

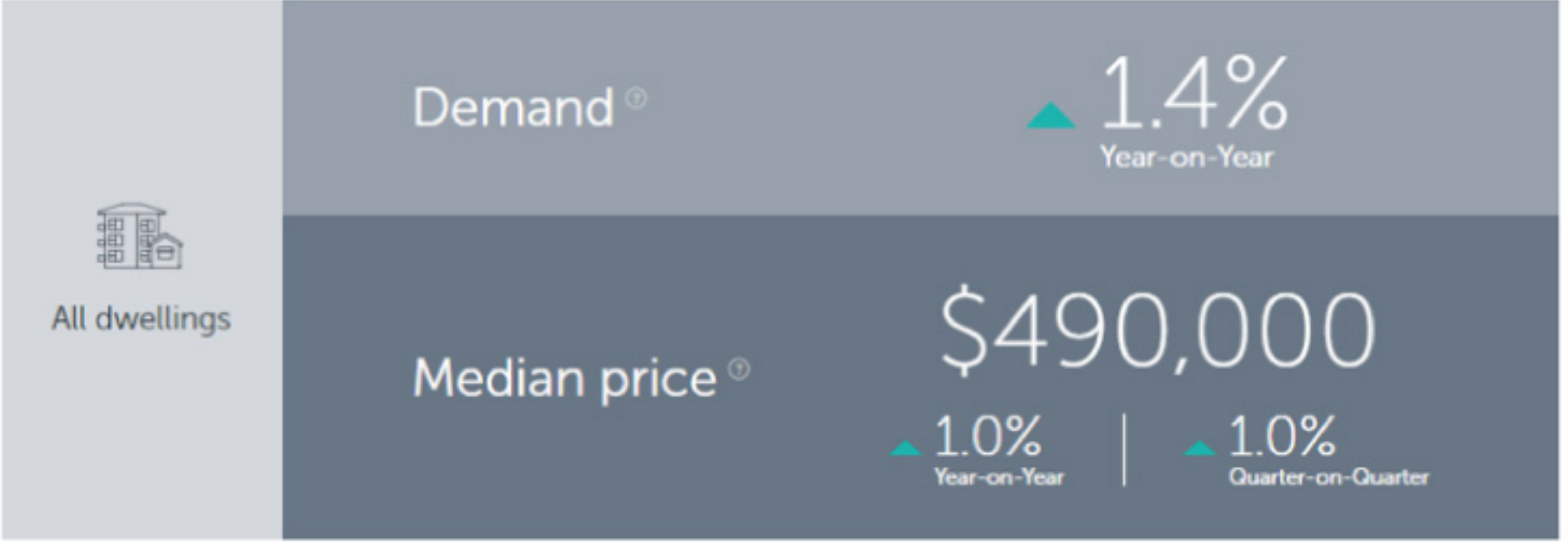
# PROPERTY TALKS



## BRISBANE HOUSING MARKET UPDATE

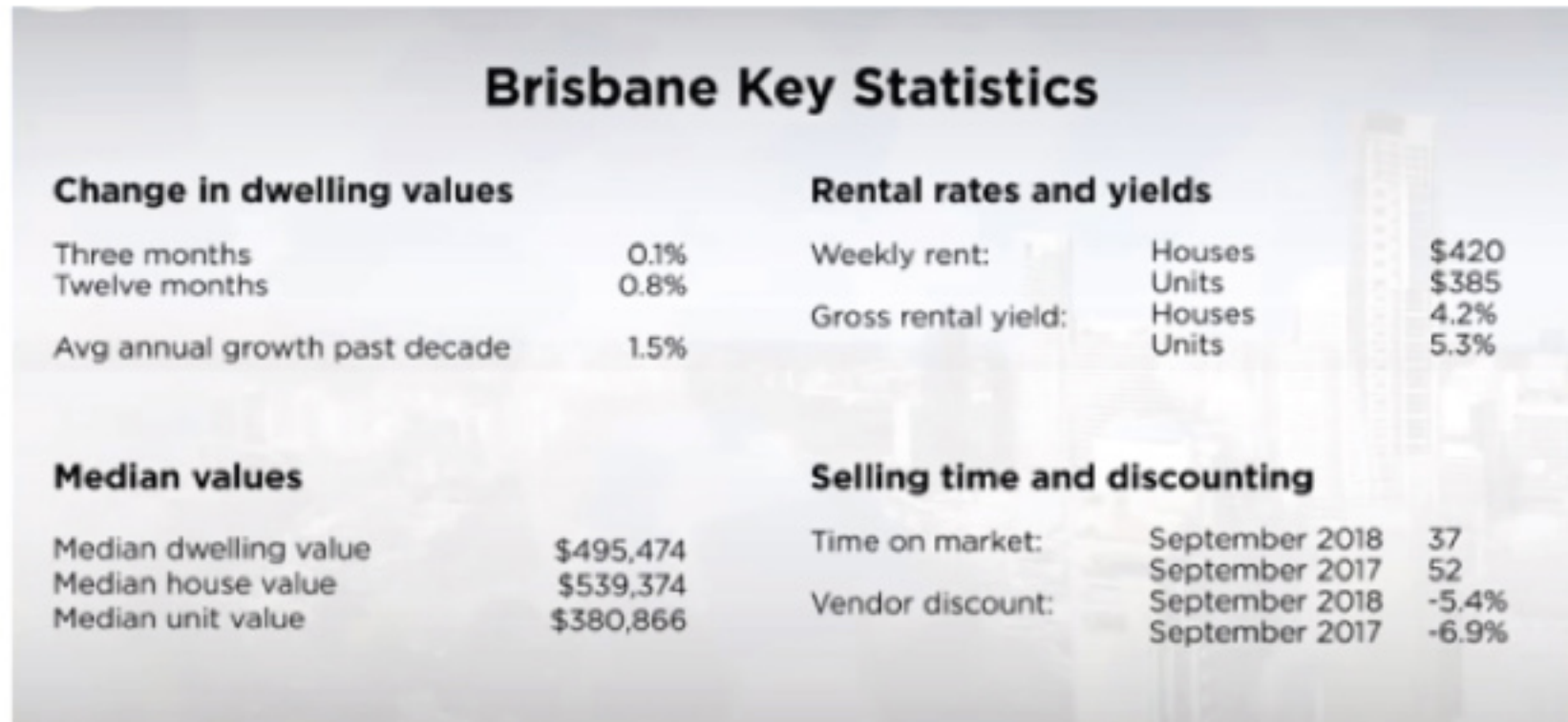
Economic growth supporting the market

The Brisbane housing market remains in positive growth territory with dwelling values reaching a new record high in September, almost everything is up a bit - buyer demand, rental demand and pricing. Despite the consistent capital gains, the pace of growth has slowed over the past twelve months.



Source: <https://www.realestate.com.au/australian-property-market/property-report-october-2018/>

Queensland economic growth is pulling the market up and the Royal Commission wrapping up will be a positive for finance and for the state, price growth is likely to continue over the next 12 months. A year ago, dwelling values were rising at the annual pace of 2.9% and the rate of growth has since slowed to just 0.8% over the twelve months ending September 2018.



