

2018 Outlook For Canadian Property Markets 2018加拿大樓市前瞻

■ Noble Apex Homes
■ 御峰置業

According to Knight Frank's Global Residential Cities Index, which tracks the performance of mainstream house prices across 150 cities worldwide, prices in Toronto rose 29.3% yoy, leading the rankings in Q2. Comparatively, prices in Hong Kong increased 21.5% yoy, only ranked sixth. As Toronto's real estate markets heat up again, we see higher housing demand from Hong Kong "returners" who migrated to Canada before. We expect house price to continue its increasing trend in the coming years. Interested individuals should get their pre-sale condos now before prices going up further.

根據萊坊發布的2017年第2季「全球住宅城市樓價指數」——一個追蹤全球150個城市一般住宅的樓價變化的指數——加拿大多倫多錄得按年29.3%的升幅，位列第一。相比之下，香港樓價按年升21.5%，僅排名第六。多倫多樓市愈來愈熾熱，明年或會有更多加籍港人回流加國置業。我們預期多倫多的樓價將很大可能在未來幾年維持上升趨勢，有興趣在當地置業的人士應在樓價進一步上升之前及早置業買樓花。

Political dilemma in Hong Kong could be one of the underlying reasons for increasing housing demand from Hong Kong Canadian "returners". But after all, they would like to provide better education for their children and it is time to prepare for their retirement lives after working for some more years in Hong Kong.

香港政治困局很可能是近年多了加籍港人回流加拿大置業的其中一個因素。現時不少加籍港人都有意返回加拿大置業，因為他們認為加國能為他們的子女提供更優質的學習環境，並同時為退休生活鋪路。





Great Potential in Hamilton Property Market 咸美頓市樓市潛力厚

Although Canadian dollar has depreciated against US dollar in recent years, it caused insignificant impact on Canada's real estate market. Doubtlessly, Vancouver and Toronto are the hottest housing markets in Canada. However, Hamilton is the housing market with great potentials that you should not miss when considering property investment opportunities outside the Greater Toronto Area.

儘管近年加元兌美元有所下跌，但對加國樓市影響不大。在加拿大，溫哥華和多倫多固然是很多人置業的首選城市，亦是房地產升市的火車頭，但談到在大多倫多地區以外的具發展潛力城市，投資者便不能忽視咸美頓市(Hamilton)。

Hamilton is an industrialized city with many job opportunities for foreign buyers. It is also home to McMaster University, which is a famous top-ranked university in Canada. Its appealing educational opportunity has been a prime motivator for foreign buyers, who are looking to send their children to Canadian colleges, to buy homes in Hamilton.

對海外投資者而言，咸美頓市是一個工業化及充滿就業機會的城市。另外，海外買家選擇咸美頓市的一個主要原因，是全國知名的頂級學府McMaster University亦座落該市。它提供一流的學習機會，能滿足買家子女入讀加國專上學府的需求。

For Canadian locals, houses in Greater Toronto Area often cost millions of Canadian dollars nowadays, and even the prices in Mississauga and Brampton are not affordable for most Canadian workers. Hamilton, which locates even further away from the city of Toronto, begins to attract attention from local house buyers for their relatively cheaper house prices.

對當地市民而言，大多倫多地區獨立屋動輒已過百萬加元，即使在密西沙加(Mississauga)或布蘭普頓市(Brampton)，獨立屋價格並非一般打工仔所能負擔。距離多倫多市較遠的咸美頓市獨立樓房相對仍較便宜，開始吸引當地欲購置獨立屋人士注目。