



សហគមន៍អ្នកវាយតម្លៃអចលនវត្ថុជាតិកម្ពុជា
NATIONAL VALUERS ASSOCIATION OF CAMBODIA

16th AVA PRE-CONGRESS 2009 Cambodia Real Estate Market

Mr. Sung Bonna
President/CEO of Bonna Realty Group
President of National Valuers Association of Cambodia
First Deputy Secretary General of Real Estate Developers Association of Cambodia

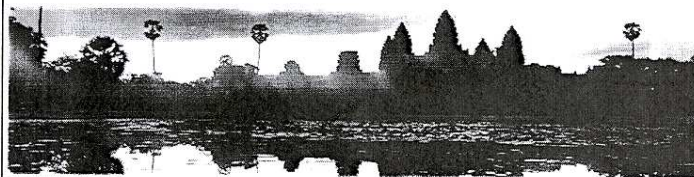
WELCOME TO CAMBODIA




សហគមន៍អ្នកវាយតម្លៃអចលនវត្ថុជាតិកម្ពុជា
NATIONAL VALUERS ASSOCIATION OF CAMBODIA


Contents

- I. Introduction to National Valuers Association of Cambodia
- II. About Cambodia
- III. Investment Environment
- IV. Real Estate Market







Introduction

1. History	<ul style="list-style-type: none"> - Established in 08 August 2008 - Vote to select the President date: 23 September 2008 - Opening Ceremony date 24 Feb 2009
2. Board of Directors	<ul style="list-style-type: none"> - HE. Mey Vann (Chairman of Board) - Mr. Norn Piseth (Vice Chairman) - Mr. Sok Frank Mckenlee (Vice Chairman) - Mr. Cheng Kheng, Mr. Keo Sothea, Mr. Kheng Ngun, Mr. Yous Virak, Mr. Mao Torn, Miss. Prak Sodaln, Mr. Vann Sun Heng, Mr. Sok Thida, Mr. Ou
3. Executive committee	<ul style="list-style-type: none"> - Mr. Sung Bonna (President) - Mr. Men Ra (Vice President) - Mr. Lorn Sinnara (Secretary General) - Mr. Noun Rithy, Mr. Pak Ra, Mr. Seng Sopheak, Mr. Hok Chamroen, Mr. Ngoun Vannary, Mr. Sorn Seab, Mr. Keuk Narin
4. Member	<p>1/ Bonna Realty Group, 2/ Mega Asset, 3/ Knight Frank Cambodia, 4/ Khmer Real Estate, 5/ EAP, 6/ AC Investment, 7/ Ieng Group, 8/ Hup Guap Development Pte. Ltd, 9/ Sambo Sovann Phoum Co., Ltd, 10/ Cambodia First Development Co., Ltd, 11/ Cambodia Angkor Real Estate, 12/ CPL Cambodia Property Limited, 13/ V Trust Property Co., Ltd, 14/ Banya Group Co., Ltd, 15/ CEA (Cambodia Estate Agent)</p>

