

FIG2006: TS56.5 The Changes of Land Prices After Natural Disasters: A Case of Tsunami in Phuket, 2004-2006 (0897)

<http://www.bainwre-resort.com>

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Land Prices in Phuket of A Typical Size of Land of 10 rai (1.6 ha or 3.95 acres)

Price (mil. Baht / rai):
 Before | After
 Tsunami | April 2005
 July 2004 → 3.0 | 3.3

a rai = 1,600 sq.m. or 4,046.856 sq.f.

Agency for Real Estate Affairs
 Found 1982; wholly ISO 9001:2000 Certified
www.area.co.th

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Former consultant to the ESCAP, UN-Habitat, ILO, FAO, etc. Research master pieces: the discovery of 1,020 slums (1985), CAMA (computer-assisted mass appraisal) modeling (1990), forecast of 300,000 unoccupied housing units (1995 and 1998), study for property information centre (2000) and land value modeling (2002), Vietnamese Valuation Roadmap (2006).

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<http://www.msa.or.th>

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<http://www.nationmultimedia.com> 2005/06/20/business/index.php?news=business_1776887.html

TSUNAMI AFTERMATH: Investors eye land bargains

Published on June 20, 2005

Prices of Phuket and Krabi beach property hit recent lows, but land on higher ground jumps in value

With property prices falling in line with tourism revenue, land plots in the two tsunami-hit provinces of Phuket and Krabi have attracted much interest from foreign and Bangkok investors who are ready to launch a shopping spree.

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Luxury Resorts for Sale in Phuket

- 514 units launched in 2004 - 2005 (94 units or 18%) launched after the tsunami
- 253 units sold (49%), 22% sold prior to the tsunami, 10% sold after (Jan-April 2006) and 18% sold during May - December 2006
- An average price is US\$ 463,207 making the total value of the development during 2004-2005 was US\$ 238.0885 (Baht 9.524 billion)

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HILO, HAWAII 1960 VICTIM OF TSUNAMI

The buildings of downtown Hilo Town carry the legacy as the commerce center that sugar built. Despite tsunami, threats of lava flow, the end of the sugar industry and the resulting economic consequences these buildings remain. They are a lot like the people of Hilo, they are survivors who refuse to give in to forces of both natural and commercial. (<http://www.123relocation.com/Hawaii/Hilo/>)

House prices in Hawaii increased for 21.33% in 2005 (<http://www.ofneo.gov/media/pdf/3q05hpi.pdf>).

Evewitness

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Aceh land prices soar on speculation

from enquirer

In a town government building in the tsunami hit province of Aceh, 13 villagers gathered before a local official and an audience for a round of price bargaining.

The villagers were looking to sell 15 hectares of palm fields — abandoned for five years due to poor irrigation — to reconstruction agencies in need of land to replace homes and roads battered by the tsunami.

<http://www.enquirer.com/achieve/news/20060907/1708631729.html>

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Price rises mar the healing of Aceh

Foreign aid is responsible

September 13, 2006

Indonesia's massive post-tsunami reconstruction program is being undermined by property speculation in Aceh.

That is the view of the woman commissioning the \$1.6-billion program, says a senior UN official for relief and reconstruction in Aceh, Planning, Sir Muljono Indrawati.


