

The Global **NEW LIGHT** of MYANMAR



Panoramic Progress: Construction of the Thanlyin Bridge 3 over the Bago River unveiled.

Central section of Thanlyin Bridge 3 successfully completed

Construction of the main part of Thanlyin Bridge 3, spanning the Bago River, has been finished, as per the Ministry of Construction.

Following the accomplishment of the main bridge, efforts are being accelerated to complete the remaining works in 2024. The development of the Thanlyin Bridge 3 will facilitate transport and connectivity between Yangon and Thanlyin cities and reduce traffic congestion.

Union Minister for Construction U Myo Thant, Yangon Region Chief Min-

ister U Soe Thein, YCDC Mayor U Bo Htay and officials concerned inspected the construction project on 30 November.

The Union minister instructed officials to follow the design standard, prioritize the project's completion within the specified period and ensure workplace safety as finishing work plays a pivotal role in bridge construction projects.

Yangon Region chief minister and city mayor also addressed ensuring systematic traffic flow in the newly approaching bridges and complying with

city characteristics.

Afterwards, a delegation led by the Union minister visited the construction sites. They inspected the construction work of the approaching road and tarred road at the cable stay major tower and the launching method of the PC Box Girders. They directed officials concerned to install maritime symbols and safety signs.

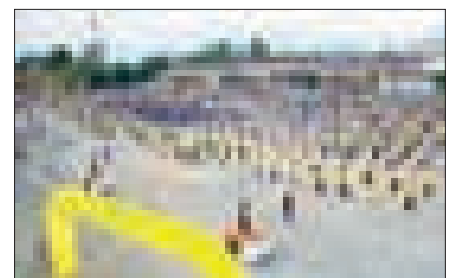
Then, the delegation highlighted the need to adhere strictly to the rules for quality control processes. — NN/KK

SUNDAY SPECIAL

WITH SPECIAL 8 PAGES

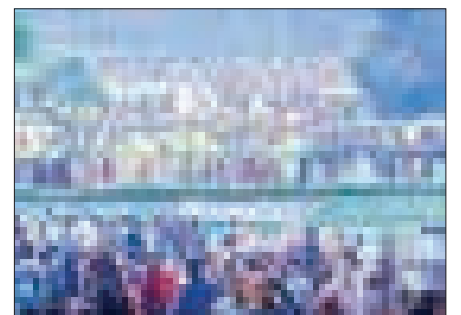


NATIONAL PAGE-3



SAC members participate in December Walking Festival

NATIONAL PAGE-5



One-month PyinOoLwin Flower Festival to take place on 16 December

Myanmar bags US\$116 mln from rubber exports in 7 months

MYANMAR shipped more than 94,435 tonnes of rubber to foreign countries as of 3 November in the current financial year 2023-2024, beginning 1 April, with an estimated value of US\$116.79 million, according to the Ministry of Commerce.

Myanmar's annual rubber production is forecast to be around 300,000 tonnes this FY.

The prevailing prices are K1,640 per pound of Ribbed Smoked Sheet Local 3 and K1,620 for sundried rubber. Global demand for rubber, rubber production in the Southeast Asian nations and the market supply contribute to Myanmar's rubber prices. The traders elaborated that the rubber price in Mon State, a significant rubber production state in Myanmar, is closely tied to those factors as well.

Seventy per cent of rubber produced in Myan-

mar goes to China. It is also shipped to Singapore, Indonesia, Malaysia, Viet Nam, the Republic of Korea, India, Japan, and other countries.

Rubber is commonly produced in Mon and Kayin states and Myanmar's Taninthayi, Bago, and Yangon regions. As per 2018-2019 rubber season data, there are over 1.628 million acres of rubber plantations in Myanmar, with Mon State accounting for 497,153 acres, followed by Taninthayi Region with 348,344 acres and Kayin State with 270,760 acres.

Myanmar bagged more than US\$449.102 million in revenue in rubber exports in the 2020-2021 FY.

The rubber production in the last FY 2022-2023 exceeded 360,000 tonnes, and over 200,000 tonnes of rubber were shipped to foreign trade partners. — NN/EM



Workers diligently preparing rubber for export.

NATIONAL

Actor, wellwishers donate K12 mln to pagoda, pond in Bago



A group of donors, led by actor Khant Sithu, poses for a photo after contributing a donation to the expansion of the Shwenattaung Pagoda platform in Shwedaung, Pyay District, Bago Region on 1 December.

A group of donors led by actor Khant Sithu contributed K12.1 million to the expansion of the Shwenattaung Pagoda platform and overall maintenance of the Yadana Giri Pond in Shwedaung, Pyay District, Bago Region on 1 December.

The academy-award-winning actor said: "Our donation will cover the preservation and maintenance of the pond in the pagoda premises, including dredging, fortification and so on."

He and his family also donated new robes to 15 monks, including the township's patron Sayadaw Bhaddanta Samvara, and household goods such as rice, cooking oil, medicine, and

salt, and alms to monks at the Kangyi Sasana Beikman Monastery.

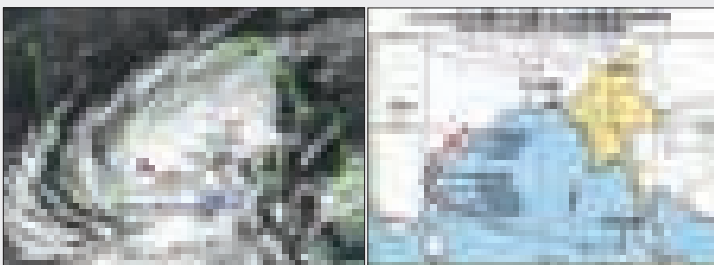
"The donation will also cover to expand the Shwenattaung Pagoda platform. Then, we visited Boyon, Mahasi, Ambarama and Kangyi monasteries and offered rice and other accessories to the nuns residing there," the actor explained.

They also annually donated golden lotus robes to the NanOo Buddha Image at the Botahtaung Pagoda in Yangon Region on 27 November.

The Great Wunna Pabar Loom, whose primary donor is Khant Sithu, woven the robes. — ASH/NT

Deep Depression News, No.5, 2023

19:00 MST Today 2 December 2023



Deep Depression

According to the observations at 5:30 pm MST today, the Deep Depression over Southwest Bay of Bengal has West-Northwestwards. It is centred at about (645) Nautical miles West-Southwest of Coco Island, (735) Nautical miles West-Southwest of Hainggyigyun (Myanmar), (190) Nautical miles East-Southeast of Puducherry, (200) Nautical miles Southeast of Chennai, (270) Nautical miles Southeast of Nellore and (330) Nautical miles South-Southeast of Machilipatnam (India). It is not moving towards Myanmar coasts, the present stage of the Deep Depression is coded yellow stage.

Position of Deep Depression, centre pressure and wind

The Deep Depression is located at Latitude 10.9 degree North and Longitude 82.9 degree East, centre pressure of Deep Depression is (1000) hPa and maximum wind speed near the center is 35 miles per hour at 5:30 pm MST today.

During next 72 hrs forecast

The Deep Depression is likely continue to move West-Northwestwards and may further intensify into a Cyclonic Storm during next (24) hrs. Thereafter, it may move Northwestwards and reach Westcentral Bay of Bengal, off South Andhra Pradesh and adjoining North Tamil Nadu coasts, India on 4.12.2023. Thereafter, it may move nearly Northwards almost parallel to South Andhra Pradesh coast and cross South Andhra Pradesh coast between Nellore and Machilipatnam, India on 5.12.2023.

Advisory

Due to the Deep Depression, people should be aware rain or thundershowers with strong wind and domestic flight, trawlers, vessels and ships in off and along Myanmar Coasts. — DMH

Trekking, pilgrimage season of Mount Taungwine in Mawlamyine kicks off

ACCORDING to the Sasana Nwe Foundation of Mount Taungwine religious area, the pilgrimage and trekking season of the Mount Taungwine located in Mawlamyine Township, Mon State, commenced on 2 December.

The season is projected to open for three consecutive months, from December 2023 to February 2024. During this time, the pilgrims will have chances to enjoy trekking and walking at the mountain.

Sayadaw U Vayama from the foundation said, "We opened the uphill lane last year for the trekkers, tourists, and pilgrims to use. This is the second year of allowing the trekkers to use the uphill lane in their trekking and pilgrimage journey. Since no cars or motorbikes are allowed to pass this lane during the season, those who enjoy walking and trekking will be safe on the lane."

The report further states



Trekkers are seen at the Mount Taungwine religious area in Mawlamyine Township, Mon State, on 2 December.

that visitors can enjoy viewing the sea of clouds on top of the mountain, not only pagodas, stupas, and temples. In addition, there will be shops that sell sportswear and fitness gadgets along the uphill way. Free parking services will be available for cars and motorbikes during the season.

In detail, no cars and motorbikes, apart from the responsible personnel and the vehicles

of the monastery, will be allowed to pass the lane to the mountain from 4 am to 8 am. Moreover, shops and vendors are prohibited from selling on the concrete road to ensure the convenience of the visitors enjoying their journey to the mountain.

Mount Taungwine's tour season first began in 2022. Visitors from Kyaikmaraw, Motta, and Chaungzon mostly visit it. — ASH/ TMT

Daily newspapers available online

FOR those who would like to read the Myanma Alinn, the Kyemon and the Global New Light of Myanmar, published daily by the Ministry of Information, please visit www.moi.gov.mm/mal, www.moi.gov.mm/km, www.moi.gov.mm/nlm and www.gnlm.com.mm/e-paper.

NATIONAL

SAC members participate in December Walking Festival

THE Ministry of Sports and Youth Affairs organized the “2023 December Walking Event” at Wunna Theikdi Stadium in Nay Pyi Taw at 5:45 am yesterday in a bid to improve the health and fitness of all, starting with individuals and enhancing the level of Myanmar’s sports world.

About 4,000 people, including State Administration Council members, happily participated in the sports event.

The Union Minister for Sports and Youth Affairs opened the event. The participants started from Wunna Theikdi Sta-

dium Gate 1 and walked along the designated routes of Wunna Theikdi Stadium to Gate A. Next, they collaboratively took Physical Fitness Dance Exercises.

Department of Sports and Physical Education officials distributed bottles of purified drinking water and refreshments.

The public walk will be held every Saturday in December, and members of the State Administration Council, employees of ministries and family members will participate in the event. — MNA/KZL



About 4,000 people, including State Administration Council members, actively participate in the sports event yesterday.



Officers, judges and judicial officers from the Supreme Court of the Union pose for a group photo yesterday before departing for India to attend the 4th Training and Capacity-Building Programme for Myanmar Judges and Judicial Officers.

40 trainees enrolled in 4th training programme for Myanmar judges under MOU with India’s National Judicial Academy

MYANMAR delegations consist of 40 trainees from different levels of courts, including deputy directors, assistant directors and staff officers from the Supreme Court of the Union and judges and judicial officers from District Courts and Township Courts were set off from the Yangon International Airport on 2 December to attend “the 4th Training and Capacity-Building Programme for Myanmar Judges and Judicial Officers” which will be held from 4 to 7 December at National Judicial

Academy, Bhopal city, Madhya Pradesh State in India.

Myanmar delegates will learn the subjects of the Indian Constitution, Indian judicial system, judicial ethics, judgment writing, court administration, Evidence Act, court technology, Civil and Criminal Laws, Forensics, Civil Procedure, Civil Trial and Alternative Dispute Settlement. Moreover, trainees will have a chance to visit Bhopal Courts, the State Museum, the Tribal Museum, the Boat Club, and the Great Stupa, which are

situated in Bhopal.

This training programme has been implemented under the Memorandum of Understanding (MoU) (2018) between the Office of the Union Chief Justice and the India National Judicial Academy for the capacity development of Myanmar judges and judicial officers. A total of 160 judges and judicial officers, including trainees of this training programme, have been sent to attend the training at the National Judicial Academy in India. — USC

Upgrade, repair progress on Nay Pyi Taw-Toungoo railway section inspected

DEPUTY Minister for Transport and Communications U Aung Myaing and Myanma Railways officials inspected the ongoing upgrade, maintenance and repair of the Toungoo-Nay Pyi Taw railway section by riding in an RBE train. Maintenance works aim to enhance the railway infrastructure and cleanliness at the stations.

The deputy minister also inspected the staff housing units at Toungoo Station and Pyinmana Station and gave the necessary instructions. He

then proceeded to the diesel locomotive factory (Pyinmana) and oversaw the maintenance of locomotives according to the established schedule.

He highlighted the importance of ensuring an adequate supply of spare parts, enhancing staff quality and skills, and improving the long-term sustainability of equipment in the factory. The deputy minister instructed personnel concerned to formulate plans to develop human resources. — MNA/KZW



Deputy Minister for Transport and Communications U Aung Myaing inspects the ongoing upgrade of the Toungoo-Nay Pyi Taw railway section on 1 December 2023.

NATIONAL

Myanmar-Filipino bilateral talks on human trafficking, labour issues convened

ACCORDING to the Ministry of Foreign Affairs (MoFA), Myanmar Ambassador U Aung Soe Win and the Filipino Ambassador Ms Maria Angela A Ponce discussed anti-human trafficking measures and labour issues at the Myanmar Embassy in Kuala Lumpur, Malaysia, on 1 December.

They frankly discussed the presentation of a credential letter for the appointed ambassador, ASEAN Ladies Circles (ALC), regular engagement and relationship amongst embassies from ASEAN member countries based in Kuala Lum-



Myanmar Ambassador U Aung Soe Win and the Filipino Ambassador Ms Maria Angela A Ponce exchange gifts after discussing anti-human trafficking measures and labour issues at the Myanmar Embassy in Kuala Lumpur, Malaysia, on 1 December.

pur; collaboration in the prevention and eradication of human trafficking, labour issues, and bilateral relations. — ASH/TKO

Myanmar relocating unauthorized immigrants from border regions

AS the government focuses on State peace, stability and the rule of law, the administration bodies are transferring the illegal immigrants from the border areas of Myanmar to the respective countries after conducting necessary investigations.

A total of 267 Chinese nationals — 258 males and nine females — were systematically handed over to the respective authorities yesterday after the investigation process of the foreigners illegally residing in the border areas. From 31 October to 2 December, 10,784 Chinese nationals — 9,597 males and 1,187 females — were transferred to the authorities of the People's Republic of China.

The government will continue investigating illegal immigrants from the border areas of Myanmar and the transfer process. — MNA/TRKM

Counter-argument to false information

Fake news alert: Malicious Khit Thit Media intentionally spreads false news

THE malicious Khit Thit Media is intentionally spreading fake news through social networking sites, saying that an explosion occurred near Yangon Region Hluttaw located in Ahlon Township, Yangon Region, on the evening of 1 December.

Another false news published by Khit Thit said that the South-East Command HQ and Toungoo Airbase were attacked with drone bombs, and the bomb went off in front of the apron where aircraft are located.

However, responsible security forces personnel from the respective military command denied the abovementioned

misinformation. The report says that no explosion occurred near the Yangon Region Hluttaw, nor drone bombs attacks happened at the South-East Command HQ and Toungoo Airbase. It is also confirmed that the security forces are serving their rightful duties in maintaining tranquillity, security, and the rule of law in towns, cities, and villages, and the misinformation mentioned above is mere propaganda.

Therefore, malicious news outlets, including Khit Thit, are delivering misinformation and fake news on social media every day to make the public frightened and concerned. — MNA/ TMT



Screenshots validates fabricated stories by Khit Thit.

Myanmar Now spreads false news about militia conscription in Bago

MYANMAR Now, a “malicious” media outlet, reportedly disseminated false information on social media accusing the Bago-based militia of conscripting young people.

The report further alleged that the militia had imposed pressure on village administrators in Yedashe

and Waw townships to enlist the youths for military campaigns.

Authorities from the Bago Region government denied the accusations. They clarified that the militia was just cooperating with the Tatmadaw with patriot-

ism to protect their homes and counter the terrorist activities. They added that malicious media outlets were deliberately spreading misinformation to create misconceptions and negativity surrounding the militia's actions. — MNA/NT



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CIRCULATION & DISTRIBUTION

(+95) (01) 8604532,
Hotline - 09 255597511

ADVERTISING & MARKETING

(+95) (01) 8604530,
Hotline - 09 251022355
marketing@gnlm.com.mm
subscription@gnlm.com.mm

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gnlmnews@gmail.com
newsroom@gnlm.com.mm
www.gnlm.com.mm

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Due to limitation of space we are only able to publish “**Letter to the Editor**” that do not exceed 500 words. Should you submit a text longer than 500 words please be aware that your letter will be edited.

NATIONAL

NEWS IN BRIEF

Working to enact Myanmar Museums Law

AT the seventh meeting of the Myanmar National Culture Central Committee held on 1 December, SAC Member Deputy Prime Minister Union Minister Admiral Tin Aung San, who is also the committee chairman, made a speech that the Myanmar Museums Law, which still needs to be enacted, since museums can not only express the country's history, culture and status but also educate the new generation, efforts to upgrade the museum and provide practical education, in addition, making policies and giving guidance for the establishment and opening of private museums, are under implementation.

Plans to set diesel at low prices

ACCORDING to the Information Team of the State Administration Council (SAC), to make the country's trade and commodity flows more accurate and faster and stabilize commodity prices, efforts are being made for selling diesel to be at low prices.

The leader of the Information Team said that SAC is providing the necessary assistance in purchasing and importing motor oil for domestic consumption.

Approval granted for three businesses, creating over 700 employment opportunities

MYANMAR Investment Commission has approved three new investment projects in the industrial sector and agriculture sector with an investment amount of US\$0.180 million and more than K300,000 million, which will create more than 700 local job opportunities, according to a meeting of the Myanmar Investment Commission held in Nay Pyi Taw Office 18 on the morning of 1 December.

Household meter installation fee collected more than doubled

INSTEAD of the previous fixed fee rates, new rates of household electric meter installation fee is K150,000, — meter box shell (Tran Box) is K40,000, breaker K10,000, other expenses K50,000, security deposit K15,000, wiring fee K10,000, electricity connection fee K5,000, supervision fee K5,000 and meter application registration fee K10,000 totalling of K250,000. According to the Ministry of Electric Power (MOPE), the new rate will be collected starting this December.

Myanmar-Korea Friendship Bridge (Dala) to be opened in early 2024

ACCORDING to the Ministry of Construction, the Myanmar-Korea Friendship Bridge (Dala), which has been built since May 2019, is slated to open in early 2024.

