

What's Happening in Cambodia Market & Valuation

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\$2.15 B investment in construction & real estate sector in first half of 2018

本年上半期における建設・不動産分野での投資総額は 21 億 5 千万ドルに上り、プロジェクト数では 1,643、総土地面積 535 万平方メートルであった。

Learnt from: Realestate.com.kh (31st July, 2018)

Over 2K condos added to the capital during second quarter

本年第 2 四半期における首都プノンペンでのコンドミニアム供給は 2,000 戸を上回った。本年の累計は 12,000 戸に迫り、対第 1 四半期比で 20%増を記録した。

Learnt from: The Phnom Penh Post (2nd August, 2018)

Deepwater Seaport in Kampot

中国の Guangxi Beibu Gulf International Port Group とカンボジアの Try Pheap Group が、共同でカンポットに建設する深海港は、3 万トン級の船舶が停泊可能となる。

Learnt from: Construction & Property (6th August, 2018)

Construction Sector Strength Driven by Three Factors

カンボジア中央銀行の半期報告によれば、三つの成長ファクターによって建設セクターが成長した。すなわち、建設資材市場の成長-27%、建設分野への貸付増-30%、建設プロジェクトの増加-1,742 プロジェクトで 14%増。

Learnt from: Construction & Property (6th August, 2018)

Poipet: The Latest Real Estate Boomtown

カンボジア北西部の町ポイペト(面積 262 万平方メートル)では、タイとの国境に位置しているという重要性の高まりから、不動産開発が急増している。

Learnt from: The Khmer Times (8th August, 2018)

Sihanoukville land prices shoot up amidst fast development

カンボジアで最も有名なビーチリゾートであるシアヌークヴィルでは、中国からの投資の急増により、不動産価格が急騰し、中心部に近いところの土地価格は、2 倍近く上昇している。

Learnt from: The Phnom Penh Post (8th August, 2018)

Phnom Penh Land Prices Report of the first half of 2018

キー不動産社の 2018 年上半期レポートによれば、プノンペン市内中心部の Daun Penh、7 Makara、あるいは Chamkarmon 地区の土地価格が市内で最も高い。

Learnt from: The Khmer Times (15th August, 2018)

Officials called to update Property Tax Scheme

経済財務省は、不動産譲渡にかかわる諸費用の制度について再検討するよう求められている。現在の譲渡時印紙税 4%というのは 3 年前の制度であり、価格が上昇した今日にあっては改正が必要となってきた。

Learnt from: The Phnom Penh Post (16th August, 2018)

Worldbridge, UNDP and UNIDO signed MoU to support development efforts

World bridge International 社と、UNDP(国連開発計画)、UNIDO(国連工業開発機関)は、中小企業(SMEs)向け低価格住宅、グリーン物流、connectivity について覚書を交わした。

Learnt from: The Phnom Penh Post (20th August, 2018)

Hun Sen Blvd: Favorite among developers

プノンペンで最大かつもっとも重要な幹線道路の Hun Sen Blvd.(幅員 60m で長さ 10km 続く)沿いに、不動産開発の波が近年急速に伸びてきている。

Learnt from: The Khmer Times (22nd August, 2018)

Real estate sector convenes in the capital

アセアン不動産ネットワークアライアンス(Arena)の年次総会がカンボジアで開催され、出席者は総勢 700 名近くに上った。ASEAN 各国はもとより、中国、日本、韓国、オーストラリア、ヨーロッパ、米国からの参加者もあった。

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

\$2.15 B Investment in Construction & Real Estate Sector in First Half of 2018

According to report released by the Ministry of Land Management, Urban Planning, and Construction (MLMUPC), Cambodia's construction and real estate sector, one of the four main pillars of the country's economy, has drawn US\$2.15 billion in a total of 1,643 projects on 5.35 million square meters of land in the first half of this year. The other three pillars are manufacturing (garment) sector, tourism, and agriculture. In 2017, a total of 3,052 projects on 10.74 million square meters of land worth a combined US\$6.42 billion were approved by the MLMUPC. China is the leading real estate investor in Cambodia, followed by South Korea and Japan. Taiwan, Singapore, and Malaysia also have substantial real estate investments in Cambodia. From a few hundred five years ago, Cambodia now hosts nearly 1,000 high-rise buildings (5-54 floors) and 200 locations of new towns and residential complexes. Major real estate developments that were completed or underway in Phnom Penh include The Palm, Prince Central Plaza, The Parkway, CEO KT Pacific, and The Bridge. In Sihanoukville, the list includes D'Seaview, Blue Bay, and Seagate Suite. From Siem, the most prominent includes Heritage Walk and a host of borey (gated community) projects. Buoyed by agriculture, tourism, manufacturing (garment), and construction /real estate sector, Cambodia's economy has grown by an astonishing average of 7 percent in the last five years, the biggest in Southeast Asia.

