



CAMBODIA - COUNTRY FACT SHEET

➤ GENERAL INFORMATION

Climate & Weather	<p>Tropical monsoon climate, with high temperatures, high humidity, and long hours of sunshine most of the year.</p> <p>Two distinctive dry and rainy seasons in the south. Whereas the north will have a cooler chill from November to end of January.</p> <p>General temperature between 24 low to 40</p>	Time Zone	GMT + 7 hours (Vietnam does not observe daylight saving time).
Language	Vietnamese	Currency	Vietnam Dong (VND).
Religion	<p>Mahayana Buddhists approximately 85%. Christianity and Roman Catholicism, roughly 8%. The rest are Taoism and Confucianism.</p>	International Dialing Code	01184 or +84
Population	Approximately 90 million	Internet Domain	.vn
Political System	Socialist Republic.	Emergency Numbers	<p>City Ambulance:115</p> <p>City Fire Brigade: 114</p> <p>City Police: 113</p>
Electricity	Per Kwh.	Capital City	Hanoi.
<p>What documents required to open a local Bank Account?</p> <p>Can this be done prior to arrival?</p>	<ol style="list-style-type: none"> 1. Passport and visa (original) 2. Labor contract (original copy) 3. Resident registration No, this cannot be done prior to arrival. 	<p>Please confirm how salaries are paid? (eg monthly directly into a Bank Account)</p>	<p>International companies will pay monthly directly to bank account.</p> <p>Local companies may pay cash or transfer directly to bank account.</p>

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Culture/Business Culture

Social Norms:

Young people have to show respect to the elderly, through attitude and behaviour. They slightly bow their heads when meeting do not oppose to their opinions. Teachers and doctors including young ones, enjoy great respect and prestige from the children, children' parents and patients. The Vietnamese are averse to any kind of physical contact in public, especially among the opposite sex. However, people of the same sex may hold hands in public or share the same bed without public derision.

Drinking and smoking in public are quite common among the men. However, these activities are not considered appropriate to women, even at home. Toothpicks should be used with the mouth covered. Incest is punished by law and is strongly resented by society. Discussion of sexual matters is taboo. The bill for social outing is supposed to be paid by the host. It is polite to bring a small gift for the host when paying a visit to someone else's home. The most appropriate gifts can be a fruit basket, nice packaged cookies, crackers or candies, chocolate or a bottle of liquors. However, the gifts are usually not opened and shared with the guests.

Business Settings:

The Vietnamese take punctuality at workplace seriously. They arrive at work and business meetings on time and look for the same from others. The Vietnamese appreciate formal dressing at work. The Vietnamese shake hands at the beginning and end of meetings, but it is not usually done among the opposite sex. The Vietnamese exchange business cards on the very first encounter. The entire dealing should be done very politely, without any sort of hostility because losing temper is considered rude and disrespectful among the Vietnamese.

Traditional Vietnamese organizations operate strict hierarchies. Individuals have defined roles and report to an immediate superior who will direct his or her work. Deference to superiors is essential at all times. Disagreeing with a superior's view would be a serious breach of etiquette. The Vietnamese take personal relationships even to the workplace. One can simply choose their partner because he is a relative. The Vietnamese usually spend a large part of their meeting

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Health care/medical treatment	<p>International standard medical facilities and hospitals are available only in major cities.</p>
Education	<p>The education system in Vietnam is through the Vietnamese language medium, but only major cities have an increasing number of international schools offer excellent academic. There are also Korean, Japanese, Taiwanese, French schools for parents who prefer their children to be taught in their native language. English medium pre-schools and kindergartens can be found in practically every expatriate residential neighbourhood.</p>
Utilities	<p>High speed fiber-optic option for internet has recently been introduced in Vietnam, though the standard ADSL can accommodate most households' needs. Cable TV provides standard international channels. Yet exclusive channels such as: BBC, CNN and other sports channels are not available without special satellite services.</p>
Food & Drink	<p>Local Food: Rice is dietary staple, consumed by the Vietnamese in some form or another almost every day. Other forms of rice include fresh rice noodles, pho soup and congee. The usual meal consists of steamed rice with side dishes such as steamed or stir fried vegetable or soup and a main course with meat or fish. Main course cooking method is usually roasted, stir fry, steam or fry.</p> <p>Yellow noodles made from wheat flour served with chicken or pork in its broth and green vegetable, bean sprout and herbs; and baguette bread served with cold cuts and vegetable are also popular alternatives to a meal with rice in Vietnam. Breakfast food can be very similar to lunch and dinner. The typical Vietnamese diet is high in carbohydrate, salt, sugar and fiber but comparatively low fat and usually lack calcium as milk and dairy products are not part of the diet.</p> <p>International Food: There is an abundance of up market eateries featuring Italian, French, Spanish, Mediterranean, Mexican, Korean, Thai, Japanese, Chinese cuisines within the major cities. Most restaurants can deliver at-least to within the district of their location, usually at no charge.</p>

