loans associated with co-financing schemes		
- Value	427	66
- Number	101	22
g. Type of property transaction		
- Value		
- Primary market	5,704	2,429
- Secondary market	28,356	22,670
- Refinancing	9,444	5,213
- Number		
- Primary market	1,148	501
- Secondary market	11,450	9,335
- Refinancing	4,609	2,702
h. New loans approved during the month but not yet drawn		
- Value	33,320	25,142
- Number	13,050	10,350
i. Number of applications (cases)	23,153	17,478
3. <u>Outstanding loans</u>		
a. Value	761,682	755,830
M-o-M % change	0.8%	1.3%
Y-o-Y % change	15.7%	16.2%
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	13,236	13,709
- Number	25,946	26,493
Schemes offered by the private sector:		
- Value	7,775	8,110
- Number	5,776	6,006
c. Delinquency ratio (%)		
- More than 3 months	0.01	0.01
- More than 6 months	0.01	0.01
d. Rescheduled loan ratio (%)	0.03	0.04
4. <u>Loans written off</u>		
a. Value of loans written off during the month	2	0
b. Loans written off over the past 12 months		
- Value	29	33
- As % of the average outstanding loans	*	*
5. <u>Interest rates on new loans approved during the month</u>		
a. With reference to BLR	7.4%	6.6%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	0.0%	0.0%
2% to less than 2.25%	3.7%	3.5%
2.25% to less than 2.5%	1.3%	1.0%
2.5% to less than 2.75%	0.8%	0.8%
2.75% to less than 3%	0.7%	0.5%
3% to less than 3.25%	0.3%	0.2%
3.25% to less than 3.5%	0.2%	0.2%
3.5% to less than 3.75%	0.1%	0.1%
3.75% to less than 4%	0.1%	0.1%
4% or more	0.2%	0.2%
b. With reference to HIBOR	91.7%	92.0%
c. Fixed rate	0.1%	0.2%
d. Others	0.8%	1.2%

Abbreviation:

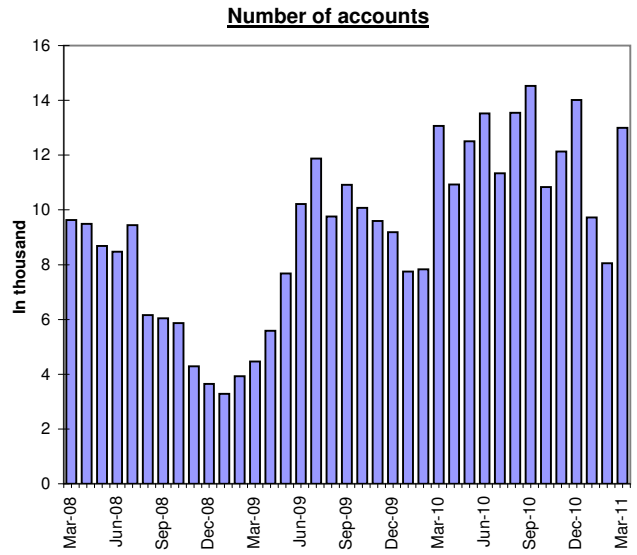
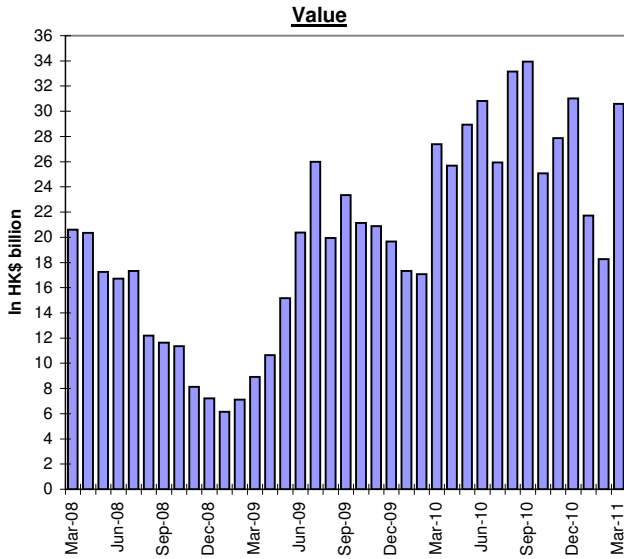
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

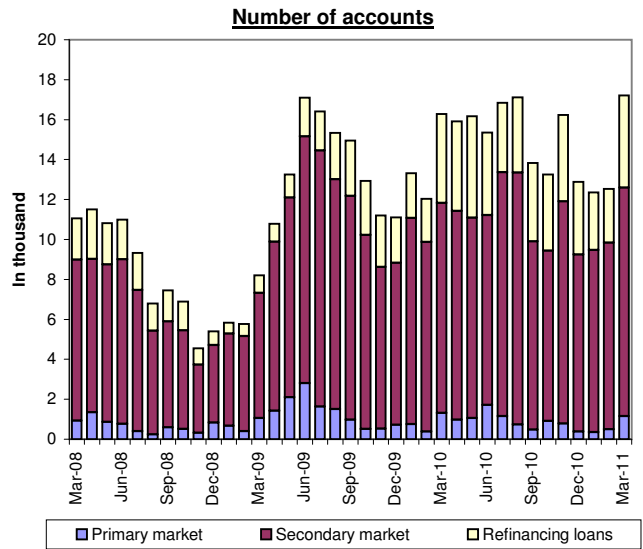
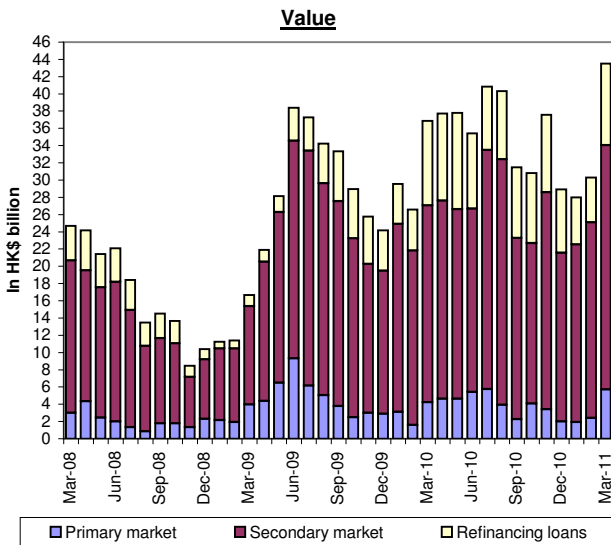
* less than 0.05%

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].