

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

Loan items		Loan conditions						
		2020.12.7 amendment ¹	2021.3.18 amendment ¹	2021.9.23 amendment ¹	2021.12.16 amendment ¹	2023.6.15 amendment ¹	2024.6.13 amendment ¹	2024.9.19 amendment ¹
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
	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
			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
	Second outstanding home loan	(nil)	(nil)	Housing in the “specific areas” ² ; No grace period	(unchanged)	Housing in the “specific areas” ² ; LTV ratio cap: 70%; No grace period	Housing in the “specific areas” ² ; LTV ratio cap: 60%; No grace period	Housing nationwide; LTV ratio cap: 50%; 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
	Fourth (or more) outstanding home loan		LTV ratio cap: 50%; No grace period	(unchanged)				

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	2020.12.7 amendment ¹	2021.3.18 amendment ¹	2021.9.23 amendment ¹	2021.12.16 amendment ¹	2023.6.15 amendment ¹	2024.6.13 amendment ¹	2024.9.19 amendment ¹
Unsold housing unit loans	LTV ratio cap: 50%	(unchanged)	(unchanged)	LTV ratio cap: 40%	(unchanged)	(unchanged)	LTV ratio cap: 30%
Land loans	<ul style="list-style-type: none"> ● LTV ratio cap: 65% (10% to be withheld until construction commences) ● Additional requirement: a substantive project development plan 	(unchanged)	<ul style="list-style-type: none"> ● LTV ratio cap: 60% (10% to be withheld until construction commences) ● Additional requirement: a substantive project development plan 	<ul style="list-style-type: none"> ● LTV ratio cap: 50% (10% to be withheld until construction commences) ● Additional requirement: <ul style="list-style-type: none"> ◆ A substantive project development plan ◆ A written affidavit specifying the timeframe to commence construction³ 	(unchanged)	(unchanged)	(unchanged)
Mortgage loans for idle land in industrial districts	Banks internal rules	LTV ratio cap: 55% ⁴	LTV ratio cap: 50% ⁴	LTV ratio cap: 40% ⁴	(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; and the 2024.9.19 amendment took effect on September 20, 2024.

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.