Learnt from: Realestate.com.kh (31st July, 2018)

Over 2K Condos added to the Capital during Second Quarter



2K condos added to Phnom Penh

According to the report by property agency CBRE Cambodia, more than 2,000 condominiums have been added to the capital's market in the second quarter of this year, bringing the total supply to nearly 12,000. The growth marks a 20 per cent increase from the first quarter. Most of the added units are in Chamkarmon district's Boeung Keng Kang and Tonle Bassac districts. Selling prices for both affordable and mid-range condos stood relatively still at \$1,500 and \$2,500 per square meter respectively. High-end condominiums stand around \$3,250 per square meter. Most mid-range and high-end condominiums have gotten funding from Chinese investors and are catering to a largely Chinese customer base. According to CBRE, the number of condominiums in Phnom Penh is expected to be around 20,000 units by the end of this year.

Learnt from: The Phnom Penh Post (2nd August, 2018)

Deepwater Seaport in Kampot

The construction of a new deepwater seaport in Kampot, a cooperation between China's Guangxi Beibu Gulf International Port Group and the Try Pheap Group from Cambodia, in Kampot is currently undergoing a feasibility study, following the agreement signing ceremony between a Cambodian company and a Chinese firm in April this year. According to a company announcement, this new seaport will be able to accommodate large vessels of up to 30,000 tons. Objective of new water seaport is to fulfill the demand for deepwater seaports in Cambodia. The project will help create 500 jobs at the initial stage and will add another 1,500 jobs to the market over the next three years. The project has also received strong support from the government of Cambodia. The port's strategic significance has also grown as China pursues its Belt and Road Initiative, with Beijing seeking to gain access to harbors in Eurasia, including Southeast Asia, reported Nikkei Asian Review.

Learnt from: Construction & Property (6th August, 2018)

Construction Sector Strength Driven by Three Factors

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According to the semi-annual report from the National Bank of Cambodia (NBC), three factors have driven the growth in the construction sector. The first factor is market growth in construction raw materials which increased 27% in the first six months of 2018. The second factor is the increase of credit for the construction sector increased by 30%. Thirdly, there has been a significant increase in investment in construction projects, up by 14% across 1,742 projects with residential housing accounting for more than 80% of the total projects. The construction and real estate sectors in Cambodia have contributed significantly to the strong economic growth which is forecast to grow at 7% for 2018.

Learnt from: Construction & Property (6th August, 2018)

Poipet: The Latest Real Estate Boomtown

Cambodia's northwestern border town of Poipet is fast becoming in real estate development. Poipet, which borders Thailand, hosts an important border crossing between the two neighboring countries. Poipet, a part of Banteay Meanchey Province, is divided into three sangkats, namely: Poipet, Phsar Kandal and Nimeth occupying 2,620,000 sqm. The town is home to more than 140,000 residents, both Cambodians and foreigners. Casinos, hotels, commercial buildings, and residential developments are going up in different parts of the town, fueled by massive foreign investments and an economic boom. According to Vtrust Appraisal's 2017 Housing market and Outlook Report, 16 projects were completed last year, releasing 1,694 units into the market and in the first half of 2018, 909 units reached the market. Poipet's first condominium project, Sokha Residences Group, which will occupy almost four hectares of land and located in the Kilo Lekh Boun, Sangkat Phsar Kandal, is a combination of condo and boreys. Sokha Residences will have a 21-story building of 543 units with super stores, commercial and office space, sports club, swimming pool, sky bar, penthouses, and 287 borey units. Condo units are priced from \$27,864 to \$1,270,000, while borey units have the selling price of between \$30,000

and \$50,000 per unit. The government is also planning to develop 500 hectares of land into a premier tourism destination complete with a golf course, artificial river, giant garden, and a floating market expecting thousands more of tourists after the project is built.

Learnt from: The Khmer Times (8th August, 2018)

Sihanoukville Land Prices Shoot Up amidst Fast Development

The huge influx of Chinese investors in Sihanoukville, the kingdom's most famous beach for tourists, has caused property values to rise, especially the price of land, which has nearly doubled in some places near the centre. Chinese-owned businesses range from small enterprises to huge projects such as hotels and casinos. Amatak Property Service Co Ltd noted that some parcels have increased 100 per cent in price. According to the report from Key Real Estate Co Ltd, land prices in Sihanoukville range from \$200 to \$3,000 per square metre. More than 20 large buildings have been constructed in Sihanoukville in 2018. During the past seven months, Preah Sihanouk province has hosted over one million tourists, mostly from China, according to the governor. Currently the province has a population of around 220,000. Of the figure, 30,000 are immigrants.

