

What's Happening in Cambodia Market & Valuation

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Phnom Penh Recorded 310 Boreys & 1,603 High-Rise Buildings by Start of 2022

2022 年初頭の段階で、プノンペンでは合計 310 のボレイ(タウンハウス形式集合住宅)やアパートプロジェクトが 310 件、高層ビルは 1603 件となっている。また、高層ビルの内 225 件は、20 階以上の超高層だ。2021 年は、COVID-19 危機にもかかわらずプノンペンで 1,050 件の新規建設プロジェクトがあり、建設総面積は 463 万平方メートル以上、投資資本は 22.6 億米ドル以上であった。

Learnt from: Construction-Property (8th June, 2022)

World Bank Forecasts Cambodia's Economic Growth to Remain at 4.5% for 2022

世界銀行は、カンボジアの 2022 年の経済成長を 1 月の予測と変わらず 4.5%と予測している。一方、2023 年には 5.8%に加速するとしている。

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

GDT starts listing and updating real estate information in Svay Rieng Province

租税総局は、スバイリエン州において、課税方法整備のために不動産データの収集・更新作業を開始し、当該不動産調査作業チームの作業は、2022 年 6 月 22 日から始まる。

Learnt from: Construction-Property (18th June, 2022)

Construction and Real Estate Sectors Expected to Continue Growth in 2023

建設・不動産セクターは、外国投資の流入と低・中価格住宅への需要から、2023 年も引き続き回復していくと予想されている。

Learnt from: Construction-Property (18th June, 2022)

Prime Minister Hun Sen Orders to Keep Over 1000 Hectares to Develop SEZ at Koh Thmor Area

フンセン首相は、トボンクムン州メモット郡のトンロンコミューンにあるテコトモール軍事史 X16 地区で、経済特区開発用地として 1,176 ヘクタールを確保することを決定した。

Learnt from: Construction-Property (20th June, 2022)

Residential property price index remains stable in 2021 despite amid COVID-19 crisis

住宅不動産価格指数 (RPPI) は、プノンペンと州の両方で市場が安定していることを示している。2021 年、住宅価格は全体的に 2020 年比で 10.9%上昇しており、パンデミックにもかかわらず、住宅市場での購入意欲が引き続き堅調なことを示している。

Learnt from: Construction-Property (22th June, 2022)

Phnom Penh Recorded 310 Boreys & 1,603 High-Rise Buildings by Start of 2022

At the start of 2022, Phnom Penh recorded a total of 310 Borey & apartment projects and 1603 high-rise buildings, of which 225 have more than 20. Despite the COVID-19 crisis in 2021, Phnom Penh still received 1,050 new construction projects on a total construction area of more than 4.63 million square meters with an investment capital of more than US\$2.26 billion. According to the economic growth, Cambodia will continue to recover rapidly in the coming years in line with growing global demand and the confidence of both local and foreign investors, which is a huge potential for investment in real estate, especially commercial buildings, hotels Borey, condominiums and shopping malls. A report published by CBRE Cambodia on 07 April also expected an increase in Borey projects in Cambodia, with over 300 projects expected by the end of this year and nearly 400 by the end of 2023.

Learnt from: Construction-Property (8th June, 2022)

World Bank Forecasts Cambodia's Economic Growth to Remain at 4.5% for 2022

The World Bank has forecasted that economic growth in Cambodia will remain at 4.5% this year, unchanged from projections made in January this year, citing that the growth is forecast to accelerate to 5.8% in 2023. For this year, the outlook for Cambodia was unchanged from projections in January, the World Bank said in a Global Economic Prospects report issued on 08 June. Among other developing ASEAN economies, the Philippines is expected to grow 5.6% next year, down slightly from 5.7% this year. Compounding the damage from the COVID-19 pandemic, the Russian invasion of Ukraine has magnified the slowdown in the global economy, which is entering what could become a protracted period of feeble growth and elevated inflation. Global growth is expected to slump from 5.7% in 2021 to 2.9% in 2022—significantly lower than the 4.1% that was anticipated in January.

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

GDT starts listing and updating real estate information in Svay Rieng Province

The General Department of Taxation will start the work of listing and updating real estate information in Svay Rieng province aimed to collect real estate data for the benefit of tax revenue collection. The Real Estate Survey working team will start working in the five communes of Bavet City, Svay Rieng Province from June 22, 2022. The implementation of a real estate survey working group in the capital and provinces and work in Svay Rieng province to collect Real Estate data for the benefit of tax revenue collection. As of present, the General Department of Taxation has provided tax services for listing and updating real estate information in the 14 districts of Phnom Penh and in some provinces, including Kandal, Battambang, and Banteay Meanchey, Siem Reap and Kampot.

Learnt from: Construction-Property (18th June, 2022)

Construction and Real Estate Sectors Expected to Continue Growth in 2023

The construction and real estate sectors are expected to continue to recover in 2023 due to the influx of foreign investment and the demand for low- and medium-cost housing. In the draft law on financial management for 2023, signed by Samdech Techo Hun Sen, Cambodian Prime Minister of Cambodia on 08 June, the government stated that the construction sector is predicted to continue to recover by 7.2% in 2023 due to the inflow of foreign investment in construction for tourism and trade activities, read the draft. The low and medium housing price construction is expected to maintain good growth due to the increase in the demand of the people to organize families in line with the trend of increasing domestic investment. The real estate sector is predicted to continue to recover at 5.2% in 2023 due to expectations of a recovery in high-end real estate buy-sell activity, including condominiums and apartments, read the draft, citing that the demand for low- and medium-cost residential real estate is expected to maintain strong growth. However, the continued strong growth of lending to the domestic construction

sector is a risk for the construction sector and the financial sector as a whole, the draft underlined. The real estate sector still faces high risks similar to the construction sector, as the real estate sector is highly related with the financial sector, both inside and outside the banking system.

Learnt from: Construction-Property (18th June, 2022)

Prime Minister Hun Sen Orders to Keep Over 1000 Hectares to Develop SEZ at Koh Thmor Area

Prime Minister of Cambodia has decided to keep 1,176 hectares to develop a Special Economic Zone in Techo Koh Thmor Military History X16, located in Tonlounng commune, Memut district, Thbong Khmum province. It is said that the area will be a good place for trade exchange. The area also could become a processing industrial area because there are many agricultural products and raw materials in the northeast area, of Kratie province, which connects those areas. Moreover, upgrading roads from currently 8-meters wide, to become a national road will start in 2023. With another new project, it is noted to open a new Cambodia-Vietnam border gate at Koh Thmor area, in Tbong Khmum province to facilitate travel and trade between Cambodia and Vietnam.

Learnt from: Construction-Property (20th June, 2022)

Residential property price index remains stable in 2021 despite amid COVID-19 crisis

The residential property price index (RPPI) has been compiled to monitor the residential property market condition, and results showed that this market was stable both in Phnom Penh and the provinces. Overall residential prices in 2021 increase by 10.9% compared to 2020, indicating that the housing market continues to be attractive to buy despite the pandemic. The increase in overall prices may have been mainly due to the uninterrupted development of infrastructure to connect various areas in Cambodia and higher demand for the affordable and mid-price segments in Phnom Penh's surrounding areas as a result of

increasing people mobility from provinces to work and study in the city.

Learnt from: Construction-Property (22th June, 2022)