



18th ASEAN Valuers Pre Congress
25-26 June 2013
Singapore

COUNTRY REPORT
Thailand
by
Naridtanan Palakavong na Ayuthaya

Organised by

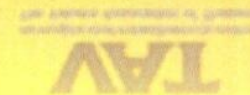


Singapore Institute of Surveyors and Valuers

Country Report (Vietnam)



VAT
สมาคมผู้ประเมินมูลค่าทรัพย์สินในไทย
The Valuers Association of Thailand



18th Asean Valuer Association Pre-Congress Thailand Country Presentation

By The Valuers Association of Thailand (VAT)
Speaker : Dr. Naridtanan Palakavong Na Ayuthaya,
Email: narid@cpmcapital.co.th

Exchange Rates



	Thai Baht	30.6฿
	U.S. Dollar	1.0\$
	Malaysian Ringgit	3.1RM
	Indonesian...	9875.0Rp
	Vietnamese...	20975.0đ
	Japanese Yen	94.2¥
	Singapore Dollar	1.3\$
	Philippine Peso	42.8Php
	Euro	0.7€

1 USD = 30.6 THB





Thailand General Economic Outlook

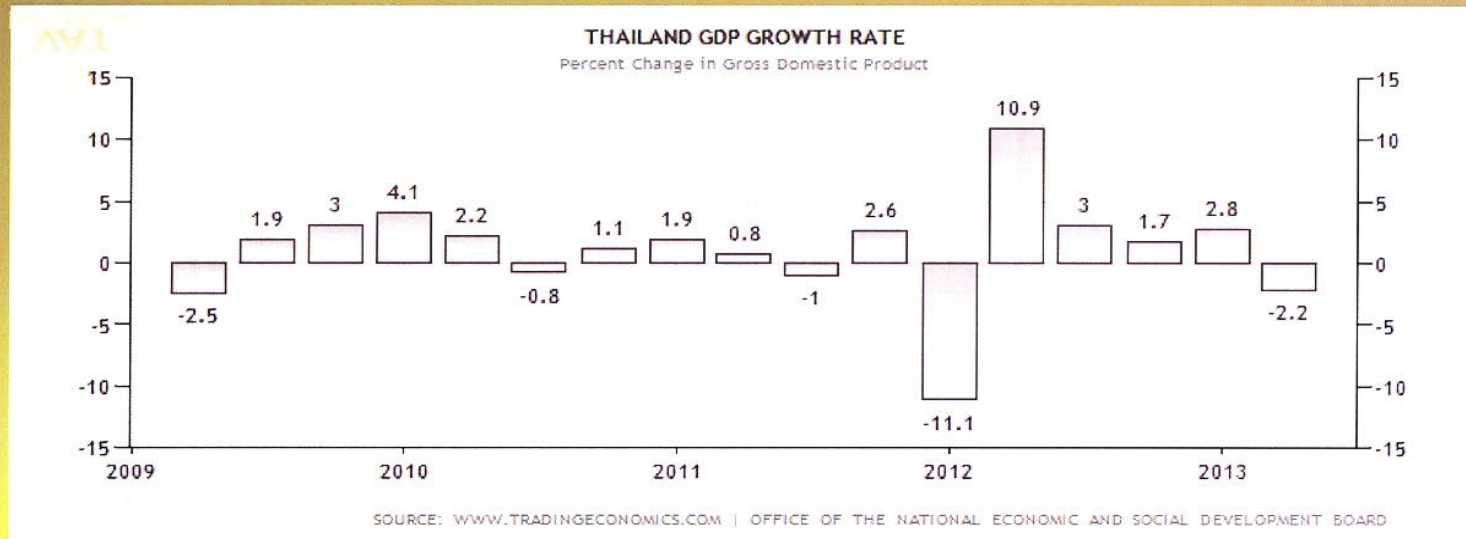




Thailand



GDP Growth

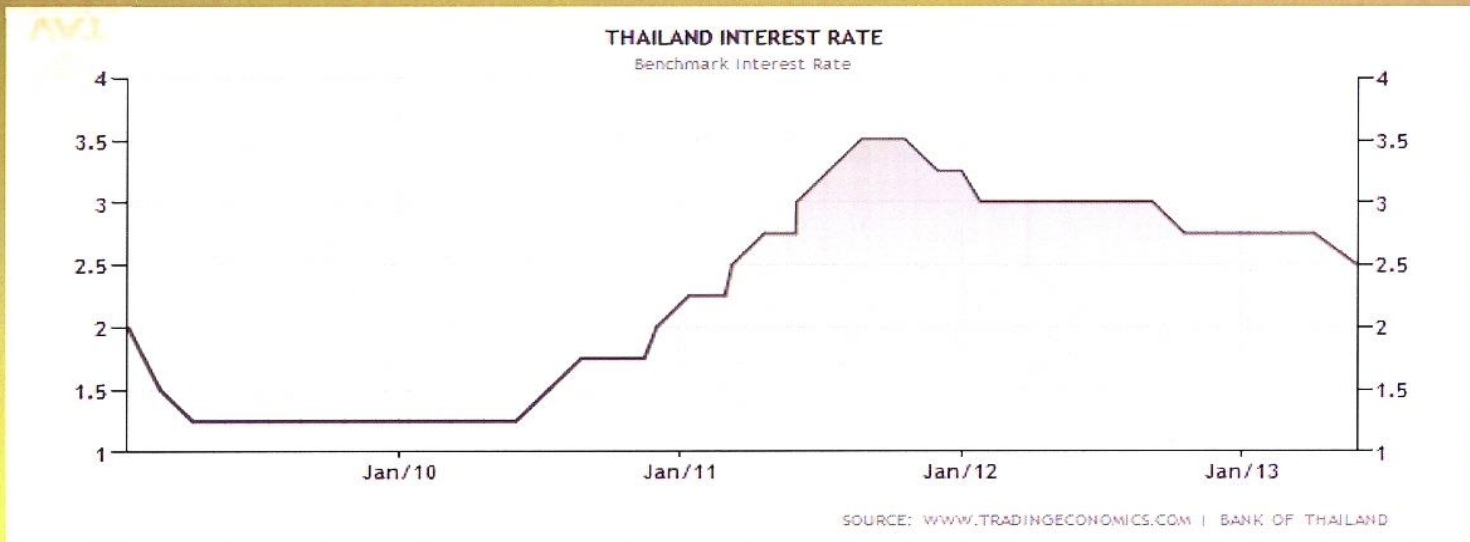


GDP STATISTICS	LAST		PREVIOUS	HIGHEST	LOWEST	FORECAST		UNIT	TREND
GROSS NATIONAL PRODUCT	4718.93	JUN/2012	4460.54	4722.02	910.68	4884.29	DEC/2013	THB BILLION	
GDP PER CAPITA	2698.41	DEC/2011	2712.51	2712.51	317.08	2698.88	DEC/2012	USD	
GDP PER CAPITA PPP	8702.99	DEC/2011	8515.86	8702.99	1060.23	8721.67	DEC/2012	USD	
GDP GROWTH RATE	-2.20	MAR/2013	2.80	10.90	-11.10	0.16	JUN/2013	PERCENT	
GDP ANNUAL GROWTH RATE	5.30	MAR/2013	19.10	18.90	-13.90	6.35	JUN/2013	PERCENT	
GDP	345.65	DEC/2011	318.85	345.65	2.76	347.81	DEC/2012	USD BILLION	

Source: Bank of Thailand



Interest Rates



MONEY STATISTICS	LAST		PREVIOUS	HIGHEST	LOWEST	FORECAST		UNIT	TREND
INTEREST RATE	2.50	MAY/2013	2.75	5.00	1.25	2.25	JUN/2013	PERCENT	
FOREIGN EXCHANGE RESERVES	175262.50	MAY/2013	178374.90	189883.65	326.00	179259.11	MAY/2013	USD MILLION	
LOANS TO PRIVATE SECTOR	3204631.00	APR/2013	3204102.00	3208676.00	1701089.00	3216072.06	APR/2013	THB MILLION	
MONEY SUPPLY M0	1060104.00	APR/2013	1088470.00	1136296.00	280977.00	1080837.38	APR/2013	THB MILLION	
MONEY SUPPLY M1	1527.60	APR/2013	1576.00	1598.30	365.90	1561.96	APR/2013	THB BILLION	
MONEY SUPPLY M3	15251.71	APR/2013	15232.38	15251.71	5077.80	15261.22	APR/2013	THB BILLION	

