AP ASSETS 泛亞環球物業顧問
Hong Kong Melbourne London

Sept 2017 - Issue 31

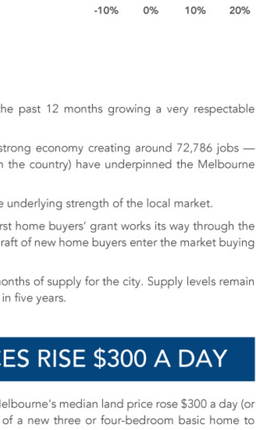
# Property Talks

## SYDNEY, MELBOURNE, HOBART AND DARWIN ARE RECORDING VALUE GROWTH WELL IN EXCESS OF THE DECADE AVERAGE

**Capital gain: Average over 10 years v past 12 mouths to April 2017**




**Annual change in capital city dwelling values, April 2017**




### Melbourne Housing Market Update

The Melbourne property market is performed well over the past 12 months growing a very respectable 15.3%.

Strong population growth (around 2% per annum) and a strong economy creating around 72,786 jobs — most of them full-time jobs — (almost half the new jobs in the country) have underpinned the Melbourne property market.

And once again the strong auction clearance rates show the underlying strength of the local market.

This will be boosted in the second half of this year as the first home buyers' grant works its way through the market, creating an established home owner's boost as the raft of new home buyers enter the market buying up established apartments.

Melbourne established housing stock currently sits at 4.2 months of supply for the city. Supply levels remain quite low but are at their highest levels for this time of year in five years.

## MELBOURNE LAND PRICES RISE $300 A DAY

New figures released show that over the month of March, Melbourne's median land price rose $300 a day (or $9000 for the month) to $258,000, pushing the total cost of a new three or four-bedroom basic home to around $500,000.

The jump in land prices in March means the median price of a Melbourne lot has risen 8 per cent in the first three months of the year, double the rate of growth recorded for established houses in Melbourne over the same period.

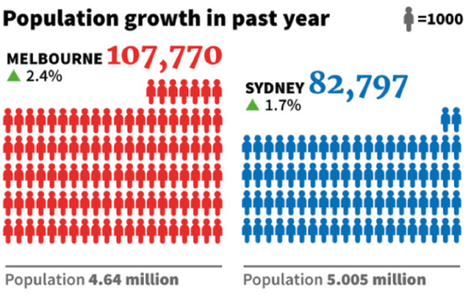


The "sheer weight of population growth being absorbed in Victoria" – more than a third of Australia's total population growth – was driving demand for 22,000 dwellings a year with developers "capitalising on tight levels of supply and increasing prices".

Recent increases have done little to stifle demand with sales volumes remaining strong so buckle up because all things being equal, Melbourne land prices are not at their peak yet.

## WHY IS MELBOURNE THE HOTTEST RESIDENCE IN AUSTRALIA?

### Reason 1: Melbourne will surpass Sydney as Australia's largest city




The Australian Bureau of Statistics predicts that by 2056 the population of Melbourne will surpass Sydney as Australia's largest city.

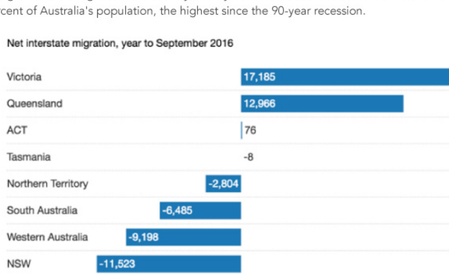
Melbourne's population will reach 8.2 million people by the time, nearly twice of 4.6 million people currently, which grow faster than Sydney. While Sydney will reach 8.1 million people, with currently about 5 million people. If the population grows faster than expected, Melbourne will reach 9.2 million people and well above Sydney's 8.4 million.

While the total population of Victoria in 2056 was about 9.9 million, compared with 11.1 million in New South Wales. The total population of Australia is expected between 35 million to 45 million and now is 24.3 million.

### Reason 2: Melbourne is the most popular Australian city of immigrants

According to the figures of the new population, it is recorded a high rate of domestic migrants, overseas immigrants and birth rates, pushing up the population of Victoria to 6.1 million last year, with an increase of about 2.1%, while the national average growth is only 1.2%.

Victoria's growth is the highest in the country, mainly from New South Wales. While Victoria now accounts for 25.2 percent of Australia's population, the highest since the 90-year recession.




### Reason 3: Victoria population surges

There are about 82,800 Australians moved from other states to Victoria last year. Although there are 66,600 Victorians had left at the same time, there are still 17,200 net interstate migrates moved into Victoria, which is far more than the other states, and made Melbourne a domestic immigrant hotspot.

High population growth has driven the surge of employment in Victoria to 97,300 last year, far more than 2,000 employment increase in New South Wales.

### Reason 4: Sydney people are moving to Melbourne

There are around 500 people migrate from Sydney to Melbourne every week. Many Sydney people think that Melbourne is better than Sydney, because Melbourne's public transport system is well developed, and its cafe culture attracts local young people. If a Sydney people is moving out, it should be Melbourne.

To the best of our knowledge, attention has been taken to maintain the accuracy and reliability of the information provided in the newsletter, but AP Assets cannot be held responsible for any errors or omissions in the information featured in the newsletter. The recipient of the information agrees that the information is subject to modification without warning. AP Assets assumes no responsibility or liability for the outcomes of use of such information, nor for any violation of third party intellectual property rights which may arise from its use. In no event shall AP Assets be liable for any direct, indirect, exclusive or incidental damage developing from out of or in context with the use of the information.

Copyright © 2017. AP Assets Limited. All rights reserved.

