

PROPERTY TALKS



BRISBANE HOUSING MARKET UPDATE

Dwelling values in Brisbane were up slightly in May, however the trend rate of growth has slowed as buyers find it harder to obtain finance. The slowdown in capital gain trends comes despite population growth ramping up and the Queensland jobs market showing a marked improvement relative to previous years.

Importantly, the Brisbane unit market has posted a rare rolling quarter of growth, hinting that we may be seeing some subtle improvements in what has been a tough market for many years.

Unit construction peaked in late 2016, so supply concerns are starting to become less pressing.

Brisbane Key Statistics

Change in dwelling values

Three months	0.2%
Twelve months	0.9%
Avg annual growth past decade	1.0%

Rental rates and yields

Weekly rent:	Houses	\$451
	Units	\$399
Gross rental yield:	Houses	4.2%
	Units	5.3%

Median prices

(based on sales over past three months)

Median dwelling value	\$494,038
Median house value	\$536,286
Median unit value	\$385,121

Selling time and discounting

Time on market:	May 2018	57
	May 2017	46
Vendor discount:	May 2018	-5.3%
	May 2017	-5.5%

Besides, aligning with states nationwide, the Queensland government announced an increased rate for additional foreign acquirer duty (AFAD).

The AFAD is an additional tax on relevant transactions that are liable for transfer duty, landholder duty or corporate trustee duty which involve a foreign person directly or indirectly acquiring certain types of residential land in Queensland by foreign persons.

The duty will rise from 3 per cent to 7 per cent and is forecasted to result in an increased revenue of \$33 million per annum.

Furthermore, land tax will also be increased. Under the new taxes introduced in early June, foreign landowners with more than \$10 million worth of landholdings will now be in line for a 0.5 per cent increased rate of land tax.

Individuals with properties worth more than \$10 million will now incur an additional rate of 2.25 per cent (or 2.5% for trusts or companies) for every dollar of taxable value over \$10 million.

Those would like to make purchase of Brisbane properties shall pay attention.



QUEENSLAND STATE BUDGET 2018 : INFRA-STRUCTURE IMPROVEMENTS



According to the Queensland State Budget announced in early June, the state government will focus on infrastructure, tourism and mining funding this year.

The state government will dedicate \$4.217 billion to transport and roads. For example, the Sunshine State's long-awaited duplication of the Sunshine Coast rail line received \$161 million. The Toowoomba Second Range Crossing project received \$543.3 million, a route to the north of Toowoomba from Helidon to the Gore Highway.

Brisbane's Cross River Rail received \$733 million to go toward the \$5.4 billion project. The federal government failed to pledge any assistance towards the Cross River Rail project earlier this year leaving the state government to foot the bill. There's also \$487 million over four years for upgrades to the M1 on Brisbane's south and on the Gold Coast. The various development programs make Brisbane more accessible to other cities, generate higher investment return of the dwelling values.

Property highlight in Brisbane : Capri, Newstead Central



The project is planned and developed by Metro Property Development, a leading developer in Australia. Nestled in the popular luxury district of Newstead, Capri is located along Ann Street, the heart of the precinct, and also surrounded by a comprehensive range of living essentials and transportation. Aqua, Phase I of Newstead Central has broken the record of fastest sold out time, while Capri is relaunching again because of enthusiastic response and is definitely the golden choice of property investment in Australia.

With exquisite design inside and out, Newstead Central creates a quality and cutting-edge living environment that covers a total construction area of 10,000 square meters and all together 957 lavish luxury apartments across five phases. The 20-storey Capri consists of 207 1- to 2- bedroom apartments respectively, with gross floor area ranging from 53 to 90 square meters. Some units also designed with spacious balcony and separate study room, allowing its residents to indulge themselves in the magnificent view of the city, and also a tranquil and comfortable environment for work and reading. Furthermore, the floor-to-ceiling windows used by Capri bring plenty of natural daylight to the house, Equipped with luxurious decoration, kitchenware from Bosch, seamless stone countertops and hotel-style air-conditioning, the project strives to create a stylish and luxurious living environment for residents.