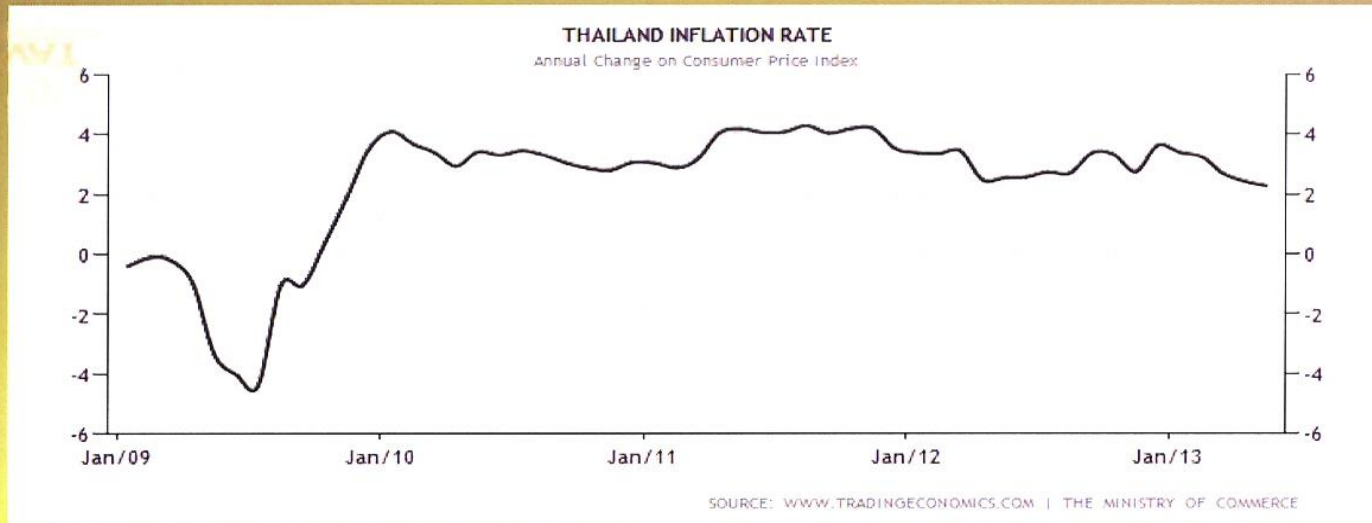
Source: Bank of Thailand



Thailand



Inflation Rates

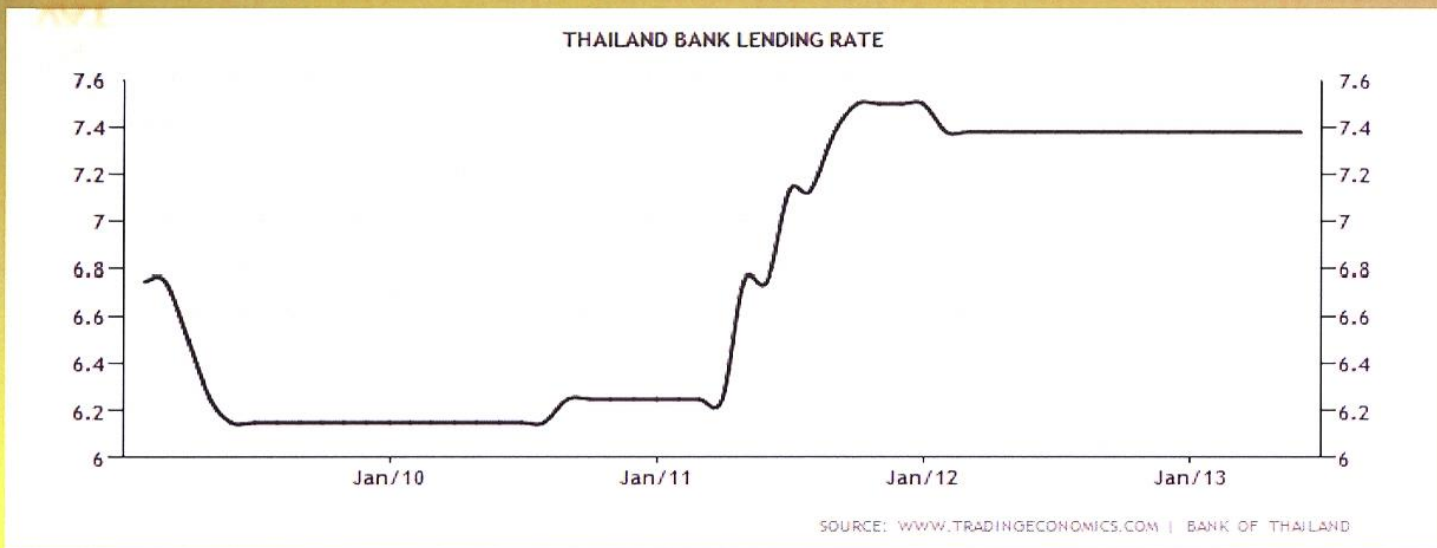


PRICES STATISTICS	LAST		PREVIOUS	HIGHEST	LOWEST	FORECAST		UNIT	TREND
CORE INFLATION RATE	0.20	AUG/2012	0.00	1.40	-1.00	0.16	SEP/2012	PERCENT	
CONSUMER PRICE INDEX (CPI)	105.15	MAY/2013	104.90	116.82	22.40	104.72	MAY/2013	INDEX POINTS	
CORE CONSUMER PRICES	102.98	MAY/2013	102.93	108.84	48.10	101.67	MAY/2013	INDEX POINTS	
EXPORT PRICES	93.43	APR/2013	95.24	117.58	87.97	95.73	APR/2013	INDEX POINTS	
GDP DEFLATOR	232.98	FEB/2013	229.58	235.49	125.46	230.99	MAR/2013	INDEX POINTS	
IMPORT PRICES	91.76	APR/2013	93.84	121.73	81.16	95.64	APR/2013	INDEX POINTS	
PRODUCER PRICES	141.00	MAY/2013	139.50	141.00	64.80	139.58	MAY/2013	INDEX POINTS	
INFLATION RATE	2.27	MAY/2013	2.42	24.56	-4.38	1.66	DEC/2013	PERCENT	

Source: Bank of Thailand



Mortgage Rates



CONSUMER STATISTICS	LAST		PREVIOUS	HIGHEST	LOWEST	FORECAST		UNIT	TREND
BANK LENDING RATE	7.38	MAY/2013	7.38	16.50	5.75	7.38	MAY/2013	PERCENT	
CONSUMER SPENDING	651612.00	FEB/2013	659429.00	659429.00	337240.00	662347.76	JUN/2013	THB MILLION	
DISPOSABLE PERSONAL INCOME	6417618.00	JUN/2011	6088810.00	6417618.00	1445598.00	7047161.81	DEC/2013	THB MILLION	
PERSONAL SAVINGS	588390.00	JUN/2011	584560.00	708396.00	75256.00	602660.62	DEC/2013	THB MILLION	
RETAIL SALES YOY	9.61	MAR/2013	4.49	113.19	-61.28	14.76	APR/2013	PERCENT	
CONSUMER CONFIDENCE	82.50	MAY/2013	83.70	112.40	39.70	83.53	DEC/2013		