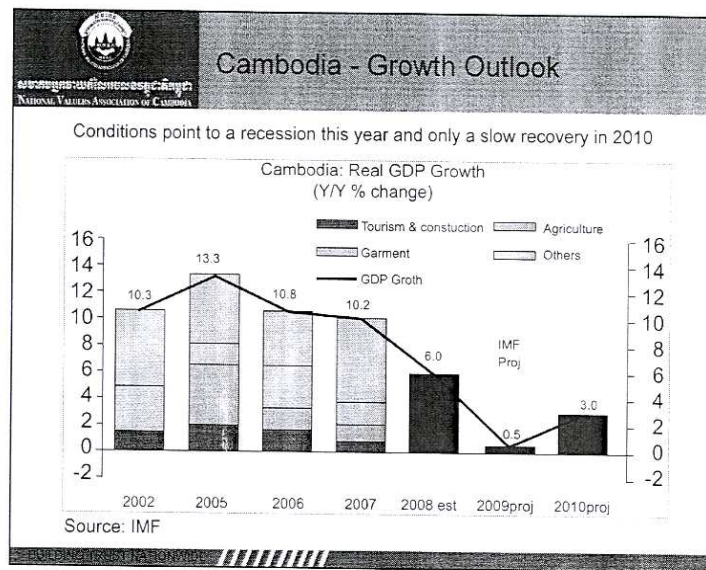

About Cambodia

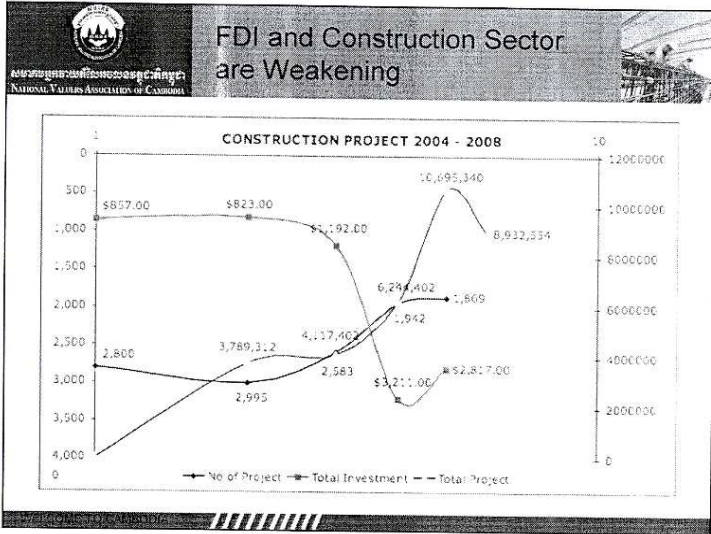
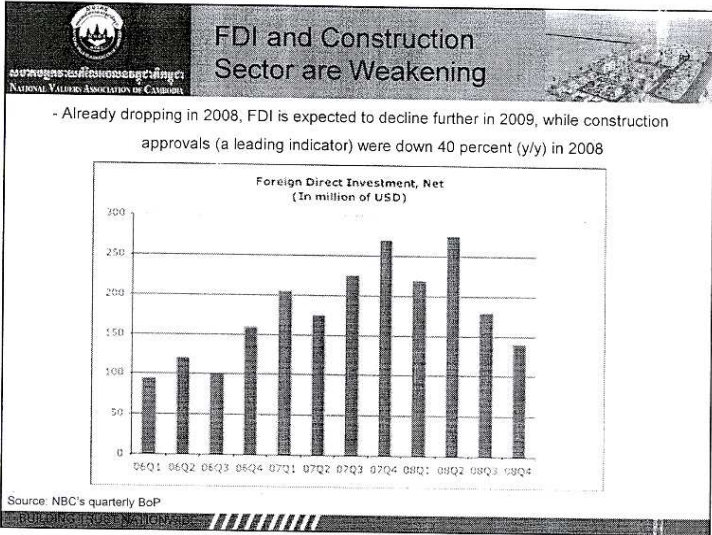
- Location : Southeastern Asia, bordering the Gulf of Thailand, Laos between Thailand, Vietnam, and
- Area : 181,035 km
- Population : 14,241,640 (July 2008 est.)
- Population growth rate : 1.752% (2008 est.)
- Capital City : Phnom Penh
- Languages : Khmer (official) 95%, French, English
- Religions : Theravada Buddhist 95%, other 5%
- Natural resources : Oil and gas, timber, gemstones, iron ore, manganese.

