



JV Myanmar

What's Happening in Myanmar Market & Valuation **Vol. 34 - September 2019 –**

Chinese firm in talks to develop industrial zone

中国系企業が、商都ヤンゴン近郊のラインタヤ郡区での工業団地開発に興味を示している。ヤンゴンダウンタウンに近い土地の希少性がますます高まっているからとみられる。

Learnt From: Myanmar Times (August 29, 2019)

US\$1 billion smart city project kicks off with agreement

政府は 8 月 22 日、建設省を通じ、Amata Plc Limited 社(バンコク拠点)との間で、the Smart and Eco City 開発に関する包括協定を締結した。同開発プロジェクトはダウンタウンヤンゴンの北東部ダゴン管区に予定されている。

Learnt From: Myanmar Times (August 29, 2019)

Italians invest US\$3.2million in Kawthoung hotel

DICA(計画財務省・投資企業管理局)によれば、Kawthoung 県 Tanintharyi 地区でイタリア系企業が計画中のホテル開発プロジェクト(総額 320 万ドル)が承認された。

Learnt From: Myanmar Times (August 29, 2019)

Malaysian firm wins smart-city project in Yangon

Berjaya Land Berhad(マレーシアのコングロマリット Berjaya Corporation Berhad の子会社)がヤンゴンの複合開発公募プロジェクトを勝ち取った。

Learnt from: Myanmar Times (September 1, 2019)

Japanese firm replaces Chinese as financial partner in railway project

住友商事株式会社は、ヤンゴン中央駅開発プロジェクトの財務パートナーを務める運びとなった。財政問題が浮上した中国系 SGW 社の後任として選定され、プロジェクト推進にあたる。

Learnt From: Myanmar Times (September 12, 2019)

Yangon Regional Government to Establish Real Estate Information System

ヤンゴン管区政府と LexisNexis 社は、8 月 28 日、住宅不動産情報システム(HREIS)のフィージビリティスタディに関する覚書を締結した。

Learnt From: Myanmar Business Today (September 17, 2019)

Construction of 22 hotels and guesthouses approved in Yangon within five months

ヤンゴン管区では、直近 5 ヶ月でホテルとゲストハウス合わせて 22 棟(1,301 億 6,100 万チャット(2 億 3,829 万米ドル相当)の投資が行われた。9 月 23 日に開かれたヤンゴン管区旅行業コミコミッティーでの記者会見で公表されたもの。

Learnt From: Eleven News (September 24, 2019)

YCDC official says unutilised industrial land could be appropriated

ヤンゴン市当局によれば、市内で業地域に指定された土地のうち 40%が未使用のままとのことだ。状況改善のため、何らかの対策を講じると見られる。

Learnt From: Myanmar Business Today (September 25, 2019)

government involves a public housing and mixed-development project on 74.05 hectares of land located along Myanandar Road and Shweli Road, Dagon Seikkan Township, Yangon, with an estimated gross development value of approximately RM2.63 billion (K941.8 billion). The development includes affordable housing, mid- to high-end condominiums, shop houses, retail spaces, farmer's market, community hall, schools and infrastructure, to be built in three phases. Berjaya Land will announce the details of the proposed development once the group enters into the definitive agreements with the relevant parties. The smart-city project initially started as a government effort, but a decision was made to involve the private sector to speed up the project. the public housing portion involves quarters of staff from the Ministry of Construction.

Learnt from: Myanmar Times (September 1, 2019)

Japanese firm replaces Chinese as financial partner in railway project



The Yangon Central railway station

Japan's Sumitomo Corporation will act as financial partner for the Yangon Central Railway Station Development Project, replacing China's Sino Great Wall as part of a consortium selected to implement the project, according to U Ba Myint, Managing Director of Myanma Railways. Sino Great Wall, which is listed in Shenzhen, China, is being replaced due to mounting debt problems arising from its extensive portfolio of projects in the region. Earlier

this year, it was investigated by the Chinese authorities for failure to properly update investors about major projects and recording transactions with dubious companies. Aside from the railway project, Sino Great Wall is also involved in several other real estate projects in Myanmar led by local developer Mottama Holdings and Singapore developer Oxley Holdings. These include M Tower on Pyay Road and Min Residences, a large-scale condominium project on Mindhama Road.

