

AMCM News:

Mortgage loans statistics – October 2022

According to statistics released today by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) decreased while those of commercial real estate loans (CRELs) increased in October 2022. With regard to the outstanding balances, RMLs dropped whereas CRELs witnessed an increase.

New lending approved

In October 2022, new RMLs approved by Macao banks dropped by 48.8% month-to-month to MOP985.1 million. Of which, new RMLs to residents, representing 99.4% of the total, fell by 48.8% to MOP979.1 million; the non-resident component also decreased by 48.3% to MOP6.0 million. The monthly average of new RMLs approved between August and October 2022 was MOP1.52 billion, up by 5.0% from the preceding period (July to September 2022).

New RMLs collateralised by uncompleted units (i.e. equitable mortgage) decreased by 57.9% month-to-month to MOP26.3 million. On an annual basis, new equitable mortgage approved dropped by 87.2%.

New CRELs advanced by 288.3% month-to-month to MOP7.28 billion. Within this total, new CRELs to residents, which occupied 99.8% of the total, expanded by 321.7% to MOP7.26 billion; new CRELs to non-residents fell to MOP15.5 million. The monthly average of new CRELs approved between August and October 2022 was MOP3.73 billion, an increase of 111.0% from the previous period (July to September 2022).

Outstanding balances

As at end-October 2022, the outstanding value of RMLs fell by 0.3% month-to-month or 1.3% year-on-year to MOP234.1 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 94.8% of the loans. When compared with the previous month, outstanding RMLs to residents and non-residents each decreased by 0.3%.

The outstanding value of CRELs was MOP164.2 billion, which grew by 3.3% from the previous month or 3.4% from a year ago. Of which, the resident component accounted for 93.6% of the loans. Compared with a month earlier, outstanding CRELs to residents rose by 3.5% whereas those to non-residents fell by 0.5%.

Delinquency ratios

At the end of October 2022, the delinquency ratio for RMLs stood at 0.5%, which remained unchanged from a month ago but up by 0.2 percentage points over a year earlier. The ratio for CRELs stayed at 0.8% from the previous month, rising by 0.2 percentage points from end-October 2021.

Residential mortgage loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by residential real estate in Macao. They include loans to finance purchase of residential properties and other purposes (such as refinancing loans, working capital and trade financing). Commercial real estate loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by commercial real estate in Macao. They include loans to construction companies and loans to finance property development and investment.

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Detailed figures on Mortgage Loans Statistics are available on:

<https://www.amcm.gov.mo/en/research-statistics/statistics-page/official-statistics-summary-page>.

	2022		與上月比較	與上年度同期比較
	月份 / Mês / Month		Varição relativamente ao mês anterior	Varição homóloga
	9	10	Month-to-month rate of change	Year-on-year rate of change
	(千澳門元·除特別指明外) (MOP mil, salvo aviso contrário) (MOP thousand, unless stated otherwise)		(%)	(%)
1. 新批核的住宅按揭貸款 (期內數字) Novos Empréstimos Hipotecários para Habitação (EHHs) aprovados (Dados do período) New Residential Mortgage Loans (RMLs) approved (Period figures)	1,922,915	985,104	-48.8	-57.7
居民 / Residentes / Residents	1,911,268	979,086	-48.8	-57.9
非居民 / Não Residentes / Non-residents	11,647	6,018	-48.3	274.5
當中，抵押品為在建樓宇 (樓花按揭) Entre estes, as hipotecas (colaterais) garantiam empréstimos para aquisição de fracções autónomas de prédios em construção Of which, collateralised by uncompleted units (equitable mortgage)	62,321	26,253	-57.9	-87.2
居民 / Residentes / Residents	62,321	26,253	-57.9	-87.2
非居民 / Não Residentes / Non-residents	-	-
2. 未償還住宅按揭貸款總額 (期末數字) Saldo Bruto dos EHHs (Fim do período) Gross outstanding RMLs (End-of-period figure)	234,848,457	234,057,913	-0.3	-1.3
居民 / Residentes / Residents	222,691,387	221,941,746	-0.3	-1.5
非居民 / Não Residentes / Non-residents	12,157,070	12,116,167	-0.3	1.7
3. 新批核的商用物業貸款 (期內數字) Novos Empréstimos Comerciais para Actividades Imobiliárias (ECAIs) aprovados (Dados do período) New Commercial Real Estate Loans (CRELs) approved (Period figures)	1,873,582	7,275,036	288.3	270.8
居民 / Residentes / Residents	1,721,398	7,259,586	321.7	273.2
非居民 / Não Residentes / Non-residents	152,184	15,450	-89.8	-8.6
4. 未償還商用物業貸款總額 (期末數字) Saldo Bruto dos ECAIs (Fim do período) Gross CRELs outstanding (End-of-period figures)	158,974,322	164,180,490	3.3	3.4
居民 / Residentes / Residents	148,388,835	153,644,845	3.5	3.6
非居民 / Não Residentes / Non-residents	10,585,487	10,535,645	-0.5	1.6
5. 貸款拖欠比率 (%) Rácio das Dívidas Não Pagas Delinquency ratios	0.6	0.6	0[#] ^	0.2[^]
住宅按揭貸款 / EHHs / RMLs	0.5	0.5	0 [#] ^	0.2 [^]
商用物業貸款 / ECAIs / CRELs	0.8	0.8	0 [#] ^	0.2 [^]

符號註釋 / Sinais Convencionais / Symbols

^ 百分點/ponto percentual/percentage point

- 絕對數值為零/valor absoluto igual a zero/absolute value equals zero

0[#] 數字小於採用單位半數/resultado inferior a metade da unidade adoptada/magnitude less than half of the unit employed

.. 不適用/não aplicável/not applicable