



Guidelines for Initial Application for Temporary Residency – Investment in Local Real Estate

The main applicant may come in person to the IPIM office on the 1st floor to make an appointment or hand in his / her application, or authorize others to do it on his / her behalf by a certified power of attorney. For **appointment** purposes, the applicant must present the originals or certified copies of the following documents, as well as one copy of each document:

- a. "Appointment Registration Form for the Fixed Asset Investment Residency Applications" (available at IPIM), to be duly filled by the applicant;
- b. The applicant's travel documents and foreign residency documents, if any;
- c. Notarial deed on the applicant's educational level, or notarial deed on his / her diploma or educational level certificate, issued by a notary public office, or educational level certificate issued by a foreign academic institution;
- d. Notarial deed on real property transaction and a real property information or certificate, if any ; in case of real property on presale, the applicant must present a contract note and a declaration of transfer, if any, being necessary to attach photocopies of bank transfer records, cheques or cashier's cheques, as well as the payment receipts.

After making the appointment, the applicant should hand in the following documents on the appointed date

1. Identification Documents

- (1) Travel Documents

※Chinese Nationals:

Two copies of both of the passport and the Certificate of Entitlement to the Right of Abode are required. One copy of the whole passport and one copy of pages showing personal information, remarks and signature of the holder.

※Hong Kong Residents:

- a. Hong Kong Permanent Identity Card (Two copies of both sides);
- b. Two copies of both the Hong Kong Non-permanent Identity Card and the Document of Identity for Visa Purpose are required. One copy of the whole document, and one copy of pages showing personal information, remarks and signature of the holder.
- c. "Hong Kong Re-entry Permit" holders should submit two copies of the Hong Kong Re-entry Permit, One copy of the whole document and one copy of pages showing personal information, remarks and signature of the holder.

※Foreign Nationals:

Two copies of the passport are required. One copy of the whole document, and one copy of pages showing personal information, remarks and signature of the holder.

- (2) Birth Certificate: Required only for children under the age of 18 (Original and Copy)
- (3) Marital Status Certificate: A declaration provided by IPIM must be produced when family members are included in the application of a married applicant. (Original and Copy)
- (4) Criminal Conviction Certificate : Applicants who are 16 years old or above on the day of application should submit the original certificate of no criminal conviction or the equivalent, issued within the last 6 months. Should there be an expiry date stated on the relevant documents, the stated term will prevail. In addition to the above-mentioned requirements, applicants who have worked or are currently working in Macao should also submit a criminal conviction certificate issued by the Macao Identification Bureau.
- (5) Each applicant should submit one recent 1.5 inch black and white or colour photo with a white background, and attach it to the indicated place on the application form.

2. Application Documents for Real Estate Purchases

- (1) An original Real Estate Property Register Certificate (Cerdidões do Registo) in the name of the applicant should be submitted.
- (2) A Purchase and Sale Contract (also "agreement") document. If the contract has already been signed, documents listed in (3), (4), (7), (8) and (9) are not required;
- (3) A Contract of Undertaking Purchase and Sale (to comply with the Regulation of Stamp Duty, appropriate stamps should be pasted);
- (4) A Declaration of Transfer (to comply with the Regulation of Stamp Duty, appropriate stamps should be pasted);
- (5) A Stamp Duty Payment Receipt from the Finance Services Bureau (M/2 Form);
- (6) A Payment Certificate: **the applicant must submit documents in support of payment**: for example, receipts, bank drafts, cheques and records of bank books,... Documents must prove that the applicant does not need to take out a mortgage or loan to purchase any real estate in Macao Special Administrative Region, and the purchase price should not be lower than one million Patacas (MOP 1,000,000);
- (7) Documents necessary for concluding the relevant transaction, for example, a power of attorney, etc;
- (8) A certificate of bank balance from a credit organisation in Macao, which is applicable when the property has not been paid for in full, the total of the deposit balance and amount paid should not be less than the statutory amount of investment of one million Patacas (MOP 1,000,000) (Original should be submitted);

- (9) For buildings which have not yet attained Registration, documents stated in (1) and (2) the document can be submitted later while all other documents must be submitted at time of application. In addition, one photocopy of a valid construction licence and the original of valid bank guarantee documents should also be submitted.
- (10) A Certificate of Time Deposit of not less than five hundred thousand Patacas (MOP 500,000) plus the Time Deposit Advice; should both be issued by a credit organisation in the Macao Special Administrative Region. The amount must remain in the organization for the duration of 7 years.

