

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>
Corporates	The first housing loan	LTV cap of 60%, no grace period	LTV cap of 40%, no grace period	(unchanged)	(unchanged)	(unchanged)
	The second (or more) housing loan	LTV cap of 50%, no grace period				
Natural persons	High-value housing loan for a borrower with two or less outstanding housing loans	LTV cap of 60%, no grace period	LTV cap of 55%, no grace period	(unchanged)	LTV cap of 40%, no grace period	(unchanged)
	High-value housing loan for a borrower with three or more outstanding housing loans		LTV cap of 40%, no grace period	(unchanged)	(unchanged)	(unchanged)
	Second home loan for housing in "specific areas" <sup>2</sup>	(nil)	(nil)	No grace period	(unchanged)	LTV cap of 70%, no grace period
	Third home loan	LTV cap of 60%, no grace period	LTV cap of 55%, no grace period	(unchanged)	LTV cap of 40%, no grace period	(unchanged)
	Fourth (and more) home loan		LTV cap of 50%, no grace period	(unchanged)		
Land loans		<ul style="list-style-type: none"> <li>• LTV cap of 65% (10% withheld until construction begins)</li> <li>• Borrower required to submit a substantive development plan for the land purchase</li> </ul>	(unchanged)	<ul style="list-style-type: none"> <li>• LTV cap of 60% (10% withheld until construction begins)</li> <li>• Borrower required to submit a substantive development plan for the land purchase</li> </ul>	<ul style="list-style-type: none"> <li>• LTV cap of 50% (10% withheld until construction begins)</li> <li>• Requiring the borrower to submit a substantive development plan for the land purchased, and to undertake in writing a specific time frame to commence construction<sup>3</sup></li> </ul>	(unchanged)
Unsold housing unit loans		LTV cap of 50%	(unchanged)	(unchanged)	LTV cap of 40%	(unchanged)
Mortgage loans for idle land in industrial districts		Banks internal rules	LTV cap of 55% <sup>4</sup>	LTV cap of 50% <sup>4</sup>	LTV cap of 40% <sup>4</sup>	(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; and the 2023.6.15 amendment took effect on June 16, 2023.

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

3. The promised time frame as formally undertaken by the loans' borrowers is up to 18 months.

4. It shall not apply if mortgaged land is already under construction, or if the borrower already submits a substantive plan for construction and pledges that construction will begin within a certain period of time, which was amended to one year on September 23, 2021.

Source: CBC.