Source: Bank of Thailand



ASEAN ECONOMIC COMMUNITY (AEC) 2015

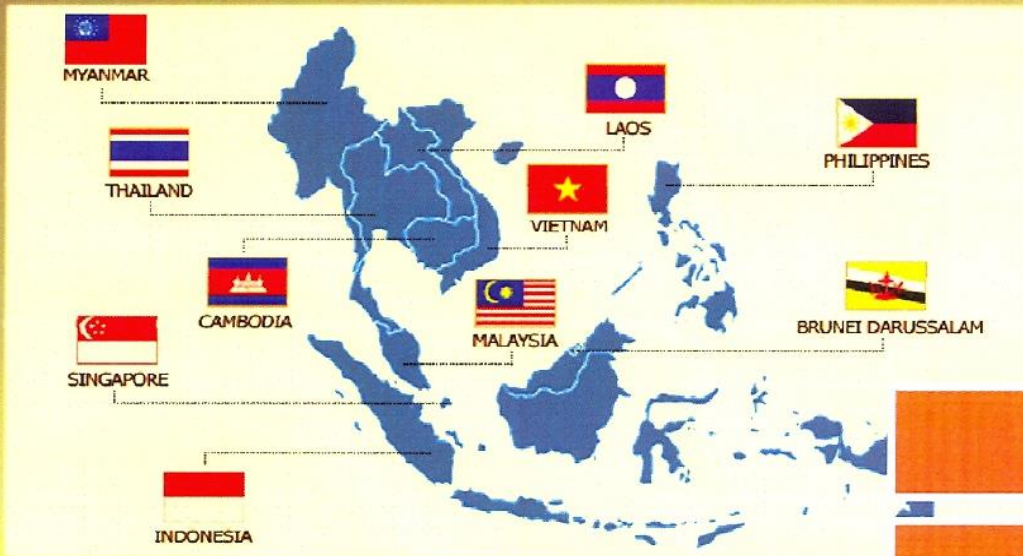




Thailand



ASEAN ECONOMIC COMMUNITY (AEC) 2015



Single Market and Production Base

Highly Competitive Economic Region

Region of Equitable Economic Development

Region fully Integrated into the Global Economy



Thailand



ASEAN ECONOMIC COMMUNITY (AEC) 2015

Free flow of **goods**

Free flow of **services**

Free flow of **investment**

Free flow of skilled **labor**

Free flow of **capital**



Thailand 2020

ก้าวใหม่เชื่อมไทยสู่โลก

ยุทธศาสตร์ การค้าและบูรณาการ การขนส่ง เพื่อไทย 2020



THAILAND 2020
CONNECTING
THE FUTURE



Thailand 2020 Connecting the Future

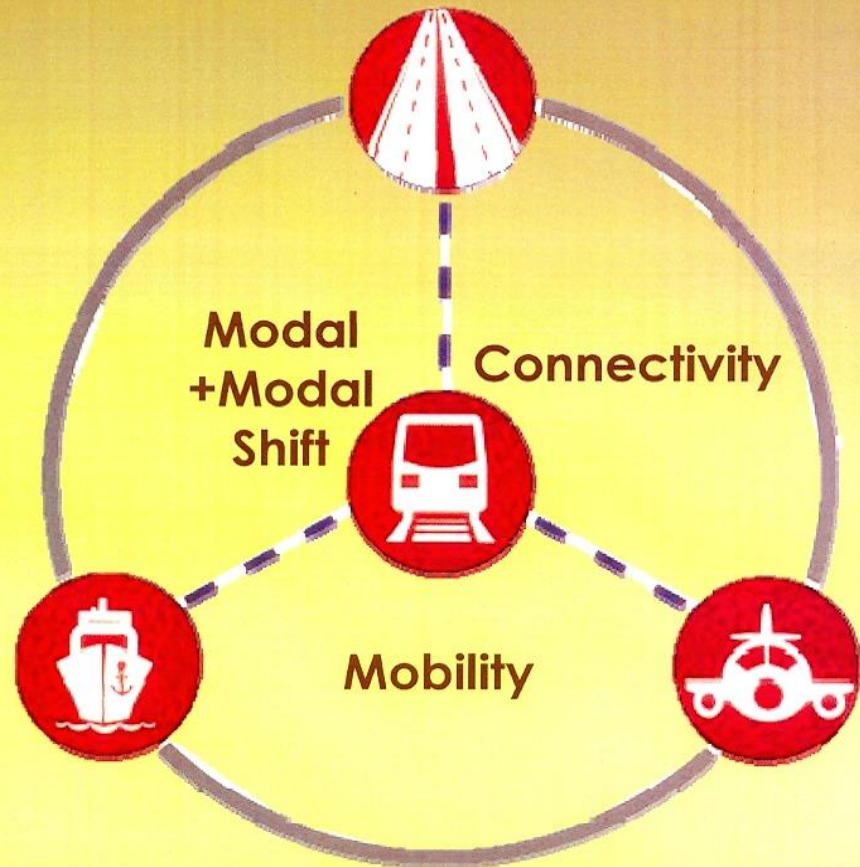
Logistics Strategy for the Center of Connectivity in ASEAN



Thailand



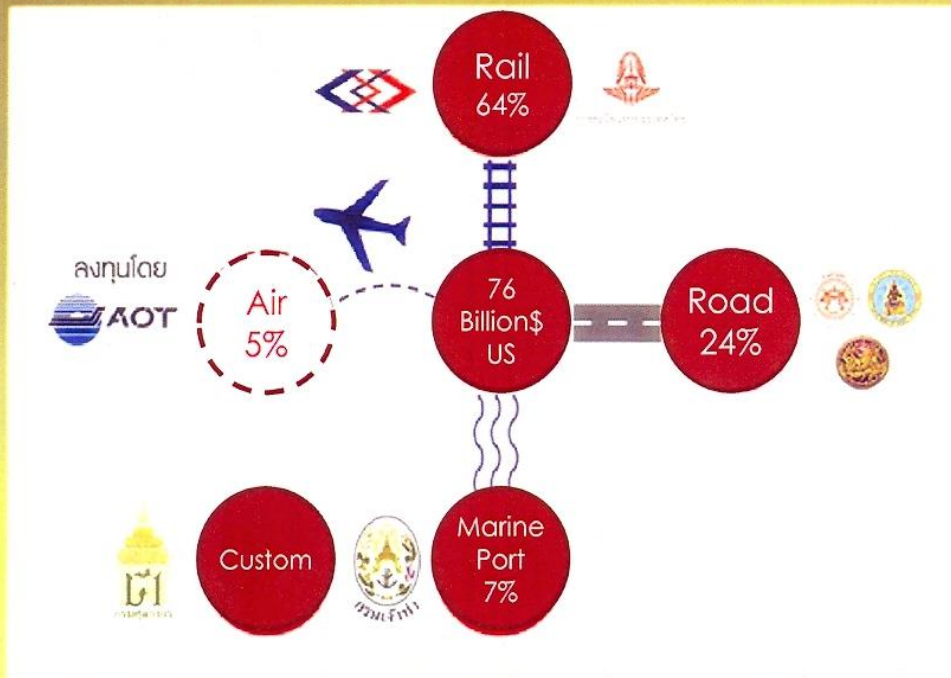
Thailand 2020 Connecting the Future



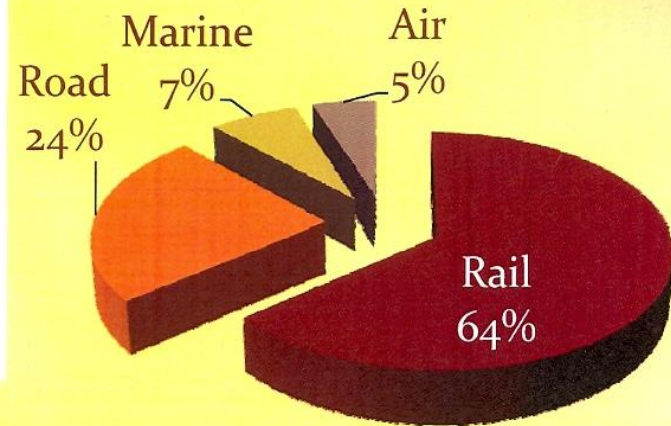
Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.



