

**Periodic survey on a real property appraisal industry and property market trends
(As of July 2017)**

QUESTION "Please write down your opinions as a real estate appraisal expert on the trends of the real property market in your country/region. It should be noted that you are basically requested to assume the cities and districts, which are set by our association, in answering the questions."

Category 2: Residential property market

No.	Organization	Nation / Region	City	Area	Main usage	Current market condition	COMMENT	Future outlook of market in next 12 months	COMMENT
1	Australian Property Institute	Australia	Sydney	Chatswood	Condominium (Multiple dwelling house)	Good : Construction and growth has slowed from 2016 however no slowdown of demand or any price decline in areas like Sydney/ Chatswood.	Population growth has been strong due to immigration being high – 2016/2017 there have been 190,000 new immigrants granted citizenship, our supply of new dwellings is well below demand and will not change in the future (unemployment is below 6%)	Improving: There will be steady capital growth in values in 2018, expected around 10% P.A., compared to 17 % in 2016, no change as strong demand will continue.	There are no signs of change in any areas of Sydney, construction is on a high with record building numbers, we have high spending by NSW government in infrastructure and new toll roads being built also light rail construction all over Sydney is now under way, completion in the next two years. Investors and overseas buyers are in our market in record numbers.
2	Appraisal Institute of Canada	Canada							
3	Indonesian Society of Appraisers	Indonesia							
4	Japan Association of Real Estate Appraisers	Japan	Tokyo	Ichibancho	Condominium (Multiple dwelling house)	Good	Due to the continuous strong construction demand toward Tokyo Olympic Game in 2020, construction cost remain hovering high level. This cause the condominium price to increase and result in decreasing trend in new supply. The demand for acquiring the site for apartment continue to be strong.	Stable	We expect the current situation will be continue for a while. If the new supply of condominium decrease further more due to the shortage of the site for apartment, we cannot deny the possibility of the condominium market shrinking.
5	Korea Association of Property Appraisers	Korea	Seoul	Apkoojeong	Condominium (Multiple dwelling house)	Good	In the first half of this year, residential property price rose 0.7%. The residential property price in the metropolitan area has risen as the volume of transactions began to recover in the reconstruction of apartment in Gangnam area (including Apkoojeong). And also, the uncertainty has been resolved since the president election, and the price has increased.	Declining	The residential property market in the second half of the year would be polarized by region. The government is expected to see a surge in the residential property market due to the tightening of regulations, and in case of the metropolitan area, it is predicted that there will be a regional price increase due to the limited supply and excess demand.
6	Royal Institution of Surveyors, Malaysia	Malaysia	Kuala Lumpur	Bangsar	Condominium (Multiple dwelling house)	Good	Condominium dwelling in Malaysia is classified as stratified housing. Of late, stratified housing is developed integrally with commercial spaces, i.e. the podium is commercial usage while the tower blocks is dwelling. However, in Bangsar this type of housing is basically for dwelling purpose. Occupiers of condominiums in Bangsar are the upper income group of the Malaysians and the expatriates who come to work in Malaysia. This group of occupiers is insulated from the economic performance of a country/world.	Stable	The occupancy of condominiums in Bangsar is not expected to waver in the next 12 months for the reasons stated above.
7	Federation of Colleges, Institutes and Societies of Valuation, Mexico	Mexico	Mexico City	Polanco	Condominium (Multiple dwelling house)	Excellent	One of the most Fancy boundaries in the town.	Improving	In a very high demand cycle at this time. Surrounded by commercial buildings, one of the most desirable spots.
8	Property Institute of New Zealand	New Zealand							

No.	Organization	Nation / Region	City	Area	Main usage	Current market condition	COMMENT	Future outlook of market in next 12 months	COMMENT
9	Philippine Association of Realty Appraiser	Philippines	Manila			Fair	A total of 2,300 units were added to the stock across Metro Manila CBDs in the second quarter, increasing the total stock to 96,000 units. New additions included Megaworld's Greenbelt Hamilton Tower 1 in Makati, One Eastwood Avenue Tower 1 in Eastwood City, and Venice Luxury Residences-Fiorenzo in Fort Bonifacio; Vista Land's The Currency was also turned over in Ortigas CBD. Given these completions, vacancy rates in major CBDs continue to rise. Overall vacancy in Metro Manila CBDs stood at 10.9% at end-June. Vacancy rates per location have increased by between 0.1 and 1.6 percentage points over the quarter. Today, Makati vacancy stands at 12.7%, up from 10.9% in 1Q, while Fort Bonifacio vacancy has risen from 12.4% to 14.0%. The double-digit vacancy rates in these submarkets are not surprising considering the size of available stock in these locations. Ortigas and Rockwell Center have lower vacancy growth rates given the limited number of new developments in those areas.	Declining	<p>Demand In the CBD rental market, we project 7,500 units to be absorbed within the year. For 2018 to 2020, we expect at least 8,000 units of net take-up annually.</p> <p>Supply In CBDs, over 16,000 condominium units will be completed within 2017. The majority of the new supply will come from Manila Bay Area and Fort Bonifacio. For 2018, supply is expected to add 20,000 units before tapering to 8,000 units again the year after.</p> <p>Vacancy rate Vacancy across CBD submarkets will likely rise in the next 12 months. We expect overall vacancy to hover between 11.0% and 11.5%. In 2018, we expect vacancy to reach 16% given the upcoming supply, before moving back to the 10% range in 2019 and 2020.</p> <p>Rent Colliers expects rent to drop by 1-3% in the next 12 months across CBDs as alternative locations become viable options. This trend is likely going to continue from 2018 to 2020 given the significant number of completions</p>
10	Singapore Institute of Surveyors and Valuers	Singapore							
11	The Chinese Institute of Land Appraisal	Taiwan	Taipei	仁愛路一、二段	Condominium (Multiple dwelling house)	Bad	The transaction volume in the residential market stayed low during H1 2017 as home buyers mainly took a wait-and-see attitude. An increasing number of sellers have shown willingness to lower their asking prices to stimulate buyer interest. Nevertheless, average residential price in prime locations was relatively resilient due partly to the limited availability of residential properties put up for sale.	Improving	The fact that vendors become more flexible towards pricing has resulted in a positive growth in transaction volume in recent months. Vendors will likely continue to adjust their price expectations to speed up transactions while first-time home buyers may display stronger interest in the next few quarters.
12	Appraisal Institute	U.S.A.	New York	Upper East Side of Manhattan, New York City	Condominium (Multiple dwelling house)	The upper end of the UES luxury residential condo market is in decline with reduced demand and falling sales prices. The mid to lower end of the UES condo market is stable.	See the left	I believe we will continue to see the upper end of the UES luxury condo market struggle as new supply comes online. The middle to lower end of the UES condo market should remain stable.	The market is stable to declining depending on the type of residential condo unit.