

**Table2 : The CBC’s targeted macro-prudential measures on real estate lending since December 2020**

Loan items		Loan conditions							
		2020.12.7 amendment <sup>1</sup>	2021.3.18 amendment <sup>1</sup>	2021.9.23 amendment <sup>1</sup>	2021.12.16 amendment <sup>1</sup>	2023.6.15 amendment <sup>1</sup>	2024.6.13 amendment <sup>1</sup>	2024.9.19 amendment <sup>1</sup>	2026.3.19 amendment <sup>1</sup>
Corporate	The first housing loan	LTV ratio cap: 60%; No grace period	LTV ratio cap: 40%; No grace period	(unchanged)	(unchanged)	(unchanged)	(unchanged)	LTV ratio cap: 30%; No grace period	(unchanged)
	The second (or more) housing loan	LTV ratio cap: 50%; No grace period							
Natural person	High-value housing loan	LTV ratio cap: 60%; No grace period	Borrower with two or less outstanding housing loans: LTV ratio cap: 55%; No grace period	(unchanged)	LTV ratio cap: 40%; No grace period	LTV ratio cap: 40%; No grace period	(unchanged)	LTV ratio cap: 30%; No grace period	(unchanged)
			Borrower with three or more outstanding housing loans: LTV ratio cap: 40%; No grace period	(unchanged)	(unchanged)				
	First outstanding home loan to a borrower owning building(s) to his/her name	(nil)	(nil)	(nil)	(nil)	(nil)	(nil)	No grace period	(unchanged)
	Second outstanding home loan	(nil)	(nil)	Housing in the “specific areas” <sup>2</sup> ; No grace period	(unchanged)	Housing in the “specific areas” <sup>2</sup> ; LTV ratio cap: 70%; No grace period	Housing in the “specific areas” <sup>2</sup> ; LTV ratio cap: 60%; No grace period	Housing nationwide; LTV ratio cap: 50%; No grace period	Housing nationwide; LTV ratio cap: 60%; No grace period
	Third outstanding home loan	LTV ratio cap: 60%; No grace period	LTV ratio cap: 55%; No grace period	(unchanged)	LTV ratio cap: 40%; No grace period	(unchanged)	(unchanged)	LTV ratio cap: 30%; No grace period	(unchanged)
	Fourth (or more) outstanding home loan		LTV ratio cap: 50%; No grace period	(unchanged)					
Unsold housing unit loans		LTV ratio cap: 50%	(unchanged)	(unchanged)	LTV ratio cap: 40%	(unchanged)	(unchanged)	LTV ratio cap: 30%	(unchanged)

Loan items	Loan conditions							
	2020.12.7 amendment <sup>1</sup>	2021.3.18 amendment <sup>1</sup>	2021.9.23 amendment <sup>1</sup>	2021.12.16 amendment <sup>1</sup>	2023.6.15 amendment <sup>1</sup>	2024.6.13 amendment <sup>1</sup>	2024.9.19 amendment <sup>1</sup>	2026.3.19 amendment <sup>1</sup>
Land loans	<ul style="list-style-type: none"> <li>• LTV ratio cap: 65% (10% to be withheld until construction commences)</li> <li>• Additional requirement: a substantive project development plan</li> </ul>	(unchanged)	<ul style="list-style-type: none"> <li>• LTV ratio cap: 60% (10% to be withheld until construction commences)</li> <li>• Additional requirement: a substantive project development plan</li> </ul>	<ul style="list-style-type: none"> <li>• LTV ratio cap: 50% (10% to be withheld until construction commences)</li> <li>• Additional requirement: <ul style="list-style-type: none"> <li>♦ A substantive project development plan</li> <li>♦ A written affidavit specifying the timeframe to commence construction<sup>3</sup></li> </ul> </li> </ul>	(unchanged)	(unchanged)	(unchanged)	(unchanged)
Mortgage loans for idle land in industrial districts	Banks internal rules	LTV ratio cap: 55% <sup>4</sup>	LTV ratio cap: 50% <sup>4</sup>	LTV ratio cap: 40% <sup>4</sup>	(unchanged)	(unchanged)	(unchanged)	(unchanged)

Notes: 1. The 2020.12.7 amendment took effect on December 8, 2020; the 2021.3.18 amendment took effect on March 19, 2021; the 2021.9.23 amendment took effect on September 24, 2021; the 2021.12.16 amendment took effect on December 17, 2021; the 2023.6.15 amendment took effect on June 16, 2023; the 2024.6.13 amendment took effect on June 14, 2024; the 2024.9.19 amendment took effect on September 20, 2024; and the 2026.3.19 amendment took effect on March 20, 2026.

2. Specific areas include Taipei City, New Taipei City, Taoyuan City, Taichung City, Tainan City, Kaohsiung City, Hsinchu County and Hsinchu City.

3. Regarding the determination of a “specific time frame,” financial institutions should carefully verify and assess the actual time required for the borrower to commence construction, with a maximum period of up to 18 months.

4. Exemptions applicable when: (1) Construction on the collateralized land has commenced; or (2) Borrower has submitted a substantive project development plan and a written affidavit stating construction to begin within 1 year.

Source: CBC.