

More Development on Phnom Penh's Riverside



An artist impression on of the harbor bay towers

Cambodia provides a friendly environment for foreign investors and Phnom Penh's Riverside is a popular area for tourism and business hub with a number of up-coming massive construction projects. A well-known Chinese real estate developer, Guangzhou Yuetai Group, proposed to develop a 9.25 hectare of land stretching from the Night Market to Chroy Changvar Bridge. Along the banks of the Tonle Sap, the harbor bay development project would construct 24 high-rise buildings. Earlier to this project, a local company, Royal Group, has proposed to build a 600-meter skyscraper on the site of the historic Cambodiana Hotel which will be the tallest building in Southeast Asia. TBR Twin Tower World Trade Centre which is joint venture between Thai Boon Roong, a local firm, and Chinese contractor Sun Kian Ip Group, is also lined up to rise nearby. The 500-metre tall, 133-storey twin towers will be built in Daun Penh District, on a 5-hectre lot formerly occupied by Dreamland Amusement Park. A major entertainment complex will soon open on one of the distributaries of Tonle Sap further to the south and facing the Tonle Bassac. WB Arena, World Bridge Group, will fill the entertainment gap in Phnom Penh and it is scheduled for completion before the end of this year. The Cambodia government opened the land by reclassifying it from state-public to state-private for investment and the move is believed to be in preparation for the Yuetai project though the Government has yet to confirm it. Some consultant worries if the project is of poor design or safety,

traffic issues and crimes may result. Though if the project is of a high quality, this will be a great development that will impact favorably on the surrounding areas and gentrify Phnom Penh's center even more.

Learnt from: Realestate.com.kh (8th May, 2018)

Biggest Event for the Cambodia Real Estate Industry



CAMBODIA REAL ESTATE AWARDS

Cambodia Real Estate Awards 2018 was officially launched on March, 2018 after weeks of preparation. The main organizer of the event is Realestate.com.kh which is Cambodia's leading real estate website and marketing agency and it is supported by the Ministry of Economy and Finance (MEF) and the Cambodia Valuers and Estate Agents Association (CVEA). Media partners include CTN, Khmer Times and Biz Khmer. There will be 30 Agency and Individual based awards. The Agency Based Awards are: Real Estate Agency of the Year; Best Up and Coming Agency of the Year (Rising Tiger Award); Regional Agency Award; Valuation Company of the Year; Property Management Agency of the Year; Commercial Agency of the Year; People's Choice Award; and Employer of Choice Award. Individual Awards are: Service to the Industry Award (Hall of Famer), Rookie Agent Award (The Rising Tiger) and the Agent of the Year Awards, which is divided into 6 categories: Sales Agent of the Year; Rental Agent of the Year; Commercial Agent of the Year; Valuation Agent of the Year; and Property Manager of the Year. One of the biggest award, "Hall of Famer" award whom will be inducted into the CREA hall of fame for overall service to the Cambodian real estate industry will go to one visionary individual. Nominations for the awards are now accepted and

it will be closed on May 26,2018. Any companies and individuals who have relevant licenses for their business operations and they must be current members of CVEA, will be verified for nominations. The judging process will be monitored by Cambodian Investment Management (CIM). The Cambodia Real Estate Awards will be presented on 27th June at the Gala Dinner Event and prestigious seal for the winners will be granted to be used in their marketing materials throughout 2018. This CREA is hoped to lead a new professionalism, competition and excellence for the Cambodian real estate industry as a whole.

Learnt from: Khmer Times (28th March, 2018)

Middle Class Locals to be the Next Target of Condo Developers

Developers that focus on average-income customers can be successful as local people are now able to afford them. The middle class in Cambodia is loosely defined as a household earning from \$500 to \$2000 a month. In the past, families attaining this status would likely think about buying land or property near their ancestral homes but now even first-time buyers are considering moving into so-called average-priced condominiums. Realtors consider average-priced condos from \$30,000 to \$50,000 per unit. This year alone has seen three such condos come online with a total of 2,000 units. While the market for luxury condominiums aimed at the wealthy is nearing at the saturation point, aiming for local middle class is the next big thing in property sales according to the developers.

Learnt from: The Phnom Penh Post (10th May, 2018)

High Demand for First Strata Titled Offices



A Strata titled office inside TK Royal One

Cambodia's first strata office space will come online this year, introducing a new asset class to the commercial office market. TK Royal One, a Taiwanese mixed-use development, is the first one delivering strata office space which is at Tuol Kork district in the capital city. The building which will open next month has 21-storey and four floors are allocated for strata office space with 36 units and the rest will be residential with 146 condo units. Within the next two years, five other developments with strata office space are expected to open in Phnom Penh which are East Commercial Centre in Tonle Bassac commune, Diamond Twin Tower on Koh Pich (Diamond Island), Star City near the airport, Fortune Tower near Olympic Stadium, and The Gateway on Russian Boulevard. In addition, developer OxleyWorldbridge will offer the country's first SoHo ("small office, home office") units when it opens The Bridge later this year. Strata office concept has never tested in Cambodia and the market could be a boon for developers in Cambodia since the supply of strata office space is limited and it offers several distinct advantages for unit owners and developers over traditional leasing arrangements. By the end of 2019, the projects will deliver a combined space of 112,000 square meters for strata office which is over a quarter of the capital's total projected office supply.

Learnt from: The Phnom Penh Post (27th April, 2018)

SEZ Announces Sustainable Housing Competition

As urbanization of Phnom Penh has been growing rapidly, this lead to an inflow of low-income workers into the city, placing demand to build affordable and sustainable housing. In an effort to improve living standards for workers at one of the Kingdom's leading industrial parks, Phnom Penh Special Economic Zone (PPSEZ) is calling on architects and designers from Cambodia and around the world to submit designs for a project to

build 3,000 units of affordable housing. To achieve the UN Sustainable Development Goals (SDG), it requires to transit from traditional economic zones to sustainable SEZs which are efficient and offer needed services to local communities. The project which is a partnership with the United Nations Development Program (UNDP) and Building Trust International includes services such as renewable energy, waste management, decent employment, especially affordable services and the basic needs such as stores, cafes, daycare centers, clinic and parks will be included in the SEZs. The competition is open to everyone, with organizers expecting to attract national and international designers, engineers, architects, as well as students. The winner will receive a cash prize of \$20,000, while those that come in second, third, fourth and fifth place will each receive \$5,000.

Learnt from: Khmer Times (11st May, 2018)

Cambodia Real Estate Market

Cambodia's economy has been growing steadily in the last several years and construction and real estate industries is one of the major factors in economic rise. The strongest asset of the country is its ability to continue bringing in foreign capital and these investments are crucial for the growth of the real estate industry. In recent years, China has become the leading real estate investor in Cambodia. Companies from Japan, Korea, Taiwan, Thailand, Singapore, and other countries also have substantial real estate investments in the country. As the election is closer, the market is expected a significant slowdown however the 2018 real estate has held up much better than expected so far. Though 2018 will also see supply factor hit the market as the over-supply of condominiums and apartment buildings seen as continuing weakness. By the end of 2018, 17 more condo projects will enter the market and Cambodia will have nearly 22,000 condo units by the end of this year. While it could be bad news for developers, condo oversupply and price decrease is helpful in some ways. Over the medium term, this will have beneficial effects for the overall economy, helping to reduce the cost of living in Cambodia and making

it more competitive compared with neighboring countries and cities.

Learnt from: Khmer Times (23rd May, 2018)