

PROPERTY TALKS



THAILAND HOUSE PRICE IS REACHING HIGH

Housing Index in Thailand averaged 112.59 Index points from 2008 until 2018, reaching an all time high of 138.10 Index points in February, 2018. It's slightly adjusted to 137.70 Index points in March, but is expected to be 136.50 Index points by the end of this quarter, according to Trading Economics global macro models and analysts' expectations.

Looking forward, the Housing Index in Thailand is estimated to stand at 140.90 in 12 months time. In the long-term, the Thailand House Price Index is projected to trend around 140.10 Index points in 2020, according to our econometric models.

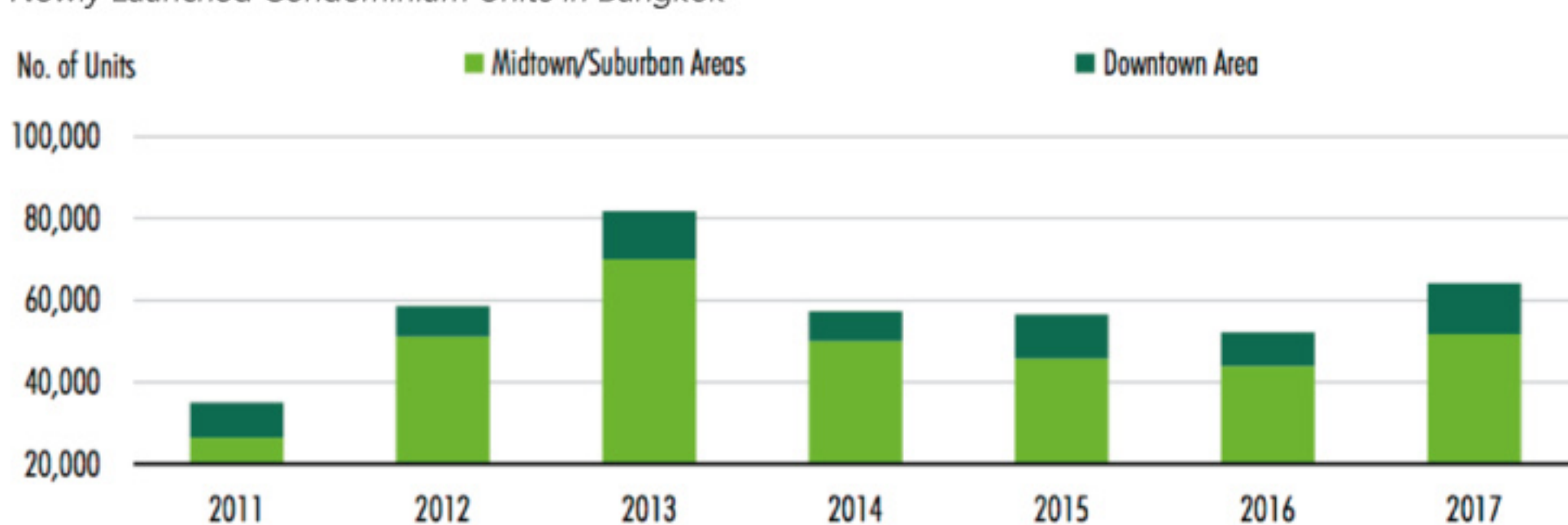
CRBE research also witness signs for the rising trend in the midtown/suburban markets. High demand and the increasing land costs remain the key factors which has pushed average prices up to new highs.

More projects are being launched in areas where construction of the upcoming mass transit lines (MRT Pink Line, MRT Yellow Line and MRT Orange Line) has progressed.

