



# 24<sup>th</sup> ASEAN VALUERS CONGRESS



**AVA**  
ASEAN Valuers Association



**CVEA**  
Cambodian Valuers and Estate  
Agents Association



# CAMBODIA 2022 Country Report

## PRESENT BY

Mr. **NOU Chandy**, Deputy General Manager of  
Asia Pacific Property Appraisal Co., Ltd. (APP APPRAISAL)

# PROFILE



**NOU CHANDY**  
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## Work

- Deputy General Manager, Asia Pacific Property Appraisal Co., Ltd. (APP APPRAISAL)



## Skills

- Property Valuation
- Property Consultant
- Property Investment



## Education

- BA, Build Bright University (BBU)
- MBA in Management (MGT), National University of Management.

# Cambodia

Country Report



**GDP Growth**

**The Cumulative of Approval Construction Project**



**Property Market**

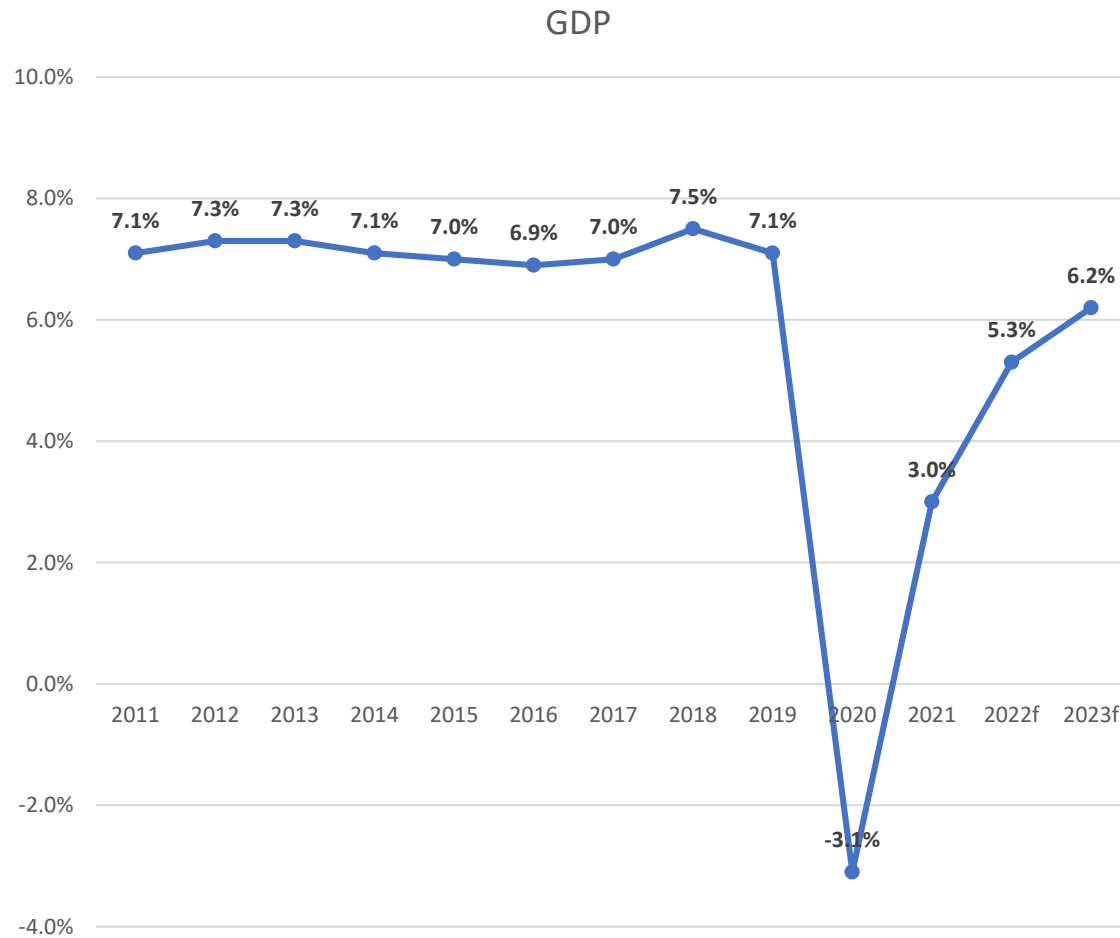
- a. Land Value
- b. Office (work from home)
- c. Retails (the rise of online sale)
- d. Condo (oversea market)
- e. Landed housing (local market)

**Infrastructure Development Projects**

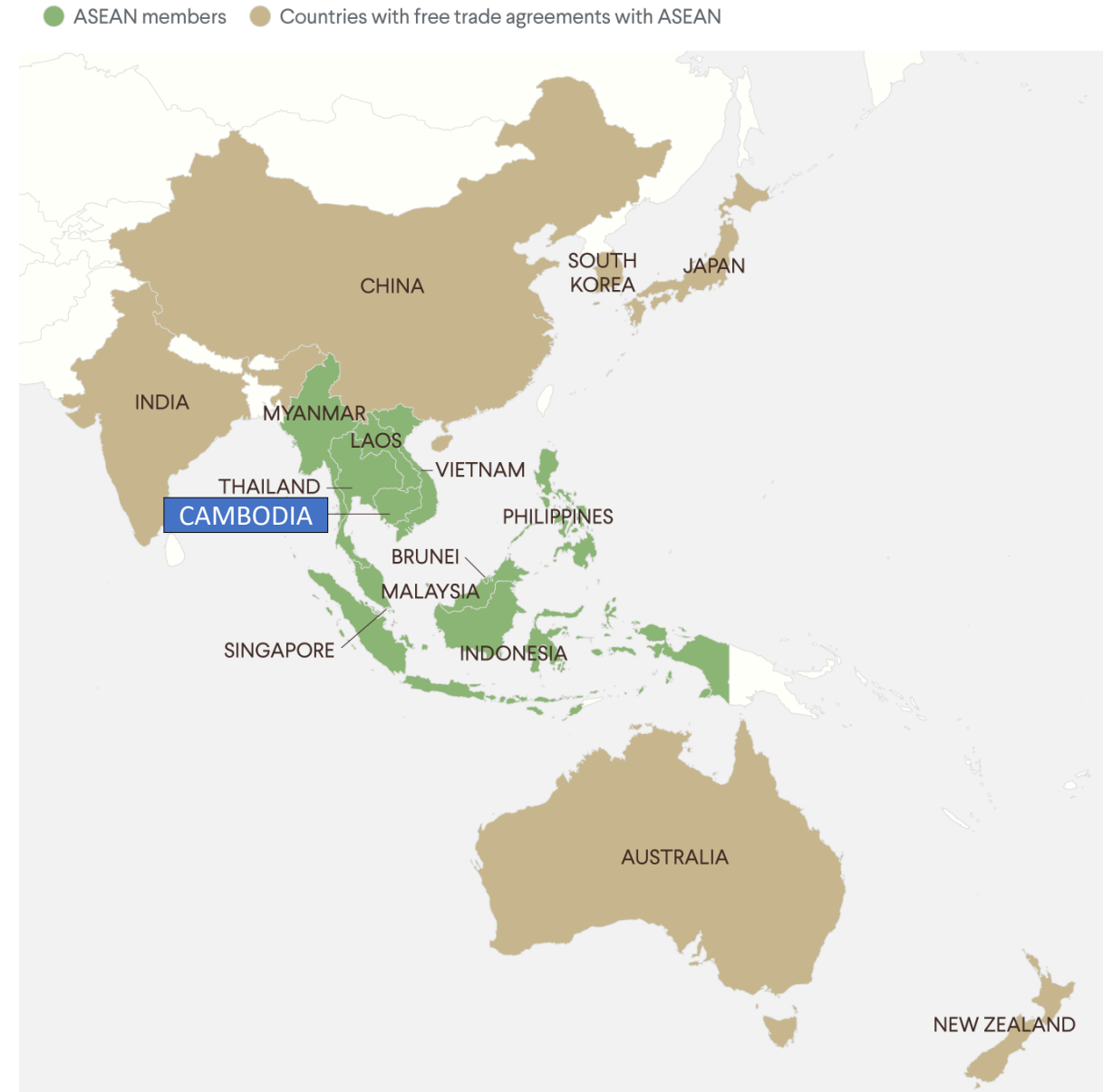
- a. Phnom Penh
- b. Sihanouk Ville
- c. Siem Reap



