

Residential Mortgage Survey
Results of Survey for November 2016

	(Value in HK\$ million)	
	<u>Nov 2016</u>	<u>Oct 2016</u>
1. <u>New applications received during the month</u>		
a. Number	14,204	14,323
(M-o-M % change)	(-0.8%)	(5.8%)
2. <u>New loans approved during the month</u>		
a. Value	38,512	34,288
(M-o-M % change)	(12.3%)	(6.7%)
b. Number	10,664	9,830
(M-o-M % change)	(8.5%)	(5.1%)
c. Average size	3.61	3.49
d. Loan-to-value ratio (%)	51.3	51.9
e. Contractual life (months)	314	312
f. Loans associated with co-financing schemes		
- Value	1,283	1,313
- Number	253	249
g. Type of property transaction		
Value		
- Primary market	9,213	7,660
- Secondary market	19,368	18,742
- Refinancing	9,931	7,887
Number		
- Primary market	1,981	1,707
- Secondary market	5,456	5,378
- Refinancing	3,227	2,745
h. New loans approved during the month but not yet drawn		
- Value	30,511	27,414
- Number	8,372	7,806
3. <u>New loans drawn down during the month</u>		
a. Value	26,468	23,091
(M-o-M % change)	(14.6%)	(-0.6%)
b. Number	7,767	6,733
(M-o-M % change)	(15.4%)	(-4.1%)

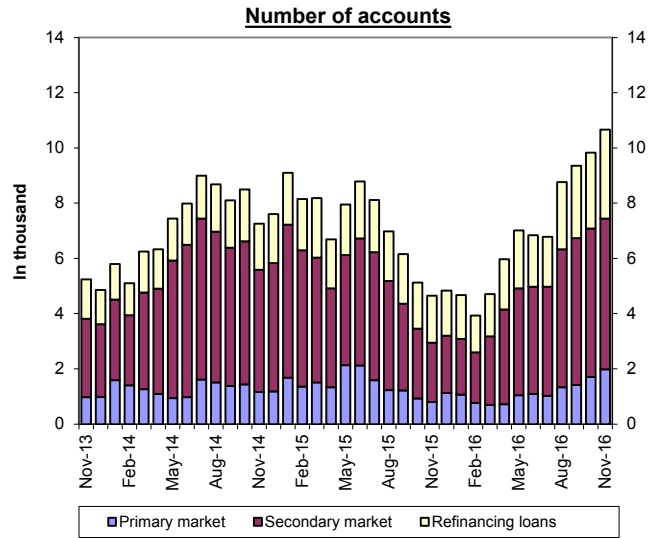
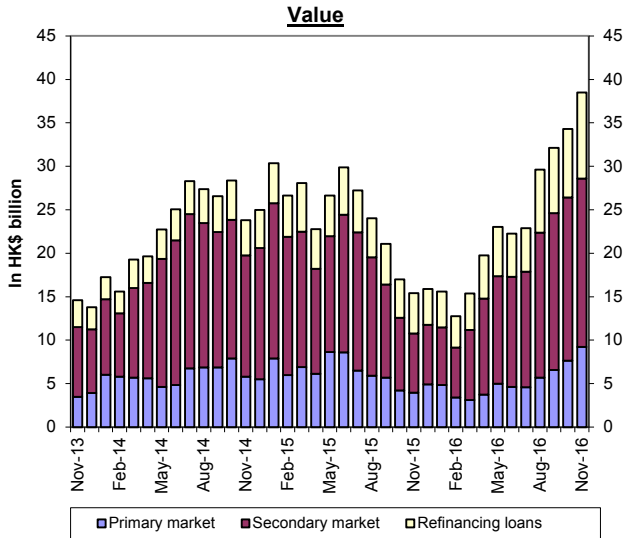
(Value in HK\$ million)