The Myanmar-Korea Friendship Dala Bridge project is being implemented by the Department of Bridges under the Ministry of Construction at a total estimated cost of US\$168.173 million with a loan of \$137.833 million from the Republic of Korea Economic Development Cooperation Fund-EDCF Loan and the Myanmar government's contribution of \$30.341 million. — Htun Htun/TKO and TH

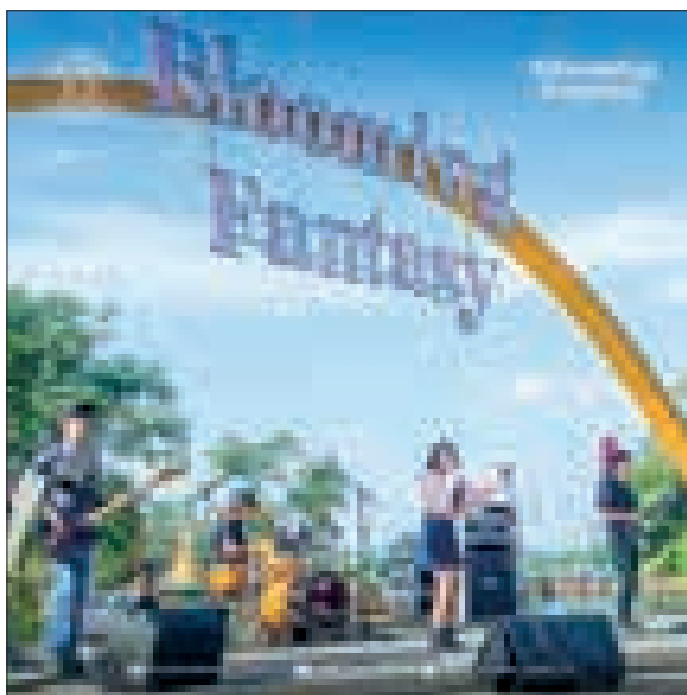
THE 16th PyinOoLwin Flower Festival (Flower Wonderland) will take place at the National Kandawgyi Garden in Mandalay Region, according to U Zaw Min Tun, warden of the PyinOoLwin National Kandawgyi Garden.

The festival (also known as May Myo Flower Festival) will take place for one month, from 16 December to 14 January, and will feature entertainment programmes and fun fairs.

"May Myo Flower Festival was held in 2019, and we could



One-month PyinOoLwin Flower Festival to take place on 16 December



Photos (top & above) shows the flower festival of previous years.

not hold it in 2020 and 2021 due to the outbreak of COVID-19. The 15th Flower Festival was organized in 2022. The 16th festival will last one month and include a flower exhibition, entertainment and fun fairs. Eight zones for flower exhibition will be opened, and about 200,000 flowery plants will be displayed", he said.

The month-long festival will also include an exhibition of local products, sweaters and handi-crafts.

The PyinOoLwin National Kandawgyi Garden has a total area of 436.96 acre — 366.96 acres of land and 70 acres of water. The garden was established in 1924, and the Htoo Group of Companies has rented the National Kandawgyi Garden under a 15-year contract since 2010. — ASH/KTZH

CNG stations plan to use booking system through mobile app

COMPRESSED Natural Gas (CNG) filling stations in the Yangon Region plan to use the booking system through a mobile application, according to the Myanma Oil and Gas Enterprise (MOGE).

Applying information technology (IT), this project reportedly aims to reduce the waiting time for vehicle queues. An official from the above-mentioned department said it planned to test this booking system by negotiating with a private company.

It further elaborates that consumers may predict their



A glimpse of a CNG (compressed natural gas) filling station.

queuing turn, know the stations' announcements, and update information using this mobile application booking system.

Besides, the Yangon Elec-

tricity Supply Corporation (YESC) power sub-stations are running separate power lines to provide CNG stations with full-time electricity. — TWA/TRKM

Entertainment

Aung Khit Min film industry resumes its production after four-year hiatus

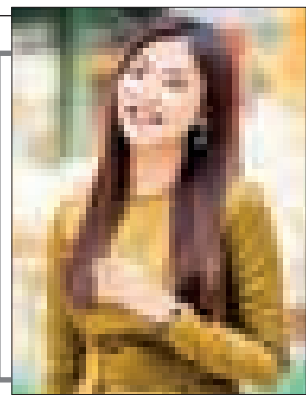
AFTER a four-year hiatus, Aung Khit Min film industry resumed its production with the new film "Bike" (Pregnancy).

Director Soe Moe Min said, "It is my sixth film. It will include mysterious cases. Ma Ma Hsaung will have a pregnancy. They will discover who the father is - whether the three actors or not. The girls are pregnant while searching for their fathers. Therefore, the film's name is Pregnancy."

It is the story of Yazawin Ko, and the plot

is created by Kyal Su Thit and directed by director Soe Moe Min. Many artistes Kyaw Htet Aung, Shin Mway La, Willi, Min Paing, Academy Myat Kaythi Aung, Li Li Kyaw Khaing, Chaw Kalyar, Kyal Sin Phyu, Hsaung Eaindray Tun, Nay San, Sin Ma, Ye Lay Ma, Ma Tuu, Myo Myo Khine and Thuzar Pwint will be seen in that movie.

The shootings began in Taikkyi, Hlegu and Hmawby townships of the Yangon Region starting on 1 December. — ASH/KTZH



Li Li Kyaw Khaing

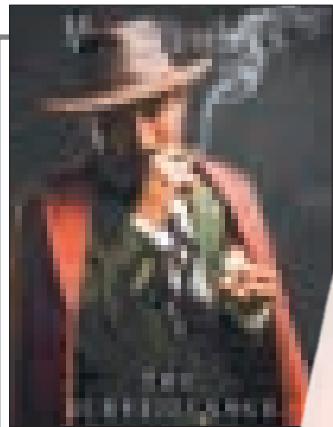
THE "Amonae Nae Htike Tan Thu (Teaser)" MV with actor Aung Ye Lin and actress Li Li Kyaw Khaing was released on 2 December. It is a new single song of Mee No, composed by Kaung Kaung and created by Director Ba Thar.

Li Li Kyaw Khaing told her fans to support her new MV, in which she took a hot-girl character. Moreover, she takes the leading character role in the film "Bike" by Director Soe Moe Min.



Yan K

YAN K is a young director who created the "Htar Lite Par" song of Anonymous, which received 23.6 million views on YouTube. He also sings the songs, but he prefers making music videos. He talked about the creation of MV of Anonymous that only cost K40,000, the participation of four persons and other memories of that day.



Htun Lwin Aung

ACTOR Htun Lwin Aung, the main character of Surveillance Hnin Maung's movie made from Saya Min Thein Kha's book, emerged again with a new advertisement. He did the photo shoot in Surveillance Hnin Maung's character with Metro Brothers for Shwe Burma Cheroot Cigars.



Tyron

ACTOR Tyron made a K2-million donation to Htawara Yeiktha Sayadaw to construct a new monastic building in Dagon Myothit (Seikkan) Township in Yangon, marking his 30th birthday on 30 November. The We Love members participated in his donation and also donated a day meal at Htawara Yeiktha Home for the Aged.

Khine Hnin Wai

ACTRESS Khine Hnin Wai is on the list of 100 inspiring and influential women worldwide for 2023.

The actress entered the movie field in 1999. Currently, she is making more efforts in altruism than in her artistic career. She established the Khine Hnin Wai Foundation to support various causes, including looking after orphans and abandoned infants. She also serves as an ambassador for the prevention of child trafficking.



Make-up Artist : Kaung Kaung

Dress : Zayzay Mdy

Florist : Yaung Sin

Jewellery : Ma Thae Su (Mannshweli Diamond & Jewellery)

Photo : Tin Ko Tun (Pro Studio)

Celebrity Brief

May Mi Ko Ko

ACTRESS May Mi Ko Ko attended actress Ei Chaw Po's wedding reception with her boyfriend. She told the media that she is now choosing a location for her wedding reception, although she once said her artistic career depends on age. "We know we will possess each other one day, so we are not hurrying to get married."

She released the "Anan Pan" duet song with Kyaw Min Khant (KM), marking her birthday on 26 November. — Htun Htun/KTZH

YGEA gold reference price surges to K3.26 mln per tical amid global trends

WITH the spot gold price rallying to US\$2,072 per ounce, the Yangon Region Gold Entrepreneurs Association (YGEA) raised the reference price to K3.259 million per tical (0.578 ounce or 0.016 kilogramme) accordingly.

Pure gold market price hit a high of K3.73 million per tical in the grey market. There is a large gap of over K470,000 per tical between the YGEA's reference price and the unofficial market's rate.

The YGEA switched to the Central Bank of Myanmar's exchange rate (K2,900) for inter-bank transactions in calculating the reference price for pure gold. The US dollar is currently exchanged at approximately K3,430 in the grey market. The US dollar exchange rate weighs the gap between the domestic gold market value and YGEA's reference gold price. When the dollar exchange rate gained to K4,000, the gold price hit a record high of K4 million per tical in late August 2023. — NN/EM

MRF eases pre-licensed cargo inspection for rice exporters on cargo flights



An MAI aeroplane is seen being loaded with cargoes at Yangon International Airport.

WHILE exports of rice and broken rice by sea and land borders are slowing down, the Myanmar Rice Federation announced that rice and broken rice exporters using cargo flights will not have to undergo pre-licensed cargo inspection.

From 1 December 2023, only 50 per cent of storage will be examined for the volume

applied for the export licence, instead of 100 per cent, as stated by the announcement.

It added that there is no requirement for pre-licensed cargo inspection for export licence applications under 260 tonnes, and this statement will take effect from 1 to 31 December to support micro, small, and medium enterprises (MSMEs) and small

and medium enterprises (SMEs).

Rice and broken rice exports are targeted to reach two million tonnes in the 2023-2024 financial year, but the country has received US\$271 million from 583,683 tonnes of export in the first six months of the year, a year-on-year decrease by 50 per cent, according to MRF. — MT/ZS

Chilli pepper prices rebound



The photo shows new long chilli and bell peppers produced in Shan State.

CHILLI pepper prices bounced back a bit at the end of November from a downward spiral, U Hla Han, an owner of the chilli pepper depot, told The Global New Light of Myanmar (GNLM).

New chilli peppers (Moe Htaung variety) from the Pyawbwe area started flowing into Yangon's market at K15,000 per visa on 9 August. Before this, Moe Htaung chilli pepper processed in cold storage fetched above K15,000 per visa. The prices stood at K10,000-K10,500 per viss in mid-October, then dropped further to K9,000-K9,500 per viss on 16 November. Nonetheless, the prices rose again to K10,000-K10,500 per viss on 30 November and 1 December.

Meanwhile, the price of long chilli peppers processed in cold storage was K16,000 per viss in early August and dipped to K13,500 per viss in September. The costs increased to K14,000-K15,500 per viss from mid-November.

Similarly, the price of bell pepper processed in cold storage increased to K23,000 per viss on 30 November.

Meanwhile, the prices of bell peppers from the delta region and Sinphyukyun areas stood at K11,500-17,500 per viss depending on different varieties. The prevailing prices are still K5,000-10,000 per viss lower than the record high in 2022, U Hla Han shared information with the GNLM. — TWA/KK



Freshly milled peanut oil.

Lack of peanut export drives prices down

THE prices of peanut and peanut oil declined without peanut exports. The prices touched a low of K11,500 per viss of peanut oil and K2,325 per viss of peanut oil cake in the Monywa commodity depot.

Nonetheless, branded peanut oil was priced higher at K13,500-K15,000 per viss. The peanut prices fell to K5,000-K6,000 per viss on 2 December from K6,300-K8,300 per viss on 27 September.

A piece of news is spreading on social media that the USA-made peanut oil will enter the market at K15,000 per viss. If so, there will be a competitive market against the locally produced peanut oil.

This month, 60 companies have been given the green light for oil import. Approximately 70,000 tonnes of peanut oil are slated to be brought into the country. — TWA/KK

OPINION

Empower individuals with disabilities: A collective responsibility

IN an ideal world, no one desires to confront the challenges imposed by disabilities. Every individual aspires to possess physical and mental strengths that align with societal norms. However, those living with disabilities, whether by circumstance or choice, often grapple with the dichotomy of accepting their conditions as either a gift or a burden.

It is imperative that we refrain from exploiting the vulnerabilities of others across all spheres of life. Simultaneously, individuals with disabilities should not succumb to despondency regarding their physical limitations. Disabilities are not a source of shame; rather, the societal stigma attached to them warrants correction. Hence, extending a helping hand to persons with disabilities becomes a collective responsibility.

Aligned with the 2023 International Day for People with Disabilities theme, "United in Action to Rescue and Achieve the SDGs for, with, and by Persons with Disabilities," a global effort is required to assist those with disabilities in enjoying the benefits of sustainable development goals established by the United Nations.

A societal ethos that acknowledges the equal potential of every individual, regardless of their abilities or disabilities, is essential. Living harmoniously in society is a non-negotiable principle, where no one has the right to deny coexistence with persons with disabilities, just as those individuals do not have the right to be excluded. It is a mutual responsibility for both parties to extend their hands in unity, fostering an inclusive and supportive environment for all.

The United Nations Disability Inclusion Strategy serves as the cornerstone for sustainable progress in disability inclusion across all UN initiatives. This strategy underscores the intrinsic link between the realization of human rights for persons with disabilities and the broader spectrum of fundamental human rights and freedoms.

This underscores the importance of a collective effort from individuals worldwide, including citizens of Myanmar, to ensure an equally shared future. Lending a helping hand to individuals with disabilities is a pivotal aspect of building a shared future, offering them the opportunity to elevate their physical and mental capabilities that societal biases may have overshadowed.

A societal ethos that acknowledges the equal potential of every individual, regardless of their abilities or disabilities, is essential. Living harmoniously in society is a non-negotiable principle, where no one has the right to deny coexistence with persons with disabilities, just as those individuals do not have the right to be excluded. It is a mutual responsibility for both parties to extend their hands in unity, fostering an inclusive and supportive environment for all.

Study finds viable therapy for heart arrhythmias

The study revealed the identification of a new signalling pathway associated with the development of ventricular fibrillation, which is a type of arrhythmia characterized by irregular heartbeats in the ventricles.

IN a study led by Guadalupe Sabio and Jose Jalife at the Centro Nacional de Investigaciones Cardiovasculares (CNIC) in

Madrid, researchers discovered a new signalling pathway connected with the development of ventricular fibrillation, a type of arrhythmia

or irregular heartbeat. The study's findings, which were published in the journal Nature Cardiovascular Research, provide optimism for future treatment options for this potentially lethal illness.

Ventricular fibrillation

Ventricular fibrillation is the most common cause of sudden cardiac death. Although ageing is a known risk factor for the development of cardiac arrhythmias, the processes behind this association have been difficult to identify, hindering progress towards the development of specific treatments.

The heartbeat is a series of regular contractions of the cardiac muscle that efficiently pumps blood throughout the body. A highly coordinated contraction of the heart muscle cells in a pains-

takingly choreographed pattern is required to achieve this. When an arrhythmia develops, the heart cycle accelerates and becomes erratic, potentially resulting in death.

The CNIC researchers established a link between the development of ventricular fibrillation and the activation of two critical signalling proteins, the stress kinases p38 and p38, using animal models. The relationship with these enzymes was irrespective of the animals' gender.

This revelation opens the door to new treatment options for this illness. When the investigators investigated the hearts of aged mice, they discovered that p38 and p38 activation were enhanced.

Enzyme activity

A comparable increase in

enzyme activity was reported in the hearts of mice with a hereditary or pharmacologically induced proclivity to develop ventricular arrhythmias. These findings imply that stress signalling via p38 and p38 is likely crucial in the development of this disease. "When we found that activation of these p38 kinases was a shared feature of distinct arrhythmogenic situations, we realized that they likely play an important role that we needed to investigate," said first author Segun Rafael Romero.

An in-depth analysis of this signalling pathway revealed that when these protein kinases are activated they alter the electrical properties of cardiomyocytes (the heart's muscle cells), triggering the appearance of arrhythmias.

This onset of arrhythmia involves p38-mediated alterations to specific ion channels that coordinate cardiomyocyte contraction.

The scientists found that p38g and p38d phosphorylate a receptor called ryanodine receptor 2 and another protein called SAP97, resulting in a mislocalization of the potassium ion channel Kv4.3. These molecular changes lead to premature ventricular activation and an increased susceptibility to ventricular fibrillation.

The study findings identify a promising therapeutic target for the development of new strategies to prevent sustained ventricular fibrillation and provide protection against this serious condition.

SOURCE: ANI



Ventricular fibrillation can be a serious and potentially life-threatening condition. **ILLUSTRATION: PIX FOR VISUAL PURPOSE/FREEPIK**



Book Title	-	Hmaung Maik Hmar Ngo (Foma Gordeyev By Maxim Gorky)
Translator	-	Mya Than Tint
Publishing House	-	Toe Myit
Publication Date	-	November 2023 (5 th Edition)
Price	-	K10,000

Hmaung Maik Hmar Ngo (Foma Gordeyev By Maxim Gorky)

SAYA Mya Than Tint is one of the best translators in Myanmar. His translated works are quite popular among the readers of the translated literature. He has translated six books on politics, one on biography, 14 on history, philosophy and general topics and 30 on novels. The most famous works are The Downfall of Paris, Far Pavilions and My Beloved Yoon Khin Khin. He has translated not only the novels but also the poems. He has also introduced War and Peace, Gone

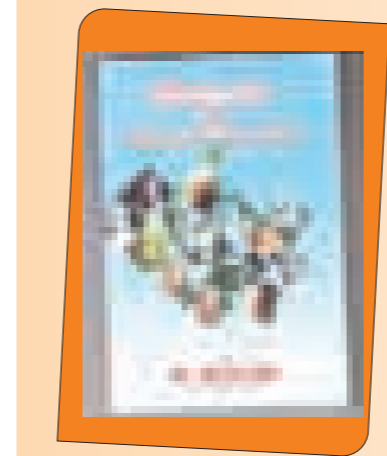
with the Wind, and other classical works to Myanmar readers. And this book under review, titled "Hmaung Maik Hmar Ngo", is written by Maxim Gorky, a Russian writer. His translated version was first published in 1974, and this is the fifth impression.

This book describes the life of Foma Gordeyev, who worked as a boat rower along the Volga River and became wealthy later in his life. He was steadfast and never long for the losses he encountered. He was suited

to his words and disliked those who were superficial chatters and committed to misdeeds. His attitudes were contradictory to theirs.

Last but not least, the book narrates the essence of human life and allows the readers to ascertain whether human life is for money, happiness, or freedom.

Artist Baji Lin Wunna depicts the cover art of the book. It has 325 pages with a new version and a fresh vision.



Book Title	-	Glimpses of Myanmar Personages
Author	-	Dr Myint Zan
Publishing House	-	Myanmar Heritage Publications
Publication Date	-	October 2023 (1 st Edition)
Price	-	K25,000

Glimpses of Myanmar Personages By Dr Myint Zan

THIS book is a collection of profiles of 28 Myanmar personages, which the author Dr Myint Zan published between 1998 and 2023. These 'profiles' were published in various journals, magazines, and newspapers, both locally and abroad. As the author has stated, some of the profiles are short and are only 'glimpses'. These glimpses are commentaries on a book that the persons profiled have written. Some are more substantial and extended pieces, though they may not be considered 'biographies'. The articles look at a few aspects of the personages' lives and work.

The contents page lists the names, dates, and estimated years of births and deaths of 27 personages, but above it is written as '28 personages'. It is so since the two novels of the writers Mya Than Tint and Maung Tha Ya are juxtaposed and compared in one article. Among the 28 most considered authors, academics, journalists and poets, three were jurists and two were medical doctors.

Two articles discuss one aspect of the literary works of the two Myanmar Buddhist monks U Obhasa (circa 1759-1799) and Ledi Sayadaw (1846-1923). Four judgments of the then highest apex courts

delivered by the then Chief Justices U E Maung, U Myint Thein and Dr Maung Maung decided respectively in 1950, 1960, 1962 and 1971 are also discussed.

