

PROPERTY TALKS



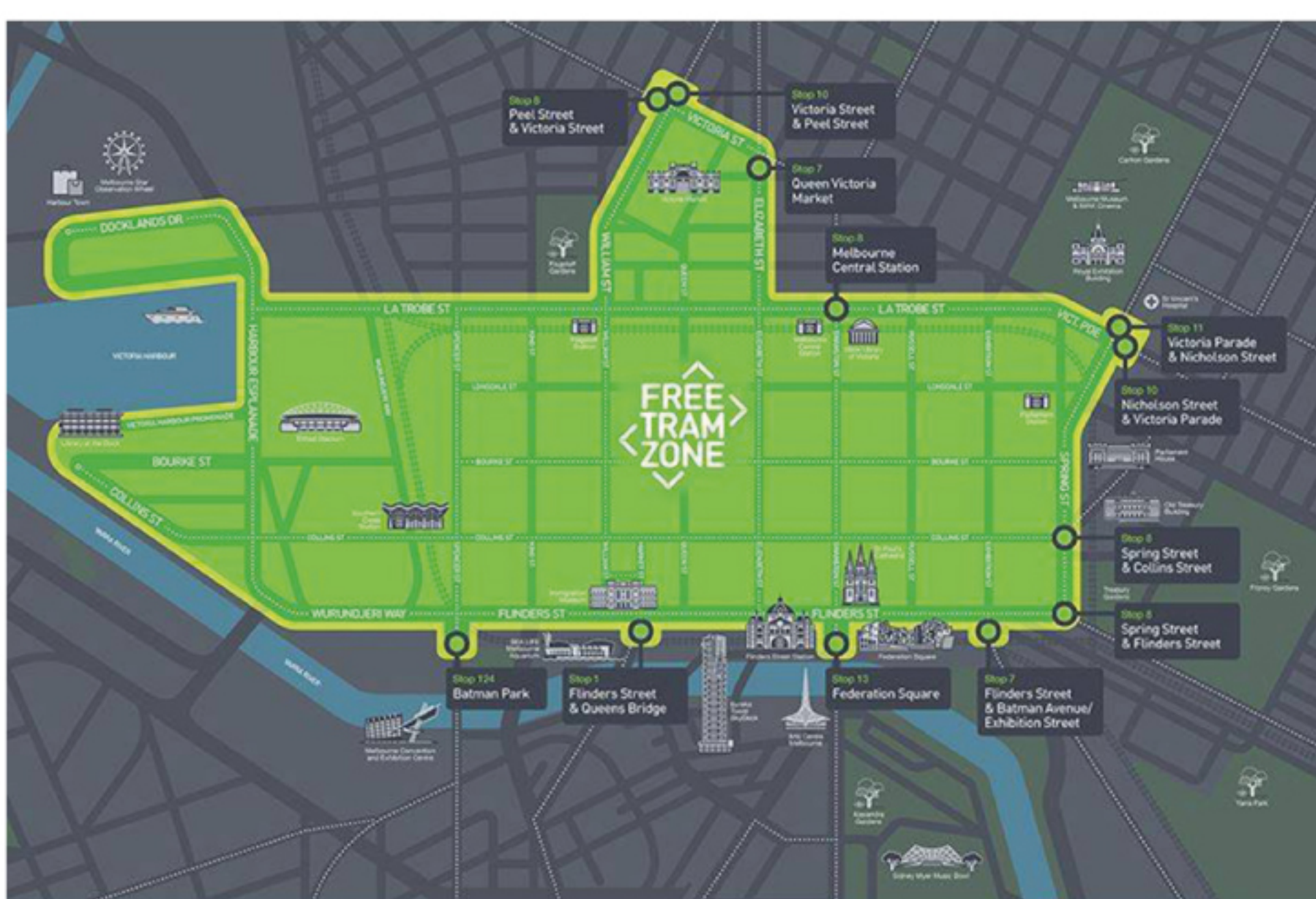
墨爾本「Free Tram Zone」 免費電車區有望擴大！

設於墨爾本商業區的免費電車區計劃擴大，希望藉此能夠減少城市交通擁堵現象，鼓勵更多人放棄開車，選擇搭乘電車去參觀墨爾本各處景點。屆時將連接運動場館和藝術館等旅遊景點，能夠有效的提高墨爾本生活的多樣性。

