



ASEAN VALUERS ASSOCIATION

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Price Control Department

Ministry of Finance

16th AVA PRE-CONGRESS

THAILAND COUNTRY REPORT

By:

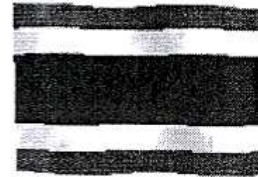
Prtak Simapichaicheth

**Palm Garden Resort
Hoi An, Quang Nam, Vietnam
27-29 April 2009**

16th AVA Congress 2009



THAILAND Country Report



27 April 2009

Presented by
Pratak Simapichaicheth



Macro Econ Outlook




	2006	2007	2008	2009e
GDP Growth	5.2	4.9	2.6	-3
GDP (Current price) US\$ bn	206.9	245.8	270	N/A
GDP per capital per year US\$ bn	3,190.8	3,723.6	4072.5	N/A
Inflation	4.7	2.3	5.5	-0.5
Export Value US\$ bn	127.9	150.0	175.3	N/A
Import Value US\$ bn	126.9	138.5	175.1	N/A
International Reserve US\$ bn	67.0	87.5	111.0	N/A
Exchange rate B to US\$	37.9	34.6	33.6	35.86

Sources: BOT



Fiscal Stimulus package

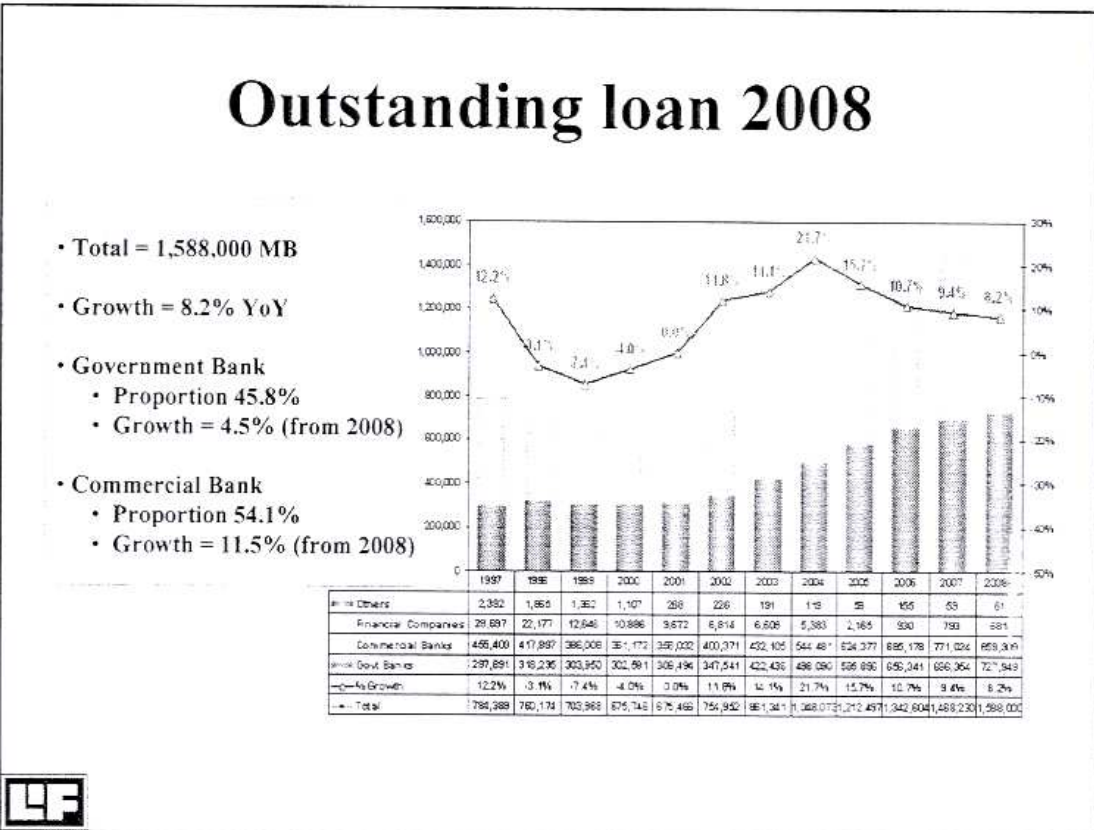
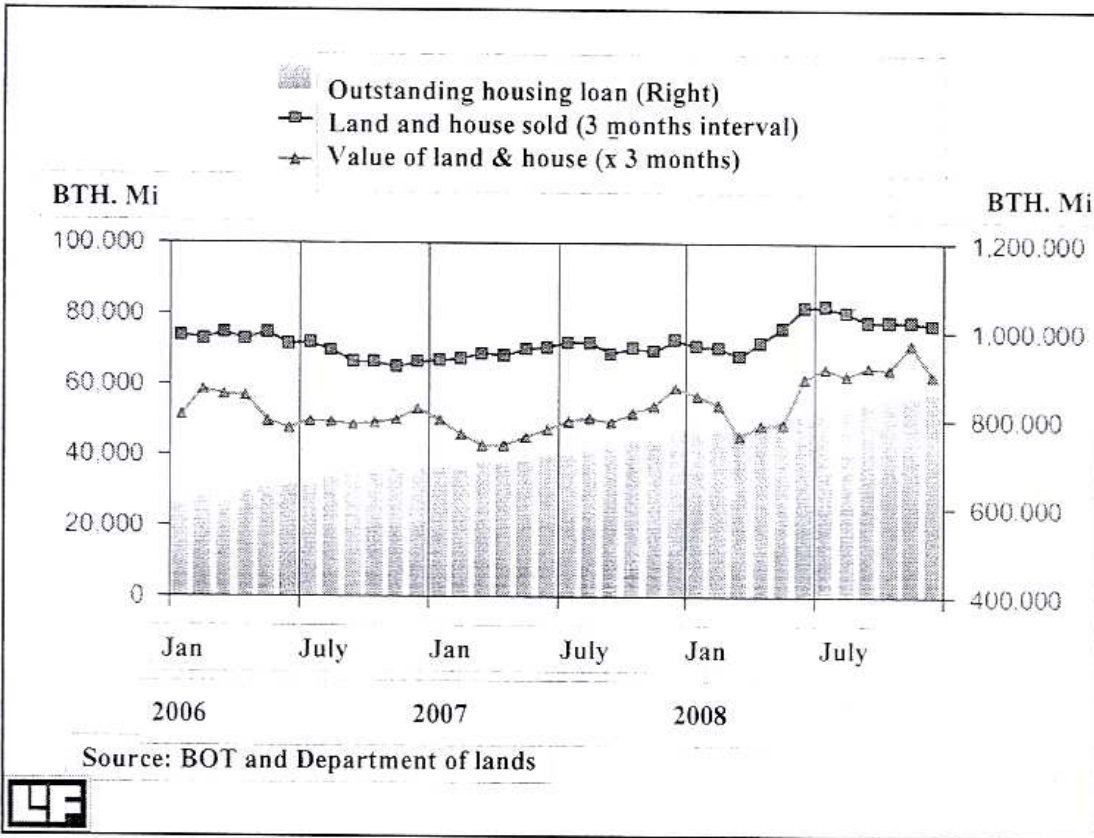
- ❖ A special packages to boost domestic consumption and investment amounting to Bt 116.7 billion (US 3.35 billion)
 - Tax cut measures 
 - Financial support to grass-root communities
 - Cash hand outs for low income earners
 - Village Fund, Farmer Debt Moratorium, low income loans and mortgages
 - Free 12-year education, student loan
- ❖ Public investment in infrastructure
- ❖ Subsidies for transport and utilities
- ❖ Exchange rate intervention to slow down baht appreciation



Housing Market

- Last year, 2008 Steady increase in both supply and demand in medium price housing market (+US\$53,370/unit) Especially residence condominium along the mass transit system.
- This year, production will increase at a decreasing rate due to lower profit margin, in the face of greater competition to attract buyers buy offering lower than average interest rate for loans.
- The demand/ Supply gap has been narrowed with better information available, showing the cautiousness and awareness of both consumer and developer.





