

Canadian Property Market Review

Canada's beautiful environment, stable political system, booming economy and well-developed welfare system have boosted it up to one of the most popular countries for Chinese immigrants. The depreciation of Canadian dollar against U.S. dollar in recent years has even attracted more foreign long-term property investors. The increase in capital flow helped heat up Canadian economy and property markets. According to the Canadian Real Estate Association (CREA), Canada's national home sales rose further in April with a monthly basis by 3.1%. The annual growth was 10.3% which is another record high. It drives the national home prices to soar by 13.1%.

Vancouver: Active Rental Market

溫哥華：租務市場蓬勃

Among all cities, Vancouver is the top famous investment place. The property markets in Vancouver have been on fire for a long time, making very high entry barriers. Yet high prices continue to be supported by high housing demand. Due to rapid growth of immigrants and students, housing demand remains high. The residential home sales has been 40% higher than the country average sales over the past ten years.

溫哥華(Vancouver)是加拿大數一數二的熱門投資地，即使樓價升幅驚人，入場門檻高企，惟當地住屋需求龐大，令樓價高踞不下。由於移民及留學生人數不斷增加，房屋供不應求，該市住宅銷售量較過去10年的全國平均銷售量高逾4成。

Although property prices have been high in Vancouver, the rental returns are still decent. Locating in Western Canada, Vancouver attracted numerous multi-national companies to set up offices in the city. Also, a lot of high-ranking schools situated in the area. Rental demand from expats and students are high, simulating the rental market there. Occupancy ratio remains high. According to data from Morgan Stanley, the net returns rate of property markets in Vancouver has led as much as three percentage points over country property markets last year. Surrounding districts of downtown like West Vancouver and Burnaby have attracted spot lights from investors recently due to their high property rental rate and stable rental yield of about 5% to 6%.

雖然如此，溫哥華的租金回報也十分理想。位處西岸的溫哥華，獲得不少跨國公司進駐，而且著名學府林立，外國員工及學生對租盤需求甚殷，帶旺租務市場，出租率持續高企。據摩根士丹利的經濟數據指出，溫哥華住宅於去年的淨回報率，高出加拿大整體樓市足足3個百分點，跑贏大市。市中心周邊地區如溫哥華西區(West Vancouver)及本拿比(Burnaby)兩區，物業出租率亦十分高，租金回報穩定，平均約達5至6厘。

加拿大 樓市外望

加拿大環境優美，政治體系穩健，經濟發展蓬勃，加上福利制度完善，一直是華人海外移民熱門國。近年加元匯價大幅下跌，正好吸引海外投資者購買住宅單位作長線投資，有更多資金流入，再度刺激經濟及樓市發展。據加拿大房地產協會(CREA)數據顯示，今年4月份全國住宅銷售量按月進一步上升3.1%，按年則增10.3%再創紀錄新高，帶動全國住宅樓價按年飆升13.1%。

Toronto: Discount In Home Prices

多倫多: 樓價有折讓

Toronto is another major city of Canada. Downtown Toronto is well developed with bustling metropolis culture, offering a considerably high rental income return that currently amounts to 5% or even more. Downtown Toronto is the CBD financial district with lots of commercial landmarks, multinational companies, corporate headquarters and banks. It is a place that offers much job opportunities and employment and attracts a lot of immigrants. Traffic network, shopping malls, restaurants and other amenities are well-developed with sophisticated urban planning. Areas where are far away from the city center are also benefitted from Toronto's well-developed railway system and transport facilities. As the downtown continues to expand outward, demand for housing keeps up. Low housing vacancy rates supports rental yield.

多倫多(Toronto)是加拿大另一個主要城市，其市中心發展完善，盡顯大都會繁華與文化氣息，單位租金回報可觀，目前可達5厘或以上。多倫多市中心一線地段為CBD金融區重鎮，商業地標甚多；跨國公司、國際企業總部集中地及銀行等機構，造就許多就業機會。城市規劃完善，無論交通、商場、食肆等生活設施，均發展得相當完備。再者，多倫多的鐵路系統等交通配套發達，令即使離市中心較遠的區域亦受惠。龐大的就業及移民人口，令市中心不斷向外擴展，單位供不應求，房屋空置率低，租值較其他地段為高，租金回報相對可觀。

At present, property prices in Toronto are still 20% lower than that in Vancouver. We believe prices in some of the region to catch up. As currency is suppressed in recent years, overseas buyers even enjoy "discounts" in investment.

目前，多倫多樓價較溫哥華仍有兩成折讓，部分區域仍可追落後。近年匯價轉弱下，海外買家如「打折」買樓更見划算。