Learnt from: The Phnom Penh Post (8th August, 2018)

Phnom Penh Land Prices Report of the first half of 2018



Phnom Penh: cheapest land in Southeast Asia

According to the report of Key Real Estate for the first half of 2018, Daun Penh, 7 Makara, and Chamkarmon Districts, all in central Phnom Penh,

have the most expensive land in Cambodia's capital city. For commercial land, the average price is \$6,100/sqm and residential places are selling at \$3,500/sqm. Within Daun Penh being a commercial hub, the sangkats of Phsar Thmey 1,2, and 3 have the most expensive commercial land, selling at \$9,000 per sqm on average. For residential land, Sangkat Phsar Chas, being the oldest developed area and it hosts three markets registered, the highest price at more than \$4,000/sqm. Within 7 Makara, Sangkat Orrusey 1,2,3 & 4 have the most expensive commercial land (\$6,000/sqm), while Sangkat Boeung Prolit have the most expensive residential land priced close to \$4,000/sqm on average. Chamkarmon is third in rank. Average price of residential and commercial land in the district are \$3,000/sqm and \$5,100/sqm, respectively. The cheapest land in Phnom Penh can be found in the suburbs. Prek Pnov district to the north has the cheapest land available, with residential land, on average, selling for \$100/sqm and commercial land \$340/sqm. Dangkor district to the south, meanwhile, registered \$100/sqm average selling price for residential lot and \$280/sqm for commercial land. On average, land prices in central Phnom Penh largely remained unchanged compared to the same period last year, in contrast to land prices in the suburbs of the capital, which are growing fast. Compared to other urban areas in Southeast Asia, Phnom Penh is among the places with the cheapest land, with residential and commercial lots, on average, selling \$1,300/sqm and \$2,400/sqm, respectively.

Learnt from: The Khmer Times (15th August, 2018)

Officials called to update Property Tax Scheme

Officials from the Ministry of Economy and Finance have been called to re-examine the duties on property transfers, as the current fee system is outdated and three years old. Political stability and economic growth have resulted in an increase in the price of land. The land that had been \$200 per square metre three to four years ago now worth as much as \$1,000 per square metre.

According to the General Department of Taxation, the stamp duty fee is set at four per cent for transfers of property or transfers of unoccupied land titles without any construction under the form of sales, exchanges, receipt of donations, and company shares. In the first seven months of this year, the GDT collected tax revenues of more than \$1.3 billion – up 15.2 per cent compared to the same period last year.

Learnt from: The Phnom Penh Post (16th August, 2018)

Worldbridge, UNDP and UNIDO signed MoU to support development efforts

Worldbridge International, the United Nations Development Program (UNDP) and the United Nations Industrial Development Organization (Unido) signed a memorandum of understanding (MoU) for three projects based on affordable housing, green logistics and connectivity for small- and medium-sized enterprises (SMEs). UNDP will provide support for advancements in solar power, waste management, public transportation, driver training, road safety, and market education for entrepreneurs. Unido will provide support for those involving SMEs. This partnership is an important step to achieve sustainable development goals by 2030 SMEs in Cambodia often face problems such as lack of market information, use of technology, human resources and the high cost of electricity. The agreement is a reflection of a public-private partnership to drive sustainable investments in key areas that have an influence on society and the economy.

Learnt from: The Phnom Penh Post (20th August, 2018)

Hun Sen Blvd: Favorite among developers



Hun Sen Blvd. is 60 metres wide and nearly 10 kilometres long

With Cambodia's booming economy, local and international real estate developers are flocking to Cambodia in record numbers. Lately, one particular stretch is rising along Hun Sen Boulevard. The 60-meter wide and nearly 10 kilometers long Hun Sen Blvd. is Phnom Penh's largest and one of its most important road connections. It connects Street 271 in the north with National Road (NR) 2 in the south. Hun Sen Blvd. is an integral part of Phnom Penh's 2035 Master Plan, which aims to improve resident's living conditions as the capital continues to expand and develop. ING City, the largest development in Cambodia, also one of the largest in Southeast Asia, is ongoing, comprises of residential, commercial, and retail facilities in Hun Sen Boulevard. Major borey (gated community) projects like Borey Chip Mong, Borey Piphup Thmey, and Borey Peng Hout are also located along Hun Sen Blvd. The 7.6-hectare Urban Village, 2.1-hectare Lingnan Garden, and R&F City are major mixed-use projects being developed by leading Chinese property developers or their local affiliates on prime lot along the Boulevard. There are also reports that Japanese developers are planning to build the third Aeon Shopping Mall in the same locality. Hun Sen Blvd. stretches across three sangkats: Chak Angre Leu and Chak Angre Krom in Khan Meanchey and Cheung Ek in Khan Dankao. The 2018 (1st half) Phnom Penh land price report of Key Real Estate, shows that the average prices of commercial land in Chak Angre Leu and Chak Angre Krom are \$1,650/sqm and \$1,250/sqm, respectively, while in Sangkat Cheung Ek commercial land is priced at \$600/sqm on average. With the proposed Ring Road and new

international airport in Kandal Province, which is only a few kilometers away from the Boulevard, the area's popularity is going to increase further.

Learnt from: The Khmer Times (22nd August, 2018)

Real Estate Sector Convenes in the Capital

According to the Cambodia Constructor Association (CCA), Capital investment in the construction sector totaled over \$23 billion in the last five-and-a-half years. The economic and population growth has increased demand for residential buildings in the Kingdom. This growth has pushed capital investment since 2013 through the first half of this year up to \$23.14 billion. The Kingdom played host this year to the annual meeting of Asean Real Estate Network Alliance (Arena). Nearly 700 participants showed up from Asean nations as well as China, Japan, South Korea, Australia, Europe and the US. The event acts as bridge connections for real estate professionals from around the world together to share experiences and find new partnerships.

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