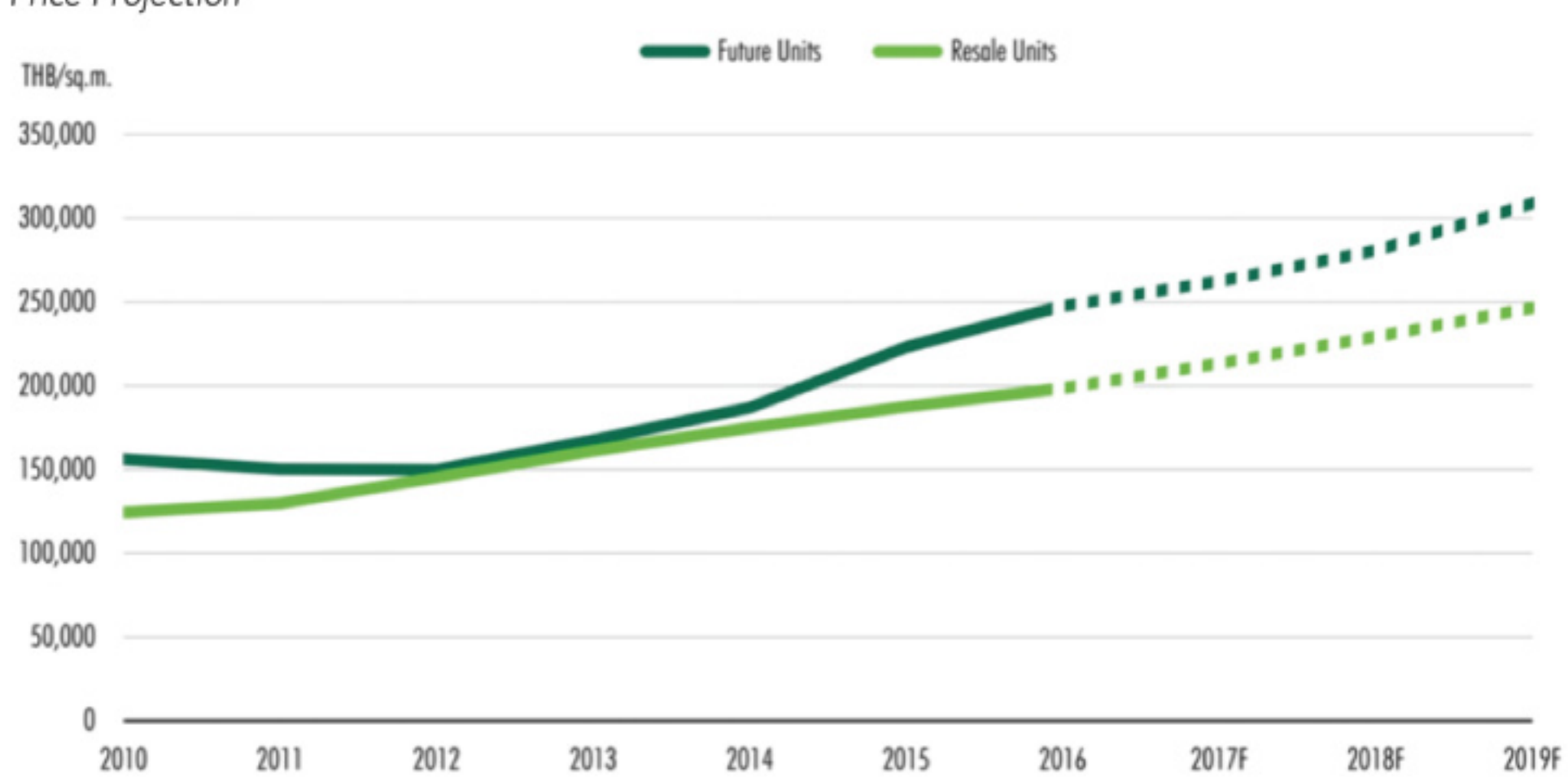
Thailand House Price Index



Newly Launched Condominium Units in Bangkok



Price Projection



MELBOURNE HOUSING MARKET UPDATE



Melbourne's housing market recorded its fourth consecutive month on month decline, with dwelling values down 0.2%.

Core Logic has released their newest housing market update for April 2018. To date, the decline in dwelling values has been modest. Since peaking in November last year, Melbourne values are down by only 0.7%. Anecdotally, this improving trend may be attributable to a subtle relaxation in credit policies for investment and interest only lending, as well as ongoing strong population growth and an increase in first home buyer activity.