# 1. GDP Growth, Key Economic Highlights & Foreign Direct Investment



Source: ADB



# Key Economic Highlights



**Size**  
181,035 Km<sup>2</sup>



**Population**  
17,255,468  
(Oct. 29, 2022)



**Median Age**  
26

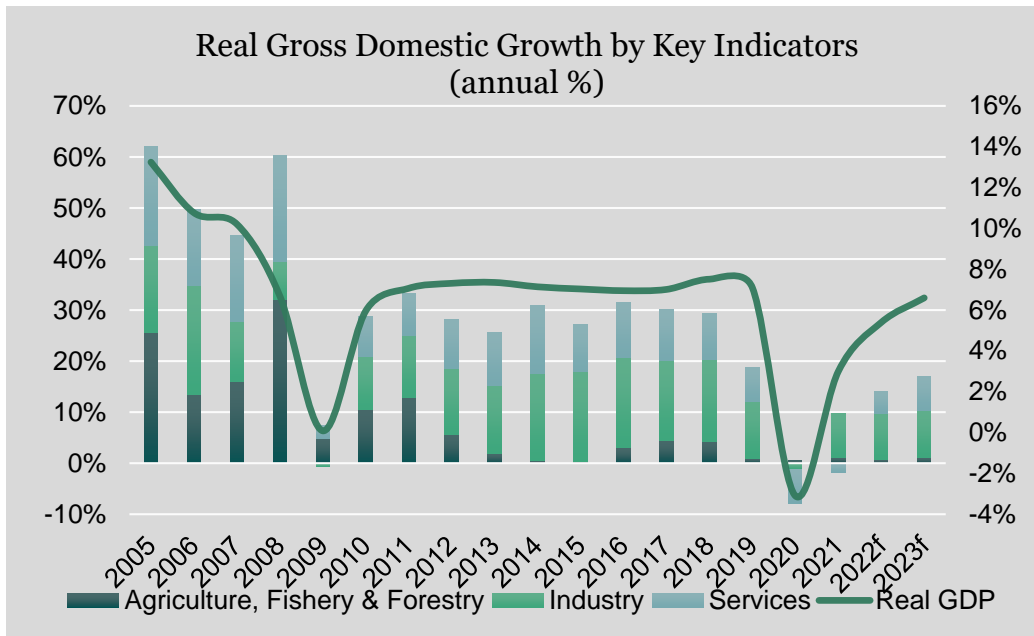


**Urbanisation Rate**  
24%