Thailand 2020 Connecting the Future



- 55 Projects
- Overall Budget Allocation of 76.27 Billion USD
- Expected Completion 2020



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

Center of Connectivity

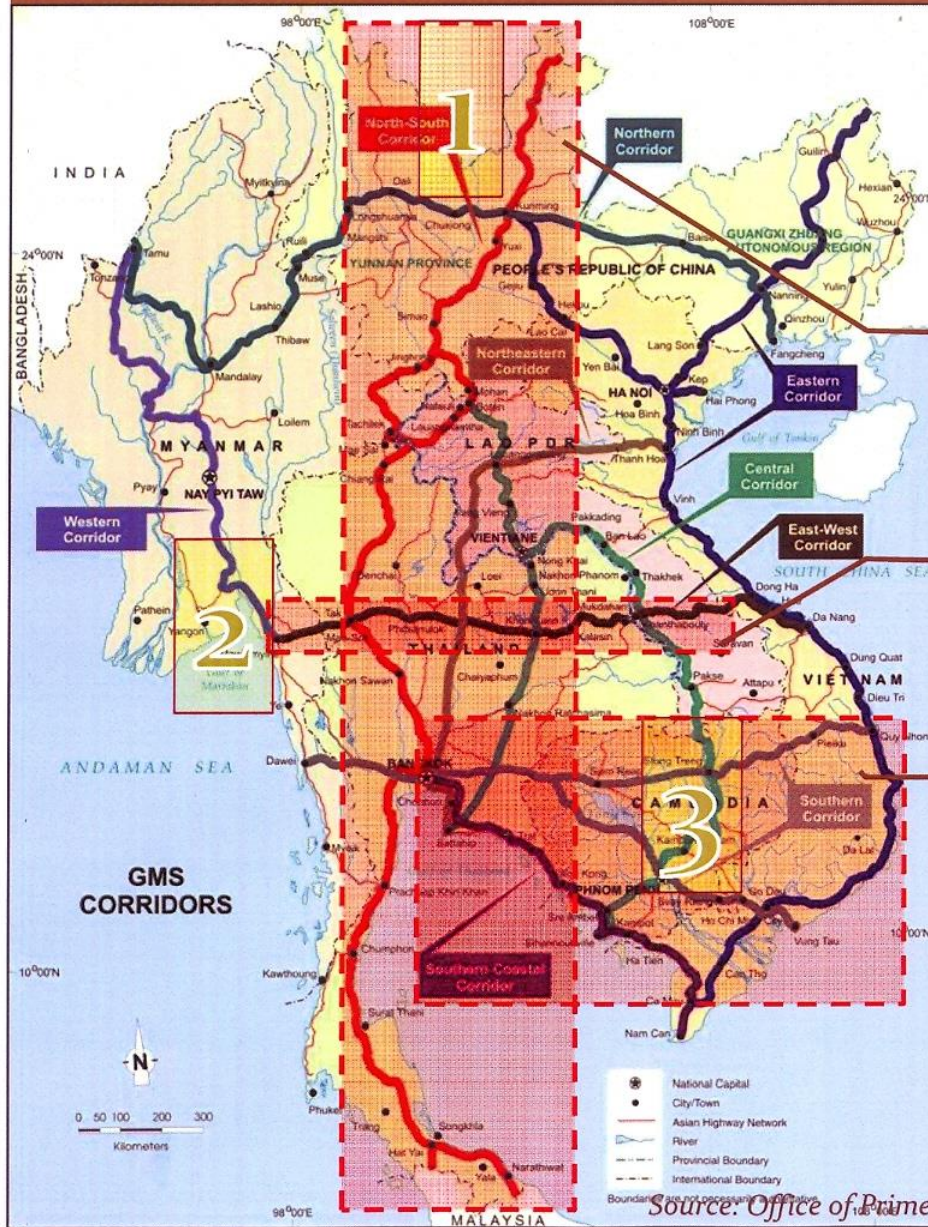
Thailand



1. North-South Economic Corridor

2. East-West Economic Corridor

3. East Economic Corridor



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.



Thailand

1. North South Economic Corridor



The Dali-Ruili rail route - under construction by Chinese Govt and road rehabilitation financed by ADB



228 km Road infrastructure construction in Lao - Completed/ 84.77 km- Road in Thailand rehabilitation nearly finish. 4th Thai-Lao Friendship Bridge (Chiang Khong - Huay Sai) completion expected next year



620 km expressway between Jinghong - Kunming - expansion to 4-6 lanes

296 km Hanoi - Lao Cai /Huaykoh Rail route - costs 120million US dollars, under construction Kunming-Nanning Railway - cost of 12,900 million Dollars, financed by Chinese government and ADB, about start construction

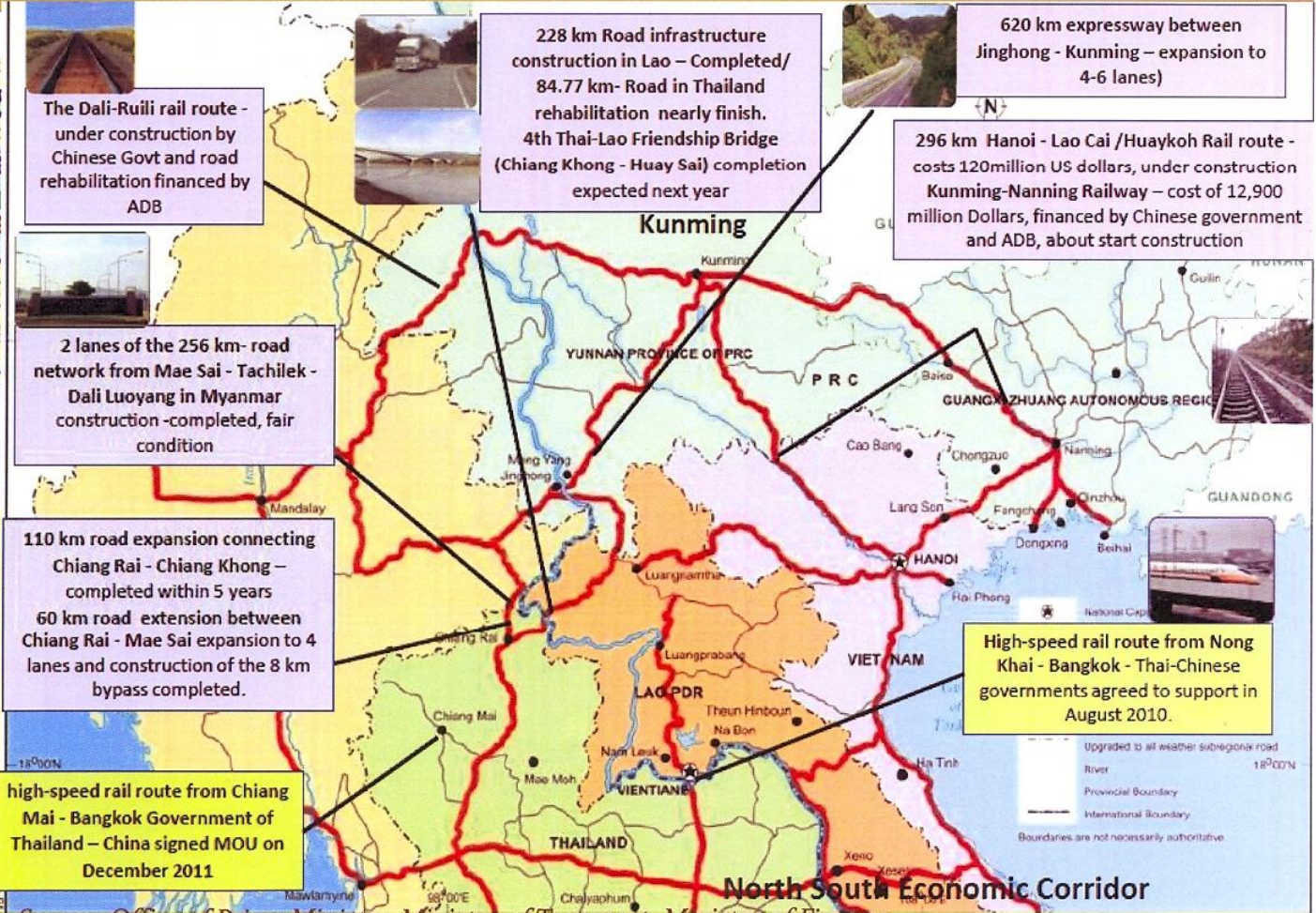


2 lanes of the 256 km- road network from Mae Sai - Tachilek - Dali Luoyang in Myanmar construction -completed, fair condition

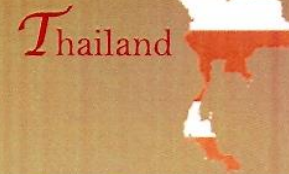
110 km road expansion connecting Chiang Rai - Chiang Khong - completed within 5 years 60 km road extension between Chiang Rai - Mae Sai expansion to 4 lanes and construction of the 8 km bypass completed.

high-speed rail route from Chiang Mai - Bangkok Government of Thailand - China signed MOU on December 2011

High-speed rail route from Nong Khai - Bangkok - Thai-Chinese governments agreed to support in August 2010.



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.