3. Academic Qualification Documents

Applicants should possess a certificate of Higher Diploma or equivalent qualifications. Applicants with only secondary school or equivalent level qualifications will be subject to one of the following conditions:

- a. Applicant has a ***immediate kin** who is a permanent resident of the Macao Special Administrative Region. **This makes no sense at all in English** Chinese nationals should submit a [Declaration of Relative in Macao \(a form will be provided by our department, and handwriting verification will be required for the signature\)](#), a notarised copy of the Macao Permanent Identity Card or Macao Permanent Residency Documentation and a notarised certificate issued by a notary office proving kinship. For applicants of other nationalities, please submit documents stating the same and effect as the above-mentioned documents;
***Immediate kin – Parents; brother / sister; children; grand-parents or grand-children; aunts or uncles; nephews or nieces**
- b. Applicant has no less than two years experience in running a commercial enterprise (documents proving that the company has been in orderly operation for two years should be submitted, e.g. Business Registration Certificate), or in filling senior administrative posts (e.g. management roles) in commercial enterprises (in addition to the submission of Business Registration Certificate, document(s) certifying that the applicant has taken on senior administrative posts for two years should be submitted, and conditions such as the nature of the post, the salary and years of experience should be stated;
- c. Applicant owns a business established in the Macao Special Administrative Region, or owns not less than 51% of the capital of a commercial enterprise. The original of a Business Registration Certificate or Declaration Form of Start/Alteration of Activity of Industrial Contribution (M/1 Form), together with the Receipt of Industrial Contribution (M/8 Form) from the Finance Services Bureau should be submitted.

Remarks : (1) Prior to submitting the application, the applicant should arrange the above-mentioned identification and qualification documents (including those of the applicant and their family members) in the required sequence. Except where otherwise stated, the original or the notarised copy must be produced, plus a copy upon submission of the application for verification purposes (the relevant materials will be returned after verification). Since conditions affecting applications may differ, our department may require the applicant to submit other documents, depending upon their situation. (2) Appointments may be made or application documents submitted either in person by the main applicant or by an authorised person with a notarised power of attorney. Upon the submission of the application, the original or a notarised copy of a valid travel document, passport and documents of residency (if applicable) should be produced. However, the signatures of the applicant on the application form and other forms submitted by the authorised representative should be consistent with the signature of the travel document or passport. If the forms are signed by the authorised representative, the applicant should state in the power of attorney that the authorised representative is entitled to do so.

***In consideration of the practices of certain countries or regions (including Mainland China) it is required that a notarised certificate to ensure the authority of documents submitted, applicants who are Chinese nationals are required to submit the relevant documents along with notarised certificate(s). In addition to providing the notarised certificate of birth for the underage children included in the application, the following documents should also be submitted in the circumstances described below:**

- (1) **If children under the age of 18 are included in the application are adopted (i.e. **constructive kinship**), a certificate of adoption issued by the authorised department should be submitted (e.g. notarised copy of Adoption Registration Certificate, notarised certificate of adoption, etc). In addition, the whole set of documents required by the relevant Adoption Law **in application for the relevant adoption should be submitted for reference.****
- (2) **If the parents of children under the age of 18 included in the application have divorced, or the children born to unmarried parents, the applicant is required to submit documents verifying his/her right of custody of the underage children (e.g. notarised certificate issued by a court). If the parents of the said children are in a common-law relationship, the relevant provisions of common-law relationships should be complied with. As regards to Macao's regulations, recognition of a common-law relationship should comply with the provisions of Article 1471 and Article 1472 of the Civil Code of Macao - that the two parties have been voluntarily living together as husband and wife for at least two years, and during that time neither of the parties have maintained a marital relationship with a third party. In addition, corroborating evidence should be provided by at least two witnesses, and relevant certifying documents should be provided. Furthermore, documents certifying that the two parties have not married or remarried must also be submitted.**

Please contact the Residency Application and Legal Affairs Division, Macao Trade and Investment Promotion Institute with any enquiries:
Institute:

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