

居港加人返加拿大買屋 刺激當地樓市

Purchasing Power from HK Residents
returning to Canada has stimulated
the local Property Market



Hong Kong's recent large-scale protest against Extradition Ordinance has led to a large number of Hong Kong residents with Canadian status returning to Canada. Some of them who returned to Hong Kong in the past have returned to Canada to buy properties, which helps to stimulate the local property market.

香港近期出現多次大規模反對《逃犯條例》修訂案（俗稱「反送中」）活動，可能引致大批居港加人返回加拿大，已有部分當年回流香港的移民，重回加拿大買樓，相信有助刺激當地樓市。



Hong Kong Government has said that there are more than 300,000 Canadians staying in Hong Kong. Under the current "sensitive" political environment in Hong Kong, quite a number of them have already moved back to Canada. Hong Kong property price has reached sky-high that if they sold their properties in Hong Kong, they could easily afford to buy even two local townhouses. There is no doubt that those Canadians who had returned to Hong Kong in the earlier days had sold their Canada property and probably have to re-purchase one after returning. These people move back with sufficient funds & assets and sure to have a positive effect on the Canadian economy, thus local property prices will be stabilized & supported. In the early years, those people returned to Hong Kong from Canada because they did not have secured jobs before, but now, they have improving their financial standings and considering about their children's

education & better quality of life, hence they are considering moving to Canada again.

香港據稱有30多萬加籍港人，面對香港目前的「動盪」環境，已有加籍港人再回流加拿大。香港樓價高昂，賣掉香港一個樓盤，買下兩幢當地城市屋，完全沒有問題。一些早前回流香港的加拿大人，在當地已沒有物業，回來後很可能要重新置業。這些人帶著資金回來，對加拿大經濟有正面作用，當地樓價也會因此回穩。有些香港人，以前從加拿大回流香港，是因為在加國沒有穩定工作，而現在他們經濟能力改善，面對動盪的香港環境，加上考慮子女的升學問題，正考慮再返回加國生活。

There are three main reasons for intending to return to Canada. First, to find a work & life balance. Hong Kong generally has long stressful working hours and quality of life is not as good as that in Canada. Secondly, Hong Kong living environment is so packed and more emissions from the factories in the Mainland, which has caused serious air pollution problems. Last but not least: recognition and inspiration for Canadian values, culture and its multiculturalism.

有意回流加拿大的原因主要有三個，第一：希望找回生活和工作的平衡點。香港普遍工作時間長、壓力大，生活質素不及加拿大；第二：香港人多車多，加上內地工廠排出的廢氣，導致污染問題愈來愈嚴重；第三：認同及嚮往加拿大的價值觀與文化，亦十分喜歡多元文化的共融氣氛。





In view of the increasing trend of “Canadian Returns” and attract professionals & energetic work force, Canadian Government intends to provide one-stop information e. g. employment, investment and community information to the returning Canadian work force. Most of the people who chose to return to Canada in the early years were mostly retirees, but in recent years there have been more and more young and middle-aged group have plans to move back. Most of them have said they will return to Canada in one to two years. Returnees are hoping to find a balance between work & life, core value and culture for Canada.

隨着愈來愈多在香港的加籍港人希望「二次回流」加拿大，加拿大政府有意向回流的在職加籍港人提供就業、投資和生活資訊。回流港人希望找回生活和工作之間的平衡點，亦為嚮往加拿大的價值觀和文化。考慮二次回流加拿大的加籍港人有增加的趨勢，加拿大政府為了吸引人才，將會向已返回香港工作多年的加籍港人提供一站式資訊。早年選擇二次回流加拿大的大多數是退休人士，但近年有此計劃的年輕和中年在職人士愈來愈多，他們大多表示過一至兩年內會回加拿大生活。



Canadian Government will also provide the latest practical information, such as medical insurance of BC (MSP) & Ontario (OHIP) and child care policy to the returning Canadians. It is a very important issue especially for returning Canadians who have established a family and have children. As for economic development and employment opportunities, Government has been actively developing high-tech industries in recent years, including digital technology, energy re-cycle, medical technology, film and video game industries.

已回港工作多年的加拿大人，並未完全掌握加拿大的最新情況，因此加拿大政府將會提供最新的實用資訊，例如醫療保費卑詩省的 (MSP)、安大略省的(OHIP) 及託兒服務政策等，特別對已成家立室和有子女的回流港人來說，是十分重要的課題。至於經濟發展和就業機會，加國政府近年積極發展高科技產業，包括數碼科技、潔淨能源、醫療科技、電影及電玩工業等。

Planners do not have to choose big cities such as Vancouver and Toronto, other cities such as Victoria, Kelowna, Hamilton, and Calgary have been well-developed in recent years. You can have a broader scope! Although the price of property in Canada has been risen a lot in recent years, it is still more affordable than in Hong Kong. Therefore, it is relatively easier for those who return to Canada and buy a local property.

計劃回流其實不一定要選擇大城市如溫哥華及多倫多，其他城市例如維多利亞 (Victoria)、基隆那 (Kelowna)、咸美頓 (Hamilton) 以及卡加利 (Calgary) 等，近年的發展也十分理想，大家可以將目標擴闊一點。雖然加拿大樓價近年上升不少，但與香港樓價相比始終還差一大截，因此對二次回流的香港人來說，在本地置業相對更容易。