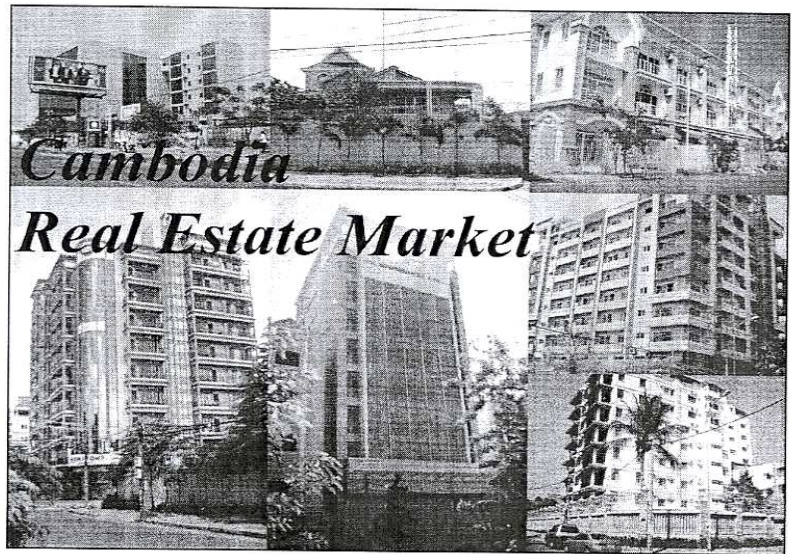
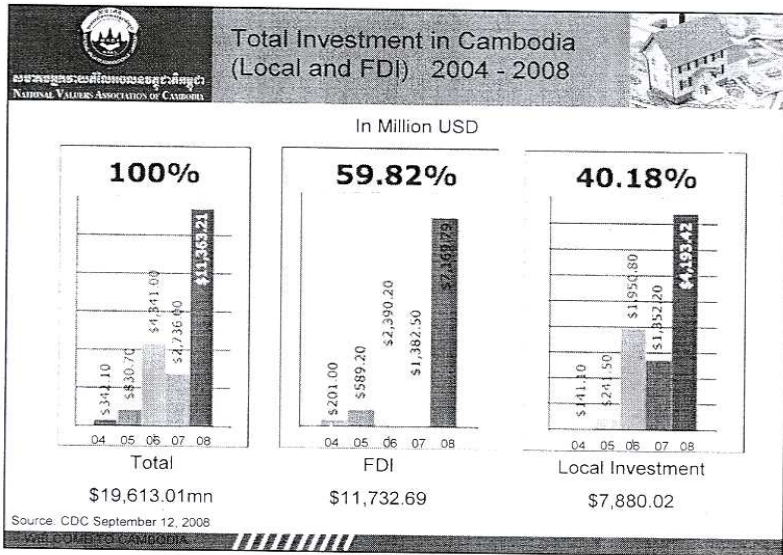



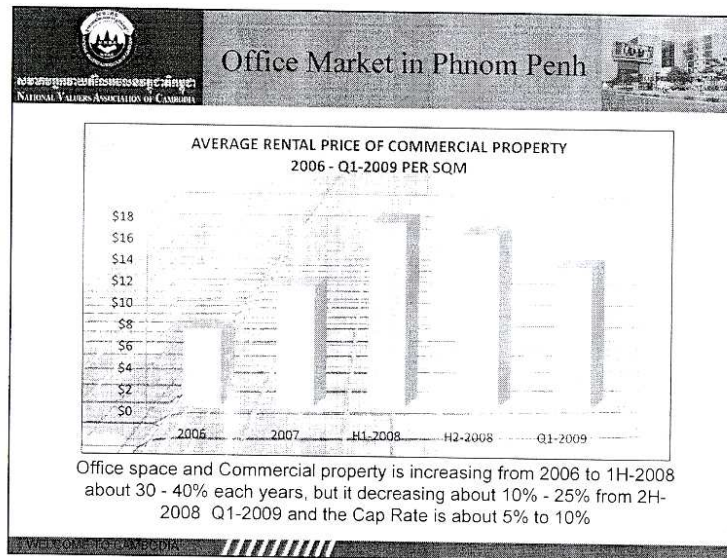
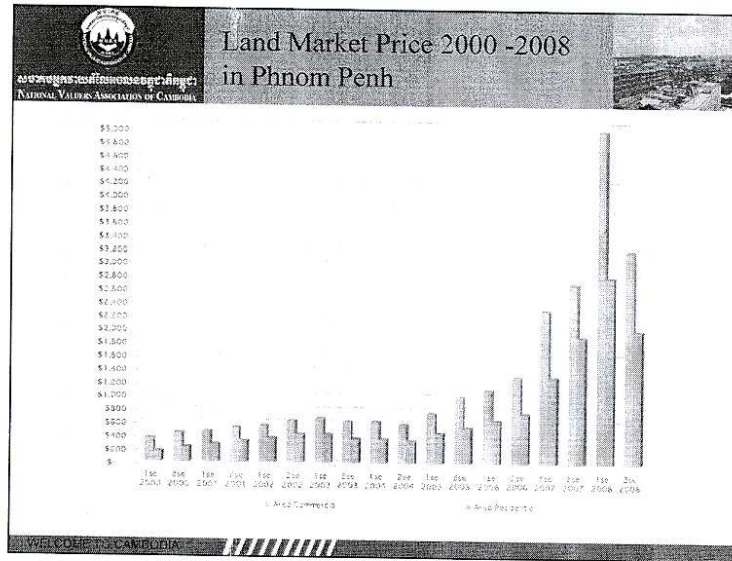
 **Investment Environment in Cambodia**
 NATIONAL VALUERS ASSOCIATION OF CAMBODIA

