

PROPERTY TALKS



墨爾本市場快訊

樓市下跌卻有地區逆市上升

墨爾本樓市在相同的財政限制下，表現比悉尼樓市較強勁，主要受就業職位增長支持，對市場的長遠影響仍需要時間觀望，不過卻令租務需求上升，數據亦顯示遷移墨爾本的人口仍然不斷增加。整體而言，房屋價格由高位計算合共下跌2.5%，比上年同期則下跌1.5%。

Top 10 most in demand suburbs in Melbourne

Houses		Apartments	
1. Albert Park	6. Richmond	1. Parkdale	6. Ashwood
2. Hawthorn	7. Northcote	2. Montmorency	7. Coburg North
3. Toorak	8. St Kilda	3. Middle Park	8. Port Melbourne
4. South Yarra	9. Kensington	4. Mitham	9. Oakleigh East
5. Fitzroy North	10. South Melbourne	5. Black Rock	10. Elwood

Source: <https://www.realestate.com.au/australian-property-market/property-report-january-2019/>

另一方面，realestate.com數據顯示瀏覽墨爾本郊區房源的次數高企，當中Middle Park和Red Hill區更打入全國名單，可見不少準買家對郊區有興趣，此受歡迎程度正帶動該區樓價增長，兩個郊區在過去12個月中均錄得兩位數的增長。

Melbourne metro regions

Regions	Median Price			Demand Property views per listing
	JAN 2019 median price	Year-on-Year % change	Quarter-on-Quarter % change	
Inner	\$671,000	▼ -1.3%	▲ 0.4%	1486
Inner East	\$1,130,000	▼ -8.5%	▼ -1.5%	1550
Inner South	\$975,000	▼ -5.3%	▼ -0.7%	1909
North East	\$668,000	▼ -0.9%	▼ -0.3%	1328
North West	\$599,000	▲ 0.1%	▲ 0.2%	1103
Outer East	\$735,000	▼ -3.3%	▼ -0.7%	2412
South East	\$625,000	▲ 0.3%	▼ -0.2%	1082
West	\$572,750	▲ 1.6%	▲ 0.1%	923
Mornington Peninsula	\$657,000	▼ -1.8%	▼ -0.2%	2086

從不同區分分析，墨爾本西部越來越受歡迎，相比其他地區，該地區本身加上Truganina和Melton等郊區的新盤落成令其房價在過去12個月上漲1.8%，增長最為強勁。而發展成熟的郊區如Footscray和Yarraville增長亦十分理想。

值得注意的是，預計澳洲各區樓市今年年初仍會繼續調整，預期今年上半年可能還有3%的調整空間，有興趣於墨爾本置業的準買家緊記緊貼市況。

泰國住宅樓宇市場快訊

根據IMF（國際貨幣基金組織）的預測，預計泰國經濟將在2019年繼續平穩上升，主要靠是旅遊業和出口增長支持。加上申請工作許可證的外籍人士以及希望在泰國長期居住的外國人數量繼續增加，表示泰國房地產市場在2019年繼續保持正增長。



根據HBA（住房商業協會）的數據，泰國的房地產市場增長主要來自實際需求而非投機需求的基礎上，因此風險較低。加上泰國房產相比其他國家如中國大陸、新加坡、香港等地區的價格更容易負擔，吸引不少國外買家視曼谷房產的有吸引。

此外，泰國有一系列大型項目已經上馬，對曼谷產生積極影響。例如東部經濟走廊（Eastern Economic Corridor），中國的一帶一路項目，及多條新的地鐵線路等大型交通項目，讓泰國的基礎設施更趨完善，推動未來經濟增長。

事實上，泰國各主要城市現時有數百個正在興建的住宅項目，其中多數位於曼谷。而這些項目主要分佈在全新的地鐵路線附近，並預計快將落成。這些項目的升值潛力可觀，有興趣買家不妨留意。

總而言之，由於海外買家需求持續，預期泰國房地產將繼續有正增長，而位於戰略性位置和市中心的物業預期增長更理想。

墨爾本物業精選：Trio



Trio位於墨爾本東區Box Hill旁Blackburn區，購物和交通都非常便利，項目步行範圍內有郵局、商店、超市、銀行等設施。數分鐘車程便可到多個購物商場，如North Blackburn Shopping Centre，Laburnum Village Shopping Centre，Westfield Doncaster Shopping Centre等，生活所需應有盡有。週末的時候可於Blackburn Lake Sanctuary或Blackburn Creeklands Park散步，享受休閒時光。