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

## BANGKOK CONDOMINIUM MARKET UPDATE

The condominium market has continued to grow in 2018 Q3



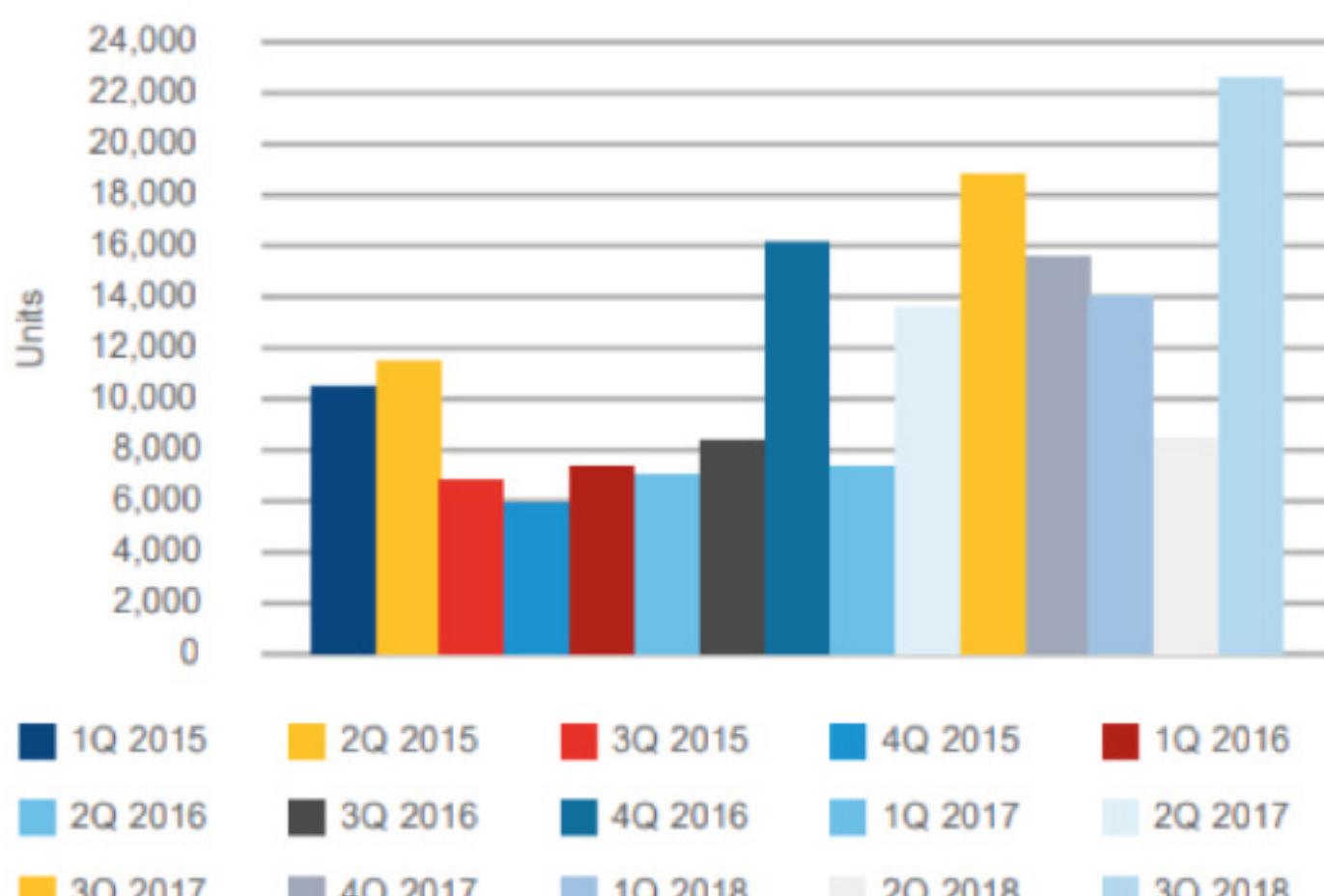
Bangkok's condominium market has continued to grow in 2018 and will continue to do so in the future, given the many new mass transit lines and pipelines under construction.

The New Residence Buyers' Confidence Index, compiled from a survey by the University of the Thai Chamber of Commerce, shows an increase of 74.7 from January to August 2018. The highest in the past 43 months, the increase reflects confidence in Thai's long-term economic situation, the Thai economy has shown positive signs of growth in 2017 and expanded in 2018.

Foreign buyers have become a new target group of listed and well-known developers in Thailand, especially for projects located in areas along Sukhumvit and Ratchadapisek Roads and in the Central Business District.

Most condominium projects launched in 3Q are located along the mass transit line extensions currently. During the past 1-2 years, the average selling price of new condominium units has continued to increase at approximately 15-20% annually and has been even higher in some locations, interested investors could pay attention to these areas.

### Newly launched condominium units from 1Q 2015 - 3Q 2018 by quarter



Source: [http://www.colliers.com/-/media/files/apac/thailand/market-reports/2018-q3/bangkok-condominium-3q-2018\\_eng.pdf](http://www.colliers.com/-/media/files/apac/thailand/market-reports/2018-q3/bangkok-condominium-3q-2018_eng.pdf)

### Property highlight in Brisbane : Alcyone, Hercules



Located within 5 kilometers of the Brisbane Central Business District (CBD), Alcyone, Hercules is well-serviced with an array of public transport options, such as train and ferries, allowing high accessibility to major employment nodes and diverse lifestyle amenities.

The region is becoming increasingly popular with high income Gen Y workers and wealthy owner-occupiers who are attracted to the premium waterfront living. The suburb incorporates an extensive network of parkland and community space and a wide range of lifestyle amenities including several supermarkets, casual and fine dining, a range of fashion boutiques and a five-screen cinema.

Alcyone, Hercules is anchored by a generous 566m<sup>2</sup> ground floor retail space. Currently, there are well-known and established tenants secured and operating out of Alcyone Hercules. The buildings tenants include fashion and beauty brands, restaurants and café.

