

PROPERTY TALKS



MELBOURNE HOUSING MARKET UPDATE

Melbourne has recorded its highest-ever net annual population increase



Melbourne has cemented itself as Australia's fastest-growing city. The Victorian capital, along with Sydney and Brisbane, accounted for more than 70 per cent of the country's population growth in the 2016-17 financial year.

But scratching beneath the surface and the story of what drives growth varies significantly in Australia's three largest cities. For the first time the Australian Bureau of Statistics (ABS) has crunched the numbers and broken down the growth into three categories: overseas migration, internal migration, and natural increase, in other words more births than deaths.

Melbourne has recorded its highest-ever net annual population increase of 125,000. There are now 4.9 million Melburnians, with the growth rate currently sitting at 2.7 per cent. The city also boasts the fastest-growing suburb in the country, Cranbourne East, which saw its ranks swell by 27 per cent from 27,000 residents in 2016 to 34,000 in 2017.

Melbourne's population is now just 200,000 below that of Sydney's, which itself saw a record annual increase of more than 100,000 people. Overseas migration was Melbourne's biggest population driver in the 2016-17 period, accounting for 64 per cent of growth, followed by natural increase at 29 per cent. Internal migration boosted Melbourne by 9,200 people.

The rapid population growth has generated high housing demand. According to the latest report from JLL, the rental vacancy of all dwellings is below 2.5%, the rental yield marginally compressed 1 bps for both houses and units to 3.1% and 4.1% respectively.

Rental Vacancy (All Dwellings)			
Greater Melbourne	Inner (0-10km)	Middle (10-20km)	Outer Melbourne
1.9%	1.8%	2.5%	1.6%

BRISBANE HOUSING MARKET UPDATE

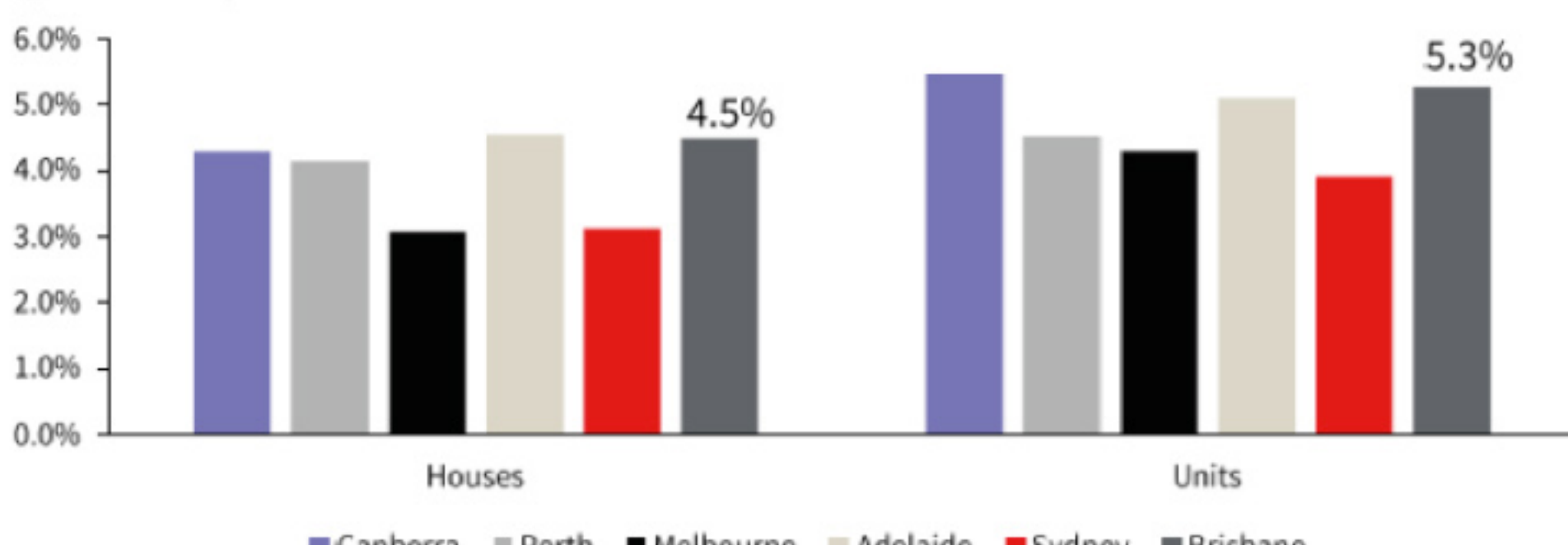
According to the latest report from CoreLogic, the housing market correction has deepened, with dwelling values falling across five of Australia's eight capital cities. Over the year to date national dwelling values are down 1.9%, the weakest performing cities have been Sydney and Melbourne, where dwelling values were previously rising the fastest, but have now fallen 3.5% and 3.3% respectively over the first eight months of the year.

