

PROPERTY TALKS



悉尼市場快訊

悉尼不再是世界最昂貴生活城市

根據經濟學人在2019年的Worldwide Cost of Living調查中，悉尼跌出世界十大最昂貴居住城市之列。

這項為期30年是隔年度調查。每次調查均分析了全球133個最大城市的160項食品，如食品，飲料，運輸，水電費和租金等成本，然後計算出在當地的生活指數。該調查指數主要是想幫助幫助公司計算外籍人士和商務旅客的消費費用。

過去一年澳元的下滑產生一定影響令悉尼跌出全球榜單。

澳洲最富有的城市，包括墨爾本排名顯著下降，排名由第8位下降至第22位，布里斯班排名由第15位跌至第41位。

Cost of living index

The ten **most/least** expensive cities*
New York, September 2018=100



EIU分析師Roxana Slavcheva表示，匯率波動意味著亞洲多個城市的基本生活成本上升，中國的主要城市，南非和澳洲多個城市每年都出現了相反的變化；而經濟疲軟和匯率下滑亦抵消因不穩定導致的局部通脹。因此，通脹率最高的城市往往會看到他們的生活成本與全球其他城市相比有所下降。經過五年的調查，新加坡已經與巴黎和香港並齊，成為全球最昂貴的城市之一。

此次調查乃30年來首次有三個城市佔榜首，三個城市的生活成本比紐約高出7%。

Source: http://www.eiu.com/Handlers/WhitepaperHandler.ashx?fi=Worldwide_cost_of_living_2019_free_report.pdf&mode=wp&campaignid=WCOL2019

墨爾本市場快訊

墨爾本房屋市場月均下跌1%，年度累積跌幅為-9.1%，若以高位計算跌幅則達到-9.6%。

墨爾本各區域整體房價繼續呈下降趨勢，但住宅單位價格比獨立屋價格相對較強勁，在過去12個月價值分別下跌3.7%及11.5%。同樣，價格較高的住宅項目比入場門檻較低的房產表現相對疲弱。前者價格在過去的12個月下降了13.1%，而後者則下跌2.1%。



入場門檻較低的市場，主要受首次購房者支持及較少購房限制，因此其彈性較高，有助支持住宅需求。

總體而言，2月份的物業市場下降速度稍微放緩，但市場低迷狀況依然普片，暫時還沒有跡象顯示市場開始復甦。雖然於悉尼及墨爾本的投資活動較為集中，但相對地投資氛圍也較受大影響，然而，用以自住的業主信貸減少也有份令市場疲軟。

Source: CoreLogic

墨爾本物業精選：OROS+



OROS + 地理位置優越，交通四通八達。數分鐘即到Oakleigh 及Hughesdale 火車站；Chadstone 巴士轉運站更只是數步之遙，擁有多條路線連接墨爾本各區，方便居民到訪墨爾本的每個角落。而且全澳洲最大型的購物中心 Chadstone Shopping Centre更近在咫尺，提供各式各樣的零售商品，餐飲和娛樂服務。商店由國際知名至最受當地人喜愛的品牌都可找到，滿足居民的日常需要。

每個單位均配備世界一流的智能家居系統，令生活更輕鬆，安全和時尚，包括先進的智能家居保安系統、智能空調系統、音效設備、自動窗簾及自動化家庭影院，全部都能遙遠控制，讓家居生活更時尚舒適。

OROS+ 備有一房至三房單位及聯排別墅可供選擇，售價由澳幣\$37萬港幣起。

©2019 AP Assets Ltd (Estate Agent Company License C-072047). Property information in this presentation is provided by exclusively for AP Assets' clients and has not been verified. Recipients of this presentation are advised to inspect the property, take measurement and obtain legal and professional advice to verify the information provided herein. AP Assets shall not be liable for any loss, damage, cost or expense suffered or incurred in connection with any use of or reliance on such information. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Some of our sales persons are not licensed to deal with any property situated in Hong Kong. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The planning number: TPA/46427/A is issued by Monash City Council. Purchasers are acquiring an interest in the land, the building to be erected thereon, a right to use and occupy the properties in the building. Price correct at time of issue. Images are CGIs and figures are for indicative purposes only.

PROPERTY TALKS



SYDNEY HOUSING MARKET UPDATE

Sydney No Longer Among the World's Most Expensive Cities

Sydney is no longer among the world's top 10 most expensive cities to live falling six places to 16th in the Economist Intelligence Unit's Worldwide Cost of Living 2019 survey.

