

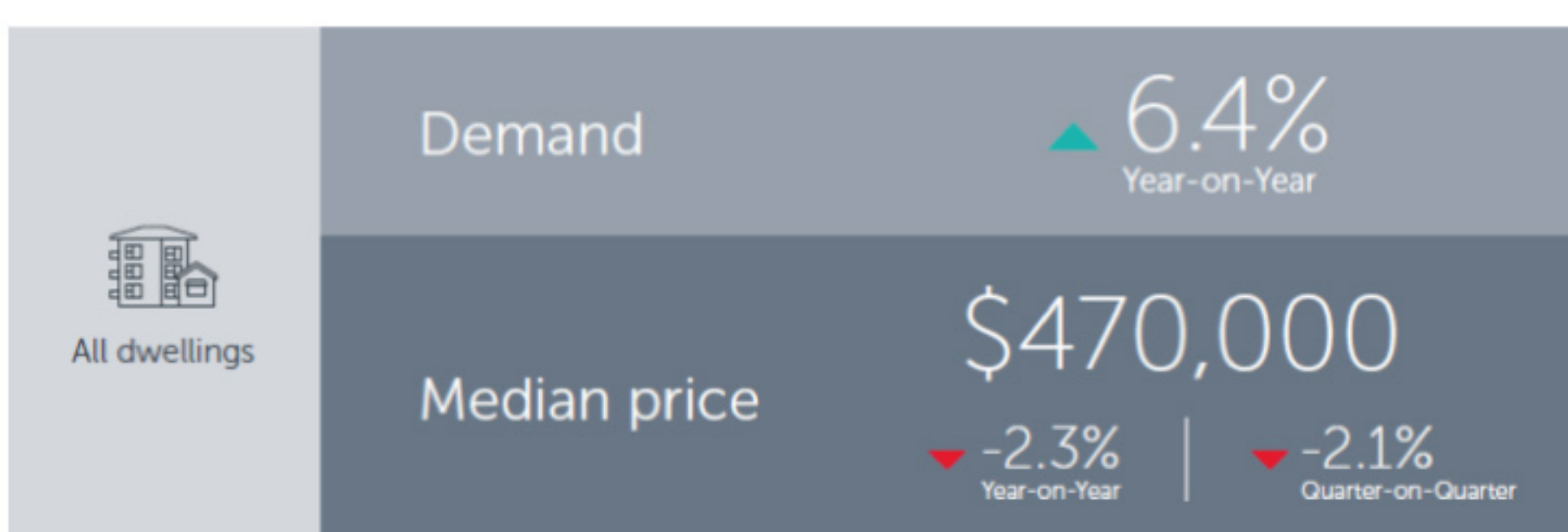
PROPERTY TALKS



PERTH HOUSING MARKET UPDATE

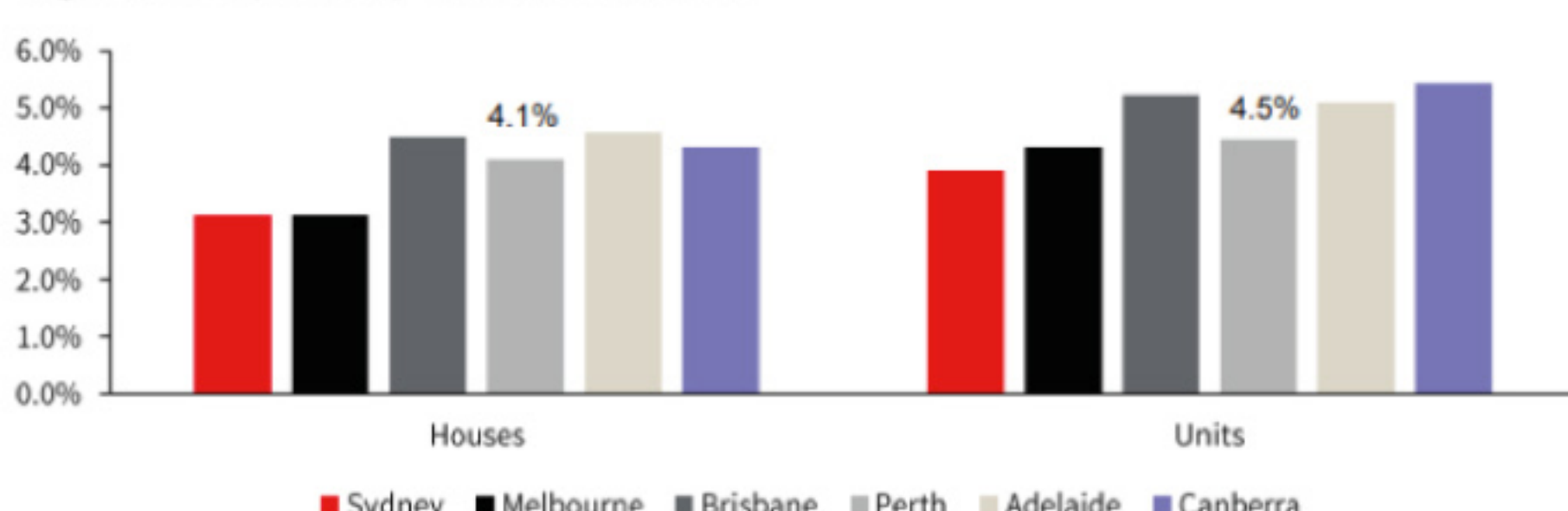
Perth is back in the game

The Western Australian economy is slowly recovering after a post-resource boom slump. Stabilizing local residential market conditions and softening prices in the eastern seaboard cities should give counter-cyclical investors more confidence to invest in Perth.



Statistics from realestate.com also indicates that while there are challenges on the east coast, the west is slowly but surely turning a corner. Prices are still down overall of 2.3%, but demand continues to climb. Perth has seen the third highest increase in demand over the past 12 months of 6.4%, after Hobart and Canberra. In some parts of Perth, such as the north west of the city, prices are now consistently up year-on-year. The rental return rate of both houses and units in Perth also attractive with 4.1% and 4.5% respectively, better than those of Sydney and Melbourne.

Figure 10: Capital City Gross Rental Yields



MELBOURNE HOUSING MARKET UPDATE

Expect the unexpected: apartments outdoing houses

The Melbourne apartment market has remained robust. Victoria continues to lead the country in population growth, which has sustained dwelling demand and supported both prices and rental values.

Year-on-year, demand has pulled back slightly over the past 12 months. Surprisingly, it is housing demand that has dropped the most, perhaps driven by how expensive prices have become. Apartments, which were considered by many to be the highest risk area, are continuing to see high demand levels, especially the demand of the inner Melbourne. The statistic from realestate.com shows the apartments' demand has been increased to 4.5%, and the median price has slightly increased 0.6%.

While demand has dropped slightly in Melbourne, regional Victoria is now tearing ahead with places like Geelong, Bendigo and Ballarat doing well - driven by first home buyers and young families looking for great lifestyle factors, period homes and affordability. Prices in Geelong and Surf Coast are now up more than 11% in the past 12 months, a marked difference to Melbourne pricing. Interested investors may pay attention to these area.



Property highlight in Melbourne : OROS+



The sophisticated connectivity of the OROS + is impressive, just a few minutes to take you to the Oakleigh Train station and the Hughesdale Train station, and the Chadstone Bus Interchange is in walkable distance offering various routes, linking to different districts.

A few steps away from the project is the biggest shopping centre in Australia - the newly renovated Chadstone Shopping Centre, which offers an almost endless array of retail, dining and entertainment opportunities. A vast selection of shops, ranging from world-class designers and respected local labels to major department stores, means that anything you need is close at hand.

Within each apartment, smart home automation makes living at OROS+ easy, safe and stylish. Enjoy a top ranking, world-class system that includes: advanced intelligent home security, smart climate control, integrated music and voice activated lighting control and curtains; remote access; and an automated home theatre.