However, the Brisbane housing market has remained relatively steady amidst the broader national downturn. Dwelling values were virtually unchanged at 0.1% growth over the past three months and they are up three tenths of a percent over the first eight months of the year. Housing values remain much more affordable relative to Sydney and Melbourne.

Brisbane Key Statistics					
Change in dwelling values			Rental rates and yields		
Three months	0.1%		Weekly rent:	Houses	\$420
Twelve months	0.9%			Units	\$385
Avg annual growth past decade	1.3%		Gross rental yield:	Houses	4.2%
				Units	5.3%
Median values			Selling time and discounting		
Median dwelling value	\$493,922		Time on market:	August 2018	62
Median house value	\$538,009			August 2017	47
Median unit value	\$382,601		Vendor discount:	August 2018	-5.7%
				August 2017	-5.5%

The latest figures from JLL, Queensland's economic conditions have continued to improved in 2018, the labour market has continued to strengthen, with the number of people employed in the state growing by 3.5% over the 12-months to June 2018. The 2018-2019 Federal Budget committed \$5.2 billion for transport infrastructure investments in QLD, the State Infrastructure Plan (SIP) outlined \$11.6 billion to be invested in 2018-19, while providing approximately 38,000 jobs in progress, which has supported the housing rental market, the rental yield of house and units is higher than Melbourne and Sydney, which is 4.5% and 5.3% respectively.

Figure 10: Capital Gross Rental Yields



Property highlight in Melbourne : St. Boulevard



St Boulevard places you at the centre of a city brimming with world-class amenity, with trams running frequently at your door. The Prahran Station is in walkable distance, and the new Domain Station has been confirmed to relocate to St.Kilda Road, making full use of the rail links to major metropolitan centres.

Minutes from Melbourne CBD, Prahran, South Yarra, and Albert Park Lake, the city's best parks, hospitals, dining, and entertainment all lie within easy reach.

It just takes a short driving distance to shopping centres, around 5 minutes walking distance to the public transport - the trams and buses connecting you to Emporium, and Melbourne Central, and the other districts of the city.

St Boulevard offers a multitude of exclusive facilities in natural and calm surroundings for your enjoyment. Residences will enjoy exclusive access to a private dining room, wine bar, sunken fireplace, reading room, health club, cinema and state-of-the-art gymnasium.

The project offers 1- bedroom to 3- bedroom apartment for selection, pricing from AUD\$515,000.

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PROPERTY TALKS



墨爾本市場快訊

墨爾本的人均淨增長率創歷史新高



墨爾本已成為澳洲發展最快的城市。根據2016-17財年度數據顯示，維多利亞州首府加上悉尼和布里斯班三大城市的人口增長佔全澳人口增長的70%以上。

在三大城市中，推動人口增長的因素各有不同。澳洲統計局（ABS）首次對數據進行分析並分為三類：海外移民、內陸移民以及自然增長，即使出生人口多於死亡人口。

而墨爾本的人均年淨增長率達到了125,000人，墨爾本目前有490萬人口，增長率為2.7%。

澳洲人口增長最快的郊區Cranbourne East亦在墨爾本市內，其排名從2016年的27,000名居民增加到2017年的34,000人，增長達27%。

墨爾本的人口現時僅比悉尼的人口少20萬，其本身的年增長率超過10萬人。在2016 - 17年期間，海外移民是墨爾本最大的人口增長因素，佔增長的64%，其次是自然增長率為29%；而內部移民則有9,200人。

急速的人口增長對住屋需求帶來壓力。根據仲量聯行的最新報告，所有住宅的空置率均低於2.5%，獨立屋及住宅單位的租金收益率分別輕輕微相差1個百分比，分別是3.1%及4.1%。

Rental Vacancy (All Dwellings)

Greater Melbourne	Inner (0-10km)	Middle (10-20km)	Outer Melbourne
1.9%	1.8%	2.5%	1.6%

布里斯本市場快訊

布里斯本房地產維持平穩增長

根據CoreLogic最新報告指出，澳洲樓市繼續調整中，八個首府城市中有五個的住宅價值都錄得跌幅。相比舊年同期，全澳洲的住宅價格下降了1.9%，過往升勢最凌厲的悉尼及墨爾本則表現最差，直至八月份為止，分別錄得3.5%及3.3%的跌幅。

不過布里斯本的房價卻相對穩定。在過去三個月中，其住宅價值幾乎保持不變，並有0.1%的增長率，今年首八個月的增長達十分之三百分點。與悉尼和墨爾本的價格相比，布里斯本的住房價值似乎更加容易負擔。

Brisbane Key Statistics

Change in dwelling values

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Avg annual growth past decade	1.3%

Rental rates and yields

Weekly rent:	Houses	\$420
	Units	\$385
Gross rental yield:	Houses	4.2%
	Units	5.3%