Notably, the author briefly juxtaposes the contributions and work of 18th-century monk scholar Minbu U Obhasa with the 14th-century Italian poet Dante Alighieri, those of Ledi Sayadaw with Greek philosopher Socrates (4th century before the Common Era), German philosopher Immanuel Kant (18th century), Justice E Maung with 13th-century Christian philosopher Thomas Aquinas and former Prime Minister U Nu with King/Prince

Beauty

By Chit Ko Pe

Nature beautifies the sky with a rainbow that shines.

Nature beautifies the lagoon with lotuses that bloom.

Nature beautifies the dusk with clouds that pass.

Let's show our human beauty with warmth and equality towards persons with disabilities. It is our true identity!

(In honour of International Day of Persons with Disabilities, 3 December 2023)



Sihanouk of Cambodia.

A book on scientific methodology by Sarpay Beikman U Aye Maung and a book about Einstein's relativity theory by Bhamo Tin Aung, both of them written in the Myanmar language, are commented on. In addition, two 1,100-word essays, respectively published by 20th-century British philosopher Antony Flew, titled 'Theology and Falsification', first published in 1950, and U Aye Maung's 'Buddhism and Science' first published in 1970, are also discussed.

The range of the discussed Myanmar and a few foreign personages in Dr Myint Zan's book is quite wide-ranging. Chronologically, the 'glimpses' covered the contributions of monk-scholar Minbu U Obhasa, who passed away around 1799 and writer Nyi Pu Lay, who died in June 2023.

The only person alive (as of mid-November 2023) discussed in the book is Gondoo U Thein Naing, whose book Myanmar Sar Hti Kar ('Treatise on the Myanmar language') the author reviewed with a brief discussion of U Thein Naing's achievements. Arguably and significantly, this review discussion might be the only English language article about U Thein Naing's book.

The author should be complimented for his efforts in researching, writing, compiling and producing them in book form about these distinguished Myanmar personages.

SIC/ENVIRON WORLD

With 80,000 attendees, COP28 is largest UN climate summit ever

Non-official guests participating in the negotiations lack the same level of access as official delegates, sparking concerns about the potential influence of big business on the talks.



Delegates at the COP28 United Nations climate summit in Dubai. **PHOTO: AFP**

COP28 is officially the largest ever UN climate summit, with 80,000 participants registered on a list that — for the first time — shows who they work for.

Until this year, those taking part were not obliged to say who they worked for, making it tricky to detect lobbyists and identify negotiators' potential conflicts of interest.

Some 104,000 people, including technical and security staff, have access this year to

the "blue zone" dedicated to the actual climate negotiations and the pavilions of the states and organizations present.

That largely exceeds the previous record at last year's UN climate summit in Egypt, COP27, which had 49,000 accredited attendees, and where oil and gas lobbyists outnumbered most national delegations, according to NGOs.

This year, there are nearly 23,500 people from official gov-

ernment teams.

Travelling with them are 27,208 policy experts, academics, representatives of professional organizations and senior company executives from oil giants.

These guests do not have the same degree of access to the negotiations as the official delegates, but their presence has raised concerns about the ability of big business to influence the talks. — AFP

COP28: Why energy efficiency matters so much

IF we are to save the planet, we are going to have to use energy far more efficiently.

Yet experts say this obvious measure has been long overlooked with COP28 set to hear calls Saturday for the annual rate of energy efficiency improvements to double by 2030.

What does it mean?

Energy efficiency means "using less energy for the same or even higher level of service" from machinery or technology, according to specialist analysts Enerdata.

It is not the same as using energy more sparingly, like turning your heating down to 19 degrees Celsius (66 Fahrenheit).

Conventional cars, for instance, waste up to around 80 of the energy contained in the

petrol that powers them, the US Environmental Protection Agency estimates.

The International Energy Agency (IEA) said that efficiency gains could cut the efforts we need to make to be carbon neutral by 2050 by half.

"Often governments don't give (it) as much focus as we think they should," IEA expert Brian Motherway told AFP, and it could be crucial over the next decade.

"The more efficiently we use our energy the less we have to invest in solar panels, in nuclear, in grids," he added.

The huge spikes in energy prices last year after Russia's invasion of Ukraine brought the subject sharply home to many. — AFP



Hugely energy inefficient: cars waste about 80 per cent of the petrol they burn. Cars stand in a traffic jam towards the city centre next to an empty commuter train station in Stuttgart, southern Germany on 27 March 2023. **PHOTO: AFP**

UK unveils £11 bln windfarm investment by UAE, German

The joint investment plans will help erect turbines at the UK's Dogger Bank site in the North Sea.

UK Prime Minister Rishi Sunak announced Friday plans by UAE state-owned renewables firm Masdar and German energy giant RWE to invest up to £11 billion (\$14 billion) in a giant offshore windfarm.

The joint investment plans will help erect turbines at the UK's massive Dogger Bank site in the North Sea, he said at the COP28 climate talks in Dubai.

The long-planned offshore windfarm off the coast of Yorkshire in northern England, will be the largest in the world, the



German firm RWE and UAE's Masdar will invest up to £11 billion in a giant offshore windfarm. **PHOTO: WILLIAM EDWARDS/AFP**

UK government claims.

Several other multinational companies are involved in ventures.

"I'm pleased to announce a new deal between Masdar and RWE, which includes a commitment to jointly invest up to £11 billion into the UK's new windfarm at Dogger Bank," said Sunak.

"This is a huge boost for UK renewables, creating more jobs, helping to power three million homes and increasing our energy security," he told a press conference on the fringes of COP28.

Masdar will purchase a 49-per-cent stake in RWE's 3.0 gigawatt (GW) projects at Dogger Bank South, both companies said.

The southern section is capable of powering three million typical UK homes, creating 2,000 jobs during construction and over 1,000 direct and indirect roles during its operational phase, it added.

The financial deal is expected to complete in the first quarter of next year, the state-owned UAE enterprise noted. — AFP

WORLD

India's Modi offers to host UN climate talks in 2028

From the COP28 platform, Modi proposed that India will host COP33 in 2028, indicating a commitment to playing a significant role in future climate conferences.



India Prime Minister Narendra Modi (L) speaks with COP28 president Sultan Ahmed Al Jaber at COP28. PHOTO: AFP

INDIAN Prime Minister Narendra Modi offered Friday to host the UN's COP33 climate conference in 2028.

Speaking at COP28 talks in Dubai, Modi said every country must fulfil their climate targets and "work in unity".

"Today the entire world is watching us. Mother Earth is looking towards us to protect her future. We have to succeed," he said.

"From this platform today,

I propose that India will host COP33 in 2028."

Modi has sought to raise India's profile on the world stage as leader of the planet's most populous country, which hosted a G20 summit this year.

The annual UN-hosted negotiations focusing on fighting climate change, known as COPs, rotate among regions and draw tens of thousands of delegates including world leaders and industry chiefs. — AFP

Israeli strikes rock Gaza for second day after truce collapse

ISRAEL carried out deadly bombardments in Gaza for a second day on Saturday after a week-long truce with Hamas collapsed despite international calls for an extension.

Clouds of grey smoke from the strikes hung over Gaza, where the Hamas-run health ministry said nearly 200 people had been killed since the pause in hostilities expired early Friday.

Both sides blamed each other for breaking the truce, with Israel claiming that Hamas had tried to fire a rocket before it ended and that it failed to produce a list of further hostages for release.

"What we're doing now is striking Hamas military targets all over the Gaza Strip," Israel Defence Forces spokesman Jonathan Conricus told reporters on Saturday. — AFP



The SpaceX Falcon 9 rocket minutes before the launch of the Korea 425 Mission. PHOTO: SPACEX/AFP

South Korea confirms first spy satellite in orbit

SOUTH Korea confirmed Saturday its first military spy satellite had reached orbit after a successful SpaceX rocket launch and that communication was established with ground control.

Seoul's reconnaissance satellite, carried by one of Elon Musk's SpaceX Falcon 9 rockets, intensifies a space race on the Korean peninsula after the North launched its own first military eye in the sky last week.

South Korea's defence ministry said Saturday its satellite reached orbit soon after the "KOREA"-emblazoned SpaceX rocket lifted off from the Vandenberg US Space Force Base in California at 10:19 am local time (1819 GMT) Friday.

"The satellite was launched 0319 Seoul time and was successfully separated from projectile 11 minutes later and put into targeted orbital trajectory," the ministry said in

a statement.

"We have confirmed its communications with the ground command."

Reaching orbit means that South Korea now has its first domestically built spy satellite to monitor nuclear-armed North Korea.

Seoul plans to launch four additional spy satellites by the end of 2025 to bolster its reconnaissance capacity over the North. — AFP

German electric vehicle industry stalling amid charging stations crisis

GERMANY'S electric vehicle sector is battling tough challenges from infrastructure and economic difficulties, limited budgets, and general automotive industry challenges.

A key issue is the lack of adequate charging facilities and diminishing government incentives, hindering the expansion of EV sales in the country.

A recent court ruling has raised uncertainties about Chancellor Olaf Scholz's government allocating a €212 billion fund for essential initiatives such as establishing charging stations and semiconductor manufacturing facilities.

A looming budget deficit confronts the government, with



Germany's electric vehicle sector faces formidable challenges, including issues with infrastructure development, economic constraints, limited budgets, and general challenges within the automotive industry. PHOTO: MARIO VEDDER/AFP

a potential shortfall of up to €24 billion. That has caused anxiety among business leaders and

companies dependent on it, especially in the electric vehicle sector. — SPUTNIK

ECONOMY WORLD



Japanese Finance Minister Shunichi Suzuki (L) and his South Korean counterpart Choo Kyung Ho pose for a photo ahead of their meeting in Tokyo on 29 June 2023. **PHOTO: JAPAN'S FINANCE MINISTRY / KYODO**

Japan, S Korea revive currency swap agreement as ties thaw

Japan and South Korea have renewed a bilateral currency swap agreement, allowing access to each other's funds during emergencies, a move that was halted eight years ago due to wartime ties.

JAPAN and South Korea signed Friday a bilateral currency swap agreement to enable access to the other's funds in times of emergency, reviving an arrangement that expired eight years ago amid the cooling of ties over wartime history.

The signing of the \$10 billion swap arrangement came after the finance ministers of both nations agreed to revive it during talks in June.

The deal allows the nations to exchange their respective cur-

rencies for the dollar, according to the Japanese Finance Ministry.

The previous arrangement ended in 2015 and was not renewed amid friction over South Korea-controlled, Japan-claimed islets in the Sea of Japan and the long-standing issue of Korean women forced to work in Japanese wartime military brothels.

Since Yoon Suk Yeol became South Korea's president in 2022, bilateral ties have been improving. While disputes stemming

from Japan's 1910-1945 colonial rule of the Korean Peninsula linger, Prime Minister Fumio Kishida and Yoon have been seeking to deepen ties between the two nations and with their key ally the United States to tackle common challenges, especially a nuclear-armed North Korea.

With both Japan and South Korea currently holding sufficient foreign exchange reserves, experts do not see an imminent need for the agreement to be used. — Kyodo

British train drivers set to continue pay strike

TRAIN drivers belonging to Britain's Aslef union on Friday voted to continue strike action for the next six months in a long-running dispute over pay that has caused chaos on the country's rail network.

The union said its members had not had a pay rise for nearly five years and were "in

this for the long haul".

A fresh round of strikes begin from Saturday, disrupting services across England.

"The cost of living has soared since the spring and summer of 2019, when these pay deals ran out," Mick Whelan, Aslef's general secretary, said.

"Aslef members, key work-

ers who kept our country moving through the pandemic, are simply asking for a fair and decent deal."

Aslef's decision to continue striking comes after rail workers with the RMT union voted on Thursday in favour of a pay deal to end more than a year of walkouts. — AFP

Inflation, unemployment weigh on DR Congo leader's economic gains



President Felix Tshisekedi, who is running for re-election, once vowed to transform DR Congo into 'the Germany of Africa'.

PHOTO: AFP

PRESIDENT Felix Tshisekedi, who once vowed to transform DR Congo into "the Germa-

ny of Africa", has promised to create jobs if he is re-elected, after a first term marked by

economic growth but soaring inflation.

The 60-year-old has presided over years of economic upturn — with more than six per cent GDP growth projected for this year — and ballooning national budgets.

But inflation, which is at about 20 per cent this year, and stubborn joblessness are a drag on economic prosperity as the vast central African nation prepares to go to the polls on 20 December.

"Everything indicates that there has been considerable progress," Congolese Finance Minister Nicolas Kazadi told reporters this week. — AFP



The Fed's favoured inflation gauge slowed further in October. **PHOTO: AFP**

US Fed's favoured inflation gauge slows in October

A key inflation measure used by the US Federal Reserve to set interest rates eased further last month amid declining energy and goods prices, according to government data published Thursday. The annual personal consumption expenditures (PCE) price index rose 3.0 per cent in October, down 0.4 percentage points from a month earlier, the Commerce Department said in a statement.

Stripping out volatile food and energy prices, so-called core inflation also slowed to an annual rate of 3.5 per cent, which was in line with the median expectation of economists surveyed by Mar-

ketWatch. Personal incomes also slowed last month to rise by 0.2 per cent from September.

The release will provide welcome news for the Fed, which recently held its key lending rate at a 22-year high as it aims to return inflation firmly to the long-term target of two per cent without triggering a damaging recession.

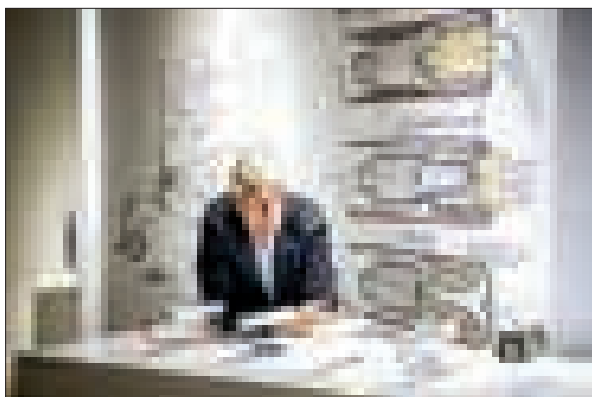
Cutting inflation while avoiding a downturn, commonly known as a "soft landing", is challenging to pull off, but policymakers at the US central bank have sounded increasingly optimistic they can succeed this time around. — AFP

British inventor Dyson loses Brexit libel claim

THE billionaire inventor James Dyson has lost a libel action against a British newspaper which commented on how he supported Brexit but then moved his business to Singapore, a judge ruled Friday.

The 76-year-old founder of the high-end appliance maker sued Mirror Group Newspapers (MGN) over an article published in January 2022.

In it, he was called “the vacuum-cleaner tycoon who championed Vote Leave due to the economic opportunities it would bring to British industry before moving his global head office to Singapore”.



James Dyson poses with products during a photo session at a hotel in Paris. **PHOTO: CHRISTOPHE ARCHAMBAULT/AFP/FILE**

The article’s author then commented: “Kids, talk the talk but then screw your country and if anyone complains, tell them to suck it up.”

Dyson claimed in a High Court action that the claims made were

a “vicious and vitriolic” personal attack but judge Robert Jay disagreed.

“In the present case the Claimant (Dyson) cannot demonstrate that he has suffered financial loss as a result of these publications,” he ruled. — AFP

Japan firms step up spending by 3.4% in July-Sept, growth slows

Capital spending is identified as a key gauge of domestic demand, emphasizing its significance in assessing the health and vitality of the Japanese economy.

CAPITAL spending by Japanese companies from July to September increased 3.4 per cent from a year earlier for the 10th straight quarter of gain, but growth slowed further in a worrying sign for the economy, Finance Ministry data showed Friday.

Investment by all nonfinancial sectors for purposes such as building factories and adding equipment totaled 12.41 trillion yen (\$84 billion). Capital spending is a key gauge of domestic demand.

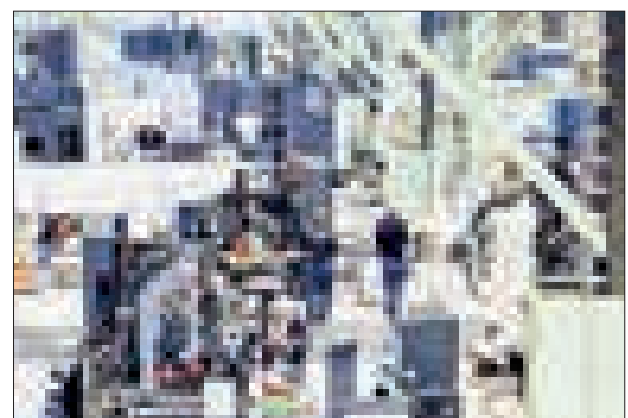
The slowing pace of increase from the 4.5 per cent in April-June adds a layer of uncertainty to the outlook, despite many firms planning to ramp up spending for the current fiscal year to next March

as the shocks of COVID-19 and supply disruptions ease.

Transport equipment makers and chemicals firms ramped up investment to boost their output capacity, while service

providers also increased spending.

Pretax profits rose 20.1 per cent to 23.80 trillion yen, a record for the quarter, helped by the weaker yen, according to the ministry data. — Kyodo



Investment by all nonfinancial sectors for purposes such as building factories and adding equipment totaled 12.41 trillion yen (\$84 billion). Capital spending is a key gauge of domestic demand. **PHOTO: PIX FOR VISUAL PURPOSE/SEISANZAI JAPAN**

US stocks extend recent rally into December trading

WALL Street stocks jumped on Friday, extending a recent run of good news into December and pushing the broad-based S&P 500 index to its highest level this year.

Traders were digesting comments from Federal Reserve Chair Jerome Powell, who said

Friday that it is still “premature” to speculate on when the central bank will start cutting interest rates.

The Dow Jones Industrial Average rose 0.8 per cent to 36,245.50, while the tech-heavy Nasdaq Composite Index finished the day up 0.6 per cent at 14,305.03.

Meanwhile, the S&P 500 rose 0.6 per cent to 4,594.63 — its highest level since March 2022.

Despite Powell’s comments, “the continued expectation is that the Fed has finished raising rates,” CFRA chief investment strategist Sam Stovall told AFP. — AFP

PESTICIDES DISTRIBUTER CHANGING

The manufacture of **Sixf Crop Protection Co.,Ltd** have registered the following products in Pesticide Registration Board of Myanmar to distribute in Myanmar. Now, we have to change from old distributor name “**Myanmar Sixf Agriculture Technology Co.,Ltd**”, to new distributor name “**Golden Lion High Tech Agricultural Resources Co.,Ltd**”. If any object or enquiry, please contact to Pesticide registration Board, Plant Protection Division, Bayint Naung Road, West Gyogone, Insein Township, Yangon, from here to next 14 days. **Golden Lion High Tech Agricultural Resources Co.,Ltd**. Ph-09401573814

Sr.	Trade Name	Active Ingredient	Registration No.
1.	Dingsi	Chlorfenapyr 10% + Emamectin Benzoate 2% SC	P2023-5506

CLAIMS DAY NOTICE

M.V METHI BHUM VOY.NO. (409N)

Consignees of cargo carried on **M.V METHI BHUM VOY.NO. (409N)** are hereby notified that the vessel will be arriving on **3-12-2023** and cargo will be discharged into the premises of **AWPT** where it will lie at the consignee’s risk and expenses and subject to the byelaws and conditions of the Port of Yangon.