Index of loans extended by Commercial banks

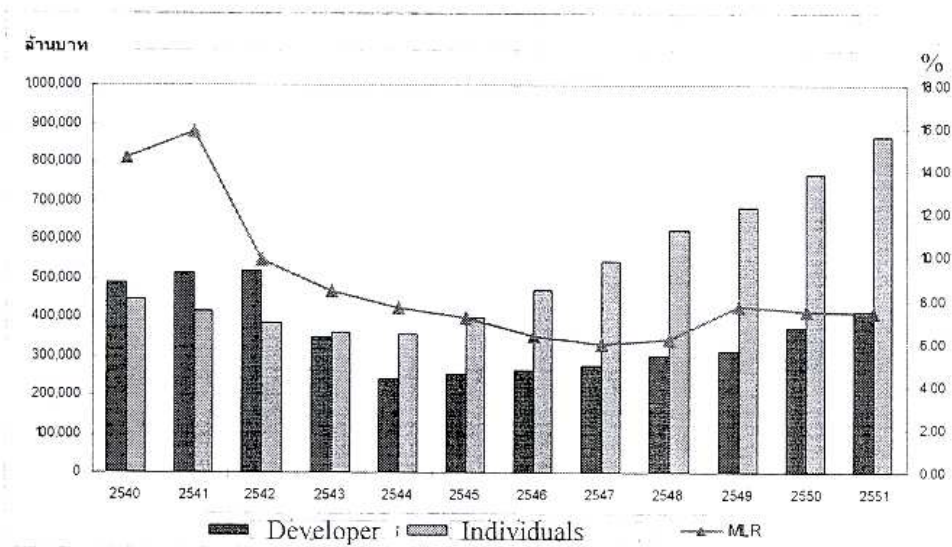


	2003*	2004	2005	2006	2007	2008
Developer/Construction Loan	100.00	105.29	114.05	118.80	141.35	157.88
Individual (Long term) Loan	100.00	115.24	132.15	145.02	163.19	183.58

Source: Bank of Thailand
Adjusted as index by LIF



Relationship of Interest rate and Housing loan



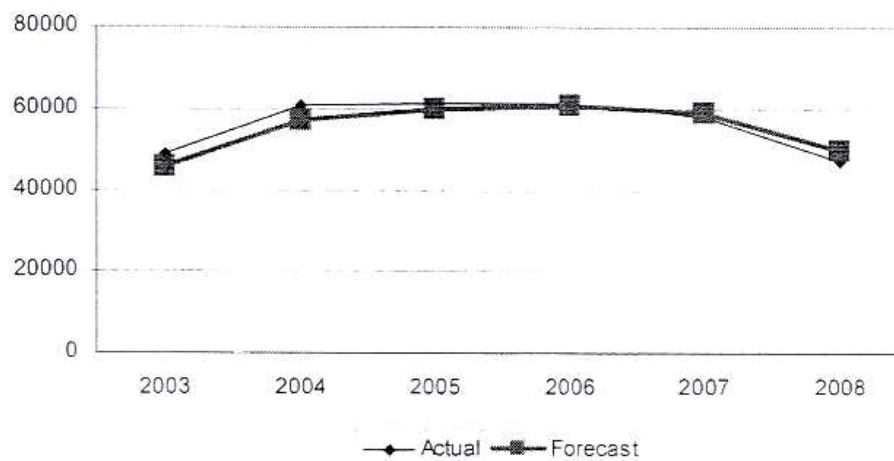
Index of Price to income ratio

Type of house	Price \bar{x}	Median Income of Household per year	Ratio
Detached	4,057,912	856,056	4.74
Townhouse	1,678,430	404,520	4.15
Row house	2,979,000	720,000	4.14
Condominium	1,818,463	480,000	3.79

