

# How To Locate Properties With Higher Potentials

## 如何尋找高潛力樓盤

So far, we have introduced overseas properties primarily located in major cities with a steadily rising real estate market. Most investors in overseas property believe they should be content with a stable and low-volatile return. For those who seek extra potential returns on their investment, it takes a discerning eye to spot the opportunities.

一直以來，我們為大家介紹的海外物業皆集中於樓市升幅比較平穩的大城市。我們的海外物業買家多數認為，能夠收取穩定且低波幅的投資回報已頗為心足。但假若投資者希望爭取額外的潛在回報？這便靠他們的眼光。



Yet, in certain areas, a group of factors (let's call it "X") can usually cause a relatively large increase in their property value. Every city has some areas that will benefit from future development, thus offset a larger-than-average potential value increase. The most common "X" factors include new railway lines, construction or reconstruction of landmarks or shopping malls and urban planning. Below are a few examples:

不過，總有一些因素，可以令某些地區錄得較大的樓價升幅，我們稱之為「X因素」。每個城市也有一些地區受惠未來的新發展，擁有比平均高的潛在升幅。最常出現的「X因素」包括新的鐵路幹線、新地標/大型商場發展以及重建或城市規劃。以下為大家提供數個例子：

City 城市	Description 內容	Nature 性質	Website 參考網站
Vancouver 溫哥華	Evergreen Line: New SkyTrain line connecting Coquitlam City Centre Evergreen Line: 新架空列車(SkyTrain)支線，連接Coquitlam City Centre	New Mass Transit System 公共運輸系統	<a href="http://www.evergreenline.gov.bc.ca">www.evergreenline.gov.bc.ca</a>
Toronto 多倫多	Crosstown: New light rail system (LRT) that will run from east to west of Toronto Crosstown: 新輕鐵線(LRT)，路線橫跨多倫多東至西	New Mass Transit System 公共運輸系統	<a href="http://www.thecrosstown.ca">www.thecrosstown.ca</a>
London 倫敦	Crossrail: New railway system that will run from east to west of London Crossrail: 新鐵路線貫穿倫敦東至西區	New Mass Transit System 公共運輸系統	<a href="http://www.crossrail.co.uk">www.crossrail.co.uk</a>
Brisbane 布里斯班	Destination Brisbane Consortium: World-class tourism, leisure and entertainment precinct in the heart of the Brisbane CBD Destination Brisbane Consortium: 位處布里斯班市中心的世界級旅遊、消閒及娛樂購物區	New landmark 新地標	<a href="http://www.statedevelopment.qld.gov.au/major-projects/queens-wharf-brisbane.html">www.statedevelopment.qld.gov.au/major-projects/queens-wharf-brisbane.html</a>
Sydney 悉尼	North West Growth Centre: New development zone in Northwest Sydney that will include 10,000 hectares for new communities North West Growth Centre: 悉尼西北區發展中心，未來將提供1萬畝土地發展成新區	Future city planning 未來城市規劃	<a href="http://growthcentres.planning.nsw.gov.au">growthcentres.planning.nsw.gov.au</a>
Melbourne 墨爾本	Public Transport Strategy: Improve mass transit system for Melbourne Public Transport Strategy: 墨爾本運輸系統改善計劃	Future city planning 未來城市規劃	<a href="http://www.melbourne.vic.gov.au/SiteCollectionDocuments/transport-strategy-2012.pdf">www.melbourne.vic.gov.au/SiteCollectionDocuments/transport-strategy-2012.pdf</a>