

AMCM News:

Mortgage loans statistics – November 2023

According to statistics released today (11 January) by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) rose whereas those of commercial real estate loans (CRELs) decreased month-on-month in November 2023. With regard to the outstanding balances, both RMLs and CRELs witnessed declines on a monthly basis.

New lending approved

In November 2023, new RMLs approved by Macao banks increased by 10.7% month-on-month to MOP977.92 million. Of which, new RMLs to residents, representing 97.8% of the total, grew by 10.2% to MOP956.59 million; the non-resident component rose by 42.9% to MOP21.33 million. The monthly average of new RMLs approved between September and November 2023 was MOP1.01 billion, down 13.4% from the previous period (August to October 2023).

New CRELs decreased by 22.0% month-on-month to MOP896.12 million. Within this total, new CRELs to residents, which occupied 95.4% of the total, fell by 24.5% to MOP855.33 million; new CRELs to non-residents grew to MOP40.79 million. The monthly average of new CRELs approved between September and November 2023 was MOP1.06 billion, down 45.0% from the previous period (August to October 2023).

Outstanding balances

As at end-November 2023, the outstanding value of RMLs fell by 0.4% month-on-month or 3.1% year-on-year to MOP230.14 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 0.4% and 1.2% respectively.

The outstanding value of CRELs was MOP160.09 billion, which decreased by 0.1% from the preceding month or 3.1% from a year ago. Of which, the resident component made up 93.4% of the total. When compared with the previous month, outstanding CRELs to residents fell by 0.2% whereas those to non-residents remained virtually stable.

Delinquency ratios

At the end of November 2023, the delinquency ratio for RMLs stood at 1.0%, which kept unchanged from a month ago but up 0.6 percentage points over a year earlier. The ratio for CRELs remained at 2.5% from the previous month, but up 1.7 percentage points from end-November 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 January 2024

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		Variação relativamente ao mês anterior	Variação homóloga
	10	11	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)	883,004	977,921	10.7	-29.5
居民 / Residentes / Residents	868,083	956,594	10.2	-30.7
非居民 / Não Residentes / Non-residents	14,921	21,327	42.9	193.5
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)	19,689	23,981	21.8	-45.1
居民 / Residentes / Residents	19,689	23,981	21.8	-45.1
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)	231,077,517	230,144,714	-0.4	-3.1
居民 / Residentes / Residents	220,601,664	219,790,383	-0.4	-2.5
非居民 / Não Residentes / Non-residents	10,475,853	10,354,331	-1.2	-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)	1,148,870	896,118	-22.0	-35.9
居民 / Residentes / Residents	1,132,985	855,330	-24.5	-34.3
非居民 / Não Residentes / Non-residents	15,885	40,788	156.8	-57.9
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)	160,324,378	160,094,304	-0.1	-3.1
居民 / Residentes / Residents	149,723,266	149,489,240	-0.2	-3.3
非居民 / Não Residentes / Non-residents	10,601,112	10,605,064	0 [#]	0 [#]
5. 貸款拖欠比率 (%) Rácio das dívidas não pagas Delinquency ratios	1.6	1.6	0[#] ^	1.0 ^
住宅按揭貸款 / EHHs / RMLs	1.0	1.0	0 [#] ^	0.6 ^
商用物業貸款 / ECAIs / CRELs	2.5	2.5	0 [#] ^	1.7 ^

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