

Residential properties remain in high demand



a construction site in Phnom Penh

According to the Housing Development Association of Cambodia (HDAC), development of the residential projects is growing year-on-year, citing the Kingdom's sound macro-economic performance. Real estate plays an important role in the country's development, the sector had an investment about \$11,000 million in 2019, up more than 90 per cent when compared with 2018. From 2015 to 2030, the demand for new homes is estimated be 1.5 million. The demand in Phnom Penh alone should amount to some 800,000 more houses. Based on this figure, Cambodia would need to build 50,000 units per year to meet the demand because of rapid urbanization.

Learnt from: Khmer Times (6th March, 2020)

Exclusive housing project on Bokor mountain commences

A groundbreaking ceremony for the construction of Sokha Group's Bokor Mountain, Kampot Province was held on March 7, 2020 which is the third phase of the project. The company's newly launched "Komnab Thansur/Paradise Treasure" project comprises a housing development project. Sokha Hotel is one of the leading hospitality companies in the Kingdom of Cambodia and is a licensed developer for construction in Monivong "Bokor" National Park. There are several highways that is connecting to the Bokor development area, such as National Road 3 and Highways being constructed and expanded, which is due to be completed soon National Road No. 4 and Road 41. The project's

third phase is focused on development projects such as finance, transport, trade, tourism and housing.

Learnt from: Khmer Times (8th March, 2020)

AI to develop real estate sector in Cambodia

The future of AI in the Cambodian real estate industry is about to be realized following the signing of a Memorandum of Understanding between Z1 Data Co., LTD (Cambodia), a company that uses artificial intelligence (AI) to research and analyze data in real estate and the US-based company, The DevMasters. The collaboration between the two major technology companies aimed at developing an extensive database for commercial real estate in Cambodia. Artificial Intelligence (AI) accelerates real estate operations by reducing the time spent with manual labour, and it also enhances the efficiency of the real estate transaction and market process. Artificial Intelligence (AI) can be used with many applications in the real estate sector to optimize and reduce time, such as finding current prices, forecasting upcoming real estate prices, automation of documents, and other functions. The application of AI in real estate would modernize the Cambodian market through strengthening investor confidence, easing analysis of the existing development trends easily, and forecasting future trends.

Learnt from: Construction & Property (11th March, 2020)

Cambodian property seekers move online amid Coronavirus concerns



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The global outbreak of COVID-19 has caused major shifts in the economic landscape of countries all over the world. As more cases are found every day, more people are convinced to stay at home. But even at home, people still interact, explore, and look at the things they are interested in on the internet. For property sellers, agents and developers the only way to find buyers and renters and during a global pandemic, via the internet has recently seen an increase of activity on online platform and mobile app downloads. According to Realestate.com.kh, its traffic data has surged 20% in the past 3 weeks and listings are visited and accessed the mobile app from across the country and abroad. Interests in Cambodian developments were also noted as 43% more inquiries about property rentals and sales were received by chat support.

Learnt from: Khmer Times (25th March, 2020)

competitors and offer strata-titled office or commercial units for sale. Another increasingly common investment type or opportunity that we are seeing in Cambodia is investing in a serviced residence or hotel. This can be highly attractive to many investors that are looking for high and often guaranteed rental returns. Cambodia is littered with many old French colonial buildings, and a common trend for foreigners living in Cambodia is to buy an older apartment, with the vision of renovating the property before selling it at a higher price. This is very common in many markets around the world.

Learnt from: Khmer Times (27th March, 2020)

Popular investment opportunities in Cambodia for foreign buyers



Condominium

Favourable foreign ownership laws, a U.S Dollar based economy, rental returns of up to 10% per year. Condominiums and apartments are the most common type of investment for foreigners in Cambodia and most developers targeting international buyers will structure projects with some sort of rental return scheme or GRR, generally around 5%+ per year for up to three years. Similar to the high demand for more housing in Cambodia, Strata titled office space and commercial units are highly demanded. In line with this, developers have identified this as an opportunity to differentiate themselves from their