PROPERTY TALKS



布里斯本市場快訊

布里斯本住宅價格在5月份輕微上漲，然而，由於銀行收窄貸款，買家在資金周轉上比以往困難，使增長勢頭開始放緩。不過過去數年由於昆士蘭的人口上漲趨勢持續及就業市場復甦，房價得到支持，資本收益仍有正增長，可以考慮作為長遠投資。

更重要的是，布里斯班住宅單位市場發布了少見的滾動季度增長，預期市場在未來一段日子將越見明朗。數據顯示，2016年為樓宇落成量的高峰期，單位供應在這兩年維持平穩。

Brisbane Key Statistics

Change in dwelling values

Three months	0.2%
Twelve months	0.9%
Avg annual growth past decade	1.0%

Rental rates and yields

Weekly rent:	Houses	\$451
	Units	\$399
Gross rental yield:	Houses	4.2%
	Units	5.3%

Median prices

(based on sales over past three months)

Median dwelling value	\$494,038
Median house value	\$536,286
Median unit value	\$385,121

Selling time and discounting

Time on market:	May 2018	57
	May 2017	46
Vendor discount:	May 2018	-5.3%
	May 2017	-5.5%

值得注意的是，為打擊熾熱樓市，澳洲各地已陸續增加海外買家印花稅，昆士蘭州政府亦宣佈將海外買家印花稅由現時3%增加至7%，與澳洲各州睇齊。新稅率將於2018年7月1日起生效，屆時指定土地，無論是私人擁有或公司信託擁有，凡牽涉海外買家的交易均需繳付該稅，預計每年能為州政府帶來3,300萬澳元收入。

另外，最新的財政預算案亦提及，海外土地擁有人如擁有超過1,000萬澳元總值的土地，將需繳付更多地稅，稅率上升0.5%；個人持有者如旗下物業總值超過1,000萬澳元，往後資產每增加1元澳元的應稅價值便需額外繳付2.25%的附加稅，而公司信託基金則徵收2.5%。

如有意於布里斯本投資物業，這段時間為最後黃金機會，不妨留意。



昆士蘭州將大力發展交通及運輸網絡



昆士蘭財務部長Jackie Trad本月公佈最新的昆士蘭省財政預算案，整份預算案亦集中於基建、旅遊及採礦業發展。

為大力發展旅遊業及礦業運輸，州政府將投放\$42.17億澳元改善及發展昆士蘭的交通和道路網絡，多項大型計劃陸續上馬，例如連接多地的海洋鐵路網Sunshine Coast Rail，投資額達\$1.61億澳元；另一大型項目Toowoomba第二期口岸亦會獲得\$5.43億澳元款項，該項目是連接Toowoomba北部至Helidon及伸延至戈爾高速公路的主要幹線。

而布里斯本的Cross River Rail亦獲撥款7.33億澳元，令計劃得以繼續發展；另一連接布里斯本南部及黃金海岸的M1幹線在未來4年更會進行星級改善工程，費用預計高達4.87億澳元。各項基建令布里斯本交通網絡更加發達，該區發展力追其他大城市，物業升值潛力高，值得投資者留意。

布里斯本物業精選：Capri, Newstead Central



項目由澳洲頂尖發展商Metro Property Development規劃及發展，並落戶於紐斯特德的熱門豪宅區。Capri位處該區的核心地帶Ann Street，生活及交通配套完善。Newstead Central第一期項目Aqua公寓曾打破了售罄時間的最快記錄，Capri也因為反應熱烈而多次加推，無疑是投資澳洲物業的黃金選擇。

Newstead Central佔地10,000平方米，五期豪華公寓共提供957個單位，致力打造時尚優質的居住環境。Capri樓高二十層，備有207套一至兩房公寓，面積由53至90平方米不等，部份單位更設有寬敞露台和獨立書房，讓住客飽覽布里斯本城市的壯麗景觀之餘，亦為住客更提供了一個寧靜舒適的工作和閱讀環境。Capri採用的落地窗設計帶來充足的自然採光，令人一見傾心；配備標準式豪華裝潢，全屋德國名牌Bosch廚具，無縫石枱面，酒店式冷氣出風，致力為住戶打造時尚奢華的生活環境。