2. East - West Economic Corridor

Strategic Agenda: New Trade Lanes

East West Economic Corridor



The Myawaddy - Kokariek-Thaton road (189 km) – first 18 km road development financed by Thailand.
 - detail design of the 40 km uphill portion completed with Thailand's assistance

Construction of 82 km section of the R11 route in Lao – Thailand's financial assistance costs 1,392 million Baht



Nongkhai - Ta Na Laeng Rail route – Thailand assisted in helping financing 6 km of the route to completion in 2009



3rd Thai-Lao Friendship Bridge at Nakhon Phanom province, construction completed in 2011



Hai Van Tunnel construction completed in 2005



Roads in Thailand – mostly 4 lanes, except Tak -Kalasin -Mukdahan and Mukdahan and borders that are still under expansion to 4 lanes



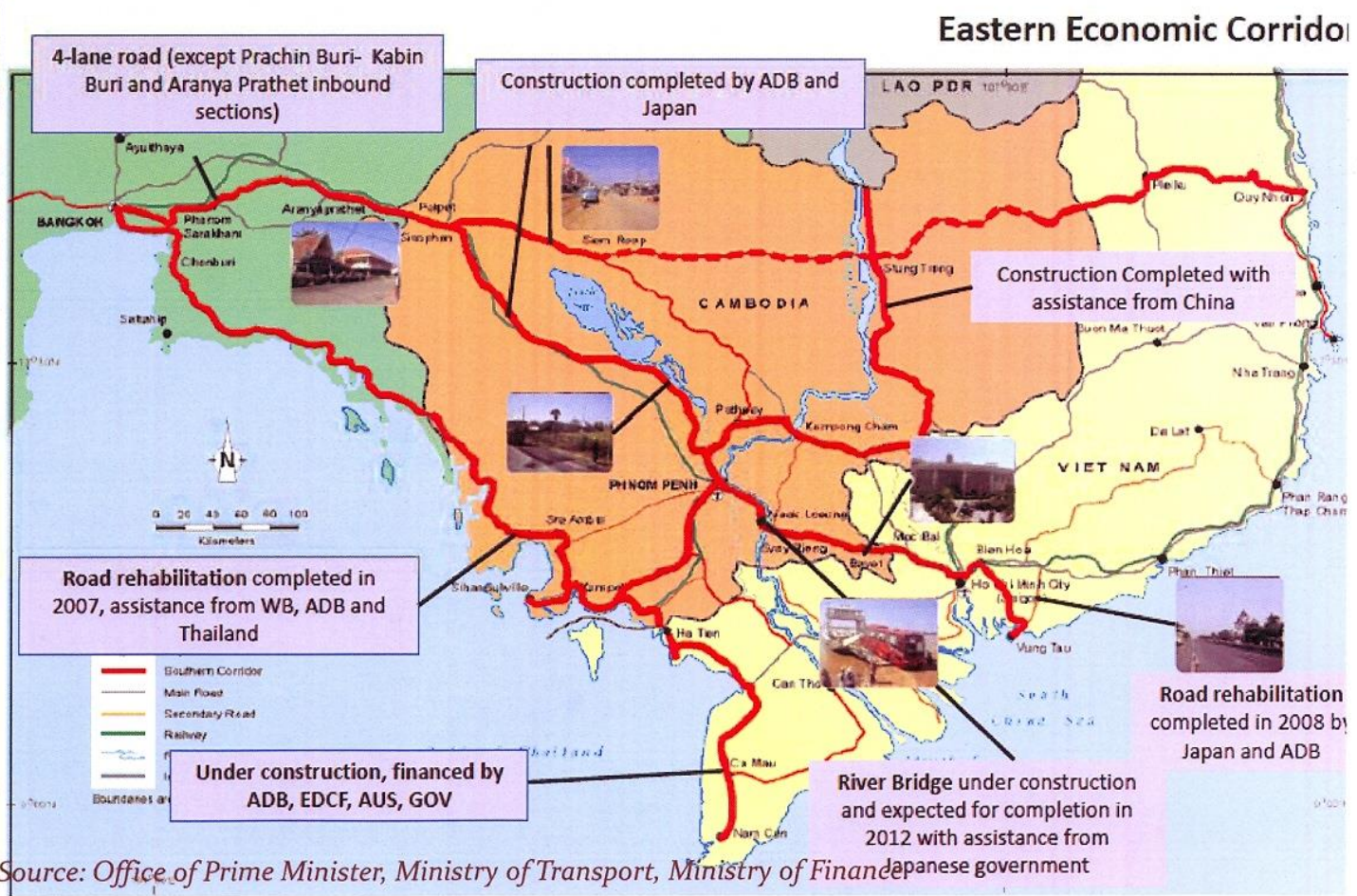
2h Thai-Lao Friendship Bridge construction completed in 2007



Da Nanag Port – Construction completed (5 million tons per annual / 35,000 DWT)



3. Eastern Economic Corridor



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance, Japanese government



Thailand



Thailand 2020 Connecting the Future



	Route	Km.	status
1	Bangkok-Nongkai (Laos-Kunming)	615	Definitive Design for ICB
2	Bangkok -Padungbesa (Malaysia)	982	Definitive Design for ICB
3	Bangkok-Rayong	221	Definitive Design for ICB
4	Bangkok-Changmai	745	Definitive Design for ICB

Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

THAILAND CONNECTIVITY PLANS BY 2020

DUAL-TRACK RAIL ROUTES



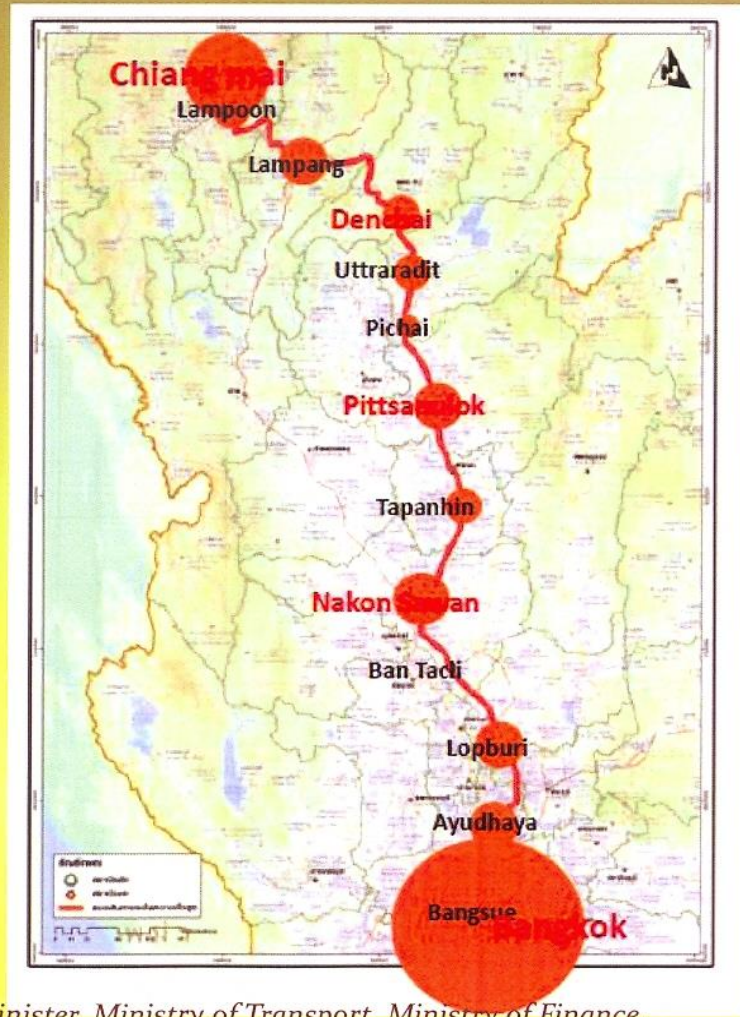
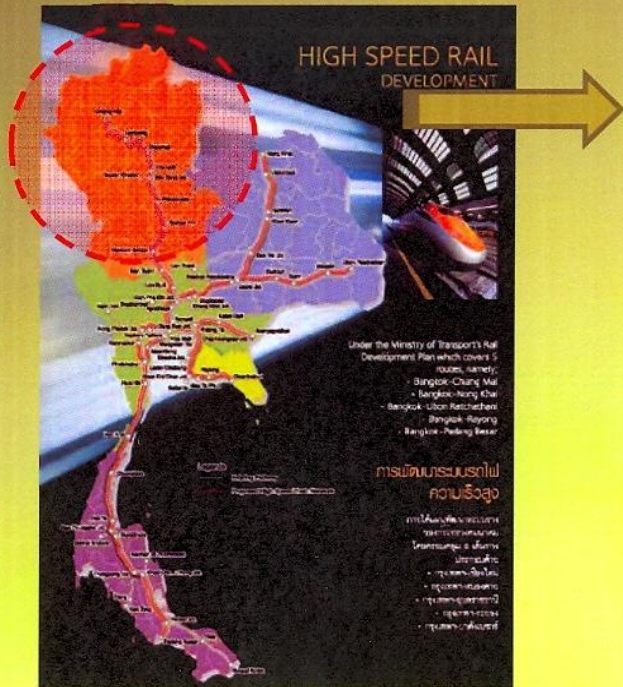
Thailand