	<u>Nov 2016</u>	<u>Oct 2016</u>
4. <u>Outstanding loans</u>		
a. Value	1,108,933	1,101,216
(M-o-M % change)	(0.7%)	(0.5%)
(Y-o-Y % change)	(3.4%)	(3.1%)
b. Loans associated with co-financing schemes		
Government-funded schemes:		
- Value	4,659	4,730
- Number	8,980	9,207
Schemes offered by the private sector:		
- Value	15,285	14,880
- Number	4,512	4,466
c. Delinquency ratio (%)		
- More than 3 months	0.03	0.04
- More than 6 months	0.02	0.02
d. Rescheduled loan ratio (%)	0.00	0.00
5. <u>Loans written off</u>		
a. Value of loans written off during the month	0	0
b. Loans written off over the past 12 months		
- Value	1	1
- As % of the average outstanding loans	*	*
6. <u>Interest rates on new loans approved during the month</u>		
a. With reference to Best Lending Rate (BLR)	1.9%	2.4%
(Breakdown is shown on an absolute interest rate basis)		
of which:		
Less than 2%	0.0%	0.0%
2% to less than 2.25%	0.7%	1.0%
2.25% to less than 2.5%	0.4%	0.6%
2.5% to less than 2.75%	0.2%	0.3%
2.75% to less than 3%	0.3%	0.2%
3% or more	0.3%	0.3%
b. With reference to Hong Kong Interbank Offered Rate (HIBOR)	95.1%	94.8%
c. Fixed rate	1.0%	0.9%
d. Others	2.0%	1.9%

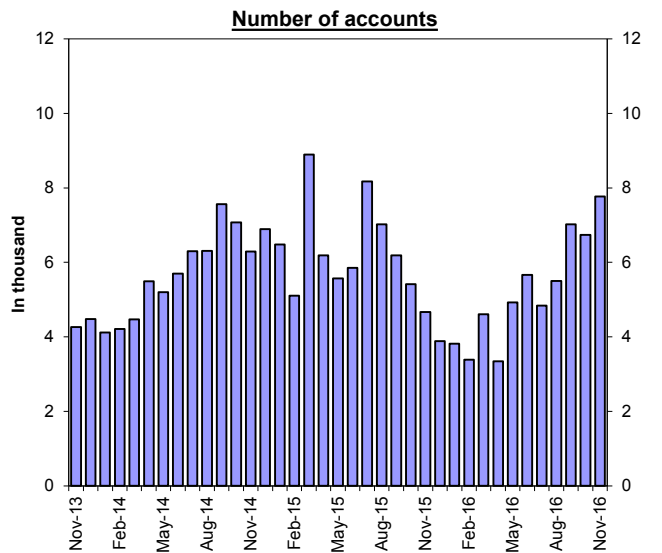
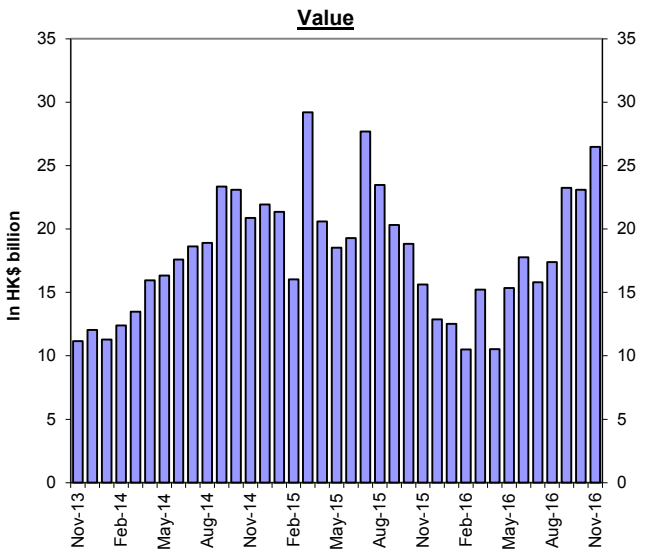
* less than 0.05%

Residential Mortgage Loans in Hong Kong

New Loans Approved During the Month



New Loans Drawn Down 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].