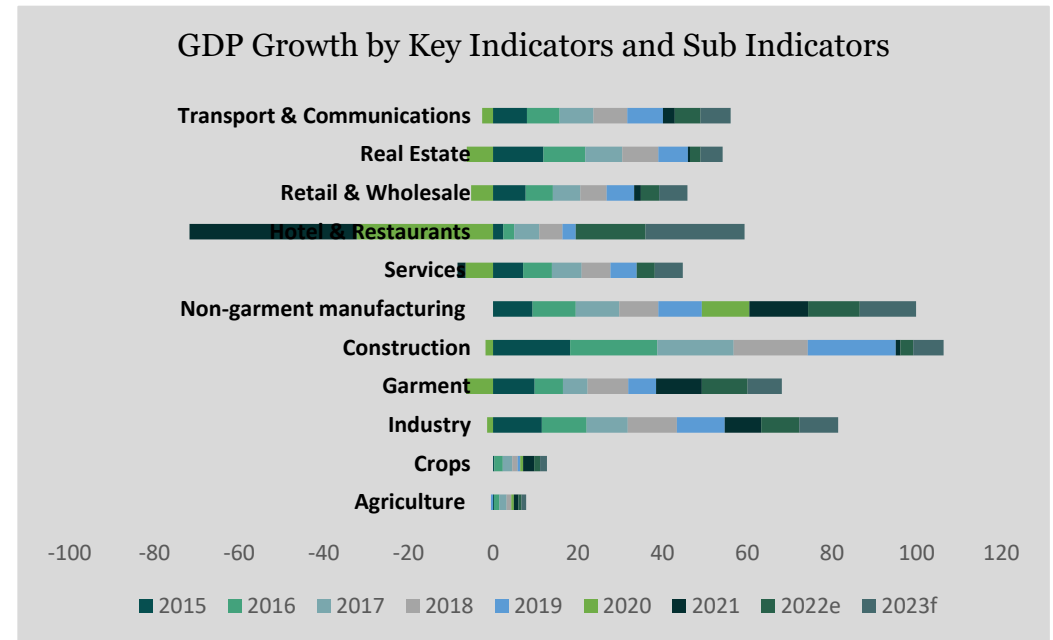


**GDP Growth**  
5.3% (2022f)

Source: United Nations Data

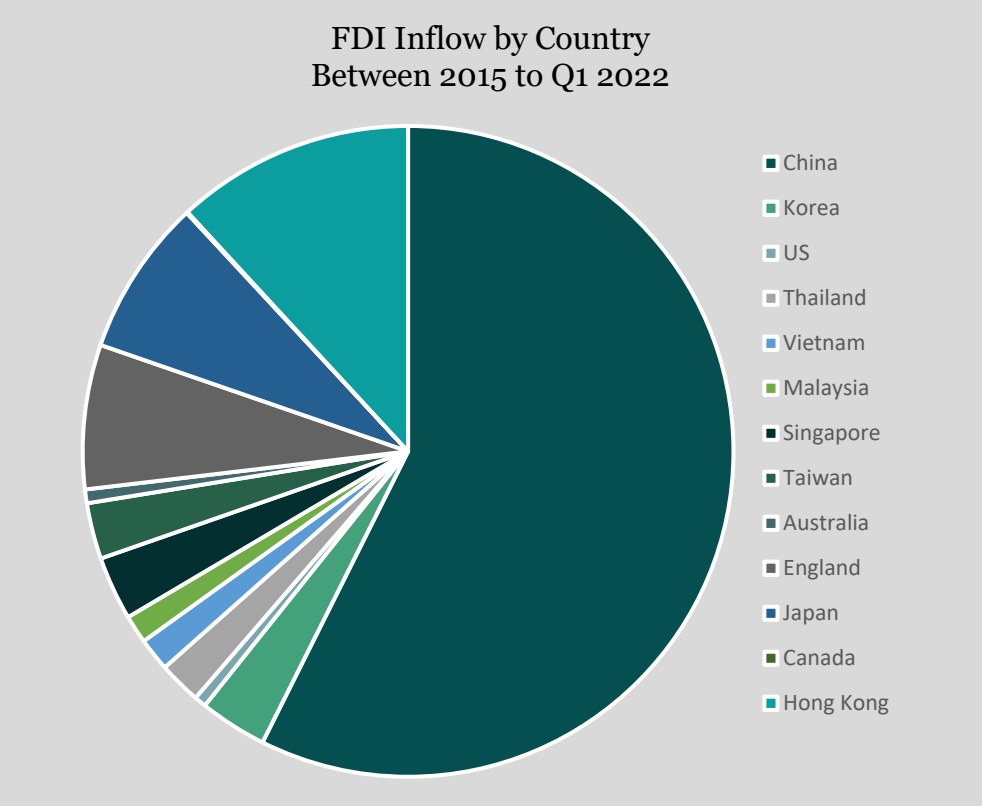
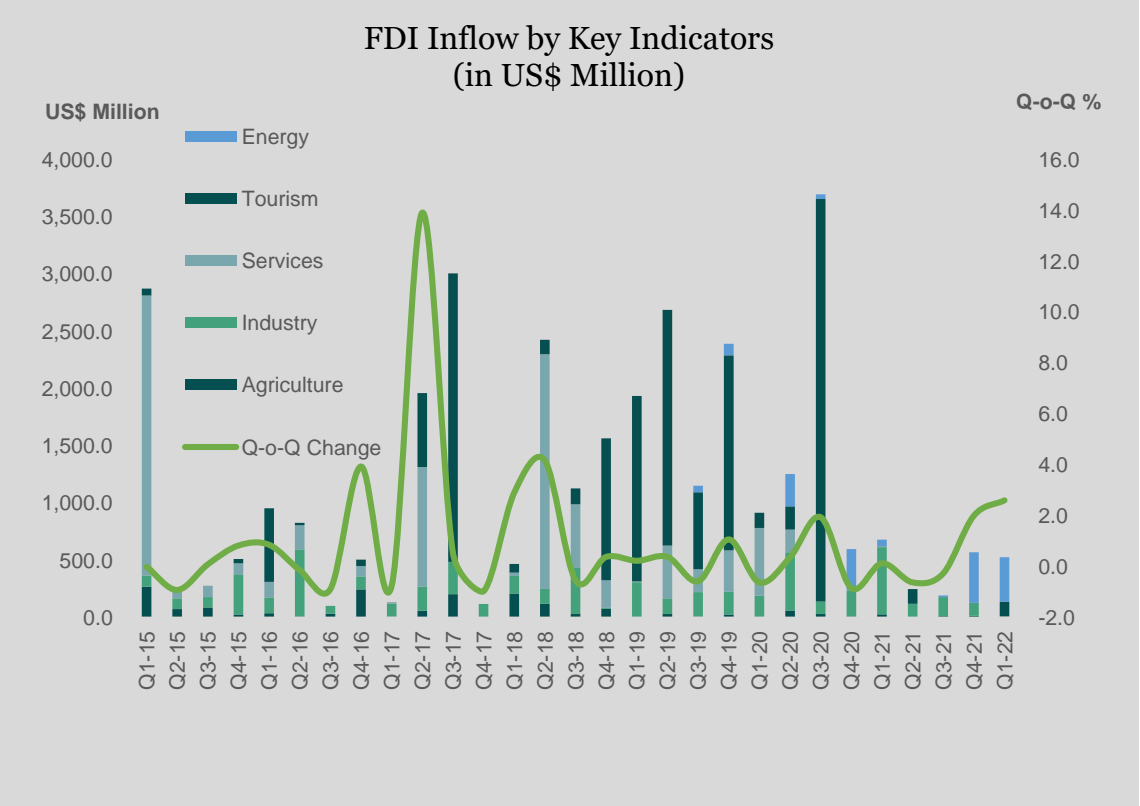


Source: Ministry of Economy and Finance



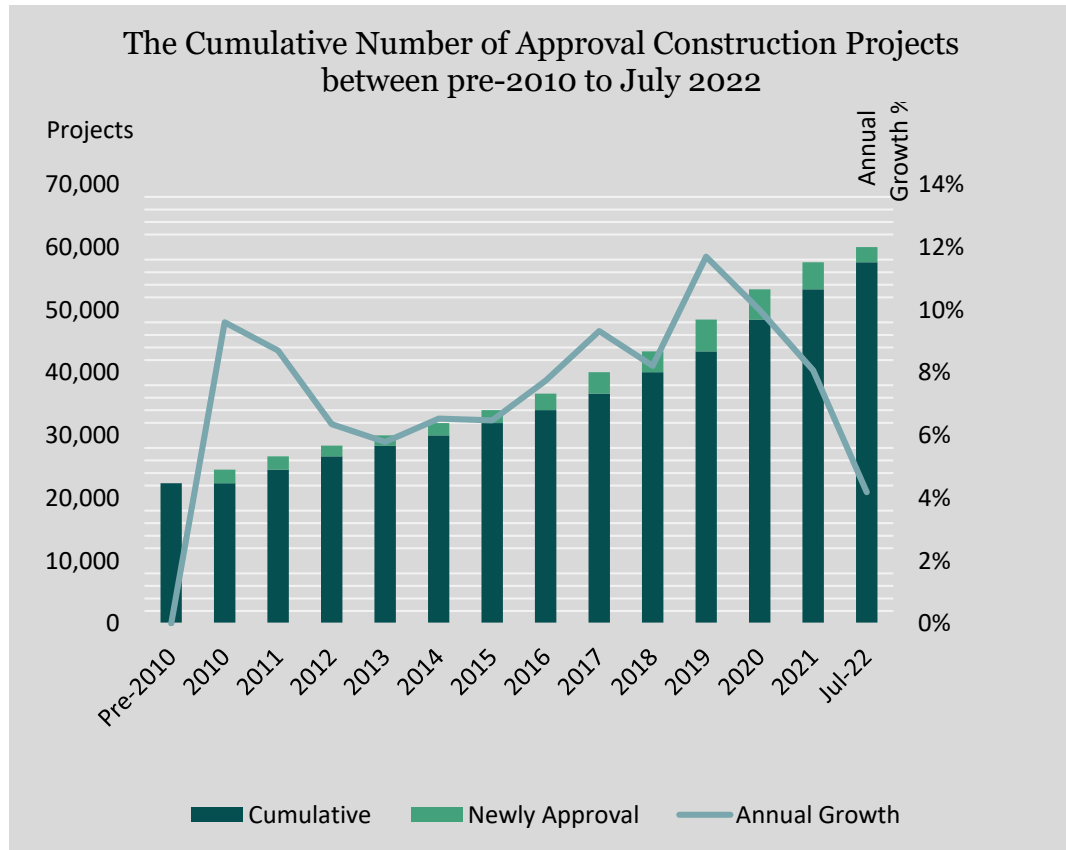
Source: National Institute of Statistics, Ministry of Planning

