

SUCCESS

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HAPPENINGS

商務日誌 本月不能錯過的投資和會展活動
Business events and expos for your calendar



亞洲國際房地產投資展覽會 MIPIM ASIA

你對世界發展最急促地區的房地產項目感興趣嗎？為期三日的亞洲國際房地產投資展覽會，旨在促進亞太區房地產投資發展，愈來愈受區域業界重視。去年，此展覽共吸引逾1,900名參與者及1,000間公司。是次展覽設有「MIPIM Asia大獎」，以表揚在八個競賽組別中的傑出房地產項目，是業界人士的最高榮譽。

With the aim of facilitating real-estate deals and investment in the Asia-Pacific region, the three-day fair has now become one of the most important property conferences in the region. Attended by investors, architects, developers and hotel groups, the event attracted over 1,900 participants and more than 1,000 companies last year. The MIPIM Asia Awards, which are given to projects with outstanding achievements, is now one of the most coveted honours in the industry.

www.mipim.com

與專家對談 — IP Global創辦人及行政總裁Tim Murphy

TALKING TO THE EXPERT – TIM MURPHY, FOUNDER AND CHIEF EXECUTIVE OF IP GLOBAL

現在是投資亞洲房地產的好時機嗎？

Do you think now is a good time to invest in Asian properties?

A 亞洲仍有許多投資機會，但由於新加坡、香港和中國大陸採取新降溫措施，部分投資會分散至馬來西亞等其他國家。

There is still plenty of investment going on in Asia but as a result of the new cooling measures in Singapore, Hong Kong and China, investment is likely to diversify into Malaysia and other countries. With China being 30 per cent up since the market rebounded, wealthy mainland investors will be looking to invest elsewhere.

你在亞洲地區有物業嗎？最成功的投資項目是什麼？

Do you personally hold any properties in Asia and can you name your most successful investment to date?

A 我在七個亞洲國家擁有物業，最成功的投資項目是新加坡的海天大廈（ICON）。2004年我買了那裡兩個單位樓花，一個單位904,000新元。我每月可從一個單位收取7,000新元租金。第三年就有人願以高逾一倍價錢買我的單位。I have held property in over seven different Asian countries with investments in both the residential

and commercial sectors. My most successful investment was the Icon, located in the central business district of Singapore. In December 2004, I bought two units off-plan that cost S\$904,000 each. Exactly three years after I bought them, I was offered more than double my purchase price to sell.

你是怎麼開始的？ How did you make your first foray into real-estate investment?

A 我22歲首次置業。那時我與三個朋友合租房子，租金比按揭供樓還貴。之後我花51,000英鎊購買房子，每月供款340英鎊，還儲起460英鎊。跟著，我開始尋找同類型房子。買了第二所房子後，幾年內我就擁有10所房子。2006年售出第一所房子時，其市值為200,000英鎊，年回報率達150%。

When I was 22 and studying in university, it occurred to me that my three friends and I were paying more on rent for our shared house that we would if we were paying a mortgage. After purchasing my £51,000 home and applying for a mortgage costing me £340 a month in repayment, I was still pocketing £460 every month. I then started searching for similar houses to rent out and within a couple of years, I snapped up 10 houses.

When I finally sold my first house in 2006, the house was worth £200,000; I made 150 per cent of the average annual return on the equity invested.

你認為現時的亞洲房地產，尤其是香港和中國，有泡沫危機嗎？

Do you see a bubble in Asian properties, especially Hong Kong and China?

A 經歷過金融風暴及經濟蕭條期後，香港樓價的跌宕波幅逾40%。超低利率表示一般家庭的投資資金不會超過入息的40%，這與1997年的90%不可同日而語。內地投資者不容小覷，他們偏好用現金投資，這股浪潮仍無消退跡象。中國確實出現泡沫，我們要思考的是這泡沫會不會構成威脅。中國得益於人口增長和城市化發展，整體價格趨勢仍會上升。

With regards to broader market dynamics, not everyone buys the bubble theory. Prices in Hong Kong have surged more than 40 per cent since the global credit crunch and recession. Also, a wave of new buyers from the mainland willing to pay in cash shows no sign of dissipating. China is in a bubble, but what is important is whether that bubble is a threat. China's property prices will fluctuate, but due to growing population and urbanisation, they will generally show an upward trend.