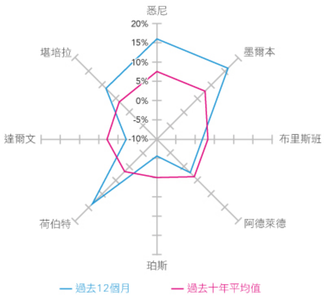
AP ASSETS 泛亞環球物業顧問
Hong Kong Melbourne London

Sept 2017 - Issue 31

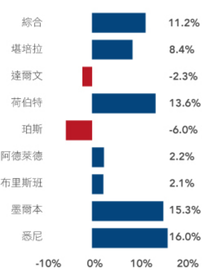
# Property Talks

## 悉尼，墨爾本，荷伯特及達爾文都錄得超過十年的平均增長水平

樓價增長：
過去十年平均值 vs 至2017年4月的12個月




2017年4月主要城市的樓價改變




### 墨爾本樓市快訊

墨爾本過去12個月樓市表現良好，累積升幅達15.3%。

人口升幅仍然強勁（每年約升2%），強勁的經濟帶動不少就業機會，約72,786個職位空缺－當中大部分是全職工作－（將近一半是全新的職位）支撐著墨爾本的樓市。

此外，持續高企的拍賣清盤率顯示當地市場的巨大潛力。

隨著對首次置業人士的稅務優惠實行，相信將吸引一批當地新買家入市，使當地樓市更暢旺。

目前墨爾本已落成的住宅供應只足夠約4.2個月的需求。雖然已經是過去年5年同時期的高位，但是供應量仍屬偏低。

## 墨爾本地價每日升300澳元

根據最新數據顯示，今年3月墨爾本的地價中位數錄得平均每日上升300澳元（全月累升9000澳元），達258,000澳元，以一個全新的三至四房住宅為例，價格已推高至500,000澳元。

僅僅是今年首3個月，墨爾本地價已急升近8%，是歷來同期的增長率的2倍。

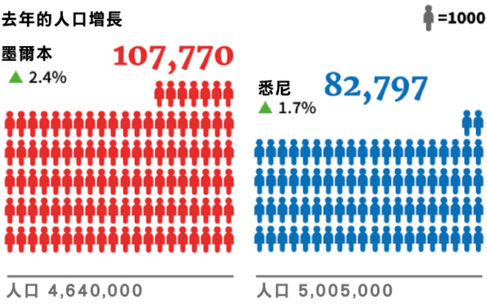
超過三分之一的澳洲人口增長集中在維多利亞洲，冠絕全澳洲，同時亦推動當地每年約22,000個住屋需求，供應緊張令價格保持向上。

由於墨爾本的需求及銷售量十分強勁，短期內相信仍然會持續，市場預期樓價倘未見頂。



## 為什麼墨爾本是澳洲最炙手可熱的住處？

### 原因一：墨爾本將超越悉尼成澳洲最大的城市




澳洲統計局預測，到2056年墨爾本的人口將超過悉尼成澳洲最大城市。

屆時墨爾本的人口將達820萬人，將近是目前460萬人的一倍，人口增長速度較悉尼快。悉尼將達810萬人，目前約有500萬人。如果人口增長比預期更快，墨爾本將達920萬人而遠高於悉尼的840萬。

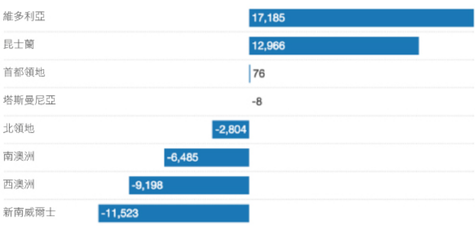
而2056年維多利亞州的總人口約為990萬，而新南威爾士州為1110萬。而澳洲總人口預計在3500萬到4500萬之間，目前為2430萬。

### 原因二：墨爾本是最受移民歡迎的澳洲城市

根據新增人口的數據可見，澳洲國內跨區移民、海外移民及出生率高企，推高維多利亞州的人口於去年上升至610萬人，增長約2.1%，而全國平均增長僅1.2%。

維多利亞州的移民正增長是全國最高，主要來自新南威爾士州。而維多利亞州現時佔澳洲人口的25.2%，自90年經濟衰退以來最高。

至2016年9月澳洲洲際間的人口遷移




### 原因三：維多利亞州人口勁升

去年約有82,800名澳州人從其他州遷居至維多利亞州。雖然同時有 66,600名維多利亞人離開，但是仍然有17,200人流入維多利亞，並且遠遠超過其他洲份，成為國內的移民熱點。

人口增長促成了去年維多利亞州的就業人數激增至97,300人，遠超過新南威爾士州只有僅2000多人的增長。

### 原因四：悉尼人正移居到墨爾本

現時每週約有500人從悉尼遷移至墨爾本。不少悉尼人都認為墨爾本比悉尼更好，因為墨爾本的公共交通系統相對完善，而且其咖啡館文化吸引當地年輕人嚮往。基本上如果有悉尼的人們要移居到別的地方，那應該是墨爾本。

To the best of our knowledge, attention has been taken to maintain the accuracy and reliability of the information provided in the newsletter, but AP Assets cannot be held responsible for any errors or omissions in the information featured in the newsletter. The recipient of the information agrees that the information is subject to modification without warning. AP Assets assumes no responsibility or liability for the outcomes of use of such information, nor for any violation of third party intellectual property rights which may arise from its use. In no event shall AP Assets be liable for any direct, indirect, exclusive or incidental damage developing from out of or in context with the use of the information.

Copyright © 2017. AP Assets Limited. All rights reserved.