

## Canadian Housing Market Forecast 預測加國樓市未來大趨勢

1

As urban population is expected to grow continuously, the number of multi-functional properties (residential, retail and business mixed) might be increased in Canada on more housing needs, people will focus on how to utilize public space in real estate development.

加國城市的人口將持續增長，住屋需求擴大促使集居住、零售及商用於一體的混合式物業將愈來愈多，地產開發中更要考慮善用公共空間。

2

Soaring property prices and immigrants spurred housing demand, this trend will spread into other cities outside Toronto and Vancouver.

房樓價格及移民人口大幅增長將帶動房屋需求持續旺盛，這種情況會擴大到多倫多和溫哥華以外全國各地區。

3

Renting a flat is likely to become a major trend of living in future. After understanding the pros and cons, people might prefer long-term renting, rather than purchasing a house. More and more buildings will be constructed and designed for tenants, as well as many supporting facilities, such as schools, hospital and child care centre.

租屋可能成為未來居住的一個主要潮流；在比較做業主的成本和好處之後，市民可能更傾向於長期租樓，刺激更多專門為出租而設計的物業大廈出現，亦會增加附近配套設施，如學校、醫院診所、託兒所等。

4

Various new technologies are introduced into development of real estate project. For example, energy efficiency and waste disposal system could be focused.

在開發各類型房地產時將注入更多新技術，例如提高節能與垃圾處理系統等。

5

Given international situation remained tense and turbulent, Canada is a relatively low risk country with high social stability. Low exchange rate also boosted fund inflow from oversea developers, investors and buyers, which gives upside potentials for local property market.

鑑於全球局勢持續動盪，加拿大被認為是一個相對社會穩定及低風險的地方。此外，加元匯價低企，吸引海外發展商、投資者和用家的資金流入，當地樓市具一家升值潛力。

After the financial tsunami, global central banks, including US, Europe and Japan, implemented quantitative easing (QE) measures to aid economic growth. Excess liquidity promotes asset prices rising, in which property market was one of the most beneficiary. Under this circumstance, wherever the international metropolis like London and New York, or china's Beijing and Shanghai, have recorded a lot of hot money, global housing prices therefore gained a strong increasing momentum. In recent years, this uptrend has been spread to Canada, especially in Vancouver and Toronto, the world's Top 5 most liveable cities. The reasons are as follows:

金融海嘯後，環球主要央行，如美國、歐洲及日本，推行量化寬鬆措施以挽救經濟，流動性泛濫推動資產價格不斷上漲，其中以房地產為甚。無論是國際大都會的倫敦及紐約、還是國內的北京、上海，都得到大量熱錢湧入，環球房地產市場展現出強勁的升幅。近年，房產價格升勢亦擴展到加拿大，其中最受惠的就是名列全球最宜居城市前五名的溫哥華和多倫多。原因以下：

1

Excellent living standard in Canada. With vast territory, abundant resources, beautiful scenery, social stability, good public security and retirement protection, Canada is a good choice of living place for many people. In Hong Kong, Vancouver and Toronto are always on the top priority when talking about immigration.

加拿大居住條件優厚。除了地大物博及山明水秀外，社會穩定、治安良好、完善退休保障制度使其成為名副其實的首選宜居地方，而溫哥華和多倫多則是全球各地，特別是中港人士，最為熱愛的移民國家。

2

Currently, hundreds of billions dollars are moving out from china every year, these money are usually preferred flowing to United States and Canada. Lavish style of Chinese people, together with serious capital outflow, further accelerated the rise in property prices.

