

Sing Tao Daily

Investment in B.C. Wineries as an Immigration Shortcut

Pei Xia Ru, a Xi-an resident and an ice wine agent in Ontario, Canada, came to B.C.'s Okanagan wine region accompanied by an immigration consultant, hoping to acquire wineries to be eligible for B.C.'s Provincial Nominee Program (PNP) to immigrate to Canada.

44 year old Pei Xia Ru, General Manager of Shanghai Yun Xi International Trade Co. Ltd saw potential of Canadian ice wine in the Chinese market. She started the company three years ago and exported Ontario wine to Shanghai, Beijing, and other big cities in China. However, due to the long transportation cycles and unstable supply of goods, it is difficult to meet the growing Chinese market needs. Pei Xia Ru decided to acquire a vineyard in B.C., to assist her in her immigration to Canada and to also expand her business.

As planned, Pei Xia Ru applied for B.C.'s PNP through investment in B.C. wineries. She says that Ontario has a PNP program, but she has to invest 300 million yuan, whereas it is 40 million yuan in British Columbia.

Since 2011, Chinese investors have acquired at least five wineries. EVG, a Vancouver-based wine export agency, facilitates Chinese investors in the process to immigrate to Canada through the B.C. PNP program. This type of investment is beneficial to both the B.C. economy and the B.C. wine industry. Alice Chen, CEO of EVG, said she is currently in discussion with prospective Chinese investors who are interested in buying wineries. The acquisition of British Columbia wineries generally starts from \$ 3 million, but the asking price of wineries like Mission Hill and other prestigious wineries start at \$ 27 million.

Immigration consultant Liu Pu said there is an increasing interest of Chinese investment in wineries this year. She believes that because of numerous unapproved applications for buying restaurants, a new round of Chinese investment immigration fever is turning to wineries.

Liu Pu said investors only have to buy one-third of shares to meet the PNP program requirements. The PNP program, which accelerates the application process, can be faster than applying through many federal immigration streams.



卑詩奧卡納根氣候適合種植葡萄，是省內最重要釀酒地區之一。網上圖片



酒莊地窖藏酒量豐富。網上圖片



裴霞如(左)在奧卡納根的酒莊考察及品酒。受訪者提供



葡萄酒出口公司執行總裁陳映潔。受訪者提供

購卑詩酒莊成移民捷徑

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本報記者王露、張文慈報道

至少5家 去年給中國投資者買下

在加國安省做冰酒代理生意的中國西安居民裴霞如，最近跟朋友在移民顧問陪同下，來到卑詩葡萄酒產區奧卡納根(Okanagan)考察，走訪7家酒莊，此行目的是希望收購酒莊，藉此辦理移民。卑詩不少酒莊備受大陸移民青睞，究竟魅力何在？

現年44歲的裴霞如，是上海雲惜國際貿易有限公司總經理。她窺準加國葡萄酒尤其冰酒在華市場潛力大，3年前開設公司，把安省葡萄酒輸往上海、北京等中國大城市銷售。

鑑於安省冰酒生產及運輸周期較長，貨源供應不穩定，每次都要把酒經火車運7天到溫哥華，再循海路運抵中國，全程需3個月，且每年也只能運10個貨櫃的酒，難以滿足日漸增長的中國市場需要。又考慮到加國教育較適合愛子，裴霞如於是索性在卑詩買酒莊；既可移民，又能擴展業務。

既可移民又能擴展業務

裴霞如這次專程來卑詩考察，一行5人先後參觀奧卡納根的Summerhill Pyramid Winery、Cedar Creek Estate Winery、Elephant Island Orchard Wines、Hillside Winery & Bistro、Bench1775、Lang Vineyards以及Moraine Estate Winery等7家酒莊。

裴霞如計劃通過投資酒莊，申請卑詩的省提名移民計劃(PNP)。她說，安省也有PNP，但至少須投資300萬元，在卑詩只需40萬。她對《星島日報》記者說，此行還未下定主意，短期或再來考察。

Summerhill Pyramid Winery是其中一家考察對象，中文名叫「夏丘金字塔酒莊」。酒莊出口部副總裁周莉說，近兩年來酒莊詢問投資意向的華人多了，他們現仍以內銷為主，但去年向北京和香港共輸出20個貨櫃葡萄酒，足見中國市場增長中。酒莊現為獨資，但不排除與投資者合作共拓外銷市場。

一般酒莊收購價300萬起

卑詩去年以來已有最少5家酒莊給中國投資者買下，其中一家是位於奧卡納根、1990年成立的首座農場酒莊Lang Vineyards，去年因財務危機遭託管，後給中國企業家王勇(Yong Wang，譯音)收購。

Lang Vineyards總經理蘭格(Mike Lang)對《星島日報》透露，王勇目前人在中國，他確因收購酒莊而獲移民身分。該酒莊仍由德裔原莊主打理，而所釀製的酒，有15%外銷中國。

在卑詩基隆拿(Kelowna)西南約25公里、佔地7公頃的First Estate Cellars酒莊，去秋也由另一王姓中國投資者買下。另外3家也由中國買家收購的酒莊，規模較小，都位於大溫和非沙河谷。

正洽購的酒莊也不少。烈治文Sanduz Estate酒莊東主桑達斯(David Sanduz)承認正與中國買家洽談。溫市EVG葡萄酒出口公司執行總裁陳映潔透露，她跟幾個中國準買家洽談，有一宗接近完成。

收購卑詩酒莊，價格一般由300萬元起。但類似Mission Hill等高級酒莊，則叫價至少2,700萬元。

買三分一股份即符PNP要求

卑詩省工作、旅遊及創新廳發言人沃森(Andy Watson)向《星島日報》表示，卑詩PNP辦公室未有酒莊的商業投資類移民數字。但過去5年確收到許多透過投資酒莊而辦理移民的查詢。

移民顧問劉璞也說，感受到華人對投資酒莊興趣愈來愈大，今年已有近25人向她查詢，數字比去年多了5倍。她相信，這是聯邦投資移民去年叫停，令不少投資者轉去申請PNP所致。礙於現在買餐館申請PNP獲批機會不大，新一輪中國投資移民熱就轉向酒莊。

劉璞說，投資者只須買下酒莊的三分一股份，即可滿足PNP要求，最快8個月可獲面試，面試通過即獲工作簽證。在資金到位之下，6個月內就可取得PNP，並向聯邦提交移民申請。聯邦會對PNP提名人加速審理，審批通過就可移民加國。