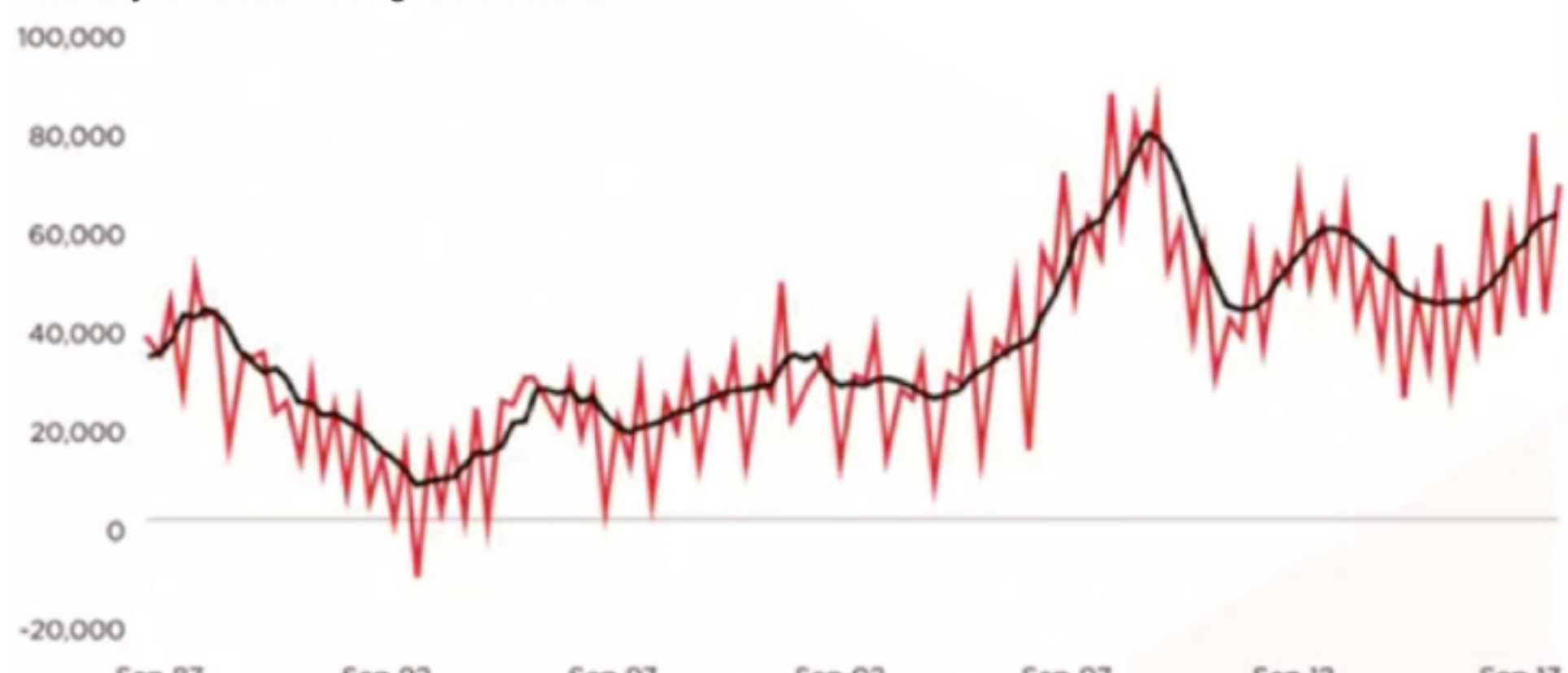
The latest population data points to another reason why housing market conditions remain buoyant, the national population hasn't grown this fast since 2013; overseas migration is trending higher which creates additional demand for housing.

The vast majority of overseas migrants arrive in New South Wales and Victoria, however the trend in net overseas migration is tracking higher across most states. Another factor that may be supporting housing market conditions is the surge in first home buyer numbers, particularly in New South Wales and Victoria where stamp duty concessions have been available since July last year.

