

Low Interest Rate Environment Supports Australian Property Market

低息環境支持澳洲樓市向好



In August, the Reserve Bank of Australia (RBA) cut its benchmark interest rate by 25 basis points to a fresh record low of 1.5%. Low interest rate environment helps spur growth of property market. Benefiting from a wave of immigration, housing demand has been growing in recent years, especially in first-tier cities. As the Australian dollar weakens, overseas property investors are lured into the market hoping to purchase property with "discounts".

■ Noble Apex Homes

澳洲央行在8月份宣佈減息四分之一厘至1.5%，息口創出歷史新低。息口低企帶動澳洲樓市暢旺，加上澳洲近年受惠移民潮，住屋需求增加，一線城市物業市場向好。近期澳元匯價回軟，投資澳洲物業變相打折，亦吸引海外買家入市。

■ 御峰置業

Being one of the largest commodity exporters in the world, Australian economy was affected by the plunge in commodity prices in recent years. However, the country's economy stabilizes this year with central bank's effort to implement loose monetary policies to spur growth and the rebound of commodity prices. In fact, Australia's property market did not suffer severely as housing demand was supported by the growth of number of immigrants. According to the Department of Immigration and Border Protection, the number of immigrants reached its peak last year. The influx of immigrants boosted demand for homes. Immigrants also brought together with capital to invest in Australia. With abundant natural resources, Australia's long-term economic growth can be sustained with stable exports. Hopefully, brilliant long-term growth can achieve favorable and positive effects to property markets and enhance foreign investor confidence.

澳洲作為全球最大商品出口國之一，近幾年商品價格下跌，拖累了澳洲的經濟表現。惟澳洲央行推出了寬鬆的貨幣政策支持經濟，加上今年以來商品價格反彈，令經濟回穩過來。在這段期間，澳洲樓市並沒有受到嚴峻的考驗，主要原因是移民潮人口支撐了住屋需求。澳洲移民局數據指出，去年是移民人數高峰期，帶動住屋需求及外來資金湧入澳洲投資，利好經濟。而澳洲擁有豐富天然資源，穩定出口有利國家長遠經濟發展，可望帶動該國不同城市的樓價升勢，增強海外投資者入市信心。

Melbourne: Property Prices In Discount

墨爾本：樓價相對折讓

It is worth mentioning that the off-plan projects in Australia only require a 10% initial deposit payable to lawyers' trust accounts until the completion of the project and upon the issue of occupation permits. The whole process is regulated by the government, which further protect buyers' interests during the construction period and avoid "lag-off" situations.

值得一提的是，現時購買澳洲的樓花物業，只需繳付樓價的一成(10%)作首期即可做業主，而首期金額則會撥入發展商的律師信託戶口，直至物業落成後發出入伙紙為止。由於整個過程受政府監管，進一步能保障買家，基本上可避免發展商於建築期間出現「爛尾樓」的情況。

Overseas investors buying off-plan projects might enjoy great potentials for future returns especially in Melbourne, which is the only city that can arrange "Assignments" for property transfer. Compared with Sydney, home prices of Melbourne is still in a discount.

海外投資者選購樓花物業，未來大有升值潛力。特別是墨爾本，該市是全國唯一可進行樓花買賣轉讓的城市，加上該市整體樓價較悉尼仍大有折讓，值得趁低吸納。

Brisbane: Prices Jump On Excess Demand

布里斯本: 供不應求價格上揚

Brisbane, the capital of Queensland and Australia's third largest city, has a population of over two million, second only to Sydney and Melbourne. The city downtown falls on Brisbane River where there are many important port development. Many visitors going to the Gold Coast, the Great Barrier Reef and other famous attractions nearby choose to take Brisbane as a transit. Brisbane's extensive transportation network, well-known education institutions and well-developed leisure and entertainment facilities make the city a charming place.

布里斯本為昆士蘭首府，人口逾200萬，僅次於悉尼及墨爾本，屬澳洲第3大城市。該市發展繁華，依傍布里斯本河畔及重要港口發展，許多遊客會以此地作為中轉站，前往鄰近的黃金海岸及大堡礁等知名景點，因而名氣絕不遜色。布里斯本交通網絡四通八達，高等學府林立，消閒娛樂設施俱備，生活多姿多采。

Brisbane's property market has been in short supply and strong demand. There are less than 20,000 units of new supply in the city centre and they are expected to be digested by 2018. As

property prices in Brisbane are lower than other first-tier cities, housing demand is supported by local users. We believe Brisbane will attract foreign property investors later. Furthermore, Australia is under low interest rate environment, coupled with low exchange rates, new investors are attracted into the market. Brisbane can be best described as a rising star in the property market. Property prices have risen by 6.2% yoy, almost equal to the sum of Melbourne and Sydney; whereas apartment units bear a rental return of 5.3%, which is sure to be a great investment value.

布里斯本物業市場一直處於供應短缺、需求強勁的狀態，預期到2018年市中心不足2萬個單位新供應將被消化。由於樓價較其他一線城市低水，因而深受用家歡迎，相信未來升值潛力會持續上升。再者，澳洲現時處於低息環境，加上匯價低企，均吸引海外投資者入市，後市看俏。故此，布里斯本可謂物業市場の後起之秀，樓價按年升6.2%，直逼墨爾本及悉尼兩大城市；而分層單位租金回報達5.3厘，極具投資價值。

Apex Focus 御峰直擊

Noble Apex dedicated in providing quality financial planning and investment management services to clients seeking reliable and top-notch advice and services. We present the outstanding performance award to recognize and appreciate the hard work, all effort contribution and outstanding performance from wealth consultants (From left: Joe Ip Pak King, Mo Lee Mo Kit and Jason Lee Wai King.)

御峰致力為客戶提供高質素的財務規劃及投資管理服務。為感謝及獎勵一班卓越表現的理財顧問，御峰於日前向3位在上半年擁有傑出表現的理財顧問頒發獎項。(左起葉栢坤、李慕潔及李偉敬)