

AMCM News:

Mortgage loans statistics – March 2023

According to statistics released today by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) and commercial real estate loans (CRELs) both increased month-on-month in March 2023. With regard to the outstanding balances, RMLs dropped whereas CRELs witnessed an increase on a monthly basis.

New lending approved

In March 2023, new RMLs approved by Macao banks rose by 56.5% month-on-month to MOP1.91 billion. Of which, new RMLs to residents, representing 98.7% of the total, grew by 60.5% to MOP1.89 billion; the non-resident component decreased by 44.3% to MOP25.50 million. The monthly average of new RMLs approved between January and March 2023 was MOP1.53 billion, down 19.6% from the previous period (December 2022 to February 2023).

New CRELs increased by 61.5% month-on-month to MOP2.52 billion. Within this total, new CRELs to residents, which occupied 93.5% of the total, rose by 53.6% to MOP2.35 billion; new CRELs to non-residents grew to MOP163.52 million. The monthly average of new CRELs approved between January and March 2023 was MOP1.68 billion, up 23.2% when compared with the previous period (December 2022 to February 2023).

Outstanding balances

As at end-March 2023, the outstanding value of RMLs fell by 0.3% month-on-month or 2.7% year-on-year to MOP236.1 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 95.0% of the total. When compared with the previous month, outstanding RMLs to residents and non-residents decreased by 0.2% and 1.8% respectively.

The outstanding value of CRELs was MOP162.0 billion, which increased by 0.2% from the previous month or 0.4% from a year ago. Of which, the resident component accounted for 93.4% of the total. When compared with a month earlier, outstanding CRELs to residents and non-residents rose by 0.1% and 1.0% respectively.

Delinquency ratios

At the end of March 2023, the delinquency ratio for RMLs stood at 0.6%, which went up by 0.1 percentage point from a month ago or 0.2 percentage points over a year earlier. The ratio for CRELs was 1.1%, up by 0.1 percentage point from a month ago or 0.5 percentage points from end-March 2022.

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.

11 May 2023

Detailed figures on Mortgage Loans Statistics are available on:

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

	2023		與上月比較	與上年度同期比較
	月份 / Mês / Month		Varição relativamente ao mês anterior	Varição homóloga
	2	3	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)	1,221,192	1,911,750	56.5	-28.6
居民 / Residentes / Residents	1,175,402	1,886,249	60.5	-28.5
非居民 / Não Residentes / Non-residents	45,790	25,501	-44.3	-38.0
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)	3,505	21,900	524.8	-95.1
居民 / Residentes / Residents	3,505	21,900	524.8	-95.0
非居民 / Não Residentes / Non-residents	-	-	..	-100.0
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)	236,744,437	236,064,159	-0.3	-2.7
居民 / Residentes / Residents	224,839,588	224,368,148	-0.2	-2.6
非居民 / Não Residentes / Non-residents	11,904,849	11,696,011	-1.8	-4.9
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)	1,558,798	2,517,574	61.5	6.3
居民 / Residentes / Residents	1,532,430	2,354,057	53.6	-0.2
非居民 / Não Residentes / Non-residents	26,368	163,517	520.1	1,572.1
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)	161,736,195	162,029,321	0.2	0.4
居民 / Residentes / Residents	151,226,486	151,415,403	0.1	0.2
非居民 / Não Residentes / Non-residents	10,509,709	10,613,918	1.0	3.5
5. 貸款拖欠比率 (%) Rácio das Dívidas Não Pagas Delinquency ratios	0.7	0.8	0.1 ^	0.3 ^
住宅按揭貸款 / EHHs / RMLs	0.5	0.6	0.1 ^	0.2 ^
商用物業貸款 / ECAIs / CRELs	0.9	1.1	0.1 ^	0.5 ^

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

.. 不適用/não aplicável/not applicable