Damaged cargo will be surveyed daily from 8 am to 11:20 am and 12 noon to 4 pm to Claim’s Day now declared as the third day after final discharge of cargo from the Vessel.

No claims against this vessel will be admitted after the Claims Day.

Phone No: **2301185**

Shipping Agency Department
Myanma Port Authority

Agent For:

M/S REGIONAL CONTAINER LINES

CLAIMS DAY NOTICE

M.V SINAR BAJO VOY.NO. (010N)

Consignees of cargo carried on **M.V SINAR BAJO VOY.NO. (010N)** are hereby notified that the vessel will be arriving on **3-12-2023** and cargo will be discharged into the premises of **AWPT** where it will lie at the consignee’s risk and expenses and subject to the byelaws and conditions of the Port of Yangon.

Damaged cargo will be surveyed daily from 8 am to 11:20 am and 12 noon to 4 pm to Claim’s Day now declared as the third day after final discharge of cargo from the Vessel.

No claims against this vessel will be admitted after the Claims Day.

Phone No: **2301185**

Shipping Agency Department
Myanma Port Authority

Agent For:

M/S SAMUDERA SHIPPING LINES

CLAIMS DAY NOTICE

M.V MSC FORTUNE F VOY.NO. (SB346A)

Consignees of cargo carried on **M.V MSC FORTUNE F VOY.NO. (SB346A)** are hereby notified that the vessel will be arriving on **3-12-2023** and cargo will be discharged into the premises of **AWPT** where it will lie at the consignee’s risk and expenses and subject to the byelaws and conditions of the Port of Yangon.

Damaged cargo will be surveyed daily from 8 am to 11:20 am and 12 noon to 4 pm to Claim’s Day now declared as the third day after final discharge of cargo from the Vessel.

No claims against this vessel will be admitted after the Claims Day.

Phone No: **2301185**

Shipping Agency Department
Myanma Port Authority

Agent For:

M/S MEDITERRANEAN SHIPPING COMPANY S.A

ROLLING UPDATES

WORLD

King Charles III's tie raises eyebrows amid UK-Greek row



King Charles III attends the COP28 United Nations climate summit in Dubai. **PHOTO: AFP**

The choice of tie is noteworthy in the context of the ongoing dispute between the UK government and Athens over the Parthenon Marbles.

KING Charles III got tongues wagging at COP28 on Friday by wearing a tie apparently patterned with the Greek flag, as the UK government is mired in a row with Athens over the Parthenon Marbles.

Internet sleuths spotted the king's neckwear as photographs emerged of him at the climate summit in Dubai, sparking speculation that it was targeted at his prime minister Rishi Sunak, who

was also at the event.

Sunak this week defended his last-minute decision to cancel talks with Kyriakos Mitsotakis, accusing his Greek counterpart of playing to the gallery in a row over the ancient sculptures.

The UK blamed the row on Mitsotakis's comments in a weekend BBC interview about Greek claims to the Parthenon Marbles on display in the British Museum.

Greek media pounced on the pictures, with daily newspaper Kathimerini writing: "Even though King Charles has not taken a stance on the issue, this move is seen by many analysts as an indirect form of support."

Others pointed out that Charles, whose father was Greek, had worn the same tie last week to welcome the president of South Korea, before the row erupted. — AFP

Five homeless people shot in Las Vegas: Police

FIVE people were shot Friday, at least one of them fatally, in a "homeless encampment" in Las Vegas, authorities said.

Police responded to a shooting on the city's east side soon after 5:30 pm local time (0130 GMT Saturday), Lieutenant Jason Johansson told a news conference carried by KSNV News 3, Las Vegas.

At least one victim died in hospital, Johansson said, but local media later reported that two homeless people were killed and three wounded.

"I wish I could say that I knew for a fact that it was an isolated (incident)," he said.

"Right now I'm treating it as 'I don't know'."

The shooting comes less than a week after three homeless people were killed in separate but similar incidents in Los Angeles.

All three victims were killed as they slept alone outside and Los Angeles police said they are pursuing a lone suspect.

Asked if the Las Vegas incident could be related to the Los Angeles shootings, Johansson said "this is quite a bit different... so I'm not inclined to say that it is related." — AFP



Los Angeles financial district skyscrapers are seen behind a tent encampment in downtown Los Angeles. **PHOTO: ROBYN BECK/AFP/FILE**



The HEXAGON KH-9 declassified reconnaissance satellite is on display at the Smithsonian's Udvar-Hazy Air & Space Museum. **PHOTO: AFP/FILE**

North Korea threatens to 'destroy' US spy satellites

According to a spokesman for North Korea's defence ministry, any attempt to attack its space assets would be considered a "declaration of war".

NORTH Korea warned Saturday it would "destroy" US spy satellites if Washington tries "any attack" on its space asset, after Pyongyang launched its first military eye in the sky last week.

A spokesman for the North's defence ministry said it would consider such a move a "declaration of war", according to a statement carried by

the state-run Korean Central News Agency.

The statement came after a US official's remark that Washington "could deny an adversary's space and counterspace capabilities... using a variety of reversible and irreversible means", referring to the North's successful spy satellite launch in late November.

The US military could un-

dermine the "effectiveness and lethality of adversary forces across all domains", Sheryll Klinkel, a spokesperson at the US Space Command, told Radio Free Asia this week.

On Saturday, Pyongyang threatened to "destroy" US spy satellites if Washington "tries to violate the legitimate territory" of North Korea, referring to its satellite programme. — AFP

SPORTS



Argentina star Lionel Messi has left open the possibility of playing in the World Cup 2026, although he accepted that it will be "difficult" considering he will be 39 by then. **PHOTO: AFP/FILE**

Messi leaves door open to 2026 World Cup

Messi has recently achieved his eighth Ballon d'Or, a prestigious football award, showcasing his exceptional skills and performance in the sport.

LIONEL Messi is not ruling out another bid for World Cup glory with Argentina in 2026 despite acknowledging that time is working against him.

Messi, who recently won his eighth Ballon d'Or, raised the World Cup almost a year ago after starring for Argentina in the final against France in Doha.

The 36-year-old had suggested at the time that the tournament in Qatar would be his last and that he wouldn't be around

for the next tournament which will be co-hosted by the United States, Canada and Mexico.

But having moved to Major League Soccer's Inter Miami and continued performing for the national team in qualifiers for 2026, he says the door remains open. "I'm not thinking about the World Cup and I'm not saying 100 per cent that I won't be there because anything can happen. Because of my age, the most normal thing is that I won't be there.

Then we'll see," said Messi in an interview with Argentina's Star+.

The Argentina captain said his focus on June's Copa America which will be held in the United States.

"Maybe we'll do well at the Copa America and everything will work out for us to continue. Maybe not. Realistically it's difficult," he said of the chance of a sixth consecutive appearance in the World Cup. — AFP

Nadal set for Brisbane return ahead of Australian Open

ALMOST a year after his last match, former world number one Rafael Nadal will return to the courts in Brisbane next month ahead of the Australian Open for what is likely to be his final season.

"Hello everyone, after a year away from competition, it's time to come back. It will be in Brisbane the first week of January. I'll see you there," the 22-time Grand Slam winner said in

a post on social media.

Nadal has not played since his defeat in the second round of the Australian Open last January as he struggled with a hip injury during the tournament he won in 2009 and 2022.

"I think I don't deserve to end like this," said Nadal, 37, of his Melbourne exit.

The Spaniard has undergone surgery twice since and having slumped to

663rd in the world declared in September that the 2024 season would probably be his last.

He has been overtaken in the number of Grand Slam tournaments won by Serbian world number one Novak Djokovic, who now has 24 major titles.

Nadal had already experienced a 2021 season undermined by a foot injury, and was eliminated by Djokovic in the semi-final of the French Open. — AFP

Chelsea are 'own worst enemies': Pochettino



Chelsea boss Mauricio Pochettino. **PHOTO: IKIMAGES/AFP**

MAURICIO Pochettino admits his Chelsea players have been their own worst enemies during their rocky run this season.

Pochettino's side were thrashed 4-1 at Newcastle last weekend in a painful setback following their impressive performances against Tottenham and Manchester City.

Chelsea had demolished Tottenham before battling back to draw with champions City, but Pochettino conceded the positive vibes from those results had been erased by their meltdown at St James' Park. The Blues' inconsistency has been a thorn in Pochettino's side since he took over in July, with only four wins in 13 league matches. Pochettino said it had been a week of soul-searching at the club's Cobham training ground as he tries to iron out his team's issues. "It was a tough week for everyone," Pochettino told reporters on Friday. "I'm very happy because the players reacted really well. We blame ourselves because our approach (at Newcastle) maybe was wrong". — AFP

Rakhine United grabs consecutive victories in MNL tourney

RAKHINE United claimed straight wins in the Myanmar National League as the team crushed Kachin United 2-0 in the Week-21 match played at Thuwunna Stadium on 2 December.

Rakhine United are struggling in the remaining games in hopes of finishing in the top five, and the win gave them hope. Kachin United have been relegated, but despite trying to get a good result, they suffered a defeat.

Team Rakhine had chances to score more goals, but they hit the post and crossbar, leading by one goal at the end of the first half. At the beginning of the second half, the Rakhine United team scored the second goal, which Kaung Sithu achieved.

The best player award for this game goes to Rakhine team player Thura. After this match, the Rakhine United team had 26 points, while Kachin United garnered 10 points.

GFA FC will face Dagon Star FC today at Thuwunna Stadium. — Ko Nyi Lay/KZL



A Rakhine United player (red) vies for the ball with a Kachin United player during the Week-21 match of the Myanmar National League played at Thuwunna Stadium on 2 December. **PHOTO: MNL**

G7 crafts 1st int'l principles covering AI users to mitigate risks

The principles emphasize encouraging users to enhance their digital literacy, training, and awareness. This implies a commitment to empowering users to better understand and navigate AI technologies.

The Group of Seven industrialized nations on Friday drew up its first international comprehensive framework on advanced artificial intelligence systems, providing guidance for not only developers but also users to mitigate the spread of disinformation and other risks.

The overall guiding principles for all AI stakeholders, which build on a similar document announced for developers

in October, include encouraging users to “improve their own...digital literacy, training and awareness” and “cooperate and share information, as appropriate, to identify and address emerging risks and vulnerabilities of advanced AI systems”, G7 digital ministers said in a statement issued after their online meeting.

The ministers from Japan, the United States, the European Union and other member countries have been discussing



ILLUSTRATION: PIX FOR VISUAL PURPOSE/FREEPIK

the need for international standards to harness the technology amid the rapid spread of generative AI tools such as ChatGPT.

The nonbinding comprehensive guidelines, which include 12 principles covering all AI actors and a code of conduct for developers, are scheduled to be finalized at an online leaders' level summit later this month.

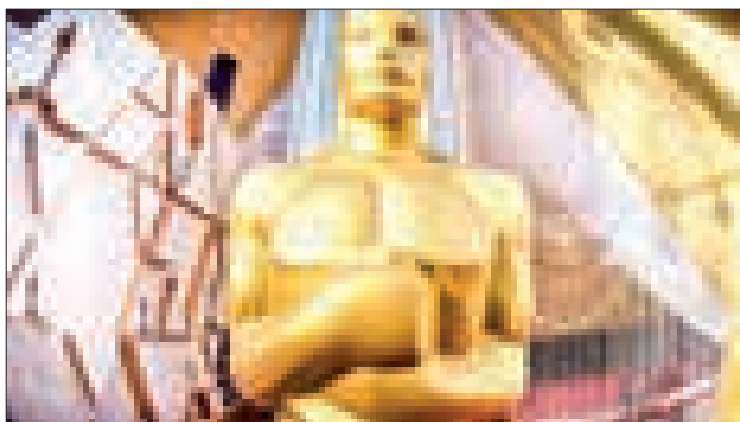
The principles aimed at promoting

safe, secure and trustworthy AI worldwide encompass protections for personal data and intellectual property, as well as prioritizing the development of advanced AI systems to address pressing global challenges such as the climate crisis.

In the code of conduct, developers are urged to take measures such as internal and independent external testing to mitigate the risks of disinformation and privacy infringement. — Kyodo

CONTROVERSY has simmered around France's entry for the Oscars, *The Taste of Things* — a love letter to the country's culinary traditions — but filmmaker Tran Anh Hung and star chef Pierre Gagnaire say the art of cooking is worth celebrating.

The movie, which hopes to win an Oscar nod in January, is a sumptuous 19th century romance about a cook (Academy Award winner Juliette Binoche), the gourmand she works for (Benoit Magimel), and the exquisite



An Oscars statue is displayed on the red carpet area on the eve of the 92nd Oscars ceremony at the Dolby Theatre in Hollywood, California, on 8 February 2020. PHOTO: AFP/FILE

Team behind 'The Taste of Things' hopes to conquer Oscars with French food

dishes they create.

“I've been looking for a subject about cooking for 20 years, because I wanted to make a film about an art form. And I chose culinary art — not painting, not music,” Tran told AFP at a New York screening hosted by the French government.

The director, who came to France as a child in the aftermath of the Vietnam War, first earned international attention with *Cyclo* and *The Scent of Green Papaya*, both set in the Asian country.

With *The Taste of Things*,

The movie, which hopes to win an Oscar nod in January, is a sumptuous 19th century romance about a cook, the gourmand she works for, and the exquisite dishes they create.

the 60-year-old filmmaker said he hopes to “pay tribute to my country, which welcomed me when I was 12 years old”. explaining how he was “amazed” by French culture upon his arrival.

For the 73-year-old Gagnaire, who currently has restaurants in Paris, London, To-

kyo, Seoul, Shanghai and Dubai, working on the film both as a consultant and in a small on-screen role was a way of “defending our know-how” in the kitchen.

“In the kitchens, in the back, we build things and defend our culture. In the kitchens, we often talk, there are French words,” Gagnaire told AFP. — AFP

Pfizer to rethink weight loss pill after high side effect rate

US drugmaker Pfizer on Friday said it would end a clinical trial of its developmental weight loss pill after high side effect rates caused most participants to stop using it. A twice-daily dosing of the highly anticipated drug danuglipron was found to be effective, resulting in weight reductions of between 8-13 per cent at 32 weeks, compared to a placebo. But nearly three-quarters of trial participants experienced nausea, almost half had vomiting, and a quarter had diarrhea. Consequently, the discontinuation rate was greater than 50 per cent, compared to 40 per cent on placebo.

“At this time, twice-daily danuglipron formulation will not advance into Phase 3 studies,” the US drugmaker said in a statement. Pfizer stocks were trading nearly five per cent down after the morning announcement. Danuglipron belongs to a growing field of powerful and lucrative obesity medications known as GLP-1 agonists. JPMorgan analysts have predicted annual sales for so-called GLP-1 drugs to reach \$140 billion by 2032, with the market dominated by Novo Nordisk and Eli Lilly. — AFP



Pfizer's new weight loss drug danuglipron, although effective, has resulted in side effects like nausea, vomiting, and diarrhoea. PHOTO: PIX FOR VISUAL PURPOSE/ENVATO ELEMENTS



Real estate prices on the rise, sales fall on slack demand

By Linn Htet

“After the stand-alone house prices have risen, the 25 feet by 50 feet flat prices were also on the rise”, real estate agent U Thein Htwe, who has over one decade of experience in that field, talked about the rising prices of flats to the Global New Light of Myanmar (GNLM).

The stand-alone houses and low-layer apartments in Yangon are priced at about K1,500 million, and the prices rose to K2,000 million. The prices have not dropped yet so far, according to GNLM's data.

Stand-alone house and low-layer apartment prices remain strong

The transactions of two-storey houses and low-layer

apartments between Phoneygi Street and Mawtin Street and in the lanes beside the Maha Bandoola Road of Lanmadaw Township have been stalled for about 20 years, and now the sales are in progress at between K1,200 million and K1,850 million, real estate agent Daw Myint Soe from Lanmadaw Township told the GNLM.

These buildings were priced at only K600-K700 million in 2015 and K800-K900 million in 2020. At present, the prices are on the rise. Some stand-alone houses have been used as warehouses from 1990 to 2023.

Recently, advertisements for low-layer, stand-alone houses for sale have been seen on social networks, including their floor prices, depending on their location.

SEE PAGE-B

Featuring REALTY

C O N T E N T S

PAGE-B

Property agencies eye instalment system for transactions

PAGE-C

Real estate dealers of Yangon City in charming ways on social media

PAGE-D-E

Myanmar-Korea Friendship Bridge shaping promising future of real estate market in Dala Township

PAGE-F

Public rental housing, a beam of hope for low-income community

PAGE-G

Yangon real estate transactions sluggish despite early period progress

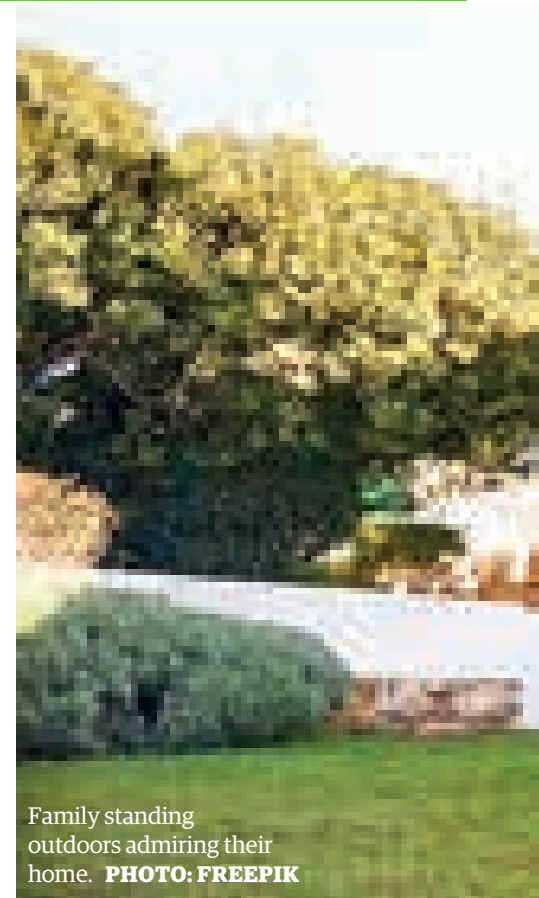
Property agencies eye instalment system for transactions

According to U Mon Lay, the owner of Mon Lay Real Estate Agency in Hlinethaya Township, real estate transactions in some townships of Yangon Region are mainly carried out through the instalment system, the bank connection system, and the two-way instalment payment system.

At the beginning of this year, real estate transactions were substantial in most townships in the Yangon Region, and prices also increased, but since July, transactions have cooled down. Due to the freezing of such transactions, real estate brokers have changed transactions through bank-linked and instalment systems to regain transaction speed. "We have both domestic and foreign buyers. Currently, trading is cold because the market is still high. The prices are also in the hands of the sellers. In

Hlinethaya Township, which I operate, on a 20 feet by 60 feet plot of land, the house is worth around K50 million if the location is good. It's the same on the side of Shwepyitha.

