

Residential Mortgage Survey
Results of Survey for May 2012

		(Value in HK\$ million)	
		<u>May 2012</u>	<u>Apr 2012</u>
1. <u>New loans drawn down during the month</u>			
a. Value		19,454	17,439
(M-o-M % change)		(11.6%)	(55.4%)
b. Number		8,088	7,367
(M-o-M % change)		(9.8%)	(54.3%)
2. <u>New loans approved during the month</u>			
a. Value		26,678	25,368
(M-o-M % change)		(5.2%)	(-9.7%)
b. Number		10,388	10,046
(M-o-M % change)		(3.4%)	(-12.0%)
c. Average size		2.57	2.53
d. Loan-to-value ratio (%)		55.0	57.9
e. Contractual life (months)		294	297
f. Loans associated with co-financing schemes			
- Value		434	255
- Number		66	56
g. Type of property transaction			
Value			
- Primary market		4,168	2,984
- Secondary market		19,709	20,009
- Refinancing		2,801	2,375
Number			
- Primary market		859	676
- Secondary market		7,944	8,106
- Refinancing		1,585	1,264
h. New loans approved during the month but not yet drawn			
- Value		20,968	20,495
- Number		8,019	7,975
i. Number of applications (cases)		14,290	13,375
(M-o-M % change)		(6.8%)	(-23.2%)

(Value in HK\$ million)

May 2012 **Apr 2012****3. Outstanding loans**

a. Value	815,855	809,560
(M-o-M % change)	(0.8%)	(0.8%)
(Y-o-Y % change)	(4.6%)	(5.1%)
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	9,778	10,015
- Number	21,109	21,505
Schemes offered by the private sector:		
- Value	8,332	8,156
- Number	4,709	4,762
c. Delinquency ratio (%)		
- More than 3 months	0.01	0.01
- More than 6 months	0.01	0.01
d. Rescheduled loan ratio (%)	0.01	0.01

4. Loans written off

a. Value of loans written off during the month	15	0
b. Loans written off over the past 12 months		
- Value	26	11
- As % of the average outstanding loans	*	*

5. Interest rates on new loans approved during the month

a. With reference to BLR	91.2%	91.4%
(Breakdown is shown on an absolute interest rate basis)		
of which: Less than 2%	0.0%	0.0%
2% to less than 2.25%	75.3%	71.1%
2.25% to less than 2.5%	10.0%	15.3%
2.5% to less than 2.75%	2.8%	1.9%
2.75% to less than 3%	1.0%	1.0%
3% or more	2.1%	2.1%
b. With reference to HIBOR	5.4%	4.9%
c. Fixed rate	0.2%	0.5%
d. Others	3.2%	3.2%

Abbreviation:

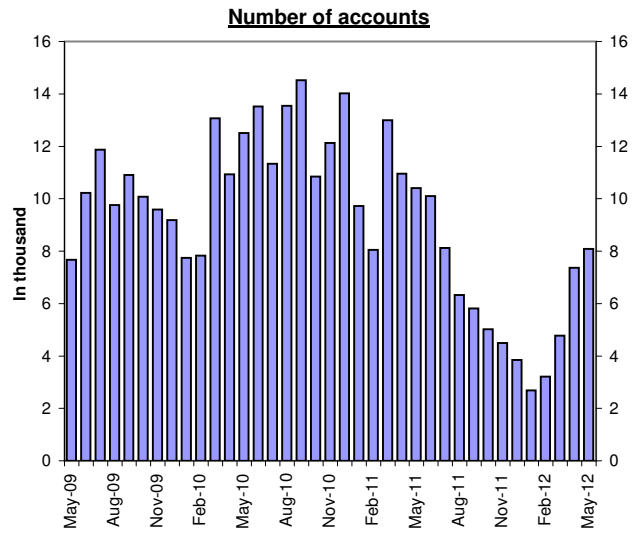
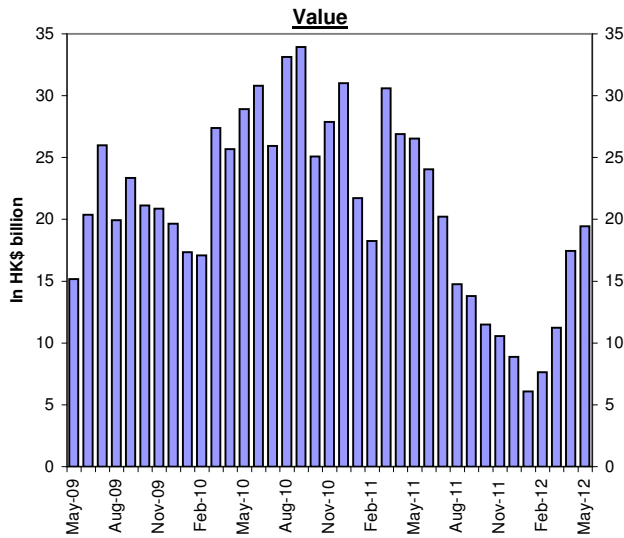
BLR refers to the best lending rate.

HIBOR refers to Hong Kong interbank offered rate.

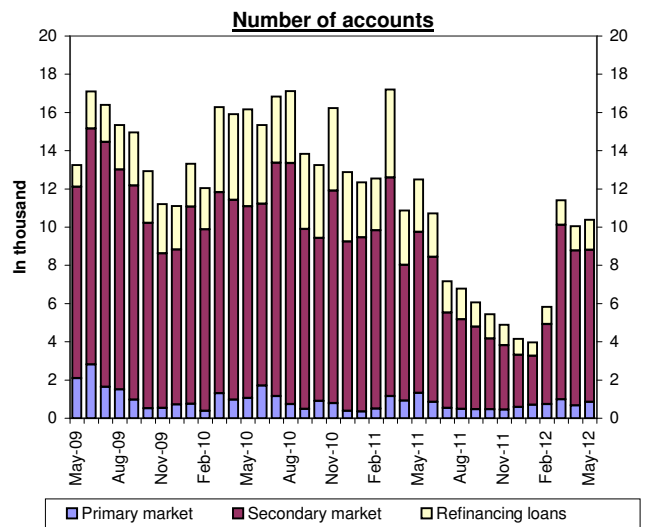
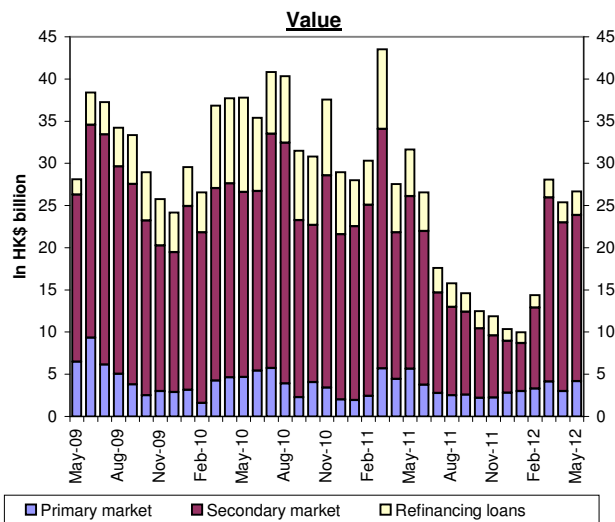
* less than 0.05%

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 99% 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].