

Review Of Overseas Property Markets In 2015年 海外物業市場回顧

A lot of overseas property buyers from Hong Kong, Macau and China make their investment decisions based on how much they are familiar with the places. If they have lived or studied in that place or their friends and relatives are living at that place, they tend to select the same place for investment as Chinese people value interpersonal relationship very much. Therefore places in the U.K, Canada and Australia with large Chinese communities tend to attract overseas property investors.

港澳及中國客戶購買海外物業作投資用途，著眼點往往是對該地的熟悉程度，假如以往是當地移民、曾在當地留學或有親朋在當地居住，都傾向選擇當地物業。有較多華人聚居的英國、加拿大和澳洲房地產因此成為海外物業投資者的追捧對象。

However, if we purchase overseas properties for the purpose of investment, we should base on an investment point of view in location selection, i.e. its risks and returns. Our familiarity of certain cities should not be a dominating factor. Looking back, major cities in Canada, Australia and the U.K. registered property price gains in 2015. Yet the gains varied. Below is a comparison of major cities:

不過，若購買海外物業目的為投資，地點選擇上應從投資角度出發，主要考慮風險與回報，熟悉程度的影響性反而較低。回顧2015年，加拿大、澳洲和英國主要城市的樓價均有上升，但升幅差異頗大，以下為其中的一些比較：

Country / City 國家 / 城市	Canada ¹ 加拿大 ¹		Australia ² 澳洲 ²			英國 ³ U.K. ³	
	Vancouver 溫哥華	Toronto 多倫多	Brisbane 布里斯本	Sydney 悉尼	Melbourne 墨爾本	London 倫敦	Manchester 曼徹斯特
Comparison / 比較							
Population 人口	2,313,000	5,583,000	2,275,000	4,840,000	4,443,000	13,880,000	2,553,000
Year-to-date Property Prices Changes 年至今樓價變幅	11.67%	9.28%	2.58%	15.74	7.90%	9.99%	4.17%
Accumulative Prices Changes Since 2006 自2006年累積樓價變幅	92.52%	76.63%	53.60%	88.75%	94.22%	80.89%	-1.85%
Rental Yield 租務回報率	4%-5%	5%-7%	5%-6%	3%-4%	4%-5%	2%-4%	7%-8%
Average Price (In Local Currency) 平均價 (本幣計)	-	-	485,000	894,000	595,000	503,000	112,000
Vacancy Rate 物業空置率	1.3%	1.8%	2.3%	1.6%	3%	2.7%	4%
Maximum Loan-to-Value Ratio For Foreigners 海外按揭成數上限	65%		70%			75%	
Longest Mortgage Terms (Years) 最長按揭年期 (年)	30		30			25	
Current Mortgage Interest Rate 現時按揭利率	2%		4.5%			3.75%	

¹ Data as of Nov 2015 資料截至11月

² Data as of Sep 2015 資料截至9月

³ Data as of Oct 2015 資料截至10月

Source: Canadian Teranet, Australian Bureau of Statistics, U.K. Land Registry, Wikipedia, Noble Apex Home

資料來源：加拿大Teranet、澳洲統計局、英國土地登記處、維基百科、御峰置業

Of course, apart from the fundamentals of the above mentioned, every city or even every property project has its own characteristics. That would in turn affect the investment value. Investors may find treasures after studying different projects. Looking forward to 2016, we would explore more on property markets of South Asian cities which have become the darlings of investors in recent years. Stay tuned.

當然，除了上述城市的基本因素之外，各城市以至各樓盤均有自己的特點，各樓盤的獨特性亦會令投資價值有所不同，需要投資者多做功課自行發掘。展望2016年，我們會多探索一些近年成為投資寵兒的亞洲城市樓盤。敬請期待。