"Most of my clients are from abroad, so they want to buy land plots in their hometowns. They want to get a plot of land in the right place at a reasonable price. If the place is good, we must spend at least K50 million. For this purpose, we connect with banks to make it convenient for them to sell in instalments, and our brokers gather, buy plots of land, and then sell them back in a long-term instalment system," U Mon Lay said. The system runs in Hlinethaya Township, Shwepyitha Township, Dagon Myothit (Seikkan) Township, Dagon Myothit (South) Township, and Htantabin Township. — ASH/KZL



Family standing outdoors admiring their home. PHOTO: FREEPIK

Myanmar's traditions and customs influence all the people in moving property from one place to another. In the religious affairs, the Lord Buddha restricted a discipline called Vinaya for members of the Sangha more than 2,560 years ago. Due to such a point of Vinaya, members of the Sangha have been restricted from travelling in the monsoon period because their travels may be designed to unintentionally destroy crop plants. As such, members of the Sangha have to follow the Vinaya related to the Buddhist Lent and generally stay in their residences.

The Buddhist Lent is set within three months of the Myanmar Calendar, from 1st waning of Waso to the full moon of Thadingyut. Most Buddhist people also follow such a rule as a social

Real estate prices on the rise, sales fall ...

FROM PAGE-A

However, only a few people are interested in it, said property agent Ko Thet Oo.

The apartments along Maha Bandoola Road, Latha, and Pabedan townships from Phoneygi Street to Sule, which were closed previously, became places for companies, gold shops, and showrooms, so there are no more unoccupied apartments. However, there are still five buildings between Phoneygi Street and Lanthit Street, said Daw Tint Tint, a Latha resident.

Most of the apartments in Latha township are unoccupied, and few are closed, and the flats in those townships are not advertised for sale.

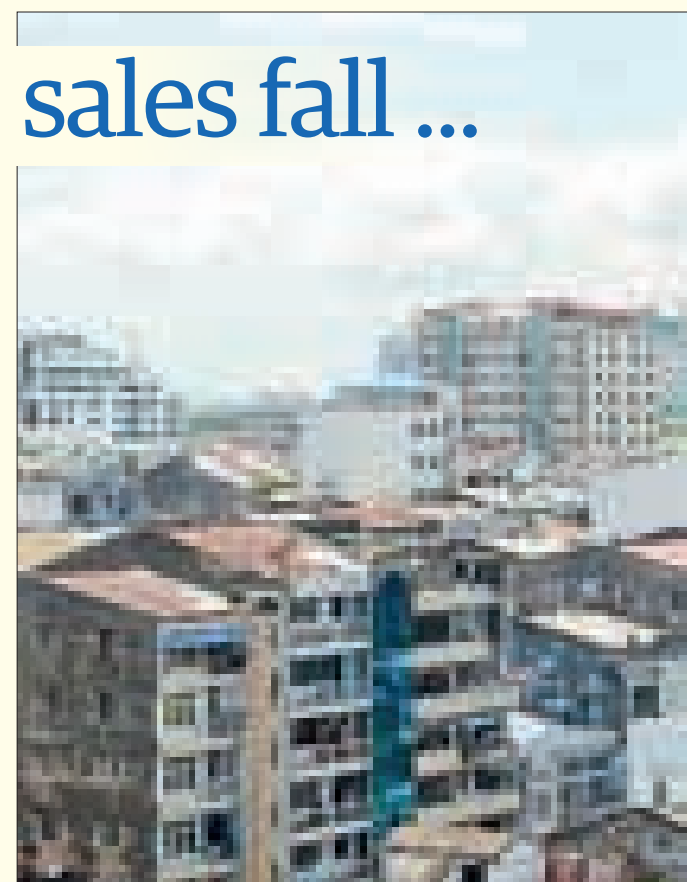
Renting property becomes a faster and easier option than selling

For property sales, the sellers must give the land owners and brokers two per cent of the sale price.

"In rental service, the tenants and apartment owners have to pay the fee for one month for a one-year rental contract and for a half-month rental fee for a six-month contract to the service providers," said real estate agent U Hla Maung.

The prices of stand-alone houses are higher than the typical apartments, and they are likely to be the same as the sale prices of condominiums. The service fees are also reasonable. The sale of apartments does not include land ownership, but it does for the sale of stand-alone apartments. The rental fee for stand-alone houses on the main road is above K3 million per month, depending on the locations.

"The people who run huge businesses prefer renting than buying this year. They rent buildings on the main road to open gold shops and restaurants. The rental fee of the stand-alone houses and apartments in the streets goes up this year," said agent Ko Thet Oo.





Real estate dealers of Yangon City in charming ways on social media

By Aung Kyaw Thant

restriction not to move their property from one place to another and live in new homes or buildings. However, the prohibitions and Vinaya for members of the Sangha are not concerned with them. Currently, these restrictions have become traditions of Myanmar society. Although no one mentions the effects of these restrictions, the majority of people traditionally follow such rules without fail.

As is the nature of the real estate market, owners and brokers advertise any houses and apartments as well as land plots for sale and rent. Actually, they have the right to sell houses and apartments, but the plots of land under their homes and apartments cannot be sold or rented. It is because these land plots are granted by the government or relevant authorities to those persons to live there under the rules

and regulations. The government or authorities will restrict the validity of the grant. When the grant is invalid, the government or authorities may change ownership of land plots to other persons under the law.

However, owners or brokers advertise their houses as comprising land plots. If so, buyers can understand the home is built on a separate land plot. If they buy the house, they will possess the

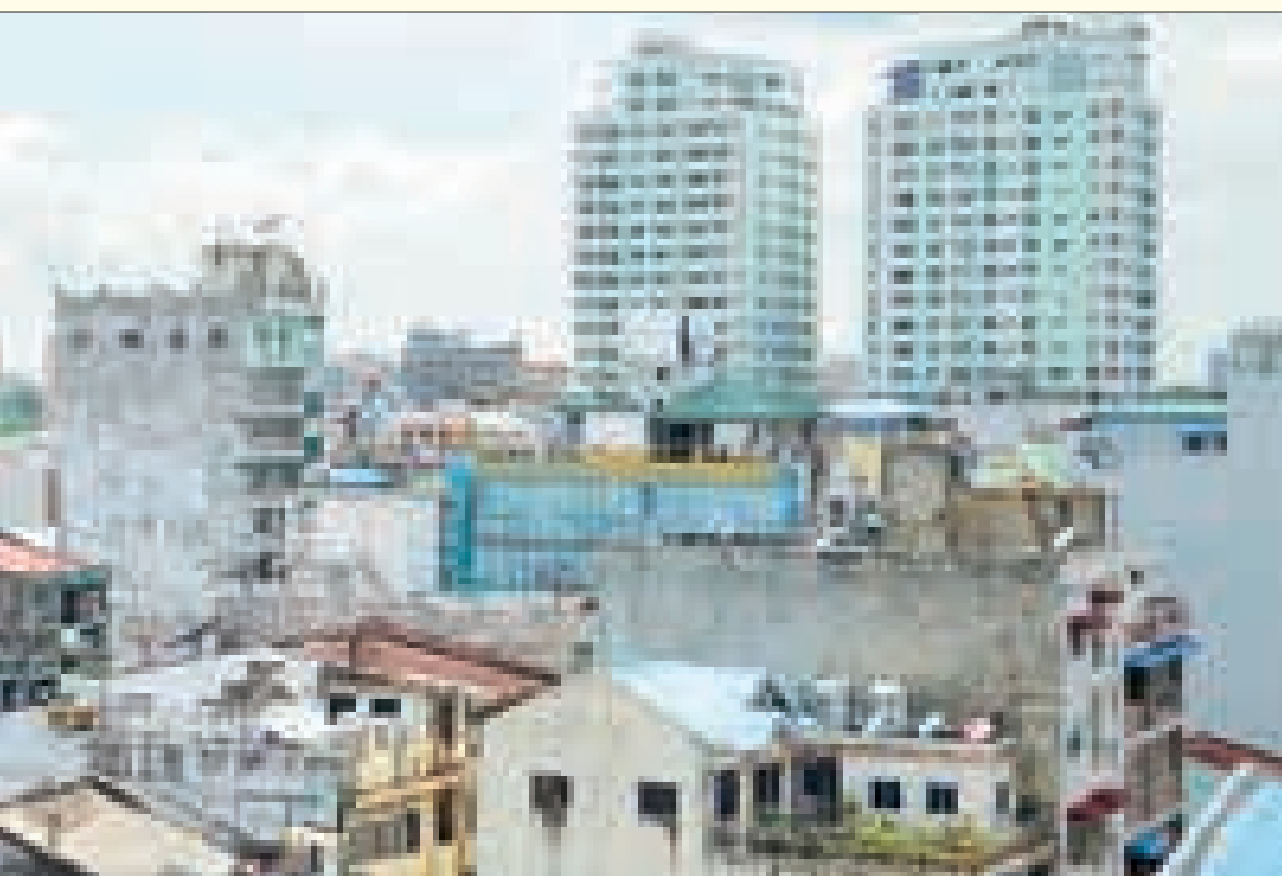
house and the land plot. In advertising the property, those wishing to sell or rent the houses and apartments need to mention the floor prices, locations in nearby areas, structures, facilities, necessary documents related to the ownership and endorsements of authorities, turning positions of buildings or apartments and contact numbers.

Recently, an owner of a house posted a status advertisement for the sale of his house and land plot. In Shwepyitha Township, an advertisement mentioned that a building would be sold at K100 million as the floor price. Buyers can negotiate the cost with the house owner. The structure is 20 feet by 60 feet in size. It comprises two bedrooms. The house is completed with an original grant and documents issued by the authorities. Notably, the advertisement mentions the building is turning to the southern part. As mentioned earlier, the advert is an example of the real estate arena.

With regard to condominiums, sellers need to strictly mention the area of apartments from the condominium and its floor. Moreover, the condominium apartments must depict the number of master bedrooms, single bedrooms, bathrooms, air-conditioners, floor and furniture situations, areas of the living room and kitchen room and other facilities such as water heater, car park for a single vehicle, security measures, lift, ownership documents, vicinity conditions and turn of the building in addition to contact numbers in advertisements.

In selling some buildings, owners express the best things about the buildings and attract the buyers. They can move their property to new facilities, which have already been facilitated. If so, their advertisement can catch the attention of buyers.

SEE PAGE-G



Cooling real estate market despite high prices

The opening price for a 25 feet by 50 feet stand-alone apartment in Lanmadaw Township is over K1,000 million, and the rental fee for an apartment beside the main road is about K3 million per month. However, most people reside in the streets rather than on the main road.

The buildings are being constructed on Maha Bandoola Road. However, the low-layer buildings are advertised for sale this year, rather than the low-layer buildings being changed into high-rise buildings depending on the shared benefits of land owners and developers. In contrast, the prices of construction materials are high.

In conclusion, real estate prices are rising, but sales are slack in the market, said U Kyaw Swa Hein, co-founder and director of Property Link.

Translated: KTZH



Myanmar-Korea Friendship Bridge shaping promising future of real estate market in Dala Township

THE completion of the Myanmar-Korea Friendship Bridge (Dala) project will shake up the real estate market, which will undoubtedly experience a boom.

Dala Township, being separated by the Yangon River, is lagging behind the commercial hub of Yangon

By Aye Aye Moe Hlaing (MMAL)
Photo Mg Yin Oo (Dala)

City despite its close proximity to downtown Yangon. It is close to Yangon City, yet so far. The Dala community needs to catch up with some Yangonites regarding healthcare, education, and socioeconomy. The residents encountered bitter

experiences of transport hurdles in case of emergency. Furthermore, they are forced to cross over the river, living amidst the extreme weather conditions in the monsoon season.

Myanmar-Korea Friendship Bridge (Dala), a key to developing the western areas of Yangon, including Dala, is shining hope for the local community upon the progress of the construction project.

Yangon River separates the downtown area and Dala Township. It is a ten-minute ferry ride to Dala from downtown Yangon. It's recognized as a township from the previously known a village-tract. It became a part of municipal area managed by the Yangon City Development Committee in 1974. The Twantay Canal bounds Dala town in the west and the Yangon River in the north and east.

Dala town is 10.93 square miles wide, initially comprising 18 quarters.

In 1989, six new urban quarters were added and systematically managed as per urban structure and characteristics.

The township is alive with 23 quarters and 23 village-tracts. It is accessible to Twantay and Kungyangon towns on the outskirts of the Yangon Region and

Dedaye, Pyapon, and Kyaiklat of the Ayeyawady Region.

Myanmar-Korea friendly ties

Former President U Thein Sein initiated the Myanmar-Korea Friendship Bridge (Dala) project while visiting the Republic of Korea. This soon-to-be prominent landmark of Yangon was one of the development projects for the Republic of the Union of Myanmar to deepen ties between the two nations.

This Myanmar-Korea Friendship Bridge (Dala) will contribute not only to the development of the State but also to the socioeconomic development of the Dala's community as well as smooth transport to the townships (Twantay, Kawhmu, and Kungyangon townships in Ayeyawady Region) connecting to Dala.

Dala Bridge project procrastinating amid inevitable pandemic

The construction of the Myanmar-Korea Friendship Bridge (Dala) was earlier slated to be completed in 2020. Yet, the project was put off by inevitable pandemic and political changes. The project was accelerated thanks to the SAC Prime Minister's visit to the site.

Of 14 bored piles on the side of Yangon for the Dala Bridge, only two are left for road construction. The construction works of approaching bridges and roads to Dala, passing Anawrahta Road, Maha Bandoola Road, and Strand Road are nearly finished. This steel cable-stayed bridge, built with reinforced concrete beams, is 1,868 metres long and 26.5 metres wide and has four lanes.

The maximum load-carrying capacity is 75 tonnes.

This friendship bridge crossing the Yangon River aims to facilitate transport between Dala and downtown Yangon directly. According to the Ministry of Construction, the project is scheduled to be completed in the first quarter of 2024.

Dala Township has a rich history and a bright future

Beyond the Myanmar-Korea Friendship Bridge (Dala) construction, expansion of road networks, a project to set up a purified drinking water plant in Pauk village to distribute water to Dala, a project of water storage tank in Tagyi quarter, and construction of Government Technical Institute (Dala) to enhance capacity building, create jobs for residents and effectuate human resources development are being undertaken. Sooner or later, Dala Township will see a brighter future with development activities, just like the son returning carrying the gold pot.

Upon completion of the Dala Bridge project, the 86.5 square miles wide Dala Township, with an estimated population of 150,000, will see vivid multi-sectoral development, including urban development. Urban sprawl will affect the growth of nearby towns (Twantay, Kawhmu and Kungyangon), urban experts pointed out.

The bridge project includes two water pipeline installations, tackling the problems of water shortage that the Dala community has faced for many years. The locals are anticipating the completion of the project.

As one thing leads to another, the real estate market is expected to turn the corner after the slump once the Dala Bridge construction is finished.

Translated: EM



Dala property prices soar almost three times

AS the Dala township is involved in the new town area of Yangon City Development Committee (YCDC), the real estate prices in Dala township have skyrocketed almost three times within three months, according to residents.

Dala's current real estate market price is around K200 million to K500 million, depending on the location and land area.

"Land prices jumped up almost three times. The Dala real estate market has been moving ever since the resumption of the Dala Bridge project.

As currency prices are unstable, property prices have increased significantly," said a real estate broker in Dala.

The real estate market is rising, and the Yangon real estate market depends on the location.

"The rising real estate prices are due to not only people who don't want to keep money in hand but also people who want to invest in real estate, which is more reliable than anything else," Daw Wah Wah, a real estate service agent in Sanguyon township, told The Global New Light of Myanmar

(GNLM).

The whole market of real estate in Myanmar is on the up, and it is not easy to fall, as stated by the Myanmar Real Property Development Association (MRPDA),

The Yangon real estate market has had more transactions recently than in 2022 because of the rising currency prices, increasing demand and some projects, said General Secretary Daw Moh Moh Aung of the Myanmar Real Estate Services Association (MRESA). — PLP/MKKS

Mandalay property prices surge as turnover booms

THE rental housing market in Mandalay Region, especially in such central and socioeconomically pivotal residential wards, is active. Therefore, rental housing rates are rising, according to U Soe Yi, a manager from Soe real property business based in Chanmyathazi Township.

The report states that the real estate market in Mandalay has resumed to be dynamic, with active transactions in both

buying, selling, and renting properties since October, primarily online.

U Soe Yi said, "Customers prefer downtown and strategic places for either living or business purposes at the moment. Currently, the most popular places in the leasing market are on the roadside of 73rd Street in the city centre, residential wards close to the Medical University, and surrounding places of Mingala Mandalay, 62nd Street, 35th Street, and 30th Street. Since most

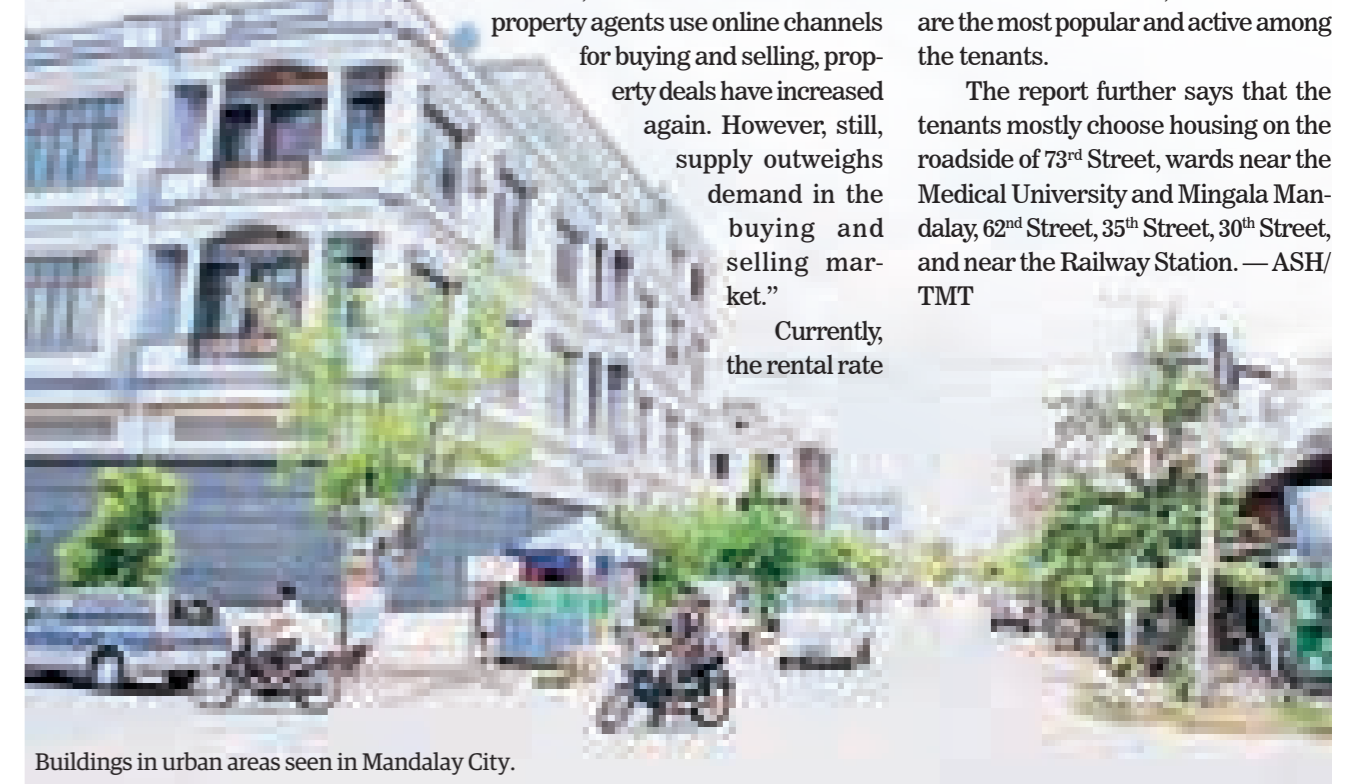
property agents use online channels for buying and selling, property deals have increased again. However, still, supply outweighs demand in the buying and selling market."