The project offers 1- bedroom to 2- bedroom apartment for selection, pricing from AUD\$369,000

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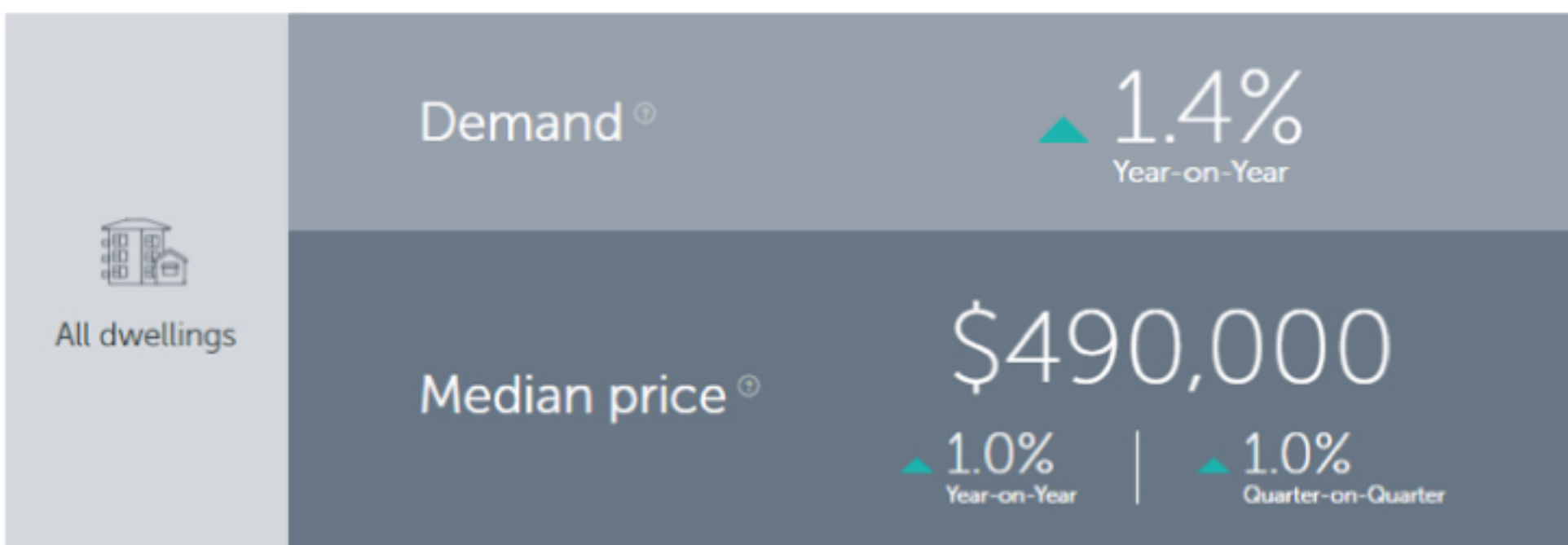
# PROPERTY TALKS



