

Yangon Master Plan will be finalized in this month

According to U Phyo Min Thein, Yangon region chief minister, THE Master-plan for Yangon is scheduled to be revealed by the end of 2016. At Vice President Myint Swe's meeting with Myanmar businesses, U Phyo Min Thein said the plan would consist of building a new deep-sea port, a new economic zone, the New Yangon City Project, and a variety of residential low-cost, mid-range and high-standard housing. Now they are seriously observing all the potential places around Yangon in order to implement new residential housing projects in all four directions of Yangon. Although they described as low-cost housing, they are planning that they would make sure to be the good quality apartments and people to buy with affordable prices. After finishing on-ground observations, all the business people in the construction industry will be invited to explain them about the projects. Only the necessary information will be provided to them as to prevent speculation. The chief minister also said the State will manage the land of the New Yangon project, part of the master plan. The construction phases and infrastructure projects will be opened to local business through tender system. The chief minister also promised to ensure a transparent and inclusive process at selection of developers. However, he also hinted that the government might control extremely high land prices in the city and also warned the business people not to take risks in building new houses.

Learnt from: Eleven Myanmar (December, 6, 2016)

Property Transactions are up to 30% in Yangon

Although Yangon Property market has been in a slowdown for long but since June, business has been up about 30 percent according to the report of Yangon Real Estate Agents. The property transactions are up especially along the main roads like Pyay and Wayzayandar and for industrial land. The transactions on main road are typically for plots of land with a one or two-storey building but the industrial land sales are for unoccupied plots. As foreign investment continues

to flow into the country and business seek industrial land, homes and office space, real estate agents are hoping the property market to be recovered from its two-year delay. Foreign investments are one of the main reasons why both commercial and residential property are up. Land deals are mostly for sales at K1 or 2 billion, and transactions at higher prices are still rare. In the industrial zones, an acre will sell at K300 million instead of K350 million. Although the market remains cold on the outskirts of downtown, there was heavy speculation on some of the lands on the outskirts. At present, the prices are down about 40 percent from those levels but the prospect of development would still push the price back up. Grant land also is now priced at K6 billion for 2,400 square feet, but buyers remain uninterested. In regard to the rental market, it has been performing quite well with apartments and condos especially in Sanchaung, South Okkalapa and Yankin townships because a lot of small medium business are located in there. As apartments or condos in downtown are very expensive and the streets are also congested in Downtown, people are likely to stay elsewhere.

Learnt from: The Myanmar Times (December, 8, 2016)

Yangon Government is planning to develop new "high-class" side-street markets

U Phyo Min Thein, Yangon Chief Minister, said the government was planning to improve the Yangon river waterfront area to make it more accessible for the public. In order to make Yangon water front into a public space, they will remove the brick wall along the waterfront and replace it with a fence so that people can see the river. As 14 kilometer of waterfront area is taken by many old warehouses, the government would renovate, allowing shopping malls or hawker centers to open so that people can feel free at the waterfront and relax the shops. The development would be done step-by step until the whole area is publicly accessible. As some area are now being used for private companies, the government is in discussion with those firms how they could join with the government to develop the waterfront

not only for private but also for the public. The government is also considering the recent Yangon Living Street Experience Event in downtown to test out as a new market area for vendors. The proposed spaces would not be like the recent new market on Strand Road, but they would be slightly more “high-class” outlets to attract the tourists. The Yangon Region government also plans to upgrade all of the 176 YCDC-managed markets across Yangon in the next five years.

Learnt from: The Myanmar Times (December, 12, 2016)

Illegal farmland sales prompt calls for action

The Myanmar Real Estate Services Association (MRESA) wants the government to take action of the illegal sale of farmland for residential development.



Farmland from Myanmar

According to Myanmar Land Law, area designated as farmland can only be used for cultivation. Although farmland can be sold, leased or gifted with approval from the authorities, the purpose of the land use cannot be changed. Despite these clear restrictions, people are selling farmlands without fear of repercussion. Owners of farmland from townships nearby Yangon have been illegally selling their plots to those who would like to build a house. They make the prices far lower than the actual price in the legal real estate market. Some Farmland owners built streets on their land and are often able to obtain an illegal electricity supply. Plots of farmland between 450 and 800 square feet in townships with the good transportation are being sold for anywhere from K1.5 million to K5 million, typically through social media network. Typically, farmland landlord signs a contract with the buyers, providing the buyers copies of his

farmland ownership permit. If it would discovered houses being built on farmland, none of these would prevent the government from taking action. The most serious penalties for violating the rule for governing farmland are to go to prison with three years and above and a fine that does not less than K1 million plus confiscation of the land. Farmland landlords are willing to sell their lands and tell the buyer through the agents that they can apply for a grant to change the status of the land once they have bought. Indeed, the buyers are the real victims because once the government addresses the issue and take actions in accordance with the law, they will face losing their homes.

Learnt from: The Myanmar Times (December, 13, 2016)

Ministry Bans Private Sales of Low Cost Apartments to prevent profiteering



Dagon Seikkan Township

Apartment owners who buy units under a governmental low cost housing projects will now have to resell the properties to the Ministry of Construction rather than private buyers and will have to wait five years after buying to do so. This move is aimed to prevent wealthier people profiting from the apartments which are supported to help house the poor. Target buyers are the homeless poor. Damage and renovation costs will be considered when valuing the apartment under the re-buy system. The price will change based on the level of damage. After renovation, homeless people are the first priority under the scheme, the ministry said. If the ministry finds the buyers own other property, they will be banned from the buying under the scheme and fined five percent of the cost of the

apartment. Governmental staff, company staff and pensioners will get the priority under the scheme. Applications for the scheme are open for two weeks from November 28th and the buyers must pay a deposit of 30 percent at the Construction and Housing Development Bank. The rest must be paid within eight years and sales will start in December. Six hundred apartments are on the sale for the first stage of the scheme and the next sale will 1,552 apartments by Yangon Regional Government. Each apartment under the low cost housing project is less than K10 million while apartments under a separate "affordable housing" project start from K13 million. The apartments on sale now are part of the Shwe Lin Pan housing project, the Yuzana housing project, and the Dagon Seikkan Housing project.

Learnt from: Myanmar Business Today (December, 13, 2016)

\$230 Golden City Project's units Phase-1 have been mostly sold out and are available for lease soon

Golden City is located in the heart of new Yangon commercial area Yankin Township. Excellent nature and many developing project within the area. Projects include Myanmar Plaza, Yankin Center. International School, Children Hospital, Melia Hotel and Sedona Hotel are within 1 mile. Only 7 miles car drive to the Yangon International Airport. The first building in Yangon with 360 feet tall, experience the Innya lake and Shwe Dagon Pagoda view.



Golden City Project From Yankin Township

It is the only project in Myanmar that has won the "Green Asia Habitat Awards". Golden City Project is backed by Singapore-based development firm Uni Global Power Ltd and its local partners. The \$230 million complex began construction in 2014 with plans for nice 33-storey residential tower, a 200-room hotel and a luxury shopping mall. According to Colliers International, "Golden City is the first major project by an internal developer to be completed, though rain, shine, elections, economic slowdown they have made it. Units at the projects will be available for lease soon".

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