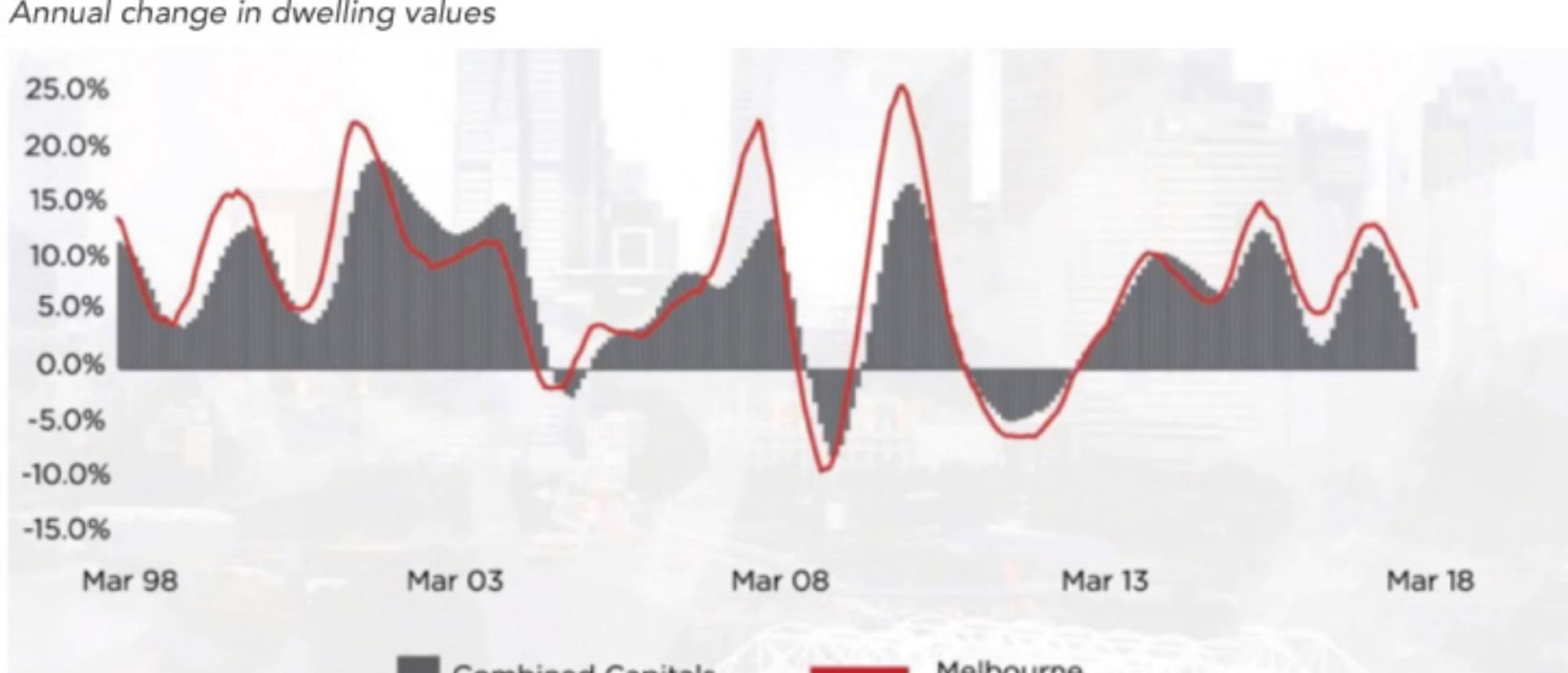
The weakness is emanating from the detached housing sector where values have fallen by 1.0% since peaking, while unit values remain at a record high across Melbourne. In Melbourne, unit values are 6.6% higher over the past 12 months, while house values are up just 4.9%.

The stronger performance from the unit sector may suggest that buyer demand is becoming more concentrated in medium to high density sector where entry prices are lower and commuting times are often more convenient when compared with the similarly price detached housing markets around the outer fringes of the city.

Quarterly net overseas migration, Australia



Annual change in dwelling values



Source: <https://www.corelogic.com.au/housing-update>

Property highlight in Melbourne : M-City Monash

M-City Monash's coveted location in the heart of Monash places it within close proximity to Melbourne's top minds in medicine, education, research and science. It has been carefully designed to deliver a seamless 24-hour lifestyle. As well as spacious new residences, an exclusive podium level will be home to a magnificent pool, retail, dining and entertainment area.

The multi-storey commercial tower at M-City will be a new premium corporate destination in one of Melbourne's fastest growing corridors where future focused businesses are growing every day. M-City promises thoughtful and diverse amenities that attract quality employees and deliver the ultimate business address.

