

## **What's Happening in Cambodia Market & Valuation** **Vol. 18 - October 2019 –**

### **Total retail supply drops nearly 17%**

CBRE カンボジア社のプノンペン市場調査に拠れば、2019 年第 3 四半期の商業用不動産供給は 16.9%減少した。一方で、多くの新規プロジェクトが引き続き公表されている。

*Learnt From: Construction & Property (12<sup>th</sup> October, 2019)*

### **Cambodia's construction sector remains strong**

世界銀行の直近のレポートで、カンボジアにおける建設セクターが引き続き成長していると報告されている。これは、建設投資の継続的な増加や同セクターの好調さを背景とした 7%という好調な経済成長率に拠るところが大きい。

*Learnt From: Khmer Times (16<sup>th</sup> October, 2019)*

### **Conglomerate Chip Mong acquires Grand Phnom Penh International City**

カンボジアのコングロマリット、Chip Mong グループの Chip Mong Land 社は、プノンペン最大級の複合開発プロジェクトである Grand Phnom Penh International City 全体の不動産を最近購入した。

*Learnt From: Realestate.com.kh (18<sup>th</sup> October, 2019)*

### **Online gambling ban hurts Sihanoukville's real estate**

第 3 四半期のカンボジア不動産市況にとって、政府による、最近のオンラインギャンブリング禁止政策は国内不動産セクターに大きなインパクトを与えている。とりわけシアヌークヴィルにおいてだ。

*Learnt From: Khmer Times (23<sup>rd</sup> October, 2019)*

### **Realestate.com.kh adds two new features on mobile app**

Realestate.com.kh は、これまで以上にユーザー・フレンドリーなウェブサイト・プラットフォームとモバイル・アプリケーションをスタートさせた。"Direct Chat"と "Home Finder"と呼ばれるもので、カンボジア国内の 15,000 以上の売買・賃貸物件サーチが無料で検索可能になった。

*Learnt From: Realestate.com.kh (25<sup>th</sup> October, 2019)*

### **Urban Village Phase II project announced by HK's Goldfame**

Hong Kong ベースの Goldfame Group は、Urban village コンドミニウム・プロジェクト第二期 の建設開始を公表した。51 階建の本プロジェクトは、公園・駐車場を含んで総戸数 1,700 戸が供給され、総事業費は 2 億ドルに上る。

*Learnt From: Phnom Penh Post (25<sup>th</sup> October, 2019)*

### **Total retail supply drops nearly 17%**

According to the Phnom Penh market view by CBRE Cambodia, total retail supply over Q3 2019 has dropped by 16.9% although more projects continue to be announced. The reported drop is due to the partial closer of Sovanna Shopping Centre for renovation, leaving the total supply in the market at around 300,000 square metres. Despite the sharp drop, the retail sector also saw 2,500 square metres of new stock coming from the Point Community Mall in terms of net leasable area. In addition, five new retail projects were announced during the quarter, adding 69,000 square metres into the community mall and shopping mall segment. Over the quarter, average rents remained stable with the community mall segment seeing an upward adjustment of 3.3%, standing about US\$24.5 per square metre per month.

*Learnt From: Construction & Property (12<sup>th</sup> October, 2019)*

### **Cambodia's construction sector remains strong**



*Aerial view of the under-construction buildings in Sihanoukville*

According to the latest report by the World Bank, Cambodia's construction sector continues to grow given the gradual increase of investments in the sector and large imports of construction materials into the country. Cambodia's economy is expected to increase by 7 percent due to the country's good performance in the construction sector. The total import of steel has increased 63.5 percent within the first nine months this year compared to the same period last year. The total investment in construction sector has reached over \$3 billion for the first six months in 2019, while there was only \$2.1 billion for the same period in 2018, a 57.5 percent increase, according to data from the

Ministry of Land Management, Urban Planning and Construction. Due to the increase in demand for housing among local buyers and the growing demand for office space, serviced apartments, condominiums, and commercial buildings, values of investment in the construction sector have been increasing significantly in the last decade.

