

The Land Registry Monthly Press Release
Figures on Agreements for Sale and Purchase
and Statistical Tables on Instruments
Received for Registration in February 2009

The total number of sale and purchase agreements for all types of building units received for registration in the Land Registry in February 2009 was 5,043. This was a decrease of 12.4% from January 2009 and 64.9% compared with February 2008. Using a 12-month moving average, the figure for February 2009 represented a decrease of 9.1% from January 2009 and 41.7% compared with February 2008. The total consideration of these agreements in the month was \$15.9 billion, down 15% from January 2009 and 69.5% compared with the amount for February 2008.

Among the 5,043 sale and purchase agreements, 4,487 were sale and purchase agreements for residential units. This was a decrease of 8% from January 2009 and 64.3% compared with February 2008. The total consideration of these agreements in the month was \$13.6 billion, down 15.5% from January 2009 and 68.9% compared with the amount for February 2008. Sales of residential units refer to the sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme except those after payment of premium.

The figures are contained in the monthly statistics released today by the Land Registry on deeds relating to property transactions received for registration in the Land Registry in February 2009.

Relevant statistics for January 2009 and February 2008 are provided for comparison. Figures on sale and purchase agreements received for the past 12 months, the year-on-year rate of change and breakdown figures on residential sales are also released.

As deeds may not be lodged with the Land Registry until up to 30 days after the transaction, these statistics generally relate to land transactions in the previous month.

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Table 1

Consolidated Monthly Statistics in respect of deeds received
for registration in the Land Registry

Month : February 2009

Item	Nature of Deeds	Number of Deeds received for registration			Consideration (nearest \$ million)		
		Urban	New Territories	Total	Urban	New Territories	Total
1.	Agreements for Sale and Purchase of Building Units	2,622 (3,082)	2,421 (2,598)	5,043 (5,680)	10,960	4,914	15,874
2.	Agreements for Sale and Purchase of Land	7	89	96	552	262	814
	Sub-total (1) + (2)	2,629	2,510	5,139	11,512	5,176	16,688
3.	Assignments of Building Units	3,389 (3,758)	3,108 (3,327)	6,497 (7,085)	10,556	5,128	15,684
4.	Assignments of Land	6	379	385	255	388	643
	Sub-total (3) + (4)	3,395	3,487	6,882	10,811	5,516	16,327
5.	Building Mortgages/Building Legal Charges	0	6	6			
6.	Other Mortgages/Legal Charges	2,489	2,463	4,952			
	Sub-total (5) + (6)	2,489	2,469	4,958			
7.	Receipts/Discharges/Releases	3,107	3,327	6,434			
8.	Leases/Tenancy Agreements	199	119	318			
9.	Exclusion Orders	0	0	0			
10.	Others	4,340	3,925	8,265			
	Total	16,159	15,837	31,996			

Note : Figures in brackets denote the number of units involved.

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Comparison of Monthly Statistics