The project has its own International Hotel, which is set to be a new local landmark providing understated yet luxurious accommodation for visitors. A range of function venues will offer spaces for memorable occasions just moments from home with a range of meetings rooms, a ballroom and a hotel bar.



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泰國房價預料持續上揚

泰國房屋指數顯示自2008年開始至2018年，平均房屋指數維持在112.59點，今年2月更長期處於138.10高位，只是在3月輕微調整至137.70點。根據Trading Economics global (TE)的分析，預期泰國房屋指數今季將維持136.5點左右。

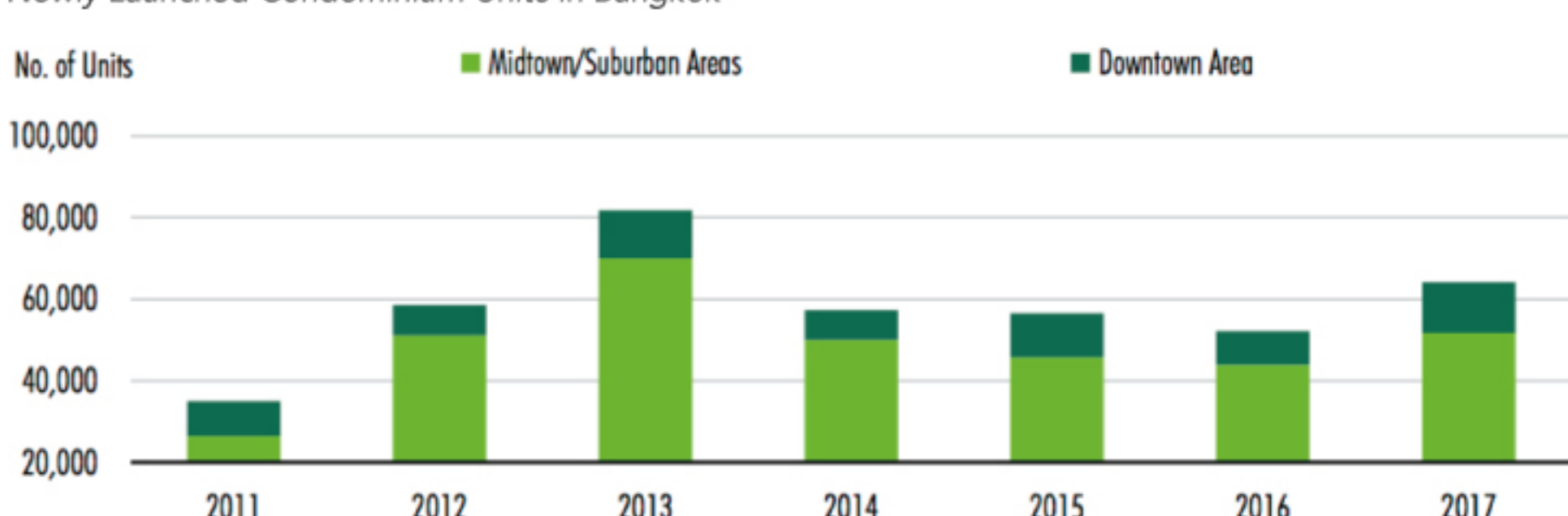
Trading Economics global估計泰國房屋指數將在12個月內創新高至140.90點。根據TE 的計量經濟模型計算，指出泰國房屋於未來數年將持續增長，相信直至2020年將維持140.10點。

