

# PROPERTY TALKS



## NEW YEAR GREETINGS



First of all, we would like to thank you for your continued support to our company in 2017, where we have made some brilliant achievements. 2017 has been a remarkable year for us, leading us to success and sustainable development. From the establishment of the company, we have gained a lot from our clients, and constantly striving to aim high and progress even further. We would like to express our sincere gratitude to all of our clients.

Looking towards the future, we will continue to bring out the best in what we do, keep pace with the times and dedication, to provide our clients with the best quality service. We look forward to working with you again in the near future. We sincerely wish all of our clients a prosperous new year in 2018.

## INTRODUCING OUR NEW SHOWROOM



Our brand-new flagship showroom in Hong Kong Island was officially opened in December 2017. It is located in Causeway Bay, the prime business district on Hong Kong Island. Just a few minutes' walk from the MTR station and vibrant retail shops. A feature of our office at 7,000 square feet of ample space, allows our clients to experience the intimate service and project presentation in our weekly exhibitions, as well as marking a new milestone in our business development.

## AUSTRALIA RECORDS ITS HIGHEST EVER IMMIGRATION RATE.

The Australian Bureau of Statistics estimates the nation adds a new person every one minute and 26 seconds, making Australia the world's fastest growing developed nation. Compared with the previous year, Australia's net immigration soared by a record 27 per cent in the year to June 30, 2017, as 245,400 new foreigners arrived and the 25 million milestone is set to be reached in 2018.

Sydney and Melbourne are choking with new residents, with the Australian Bureau of Statistics pointing out overseas migration grew by 31 per cent in New South Wales and 23 per cent in Victoria. Both states recorded their highest ever net immigration pace surpassing a growth level last experienced in 2008.

In view of the surge in population, according to recent statistics from the Real Estate Institute of Victoria, shows that one in three Melbourne suburbs now have a median house price of at least \$1 million. In the year to 30 September 2017, 154 Melbourne suburbs recorded a median house price of \$1 million or higher from a total of 402 suburbs.

Melbourne property market had boomed in the past decade, growing from just 17 million-dollar suburbs in September 2007. The staggering growth of local communities over the past decade shows the potential demand for the local real estate market is huge and the market price is set to rise further. Close proximity to downtown is an important consideration for homebuyers, but the strong price growth in recent years has allowed the upscale market to go well beyond the inner-city limits.



## THE LATEST NEWS ON UK STAMP DUTY

The British government released a new budget for the coming fiscal year in mid-November 2017. Among them, it announced the immediate release for all first-time home ownership stamp duty, for all first-time buyers whose initial purchase price is not more than £300,000, equivalent to about 3.1 million Hong Kong dollars or less. The government estimates the tax change will help more than a million first-time home buyers enter the real estate market over the next five years. In view of the growth of market demand, housing prices will be pushed up.



- First-time buyers will benefit from a permanent stamp duty land tax (stamp duty) relief worth £1,660 to someone buying the average first-time buyer property.
- All first-time purchases below £500,000 will benefit from the relief.
- This will come into effect on Budget day and provides immediate support for first-time buyers while the government's wider housing reforms take effect.

The table below sets out how much first-time buyers will pay before and after Budget:

	Before Budget	22 November Onwards
£200,000	£1,500	£0
£208,000 – average first-time buyer property in the UK	£1,660	£0
£300,000	£5,000	£0
£400,000	£10,000	£5,000
£410,000 – average first-time buyer property in London	£10,500	£5,500
£500,000	£15,000	£10,000
Above £500,000	Stamp duty due is unchanged on purchases above £500,000	

### New rates for first-time buyers

Purchase price	Stamp duty charged on the proportion of price in band
Up to and including £300,000	0%
£300,000-£500,000	5%
Above £500,000	SDLT is paid at standard rates on whole price

### Standard rates for residential property

Purchase price	Stamp duty charged on the proportion of price in band
Up to £125,000	0%
£125,000-£250,000	2%
£250,000-£925,000	5%
£925,000- £1.5 million	10%
Above £1.5 million	12%

## Property highlight in Brisbane : HAMILTON REACH

Riverlight-Hamilton Reach encompasses two 11-storey residential buildings (East Tower & North Tower) that offers a total of 240 1- to 3-bedroom apartments with gross floor area ranging from 55 to 188 square meters. Each unit is designed with a spacious balcony, allowing guests and residents to enjoy the radiant riverside view nearby. The project also provides 281 parking spaces to meet the needs of drivers. In addition, all residents at Riverlight-Hamilton Reach can enjoy all kinds of superior facility and spaces in the estate, including outdoor swimming pool, fitness center, outdoor barbecue facilities, landscaped gardens and banquet halls, offering an all rounded convenient and quality living environment to all residents. The East Tower will be completed and ready for move-in by the third quarter of 2018, while the North Tower will be available in mid-2020



