

Land Registry releases statistics for May

The Land Registry today (June 2) released its statistics for May 2020.

Land registration

- * The number of sale and purchase agreements for all building units received for registration in May was 6,885 (+41.5 per cent compared with April 2020 but -33.5 per cent compared with May 2019)
- * The 12-month moving average for May was 5,168 (5.3 per cent below the 12-month moving average for April 2020 and 21.4 per cent below that for May 2019)
- * The total consideration for sale and purchase agreements in May was \$60.2 billion (+57.1 per cent compared with April 2020 but -33.3 per cent compared with May 2019)
- * Among the sale and purchase agreements, 5,984 were for residential units (+45.9 per cent compared with April 2020 but -27.1 per cent compared with May 2019)
- * The total consideration for sale and purchase agreements in respect of residential units was \$52.7 billion (+56.4 per cent compared with April 2020 but -32.8 per cent compared with May 2019)

Statistics on sales of residential units do not include sale and purchase agreements relating to sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme unless the premium of the unit concerned has been paid after the sale restriction period.

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 have also been 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.

Land search

- * The number of searches of land registers made by the public in May was 447,639 (+19.1 per cent compared with April 2020 but -10.0 per cent compared with May 2019)

The statistics cover searches made at the counter, through the self-service terminals and via the Integrated Registration Information System Online Services.

Table 1

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

Month : May 2020

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	2,948 (3,247)	3,937 (4,170)	6,885 (7,417)	29,796	30,439	60,235
2.	Agreements for Sale and Purchase of Land	1	185	186	86	1,379	1,465
	Sub-total (1) + (2)	2,949	4,122	7,071	29,882	31,818	61,700
3.	Assignments of Building Units	2,281 (2,479)	2,663 (2,857)	4,944 (5,336)	20,575	18,326	38,901
4.	Assignments of Land	6	244	250	702	680	1,382
	Sub-total (3) + (4)	2,287	2,907	5,194	21,277	19,006	40,283
5.	Building Mortgages/Building Legal Charges	1	0	1			
6.	Other Mortgages/Legal Charges	2,435	3,002	5,437			
	Sub-total (5) + (6)	2,436	3,002	5,438			
7.	Receipts/Discharges/Releases	2,410	2,867	5,277			
8.	Leases/Tenancy Agreements	163	116	279			
9.	Exclusion Orders	0	0	0			
10.	Others	3,043	3,257	6,300			
	Total	13,288	16,271	29,559			

