



What's Happening in Cambodia Market & Valuation

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Condo Prices & Rents in Q3 Drop by 1.8% to 7.8% Q-o-Q

10月12日のCBREカンボジアのレポートによると、コンドミニウムの販売価格は、低価格帯、ミッドレンジ、ハイエンドそれぞれのタイプで対前四半期比1.8%、3%、2.1%下落した。一方、賃貸マンションの賃料も、3タイプそれぞれで7.8%、7.8%、5.6%下落した。

Learnt from: Khmer Times (13th October, 2021)

Construction sector investment records 24% dip in Jan-Aug

2021年の当初8か月間で新たに認可された建設プロジェクトの投資額は38億4,300万ドルに達したものの、主として長期にわたるCovid-19影響から、前年比24.4%の縮小となった。

Learnt from: The Phnom Penh Post (14th October, 2021)

Cambodia Wins Three Recognitions from ASEAN Sustainable Cities Awards Event

プノンペン、センモノロム、ケップの各都市は、インドネシアが主催して10月21日に開催された、第5回ASEAN環境持続可能な都市(ESC)賞のイベントにおいて、「きれいな土地、水、空気」の3つの認定証を獲得した。

Learnt from: Construction & Property (22nd October, 2021)

Urbanland Announces Chankiri Palm Creek Expansion & New Community Mall on NR2

受賞歴のある不動産開発デベロッパーUrbanland社は、コミュニティ型集合住宅(ボレイ)プロジェクトであるChankiri Palm Creekのマスタープラン拡張と共に、地域住民や来訪者に対してサービスを提供するコミュニティモールの開発計画を発表した。

Learnt from: Construction & Property (20th October, 2021)

King Officially Endorses New Investment Law

ノロドムシハモニ陛下は、10月21日に公布された新投資法案を正式に承認した。新しい法律は、税収増という優先的政策目標と、長期的なビジネス導入と新規投資誘発のバランスを念頭に慎重に起草されたものだ。

Learnt from: Construction & Property (21st October, 2021)

Retail Occupancy & Rental Rates Slide Further in Q3 2021: CBRE

CBREのレポートによれば、本年第3四半期に、3件の新規コミュニティモールプロジェクトが完了し、新たに国際的なリテイラーが4社参入した。ただしパンデミックの影響で、稼働率と賃料水準は引き続き低下している。

Learnt from: Construction & Property (21st October, 2021)

Cambodia vaccinates 13.6 million people with one dose of the COVID-19 vaccine while Ministry vows completion of adult vaccination in two weeks

保健省長官とそのスポークスマンによると、成人のワクチン接種率が99%以上となっている中で、2週間以内には、成人人口の100%が少なくとも1回のCOVID-19ワクチン接種を無事完了することになるとのことだ。

Learnt from: Khmer Times (24th October, 2021)

Condo Prices & Rents in Q3 Drop by 1.8% to 7.8%

The condominium market in Cambodia during Q3 of 2021 remains under pressure from the COVID-19 pandemic, with both sale prices and rental rates dropping significantly compared to the previous quarter. According to a report by CBRE Cambodia on 12 October, sale prices dropped by 1.8%, 3%, and 2.1% for affordable, mid-range, and high-end types respectively. Meanwhile, rental prices also decreased by 7.8%, 7.8%, and 5.6%, respectively for the three types. Oversupply, construction delays, lack of foreign buyers, supply chain disruption, workforce availability crunches, and cash flow stresses, are the contributing factors to the downward trend of the condo market. During Q3, there are two new completions and two new launches, bringing up to over 30,000 units, or an increase of 5.6% q-o-q. By the end of 2021, supply of projects is expected to reach 35,000 units, but construction delays are expected. Two major projects that were completed are The Peak and The Gateway, adding 1,586 units to high-end supply. Meanwhile, the two launches are Odom Tower and Residence H Sen Sok, with both set for completion in 2024.

Learnt from: Khmer Times (13th October, 2021)

Construction sector investment records 24% dip in Jan-Aug



Construction Site

Capital investment in newly-approved construction projects over the first eight months of 2021 reached \$3.843 billion, contracting by 24.4 per cent year-on-year, largely as a result of the prolonged Covid-19 epidemic. According to the Ministry of