## 布里斯本市場快訊

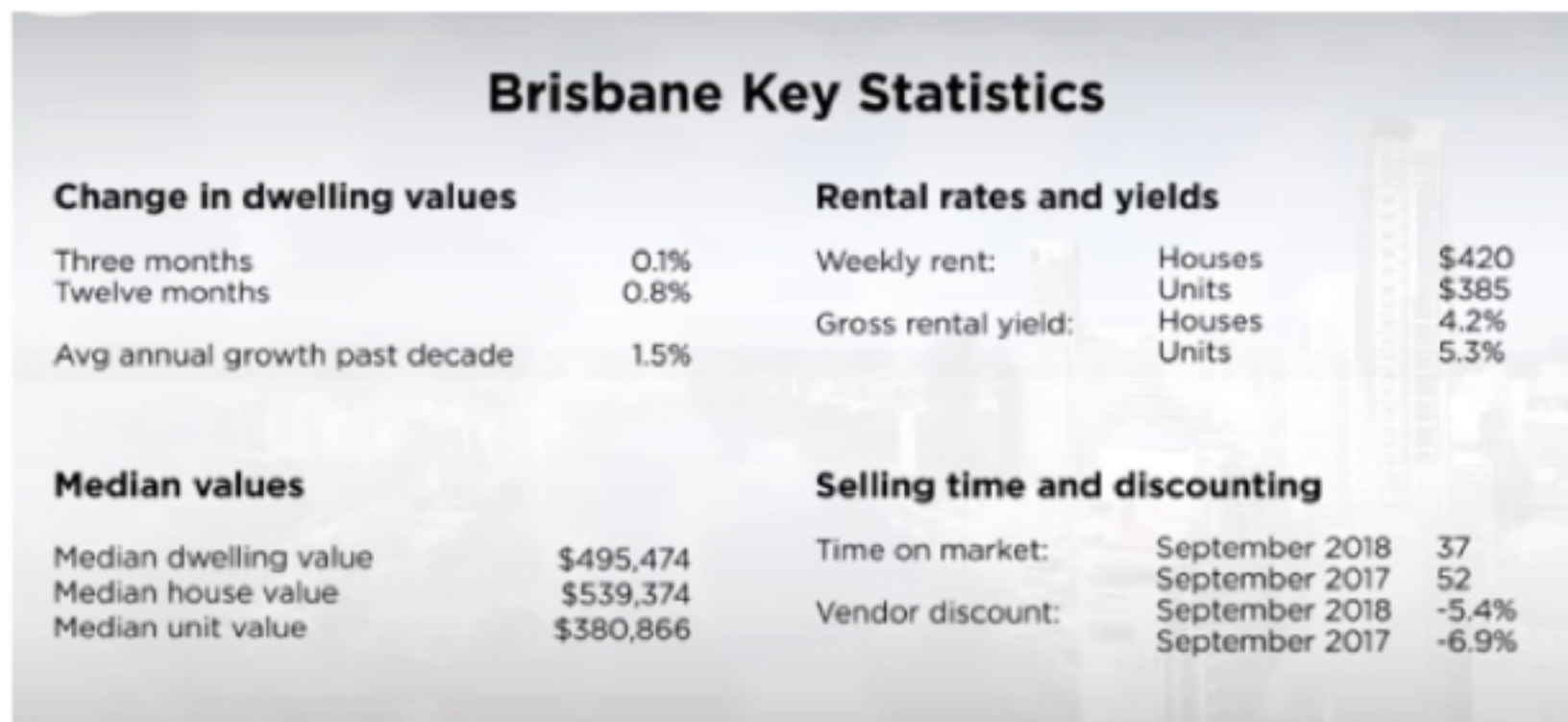
經濟增長支持房價

布里斯本的物業市場仍處於正增長階段，9月份住宅價值更創下歷史新高 - 無論在住房需求、租務需求或是定價方面均錄得輕微增長。雖然該區房價逆市增長，值得留意是在過去12個月的增長速度有放緩趨勢。



Source: <https://www.realestate.com.au/australian-property-market/property-report-october-2018/>

昆士蘭州的經濟增長是帶動物業市場增長的重要因素，皇家委員會亦表示對國家及金融發展有正面評價，並預計房價增長在未來12個月將繼續增長。相比一年前住宅價值以每年2.9%的速度增長，在截至2018年9月的12個月中，增長率已經放緩至0.8%。