Currently, the rental rate

for housing located in crowded and commercially oriented places in Mandalay Region, mostly the shophouses suitable for residence and business purposes, has skyrocketed to a minimum of K500,000 per month. In contrast, it ranged only between K250,000 and K300,000 per month last year.

Generally, the rental housing prices in the Mandalay real property market vary between K70,000 to K500,000. The houses with K150,000 rental fees are the most popular and active among the tenants.

The report further says that the tenants mostly choose housing on the roadside of 73rd Street, wards near the Medical University and Mingala Mandalay, 62nd Street, 35th Street, 30th Street, and near the Railway Station. — ASH/TMT



Buildings in urban areas seen in Mandalay City.



AS Yangon City, the commercial hub, is experiencing rapid urbanization, high-rise buildings have been increasingly developed to accommodate the growing urban population since the late 1990s. Because the apartments and houses are in high demand, the rent in Yangon City is indeed high. Consequently, the low-income community is rent-burdened now.

Severity of rent burden on low-income families

Amidst the growth of urbanization and the mass movement of people to cities, high rent bitterly batters those migrants from rural to urban areas.

“The rent is approximately K250,000-300,000 for a 15-foot-wide apartment unit and above K400,000 for a house in the suburban areas. The rent for a dorm ranges between K65,000 and K100,000 per unit. Even the apartment on the 6th floor is rented at over K200,000. At least six months are mandatory for a lease agreement,” said



Daw Marlar Win, a tenant from South Okkalapa Township.

The property rental market is run-

ning with agents. Before the rent due date, some agents show the property to new potential tenants who will of-

fer higher rent, annoying the current tenant.

“Our six-month rental agreement is close to the due date. With Kyat’s depreciation in the forex market, landlords hike up rent. The rent is up by K20,000. However, we can’t afford to pay for it. At that time, agents show the property to potential tenants. Those events exacerbated the current tenants,” U Aung Soe, a husband of Daw Marlar Win, stressed.

Daw Marlar Win and U Aung Soe moved to Yangon City from a village of Maubin Township, Ayeyawady Region, 20 years ago.

A ray of hope for tenants

In July, news of selling applications for Thukha Dagon public rental housing held a promising hope for tenants like U Aung Soe.

U Aung Soe enquired about information on the deadline and places to apply for housing through social media platforms and bought a copy of the application.

“The government’s low-cost rental housing is an award for tenants like us. Affordable rent and monthly payment system are lessening our burdens,” Ma Wai Mar, a vendor living in Thingangyun Township who bought the housing application, told The Global New Light of Myanmar (GNLM).

Thukha Dagon Public Rental Housing

Thukha Dagon Public Rental Housing, located at the junction of No 2 and 7 highways in Dagon Myothit (South) Township, consists of 194 buildings with 16 units each.

SEE PAGE-G



**Public rental housing,
a beam of hope for
low-income
community**

By TWA



FROM PAGE-F

"It's too far to commute to the city centre. However, it is expected to be crowded soon. It is priceless hope for tenants," Daw Marlar Win shared her opinion.

U Aung Soe, a spouse of Daw Marlar Win, and Ma Wai Mar, were among others who were selected to draw lots for housing on 13 November 2023.

Good luck or bad luck, who knows?

"It's worth a try. I was chosen for the second-floor unit. I am over the moon about that.

The drawing lots system was used for rental housing as there were many applicants. Over 70 people bet their luck on casting lots for a building with 16 units only. As we are winners who are entitled to rent those 16 units of a building, I started to see a beam of hopeful light," Daw Marlar Win said.

Nonetheless, Ma Wai Mar missed the chance and had to wait another round. Those applicants involved are all pleased with the drawing lots system.

"There is a transparency in the system of drawing lots. Those selected are ecstatic. It's a livable place despite the location on the outskirts of the city. Those who are unlucky will be recorded on the waiting list to try for another round in April. I think most of the applicants would be selected then," Ma Nilar Kyaw from Thanlyin Township, who came to draw lots, elaborated. Low-income communities are anticipated for the day of the application selling date.

Weak scrutiny of applicants

"Some selected are found to own a house and car. Therefore, poor management of the scrutiny process is spotted, raising criticism of some low-income people who participated in drawing lots.

"Drawing lots system is transparent, yet management is weak. Those who own the houses are found to be selected. It is a loss for people with low incomes. Moreover, the authorities should prioritize retired government personnel struggling after serving for many years. It can help reduce their rent burdens," U Zaw Win from Thingangyun Township said.

Pin one's hope on housing

In Phase I, a total of 73 buildings were put up for the lease on 13 November under the drawing lots system. The apartments will be allowed for accommodation from 1 December after three-month deposits. The tenants can stay starting from 1 December. Those apartments where utilities are being set up will be allowed for drawing lots, and those apartments will be handed over to the tenants in January 2024.

The officials concerned stated that those not picked out from the dozens of applications will be forwarded to the waiting list. If public rental housing schemes go beyond the Yangon Region, people struggling to pay rent would see hope in the dark. **Translated: EM**

Yangon real estate transactions sluggish despite early period progress



Although there was good condition in selling, buying and renting real estate in the Yangon Region in the early period of this year, the market became slack at the end of Buddhist Lent, according to Yangon Region Real Property Development Association Executive Member U Tin Ko Oo of San Eain Taw Real Estate Agency. The transactions in Yangon's housing market were outstanding in early 2023, and the real estate prices rose to 60 per cent, up from 40 per cent compared to 2022, as the demand was high.

"It can be said the sales are good in 2023. The demand is high in good locations, so the prices are also on the rise. The transactions of land plots and single houses are good. When the demand is high, the sale prices are also high according to the nature of the market. Although the prices rose to 60 per cent from 40 per cent compared to last year, the transactions are in

good condition. But now, the sales have become totally slack by July. During that period, the sales in Dagon Myothit (North) and (South) townships, South Okkalapa and North Okkalapa townships, were in better condition than in downtown areas of Yangon. The stand-alone house is priced at K100-K500 million at that time," he said.

The high volumes of real estate sales are primarily made in Dagon Myothit (North), Dagon Myothit (East), Dagon Myothit (Seikkan) and Dagon Myothit (South) townships, especially the stand-alone houses and land plots, located near No 7 and No 2 highways. The sales of stand-alone houses near highways Taikkyi, Hmawby and Hlegu townships of the Yangon Region have progressed. Moreover, the rental market becomes active again, and the transaction becomes sluggish as before by the end of Buddhist Lent. — ASH/KTZH

Real estate dealers of Yangon City ...

FROM PAGE-C

In the renting sector, some brokers or owners show their attractive measures of buildings or apartments. Their advertisements are added with some points of advice. For example, the buildings or apartments are the best for doing business, and their locations are the best to do business due to the nearest locations of bus stops, hospitals, schools, universities, markets, and so on.

Some real estate dealers show off their natures that they are working for dealing real estate as they emphasize goodwill and honesty. That is why customers can buy and entrust their houses, buildings, apartments and land plots to them for sale and rent. Some agents and real estate dealers give discounts for their buildings and apartments before sales and renting as part of attracting clients, as they always compete with opponents in the real estate market.

In the outskirts of Yangon City, similar to those from other major cities, agents and dealers who cannot set up real estate companies and agencies give services to clients through concerted

efforts. More than two or three agents in groups take their positions in public places or tea shops to collect information about real estate and search for their clients on a daily basis. They do not have any holidays and do not limit working hours. Even though one of them has a chance to meet with clients in the evening, they can do their work without delay as it is their livelihood to earn income. And, whenever their service terms have been completed, they share benefits from their efforts with all participants bearing smiles and happiness as a lovely nature.

Sometimes, dealers urge clients to rush to the buildings to view round the structure and facilities. If not, they miss a chance to buy or rent it. In this regard, it is an attractive way for them to catch the attention of buyers or tenants.

As varieties of social media are boosting, these become the platforms for real estate dealers to sell, rent and change the property. Their advertisements are mushrooming on social media, especially on the Facebook pages. They post pictures, photos and facts about the buildings and apartments completely with any costs

so as to attract customers. On the other hand, those searching for buildings and apartments, depending on their affordable amount of money, can quickly assess the structures as they like. People can search for houses suitable for their families without spending any cost on transport and bus and taxi fares.

In addition, some construction companies lure clients into selling their apartments at suitable prices, but buyers must pay for buildings or apartments in advance. Really, the buildings or apartments are still under construction. In this regard, buyers and owners can sign agreements satisfactorily. If so, construction companies must continue construction projects without worries about financial matters.

Currently, the Facebook page bears addresses and contact numbers of real estate companies, agencies, construction companies, and agents who fulfil the accommodation requirements of city dwellers. But, city dwellers take care of all measures by contacting dignified and honest dealers to solve their accommodation issues. ■■■

Navigating the Future: The Evolving Landscape of Real Estate in Myanmar

By WW

the middle class expands, a burgeoning market for affordable housing presents opportunities for local and international real estate developers.

The future of real estate in Myanmar is intricately linked with technological advancements. Adopting PropTech solutions, including virtual reality property tours, online transactions, and data analytics, streamlines processes and enhances the overall real estate experience. This digital transformation improves efficiency and contributes to transparency in property transactions, a crucial factor in building trust within the market.

While the future of real estate in Myanmar is promising, some challenges must be addressed. Issues such as regulatory uncertainties, land rights, and infrastructure gaps remain significant hurdles. However, these challenges also present opportunities for innovative solutions and collaboration between the government, private sector, and international stakeholders. Clear and consistent regulations, coupled with sustainable practices, will contribute to the long-term success of Myanmar's real estate sector.

As Myanmar continues on its path of economic development and embraces a more open and inclusive approach, the real estate sector is poised for substantial growth. The convergence of economic reforms, urbanization, affordable housing initiatives, and technological integration paints a picture of Myanmar's dynamic and evolving real estate landscape. By addressing challenges and capitalizing on opportunities, the nation can build a resilient and sustainable real estate sector that contributes to its people's overall prosperity and well-being.

MYANMAR, a country rich in cultural heritage and natural beauty, is also experiencing a significant transformation in its real estate sector. As the nation opens its doors to economic reforms and embraces a more inclusive development agenda, the future of real estate in Myanmar holds promises of growth, innovation, and sustainable urbanization.

The economic reforms implemented over the past decade have dramatically influenced Myanmar's real estate sector. The liberalization of foreign investment laws has attracted international attention,

leading to increased participation from global players in the real estate market. Foreign direct investment (FDI) is expected to play a pivotal role in shaping the future landscape of Myanmar's real estate, bringing in new technologies, capital, and expertise.

Rapid urbanization is a crucial driver of real estate development in Myanmar. As more people migrate to urban centres in search of better opportunities, the demand for residential, commercial, and industrial spaces is on the rise. To meet this demand, significant investments are being made in infrastructure development, including

roads, bridges, and public transport. Creating smart cities and sustainable urban planning initiatives is becoming a focal point, ensuring that Myanmar's real estate development aligns with global trends in urban living.

One of the critical challenges facing Myanmar is the need for affordable housing. In collaboration with private developers and international organizations, the government is working on initiatives to address this issue. Affordable housing projects aim to provide decent living conditions for the growing population, promoting inclusivity and social development. As

THE marketing event of the international-level Villa Del Mare project organized by Arr Mann Thit Real Estate Co Ltd was held on 18 November at the Pan Pacific Hotel in Yangon.

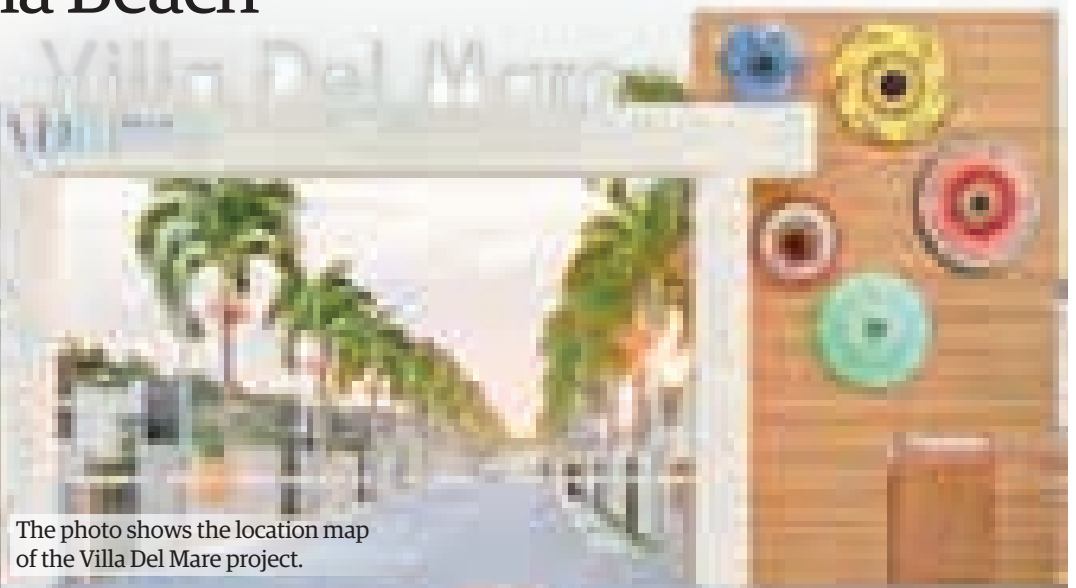
"This housing project will consist of a market, 24-hour convenience store, clinic, bar and restaurant. The Villa Del Mare project area has a neighbour with clean water and few rocks. It is a place for people who don't like dirty water like beaches and crowded," said Daw November Phyo, Director of Arr Mann Thit Group.

This housing project is near Ngwehsaung Beach and between Bird Island and Thaphyu Island, and it is located in Kanyinkwin village of Chaungtha Kangvi village-tract.

"I viewed the plots of land while doing MC. It's a place I really like. Its plot number is 115, which is a sea view and a good potential plot. I took that plot by paying K10 million advance payments," said Presenter Ko Kaung Htet Zaw.

The housing project will be constructed with a restaurant, convenience store, seafood wet market, large swim-

Villa Del Mare project under implementation at Chaungtha Beach



The photo shows the location map of the Villa Del Mare project.

ming pool, a passage in the housing area, playground and walls along Sea Villa.

The Villa Del Mare project is 160-170 miles from the Yangon Region. A realtor commented that the buyers who

own a house each at the beach will have lifetime investment for accommodation.

"Currently, the housing project is located at the point of the beach. There is enough to say about the location. If there is better transport, I think the

price of this project will go up a lot," said STA Vlogger Ko Sithu Aung.

The project is almost two miles from Chaungtha Beach, and there are two types of house design options shown for buyers. — TWA/MKKS



Real estate prices on the rise, sales fall on slack demand

By Linn Htet

“After the stand-alone house prices have risen, the 25 feet by 50 feet flat prices were also on the rise”, real estate agent U Thein Htwe, who has over one decade of experience in that field, talked about the rising prices of flats to the Global New Light of Myanmar (GNLM).

The stand-alone houses and low-layer apartments in Yangon are priced at about K1,500 million, and the prices rose to K2,000 million. The prices have not dropped yet so far, according to GNLM's data.

Stand-alone house and low-layer apartment prices remain strong

The transactions of two-storey houses and low-layer

apartments between Phoneygi Street and Mawtin Street and in the lanes beside the Maha Bandoola Road of Lanmadaw Township have been stalled for about 20 years, and now the sales are in progress at between K1,200 million and K1,850 million, real estate agent Daw Myint Soe from Lanmadaw Township told the GNLM.

These buildings were priced at only K600-K700 million in 2015 and K800-K900 million in 2020. At present, the prices are on the rise. Some stand-alone houses have been used as warehouses from 1990 to 2023.

Recently, advertisements for low-layer, stand-alone houses for sale have been seen on social networks, including their floor prices, depending on their location.

SEE PAGE-B

Featuring REALTY

C O N T E N T S

PAGE-B

Property agencies eye instalment system for transactions

PAGE-C

Real estate dealers of Yangon City in charming ways on social media

PAGE-D-E

Myanmar-Korea Friendship Bridge shaping promising future of real estate market in Dala Township

PAGE-F

Public rental housing, a beam of hope for low-income community

PAGE-G

Yangon real estate transactions sluggish despite early period progress

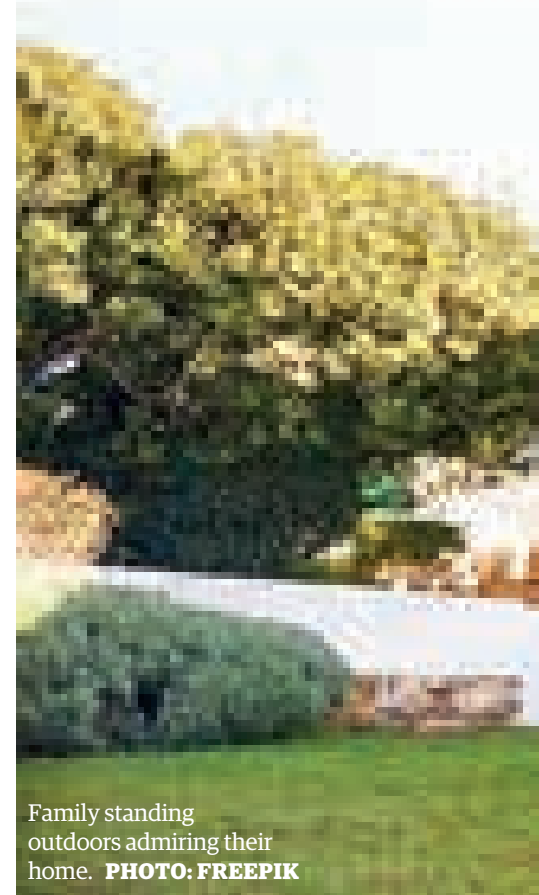
Property agencies eye instalment system for transactions

According to U Mon Lay, the owner of Mon Lay Real Estate Agency in Hlinethaya Township, real estate transactions in some townships of Yangon Region are mainly carried out through the instalment system, the bank connection system, and the two-way instalment payment system.

