

**Table 2**

**Counter-cyclical macro-prudential measures  
introduced by HKMA since 2009**

<b>Date of implementation</b>	<b>Content of measures</b>
<b>23 October 2009</b>	<b>First Round</b> <i>Loan-to-value (LTV) caps</i> <ul style="list-style-type: none"><li>• Owner-occupied residential property value <math>\geq</math> HK\$20 million : 60%</li><li>• Owner-occupied residential property value <math>&lt;</math> HK\$20 million : 70% (loan cap: HK\$12 million )</li></ul>
<b>13 August 2010</b>	<b>Second Round</b> <i>LTV caps</i> <ul style="list-style-type: none"><li>• Owner-occupied residential property value <math>\geq</math> HK\$12 million : 60%</li><li>• Owner-occupied residential property value <math>&lt;</math> HK\$12 million : 70% ( loan cap: HK\$7.2 million )</li><li>• Non-owner-occupied residential property : 60%</li></ul> <i>Debt-servicing ratio (DSR) limits</i> <ul style="list-style-type: none"><li>• Base : 50%</li><li>• Stressed ( 200 basis point interest rate hike assumption ) : 60%</li></ul>
<b>19 November 2010</b>	<b>Third Round</b> <i>LTV caps</i> <ul style="list-style-type: none"><li>• Owner-occupied residential property value <math>\geq</math> HK\$12 million : 50%</li><li>• Owner-occupied residential property value <math>\geq</math> HK\$8 million but <math>&lt;</math> HK\$12 million : 60% ( loan cap: HK\$6 million )</li><li>• Owner-occupied residential property value <math>&lt;</math> HK\$8 million : 70% ( loan cap: HK\$4.8 million )</li><li>• Non-owner-occupied residential property : 50%</li><li>• Non-residential property : 50%</li><li>• Net worth-based lending : 50%</li></ul>

Date of implementation	Content of measures
10 June 2011	<p><b>Fourth Round</b></p> <p><i>LTV caps</i></p> <ul style="list-style-type: none"> <li>• Owner-occupied residential property value <math>\geq</math> HK\$10 million : 50%</li> <li>• Owner-occupied residential property value <math>\geq</math> HK\$7 million but <math>&lt;</math> HK\$10 million : 60% ( loan cap: HK\$5 million )</li> <li>• Owner-occupied residential property value <math>&lt;</math> HK\$7 million : 70% ( loan cap: HK\$4.2 million )</li> <li>• Borrowers with income mainly derived from outside Hong Kong : applicable LTV caps lowered by 10 percentage points</li> <li>• Net worth-based lending : 40%</li> </ul>
14 September 2012	<p><b>Fifth Round</b></p> <p><i>LTV caps</i></p> <ul style="list-style-type: none"> <li>• DSR-based lending for borrowers with multiple mortgages and whose income is derived from outside Hong Kong : applicable LTV caps lowered by 10 percentage points</li> <li>• Net worth-based lending for borrowers with multiple mortgages : 30%</li> </ul> <p><i>DSR limits (for borrowers with multiple mortgages )</i></p> <ul style="list-style-type: none"> <li>• Base : 40%</li> <li>• Stressed ( 200 basis point interest rate hike assumption ) : 50%</li> </ul> <p><i>Maximum loan tenor</i></p> <ul style="list-style-type: none"> <li>• All properties : 30 years</li> </ul>
22 February 2013	<p><b>Sixth Round</b></p> <p><i>LTV caps</i></p> <ul style="list-style-type: none"> <li>• Non-residential property : applicable LTV caps lowered by 10 percentage points</li> </ul> <p><i>DSR limits</i></p> <ul style="list-style-type: none"> <li>• Interest rate hike assumption for stressed DSR increased to 300 basis points</li> </ul> <p><i>Standalone car park space</i></p> <ul style="list-style-type: none"> <li>• LTV caps and DSR limits same as non-residential properties</li> <li>• Maximum loan tenor : 15 years</li> </ul>

Date of implementation	Content of measures
	<p><b><i>Risk-weight floor</i></b></p> <ul style="list-style-type: none"> <li>Introduced a 15% risk-weight floor for all new residential mortgage loans approved by banks using Internal Ratings-Based Approach</li> </ul>
<p><b>27 February 2015</b></p>	<p><b>Seventh Round</b></p> <p><b><i>LTV caps</i></b></p> <ul style="list-style-type: none"> <li>Owner-occupied residential property value &lt; HK\$7 million : LTV limit lowered by 10 percentage points to 60%</li> </ul> <p><b><i>DSR limits (for second owner-occupied residential properties )</i></b></p> <ul style="list-style-type: none"> <li>Base : 40%</li> <li>Stressed ( 300 basis point interest rate hike assumption ) : 50%</li> </ul> <p><b><i>DSR limits (for all non-owner-occupied properties and car park spaces )</i></b></p> <ul style="list-style-type: none"> <li>Base : 40%</li> <li>Stressed ( 300 basis point interest rate hike assumption ) : 50%</li> </ul> <p><b><i>Risk-weight floor</i></b></p> <ul style="list-style-type: none"> <li>15% for all residential mortgage loans approved by banks using Internal Ratings-Based Approach</li> </ul>
<p><b>19 May 2017</b></p>	<p><b>Eighth Round</b></p> <p><b><i>LTV caps</i></b></p> <ul style="list-style-type: none"> <li>DSR-based lending for borrowers with multiple mortgages and whose income is derived in Hong Kong : applicable LTV caps lowered by 10 percentage points</li> </ul> <p><b><i>DSR limits (Borrowers whose income is derived from outside Hong Kong )</i></b></p> <ul style="list-style-type: none"> <li>Applicable DSR limits lowered by 10 percentage points</li> </ul> <p><b><i>Risk-weight floor</i></b></p> <ul style="list-style-type: none"> <li>Increased to 25% for all new residential mortgage loans approved by banks using Internal Ratings-Based Approach</li> </ul>

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