Economy, the Ministry of Land Management, Urban Planning and Construction greenlit 2,901 construction projects in January-August, falling by 13.40 per cent or 449 projects from the year-ago period. The data show that 2,530 projects or 87.21 per cent were residential developments, dipping by 445 projects or 14.96 per cent year-on-year. Covid-driven restrictions related to trans-border human movement have deterred many foreign entities from investing in large-scale construction projects in the Kingdom. Last year, the construction ministry approved just \$7.8 billion in new construction projects – down by 32.1 per cent from \$11.4 billion in 2019, covering 17 million sqm, down by 26.9 per cent according to the National Bank of Cambodia report. The residential, commercial and industrial segments made up the largest share of new projects, accounting for 46.1 per cent, 31.8 per cent and 14.6 per cent, respectively. As stated by the central bank, adding that foreign direct investment (FDI) inflows to construction and real estate fell by 10.6 per cent, accounting for 17 per cent of FDI stock. On the other hand, the number of new construction projects grew by one per cent last year, with 4,841 projects receiving the green light where the rate was 45.5 per cent in 2019.

Learnt from: The Phnom Penh Post (14th October, 2021)

Cambodia Wins Three Recognitions from ASEAN Sustainable Cities Awards Event

Phnom Penh, Sen Monorom and Kep cities have grabbed three certificates of recognition for clean land, water, and air from the 5th ASEAN Environmentally Sustainable City (ESC) Award event organized by Indonesia on 21 October. The award-giving ceremony was held virtually via Zoom, with the participation of governors and relevant officials from across ASEAN countries. Cambodia received three prizes including “Clean Water for Big Cities” given to Phnom Penh city, “Clean Land for Small Cities” given to Sen Monorom city in Monduliri province, and “Clean Air for Small Town” given to Kep city. The ESC Award aims to make ASEAN cities environmentally sustainable by recognizing exemplary efforts and sharing best indigenous practices to keep cities clean, green, and livable.

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Learnt from: Construction & Property (22nd October, 2021)

Urbanland Announces Chankiri Palm Creek Expansion & New Community Mall on NR2

Award-winning real estate developer Urbanland has announced the expansion of its borey project masterplan, Chankiri Palm Creek, along with the development of a community mall to serve local residents and visitors to the area. Chankiri Palm Creek, located on NR2 and just off Hun Sen Boulevard, has proven popular, with 85% sold and a limited supply available of sought-after unit types. Set to launch on 23 October, the development of the new expansion will be erected on an additional 4.3-hectare plot of land east of the current development. The expansion of Borey Chankiri Palm Creek's community-oriented and nature-friendly masterplan will offer even more amenities for its residents such as floral gardens, yoga pavilions and meditation areas which will provide a peaceful setting to relax and unwind for a multi-generational family lifestyle. Urbanland will also develop a community mall directly facing NR 2, the first of its kind in the area, to provide convenience for Borey Chankiri residents and communities around the project. Local residents will enjoy convenient shopping for daily necessities and dining options, as well as additional services such as banks and ATMs. The community mall will be easily accessible by foot or bicycle from inside Borey Chankiri as well as from NR2. The spacious retail development will stand over an 8,000 square metre plot and will feature public gathering areas and open amphitheatre-style plazas to create a vibrant place for activities such as group exercises, yoga, pop-up markets, festival celebrations, and other events.

Learnt from: Construction & Property (20th October, 2021)

King Officially Endorses New Investment Law

His Majesty King Norodom Sihamoni has officially endorsed the newly drafted investment law. The Royal Decree on endorsing the Investment Law of Cambodia was dated 15 October and was published on 21 October. The draft was discussed by the government and parliament which was approved in September. The law consists of 12 chapters and 42

articles, aiming to attract and enhance the investment climate in Cambodia. The new law has been carefully drafted to balance the priority goal of increasing revenue collection with embracing the long-term business and attracting new investment.

Learnt from: Construction & Property (21st October, 2021)

Retail Occupancy & Rental Rates Slide Further in Q3 2021: CBRE

According to CBRE's report, three new community mall projects were completed during the third quarter this year with four new international retailers joining the market, while occupancy and the rental rates continue to decline due to the pandemic pressure. The completed retail projects are SCG Design Village, The Commune, and MC Park. Meanwhile, the four new entrances include Pizza 4P's, Pizza Hut, 7-Eleven, and Big C mini. During Q3, only 53% of the total anticipated retail supply for 2021 has been completed. This highlighted the difficulties in leasing up their projects as well as the myriad of delays caused by construction supply chain issues. Occupancy fell back by almost 3.8% q-o-q to an average of 67.7%, with retail podiums under the pressure from the pandemic, averaging just 45% occupancy. On the other hand, F&B retailers continue to display the strongest demand, accounting for all store expansions witnessed this quarter. Meanwhile, the average quoted rents also decreased except for high street retail in Q3, at between US\$20/ sqm to US\$33/sqm.

Learnt from: Construction & Property (21st October, 2021)