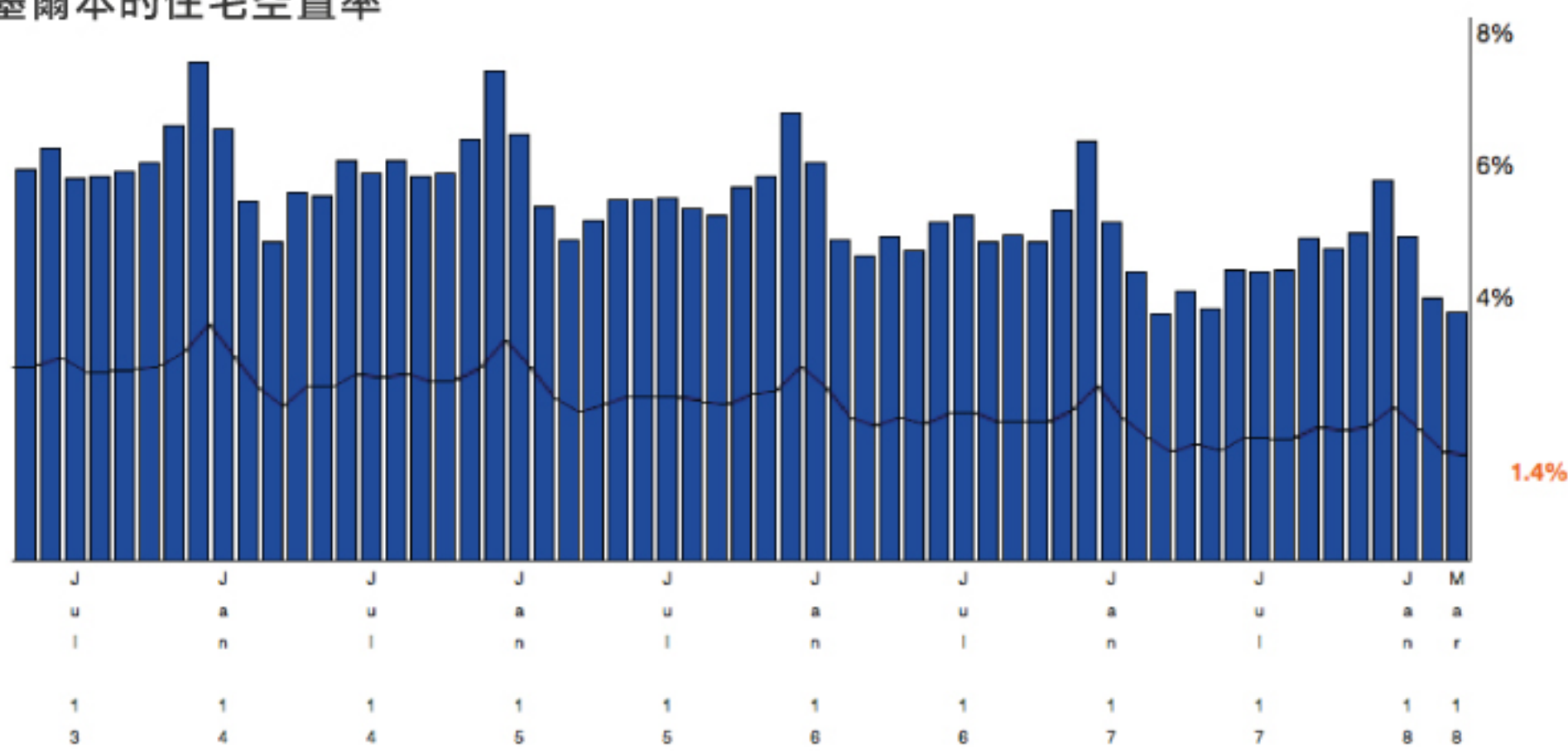
維多利亞州國立美術館（The National Gallery of Victoria）代表Letts女士預測，免費電車擴展計劃擴大後將為美術館帶來3%的遊客數增長，一年將迎來額外75,000名的遊客。

