

Private sector construction and real estate transaction
for the 4th quarter 2015

Information from the Statistics and Census Service (DSEC) indicated that the volume of real estate transactions in the fourth quarter of 2015 registered quarter-to-quarter growth due to an increase in transactions of parking spaces; meanwhile, total value of transactions declined. For the whole year of 2015, real estate transactions decreased year-on-year both in terms of volume and value.

As per Stamp Duty record, a total of 2,482 building units and parking spaces were purchased and sold in the fourth quarter, up 6.8% quarter-to-quarter, in which parking spaces recorded an increase of 49.8%. Total value of transactions decreased by 11.7% to MOP11.04 billion. Purchase and sale of residential units totalled 1,461, of which existing residential units and pre-sale residential units dropped by 12 and 64, with the total value declining by 37.4% and 12.0% respectively.

The average price of residential units was MOP76,126 per square metre of usable area in the fourth quarter, down by 9.7% quarter-to-quarter. The average price of pre-sale residential units decreased by 9.2% quarter-to-quarter to MOP103,404 per square metre; the average price of those in Taipa dropped by 22.5%, while the price of those in Coloane and the Macao Peninsula decreased by 7.2% and 0.6% respectively. Many of the pre-sale residential units purchased and sold were in Coloane (110 units), Ilha Verde (18 units) and Novos Aterros da Areia Preta (NATAP) (13 units), with an average price of MOP98,217, MOP88,799 and MOP92,466 respectively per square metre.

The average price of existing residential units decreased by 7.4% quarter-to-quarter to MOP71,063 per square metre, with that in the Macao Peninsula and Taipa dropping by 7.9% and 6.1% respectively. Many of the existing residential units purchased and sold were in Baixa da Taipa (169 units), NATAP (148 units) and Barca (135 units), and the average price was MOP78,307, MOP82,644 and MOP57,986 respectively per square metre.

Analysed by year of completion, there were 804 residential units built more than 20 years ago (120 in Barca, 107 in Areia Preta & Iao Hon), and the average price decreased

by 6.6% quarter-to-quarter to MOP60,525 per square metre. For the 303 residential units completed between 11 and 20 years ago (70 in Baixa da Taipa, 44 in NATAP), the average price dropped by 5.0% to MOP72,257 per square metre. The average price of the 76 units completed within 5 years or less (24 in NATAP, 12 in Doca do Lamau) was MOP102,755 per square metre, down by 5.2%.

Analysed by usable floor area, there were 703 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 11.0% quarter-to-quarter to MOP75,557 per square metre. Among the 569 small-sized residential units having a floor area of less than 50 square metres, the average price dropped by 3.3% to MOP71,561 per square metre.

The average price per square metre of office units (MOP101,803) and industrial units (MOP38,253) decreased by 1.1% and 23.8% respectively quarter-to-quarter.

A total of 9,771 building units and parking spaces were purchased and sold at MOP51.66 billion in 2015 down by 26.1% and 38.3% respectively year-on-year. Purchase and sale of residential units totalled 5,976 at MOP33.45 billion, down by 21.6% and 32.8% respectively. Number of existing residential units (4,891) and pre-sale residential units (1,085) decreased by 1,452 and 197, with the respective total value dropping by 31.6% and 35.5%.

The average price per square metre of usable area of pre-sale residential units (MOP119,526) and existing residential units (MOP77,438) decreased by 23.5% and 9.1% respectively year-on-year in 2015, bringing the average price of overall residential units down by 13.0% to MOP86,826. The average price of those in the Macao Peninsula (MOP80,906), Taipa (MOP98,099) and Coloane (MOP103,993) dropped by 15.3%, 7.8% and 15.2% respectively. Meanwhile, the average price of office units and industrial units was MOP113,444 and MOP50,564 respectively per square metre, down by 6.3% and 6.8% year-on-year.

In the fourth quarter of 2015, there were 2,343 real estate sale contracts signed, involving 2,844 properties, up by 3.5% quarter-to-quarter; meanwhile, 2,585 mortgage contracts were signed, involving 3,857 properties, down by 3.3%. For the whole year of 2015, a total of 8,771 real estate sale contracts were signed, and number of properties

involved (10,506) dropped by 15.9% year-on-year; moreover, 11,563 mortgage contracts were signed, and number of properties involved (16,570) tumbled by 48.5%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 19,158 square metres in the fourth quarter, providing 46 units (30 are residential units) and 27 parking spaces for cars upon completion. With the completion of hotels and large-scale housing estates in Taipa and Coloane, gross floor area of buildings completed reached 1.10 million square metres, altogether providing 2,415 units (2,342 are residential units, of which 93.0% are located in Taipa and Coloane) and 4,193 parking spaces for cars.

For the whole year of 2015, gross floor area of construction of new buildings totalled 1.98 million square metres, providing 5,405 units (5,265 are residential units) and 5,735 parking spaces for cars upon completion. Gross floor area of buildings completed was 2.58 million square metres, altogether providing 4,364 units (4,218 are residential units) and 8,232 parking spaces for cars.

Average price per square metre of residential units

MOP

	All residential units		Existing residential units		Pre-sale residential units	
	Q4/2015	2015	Q4/2015	2015	Q4/2015	2015
Total	76 126	86 826	71 063	77 438	103 404	119 526
Macao Peninsula	72 657	80 906	69 097	75 050	109 588	113 681
Taipa	78 681	98 009	77 722	85 400	124 913	171 239
Coloane	96 440	103 993	#	61 601	98 217	107 236

Confidential data

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

MOP

	All residential units		Existing residential units		Pre-sale residential units	
	Q4/2015	2015	Q4/2015	2015	Q4/2015	2015
< 50.0 m ²	71 561	80 675	68 332	72 323	111 157	145 892
50.0 – 99.9 m ²	75 557	84 152	69 841	75 851	99 571	109 049
100.0 – 149.9 m ²	78 574	94 327	72 775	79 927	105 055	126 809
≥ 150.0 m ²	91 456	101 316	86 731	95 208	129 192	132 867

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

MOP

≤ 5 years		6 - 10 years		11 - 20 years		> 20 years	
Q4/2015	2015	Q4/2015	2015	Q4/2015	2015	Q4/2015	2015
102 755	112 957	92 770	94 304	72 257	78 405	60 525	64 883

NOTE

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

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