



Housing for Expatriates Employees Around the World

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מטרתנו של ניוזלטר זה לספק לחברות הישראליות אשר מחזיקות מומחים זרים (Expatriates) בערים שונות ברחבי תבל, מידע עדכני בנושא הדיור בערים אלו. עלות הדיור היא כמובן אחת העלויות המרכזיות והחשובות בתיק "עלות הרילוקיישן" לכל חברה וכמובן חשובה מאוד לעובד עצמו ולבני ביתו אשר בוודאי אינם מעוניינים לרדת מרמת המגורים הנוכחית שלהם בישראל, אלא ישמחו אפילו לשפרה במקצת. כמובן שאנו מעבירים חומר שלמיטב ידיעתנו רלוונטי לחברות ישראליות. מידע על ערים בעיראק למשל, לא יועיל הרבה לחברות ישראליות. מחירי הדיור בארצות השונות משתנים ע"ס מדדים שונים שקשורים ביוקר המחיה הכללי במדינה זו או אחרת, היצע וביקוש. בנוסף, הסעיף הבטחוני, שלצערנו הולך ותופס מקום חשוב יותר ויותר בתחום הניוד הגלובלי. נדמה לנו שהמקבץ הראשון אותו אנו מעבירים אכן מייצג את כל הממדים האפשריים, ערים שבהן המחיר עולה בשל ביקוש עולה וערים אשר התנועה אליהן יורדת וכתוצאה מכך הביקוש לדיור בהן יורד. המידע שלנו מבוסס על חומר המוזרם אלינו מחברת AIRINC האמריקנית, אחת החברות המובילות בעולם בתחום המידע לעובדים גלובליים אשר בודקת לפחות פעם בשנה (ובערים רבות אף יותר) את הנושאים האלו במחקר אמיתי בשטח (סוקרי החברה מגיעים בפועל למדינה זו או אחרת לצורך בדיקה אמיתית בשטח). אנו שמחים לשתף פעולה עם חברה זאת בעת ביצוע הבדיקות בישראל. נשמח כמובן אם נוכל לספק לקהל לקוחותינו מידע עדכני זה לאורך זמן.

בברכה,

דורון ניב

מנכ"ל

Nicosia, Cyprus

Rents have risen in Nicosia in the past year. While the three years preceding 2016 were marked by low demand during a recession, Cyprus has now begun to recover. Banks are still not loaning money for home purchases, so most people are renting. Houses are not being built as investments, so supply is not increasing. Availability is particularly tight for one- and two-bedroom apartments, and in general there is low availability across the city and even in the suburbs.



Dublin, Ireland

Rents in Dublin continue to rise amid high demand and an inadequate supply. Availability of smaller one- to two-bedroom apartments is particularly tight, and any given vacant apartment may have as many as twenty applicants. The vacancy rate is around 1% for apartments and slightly higher for houses. New construction in the west suburbs and increasing interest in the north coast may alleviate some of the excess demand, but no significant construction is planned for the city center that will change the dynamics there. Expect rents to continue rising.



Almaty, Kazakhstan

Rents in Almaty are now surveyed in the local currency, KZT. Asking rents are down in KZT and USD for six and 12 months. The KZT has devalued due to a drop in gas and oil prices, a major source of income for Kazakhstan's economy. Many companies are taking more conservative approaches to their business models and hiring more locals, so fewer expatriates are arriving. There is more supply than demand for high quality properties, and tenants have many good and affordable options to choose from. The vacancy rate has increased from 20 to 30%.



Bangalore, India

The expatriate rental market in Bangalore is experiencing a downturn. Rents for both apartments and houses were relatively stable over the past twelve months, but they've decreased in the past six months. With fewer assignees moving to Bangalore and the supply of new apartments and houses continuing to increase, supply is higher than demand. Rents on the east side of the city are the most affected, mainly because many multinational companies are moving their headquarters from the east side to north of the city, where rents have therefore remained fairly stable. The current vacancy rate in Bangalore is at 10-20%. While there are plenty of properties available for rent, houses are slightly more difficult to find than apartments, since most recent development has consisted of apartments.



Istanbul, Turkey

Today, many expatriates from Western Europe and North America have stopped coming to Istanbul and to Turkey overall.

Expatriate Housing Market

After meeting with four different housing sources, we found out that many are hopeful but are nonetheless struggling to keep their businesses afloat due to the scarcity of expatriates. One source is planning to close his business and emigrate from Turkey due to the local instability, and another source is in the midst of layoffs due to the low demand in the expatriate housing market.

Expatriate Security and Daily Life

Most people we spoke with around the city sounded resilient and were continuing about their daily business despite the recent terrorist attacks and political demonstrations. There are many police officers walking the streets and metal detectors are installed at every metro station and mall entrance. We personally did not feel in any danger during our stay and even witnessed a peaceful political demonstration that ended with the riot police and protesters shaking hands. However, it is important to note that many attacks are aimed at foreigners, so tourist sites and mass transit hubs like airports are frequently targeted. US Consular employees have sent their families back home and live in small apartments in a heavily guarded and secured compound. German and French diplomats have followed suit.



AIRINC has been the leading authority on international mobility data since 1954, providing organizations with both data services and insight advice to support their workforce globalization strategies.