The project offers 1- bedroom to 3- bedroom apartment and townhouse for selection, pricing from AUD\$370,000.

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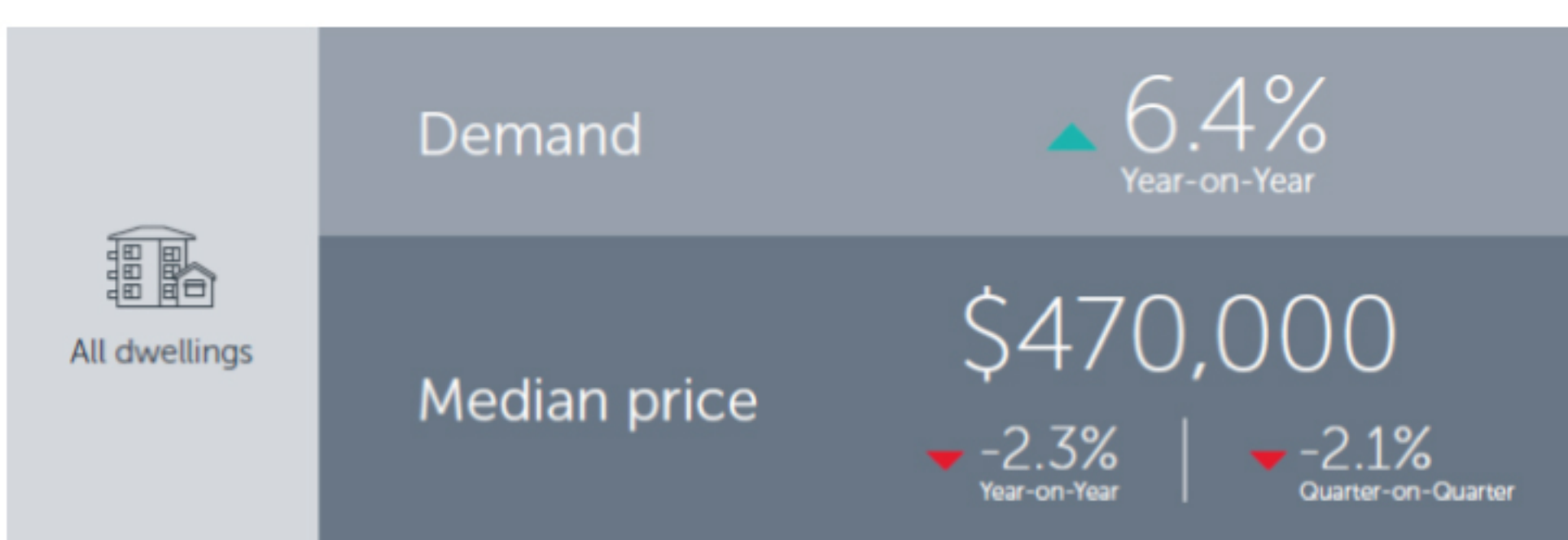
PROPERTY TALKS