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

## 曼谷住宅樓宇市場快訊

住宅單位市場在2018年第三季度繼續增長



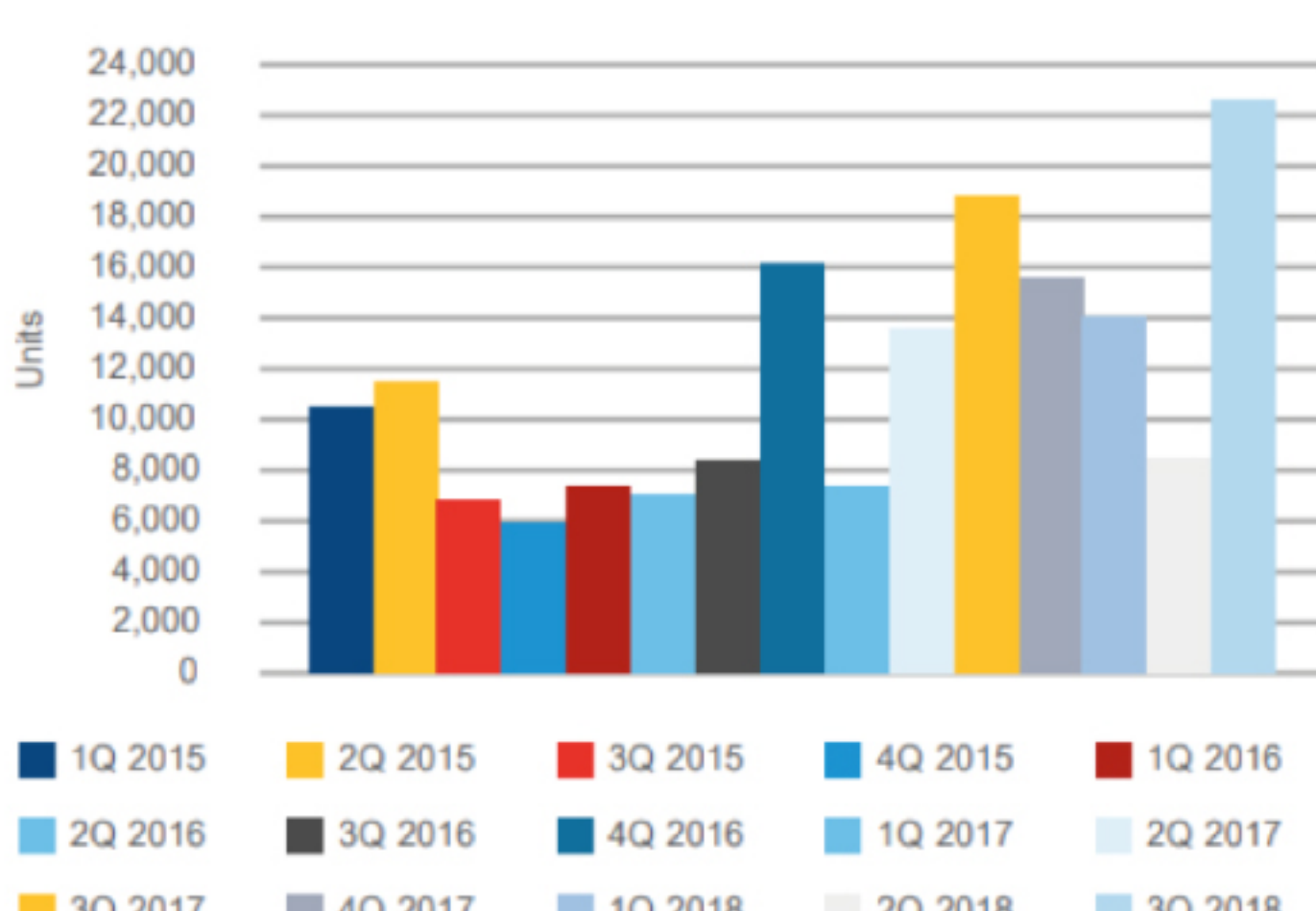
曼谷的住宅樓宇市場在2018年持續增長，在最新一季的新落成住宅樓宇大部分均鄰近公共鐵路網，吸引客戶青睞，預計該區物業市場將繼續增長。

根據泰國商會大學 (the University of the Thai Chamber of Commerce) 的調查的「新住宅買家信心指數」顯示，2018年1月至8月的指數增加了74.7點。是過去43個月中的最高記錄，反映市場對泰國經濟發展有極強信心。事實上泰國的經濟發展形勢亦相當正面，由2017年起的增長勢頭一路延續至今，表現出色。

另外，泰國的知名開發商及上市公司越來越注重海外買家的需求，如項目是坐落於Sukhumvit和Ratchadapisek區，以及中央商務區更是主打海外投資者市場，吸引他們入市。

值得注意的是，在第三季度推出的住宅項目中，大多位處公共交通線路延伸區。在過去的1-2年，新住宅單位平均售價每年持續增長約15-20%，並且在某些地區甚至更高，有興趣買家不妨留意。

### Newly launched condominium units from 1Q 2015 - 3Q 2018 by quarter



Source: [http://www.colliers.com/-/media/files/apac/thailand/market-reports/2018-q3/bangkok-condominium-3q-2018\\_eng.pdf](http://www.colliers.com/-/media/files/apac/thailand/market-reports/2018-q3/bangkok-condominium-3q-2018_eng.pdf)

## 布里斯本物業精選：Alcyone, Hercules



Alcyone, Hercules距離布里斯班中央商務區 (CBD) 不到5公里，公共交通網絡發達，提供不同交通以供選擇，包括渡輪及火車，方便住戶通勤和往返其他地區。

項目位處黃金地段，座落臨水開發區，靜中帶旺的生活圈越來越吸引高收入的Y世代和富裕家庭的青睞。該區擁有充足的綠化公園及完善社區設備應付生活所需，包括擁有多家超市，特色精緻餐飲，各種時尚精品店和電影院等等。

項目地下設有一個達566平方米的零售區，並已有多家知名品牌進駐，種類繁多包括時尚和美容品牌、餐廳和咖啡館，生活所需一應俱全。

項目備有一房至兩房單位可供選擇，售價由澳幣\$36.9萬起。

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