Table 2

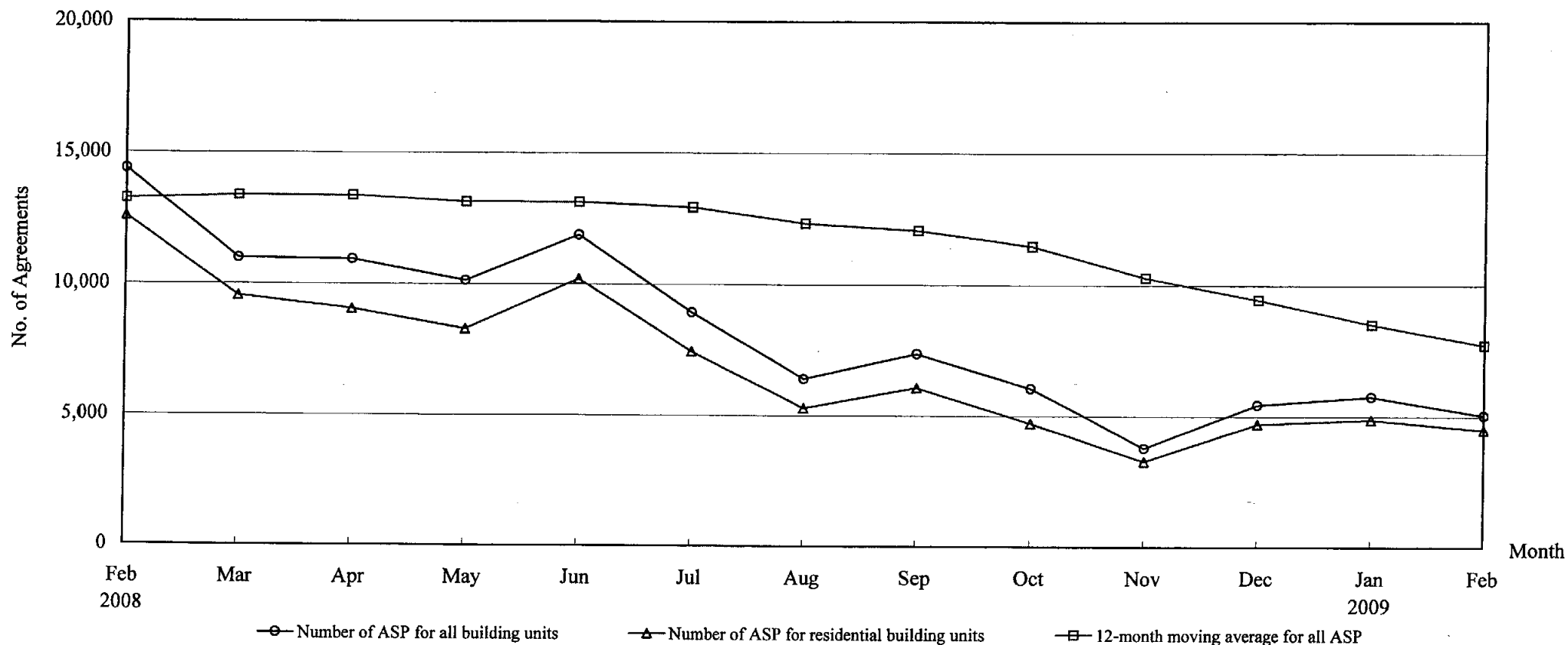
Month : February 2009

Item	2009 February	2009 January	2008 February	February 2009 Increase (+) or Decrease (-) as compared with			
				January 2009		February 2008	
				No. or Consideration	Percentage	No. or Consideration	Percentage
1. Agreements for Sale and Purchase of Building Units							
(a) No.	5,043	5,759	14,384	- 716	- 12.4	- 9,341	- 64.9
(b) Consideration	15,874	18,684	51,974	- 2,810	- 15.0	- 36,100	- 69.5
2. Agreements for Sale and Purchase of Land							
(a) No.	96	128	241	- 32	- 25.0	- 145	- 60.2
(b) Consideration	814	1,301	3,057	- 487	- 37.4	- 2,243	- 73.4
Sub-total of (1) + (2)							
(a) No.	5,139	5,887	14,625	- 748	- 12.7	- 9,486	- 64.9
(b) Consideration	16,688	19,985	55,031	- 3,297	- 16.5	- 38,343	- 69.7
3. Assignments of Building Units							
(a) No.	6,497	7,234	17,289	- 737	- 10.2	- 10,792	- 62.4
(b) Consideration	15,684	21,944	64,004	- 6,260	- 28.5	- 48,320	- 75.5
4. Assignments of Land							
(a) No.	385	525	524	- 140	- 26.7	- 139	- 26.5
(b) Consideration	643	820	6,082	- 177	- 21.6	- 5,439	- 89.4
Sub-total of (3) + (4)							
(a) No.	6,882	7,759	17,813	- 877	- 11.3	- 10,931	- 61.4
(b) Consideration	16,327	22,764	70,086	- 6,437	- 28.3	- 53,759	- 76.7
5. No. of Building Mortgages/Building Legal Charges	6	8	3	- 2	- 25.0	+ 3	+ 100.0
6. No. of Other Mortgages/Legal Charges	4,952	5,668	14,947	- 716	- 12.6	- 9,995	- 66.9
Sub-total of (5) + (6)	4,958	5,676	14,950	- 718	- 12.6	- 9,992	- 66.8
7. No. of Receipts/Discharges/Releases	6,434	6,382	15,089	+ 52	+ 0.8	- 8,655	- 57.4

