

Summary of New Prudential Measures for Property Mortgage Loans

Types of properties / mortgage loans	Value of properties	Maximum LTV ratio	
		Base case	Borrowers whose income is derived mainly from outside Hong Kong
Measures applicable to owner occupied residential property mortgage loans only			
Owner occupied residential properties	≥ HK\$10 million	50%	40%
	≥ HK\$7 million but < HK\$10 million	60% (subject to a maximum loan cap of HK\$5 million)	50% (subject to a maximum loan cap of HK\$4 million)
	< HK\$7 million	70% (subject to a maximum loan cap of HK\$4.2 million)	60% (subject to a maximum loan cap of HK\$3.5 million)
Measures applicable to residential and non-residential property mortgage loans			
Non-owner occupied residential properties, and all commercial and industrial properties	Regardless of value	50%	40%
Net worth-based mortgage loans for residential properties ¹ , commercial and industrial properties	Regardless of value	40%	Not applicable

¹ These include: owner occupied residential properties, non-owner occupied residential properties, and residential properties held by companies.