Median values

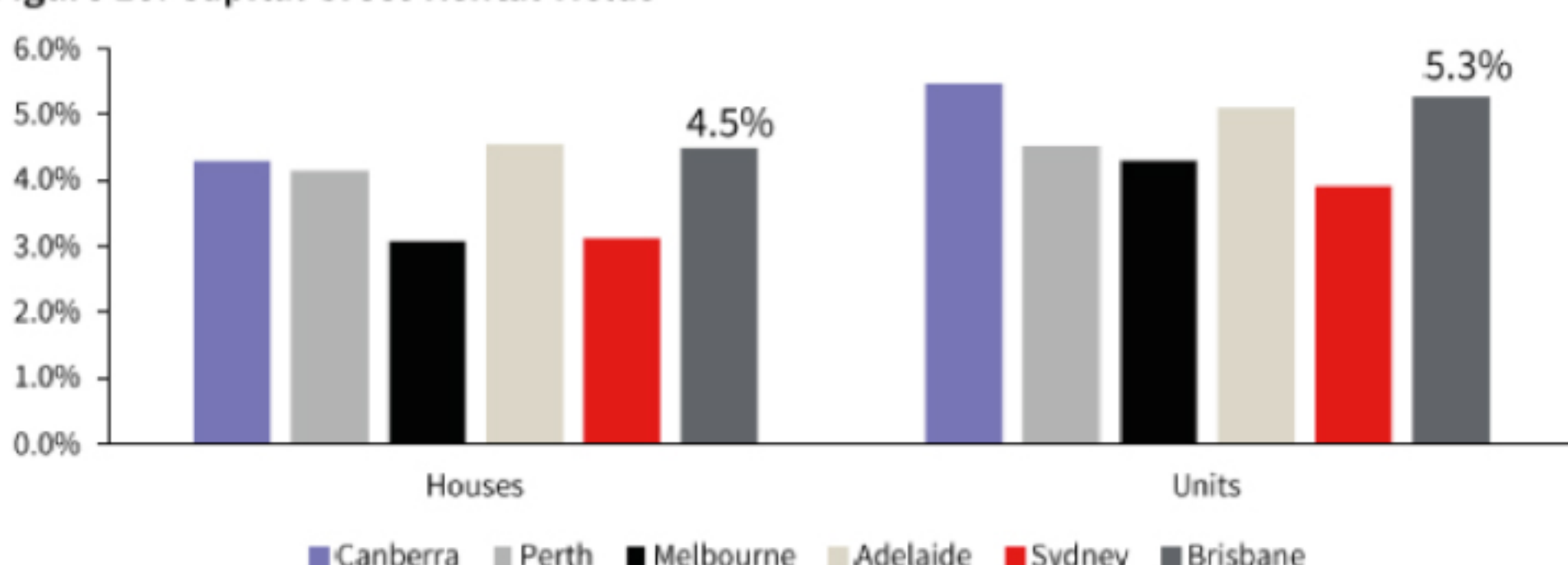
Median dwelling value	\$493,922
Median house value	\$538,009
Median unit value	\$382,601

Selling time and discounting

Time on market:	August 2018	62
	August 2017	47
Vendor discount:	August 2018	-5.7%
	August 2017	-5.5%

另外，根據仲量聯行的最新數據顯示，昆士蘭州的經濟狀況在2018年持續改善，勞動力市場持續增強，在截至今年六月的12個月中，該州的就業人數增長了3.5%。在2018 - 2019年聯邦預算案更承諾投放\$52億澳幣於昆州的交通基礎設施，而國家基礎設施計劃（SIP）預計2018 - 19年將投資116億美元，預計將提供約38,000個工作崗位，支撐房屋租賃市場，數據顯示其獨立屋和住宅單位的租金收益率高於墨爾本和悉尼，分別為4.5%和5.3%。有興趣投資者不妨留意。

Figure 10: Capital Gross Rental Yields



墨爾本物業精選：St. Boulevard



St Boulevard座落墨爾本富人區St Kilda，該區環境優美，周圍可見綠樹成蔭的林蔭大道，而且交通網絡完善，一出家門即到電車站及巴士站；距離火車站Pahran Station僅10分鐘路程，而全新火車站Domain Station正正處於St. Kilda路並已著手興建，連接各主要大市中心的鐵路網，往返墨爾本市中心也僅需5分鐘車程，該區交通網絡越趨完善，交通便利。

該區社區設施完善，擁有充足綠化設施，而醫院、餐飲和娛樂場所都近在咫尺，加上鄰近多個購物中心，如Emporium、墨爾本中央購物中心，生活所需一應區全。

St Boulevard提供多項獨特的會所設備以供住戶享受，例如自然和寧靜的花園，另外還有私人餐室酒吧，閱覽室，健身室，私人影院、及現代化的健身房等等。

項目備有一房至三房單位及聯排別墅可供選擇，售價由澳幣\$51.5萬起。

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