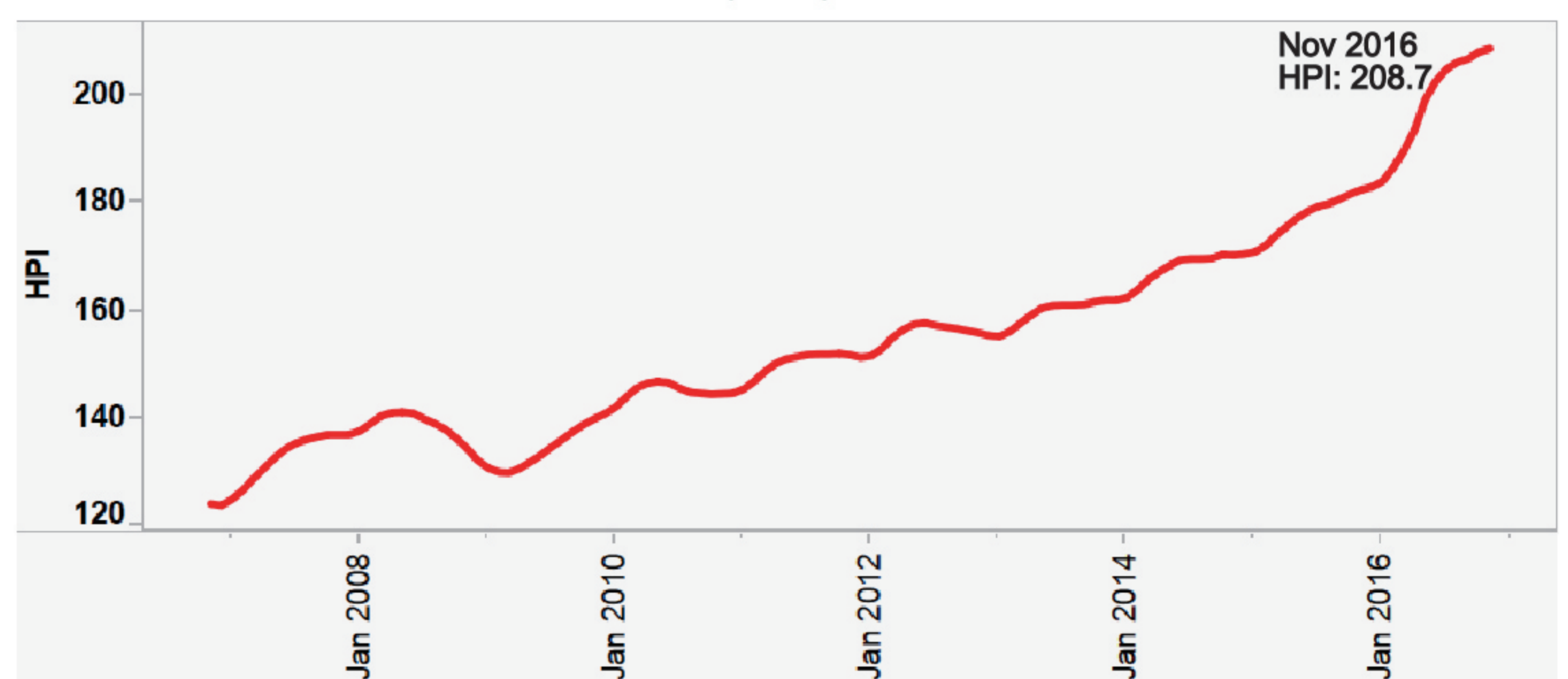
現時中國走資情況嚴重，每年流出海外的資金高達數以千億美元，美國、加拿大均成為資金首選目的地；加上國內人士的奢華作風，買樓不問價，進一步加速了加拿大城市樓價的上升。

3

Over the past few years, intensified political instability in Hong Kong caused more people migrating to Canada. The statistics provided by the Canadian government's Citizenship and Immigration Canada (CIC) revealed that immigrants from Hong Kong surged over 100% year on year in first half of 2016. Besides, some Canadians who worked in Hong Kong decide to return to their home country for a better living, and thus driving the demand for property market.

過去數年，香港政局混亂加劇，港人移民加國的數字也持續上升。根據加拿大移民部的官方數據，2016年上半年港人移民加拿大的人數比去年同期急增超過1倍。此外，亦有回香港工作的加拿大公民作二次回流，返回加國定居，為當地樓市增添動力。

Aggregate Home Price Index (HPI) in Canada in 10 years  
過去十年加拿大綜合樓價指數(HPI)



資料來源：加拿大房地產協會  
Source: The Canadian Estate Association

年份 Year	第1季 Q1	第2季 Q2	首半年 First Half	第3季 Q3	第4季 Q4	全年 Full Year
2014	144	159	303	147	136	586
2015	131	132	263	180	187	630
2016	257 (+96%)	330 (+150%)	587 (+123%)			