The bi-annual survey, which has been undertaken for the last 30 years, analyses the cost of 160 items, such as food, drink, transport, utility bills, and rent, across 133 of the world's largest cities before mapping them in a cost-of-living index weighted across a range of categories.

The annual index was designed to help companies calculate cost-of-living expenses for expatriates and business travellers.

The slide in the Australian dollar over the past year has had a knock on effect, pulling cities down the global list.

Australia's wealthiest city has resigned to a lower position on the pecking order, along with Melbourne, which dropped eight places to 22nd and Brisbane 15 places to 41st.

Cost of living index

The ten **most/least** expensive cities*
New York, September 2018=100



"Exchange rate volatility has meant that, while Asian cities have largely risen in cost-of-living terms, many urban centres in China, South Africa and Australia have seen contrasting movements from year to year," EIU analyst Roxana Slavcheva said.

"It is also worth remembering that local inflation driven by instability is often counteracted by economic weakness and slumping exchange rates. As a result, cities that have the highest inflation will often see their cost of living fall compared with that of their global peers".

After topping the survey for five years, Singapore has been joined by Paris and Hong Kong in a tie at the top of the world's most expensive cities table.

It's the first time three cities have shared the top spot in the 30-year history of the survey with the living costs in all three cities 7 per cent higher than in New York.

Source: http://www.eiu.com/Handlers/WhitepaperHandler.ashx?fi=Worldwide_cost_of_living_2019_free_report.pdf&mode=wp&campaignid=WCOL2019

MELBOURNE MARKET UPDATE

The Melbourne Housing market recorded a 1% fall in values over the month, taking the annual decline to -9.1% and total decline since the market peaked to -9.6%.

Values are generally trending lower across all of Melbourne's sub-regions, however detached houses are showing weaker conditions relative to units, with values down 11.5% and 3.7% respectively over the past twelve months.

Similarly, higher valued properties are showing weaker conditions than affordable properties. Values were down 13.1% over the past twelve months across the highest value quarter of the market while the lower quartile recorded a decline of just 2.1%.

The resilience at the lower end of the market can be explained by less challenging affordability constraints and a surge in first home buyers helping to support demand across lower priced dwellings.

Overall, the February housing market results marked a subtle improvement in the rate of decline, however the housing market downturn is now more widespread geographically and we aren't seeing any indicators pointing to the market bottoming out just yet. The long-running reduction in investment lending has understandably impacted the Sydney and Melbourne housing markets more than others considering investment activity was heavily concentrated in these cities, however, the reduction in owner occupier credit explains a lot about the broader softening in housing market conditions more recently.

Source: [CoreLogic](#)



Property highlight in Melbourne : OROS+



The sophisticated connectivity of the OROS + is impressive, just a few minutes to take you to the Oakleigh Train station and the Hughesdale Train station, and the Chadstone Bus Interchange is in walkable distance offering various routes, linking to different districts.

A few steps away from the project is the biggest shopping centre in Australia - the newly renovated Chadstone Shopping Centre, which offers an almost endless array of retail, dining and entertainment opportunities. A vast selection of shops, ranging from world-class designers and respected local labels to major department stores, means that anything you need is close at hand.

Within each apartment, smart home automation makes living at OROS+ easy, safe and stylish. Enjoy a top ranking, world-class system that includes: advanced intelligent home security, smart climate control, integrated music and voice activated lighting control and curtains; remote access; and an automated home theatre.

The project offers 1- bedroom to 3- bedroom apartment and townhouse for selection, pricing from AUD\$370,000.

©2019 AP Assets Ltd (Estate Agent Company License C-072047). Property information in this presentation is provided by exclusively for AP Assets' clients and has not been verified. Recipients of this presentation are advised to inspect the property, take measurement and obtain legal and professional advice to verify the information provided herein. AP Assets shall not be liable for any loss, damage, cost or expense suffered or incurred in connection with any use of or reliance on such information. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Some of our sales persons are not licensed to deal with any property situated in Hong Kong. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The planning number: TPA/46427/A is issued by Monash City Council. Purchasers are acquiring an interest in the land, the building to be erected thereon, a right to use and occupy the properties in the building. Price correct at time of issue. Images are CGIs and figures are for indicative purposes only.