

What's Happening in Cambodia Market & Valuation

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Government selects location for Svay Chrom bridge: Night Market- Chroy Changva- Arey Ksat

政府は、カンボジア・韓国友好橋の場所をすでに決定したようだ。計画では、ナイトマーケットからクロイ・チャンバ地区を経由してアレー・クサットをつなぐ2つの橋が建設される予定だ。

Learnt from: Construction Property (2nd March, 2022)

The first steel factory in Banteay Meanchey Province officially opened

バンテアイメアンチェイ州で初となる鉄鋼生産・加工工場が2022年3月8日に正式に操業を開始した。この工場では、バンテアイメアンチェイ州および近隣の州の建設業界向けに鉄鋼を供給することとなる。

Learnt from: Construction Property (9th March, 2022)

Construction Sector Continues to Grow with Over US\$ 2.2 bn Investment Recorded in 2021

首都の建設セクターは、2020年、2021年のCOVID-19危機にももかかわらず、2022年初頭には成長を継続している。

Learnt from: Construction Property (11th March, 2022)

A new multi-purpose commercial building in Kbal Thnal area officially opened

3月12日、12階建ての多目的商業ビル「カンパス-Kampus」がオープンした。同ビルは、地下駐車場を備えた総面積10,543平方メートルで、the Union of Youth Federations of Cambodiaがその活動拠点として利用する。

Learnt from: Construction Property (14th March, 2022)

Stamp Duty Tax on Real Estate Collection in February Increases 17% Y-0-Y Increase

租税総局（GDT）の統計によれば、2022年2月に徴収された不動産関連印紙税は約1,550万米ドルで、前年比16.98%増加した。

Learnt from: Construction Property (16th March, 2022)

Cambodia Receives Approx. USD 4.3 million grant from Japan to Develop Rural Area

日本の岸田文雄首相は、カンボジア訪問中の3月20日、ヌタツのプロジェクトに対する5億円（430万米ドル）の経済支援について調印した。

Learnt from: Construction-Property (21 March, 2022)

Koh Kong authority bans all land purchase & ownership transfer transactions at Koh Totung

ココン州政府は、キリサコール地区のカオー・トータン島における土地の売買を禁止し、関連するすべての土地取引文書も無効とした。同島の土地は、そもそも州の所有地だからだ。

Learnt from: Construction Property (24th March, 2022)

Government selects location for Svay Chrom bridge: Night Market- Chroy Changva- Arey Ksat

The government has already selected the location for the Cambodia-Korea Friendship Bridge, which starts from the night market connecting to the Chroy Changva area and then Arrey Ksat with two bridges to be built. The decision is an initial selection and is not yet publicly announced but was made by PM Hun Sen following the completion of the study proposed by South Korea with options, according to the Ministry of Public Works and Transport. The ministry's spokesman HE Vasim Sorya confirmed that PM Samdech Hun Sen has approved the construction of the bridge the same as the request of the Ministry of Economy and Finance, which is the second option. However, the construction timeframe of the project was not confirmed yet.

Learnt from: Construction Property (2nd March, 2022)

The first steel factory in Banteay Meanchey Province officially opened

The first steel production and processing factory in Banteay Meanchey province was officially launched on March 8, 2022 in the presence of HE Oum Rath, Governor of Banteay Meanchey. The factory is located on National Road 59, Khla Ngap Village, Toul Pon Commune, Malai District, which will supply steel to the construction sector in Banteay Meanchey and neighboring provinces. The factory not only helps in the field of construction and real estate, but also promotes economic growth through taxes and job creation for people in Tuol Pong commune, Malai district. It should be noted that this factory is operated by Pang Nakro Real Estate Co., Ltd., which has a joint venture between Cambodia, China, and Thailand. The company is currently developing several projects on National Road 59 in Malai, including real estate infrastructure, markets, and factories. In the next plan, the company also plans to build a tire factory and other businesses.

Learnt from: Construction-Property (9th March, 2022)

Construction Sector Continues to Grow with Over US\$ 2.2 bn Investment Recorded in 2021

The construction sector in the capital in early 2022 has continued to grow despite pressure from the COVID-19 crisis in 2020 and 2021. As of 2022, there are a total of 310 boreys and 1,603 high-rise buildings (225 are buildings with 20 floors up). In 2021, Phnom Penh received 1,050 new construction projects from the private sector with a construction area of over 4.63 million sqm and an estimated investment capital of more than USD 2.26 billion. Given positive trends, Cambodia's economic growth is expected to recover rapidly in the coming years, which is a huge potential for investment in real estate, especially commercial buildings, hotels, bogeys, and modern condominiums.

Learnt from: Construction Property (11st March, 2022)

A new multi-purpose commercial building in Kbal Thnal area officially opened



View of the Kampus building.

A new 12-storey multi-purpose commercial building, Kampus, was officially opened under the presidency of HE Hum Many, President of the Union of Youth Federations of Cambodia on March 12. Located along Monivong Boulevard in the Kbal Thnal area, this building was built with a new design, with a total area of 10,543 square meters with an underground car park. Some parts of the buildings will serve as the conference hall and employment center of the Youth Federation, while

others will be used as joint work areas for youth as well as training and development centers. The building also has rental offices, cafes, restaurant, entertainment venues, leisure facilities, sky bars and more. The project was built for the purpose of organizing activities for young people in Cambodia to organize meetings or get-togethers to serve businesses, careers, or national and community causes.

Learnt from: Construction-Property (14th March, 2022)

Stamp Duty Tax on Real Estate Collection in February Increases 17% Y-0-Y Increase

In February 2022, the stamp duty on real estate collected was recorded at approximately USD 15.5 million, an increase of 16.98% year-on-year, according to the General Department of Taxation (GDT) statistics. The duty on real estate transfer is one of the five different major taxes which continue to grow significantly for February 2022 compared to the same period in 2021. In February 2022, the GDT collected a total tax of approximately USD 223.96 million, an increase of 11.84% year-on-year. Meanwhile, if combined January and February, the total tax collection is at USD 512 million, a 22.69% increase compared to the same period in the previous year.

Learnt from: Construction-Property (16th March, 2022)

Cambodia Receives Approx. USD 4.3 million grant from Japan to Develop Rural Area

On March 20, a grant aid worth JPY 500 million or USD 4.3million have been signed during the state visit of Japan Prime Minister KISHIDA Fumio in Cambodia. The two projects include a JUSD 1.7-million fund for the rural renewable energy project and other USD 2.6 million for the project to strengthen transparency and accountability in local administrations through citizen participation.

Learnt from: Construction-Property (21st March, 2022)

Koh Kong authority bans all land purchase & ownership transfer transactions at Koh Totung

Koh Kong provincial administration has banned the sale and purchase of land on Koh Totung in Kirsakor district while all related land transactions documents are also voided. According to the announcement, Koh Totung is state land, thus, sale & purchase and the issuance of ownership transfer documents, purchase & sale contracts, certificates of occupation, among others are all illegal. The authority also ordered all the people who are occupying land or building any constructions on the island to demolish all of them and leave the island as soon as possible. Those who continue to the encroachment will face severe legal force.

Learnt from: Construction-Property (24th March, 2022)