At the beginning of this year, real estate transactions were substantial in most townships in the Yangon Region, and prices also increased, but since July, transactions have cooled down. Due to the freezing of such transactions, real estate brokers have changed transactions through bank-linked and instalment systems to regain transaction speed. "We have both domestic and foreign buyers. Currently, trading is cold because the market is still high. The prices are also in the hands of the sellers. In

Hlinethaya Township, which I operate, on a 20 feet by 60 feet plot of land, the house is worth around K50 million if the location is good. It's the same on the side of Shwepyitha.

"Most of my clients are from abroad, so they want to buy land plots in their hometowns. They want to get a plot of land in the right place at a reasonable price. If the place is good, we must spend at least K50 million. For this purpose, we connect with banks to make it convenient for them to sell in instalments, and our brokers gather, buy plots of land, and then sell them back in a long-term instalment system," U Mon Lay said. The system runs in Hlinethaya Township, Shwepyitha Township, Dagon Myothit (Seikkan) Township, Dagon Myothit (South) Township, and Htantabin Township. — ASH/KZL



Family standing outdoors admiring their home. PHOTO: FREEPIK

Myanmar's traditions and customs influence all the people in moving property from one place to another. In the religious affairs, the Lord Buddha restricted a discipline called Vinaya for members of the Sangha more than 2,560 years ago. Due to such a point of Vinaya, members of the Sangha have been restricted from travelling in the monsoon period because their travels may be designed to unintentionally destroy crop plants. As such, members of the Sangha have to follow the Vinaya related to the Buddhist Lent and generally stay in their residences.

The Buddhist Lent is set within three months of the Myanmar Calendar, from 1st waning of Waso to the full moon of Thadingyut. Most Buddhist people also follow such a rule as a social

Real estate prices on the rise, sales fall ...

FROM PAGE-A

However, only a few people are interested in it, said property agent Ko Thet Oo.

The apartments along Maha Bandoola Road, Latha, and Pabedan townships from Phoneygi Street to Sule, which were closed previously, became places for companies, gold shops, and showrooms, so there are no more unoccupied apartments. However, there are still five buildings between Phoneygi Street and Lanthit Street, said Daw Tint Tint, a Latha resident.

Most of the apartments in Latha township are unoccupied, and few are closed, and the flats in those townships are not advertised for sale.

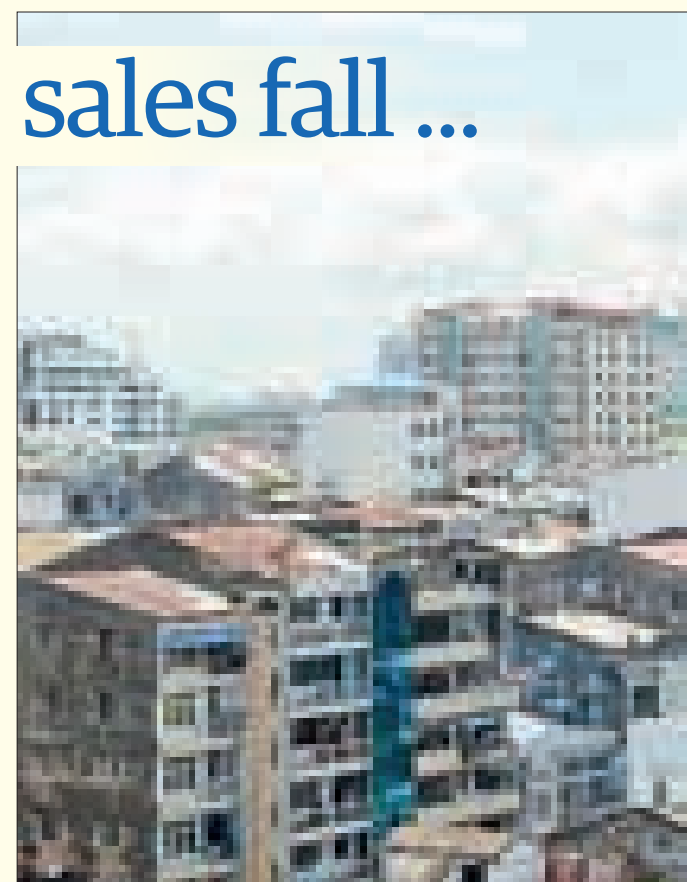
Renting property becomes a faster and easier option than selling

For property sales, the sellers must give the land owners and brokers two per cent of the sale price.

"In rental service, the tenants and apartment owners have to pay the fee for one month for a one-year rental contract and for a half-month rental fee for a six-month contract to the service providers," said real estate agent U Hla Maung.

The prices of stand-alone houses are higher than the typical apartments, and they are likely to be the same as the sale prices of condominiums. The service fees are also reasonable. The sale of apartments does not include land ownership, but it does for the sale of stand-alone apartments. The rental fee for stand-alone houses on the main road is above K3 million per month, depending on the locations.

"The people who run huge businesses prefer renting than buying this year. They rent buildings on the main road to open gold shops and restaurants. The rental fee of the stand-alone houses and apartments in the streets goes up this year," said agent Ko Thet Oo.





Real estate dealers of Yangon City in charming ways on social media

By Aung Kyaw Thant

restriction not to move their property from one place to another and live in new homes or buildings. However, the prohibitions and Vinaya for members of the Sangha are not concerned with them. Currently, these restrictions have become traditions of Myanmar society. Although no one mentions the effects of these restrictions, the majority of people traditionally follow such rules without fail.

As is the nature of the real estate market, owners and brokers advertise any houses and apartments as well as land plots for sale and rent. Actually, they have the right to sell houses and apartments, but the plots of land under their homes and apartments cannot be sold or rented. It is because these land plots are granted by the government or relevant authorities to those persons to live there under the rules

and regulations. The government or authorities will restrict the validity of the grant. When the grant is invalid, the government or authorities may change ownership of land plots to other persons under the law.

However, owners or brokers advertise their houses as comprising land plots. If so, buyers can understand the home is built on a separate land plot. If they buy the house, they will possess the

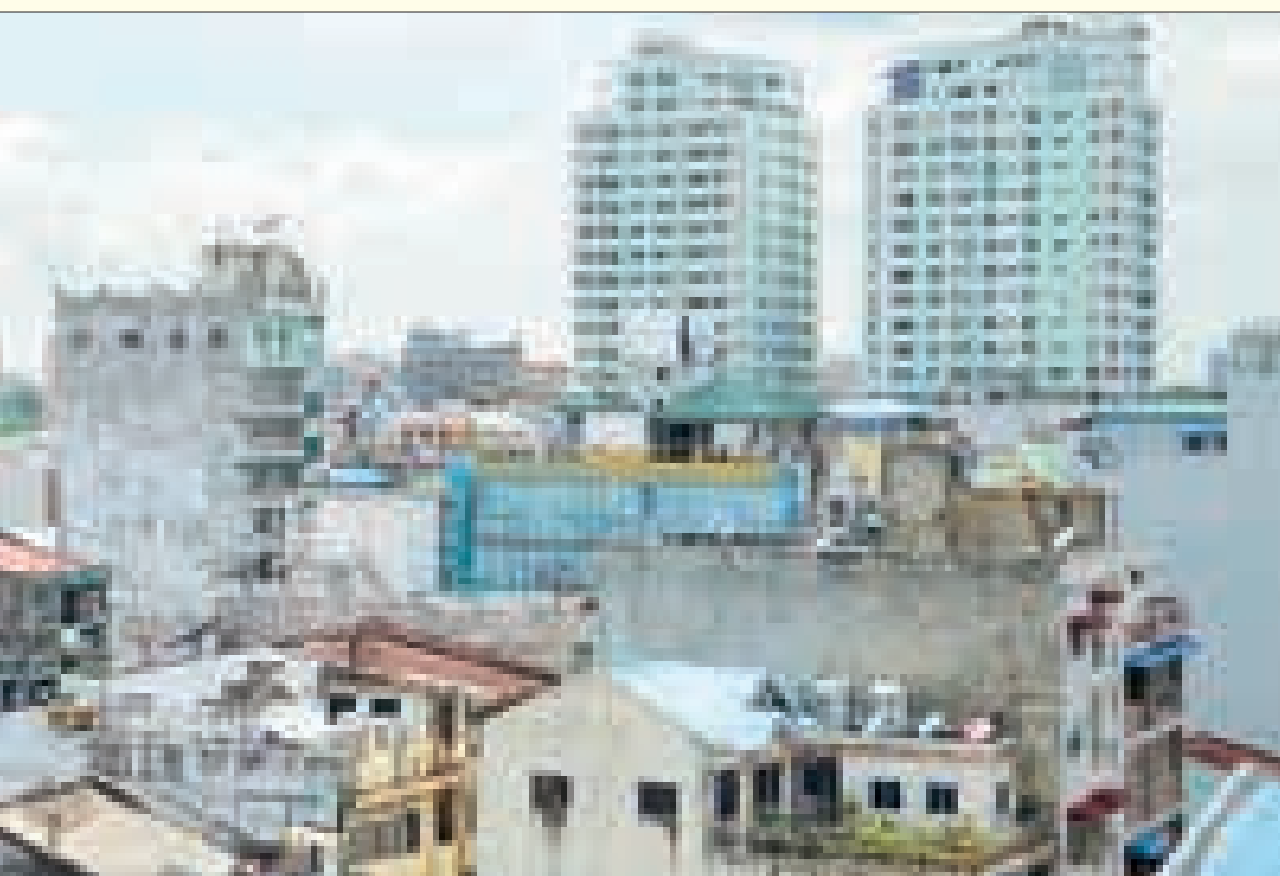
house and the land plot. In advertising the property, those wishing to sell or rent the houses and apartments need to mention the floor prices, locations in nearby areas, structures, facilities, necessary documents related to the ownership and endorsements of authorities, turning positions of buildings or apartments and contact numbers.

Recently, an owner of a house posted a status advertisement for the sale of his house and land plot. In Shwepyitha Township, an advertisement mentioned that a building would be sold at K100 million as the floor price. Buyers can negotiate the cost with the house owner. The structure is 20 feet by 60 feet in size. It comprises two bedrooms. The house is completed with an original grant and documents issued by the authorities. Notably, the advertisement mentions the building is turning to the southern part. As mentioned earlier, the advert is an example of the real estate arena.

With regard to condominiums, sellers need to strictly mention the area of apartments from the condominium and its floor. Moreover, the condominium apartments must depict the number of master bedrooms, single bedrooms, bathrooms, air-conditioners, floor and furniture situations, areas of the living room and kitchen room and other facilities such as water heater, car park for a single vehicle, security measures, lift, ownership documents, vicinity conditions and turn of the building in addition to contact numbers in advertisements.

In selling some buildings, owners express the best things about the buildings and attract the buyers. They can move their property to new facilities, which have already been facilitated. If so, their advertisement can catch the attention of buyers.

SEE PAGE-G



Cooling real estate market despite high prices

The opening price for a 25 feet by 50 feet stand-alone apartment in Lanmadaw Township is over K1,000 million, and the rental fee for an apartment beside the main road is about K3 million per month. However, most people reside in the streets rather than on the main road.

The buildings are being constructed on Maha Bandoola Road. However, the low-layer buildings are advertised for sale this year, rather than the low-layer buildings being changed into high-rise buildings depending on the shared benefits of land owners and developers. In contrast, the prices of construction materials are high.

In conclusion, real estate prices are rising, but sales are slack in the market, said U Kyaw Swa Hein, co-founder and director of Property Link.

Translated: KTZH



Myanmar-Korea Friendship Bridge shaping promising future of real estate market in Dala Township

THE completion of the Myanmar-Korea Friendship Bridge (Dala) project will shake up the real estate market, which will undoubtedly experience a boom.

Dala Township, being separated by the Yangon River, is lagging behind the commercial hub of Yangon

By Aye Aye Moe Hlaing (MMAL)
Photo Mg Yin Oo (Dala)

City despite its close proximity to downtown Yangon. It is close to Yangon City, yet so far. The Dala community needs to catch up with some Yangonites regarding healthcare, education, and socioeconomy. The residents encountered bitter

experiences of transport hurdles in case of emergency. Furthermore, they are forced to cross over the river, living amidst the extreme weather conditions in the monsoon season.

Myanmar-Korea Friendship Bridge (Dala), a key to developing the western areas of Yangon, including Dala, is shining hope for the local community upon the progress of the construction project.

Yangon River separates the downtown area and Dala Township. It is a ten-minute ferry ride to Dala from downtown Yangon. It's recognized as a township from the previously known a village-tract. It became a part of municipal area managed by the Yangon City Development Committee in 1974. The Twantay Canal bounds Dala town in the west and the Yangon River in the north and east.

Dala town is 10.93 square miles wide, initially comprising 18 quarters.

In 1989, six new urban quarters were added and systematically managed as per urban structure and characteristics.

The township is alive with 23 quarters and 23 village-tracts. It is accessible to Twantay and Kungyangon towns on the outskirts of the Yangon Region and

Dedaye, Pyapon, and Kyaiklat of the Ayeyawady Region.

Myanmar-Korea friendly ties

Former President U Thein Sein initiated the Myanmar-Korea Friendship Bridge (Dala) project while visiting the Republic of Korea. This soon-to-be prominent landmark of Yangon was one of the development projects for the Republic of the Union of Myanmar to deepen ties between the two nations.

This Myanmar-Korea Friendship Bridge (Dala) will contribute not only to the development of the State but also to the socioeconomic development of the Dala's community as well as smooth transport to the townships (Twantay, Kawhmu, and Kungyangon townships in Ayeyawady Region) connecting to Dala.

Dala Bridge project procrastinating amid inevitable pandemic

The construction of the Myanmar-Korea Friendship Bridge (Dala) was earlier slated to be completed in 2020. Yet, the project was put off by inevitable pandemic and political changes. The project was accelerated thanks to the SAC Prime Minister's visit to the site.

Of 14 bored piles on the side of Yangon for the Dala Bridge, only two are left for road construction. The construction works of approaching bridges and roads to Dala, passing Anawrahta Road, Maha Bandoola Road, and Strand Road are nearly finished. This steel cable-stayed bridge, built with reinforced concrete beams, is 1,868 metres long and 26.5 metres wide and has four lanes.

The maximum load-carrying capacity is 75 tonnes.

This friendship bridge crossing the Yangon River aims to facilitate transport between Dala and downtown Yangon directly. According to the Ministry of Construction, the project is scheduled to be completed in the first quarter of 2024.

Dala Township has a rich history and a bright future

Beyond the Myanmar-Korea Friendship Bridge (Dala) construction, expansion of road networks, a project to set up a purified drinking water plant in Pauk village to distribute water to Dala, a project of water storage tank in Tagyi quarter, and construction of Government Technical Institute (Dala) to enhance capacity building, create jobs for residents and effectuate human resources development are being undertaken. Sooner or later, Dala Township will see a brighter future with development activities, just like the son returning carrying the gold pot.

Upon completion of the Dala Bridge project, the 86.5 square miles wide Dala Township, with an estimated population of 150,000, will see vivid multi-sectoral development, including urban development. Urban sprawl will affect the growth of nearby towns (Twantay, Kawhmu and Kungyangon), urban experts pointed out.

The bridge project includes two water pipeline installations, tackling the problems of water shortage that the Dala community has faced for many years. The locals are anticipating the completion of the project.

As one thing leads to another, the real estate market is expected to turn the corner after the slump once the Dala Bridge construction is finished.

Translated: EM



Dala property prices soar almost three times

AS the Dala township is involved in the new town area of Yangon City Development Committee (YCDC), the real estate prices in Dala township have skyrocketed almost three times within three months, according to residents.

Dala's current real estate market price is around K200 million to K500 million, depending on the location and land area.

"Land prices jumped up almost three times. The Dala real estate market has been moving ever since the resumption of the Dala Bridge project.

As currency prices are unstable, property prices have increased significantly," said a real estate broker in Dala.

The real estate market is rising, and the Yangon real estate market depends on the location.

"The rising real estate prices are due to not only people who don't want to keep money in hand but also people who want to invest in real estate, which is more reliable than anything else," Daw Wah Wah, a real estate service agent in Sanguyon township, told The Global New Light of Myanmar

(GNLM).

The whole market of real estate in Myanmar is on the up, and it is not easy to fall, as stated by the Myanmar Real Property Development Association (MRPDA),

The Yangon real estate market has had more transactions recently than in 2022 because of the rising currency prices, increasing demand and some projects, said General Secretary Daw Moh Moh Aung of the Myanmar Real Estate Services Association (MRESA). — PLP/MKKS

Mandalay property prices surge as turnover booms

THE rental housing market in Mandalay Region, especially in such central and socioeconomically pivotal residential wards, is active. Therefore, rental housing rates are rising, according to U Soe Yi, a manager from Soe real property business based in Chanmyathazi Township.

The report states that the real estate market in Mandalay has resumed to be dynamic, with active transactions in both

buying, selling, and renting properties since October, primarily online.

U Soe Yi said, "Customers prefer downtown and strategic places for either living or business purposes at the moment. Currently, the most popular places in the leasing market are on the roadside of 73rd Street in the city centre, residential wards close to the Medical University, and surrounding places of Mingala Mandalay, 62nd Street, 35th Street, and 30th Street. Since most

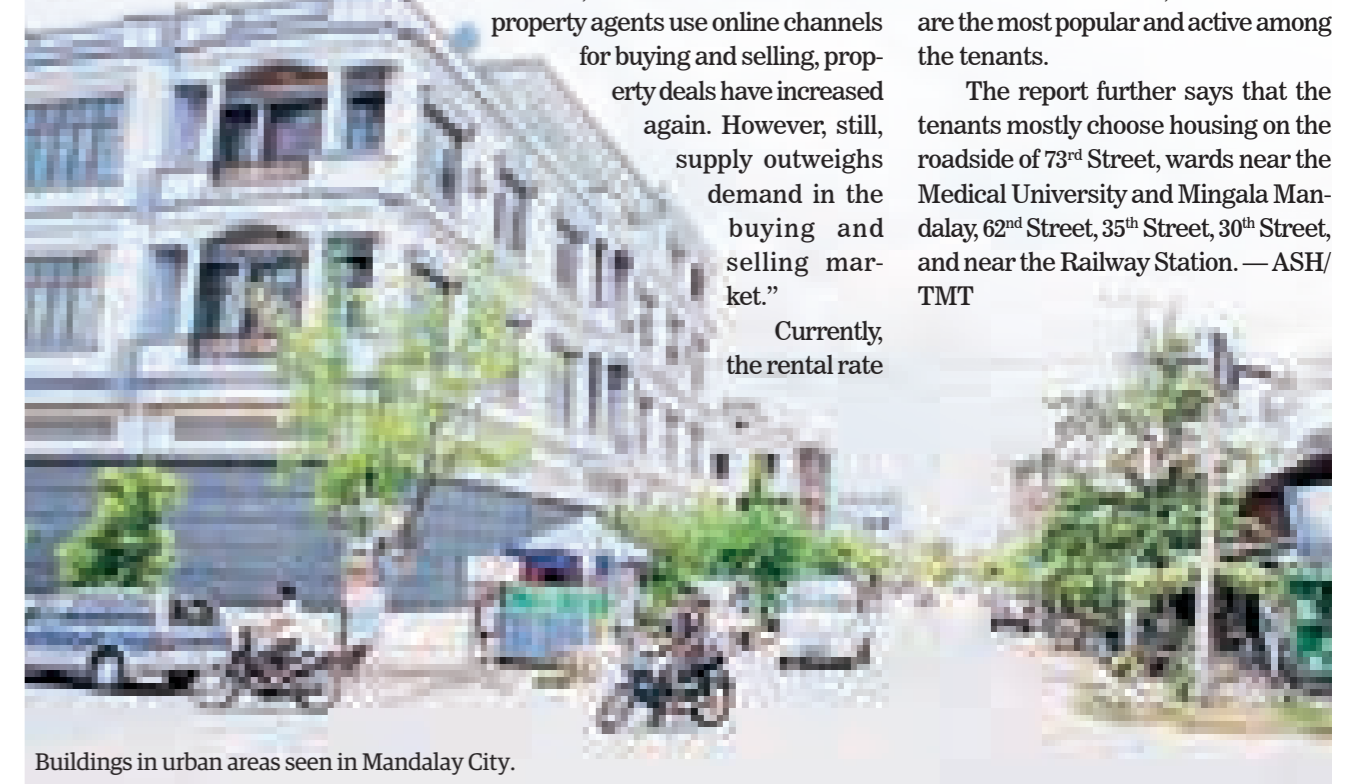
property agents use online channels for buying and selling, property deals have increased again. However, still, supply outweighs demand in the buying and selling market."