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<p>Security</p>	<p>Petty crime is a regular occurrence in Vietnam, particularly in major cities. One should never carry his/her passport while exploring the city, limit carrying large sums of cash and wearing jewellery. Be particularly aware of motorbikes that feel too close. This form of transportation is commonly used to snatch purses, bags, phones and cameras from unsuspecting victims.</p> <p>While at residence such as a private house or villa, it's ideal to store all portable devices or valuables in a security box/safe or in a locked room while on vacation or before going</p>
<p>Driving</p>	<p>Driving License Requirements: Foreigners can successfully apply for a Vietnamese driver license in case they have an international driver license for the equivalent vehicle in their home country. Foreigners without a driver license can legally apply for driving license exams in Vietnam. Unfortunately, the written test is held in Vietnamese only.</p>
<p>Public Transport</p>	<p>Taxis and buses are easily accessible.</p>
<p>Taking Pets</p>	<p>Landlords of private house or villas tend to accept pets whereas apartment/condo complexes are restricted. There are many pet clinics in major cities, however only a few have veterinarian that can speak English.</p>
<p>Expat Groups</p>	<p>Major cities have a variety of associations and clubs catered to expatriates. There are clubs for business, sports, reading, new mothers, young children, international ladies, card playing, etc. Online Google groups for different residential areas run by expatriates themselves are good information sources, especially to newly arrived expatriates.</p>
<p>Cost of Living</p> <p>How much is 1 litre milk: A loaf of bread: 1 litre of petrol:</p>	<p>Cost of living will depend on one's lifestyle which can be costly or inexpensive.</p> <ul style="list-style-type: none"> - 1 litre milk: VND40,000 - VND80,000 depending if it is locally produced or imported. - A loaf of bread is about VND 20,000- VND 30,000 - Current price of petrol is about VND 15,500/litre



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➤ **HOUSING AND TENANCY INFORMATION**

<p>Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?</p>	<p>Yes, preferred expatriate areas are District 1, 2, 3, 7 and Binh Thanh.</p>
<p>How long does it take between finding and securing a property?</p>	<p>1 to 2 months depending assignee's preference and time spent on finalizing the Tenancy Agreement.</p>
<p>How many days face to face home search package without any unforeseen problems are required for</p> <p>Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)</p>	<p>Single 1 - 2 days Couple 2 - 3 days Family 3 - 5 days</p> <p>Newly built homes are commonly unfurnished until a tenant occupies the property. Some owners are willing to furnish the home upon an agreed rental. Whereas for already fully-furnished homes, some landlords may remove certain furniture upon request.</p> <p>Fully- Furnished homes commonly includes Sofa, Beds with mattress, dining table set, TVs, standard kitchen appliances, washing machine, curtains and air conditioners.</p> <p>Unfurnished homes commonly are standard kitchen appliances, curtains and air conditioners</p>
<p>What is the length of a normal tenancy agreement?</p>	<p>12 months.</p>
<p>When are rental payments due?</p>	<p>Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:</p>
<p>What is normally the term to give notice?</p>	<p>2 months in advance.</p>
<p>What are usually the tenancy renewal terms?</p>	<p>1 to 2 months in advance.</p>



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➤ HOUSING AND TENANCY INFORMATION

What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months

For 2 year lease term:

After the first year, the Lessee is entitled to post a 2 month in advance notice to the Lessor for early termination.

Only a small few of landlords are willing to accept the diplomatic clause.

For 1 year lease term:

Normally, 1 year without early termination.

If the landlord is flexible, the condition can be after the first 6 months, the tenant will be able to post a 2 month in advance notice for early termination.

Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?

Deposit is equivalent 2 month rent. The landlord holds the deposit and it is protected based on the signed Tenancy Agreement by both parties. Ultimately, it will be refunded to the Lessee after vacancy.

In what name can the tenancy agreement go? Eg. Individual, company

Either way. It will depend on the assignee's requests.

When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property

No, a "commitment" deposit is not required unless the assignee feels that it's the ideal house and does not want to lose it. As it is a first come first serve basis market, it's always better to have some sort of deposit to show intentions and to hold the property while finalizing the Tenancy Agreement. Technically, this deposit will secure the property however there are cases where are significant delays or complications with the Tenancy Agreement then the Lessor may cancel the inquiry and refund the deposit. An amount of 30% of one month's rent is commonly requested.

What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies

Corporate:

Company's information, copy of tenant(s) passport(s).

Individual:

Copy of tenant(s) passport(s).

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Can properties be taken and rent paid at any time of the month or only on the 1st of the month?

Private landlords are flexible with any time of the month.

Whereas entities such as Serviced Apartments and Entity owned properties tend to pro-rate the first month's rental and start the following payment dates at 1st of the month.

Are rents paid in currency of the country

Yes No

Is short term accommodation available?

Yes, some Serviced Apartments.

During tenancy who normally manages the property?

The tenant manages areas from the interior or relating directly to the property.

Landlords will be involved when there are damages to the structure of the house.

For homes in a compound that are entity owned, the management will manage the communal areas and any damages to the structure of the property.

Are there any broker/government/agency fees to be paid

No.

Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges

Depending how the rental was quoted, most real estate agency will quote pricing as NET (excluding 10% tax and management fee) Commonly, these charges are for condos, apartments and certain houses in compound.



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> HOUSING AND TENANCY INFORMATION

Are tenancy agreements in English?

English and Vietnamese.

> OTHER SERVICES

Is Rental furniture available?

Yes, it is available.

Is there any information you wish to share with us?