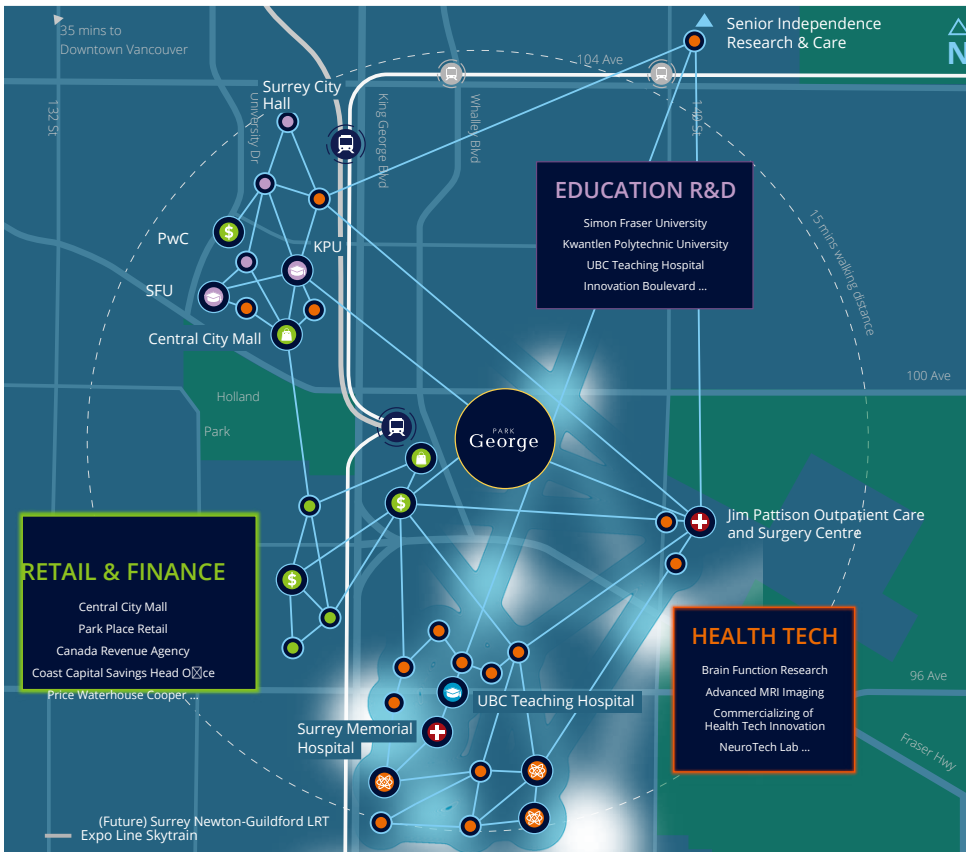


Surrey

- 素里市 -

**Surrey, Vancouver - is transforming & reborn
with unlimited investment potentials**

溫哥華 - Surrey 素里市脫胎換骨
蘊藏無限的投資潛力



SURREY

In 2018 Surrey Central Downtown is reborn! Five well-known colleges and universities have chosen to settle in areas around the new City Hall. From the earliest SFU Surrey campus in the center of Surrey (with more than 7,000 students and the upcoming \$130 million campus expansion), Kwantlen KPU University's new high-rise building next to the Surrey City Hall District, Memorial Hospital Surrey Memorial Hospital officially included into UBC University School of Medicine into its medical tuition system, as well as Douglas College's Divisional Training Center and Sprott Shaw College. All colleges and universities are within 2 km of Surrey city centre. The colleges and universities in the center of Surrey have made Surrey a suitable place for investors to enjoy high rental yield and land appreciation. The main added-value to the new University City property investment is derived from the appreciation of the land value. Surrey is really worth for investing!