# Foreign Direct Investment



Source: National Bank of Cambodia

## 2.The Cumulative Number of Approval Construction Projects



Source: Ministry of Land Management, Urban Planning and Construction



Source: General Department of Customs and Excise of Cambodia



# 3. Property Market

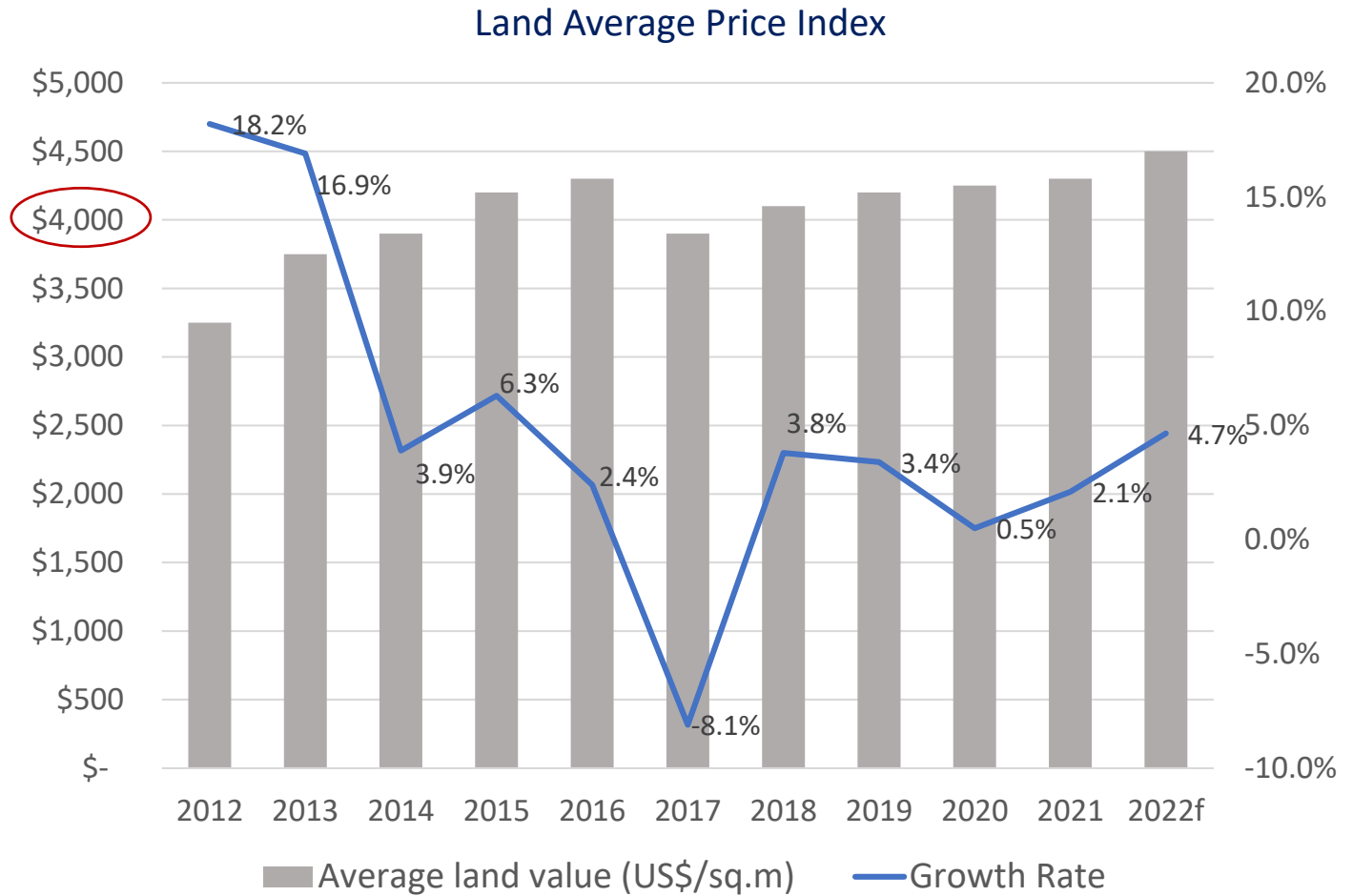
183.102

154.178

2455



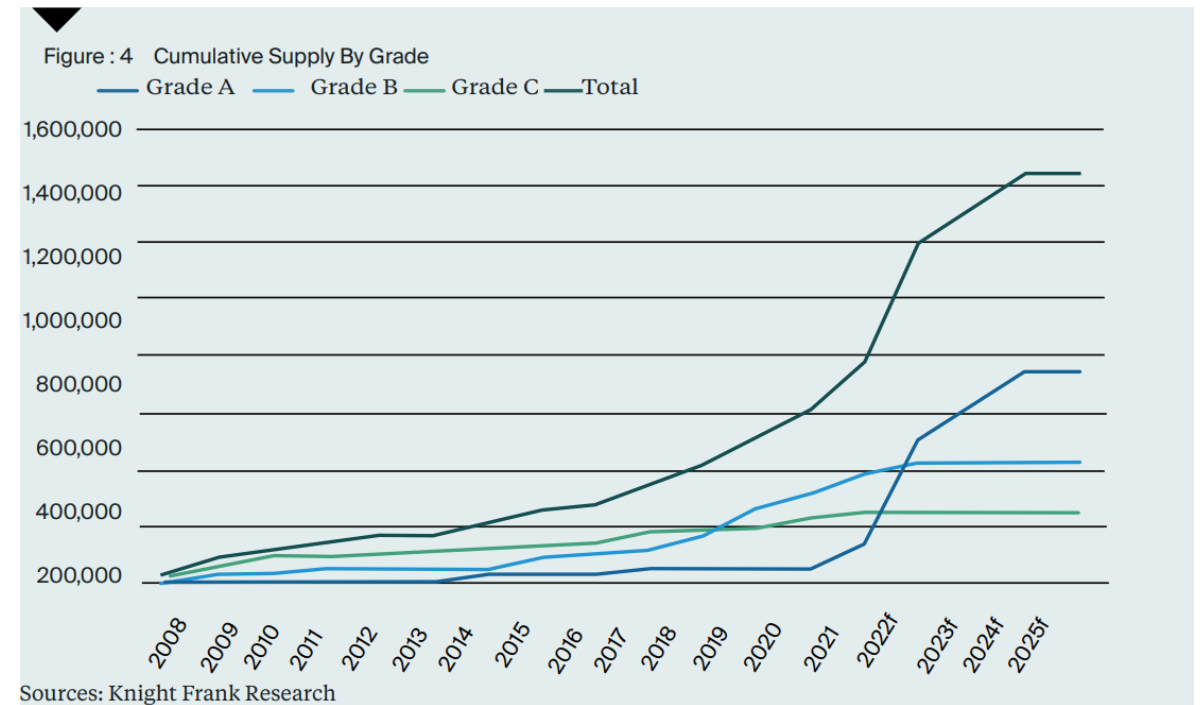
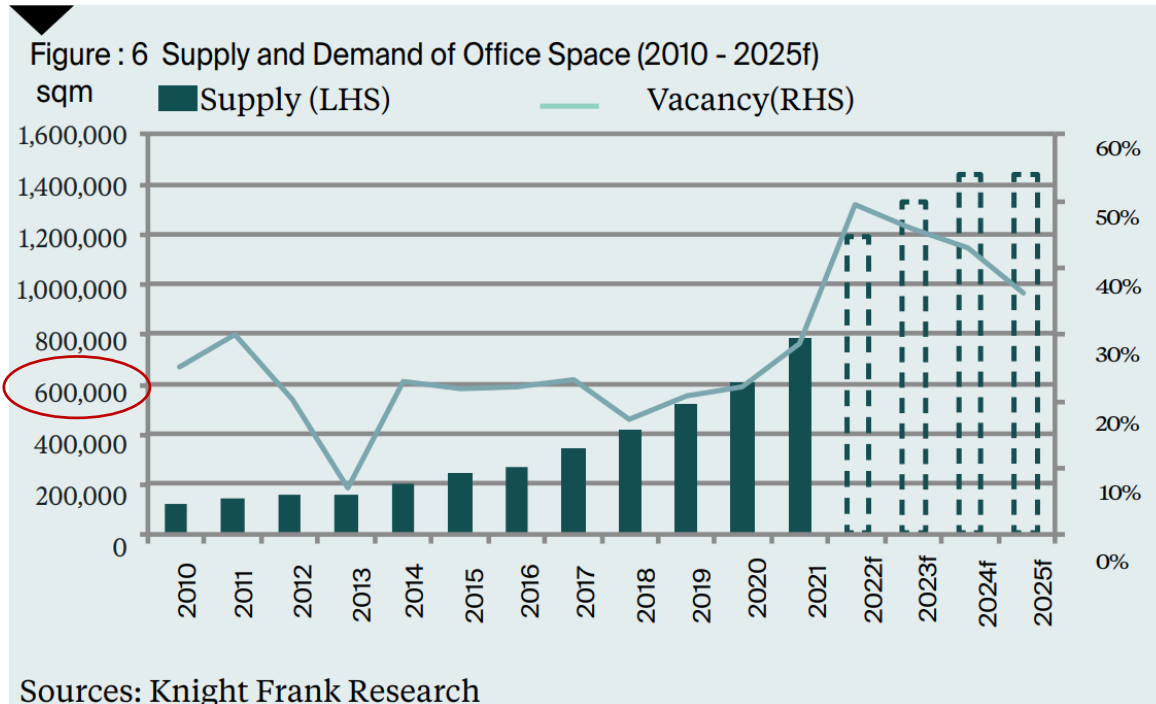
# 3.1. Average Land Values of Phnom Penh City Center



