

LEGCO QUESTION No. 17 Annex

Table 1 below sets out the statistics on new mortgage loans approved by banks in each of the past three years, based on the Residential Mortgage Survey of the HKMA:

	2018			2019			First 11 months of 2020		
	Primary market	Secondary market	Refinancing	Primary market	Secondary market	Refinancing	Primary market	Secondary market	Refinancing
Number of loans	16,645	53,727	41,203	22,569	45,602	39,601	14,731	54,119	16,271
Average size of loans (in HK\$ million)	5.11	4.04	3.62	4.7	4.29	3.8	4.71	4.89	3.62
Total value of loans (in HK\$ million)	85,022	217,068	149,275	106,113	195,466	150,623	69,430	264,742	58,877
As % of total value of loans approved	18.8%	48.1%	33.1%	23.5%	43.2%	33.3%	17.7%	67.4%	15%

Table 2 below sets out the statistics on new loans drawn down in each of the past three years:

	2018	2019	First 11 months of 2020
Number of loans	89,471	85,006	61,680
Total value of loans (in HK\$ million)	354,327	350,351	271,189
Average size of loans (in HK\$ million)	3.96	4.12	4.4

Note: The HKMA does not collect information on new loans drawn down broken down by types of property transactions.

Table 3 below sets out the respective proportions of mortgage loans with a loan-to-value (LTV) ratio of (i) 60% or below, and (ii) above 60% but below 90% as a percentage of the total number of new loans approved in each of the past three years:

As % of number of new loans approved	2018	2019	First 11 months of 2020
LTV ratio of 60% or below	84%	82%	60%
LTV ratio above 60% but below 90%	16%	18%	40%

Note: The HKMA does not collect information on LTV ratios of mortgage loans broken down by types of property transactions or by mortgagors' age groups.

Table 4 below sets out the values of new mortgage loans approved broken down by types of interest rate plans and by types of property transactions (Note 1) in each of the past three years:

Total value of loans (in HK\$ million) (Proportion)	2018			2019			First 11 months of 2020		
	Primary market	Secondary market	Refinancing	Primary market	Secondary market	Refinancing	Primary market	Secondary market	Refinancing
With reference to Hong Kong Interbank Offered Rate	55,118 (64.8%)	153,827 (70.9%)	104,988 (70.5%)	88,271 (83.2%)	165,570 (84.7%)	124,293 (82.5%)	63,622 (91.6%)	245,771 (92.8%)	48,765 (82.8%)
With reference to Best Lending Rate	15,972 (18.8%)	19,739 (9.1%)	23,662 (15.9%)	15,553 (14.7%)	21,845 (11.2%)	24,643 (16.4%)	4,432 (6.4%)	9,608 (3.6%)	9,089 (15.4%)
With reference to Fixed-rate (Note 2)	12,411 (14.6%)	37,345 (17.2%)	19,581 (13.1%)	0 (0%)	0 (0%)	0 (0%)	32 (0%)	32 (0%)	11 (0%)

Note 1: The table above does not include a small number of mortgage loans under special categories such as bank staff housing loans.

Note 2: Fixed-rate mortgage loans include mortgage loans with a fixed mortgage rate for the first few years and a floating mortgage rate thereafter.

Table 5 below sets out the values of outstanding mortgage loans in each of the past three years:

Total value of loans (in HK\$ million)	End-December 2018	End-December 2019	End-September 2020
Subsidised housing mortgages	58,375	78,028	86,355
Private housing mortgages	1,339,578	1,466,260	1,554,008

Note: The HKMA does not collect information on the number of outstanding mortgage loans.

Table 6 below sets out the statistics on private housing mortgage loans which had been delinquent for more than three months and six months and were ultimately written off in each of the past three years:

	End-December 2018			End-December 2019			End-November 2020		
	Delinquent for more than 3 months	Delinquent for more than 6 months	Ultimately written off	Delinquent for more than 3 months	Delinquent for more than 6 months	Ultimately written off	Delinquent for more than 3 months	Delinquent for more than 6 months	Ultimately written off
Number of loans	119	62	0	145	84	0	210	141	0
As % of total outstanding loans	0.02%	0.01%	0%	0.03%	0.02%	0%	0.04%	0.03%	0%
Average size of loans (in HK\$ million)	2.2	2.7	0	2.7	2.5	0	3.1	3.3	0
Value of loans (in HK\$ million)	261	165	0	385	214	0	655	467	0

Note: The HKMA does not collect information on delinquent mortgage loans in relation to subsidised housing schemes.

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