

PROPERTY TALKS



Why Invest in Manchester?



The UK, in particular London, is one of the overseas property hotspots for investment. However, property prices tend to be high which is unfavorable to investors. Thanks to the Economic Powerhouse of the North, Manchester is identified as the core city in the scheme. The creation of enterprise zones with favorable tax conditions will definitely encourage investment and property investment in particular.

Manchester, UK’s fastest growing city, is now becoming a rival to London in terms of economic development and return. Let’s look at the below Manchester competitive advantages and you will know why Manchester is becoming a new hotspot for overseas property investment.



- 80 of the FTSE 100, including BBC, Google, Barclays, have a presence in Manchester.
- Manchester is one of the World’s Most Livable Cities ahead of London, New York and Rome by the Economist Intelligent Unit.
- Over £3 billion committed to major real estate infrastructure projects in Manchester over the near future.
- Property prices in Manchester are set to rise 26% over the next 4 years.
- Rising population has increased the demand for living accommodation.

Property highlight in Manchester: **HiLux**



Overseas property investment to help offset cost for studying in Australia

Sending children to study abroad is always easier said than done. Not to mention approximately HK\$300,000 of educational expenses spent annually, which can be a heavy burden to many families, arranging accommodation for children is always another important issue for parents.

Instead of renting a place for children, parents can actually consider buying a property. Let’s take Melbourne, Australia, as an example. Usually, down payment is 10% of the property value. Mortgage loan can be applied after settlement. Due to the high demand for rooms especially those around school areas, the vacancy rate is usually low, less than 2%. What’s more, the rental price of an individual room will not be less than AUD200 per month according to the property market. This will be equivalent to 5% rental yield approximately, which can certainly help cover part of the mortgage loan.

If parents invest in a property, they not only provide accommodation for their children, but can also use the rental income to pay for part of the tuition fees. After their children’s graduation, parents can consider either keeping the property for leasing or selling it. Given the property appreciation, there may even be profit after deduction from the expenses for overseas study.



Property highlight in Melbourne: **The Easton**



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