*Learnt From: Khmer Times (16<sup>th</sup> October, 2019)*

### **Conglomerate Chip Mong acquires Grand Phnom Penh International City**



*Grand Phnom Penh International City*

Chip Mong Land, a subsidiary of Cambodian conglomerate of Chip Mong Group, has recently acquired the whole property of Grand Phnom Penh International City, one of the major and iconic property developments in Cambodia. Grand Phnom Penh International City (GPPIC) is a major multi-million real estate development in Phnom Penh, formerly developed by a joint venture between Ciputra Group from Indonesia and Cambodia's YLP Group. GPPIC, internationally-standard property development, sits on a 260 hectares piece of land located in the north-west part of Phnom Penh's Sen Sok district. It will feature all the amenities needed for a modern lifestyle including international schools, hospitals, shopping centres, hotels, over 4,400 households and a premium golf course, once completed.

*Learnt From: Realestate.com.kh (18<sup>th</sup> October, 2019)*

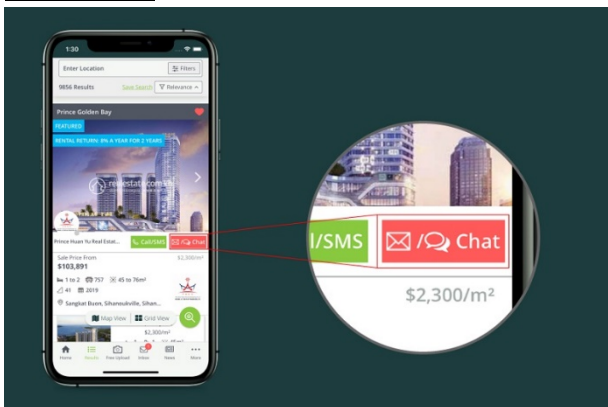
### **Online gambling ban hurts Sihanoukville's real estate**

On August 18, Prime Minister issued a directive that halted the issuance of new internet gambling

permits and the existing licenses will not be renewed once expired. After that, tens of thousands of Chinese people left Sihanoukville, some apartment owners are struggling to pay off debts which has been borrowed to build apartments to rent to Chinese nationals. Some owners even lowered down their rental fee as low as 50 percent to attract more tenants. The gaming industry is one of the main reasons that drew both investors and tourists from China to Cambodia over the past few years, especially to Sihanoukville, Bavet and Poipet. The flash investments and sudden influx of Chinese people caused property prices high in town and growing demands of accommodations. Hundreds of new apartments were recently built mostly by locals who borrowed money from banks to supply this huge demand. According to a report by Khmer Times, from August 18 to September 7, about 140,000 Chinese nationals left Cambodia. At the Cambodia's Q3 real estate market update, the government's recent ban on online gambling started having impacts on the country's real estate sector specifically in Sihanoukville.

*Learnt From: Khmer Times (23<sup>rd</sup> October, 2019)*

**Realestate.com.kh adds two new features on mobile app**



Realestate.com.kh

Realestate.com.kh has recently launched two new features on the website platform and mobile application to create more user-friendly access. Realestate.com.kh provides both online and offline marketing services in the real estate industry and it is available on both iOS and Android. The two new features recently added to the Realestate.com.kh's

mobile app and website platform are "Direct Chat" and "Home Finder". "Direct Chat" is a new function that allows users to chat and start a conversation directly with the agent selling the property right on the website or the app itself. It can be either signed up as an individual user seeking for your new home or a real estate agent to engage with property seekers instantly. The "Home Finder" allows property seekers to fill in their specific requirements. Once finished, property seekers will be referred to the leading agents that meet the requirements. Realestate.com.kh mobile app is a practical and convenient tool for property search in Cambodia for free either for rent or buy and with over 15,000 properties listed on Realestate.com.kh.

*Learnt From: Realestate.com.kh (25<sup>th</sup> October, 2019)*

**Urban Village Phase II project announced by HK's Goldfame**

Hong Kong-based firm Goldfame Group officially announced the construction of Phase II of its Urban Village condominium project. The second phase of the project will be 51-storey, \$200 million investment which will offer 1700 residential units, parks and car parking. Prices for the residences start from \$1,600 per square metre, or more than \$70,000 per unit. The phase consists of four large buildings covering a total of 70,000sqm of land in Meanchey district's Chak Angre Leu commune and it is scheduled for completion by the end of 2022. The southern part of Phnom Penh, along the 60m wide Hun Sen Boulevard, is steadily becoming a popular place for residents to live and do business in. according to recent research report by CBRE, the condominium supply in Phnom Penh sat at 16,657 units at the end of the first half of this year and is expected to reach 31,000 units by the end of the year.

*Learnt From: Phnom Penh Post (25<sup>th</sup> October, 2019)*