珀斯市場快訊

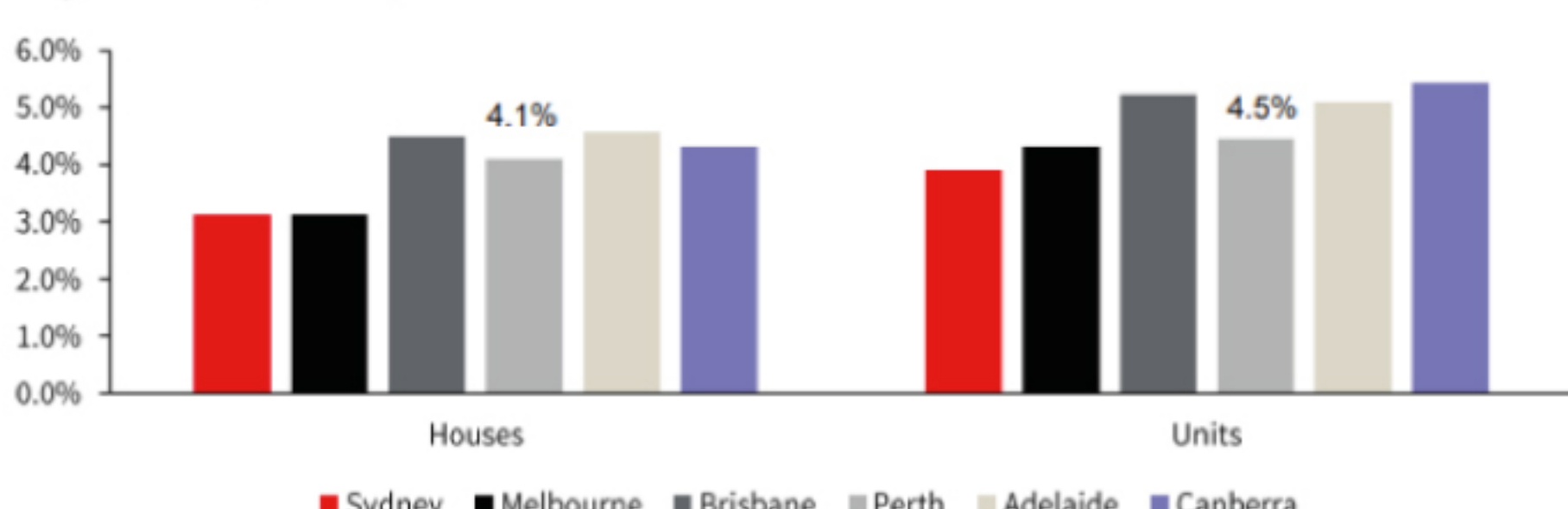
珀斯樓市復甦

在資源開發熱潮後，西澳經濟現正逐漸復甦，穩定了當地樓市況和調整了東部沿海城市價格，給予反週期投資者信心再次投資珀斯。同時，Realestate.com最新數據亦顯示，雖然澳洲東岸地區樓市正面臨挑戰，房價進入調整期，但西澳住房需求卻不跌返升，前景樂觀。



珀斯房價雖然比上年同期輕微下滑2.3%，但住房需求在過去12個月增加6.4%，其需求增幅表現僅次於霍巴特（Hobart）和堪培拉（Canberra），意味該區樓市復甦，投資者可考慮把握低位入市良機。而在珀斯市西北部，樓房價格已經上漲，升幅顯著。JLL調查同時顯示該區租務回報穩定，獨立屋及公寓單位分別達4.1%及4.5%，回報比悉尼及墨爾本更理想。