Currently, the rental rate

for housing located in crowded and commercially oriented places in Mandalay Region, mostly the shophouses suitable for residence and business purposes, has skyrocketed to a minimum of K500,000 per month. In contrast, it ranged only between K250,000 and K300,000 per month last year.

Generally, the rental housing prices in the Mandalay real property market vary between K70,000 to K500,000. The houses with K150,000 rental fees are the most popular and active among the tenants.

The report further says that the tenants mostly choose housing on the roadside of 73rd Street, wards near the Medical University and Mingala Mandalay, 62nd Street, 35th Street, 30th Street, and near the Railway Station. — ASH/TMT



Buildings in urban areas seen in Mandalay City.

AS Yangon City, the commercial hub, is experiencing rapid urbanization, high-rise buildings have been increasingly developed to accommodate the growing urban population since the late 1990s. Because the apartments and houses are in high demand, the rent in Yangon City is indeed high. Consequently, the low-income community is rent-burdened now.

Severity of rent burden on low-income families

Amidst the growth of urbanization and the mass movement of people to cities, high rent bitterly batters those migrants from rural to urban areas.

“The rent is approximately K250,000-300,000 for a 15-foot-wide apartment unit and above K400,000 for a house in the suburban areas. The rent for a dorm ranges between K65,000 and K100,000 per unit. Even the apartment on the 6th floor is rented at over K200,000. At least six months are mandatory for a lease agreement,” said



Daw Marlar Win, a tenant from South Okkalapa Township.

The property rental market is run-

ning with agents. Before the rent due date, some agents show the property to new potential tenants who will of-

fer higher rent, annoying the current tenant.

“Our six-month rental agreement is close to the due date. With Kyat’s depreciation in the forex market, landlords hike up rent. The rent is up by K20,000. However, we can’t afford to pay for it. At that time, agents show the property to potential tenants. Those events exacerbated the current tenants,” U Aung Soe, a husband of Daw Marlar Win, stressed.

Daw Marlar Win and U Aung Soe moved to Yangon City from a village of Maubin Township, Ayeyawady Region, 20 years ago.

A ray of hope for tenants

In July, news of selling applications for Thukha Dagon public rental housing held a promising hope for tenants like U Aung Soe.

U Aung Soe enquired about information on the deadline and places to apply for housing through social media platforms and bought a copy of the application.

“The government’s low-cost rental housing is an award for tenants like us. Affordable rent and monthly payment system are lessening our burdens,” Ma Wai Mar, a vendor living in Thingangyun Township who bought the housing application, told The Global New Light of Myanmar (GNLM).

Thukha Dagon Public Rental Housing

Thukha Dagon Public Rental Housing, located at the junction of No 2 and 7 highways in Dagon Myothit (South) Township, consists of 194 buildings with 16 units each.

SEE PAGE-G



**Public rental housing,
a beam of hope for
low-income
community**

By TWA



FROM PAGE-F

"It's too far to commute to the city centre. However, it is expected to be crowded soon. It is priceless hope for tenants," Daw Marlar Win shared her opinion.

U Aung Soe, a spouse of Daw Marlar Win, and Ma Wai Mar, were among others who were selected to draw lots for housing on 13 November 2023.

Good luck or bad luck, who knows?

"It's worth a try. I was chosen for the second-floor unit. I am over the moon about that.

The drawing lots system was used for rental housing as there were many applicants. Over 70 people bet their luck on casting lots for a building with 16 units only. As we are winners who are entitled to rent those 16 units of a building, I started to see a beam of hopeful light," Daw Marlar Win said.

Nonetheless, Ma Wai Mar missed the chance and had to wait another round. Those applicants involved are all pleased with the drawing lots system.

"There is a transparency in the system of drawing lots. Those selected are ecstatic. It's a livable place despite the location on the outskirts of the city. Those who are unlucky will be recorded on the waiting list to try for another round in April. I think most of the applicants would be selected then," Ma Nilar Kyaw from Thanlyin Township, who came to draw lots, elaborated. Low-income communities are anticipated for the day of the application selling date.

Weak scrutiny of applicants

"Some selected are found to own a house and car. Therefore, poor management of the scrutiny process is spotted, raising criticism of some low-income people who participated in drawing lots.

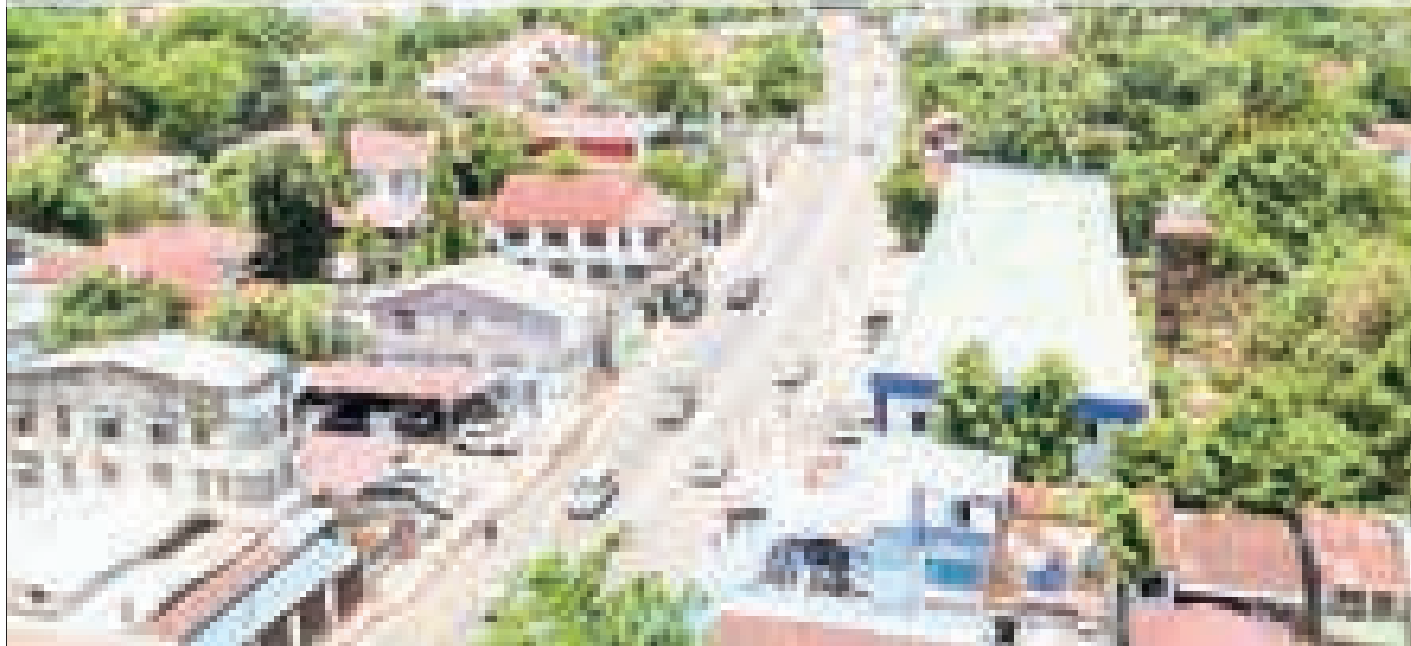
"Drawing lots system is transparent, yet management is weak. Those who own the houses are found to be selected. It is a loss for people with low incomes. Moreover, the authorities should prioritize retired government personnel struggling after serving for many years. It can help reduce their rent burdens," U Zaw Win from Thingangyun Township said.

Pin one's hope on housing

In Phase I, a total of 73 buildings were put up for the lease on 13 November under the drawing lots system. The apartments will be allowed for accommodation from 1 December after three-month deposits. The tenants can stay starting from 1 December. Those apartments where utilities are being set up will be allowed for drawing lots, and those apartments will be handed over to the tenants in January 2024.

The officials concerned stated that those not picked out from the dozens of applications will be forwarded to the waiting list. If public rental housing schemes go beyond the Yangon Region, people struggling to pay rent would see hope in the dark. **Translated: EM**

Yangon real estate transactions sluggish despite early period progress



Although there was good condition in selling, buying and renting real estate in the Yangon Region in the early period of this year, the market became slack at the end of Buddhist Lent, according to Yangon Region Real Property Development Association Executive Member U Tin Ko Oo of San Eain Taw Real Estate Agency. The transactions in Yangon's housing market were outstanding in early 2023, and the real estate prices rose to 60 per cent, up from 40 per cent compared to 2022, as the demand was high.

"It can be said the sales are good in 2023. The demand is high in good locations, so the prices are also on the rise. The transactions of land plots and single houses are good. When the demand is high, the sale prices are also high according to the nature of the market. Although the prices rose to 60 per cent from 40 per cent compared to last year, the transactions are in

good condition. But now, the sales have become totally slack by July. During that period, the sales in Dagon Myothit (North) and (South) townships, South Okkalapa and North Okkalapa townships, were in better condition than in downtown areas of Yangon. The stand-alone house is priced at K100-K500 million at that time," he said.

The high volumes of real estate sales are primarily made in Dagon Myothit (North), Dagon Myothit (East), Dagon Myothit (Seikkan) and Dagon Myothit (South) townships, especially the stand-alone houses and land plots, located near No 7 and No 2 highways. The sales of stand-alone houses near highways Taikkyi, Hmawby and Hlegu townships of the Yangon Region have progressed. Moreover, the rental market becomes active again, and the transaction becomes sluggish as before by the end of Buddhist Lent. — ASH/KTZH

Real estate dealers of Yangon City ...

FROM PAGE-C

In the renting sector, some brokers or owners show their attractive measures of buildings or apartments. Their advertisements are added with some points of advice. For example, the buildings or apartments are the best for doing business, and their locations are the best to do business due to the nearest locations of bus stops, hospitals, schools, universities, markets, and so on.

Some real estate dealers show off their natures that they are working for dealing real estate as they emphasize goodwill and honesty. That is why customers can buy and entrust their houses, buildings, apartments and land plots to them for sale and rent. Some agents and real estate dealers give discounts for their buildings and apartments before sales and renting as part of attracting clients, as they always compete with opponents in the real estate market.

In the outskirts of Yangon City, similar to those from other major cities, agents and dealers who cannot set up real estate companies and agencies give services to clients through concerted

efforts. More than two or three agents in groups take their positions in public places or tea shops to collect information about real estate and search for their clients on a daily basis. They do not have any holidays and do not limit working hours. Even though one of them has a chance to meet with clients in the evening, they can do their work without delay as it is their livelihood to earn income. And, whenever their service terms have been completed, they share benefits from their efforts with all participants bearing smiles and happiness as a lovely nature.

Sometimes, dealers urge clients to rush to the buildings to view round the structure and facilities. If not, they miss a chance to buy or rent it. In this regard, it is an attractive way for them to catch the attention of buyers or tenants.

As varieties of social media are boosting, these become the platforms for real estate dealers to sell, rent and change the property. Their advertisements are mushrooming on social media, especially on the Facebook pages. They post pictures, photos and facts about the buildings and apartments completely with any costs

so as to attract customers. On the other hand, those searching for buildings and apartments, depending on their affordable amount of money, can quickly assess the structures as they like. People can search for houses suitable for their families without spending any cost on transport and bus and taxi fares.

In addition, some construction companies lure clients into selling their apartments at suitable prices, but buyers must pay for buildings or apartments in advance. Really, the buildings or apartments are still under construction. In this regard, buyers and owners can sign agreements satisfactorily. If so, construction companies must continue construction projects without worries about financial matters.

Currently, the Facebook page bears addresses and contact numbers of real estate companies, agencies, construction companies, and agents who fulfil the accommodation requirements of city dwellers. But, city dwellers take care of all measures by contacting dignified and honest dealers to solve their accommodation issues. ■■■

Navigating the Future: The Evolving Landscape of Real Estate in Myanmar

By WW

the middle class expands, a burgeoning market for affordable housing presents opportunities for local and international real estate developers.

The future of real estate in Myanmar is intricately linked with technological advancements. Adopting PropTech solutions, including virtual reality property tours, online transactions, and data analytics, streamlines processes and enhances the overall real estate experience. This digital transformation improves efficiency and contributes to transparency in property transactions, a crucial factor in building trust within the market.

While the future of real estate in Myanmar is promising, some challenges must be addressed. Issues such as regulatory uncertainties, land rights, and infrastructure gaps remain significant hurdles. However, these challenges also present opportunities for innovative solutions and collaboration between the government, private sector, and international stakeholders. Clear and consistent regulations, coupled with sustainable practices, will contribute to the long-term success of Myanmar's real estate sector.

As Myanmar continues on its path of economic development and embraces a more open and inclusive approach, the real estate sector is poised for substantial growth. The convergence of economic reforms, urbanization, affordable housing initiatives, and technological integration paints a picture of Myanmar's dynamic and evolving real estate landscape. By addressing challenges and capitalizing on opportunities, the nation can build a resilient and sustainable real estate sector that contributes to its people's overall prosperity and well-being.

MYANMAR, a country rich in cultural heritage and natural beauty, is also experiencing a significant transformation in its real estate sector. As the nation opens its doors to economic reforms and embraces a more inclusive development agenda, the future of real estate in Myanmar holds promises of growth, innovation, and sustainable urbanization.

The economic reforms implemented over the past decade have dramatically influenced Myanmar's real estate sector. The liberalization of foreign investment laws has attracted international attention,

leading to increased participation from global players in the real estate market. Foreign direct investment (FDI) is expected to play a pivotal role in shaping the future landscape of Myanmar's real estate, bringing in new technologies, capital, and expertise.

Rapid urbanization is a crucial driver of real estate development in Myanmar. As more people migrate to urban centres in search of better opportunities, the demand for residential, commercial, and industrial spaces is on the rise. To meet this demand, significant investments are being made in infrastructure development, including

roads, bridges, and public transport. Creating smart cities and sustainable urban planning initiatives is becoming a focal point, ensuring that Myanmar's real estate development aligns with global trends in urban living.

One of the critical challenges facing Myanmar is the need for affordable housing. In collaboration with private developers and international organizations, the government is working on initiatives to address this issue. Affordable housing projects aim to provide decent living conditions for the growing population, promoting inclusivity and social development. As

THE marketing event of the international-level Villa Del Mare project organized by Arr Mann Thit Real Estate Co Ltd was held on 18 November at the Pan Pacific Hotel in Yangon.

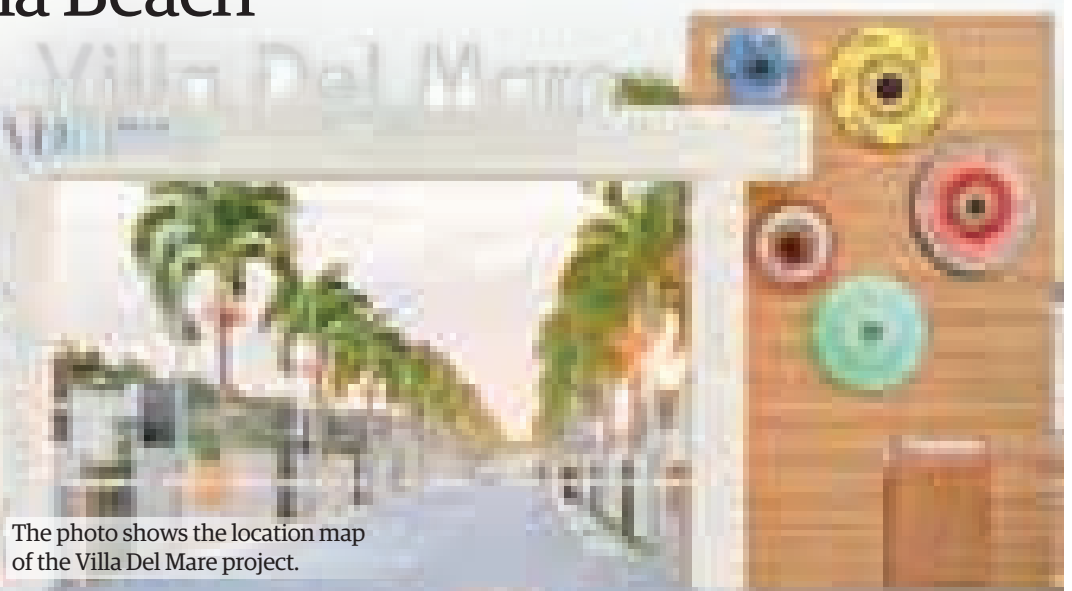
"This housing project will consist of a market, 24-hour convenience store, clinic, bar and restaurant. The Villa Del Mare project area has a neighbour with clean water and few rocks. It is a place for people who don't like dirty water like beaches and crowded," said Daw November Phyo, Director of Arr Mann Thit Group.

This housing project is near Ngwehsaung Beach and between Bird Island and Thaphyu Island, and it is located in Kanyinkwin village of Chaungtha Kangvi village-tract.

"I viewed the plots of land while doing MC. It's a place I really like. Its plot number is 115, which is a sea view and a good potential plot. I took that plot by paying K10 million advance payments," said Presenter Ko Kaung Htet Zaw.

The housing project will be constructed with a restaurant, convenience store, seafood wet market, large swim-

Villa Del Mare project under implementation at Chaungtha Beach



The photo shows the location map of the Villa Del Mare project.

ming pool, a passage in the housing area, playground and walls along Sea Villa.

The Villa Del Mare project is 160-170 miles from the Yangon Region. A realtor commented that the buyers who

own a house each at the beach will have lifetime investment for accommodation.

"Currently, the housing project is located at the point of the beach. There is enough to say about the location. If there is better transport, I think the

price of this project will go up a lot," said STA Vlogger Ko Sithu Aung.

The project is almost two miles from Chaungtha Beach, and there are two types of house design options shown for buyers. — TWA/MKKS