## 3.2 Office Sector

### Price per (SQM) per Month

- Grade A : US\$18 to US\$30/ Month
- Grade B : US\$10 to US\$25/ Month
- Grade C : US\$5 to US\$10/ Month



# 3.3 Retail Sector

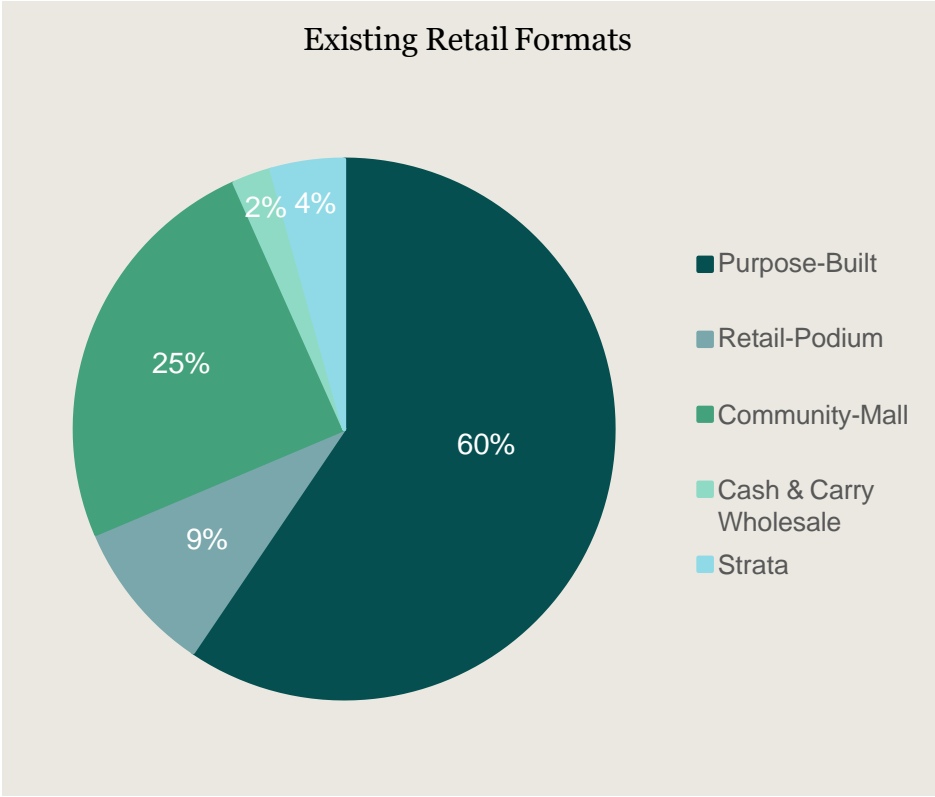
## Supply



Source: Knight Frank Research

## Price per (SQM) per Month

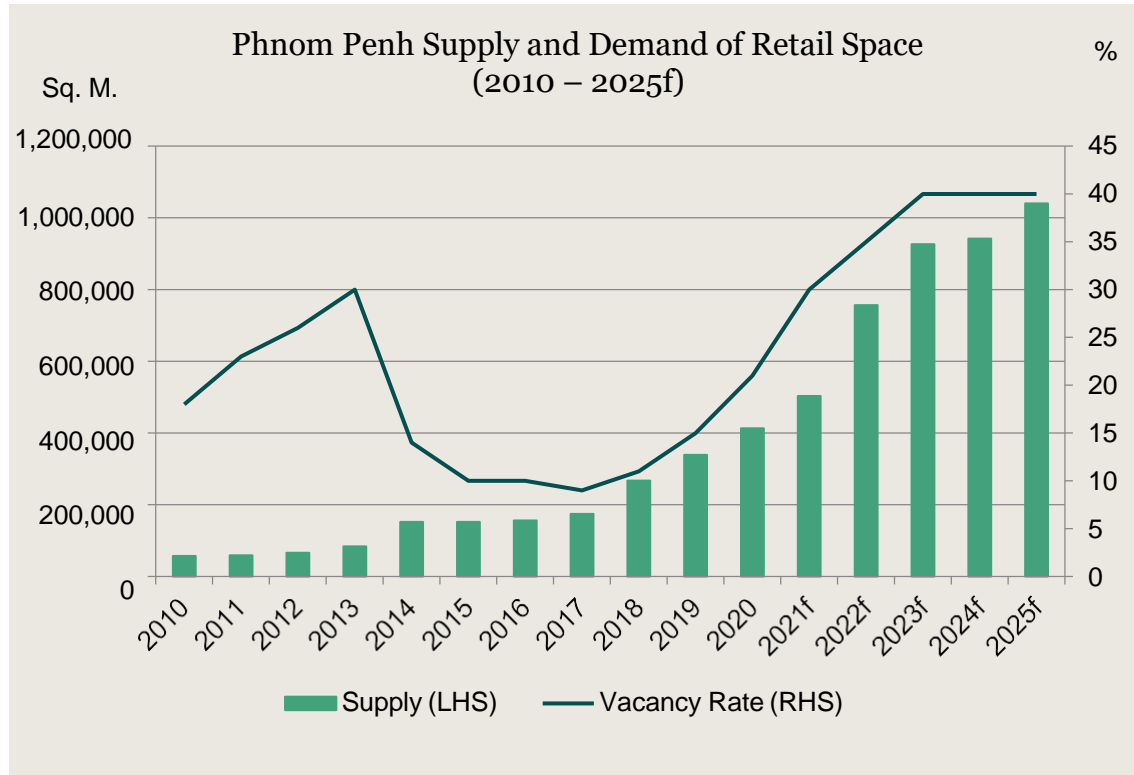
- Prime Retail : US\$26 to US\$30/ Month
- Secondary Retail : US\$21 to US\$27/ Month



Source: Knight Frank Research

# 3.3.1 Retail Sector

## Demand



Source: Knight Frank Research

Location/Type	Market Rents (psm/month)
City Centre / Anchor Space	\$5 - \$10
City Centre / Standard Space	\$15 - \$70
Suburban / Anchor Space	\$3 - \$8
Suburban / Standard Space	\$10 - \$40