Source: LIF. Housing Index Studies 2008
from survey conducted Sep-Nov. 2008



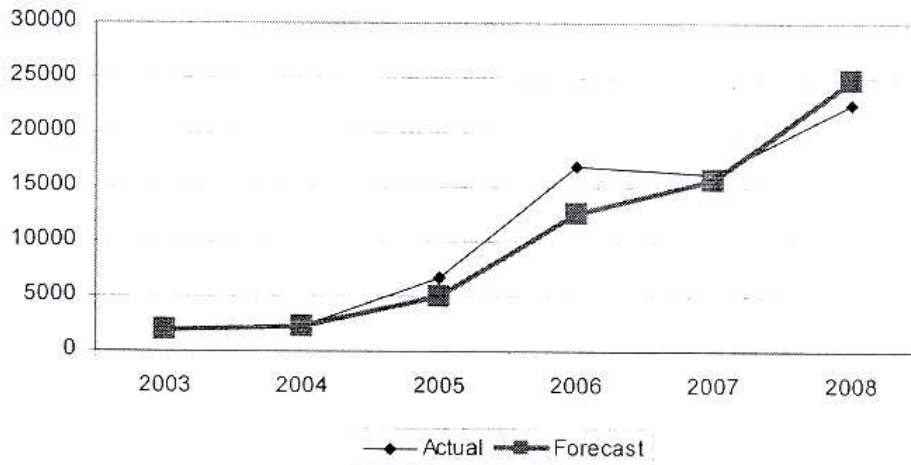
Demand for detached/Semi detached and Townhouse in Greater Bangkok Metropolitan*



Source: LIF. Housing Index Studies 2008
* Developer Built units



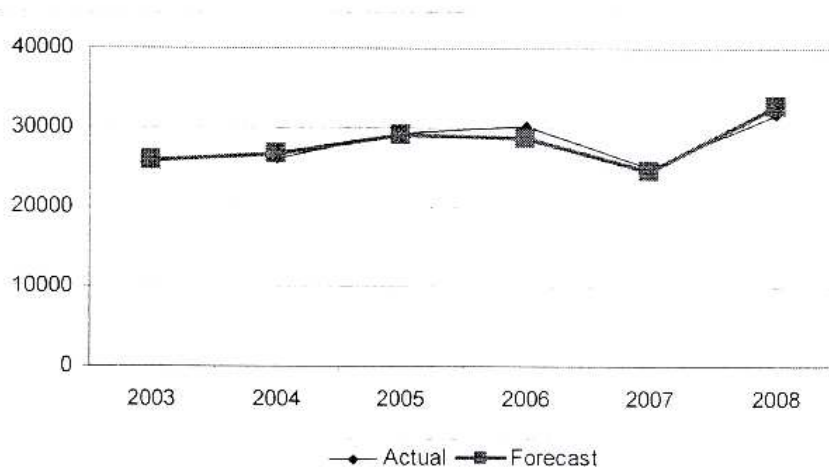
Demand of Condominium Units in Greater Bangkok



Source: LIF. Housing Index Studies 2008



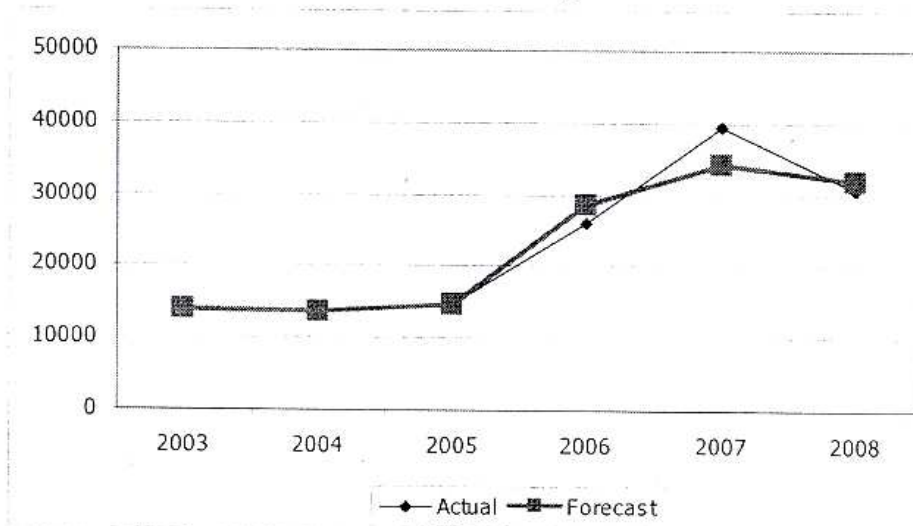
Supply for detached/Semi detached and Townhouse in Greater Bangkok Metropolitan