Thailand 2020 Connecting the Future



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

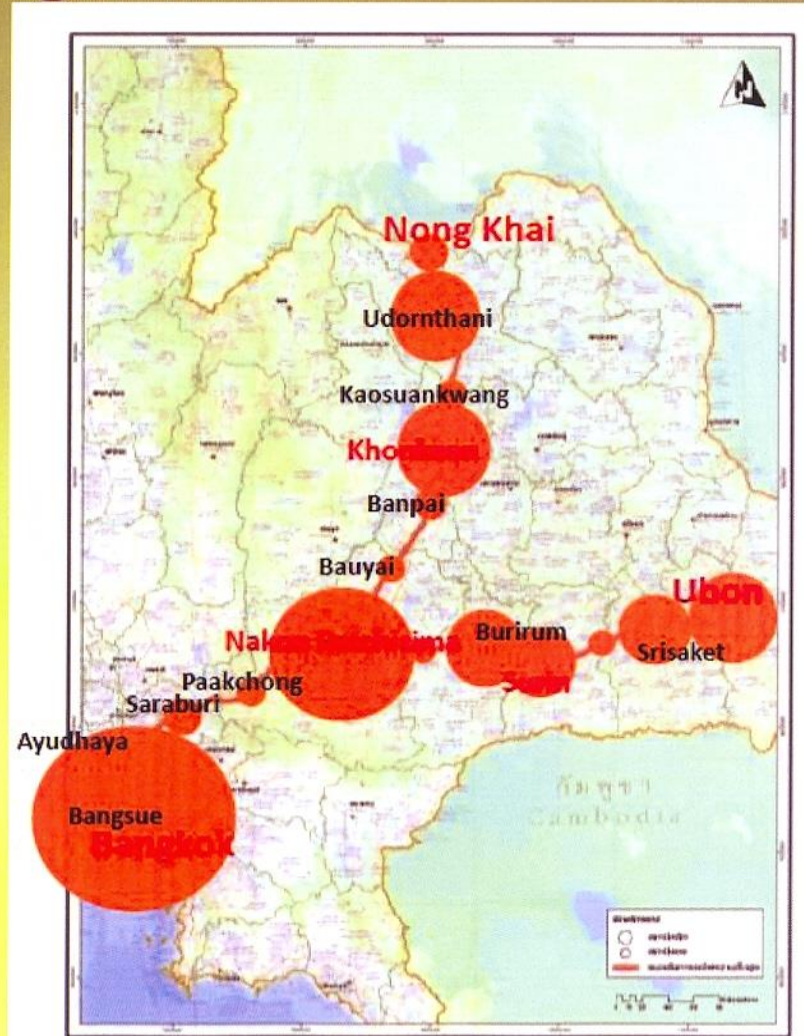
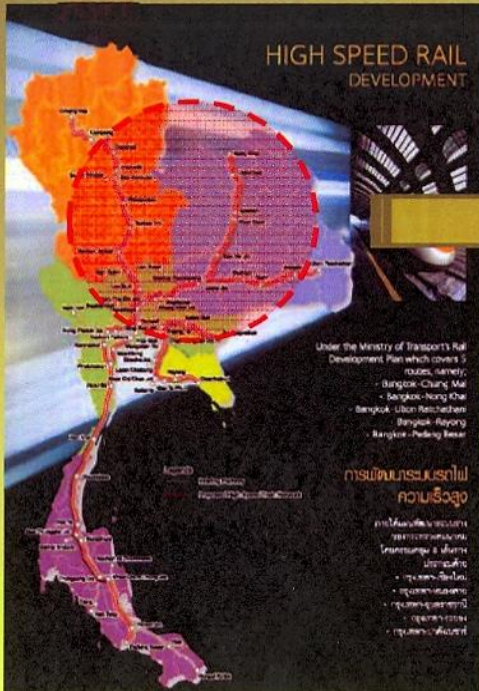
Northern Line: Bangkok-Chiangmai line



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

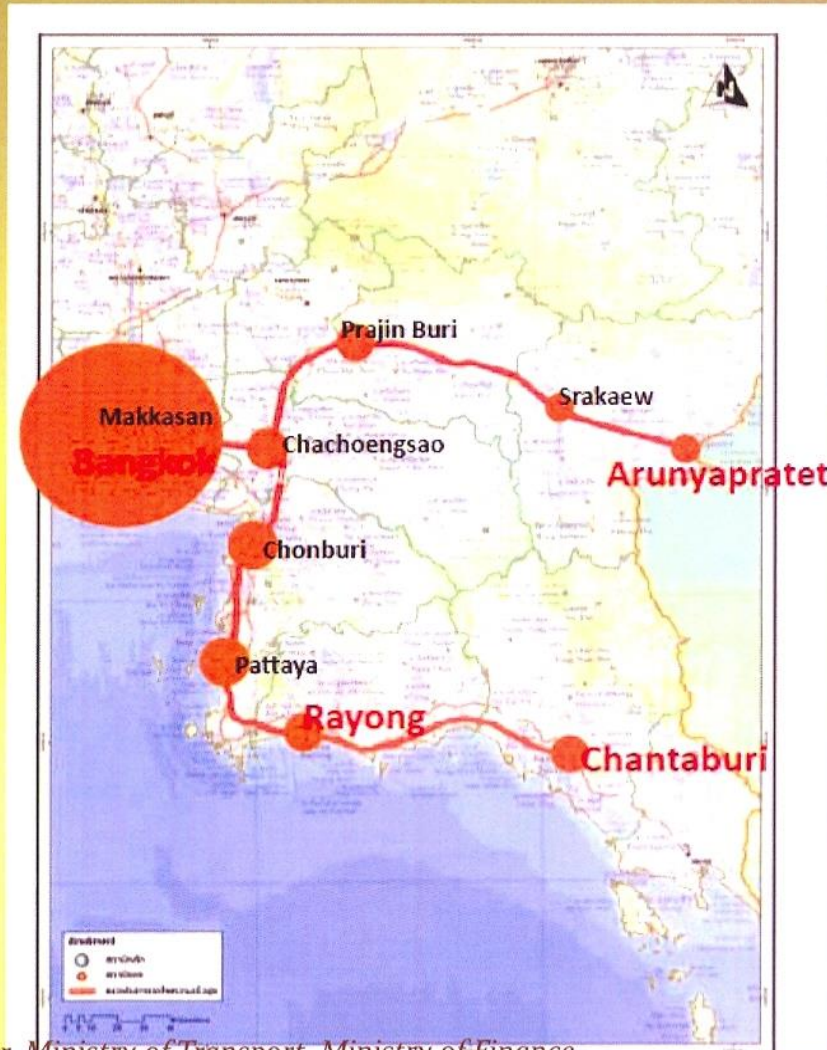
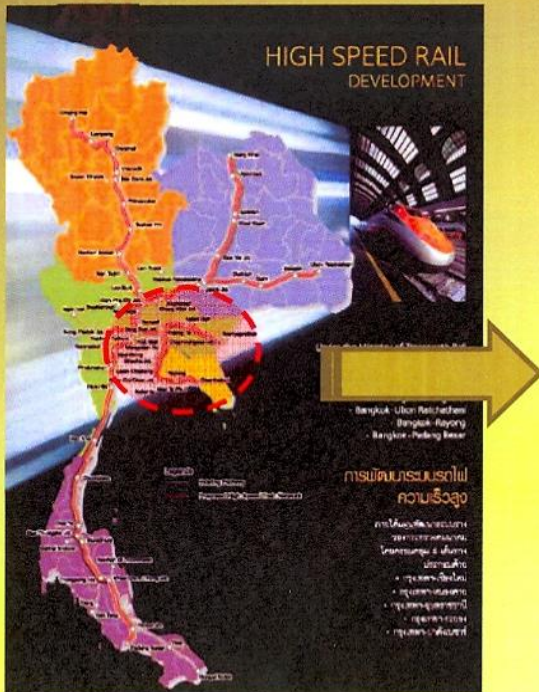
North Eastern Line: Bangkok-Nong Khai