該區生活配套齊備，擁有超過300間商店及120間餐廳，更有「小香港」之稱。在此只要用中文仍可以處理日常生活各式事務，不論是購物，到銀行，還是看醫生，都有華裔職員服務，倍感親切。

由項目出發只需5分鐘車程到達墨爾本最大的華人聚集區Box Hill；20分鐘車程到達墨爾本CBD。而且周邊不乏首屈一指的名校和公立學校，毗鄰有名的Box Hill高中校區，步行僅7分鐘可到達維州著名重點公立中學 Box Hill High School（2015年高考排名第9），3分鐘車程可到達著名公立小學Laburnum Primary School，子女入讀名校易如反掌，吸引不少家庭在此生活。項目備有一房至三房單位以供選擇，售價由澳幣\$336,000起。

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PROPERTY TALKS



MELBOURNE HOUSING MARKET UPDATE

The downturn won't be as bad as first thought

Melbourne's performance is certainly a lot stronger than Sydney and while the city has been hit by the same finance restrictions, it does seem to be supported by jobs growth. It will take some time to get a clear read on what is happening with jobs, but the demand from renters in the city suggests that jobs are being created and people are continuing to move to Melbourne. Ultimately, this is underpinning housing demand which is stemming the price falls – now down 2.5% from peak and 1.5% over the past 12 months.

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The other sign that Melbourne is holding up a lot better is that we are seeing a number of Melbourne suburbs with very high views per listings. Middle Park and Red Hill are even making the national list, a position usually reserved for suburbs in strong performing markets. This popularity is flowing through to price growth with both suburbs seeing double digit growth over the past 12 months.

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On a regional level, the popularity of the west is evident with the area seeing the strongest growth – prices are up 1.8% over the past 12 months. Although this is partly driven by new supply suburbs like Truganina and Melton, established suburbs like Footscray and Yarraville are also seeing good increases.

While Melbourne is holding up a lot better, it will be hit by similar forces to the rest of Australia in early 2019 and it is likely we will continue to see a fall. Potentially another 3% for the first half of the year. Like Sydney, the direction after the election will depend on what happens to finance restrictions, as well as negative gearing.

THAILAND CONDOMINIUM MARKET UPDATE

According to the IMF (International Monetary Fund), the Thai economy is expected to grow in 2019, mainly due to increased tourism and exports. The number of expats applying for work permits, as well as foreigners who want to live in Thailand full-time, continue to rise. This indicates a positive growth for the Thai property market in 2019.



According to the HBA (Housing Business Association), Thailand's property market builds on real demand, not speculative demand, making the real estate market less risky. It's because Thai property is still affordable compared to other countries in the region like Mainland China, Singapore, and Hong Kong. Buyers from these countries still see Bangkok as attractive spots to buy property.

Besides, there are a number of new mega projects planned that will affect Thailand, and especially Bangkok, positively. Some examples are the EEC (Eastern Economic Corridor), China's One Belt One Road project, several new metro lines, and other mass transportation projects. These projects will enhance the infrastructure, driving future growth.

In fact, there are hundreds of new condominium and apartment projects under construction in major cities, with many located in Bangkok. You can find most of these projects along the new MTR lines that are currently under construction, and expected to be completed soon. These areas offer great potentials for price increases in the future.

All in all, as long as we see a continuous demand from foreign expats, we can expect a positive growth, especially for properties located in strategic and central areas.

Property highlight in Melbourne : Trio



Introducing Trio, a collection of three beautifully crafted, low-rise boutique residences set against a natural landscape that captures the history of Laburnum and sets the scene for your future.

You'll find Trio tucked into Laburnum but just a short walk to Box Hill, and only 21 minutes to the city by train. It is close to exciting restaurants and a stroll to welcoming local cafes, surrounded by bushland but within easy reach of the city. The nearby train line brings the city direct to your door, while bustling Box Hill and its services, shopping centres and restaurants are a short walk away.

Ground level and first floor residences enjoy lush private terraces, while upper-level residences feature generous balconies with sweeping views. Communal areas are positioned to encourage a sense of community, and a gym promotes overall wellbeing.

The scene is set at the timber entry harbour. Distinctive architectural forms frame one, two and three-bedroom apartments and balconies, with timber screens integrating with the natural surrounds and providing privacy to create your tranquil sanctuary. Pricing from AUD\$336,000.

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