Source: LIF. Housing Index Studies 2008



Supply of Condominium Units in Greater Bangkok



Source: LIF. Housing Index Studies 2008



Index of Price of detached houses



	Forecast	Actual	Index
2003	123.4	123.2	100.0
2004	139.8	138.3	112.3
2005	153.0	153.1	124.3
2006	154.3	158.0	125.3
2007	157.1	n.a.	127.5
2008	170.6	n.a.	138.5



Index of price of Townhouse



	Forecast	Actual	Index
2003	116.8	116.1	100.0
2004	125.2	123.7	106.5
2005	132.0	130.5	112.4
2006	133.7	136.2	115.1
2007	136.3	n.a.	117.4
2008	145.6	n.a.	125.3



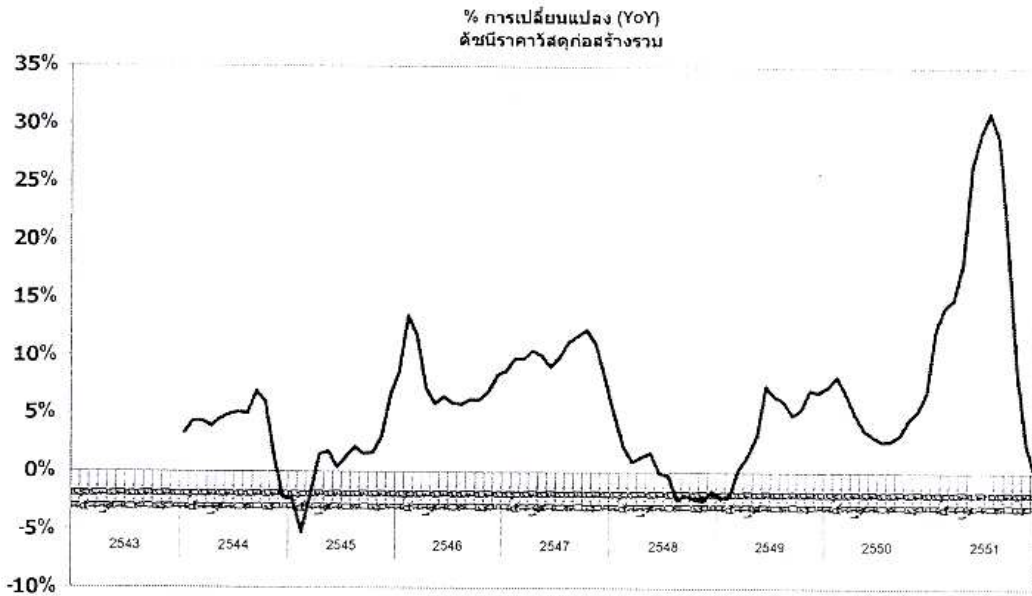
Comparison of land price in some areas in Bangkok

Area	Baht/Wah (4m ²)					
	Time interval				Change (%)	
	2004-2007		2009-2010			
	Min	Max	Min	Max	Min	Max
Rachada	150,000	210,000	170,000	210,000	13%	0%
Sukumvit	85,000	300,000	110,000	350,000	29%	17%
Yaowarach	260,000	510,000	420,000	550,000	62%	8%
Pleonjit	200,000	340,000	380,000	400,000	90%	18%
Ramindra	26,000	80,000	65,000	95,000	150%	19%

Source: Treasury Department Central Valuation Agency



Index of Construction materials 2001-2008



Source: Ministry of Commerce



Index of Land Price

