

AMCM News:

Mortgage loans statistics – September 2023

According to statistics released today (10 November) by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) and commercial real estate loans (CRELs) both decreased month-on-month in September 2023. With regard to the outstanding balances, RMLs dropped whereas CRELs remained virtually unchanged when compared with the previous month.

New lending approved

In September 2023, new RMLs approved by Macao banks fell by 18.8% month-on-month to MOP1.17 billion. Of which, new RMLs to residents, representing 97.7% of the total, decreased by 19.5% to MOP1.15 billion; the non-resident component increased by 34.0% to MOP26.94 million. The monthly average of new RMLs approved between July and September 2023 was MOP1.27 billion, down 11.7% from the previous period (June to August 2023).

New CRELs decreased by 67.5% month-on-month to MOP1.14 billion. Within this total, new CRELs to residents, which occupied 82.6% of the total, fell by 73.0% to MOP938.83 million; new CRELs to non-residents increased to MOP197.76 million. The monthly average of new CRELs approved between July and September 2023 was MOP2.32 billion, down 8.4% when compared with the previous period (June to August 2023).

Outstanding balances

As at end-September 2023, the outstanding value of RMLs fell by 0.3% month-on-month or 2.8% year-on-year to MOP231.7 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 95.5% of the total. When compared with the previous month, outstanding RMLs to residents and non-residents dropped by 0.2% and 1.7% respectively.

The outstanding value of CRELs was MOP160.6 billion, which remained virtually unchanged from the preceding month but rose by 1.1% from a year ago. Of which, the resident component made up 93.4% of the total. Outstanding CRELs to residents decreased month-on-month by 0.1% whereas those to non-residents increased by 1.5%.

Delinquency ratios

At the end of September 2023, the delinquency ratio for RMLs stood at 0.9%, which went up by 0.2 percentage points from a month ago or 0.4 percentage points over a year earlier. The ratio for CRELs was 2.2%, up 0.1 percentage point from a month ago or 1.4 percentage points from end-September 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.

10 November 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
	8	9	Month-on-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)	1,445,642	1,174,174	-18.8	-38.9
居民 / Residentes / Residents	1,425,534	1,147,238	-19.5	-40.0
非居民 / Não Residentes / Non-residents	20,108	26,936	34.0	131.3
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)	51,119	31,317	-38.7	-49.7
居民 / Residentes / Residents	51,119	31,317	-38.7	-49.7
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 of RMLs (End-of-period figures)	232,410,488	231,739,651	-0.3	-2.8
居民 / Residentes / Residents	221,776,140	221,286,991	-0.2	-2.2
非居民 / Não Residentes / Non-residents	10,634,348	10,452,660	-1.7	-14.3
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)	3,496,105	1,136,590	-67.5	-39.3
居民 / Residentes / Residents	3,474,354	938,830	-73.0	-45.5
非居民 / Não Residentes / Non-residents	21,751	197,760	809.2	29.9
4. 未償還商用物業貸款總額 (期末數字) Saldo bruto dos ECAIs (Fim do período) Gross outstanding of CRELs (End-of-period figures)	160,549,310	160,583,847	0[#]	1.1
居民 / Residentes / Residents	150,057,482	149,939,463	-0.1	1.1
非居民 / Não Residentes / Non-residents	10,491,828	10,644,384	1.5	0.5
5. 貸款拖欠比率 (%) Rácio das dívidas não pagas Delinquency ratios	1.3	1.4	0.1[^]	0.8[^]
住宅按揭貸款 / EHHs / RMLs	0.7	0.9	0.2 [^]	0.4 [^]
商用物業貸款 / ECAIs / CRELs	2.0	2.2	0.1 [^]	1.4 [^]

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