

Private Sector Construction and Real Estate Transaction
for the 3rd Quarter 2013

Information from the Statistics and Census Service (DSEC) indicated that purchase and sale of building units plummeted after the laws regulating pre-sale of buildings under construction (Regime jurídico da promessa de transmissão de edifícios em construção) and intermediary activity of real estate agent (Lei da actividade de mediação imobiliária) take effect. In the third quarter of 2013, a total of 3,193 building units and parking spaces were purchased and sold at MOP13.84 billion as per Stamp Duty record, down substantially by 51% and 59% quarter-to-quarter; purchase and sale of residential units totalled 1,908, of which pre-sale residential units purchased and sold (90 units at MOP900 million) plunged by 95% from the previous quarter.

Subsequent to a sharp decline in purchase and sale of the expensive pre-sale residential units, the average price of all residential units tumbled from MOP88,957 in the second quarter to MOP66,936 per square metre of usable area, down by 25% quarter-to-quarter. Purchase and sale of existing residential units totalled 1,818 and the average price per square meter rose by 2% quarter-to-quarter, amounting to MOP64,561; the average price of residential units in the Macao Peninsula and Taipa Island increased by 3% and 2% respectively, but average price of those in Coloane Island dropped by 12%. Analysed by district, most of the existing residential units purchased and sold were in Baixa da Taipa (284), NATAP (203) and Areia Preta & Iao Hon (182), and the average price amounted to MOP70,960, MOP82,387 and MOP58,119 respectively per square metre.

The average price of pre-sale residential units decreased by 10% quarter-to-quarter, at MOP97,902 per square metre; the average price of residential units in the Macao Peninsula, Taipa Island and Coloane Island fell by 1%, 27% and 10% respectively. The majority of pre-sale residential units purchased and sold were in NATAP (33), Coloane (17) and Pac On & Taipa Grande (17), and the average price amounted to MOP119,748, MOP94,489 and MOP89,553 respectively per square meter.

Analysed by year of completion, there were 878 residential units built more than 20 years ago (106 in Areia Preta & Iao Hon, 101 in Barca) and the average price amounted to MOP51,992 per square metre, up by 7% quarter-to-quarter. For the 688 residential units completed between 11 to 20 years ago (184 in Baixa da Taipa, 80 in NATAP), the average price rose by 2%, at MOP63,352 per square metre. The average price of the 144 residential units completed within 5 years or less (35 in NATAP, 27 in Baixa da Taipa) increased by 7%, at MOP100,401 per square metre.

Analysed by floor area, a total of 891 residential units having a floor area of 50.0 to 99.9 square metres and the average price plunged by 26% quarter-to-quarter, amounting to MOP64,361 per square metre. For the 686 small-sized units having a floor area of less than 50 square metres, the average price was MOP59,187 per square metre, down by 13% quarter-to-quarter.

In the third quarter of 2013, the average price of office units amounted to MOP79,592 per square metre, an increase of 23% quarter-to-quarter. The average price of industrial units rose by 1%, at MOP34,637 per square metre.

In the third quarter of 2013, real estate sale contracts signed included 3,186 immovable properties, and mortgage contracts signed involved 4,288 real estate properties, down by 18% and 7% respectively quarter-to-quarter.

As regards construction in the private sector, floor area of construction of new buildings in the third quarter totalled 1,606,786 square metres, providing 439 units (413 are residential units), 4,794 parking spaces for cars and 1,502 parking spaces for motorcycles upon completion. Meanwhile, floor area of buildings completed totalled 5,882 square metres, altogether providing 82 units (69 are residential units).

Purchase and sale of building units and parking spaces totalled 15,130 in the first three quarters of 2013, down by 17% year-to-year, while the total value rose by 6% to MOP73.52 billion. Among them, residential units purchased and sold decreased by 23% to 9,552, while the total value increased by 4% to MOP53.67 billion. Real estate sale contracts signed included 10,343 immovable properties, and mortgage contracts signed involved 12,787 properties in the first three quarters. Floor area of construction of new buildings totalled 2,302,583 square metres, providing 1,712 units (1,657 are residential

units), 6,726 parking spaces for cars and 1,950 parking spaces for motorcycles upon completion. Floor area of buildings completed was 491,170 square metres, altogether providing 933 units, of which 862 were residential units.

Average price per square metre of residential units

MOP

	All	Existing residential units	Pre-sale residential units
Total	66,936	64,561	97,902
Macao Peninsula	65,466	63,599	106,411
Taipa Island	70,229	68,076	89,553
Coloane Island	74,660	50,305	94,487

Average price per square metre of residential units by usable floor area

MOP

	All	Existing residential units	Pre-sale residential units
< 50.0 m ²	59,187	58,794	121,518
50.0 – 99.9 m ²	64,361	62,984	96,889
100.0 – 149.9 m ²	72,126	67,763	93,782
≥ 150.0 m ²	80,385	76,652	108,213

Average price per square metre of residential units by year of building completion

MOP

≤ 5 years	6 - 10 years	11 - 20 years	> 20 years
100,401	72,780	63,352	51,992

NOTE

Further information can be obtained from the Documentation and Information Centre of the Statistics and Census Service

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