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

Table 2

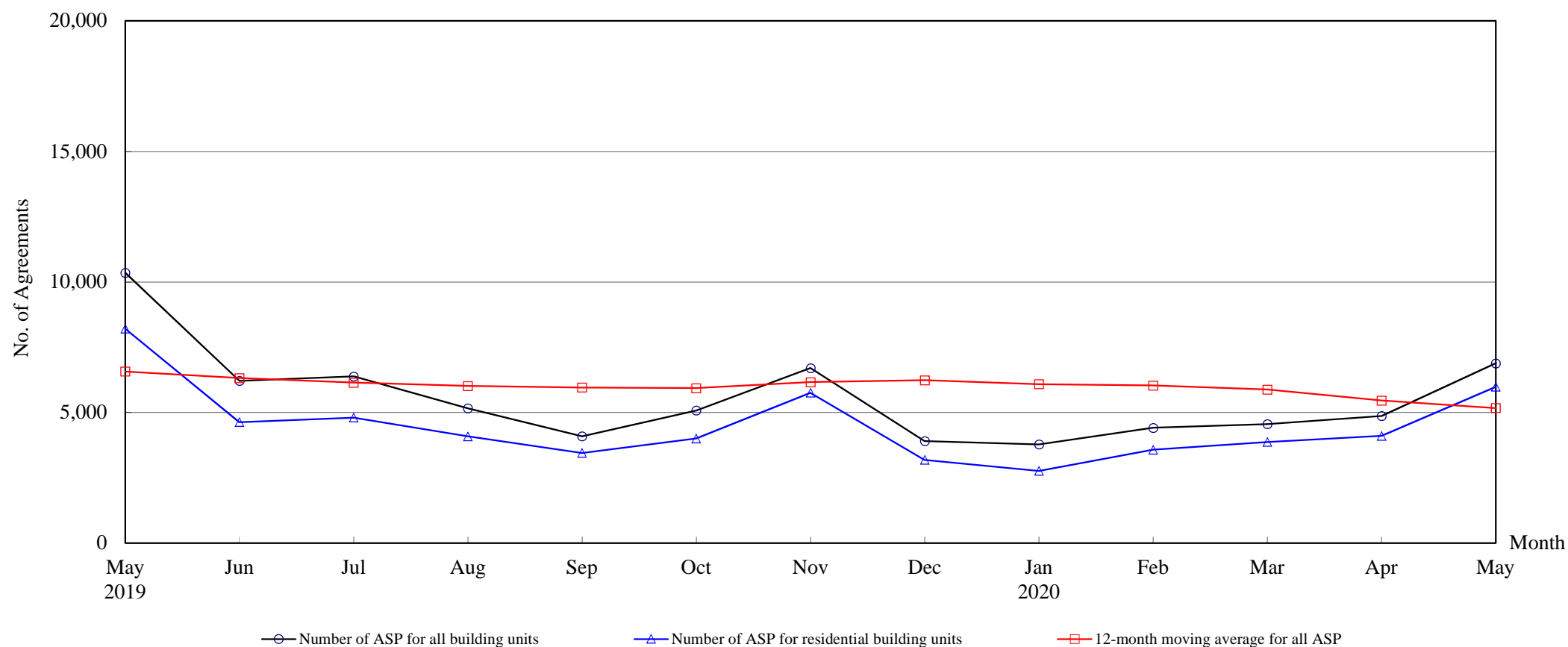
THE LAND REGISTRY
Comparison of Monthly Statistics

Month : May 2020

Item	2020 May	2020 April	2019 May	May 2020					
				Increase (+) or Decrease (-) as compared with					
				April 2020		May 2019			
				No. or	Consideration	Percentage	No. or	Consideration	Percentage
1. Agreements for Sale and Purchase of Building Units									
(a) No.	6,885	4,866	10,353	+	2,019	+ 41.5	-	3,468	- 33.5
(b) Consideration	60,235	38,351	90,316	+	21,884	+ 57.1	-	30,081	- 33.3
2. Agreements for Sale and Purchase of Land									
(a) No.	186	149	304	+	37	+ 24.8	-	118	- 38.8
(b) Consideration	1,465	905	4,025	+	560	+ 61.9	-	2,560	- 63.6
Sub-total of (1) + (2)									
(a) No.	7,071	5,015	10,657	+	2,056	+ 41.0	-	3,586	- 33.6
(b) Consideration	61,700	39,256	94,341	+	22,444	+ 57.2	-	32,641	- 34.6
3. Assignments of Building Units									
(a) No.	4,944	5,157	10,942	-	213	- 4.1	-	5,998	- 54.8
(b) Consideration	38,901	37,556	78,906	+	1,345	+ 3.6	-	40,005	- 50.7
4. Assignments of Land									
(a) No.	250	256	470	-	6	- 2.3	-	220	- 46.8
(b) Consideration	1,382	1,373	2,958	+	9	+ 0.7	-	1,576	- 53.3
Sub-total of (3) + (4)									
(a) No.	5,194	5,413	11,412	-	219	- 4.0	-	6,218	- 54.5
(b) Consideration	40,283	38,929	81,864	+	1,354	+ 3.5	-	41,581	- 50.8
5. No. of Building Mortgages/Building Legal Charges	1	2	3	-	1	- 50.0	-	2	- 66.7
6. No. of Other Mortgages/Legal Charges	5,437	6,270	11,559	-	833	- 13.3	-	6,122	- 53.0
Sub-total of (5) + (6)	5,438	6,272	11,562	-	834	- 13.3	-	6,124	- 53.0
7. No. of Receipts/Discharges/Releases	5,277	5,364	7,611	-	87	- 1.6	-	2,334	- 30.7
8. No. of Public Search	447,639	375,802	497,510	+	71,837	+ 19.1	-	49,871	- 10.0

