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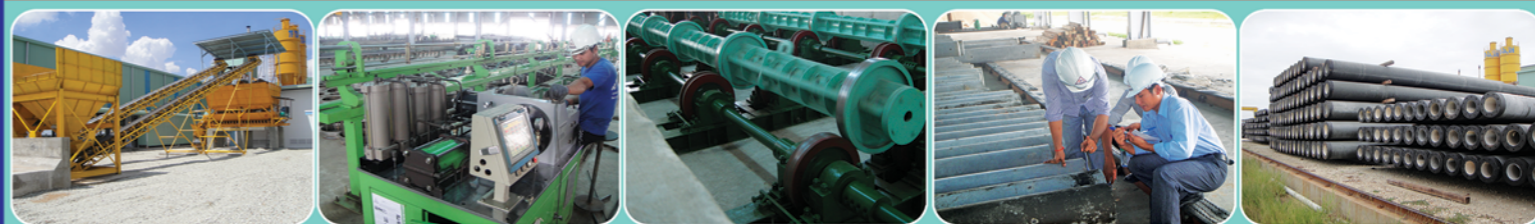
Vihear Sour, Khsach Kandal, Kandal Cambodia

៧អេមធីឌី ជាក្រុមហ៊ុនដំបូង ក្នុងព្រះរាជាណាចក្រកម្ពុជាដែលមានឯកទេសក្នុងការផលិត

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ទិដ្ឋភាពនៅទីតាំងការងារសាងសង់ (at Site View)

ផលិតផលសសរគ្រឹះមូល THE PRESTRESSED SPUN PILE PRODUCTS (PC & PHC)

Type	Length	Thickness	Grade of Concrete	Allowable axial load
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D350A	5-14m	65mm	60-80MPa (600-800Kgf/cm ²)	80-100T
D400A	5-15m	80mm	60-80MPa (600-800Kgf/cm ²)	100-155T
D500A	5-15m	90mm	60-80MPa (600-800Kgf/cm ²)	165-230T
D600A	5-15m	100mm	60-80MPa (600-800Kgf/cm ²)	230-300T

ផលិតផលបង្គោលភ្លើង THE PRESTRESSED POLE PRODUCTS

Type	Length	Grade of Concrete	Loading Strength	Weight Per Pole
Pole 7.5	7.5m	40MPa (400Kgf/cm ²)	2-3kN (F200-F300)	490-500Kg
Pole 8.5	8.5m	40MPa (400Kgf/cm ²)	2-3kN (F200-F300)	600-625Kg
Pole 9	9m	40MPa (400Kgf/cm ²)	2-5kN (F200-F500)	650-700Kg
Pole 10.5	10.5m	40MPa (400Kgf/cm ²)	3.2-5.2kN (F320-F520)	990-1010Kg
Pole 12	12m	40MPa (400Kgf/cm ²)	3.5-9kN (F350-F900)	1200-1230Kg
Pole 14	14m	40MPa (400Kgf/cm ²)	6.5-11kN (F650-F1100)	1480-1560Kg
Pole 20	20m	40MPa (400Kgf/cm ²)	10-14kN (F1000-F1400)	2850-3200Kg
Pole 22	22m	40MPa (400Kgf/cm ²)	10-14kN (F1000-F1400)	3000-3400Kg

ផលិតផល Spun piles

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- សង្កត់បញ្ចូលសសរគ្រឹះ
- ខ្ទង់បញ្ចូលសសរគ្រឹះ

ការប្រើប្រាស់ Spun piles

- ផ្តល់អត្ថប្រយោជន៍ខ្ពស់
- អាចសន្សំសំចៃបានច្រើន
- ធានាសុវត្ថិភាពខ្ពស់សំរាប់សំណង់
- ស្តង់ដារបច្ចេកទេសសម័យទំនើប
- លើការងារវិនិយោគ ។
- អាចផលិតបានគ្រប់ប្រទេស (មានក្បាល ដៃកង្ការតម្លៃទាបប្រើស្តង់ដារ)
- វិស្វកម្មបេតុងខ្ពស់រហូតដល់80MPa(800Kgf/cm²)
- លទ្ធភាពទ្រទ្រង់សសរគ្រឹះ១ដើមរហូតដល់300តោន

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Message from
CHAIRMAN of Cambodia Constructors Association (CCA)



Being elected as a chairman of the Cambodia Constructors Association (CCA) by construction enterprises in Cambodia under the initiative by the Ministry of Land Management Urban Planning and Construction, I'm, on behalf of CCA, highly delighted to lead to the path of growth and high quality for the outlook of Cambodia's construction sector.