Thailand



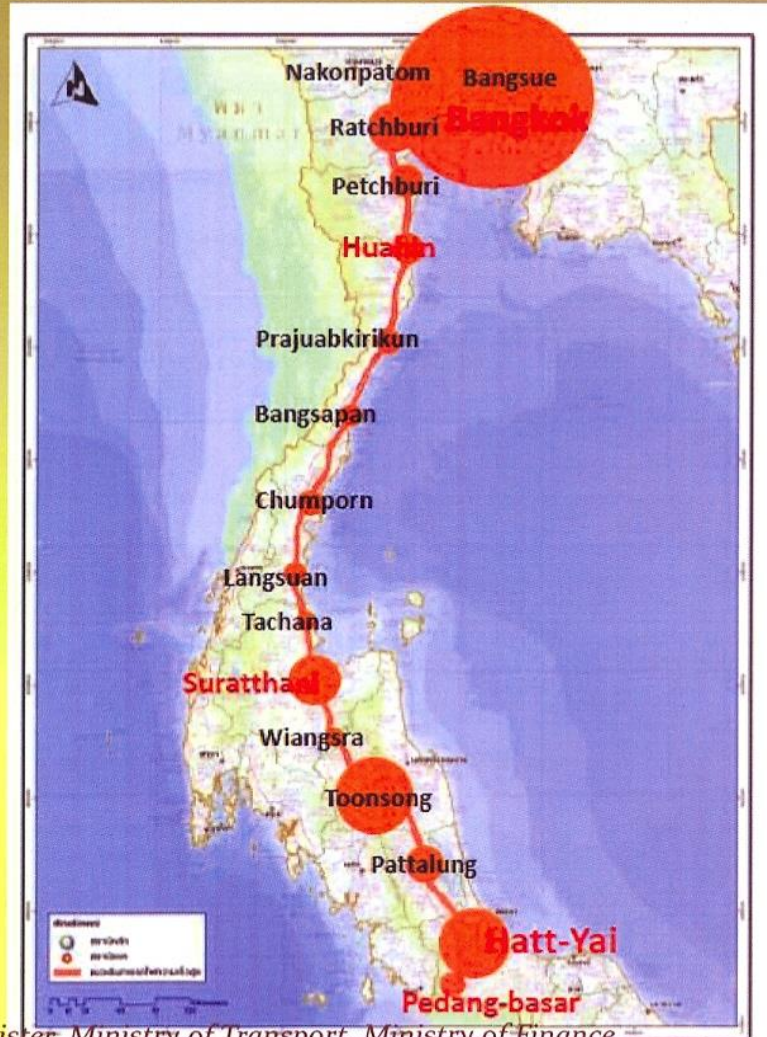
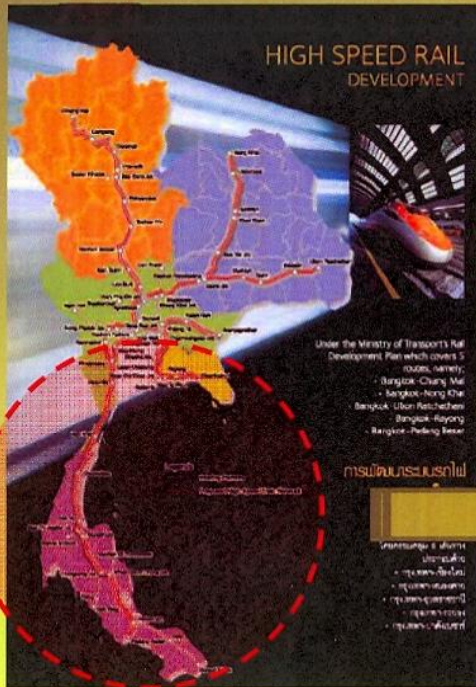
Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

Eastern Line: Bangkok-Chantaburi

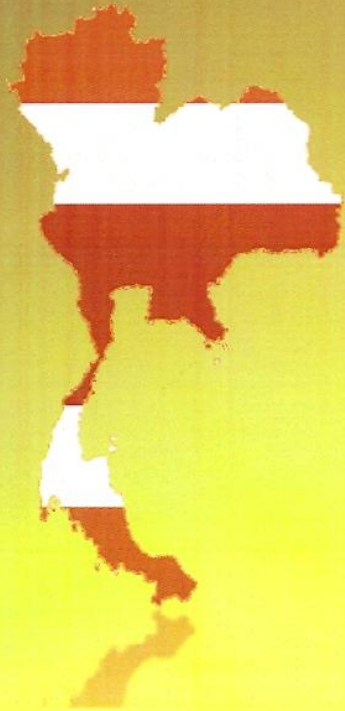


Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.

Southern Line: Bangkok-Padang-Basar



Source: Office of Prime Minister, Ministry of Transport, Ministry of Finance.



Thailand Land Sector





Land Price Changes, Beachfront Land & Commercial Zone 2012-2013

Thailand

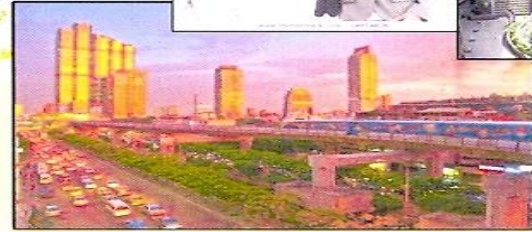
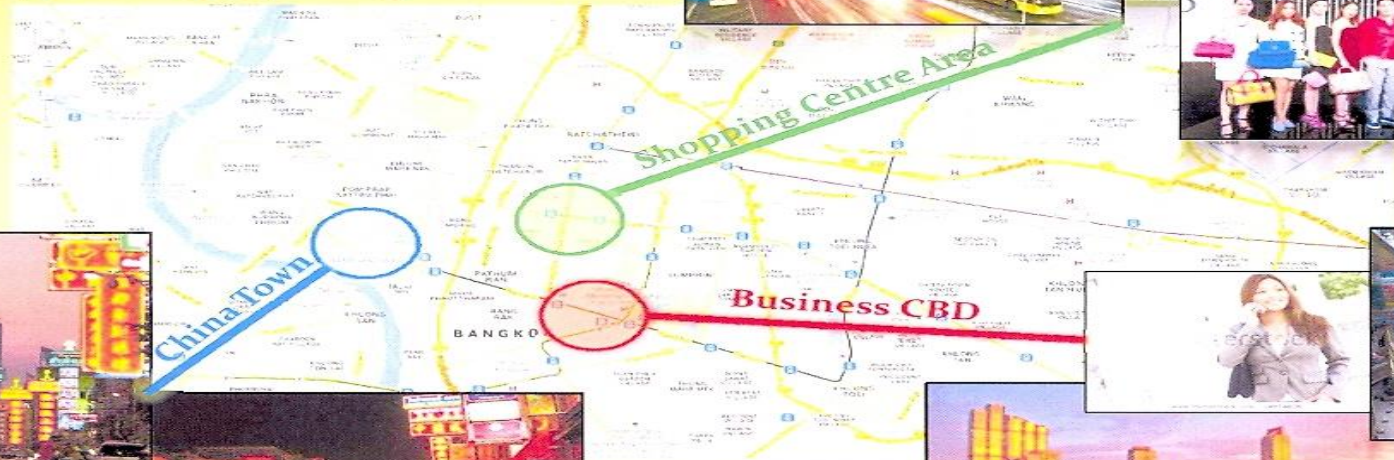


Area	Province	Price/Rai 2012 (Baht)	Price /Rai 2013 (Baht)	% Changes
North	Chiang Mai	70-75	80	7-15%
South	Hat-Yai (SongKla)	130	160	20%
Central	Hua-Hin (Prachuap..)	50-60	80	30-60%
East	Pattaya (Chonburi)	70-85	80-100	15-20
North East	KhonKaen	40	80	100%
North East	Udon	20-30	40-60	70-100%