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# PROPERTY TALKS



## 新年快樂



辭舊迎新，首先感謝各位在過去的2017年對於我們的一直的支持與幫助，讓我們得以在2017年取得了輝煌的成績。2017年對於我們公司來說，是頻頻取得成功、實現發展的一年。自公司成立以來，我們從客戶身上學到了很多，也不斷地促進我們的發展和進步。我們公司的發展離不開客戶的支持及幫助，在此向各位表示誠摯的感激與謝意。

展望未來，我們將會繼續不斷努力，與時俱進，竭誠為各位繼續提供最優質的服務。我們期待在不久的將來與你再次合作。在此衷心祝願各位在新的一年里事業興旺、萬事如意！

## 全新旗艦展銷廳



我們位於香港島開設的全新旗艦展銷廳已於二零一七年十二月正式開幕，坐落港島區核心商業區地段銅鑼灣，距離地鐵站和充滿生氣的零售中心只有數分鐘的步行距離。全新展銷廳面積共佔地逾 7,000 平方英尺，寬敞的空間讓客戶在每週的展銷會中更能體驗貼心的服務和項目介紹，同時標誌著我們公司業務發展邁向全新的里程碑。

## 澳洲錄得有史以來最高的入境率

澳洲統計局估計，澳洲每隔1分26秒就增加一名國民，使澳洲成為世界發展最快的發達國家。截至2017年6月30日，澳洲的淨移民人數相比去年同期飆升了27%，新增人口達到245,400人，國家總人口估計將在2018年達至2500萬。

澳洲統計局指出，現時悉尼和墨爾本為新移民的首選，新南威爾士的海外移民增長了31%，維多利亞增長了23%。這兩個州錄得有史以來最高的淨移民速度，超過2008年過往的增長水平。

鑑於人口數目的激增，根據維多利亞州房地產研究所（Real Estate Institute of Victoria）最近的數據顯示，墨爾本三個郊區中就有一個的房價中位數至少達到100萬元。截至2017年9月30日，墨爾本402個郊區中，普通房產可以賣到100萬元以上的郊區達到154個；相較於2007年9月墨爾本當時只有17個郊區的樓價中位數超過百萬。過去十年，當地社區出現驚人幅度的增長，顯示當地房地產市場的潛在需求量大，推動市場價格進一步上漲。靠近市區一直是購房者的一個重要考慮因素，但近年來價格的強勁增長已經使得高檔市場遠遠超出了內城區的範圍。



## 最新英國印花土地稅務

上年11月中英國政府發表的新一年度財政預算案，當中包括宣布即日起對所有首次購買樓價不高於30萬英鎊，折合約310萬港元的或以下售價住宅可免交首次置業印花稅。是次稅收變動政府估計將在未來五年幫助超過一百萬的首次置業者進入房地產市場。鑑於市場需求的增長，將推動房價保持向上。



- 首次置業者將可獲得平均1,660英鎊的永久性印花土地稅務減免
- 所有低於50萬英鎊的首次置業將會受益於是次的稅收變動。
- 於財政預算案當日生效，並在政府廣泛的住房改革生效的同時為首次置業者提供即時支持。

### 預算案之前和之後首次置業者的印花稅：

	預算案之前	11月22日之後
£200,000	£1,500	£0
£208,000 英國平均首置金額	£1,660	£0
£300,000	£5,000	£0
£400,000	£10,000	£5,000
£410,000 倫敦平均首置金額	£10,500	£5,500
£500,000	£15,000	£10,000
£500,000 以上	購買 £500,000 物業的印花稅保持不變	

### 首次置業者的新利率：

購買價格	印花稅收取的比例
£300,000 或以下	0%
£300,000-£500,000	5%
£500,000 以上	印花稅以整體價格的標準利率支付

### 住宅物業的標準稅率：

購買價格	印花稅收取的比例
£125,000 或以下	0%
£125,000-£250,000	2%
£250,000-£925,000	5%
£925,000-£1,500,000	10%
£1,500,000 以上	12%

## 布里斯班物業精選 : HAMILTON REACH

Riverlight - Hamilton Reach由兩棟11層高的豪華公寓組成（東座及北座），共提供240個一至三房公寓單位，面積由55至188平方米不等，每個單位均設有寬敞露台，讓住客飽覽優美開揚的河畔景緻。此外，項目更備有281個停車位，足以應付駕駛人士所需。Riverlight - Hamilton Reach的住戶均可尊享屋苑內各種星級設備及空間，包括室外游泳池、健身室、戶外燒烤設施、綠化園林及宴會廳等，為住戶提供方便和優質的生活環境。Riverlight - Hamilton Reach東座預計今年第三季竣工及入伙，而北座則於2020年中旬竣工及入伙。