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 May 2019 to May 2020



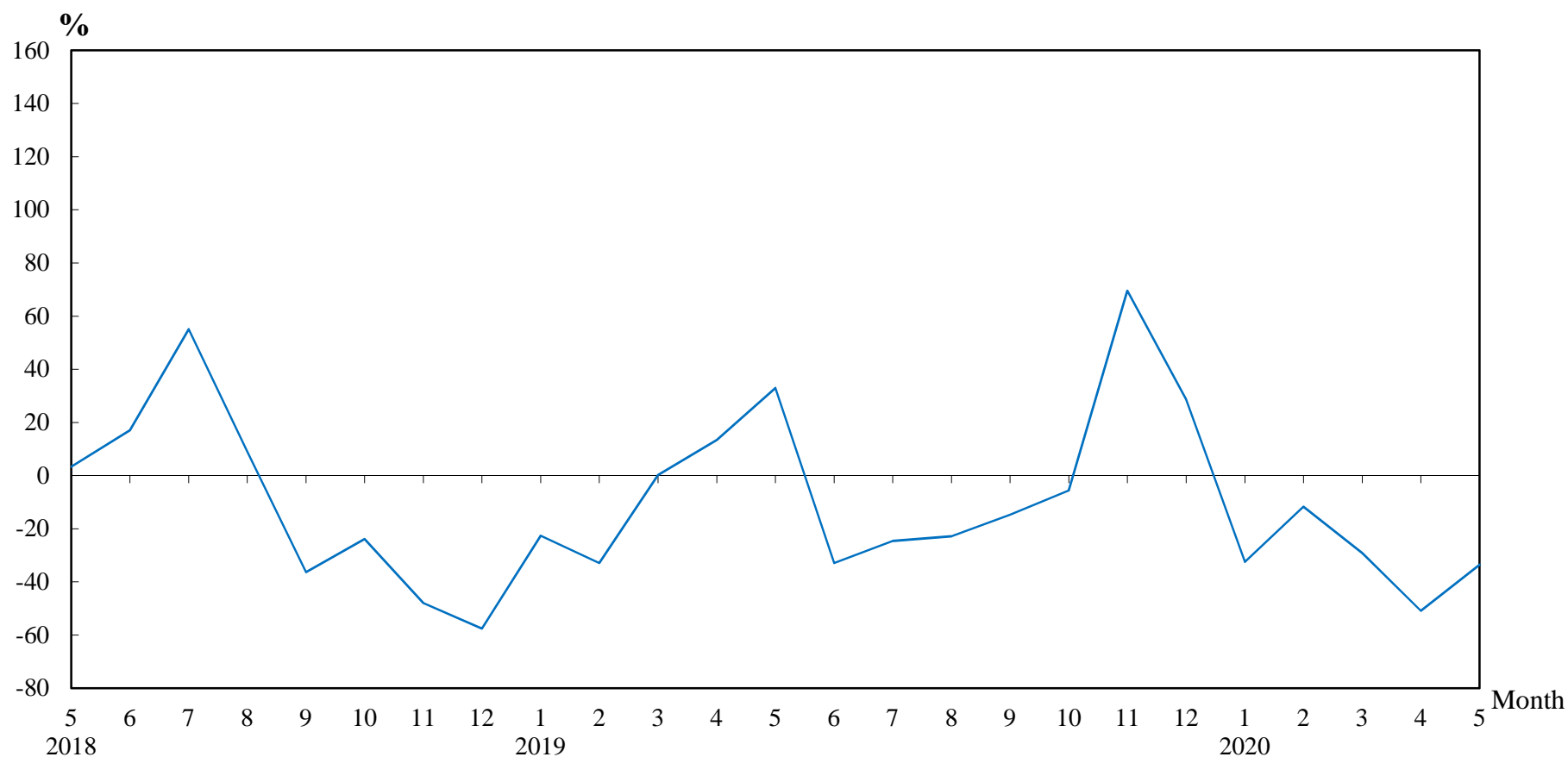
Number of Sale and Purchase Agreements of building units

