

2019
WEEK 50
07th DEC - 13th DEC

THE BONDS RACE IS SPEEDING UP



HCMC: revenues could fall unless real estate problems are fixed

According to the HCMC chairman, this year the city targets economic growth of 8.5%, with the services sector accounting for more than 60% of the USD 60 billion economy. The construction industry, which has a great influence on the budget revenues, achieved only 1.04% growth this year. The biggest difficulty facing the industry today is the postponement of a great number of housing projects, and this would have a big impact on budget revenues.

(VIETNAMNEWS)



Many opportunities to invest in real estate around HCMC

According to experts, in 2019, HCMC real estate market recorded a decline in supply causing high prices, while the real estate market in the provinces surrounding HCMC such as Binh Duong, Dong Nai, Long An and Ba Ria-Vung Tau recently developed strongly and formed a new price ground. Especially, with the plan of developing Long Thanh airport, the price of land in Nhon Trach, Long Thanh has a "fever" very quickly.

(CUSTOMSNEWS)

According to Standard Chartered Bank, Vietnam will need some **USD 605 billion** to invest in infrastructure by 2040.



VN real estate firms issue bonds again

According to SSI, VND17.071 trillion of bonds were issued in October 2019. Real estate firms surpassed commercial banks to become the biggest bond issuers with VND9.349 trillion worth of bonds issued. While banks set the annual interest rates of 7-8%, real estate firms offer high-interest rates of 11-13%, and some of them offer 20%.

(VIETNAMNET)



Identifying apt locations for industrial property

According to C&W, defining an ideal location is largely dependent on the quality of the land which can lower construction costs; furnish infrastructure links to seaports, airports and city centers; protection from natural disasters such as flooding and typhoons; and reduce impacts on the natural environment. However, the industrial property landscape in Vietnam is changing with the rising costs of land.

(VIR)

No.	Project name	Developer	Location
1	TSD Gateway 1	GTC JSC	Hai Phong district's Vinh Phuc ward
2	Hen Lan-Viet Phuoc	GTC JSC	Hai Phong district's Vinh Phuc ward
3	Affordable Housing	Phuoc Dong JSC	BAKHOI land plot in Hanoi Software Technology Park
4	Hoang Thiem City	Huang Thiem Investment and Infrastructure Development JSC	Hai Phong district's My Lam ward, and South Tu Lam district's Thuy Son ward
5	Overland Plaza	Vietnam of Urban Infrastructure Development Corporation and Vietnam	Cai Lay district's Dich Vong Hoa ward
6	Building complex	Tuan Dung Group Co., Ltd.	Cai Lay district's Ninh Hung ward
7	Goldmark City	Viet Nam Trading-Advertising-Construction-Real Estate	Thanh Tu Lam district's Phu Dien ward
8	Hai Giang City at NOC-CT2 land plot	Hai Giang JSC	Thanh Tu Lam district's My Dinh 2 ward
9	Apartment building for Handicapped officers	Lim Chau JSC	Thanh Tu Lam district's Van Quan ward
10	Warehousing inventory	Global Investment JSC	Thuy Xuyen Kiem, Hoan Kiem district
11	Low-rise building	Mechanized Construction JSC	Thanh Tu Lam district's Thanh Xuyen Trung ward
12	Building complex	Vietnam of CBMACO Vietnam Co., Ltd and FLC Group	Cai Lay district's Ninh Hung ward
13	CT15 in Viet Hung urban area	Vietnam of Investment, Science and Technology Development and NBP Investment JSC	Viet Hung urban area, Long Bien district
14	Mpoc Riverside	Military Petrochemical JSC	Long Bien district's Ngoc Lam ward
15	POCI Thanh Xuan	Ho Chi Minh Automobile Mechanical JSC	Ho Chi Minh district, Thanh Xuyen district
16	Building complex	Chiet Co., Ltd.	Ba Lam district's Thanh Cong ward

Housing list may not match demand

Hanoi's recently-released list of housing ventures for foreign homebuyers may draw in less interest as it lacks the involvement of reputable developers. According to experts, a great number of foreigners bring their families to Vietnam. Most of them are Japanese and South Korean people who are fastidious. Thus, supply in the premium segment is always lower than the demand.

(VIR)

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