Source: Knight Frank Research

## 3.3.2 Retail Sector

### Cambodia Prime Regional Shopping Malls



Aeon Mall 1

Completed 2014



Aeon Mall 2

Completed 2018



Aeon Mall 3

Scheduled to open in 2023

# 3.4 Condominium Sector

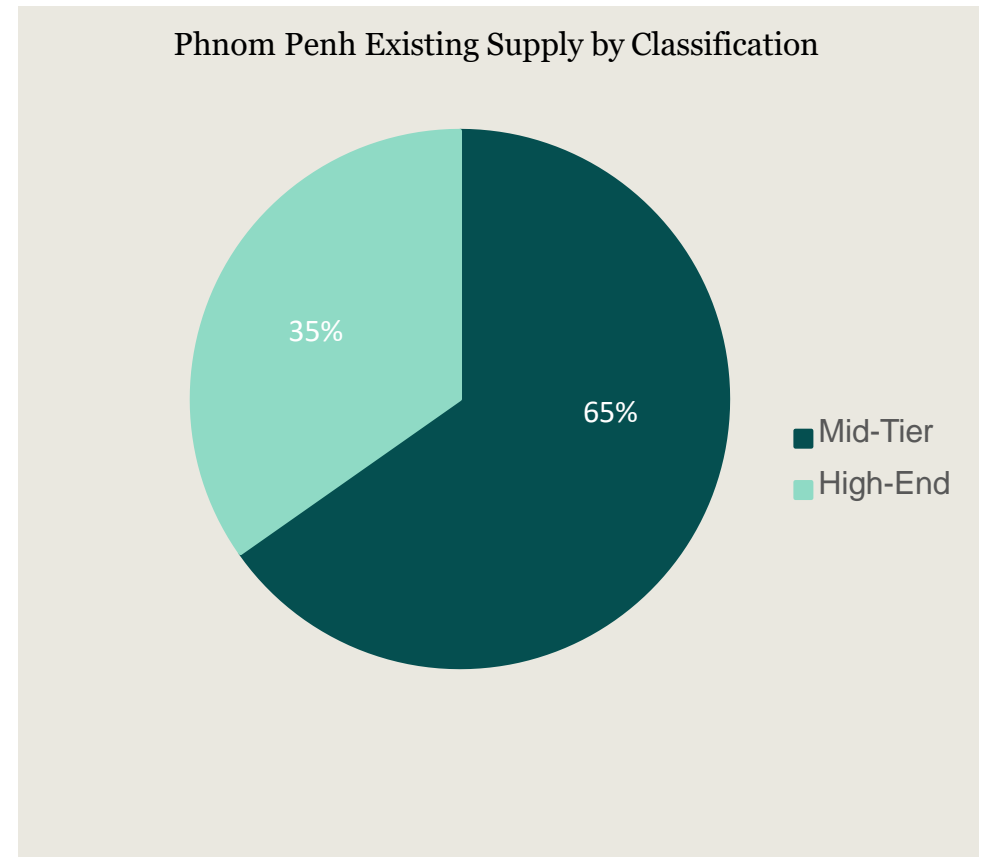
## Supply



Source: Knight Frank Research

## PRICES (USD PER SQ.M)

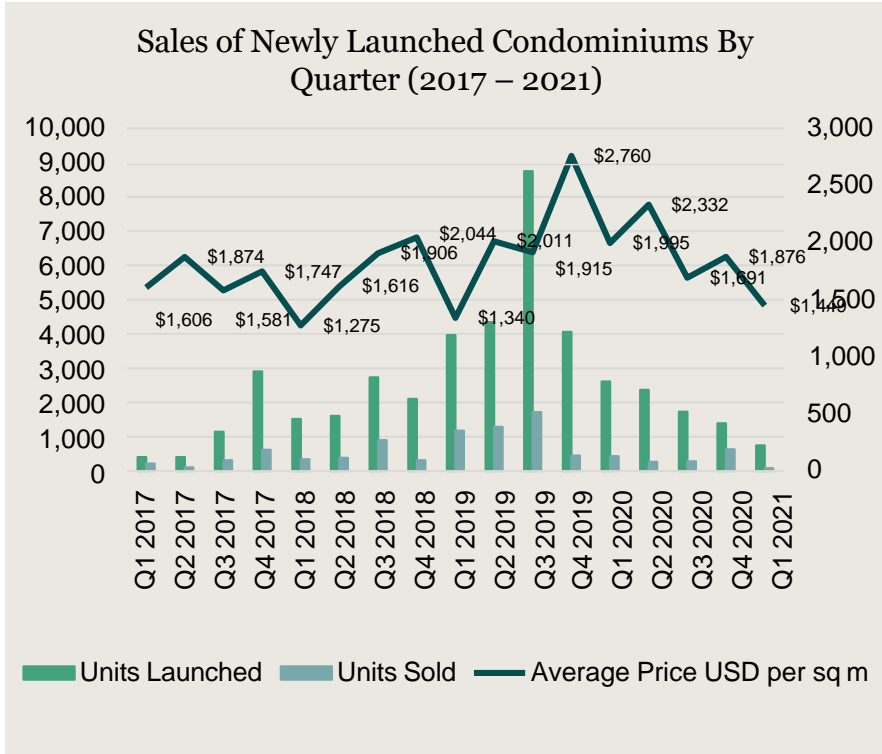
- High-End: Above \$2,500
- Mid-Range: \$1,600 - \$2,500
- Affordable: \$800 - \$1,500