Note: Price above is beachfront land / land on main road in commercial zone



Land Price Changes Main Commercial Zone in Bangkok 1994-2013



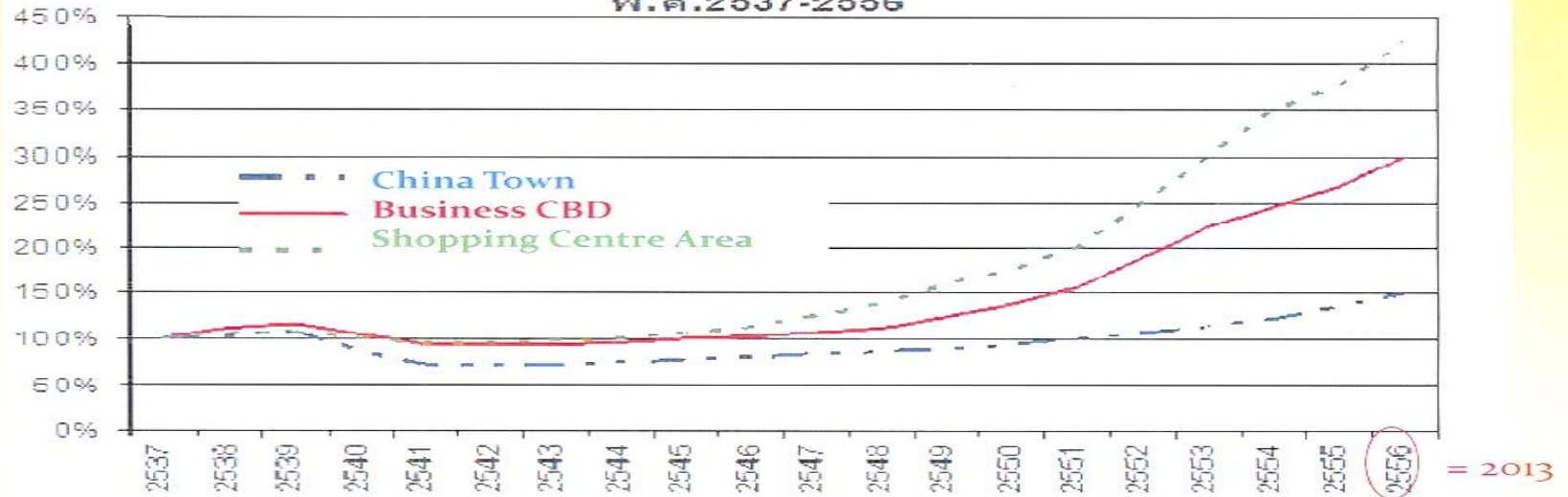


Land Price Changes Main Commercial Zone in Bangkok 1994-2013

Thailand



การเปลี่ยนแปลงราคาที่ดินในทำเลสำคัญของกรุงเทพมหานคร
พ.ศ.2537-2556



Source: http://www.ares.co.th/Thai/area_announce/area_page.php?strategy=area_announcement1.htm



Land Price Changes

Thailand

Main Commercial Zone in Bangkok 1994-2013

China Town

Business CBD

Shopping Centre Area

A.D.	B.E.	เขตราชฯ: Yaowarai China Town			สี่ลม: Silom Central Bu.D.istrict			สยามสแควร์: Siam Retail Centre		
		บาท/ตร.วาห	Annual	Since 1994	บาท/ตร.วาห	Annual	Since 1994	บาท/ตร.วาห	Annual	Since 1994
1994	2537	700,000		100%	450,000		100%	400,000		100%
1995	2538	720,000	2.9%	103%	500,000	11.1%	111%	420,000	5.0%	105%
1996	2539	750,000	4.2%	107%	525,000	5.0%	117%	430,000	2.4%	108%
1997	2540	600,000	-20.0%	86%	470,000	-10.5%	104%	400,000	-7.0%	100%
1998	2541	500,000	-16.7%	71%	420,000	-10.6%	93%	380,000	-5.0%	95%
1999	2542	500,000	0.0%	71%	420,000	0.0%	93%	380,000	0.0%	95%
2000	2543	500,000	0.0%	71%	420,000	0.0%	93%	390,000	2.6%	98%
2001	2544	520,000	4.0%	74%	430,000	2.4%	96%	400,000	2.8%	100%
2002	2545	540,000	3.8%	77%	450,000	4.7%	100%	425,000	6.3%	106%
2003	2546	560,000	3.7%	80%	460,000	2.2%	102%	450,000	6.9%	113%
2004	2547	580,000	3.6%	83%	480,000	4.3%	107%	500,000	11.1%	125%
2005	2548	600,000	3.4%	86%	500,000	4.2%	111%	550,000	10.0%	138%
2006	2549	620,000	3.3%	89%	560,000	12.0%	124%	640,000	18.4%	160%
2007	2550	650,000	4.8%	93%	620,000	10.7%	138%	700,000	9.4%	175%
2008	2551	700,000	7.7%	100%	700,000	12.8%	156%	800,000	14.3%	200%
2009	2552	750,000	7.1%	107%	850,000	21.4%	189%	1,000,000	25.0%	250%
2010	2553	800,000	6.7%	114%	1,000,000	17.8%	222%	1,200,000	20.0%	300%
2011	2554	850,000	6.3%	121%	1,100,000	10.0%	244%	1,400,000	16.7%	350%
2012	2555	950,000	11.8%	136%	1,200,000	9.1%	267%	1,500,000	7.1%	375%
2013*	2556	1,050,000	10.5%	150%	1,350,000	12.5%	300%	1,700,000	13.3%	425%

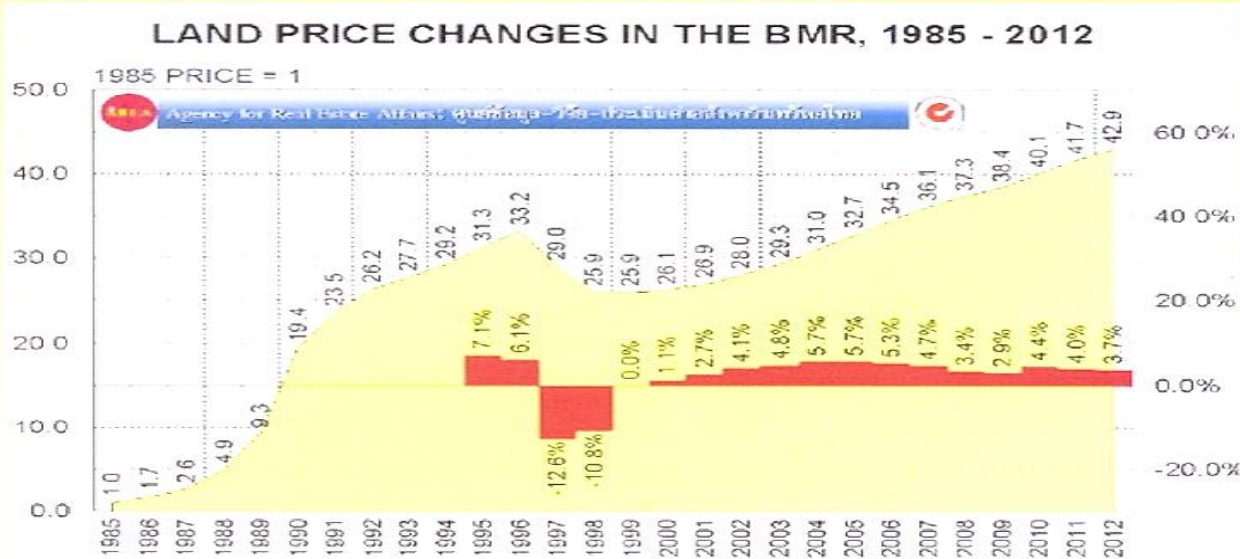
* ประมาณการเบื้องต้น ณ เดือนธันวาคม 2556 | Preliminary Estimate as of December 2013

ที่มา: ศูนย์ข้อมูลวิจัยและประเมินค่าอสังหาริมทรัพย์ Agency for Real Estate Affairs (www.area.co.th)

Source: http://www.area.co.th/thai/area_announcement/area_gupp.php?strquery=area_announcementy13.htm



Land Price Changes in BMR 1985-2012



Source: <http://www.area.co.th>



Thank you

For More Information..

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