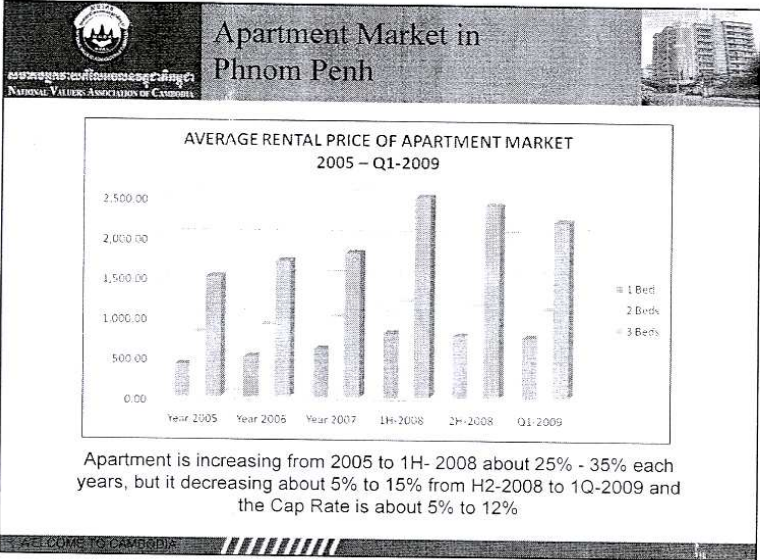
- Open Economy
- Sound Macroeconomic Environment
- Competitive Investment Incentives
- One Stop Service – Fast – Track Investment Approval
- Access to ASEAN and World Markets
- Preferential Trading Status
- Strategic Location
- GDP Growth : 10.3% per annum (last 5 years)
- GDP per Capital : ~\$716
- Labor cost : Minimum salary \$55/month
- Utility Cost :
- Electricity : \$0.09 - \$0.25/KWH
- Water : \$0.14 - 0.32/m³
- Telephone : \$0.6 - 0.12/Minute (local call)
- Internet : \$90/Month











Flat and Villa Estimate Price in Phnom Penh

Flat Market Price (size: 4m x 16)

Flat	1 st Commercial	2 nd Commercial	1 st Residential	2 nd Residential
E0	\$150,000 -	\$150,000 -	\$100,000 -	\$60,000 - 100,000
E0+E1	\$200,000 -	\$200,000 -	\$150,000 -	\$100,000 - 150,000
E0+E1+E2	\$300,000 -	\$250,000 -	\$200,000 -	\$150,000 -
E0+E1+E2+	\$400,000 -	\$300,000 -	\$250,000 -	\$200,000 - 250,000
E3	700,000	400,000	500,000	

Villa Market Price (size: 17m x 28 or 20m x 30m)

Villa	Commercial	1 st Residential	2 nd Residential
Khmer style	\$1,500,000 – \$2,000,000	\$700,000 – \$1,500,000	\$500,000 – \$900,000
French style	\$1,500,000 – \$2,500,000	\$900,000 – \$2,000,000	\$700,000 – \$1,000,000
New style	\$1,500,000 – \$2,000,000	\$800,000 – \$1,500,000	\$600,000 – \$900,000
Single villa	\$1,200,000 – \$1,800,000	\$700,000 – \$1,300,000	\$400,000 – \$800,000



សមាគមអ្នកវាយតម្លៃអចលនវត្ថុជាតិកម្ពុជា
 NATIONAL VALUERS ASSOCIATION OF CAMBODIA



ប៊ុណ្ណា រឿលី ក្រុម
 BONNA REALTY GROUP

THANK YOU!

#209E1, St. 51 (Pasteur), Sangkat Boeung Keng Kang I, Khan Chamkarmorn, Phnom Penh
 Tel: (+855) 016 301 999 / (+855) 012 430 009 / (+855) 012 831 199
 Web: www.nvac.org.kh / E-mail: info@nvac.org.kh

WELCOME TO CAMBODIA