房價不斷上漲有賴一路上升的地價及需求支持，CRBE 調查指出，未來將有更多項目推出以應付需求，主要圍繞新興MRT沿線（包括粉紅色、黃色以及橙色線）。

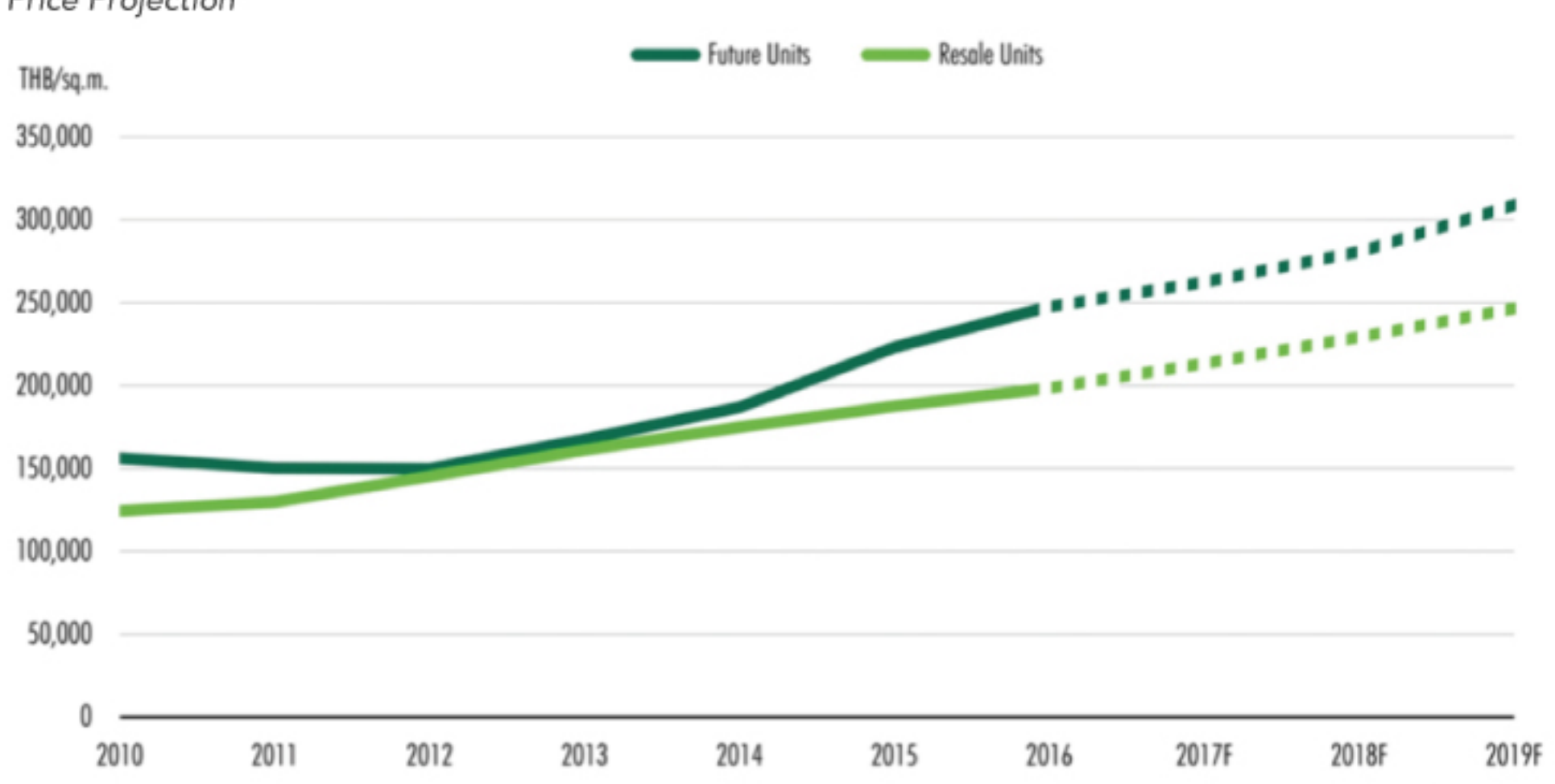
Thailand House Price Index



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墨爾本市場快訊



墨爾本樓價進入第四個月調整期，住宅價格按月下跌0.2%。