Learnt From: Myanmar Times (September 12, 2019)

Yangon Regional Government to Establish Real Estate Information System

The Yangon Regional Government and LexisNexis have signed an MoU on August 28 to conduct a feasibility study for Housing and Real Estate Information System (HREIS). Under the MoU, LexisNexis will provide a free feasibility study for the property information system. The feasibility study is the first phase of the project, it is then followed by the tender process. The winning company will then build the HREIS which will provide information in real time. The Yangon Regional Government collaborated with JICA and the Yangon City Development Committee, to also prepared maps of Yangon. They did this by acquiring data from the Myanmar Port Authority as well as data from the Land Records Department and Yangon City Development Committee. The maps include detailed data on land availability, population density, and more. The regional government has yet to hand the completed maps over to Yangon City Development Committee. They say the maps will be handed over soon.

Learnt From: Myanmar Business Today (September 17, 2019)

Construction of 22 hotels and guesthouses approved in Yangon within five months

Yangon Region accepted the construction of 22 hotels and guesthouses within five months' worth of K 130,161 million and US\$ 238.29 million, according to the press conference of Yangon region travel work committee held on September 23.

This article is drawn up and published by Japan Valuers (Myanmar) Co. Ltd. All rights reserved.

"We value and appraise the "ASSET" upon the request according to the global standard". For more information, visit our website: www.jvmyanmar.com

Japan Valuers (Myanmar) Co. Ltd. is the local subsidiary of Japan Valuers Co., Ltd. headquartered in Tokyo, Japan.

Visit and Contact at: www.japanvaluers.com for more information about Japan Valuers and its global network.

Yangon region travel work committee approved 37 hotel licenses, a hotel temporary license, 9 guesthouse licenses, 19 hotels with 2,360 rooms, 3 guesthouses, 315 travel licenses, 121 foreign tourism licenses, and 218 guide licenses. Total investment volume of these businesses reached K 130,161 million and US\$ 238.29 million. The foreign investment volume was K 5,490 million and US\$ 25.22 million. The JV investment was US\$ 213.07 million and Myanmar citizen investment K 124,221 million. All the businesses approved Yangon region travel work committee provided 2,943 job opportunities. During September in Yangon Region, Yangon region travel work committee approved four hotel licenses, a guesthouse license, a hotel with 224 rooms and 39 domestic tour licenses.

Learnt From: Eleven News (September 24, 2019)

YCDC official says unutilised industrial land could be appropriated

According to the city officials, no businesses have been set up on some 40 percent of the land designated as industrial zones in Yangon and action will be taken to rectify the matter. While some 60pc of land zoned as industrial around Yangon is being utilised for its intended purpose, the rest is just fenced off and left idle. Currently, owners of unused industrial land have to pay a fee of 10pc of the price of the land for every year the land goes unutilised. For the plots in which there is no business operation will have to pay 10pc of the plot price for every year when allotted project time is up. If the fine is not paid, the permit or grant will be revoked. The Industrial Zone Bill covering these issues was approved in the Pyithu Hluttaw (House of Representatives) on September 3. Under the bill, owners of plots of land in industrial zones taken up in advance but which are still not being utilised will have to obtain approval for maintaining the land by submitting a business plan within six months of the bill being enacted. Yangon has 29 industrial zones and the regional government is making arrangements to set another 11 in townships

outside the YCDC's municipal area. A proposal for this has already been submitted to the Yangon Region Hluttaw. Industrial zones in other states and regions face issues with electricity, water, roads, management, and logistics chains.

Learnt From: Myanmar Times (September 25, 2019)