Note : Consideration rounded to the nearest million Hong Kong dollars.

The Land Registry
Chart showing the number of Sale and Purchase Agreements of
building units from February 2008 to February 2009

Table 3



Number of Sale and Purchase Agreements of building units

Year	2008												2009	
Month	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
Number of ASP for all building units	14,384	10,993	10,945	10,138	11,876	8,930	6,402	7,369	6,054	3,786	5,437	5,759	5,043	
Number of ASP for residential building units	12,581	9,550	9,047	8,281	10,205	7,433	5,284	6,075	4,719	3,264	4,706	4,875	4,487	
12-month moving average for all ASP	13,255	13,382	13,380	13,134	13,125	12,943	12,338	12,079	11,481	10,288	9,442	8,506	7,728	

Note : Sales of residential units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme except those after payment of premium.

Table 5

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Number of Sale and Purchase Agreements of residential building units and total consideration from February 2008 to February 2009

Year / Month		Range of Consideration (\$ million)												Total	
		Less than 1		1 to less than 2		2 to less than 3		3 to less than 5		5 to less than 10		10 or over			
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	Consideration (\$ million)
2008	2	1,292	10	4,817	38	2,411	19	2,336	19	1,155	9	570	5	12,581	43,765
	3	861	9	2,981	31	1,431	15	2,475	26	1,446	15	356	4	9,550	37,442
	4	1,202	13	3,731	41	1,576	17	1,442	16	757	8	339	4	9,047	27,564
	5	1,026	12	3,362	41	1,601	19	1,322	16	631	8	339	4	8,281	26,304
	6	1,096	11	3,532	35	1,640	16	1,627	16	1,207	12	1,103	11	10,205	50,431
	7	893	12	3,085	42	1,363	18	1,128	15	642	9	322	4	7,433	25,139
	8	644	12	2,387	45	1,013	19	736	14	352	7	152	3	5,284	14,974
	9	701	12	2,379	39	1,350	22	1,043	17	434	7	168	3	6,075	18,733
	10	612	13	1,937	41	933	20	617	13	471	10	149	3	4,719	16,279
	11	542	17	1,387	42	568	17	444	14	224	7	99	3	3,264	9,007
	12	616	13	1,960	42	787	17	539	11	477	10	327	7	4,706	17,662
	2009	1	643	13	1,928	40	995	20	748	15	303	6	258	5	4,875
2		650	14	1,842	41	852	19	644	14	326	7	173	4	4,487	13,622

Note : Figures in percentage for individual items may not add up to 100% due to rounding.

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Monthly Statistics in respect of Sale & Purchase Agreements of building units received for registration on regional basis

Month: February 2009

Item	District	Sale and Purchase Agreements of Building Units	
		No. of Transactions	Consideration (nearest \$million)
1.	Hong Kong	1,015	6,494
2.	Kowloon	1,607	4,466
3.	Islands	93	237
4.	North	155	249
5.	Sai Kung	310	804
6.	Shatin	473	1,080
7.	Tai Po	180	440
8.	Tsuen Wan	533	1,041
9.	Tuen Mun	329	433
10.	Yuen Long	348	630
	Total	5,043	15,874