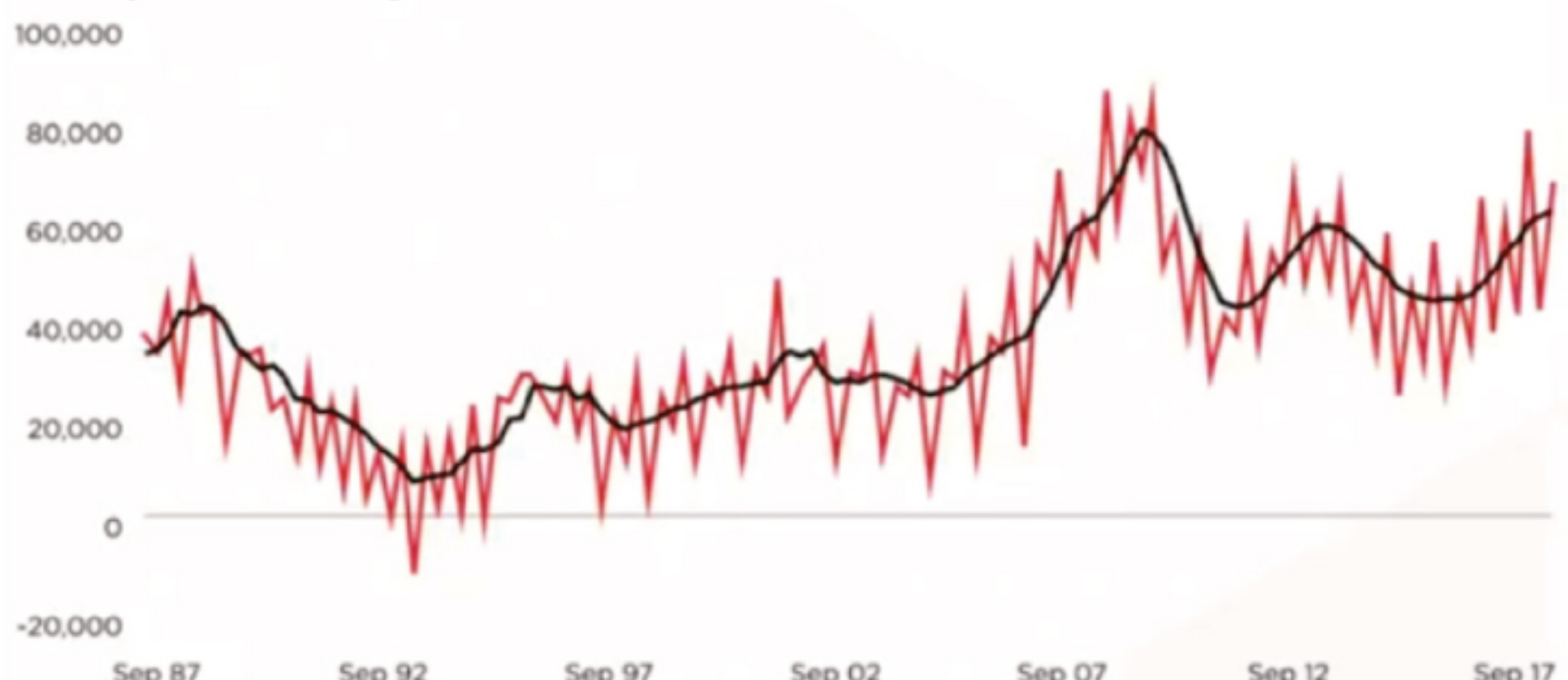
Core Logic公佈最2018年4月最新樓市價格。數據顯示澳洲房價正進入調整期，由去年11月高位開始逐步回穩。以墨爾本為例，住宅價格自去年11月開始共下調0.7%。溫和調整同時放鬆投資及信貸利息要求，加上人口增長，帶動更多人首次置業，置業市場仍然活躍。

Core Logic指出，最新人口數據顯示人口增長率自2013年再創新高，特別是海外移民人數遞增，多個州份的移民人口都有增長，當中以新南威爾士州及維多利亞州升幅最顯著，帶動該區房屋市場需求，房價回落吸引更多入市。