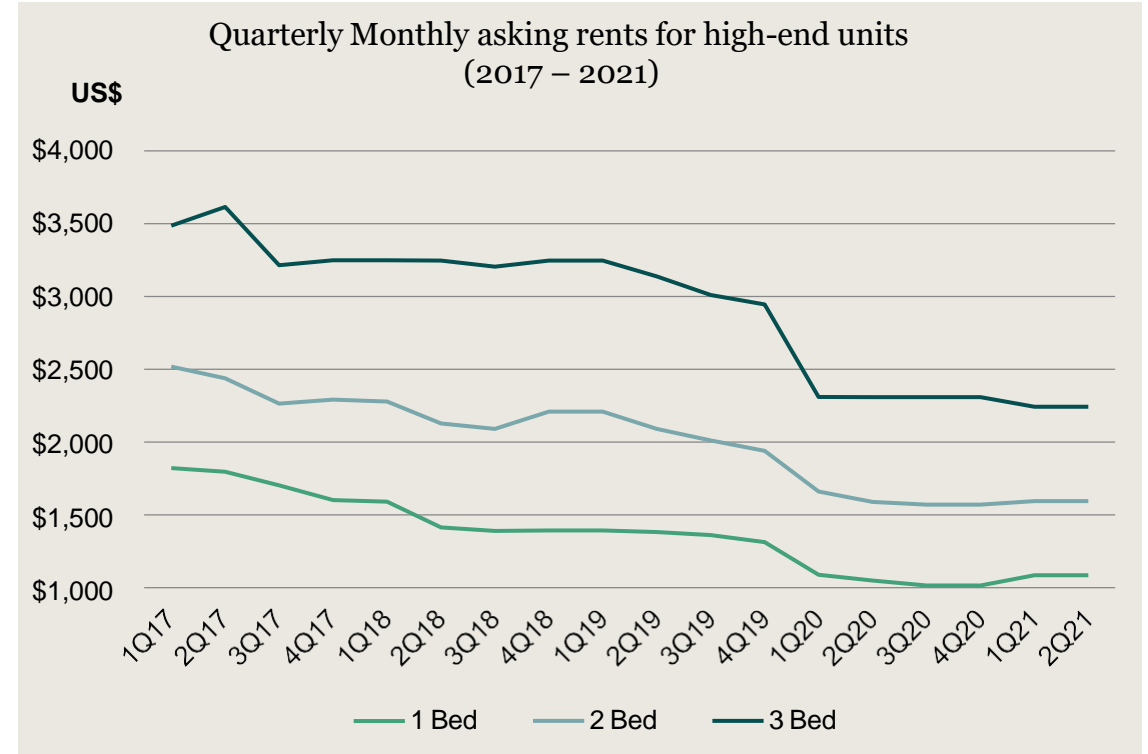
Source: Knight Frank Research

# 3.4 Condominium Sector

## Demand



Source: Knight Frank



Source: Knight Frank

# Condominium Sector

Most expensive completed condominiums



The Peak

Completed 2021



Sky Villa

Completed 2021



Picasso City Garden

Completed 2021

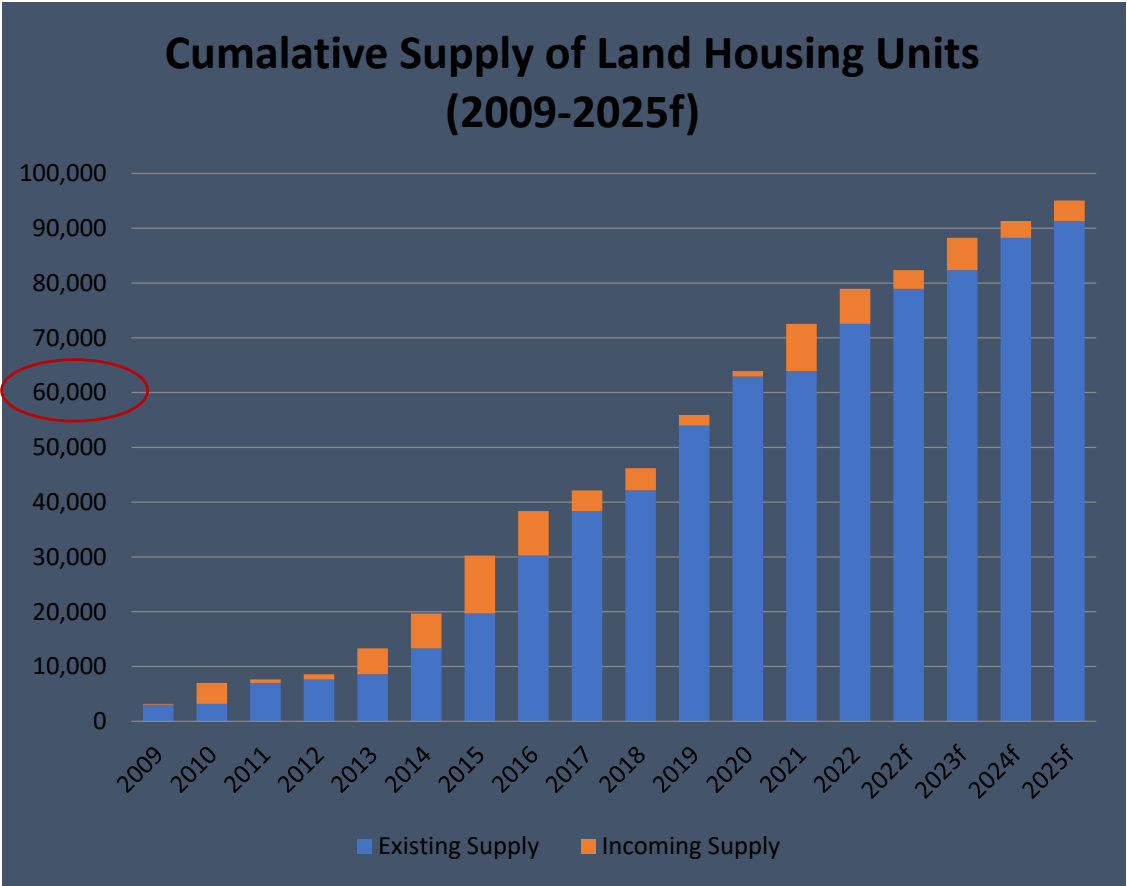


# 3.5 Landed Housing Sector

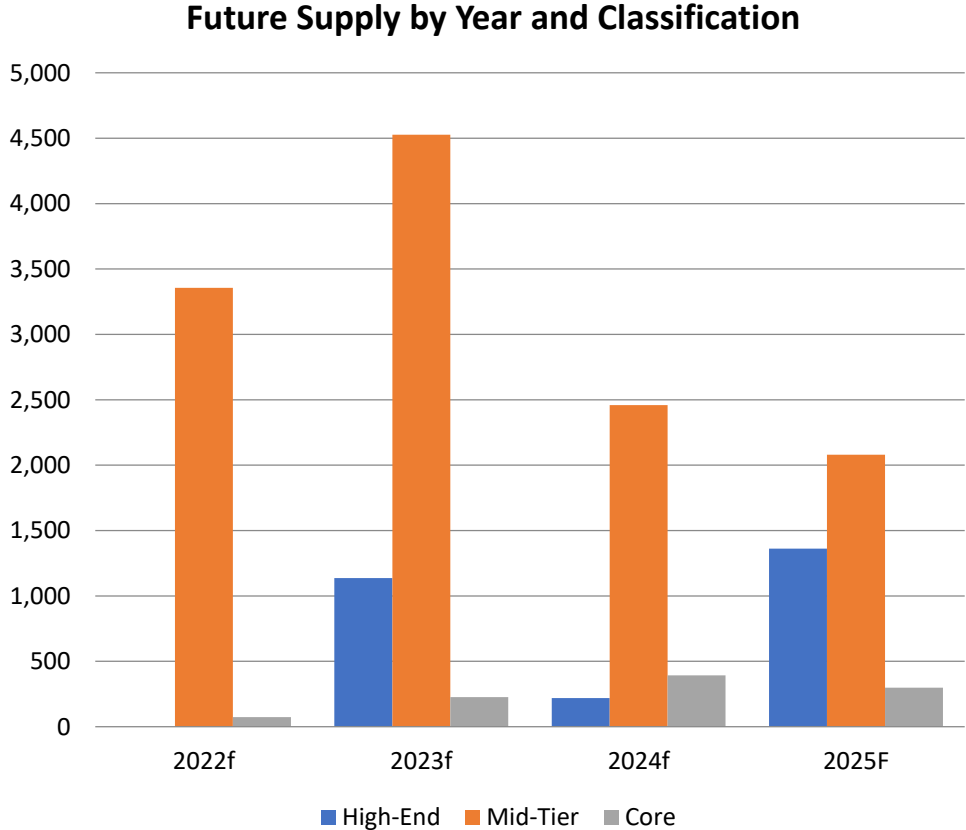
## Supply

### PRICES (USD PER UNIT)

- High-End: Above \$400,000
- Mid-Range: \$100,000 - \$400,000
- Affordable: \$40,000 - \$100,000