Year	2019								2020				
Month	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Number of ASP for all building units	10,353	6,211	6,380	5,159	4,090	5,075	6,701	3,908	3,776	4,413	4,555	4,866	6,885
Number of ASP for residential building units ⁽¹⁾	8,208	4,627	4,805	4,084	3,447	4,001	5,756	3,184	2,762	3,572	3,870	4,102	5,984
12-month moving average for all ASP ⁽²⁾	6,571	6,317	6,144	6,016	5,957	5,932	6,161	6,234	6,083	6,034	5,878	5,457	5,168

Note : (1) Statistics on sales of residential units do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme unless the premium of the unit concerned has been paid after the sale restriction period

(2) 12-month moving average is calculated by dividing the sum of the figures of the previous 12 months by 12.

The Land Registry
Year-on-year Rate of Change in the Number of Sale and Purchase Agreements



Number of Sale and Purchase Agreements of residential and non-residential building units

Year/Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018	7,223	7,456	6,415	8,741	7,788	9,252	8,466	6,688	4,799	5,374	3,953	3,038
2019	5,589	4,999	6,428	9,911	10,353	6,211	6,380	5,159	4,090	5,075	6,701	3,908
2020	3,776	4,413	4,555	4,866	6,885							

Table 5**THE LAND REGISTRY**

**Number of Sale and Purchase Agreements of residential building units and total consideration
from May 2019 to May 2020**

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)
2019	5	25	0	87	1	138	2	1,413	17	4,729	58	1,816	22	8,208	78,447
	6	23	0	65	1	120	3	920	20	2,474	53	1,025	22	4,627	45,330
	7	23	0	89	2	200	4	896	19	2,560	53	1,037	22	4,805	44,070
	8	19	0	88	2	254	6	720	18	2,220	54	783	19	4,084	36,582
	9	12	0	81	2	95	3	684	20	2,011	58	564	16	3,447	27,662
	10	19	0	62	2	106	3	677	17	2,264	57	873	22	4,001	40,688
	11	17	0	56	1	111	2	1,100	19	3,531	61	941	16	5,756	47,779
	12	16	1	61	2	77	2	597	19	1,755	55	678	21	3,184	31,263
2020	1	5	0	56	2	78	3	530	19	1,619	59	474	17	2,762	24,778
	2	19	1	64	2	67	2	574	16	2,254	63	594	17	3,572	30,407
	3	13	0	61	2	88	2	797	21	2,275	59	636	16	3,870	31,759
	4	11	0	50	1	79	2	842	21	2,476	60	644	16	4,102	33,733
	5	9	0	61	1	99	2	1,029	17	3,647	61	1,139	19	5,984	52,745

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

Table 6

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

Month: May 2020

Item	District	Sale and Purchase Agreements of Building Units	
		No. of Transactions	Consideration (nearest \$million)
1.	Hong Kong	1,122	12,390
2.	Kowloon	1,826	17,406
3.	Islands	209	1,265
4.	North	166	949
5.	Sai Kung	625	5,625
6.	Shatin	663	6,237
7.	Tai Po	436	3,795
8.	Tsuen Wan	602	4,893
9.	Tuen Mun	665	4,224
10.	Yuen Long	571	3,451
	Total	6,885	60,235