2018年 素里 Surrey Central 市中心正脫胎換骨，在全新市府大樓周邊打造出齊聚5間知名大專



院校區。從最早在素里市中心開設的 SFU 素里分校 (7000名學生，近期即將完工的\$1.3億加幣校區擴建)，Kwantlen KPU大學在素里市府旁的高級大樓打造的全新商學校區，UBC 大學醫學院正式將 Surrey Memorial Hospital 素里紀念醫院納入其醫療教學醫院體系，以及Douglas College 的分部訓練中心與 Sprott Shaw College 技職教育學院。所有大專院校皆從素里市中心步行2公里範圍內可達。在素里市中心的大專院校區終於讓大學城概念投資的低增值撥雲見日，終於有適合的區域讓投資者享受大學城概念的高租金報酬+土地增值報酬。全新大學城投資房地產主要增值源自於土地增值，大溫的素里是真正值得投資的！

In addition to the huge rental demand from the University City, there are two development engines in the city centre of Surrey to drive the development of the next few decades:

除了大學城所帶來的龐大租屋需求外，素里市中心還有兩大開發引擎帶動著未來幾十年的發展：

Surrey Light Rail Transit Network + Medical Technology Boulevard 素里輕軌天車交通轉運網 + 醫療科技大道

(King George Boulevard i.e. North from Surrey Central to Surrey Memorial Hospital). The city will invest nearly \$1.7 billion to build the first phase of the light rail transit network. It is expected to be completed in 2024, 10.5 kilometers long, 11 stations, east from the Guildford business district all the way to the west, Surrey city center and then south to Newton. The second phase of the project will extend from the downtown of Langley city centre.

(King George 大道北從 Surrey Central，南至 Surrey Memorial Hospital)。市府即將投入近 \$17億打造第一期的輕軌天車網絡，預計2024完工，長10.5公里，11站，東從Guildford商圏一路西至素里市中心再南至Newton。未來第二期工程將從市中心區塊一路輕軌延伸連接蘭里 Langley 市中心。



The development of mass transit has brought population, which has brought benefits to the city. The High-Tech Medical Boulevard, which is built by the Surrey Municipal Government, brings the quality of the high-end population. , In addition to Surrey Memorial Hospital which has been incorporated into UBC's official tuition hospital, the city has attracted more than 180 medical technology-related businesses. A large number of high-end talents come. We are optimistic about the potentials of Surrey.

交通開發帶來了人流，繼而利好整個城市。而由素里市政府全力打造的高科技醫療大道則帶來了高端人口的質素。短短2公里的 King George 大道 (北從 Surrey Central 南至素里紀念醫院)，除了已被 UBC 納入醫學院正式教學醫院的 Surrey Memorial Hospital 外，至今已經吸引超過180個醫療科技相關的企業進駐，大量高端人才接踵而至。大量醫療科技的創業者及企業選擇落腳素里，加上由幾大知名院校所帶來的高端學術人才，未來的素里，將不可同日而語。我們亦可看到素里市巨大的發展潛力及省政府對這城市的前景非常樂觀。



In recent years, investors have realized about the development potential of Surrey. North Surrey has been rated as the most worthwhile investment city in the Greater Vancouver area for many years. Many famous developers (such as Concord Pacific) also start their residential projects in Surrey. As there are more and more Chinese immigrants moving into Surrey, many Chinese restaurants and supermarkets have been gradually established. According to the property price report of the Greater Vancouver Real Estate Bureau in January 2018, the average property price in North Surrey has increased by 32.7% in the past year, which is almost twice the average increase of 16.6% in the Greater Vancouver region. However, the average price is still far lower than the average in Greater Vancouver about 30%. A brand new one-bedroom unit in North Surrey costs around \$300,000, which is comparably low. Buying an unit in the city and renting it to an international student or young professional in those nearby universities and colleges, the rent will likely offset the mortgage

interest and building management fees. Investors could easily enjoy the appreciation of the property price for their investment. This is a golden chance for property investment in Vancouver!

投資者們在近年已洞悉到素里市的發展潛力，北素里更連續多年被評為大溫地區最值得投資城市，多家著名發展商(如Concord Pacific)在市內也在興建大型高端住宅項目。遷入素里的中國移民亦愈來愈多，市內多了很多中式餐廳及超市，華人社區漸漸建立起來。跟據大溫地產局 2018 年 1 月的樓價報告顯示，北素里的平均房產價格在過去一年上漲了32.7%，這差不多是大溫地區平均升幅 16.6 %的兩倍，但價格仍遠低於大溫地區的平均數約30%。北素里的一個全新一睡房單位售價只需30多萬加幣，價錢極具競爭力。在市內購買住宅出租給鄰近五間大學及大專院校的留學生或年輕的專業人士，可運用租金抵消按揭利息負擔及大廈管理費，再加上房價的龐大升值空間，這是在溫哥華投資房產絕無僅有的機會。