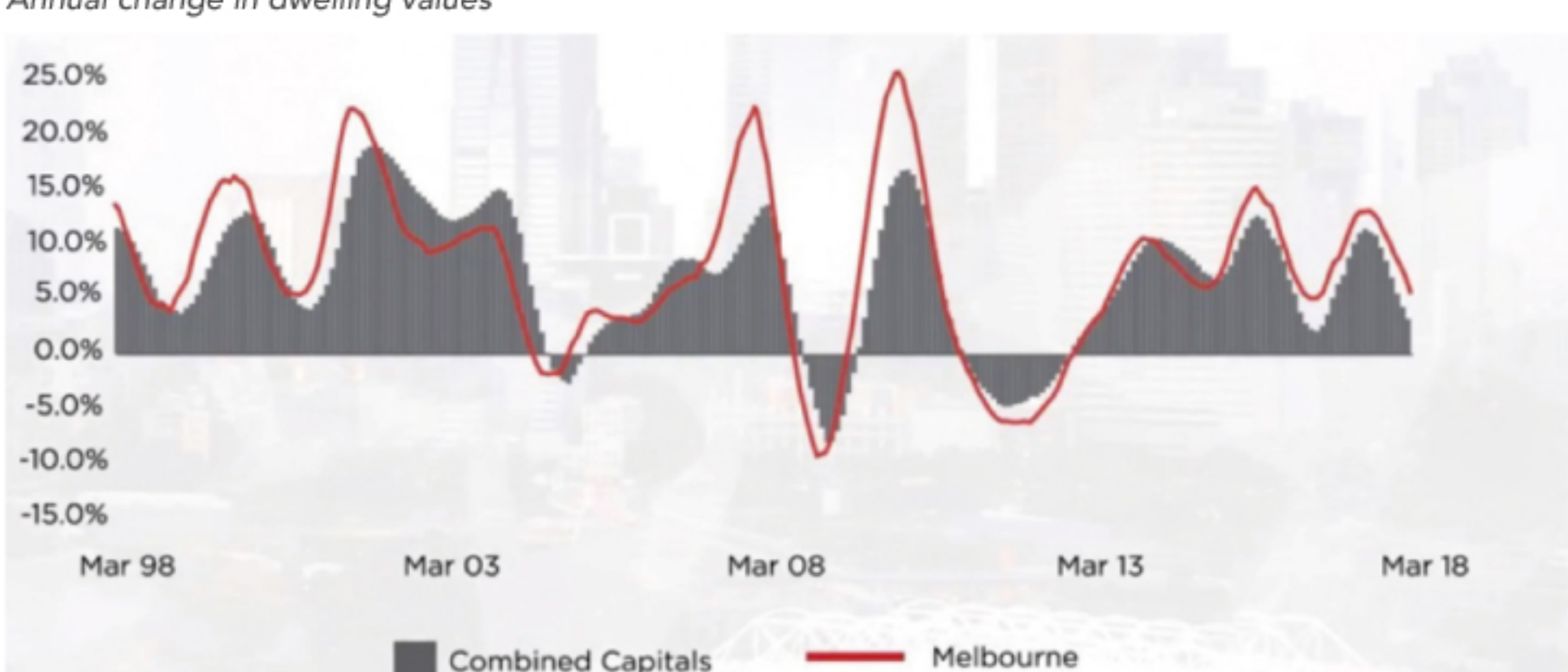
另外，首次置業人數有上升趨勢，也是支持房價的另一原因。尤其新南威爾士州及維多利亞州自去年7月起推出印花稅優惠，帶動置業需求。

雖然住宅價值由高位回落，但墨爾本的公寓價格依然維持高位。在過去12個月，墨爾本單位價值共上升6.6%，而獨立屋價格則升約4.9%。公寓單位的凌厲升幅表示住房需求仍然未能得到滿足，公寓單位入場門檻相對獨立屋低，更受買家追捧，高密度單位比較鄰近市中心，縮短交通時間，相比獨立屋位處城市外圍更為方便，難怪越來越受歡迎。

Quarterly net overseas migration, Australia



Annual change in dwelling values



墨爾本物業精選 : M-City Monash

M-City Monash位於墨爾本重點經濟發展區，擁有世界級教育學府及科研機構。審意打造頂級24小時生活圈。並提供廣闊活動空間，專屬花園平台連接各項屋苑配備，包括特大泳池，零售商舖、美食娛樂設施一應區全，滿足住戶各種需要。

該區發展蓬勃，商務往來日漸頻繁。有見及此，M-City採用多用途設計，擁有商務大樓，優越地段加上多元社區設施配備，足以滿足專業人士的需要，為一眾企業選址的新選擇。

項目同時擁有國際酒店進駐，其華麗啡銅色主調盡顯氣派，加上一系列商務設施如會議室，宴會廳，酒廊等，迎合商務專才需要，優越服務配上獨特設計，誓將成為當地新地標。租務需求大，租金回報理想。