屆時，墨爾本的物業短租需求預計亦將會大增。根據SQM的數據，過去5年墨爾本的住宅空置率屢創新低，直至2018年2月只有1.4%，租務需求熱切。

而墨爾本更在Knight Frank最新的全球居住城市指數中排行第22，其增長率較2016年同期增長達10.2%。



墨爾本的住宅空置率



Albion火車站將投資7.5億澳元進行優化計劃

布里斯本的Albion火車站確實優化計劃並以發展多元文化區為目標。此重建項目涉及區域達3.5公頃，預計發展長達15年並投放7.5億澳元。

重建項目包括商廈，整合Albion火車站及北布里斯本單車道以及多個停車場，屆時將大大提升該區的交通網絡，更方便快捷。

15年期的發展計劃亦帶動Albion火車站附近的商業及住宅用地發展，相信社區設施將更趨完善，升值潛力可觀。而整個優化工程將於2019年尾展開。



布里斯班物業精選 : JADE

Jade是布里斯本區重點房地產項目，屋苑共分4期，坐落在布里斯本內城的黃金地段Albion，只需10分鐘即可抵達主要的就業區：布里斯本市中心和著名的福特谷Fortitude Valley。交通四通八達，短暫步行就能到達最好的娛樂休閒區，Albion火車站，Sandgate和Crosby路的公交車站，是都市白領的首選之家。

項目由著名發展商Arden Property Group負責，居民可以在這裡感受到大都市生活的節奏，也可以在家享受和諧的生活空間，同時亦為投資者提供了持續的增長和強勁的收益回報。



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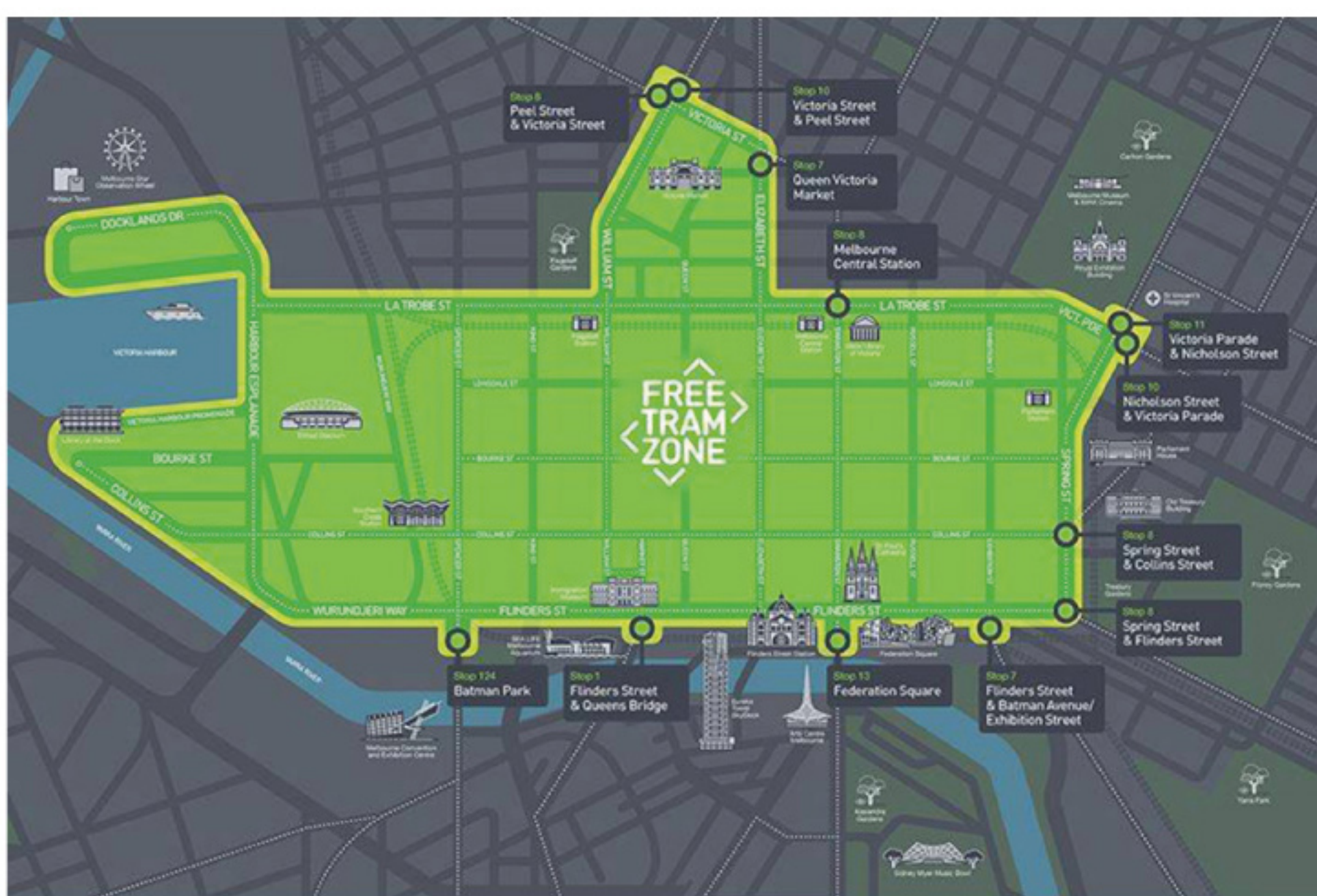
MELBOURNE'S FREE TRAM ZONE WILL BE EXTENDED

