

# 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



Housing prices in Vancouver continued to be hot in 2018, with average house prices (including single-family detached homes, townhouses and condos) risen by nearly 17% compared with last year. In recent years, Canada has gradually changed its immigration policy and the blooming economic environment has made investors consistently optimistic about the property of Greater Vancouver. Even if the provincial government imposes a 20% additional property transfer tax on foreign buyers in 2017, it cannot decrease the purchasing demand of overseas investors. Overseas buyers have accounted for more than 10% of the total sales of Greater Vancouver properties in 2017.

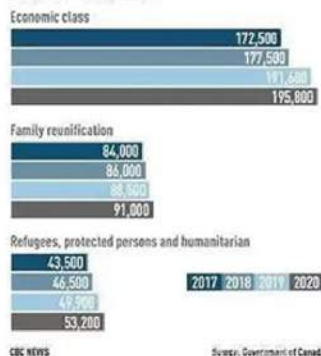
2018 年溫哥華的房屋價格持續火熱，一年之內平均屋價（包括獨立屋，聯排城市屋及分層大廈）上漲了接近17%。近年加國續漸放寬移民政策及卑詩省近乎全民就業的經濟環境，讓投資者一致看好大溫的房產，即使省政府在 2017 年對外國人額外徵收 20% 的房產轉讓稅，但也未能冷卻海外投資者在溫地地區置業的決心，單是海外買家已佔了 2017 年大溫房產總銷售量超過 10 %。



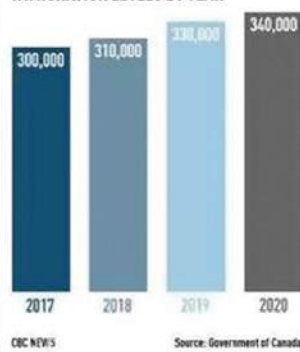
Figure 1 : Canadian Immigration Data

圖1：加拿大移民統計數據

### CANADIAN IMMIGRATION CLASS LEVELS BY YEAR



### TOTAL CANADIAN IMMIGRATION LEVELS BY YEAR



Source : Government of Canada  
來源：加拿大政府

Housing prices in the Greater Vancouver region have hit record high, and the government has tightened the stress test of mortgage applications in early 2018 to curb the housing bubble. After the introduction of this policy, the average person can only get a mortgage of 5 times the annual income, which is lower than that of the past (6 to 7 times). This greatly affects the overall purchasing power, but, on the other hand, boost up the demand for smaller condo units with lower price tag, whereas the sales volume of single-family detached homes is still flattening. In the core cities of Greater Vancouver, such as Vancouver, Richmond and Burnaby, a one-bedroom unit of new multi-storey condo unit costs 600,000 Canadian dollars i.e. over 1,000 Canadian dollars per square feet, which has

exceeded the affordability of local young families and ordinary office employees. Hence, they start looking for another city - Surrey (not far from the core cities) that has future community development plans and is well-equipped.

大溫地區的房價屢創新高，政府為了抑制樓市泡沫更在 2018 年初收緊房產貸款的壓力測試。這政策推出後，一般人只能獲批約年薪5倍的房貸，比以前的6至7倍減少，大大影響了大眾的購買力，並促使面積較細及售價較低的分層大廈在市場上非常火熱，而獨立屋的成交量卻持續偏低。在大溫地區的核心城市如溫哥華市，列治文市（Richmond）及本拿比市（Burnaby）一個數年新的分層大廈，每平方公尺售價均超過加幣1,000，一睡房單位售價高達60萬加幣，不論是買或租，這已超越了本地年青家庭及一般上班族能付擔的水準。然而，離核心城市的不遠處，他們卻尋找到另一片有長遠社區發展計劃而且交通完善可安居置業的樂土 - 素里市（Surrey）。



Surrey is the largest area and the second largest population (population 510,000) city. It is also the fastest growing city in recent years, welcoming more than 10,000 new residents every year. By 2020, Surrey will have greater population than Vancouver. More than 13,000 companies operate here, and there is tremendous potential for businesses and industries. North Surrey and other cities are just separated by a river. It takes only 35 minutes to Vancouver Downtown from Surrey Central by Skytrain. In the center of Surrey, municipal facilities and residential construction are developing rapidly, and transportation is convenient. The light rail system is close to stations and shopping centers, including the most popular Chinese supermarket - T&T and the chain department store - Walmart, and the renowned university - Simon Fraser University.

素里市（Surrey）是大溫佔地面積最大、人口第二多的城市（人口51萬），也是近年大溫增長速度最快的城市，每年迎接超過1萬名新居民。到2020年，素里的人口數量將超過溫哥華，成為卑詩省最大的城市。超過 13,000 間公司在此營運，工商業有巨大發展潛力。北素里（North Surrey）與其他核心城更只是一河之隔，從素里市中心站（Surrey Central）坐架空天車（Skytrain）到溫市中心（Vancouver Downtown）只需35分鐘。素里市中心內，市政配套、住宅建設發展迅速，交通方便、天車系統緊鄰多個車站、購物中心包括華人最熟悉的大型超市 - 大統華及連鎖式百貨沃爾瑪（Walmart），又有國際知大學 — 西門菲莎大學（Simon Fraser University）分校。