Source: Knight Frank Research



Source: Knight Frank Research

## 4. Infrastructure Development Projects

- Phnom Penh
- Preah Sihanouk Ville
- Siem Reap

# COMPARISON FROM 2000 TO 2022

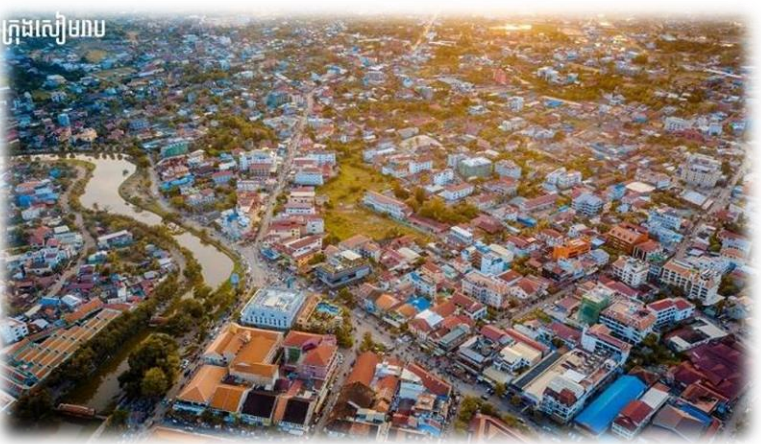
## Phnom Penh



## Sihanouk Ville



## Siem Reap



## Major infrastructure projects

Phnom Penh International Airport  
Operational in 2023



Siem Reap International Airport  
Operational in 2023



Phnom Penh-Sihanoukville Expressway  
Operational in 2022



Dara Sakor International Airport  
Operational in 2022



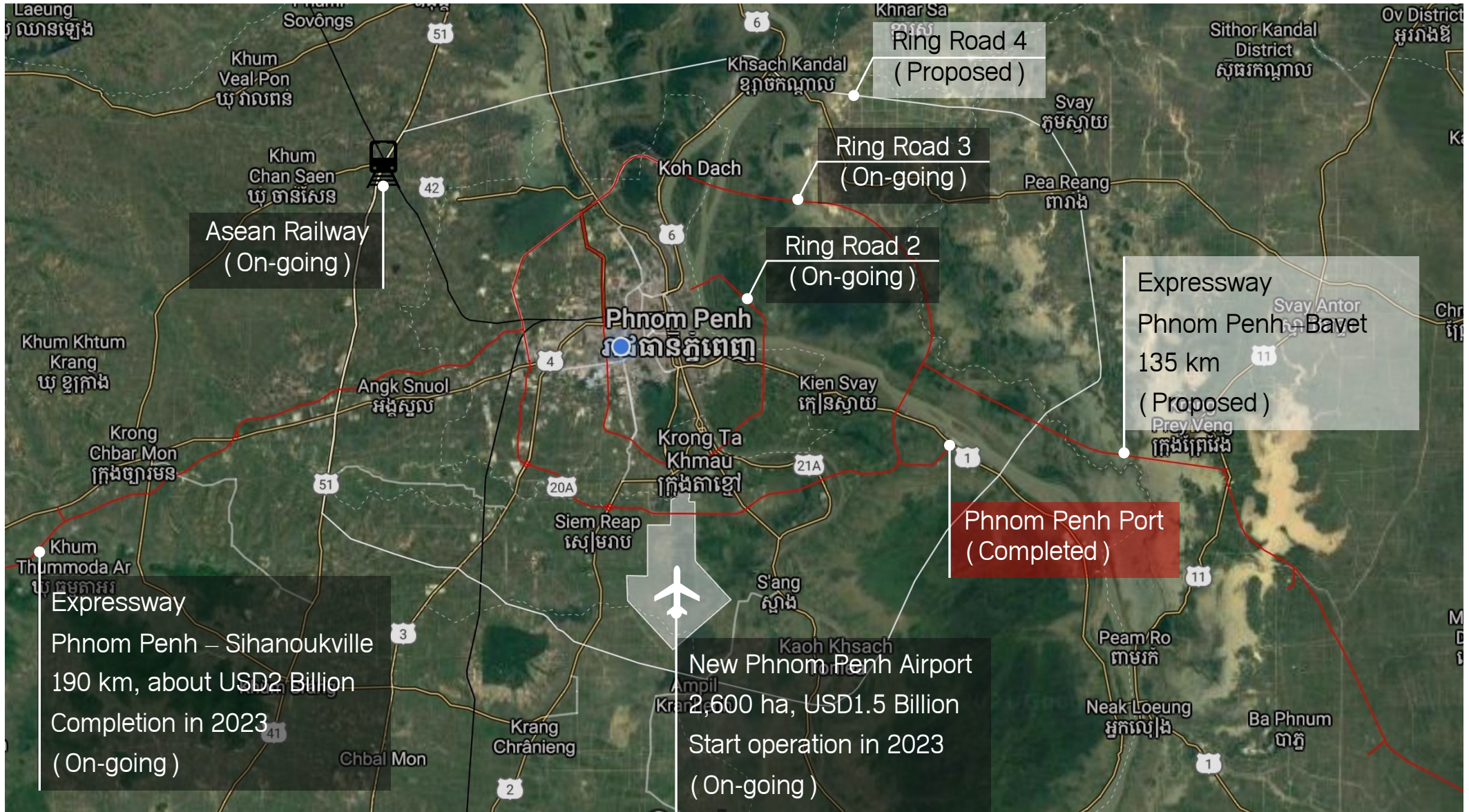
Siem Reap 38 Road Project  
Completion in 2022



Kampot International Ferry Terminal  
Completion in 2022



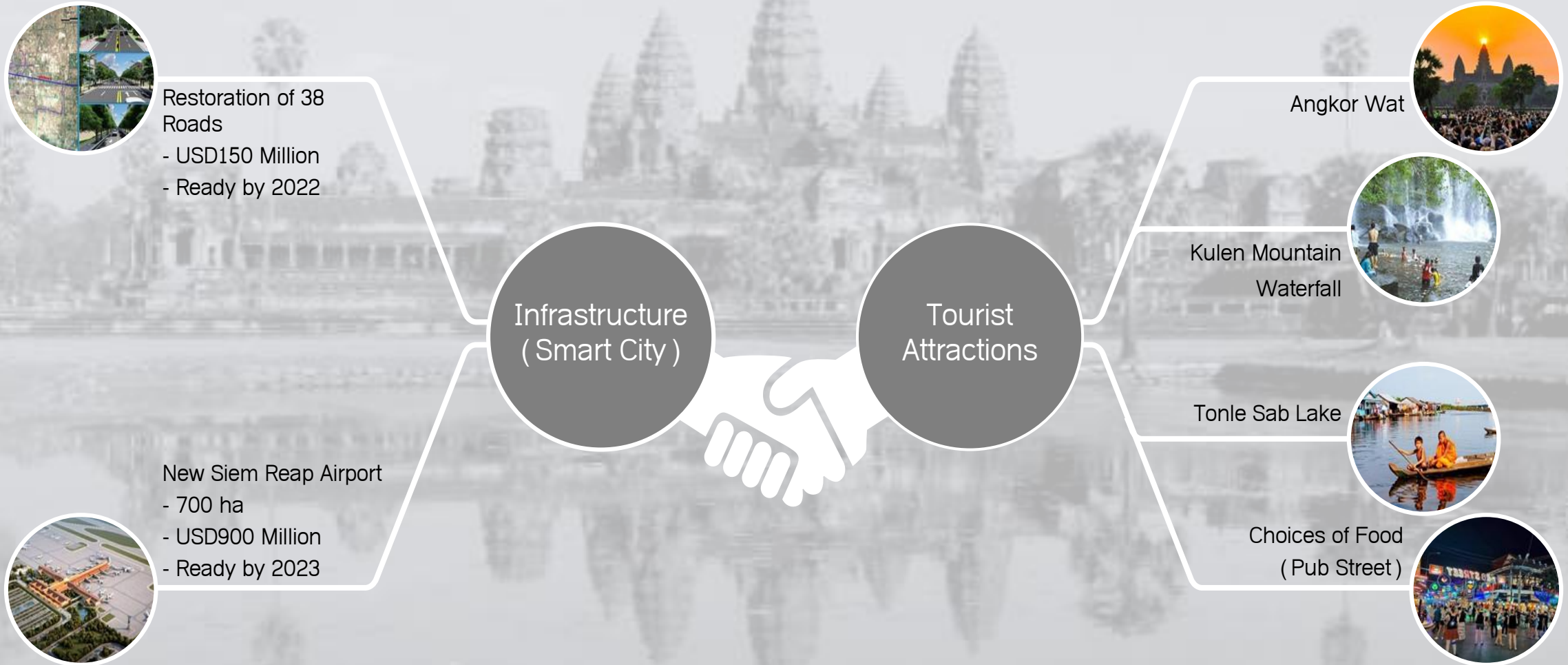
# 4.1. Phnom Penh



# 4.2. Sihanoukville (Multi-Purpose SEZ)



# 4.3. Siem Reap



# Why infrastructure is important?

Ports, Roads,  
Railways, Airports



Supply chain connectivity,  
Efficiently moving goods and  
services across border



Economic growth,  
**Property market growth**





**ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**  
 Ministry of Economy and Finance  
**ធានានូវកំណើន និង អភិវឌ្ឍន៍ប្រកបដោយចីរភាព**  
 Ensure Sustainable Growth and Development



ក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់  
**Ministry of Land Management, Urban Planning and Construction**



**ធនាគារជាតិ នៃ កម្ពុជា**  
 NATIONAL BANK OF CAMBODIA  
 Riel. Stability. Development.



**Asian Development Bank**



THANK YOU FOR  
YOUR ATTENTION !