Figure 10: Capital City Gross Rental Yields



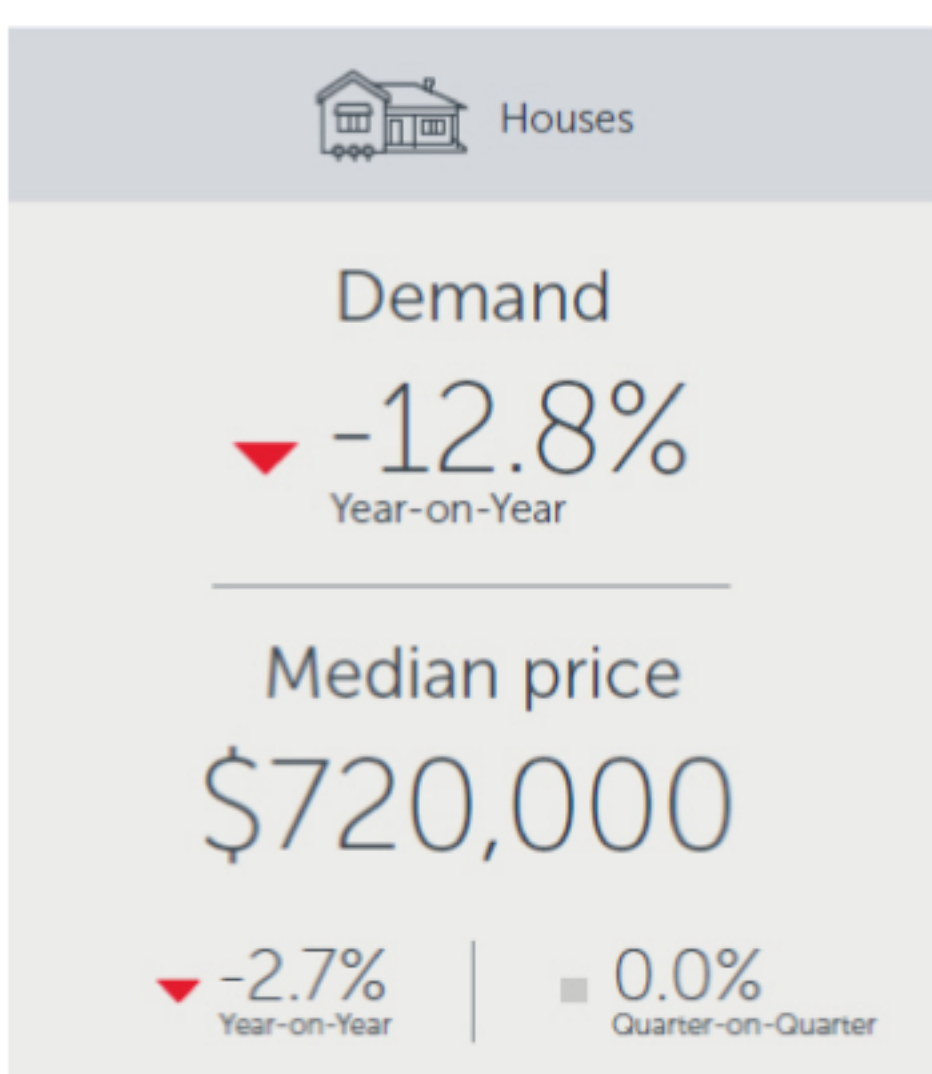
墨爾本市場快訊

喜出望外，公寓單位需求增幅跑贏獨立屋

維多利亞州的人口增長繼續領先全澳，並支持墨爾本樓市，令其房價和租務市場仍然活躍。

與去年同期相比，整體住房需求在過去12個月稍微回落，其中以獨立屋的下跌幅度最為顯著，估計原因是獨立屋的價格過於昂貴，反而讓投資者或自住人士轉而放眼過往被視為高風險的公寓單位，令其需求大增，當中以墨爾本內城區最顯著。Realestate.com數據顯示，墨爾本公寓單位在過去一年需求增長4.5%，房屋中位數亦微升0.6%。

雖然墨爾本的住房需求整體略有下降，但維多利亞地區某些地區卻不受影響，例如Geelong、Bendigo和Ballarat地區就特別獲首次置業買家和追求優質生活環境的年輕家庭歡迎。當中Geelong和Surf Coast的房價在過去12個月內已上漲了11%以上，投資者不妨留意。



墨爾本物業精選：OROS+



OROS+ 地理位置優越，交通四通八達。數分鐘即到Oakleigh及Hughesdale火車站；Chadstone巴士轉運站更只是數步之遙，擁有多條路線連接墨爾本各區，方便居民到訪墨爾本的每個角落。而且全澳洲最大型的購物中心Chadstone Shopping Centre更近在咫尺，提供各式各樣的零售商品，餐飲和娛樂服務。商店由國際知名至最受當地人喜愛的品牌都可找到，滿足居民的日常需要。

每個單位均配備世界一流的智能家居系統，令生活更輕鬆，安全和時尚，包括先進的智能家居保安系統、智能空調系統、音效設備、自動窗簾及自動化家庭影院，全部都能遙遠控制，讓家居生活更時尚舒適。

OROS+ 備有一房至三房單位及聯排別墅可供選擇，售價由澳幣\$37萬港幣起。

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