

PROPERTY TALKS



曼谷市場快訊

樓市主要受外圍因素影響

泰國發展商雖然在上年第三季增加了公寓單位的供應，但在某些地區的銷情開始下降，主要是因為樓宇價格超出買家的預算，而隨著收緊按揭規例，預期銷情將進一步下降。隨著地鐵網絡發展越趨完善，某部分發展商越來越著中地鐵附近地皮發展項目的增長，例如MRT 橙色線及黃色線等，地鐵沿線均是高人口密度地區，其實際住房需求大，而且現樓價格也相對容易負擔；其次是增加對海外銷售的依賴，寄望海外買家前往投資。



由2019年4月起，如果一按貸款少於三年或少於泰銖1000萬或以上，二次置業買家申請貸款總額將受限制，批核金額將不高於樓價八成。如一按已超過三年或更長時間則可獲批高達房價九成的貸款。而第三次或以上置業的買家則會獲批不超過物業價值七成的貸款。相信這些新措施將有利自用買家購房，打擊買樓出租及不停加按的投資者。

此外，泰國銀行 (Bank of Thailand) 在2018年12月將政策利率上調至1.75%，預計將有效增加買家的借貸成本，從而降低他們申請貸款的意願。

新的按揭貸款限制加上利率上調，預計泰國國內置業需求將減少，CBRE亦預計將產生骨牌效應，發展商將更依賴海外買家的購買力，因為海外買家通常用自己資金而無需抵押。

事實上，許多開發商已宣布增加海外公寓單位的銷售，特別是中國買家，當中包括個人購買和中國房地產中介的大批採購。數個項目已達到海外買家的所有配額（整個項目的49%業權），這在過去非常罕見。

Source: https://cdn.cbre.co.th/media/research_lang_file/2736/Thailand-Market-Outlook-2019_EN.pdf

悉尼市場快訊

悉尼房地產市場在2017年7月的高位相比在2012年初的高峰期飆升近80%，不過從那時起至2019年1月底，房價累積下降12.3%。

最新的房價調整令悉尼的樓房價值回到了大約兩年半前的水平。當中以獨立屋的跌幅更為顯著，在過去12個月下跌10.9%，而住宅單位價格則下跌6.9%。

整體來說住宅單位的表現較好，CoreLogic估計因為入場門檻較低，對首次置業買家有更大吸引力。



Source: CoreLogic

Property highlight in Bangkok : Whizdom 101



Whizdom 101是由泰國大型發展商MQDC (Magnolia Quality Development Corporation Limited) 開發的多用途發展項目。項目共有3座住宅大廈，樓高41層，合共提供673個住宅單位，另外還配備大型購物中心及商廈單位，宛如香港太古城。

而且佔盡地理之便，備有天橋直達Punnawithi BTS站。並輕鬆連接兩條高速公路、數分鐘即可到達Samrong-Ladprao單軌列車，Bangna-Suvarnabhumi輕軌列車以及計劃中的Samutprakan BTS延伸線。

作為綜合發展項目，Whizdom 101擁有大型百貨商店，大型超市，生活所需一應俱全。該區更擁有多所國際學校，醫院以及位於Bangna，將成為曼谷新商業中心的曼谷國際貿易展覽中心 (BITEC)，社區發展成熟。

Whizdom 101更著重住戶身心健康，項目設有多項運動設施，包括健身房、桑拿、游泳池、遊樂場和兒童區、緩跑徑等，不同戶外設施 為您提供全新的運動體驗。其他設施包括天際休息室、景觀花園、燒烤區、co-working 共享空間，各式商店及餐廳等等。現備有一房至三房單位以供選擇，售價由泰銖4,971,000起。

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PROPERTY TALKS



BANGKOK HOUSING MARKET UPDATE

Economic Growth is Driven by External Factors

Although developers increased condominium launches in Q3 2018, sales have been declining in some locations as selling prices exceed buyer's budget and are likely to decline further with the coming imposition of tighter mortgage lending regulations. Some developers are banking on the growth of future mass transit lines that are expanding into highly populated area such as the MRT Orange and Yellow lines, where there is real demand from Thai end-users and developed projects that buyers can afford. Others have increased their reliance on foreign sales



Effective from April 2019, second-home buyers will be restricted to a maximum loan of 80% of the property value if the first mortgage is less than three years old or priced at TB 10 million or higher. Second-home buyers who have made payments on their first mortgage for three years or longer can still obtain a loan of 90% of the property value. Third and subsequent home buyers will be restricted to a loan not exceeding 70% of the property value. Believes that these new measures will favour end-user with genuine demand as opposed to buy-to-rent investors with multiple outstanding mortgage.

Furthermore in December 2018, the Bank of Thailand recently raised the policy rate to 1.75%, which will effectively increase buyers' cost of borrowing, hence reduce their appetite to obtain a mortgage loan.

As domestic demand is expected to shrink as a result of the new mortgage restrictions and rising interest rates, CBRE anticipates a domino effect where developers will further shift their reliance towards foreign buyers, who purchase primarily using their own funds without mortgage.

Many developers have announced an increase in foreign condominium sales particularly to Chinese buyers, both in the form of individual purchases and bulk purchases by Chinese property agencies. Several projects have reached their foreign ownership quota limits (49% of the saleable area) which has been a very rare occurrence in the past.

Source: https://cdn.cbre.co.th/media/research_lang_file/2736/Thailand-Market-Outlook-2019_EN.pdf

SYDNEY MARKET UPDATE

Sydney's housing market moved through a recent peak in July 2017 after housing values surged almost 80% higher between early 2012 and the market peak. Since that time values have been falling declining by 12.3% through to the end of January.

The latest falls take Sydney dwelling values back to levels last seen roughly two and half years ago. The most substantial falls in home values are skewed towards detached homes, with house values down 10.9% over the past twelve months compared with a 6.9% decline in unit values.

The better performance across the unit sector is likely attribute to the lower price points which are attractive to first home buyers.

Source: [CoreLogic](#)



Property highlight in Bangkok : Whizdom 101



Whizdom 101 is a condominium project, developed by MQDC (Magnolia Quality Development Corporation Limited). The project is comprised of 3 residential buildings, having 41 floors and includes 673 units; and have its own commercial zone and shopping mall. All your daily needs can be found in door steps.

Connect to any location with the Punnawithi BTS skytrain station right outside your front door. Enjoy easy access to two expressways, connection to the Samrong-Ladprao monorail, the Bangna-Suvarnabhumi LRT and a planned BTS extension to Samutprakan.

Minutes from home, you'll find department stores, hypermarkets, international schools, hospitals, as well as the Bangkok International Trade and Exhibition Center (BITEC) in Bangna. It truly will be the new center of Bangkok.

The residents access to good health, both physically and mentally easily at Whizdom 101. There is a well-equipped gym with a versatile range of activities, sauna, a swimming pool, playground and kid's area, jogging track, etc. The open-air atmosphere gives you a new experience in healthcare. Other facilities include skycamp lounge, landscape garden, BBQ area, co-working area, shop on premise, restaurant on premise, etc. 1- to 3-bedroom is available, pricing from THB 4,971,000.

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