The City Circle tram service operating within Melbourne's central business district is planned to extend. The extended Free Tram Zone is expected to spread passenger load more evenly across all transport services, allowing passengers to arrive to the venue safer more comfortably. The extension will also alleviate traffic jam problems. In addition, it will also allow tourists to access various tourist spots and major sporting events more easily, including the Australian Tennis Open and AFL Grand Final, etc.

Mrs Letts from The National Gallery of Victoria expects the extension will bring an increase of 3%, i.e. an extra 75,000 no. of tourists to the Museum this year.

The sophisticated convenience will attract more travelers to visit Melbourne and drive the demand of short term rentals in Melbourne. Statistics from SQM, the residential vacancy rates hits the new low rate in the past 5 years, which was 1.4% in February, 2018.

Research from the latest Global Residential Cities Index compiled by Knight Frank, measures the annual price change of houses and apartments. Melbourne came in at 22nd with 10.2 per cent price growth, up from 33rd place in Q4 2016.



Residential Vacancy Rates. City: Melbourne



ALBION TRAIN STATION TO UNDERGO \$750M TRANSFORMATION

The Albion train station in Brisbane is planned to have an integrated mixed-use precinct. The \$750 million revitalisation of the 3.5-hectare precinct will take place over 15 years.

The redevelopment will include commercial and buildings, the integration of the Albion Train Station and North Brisbane bikeway into the larger precinct, commuter car parking and accessibility upgrades.

The 15-year project will integrate Albion train station with nearby commercial and residential buildings and vacant land which is set to "deliver an exciting community asset." Construction is expected to start in late-2019.



Property highlight in Brisbane : JADE

The project is divided into four phases and is situated in Albion, a prime location of Brisbane. Perfect choice for urban white-collar workers, taking 10 minutes travel time to major employment areas: Brisbane Downtown and the famous Fortitude Valley. Easily accessible from the best entertainment areas, Albion, Sandgate and Crosby Roads.

Jade is the realization of an exciting vision for the Arden Property Group - a lifestyle development where residents can thrill in the pace of metropolitan living, and also enjoy a haven at home, where life moves at its own tempo. Jade embodies an enduringly rewarding proposition for investors, promising sustainable growth and strong yield.



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