With the dynamic of construction acceleration in the ASEAN region, Cambodia has embarked on journey of preparedness and foresight on Cambodia's construction sector for ASEAN's integration in 2015. Therefore, CCA was established at the end of 2011 to thrust Cambodia's construction and intends to serve the interests of the construction investors and the constructors.

CCA is the non-profit association which complies with the law of the Kingdom of Cambodia. To provide benefits for the construction investors and Cambodia's constructors, CCA has settled down three visions: (1) to transform the national construction industry into an industry of confidence, productivity, accountability and competitiveness both in domestic and international markets; (2) to enable all members of CCA to become the constructors of high standards and international ranking; and (3) to provide CCA with the role as an organization which helps coordinate the relations between the Royal Government and the private construction sector in the interests of the construction industry.

Partly raising the public's awareness in the construction sector, CCA recently supports in the launching of a magazine called "Construction & Property Magazine" which serves as a tool to disseminate information and messages relate to construction situation to the public. It also benefits in another way by letting the foreign investors to gain deeper insights on the nation's construction sector.

Lastly, I believe that the CCA existence will serve as a driving force to support policies made by the Royal Government of Cambodia as contribution to the national development with the local, ASEAN and international partner construction companies.

Best Wishes,
Oknha Pung Kheav Se

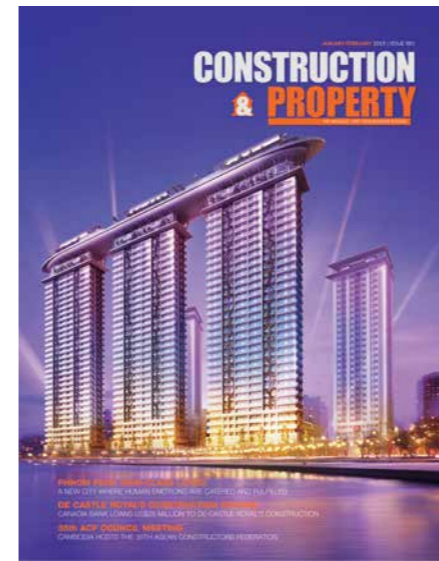


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Re-inforced Concrete Wall Panel



Cover: Riviera, Diamond Island, Phnom Penh. Artwork supplied by OCIC.

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From the **PUBLISHER**

The Construction and Property sectors have played very crucial roles in contribution to the Cambodia's socio-economic developments, especially when the sectors are recovering steadily last year from the depth that it experienced in the 2009's global economic crisis.

Over this recovery years, the construction and property industries together have made a strong recovery and are stepping up in the cities as well as at the highly industrial suburbs and provinces, mainly contributed by the residential projects, high-rise buildings and new urbanized town projects to meet the growing demands.

Such healthy growths in the two sectors have been dedicated to the sound economic and political stability, traders' growing confidence over the market, and the stronger foreign investment in-flow not only in the property sector but also in other fields, especially when Japanese investors are joining the arena now.

Responding to these opportunities, I am extremely delighted to publish the "Construction & Properties Magazine" under the strong supports by the Cambodia Constructors Association (CCA) aiming to promote and publicize the kingdom's construction and properties industries to the world.

The Construction & Property Magazine features four main sections, consisting of great topics, empowering messages, and useful information and data over the two sectors. The first section discusses the overall views on the construction situation such as the new and on-going projects, and its impacts as part of the nation's economic growth. The second section highlights the general information and activities made by the Cambodia Constructors Association which claims to help uplift and accelerate the construction field. Moving to the third part, the magazine also observes and visions the trends of the construction and real estate industries to where it is heading to anchor in the future. Lastly, the magazine's final part offers the resourceful directories of various construction and property's firms and services through classified pages which can match readers to their preferred services or potential business partners.

All in all, I strongly believe that the "Construction and Property Magazine" in which you are reading, will serve as a catalyst to prosper the Cambodia's construction and property's industries as it roles as the conceptual path to drag more foreign investors, business people toward the kingdom, through the information, messages, and knowledge publicized in the magazine. Touching on this magazine, you will broadly know and be informed about the situation of the construction and properties in Cambodia.

Sincerely yours,
Meas Proeksa

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INSURING THE FUTURE CAMBODIA

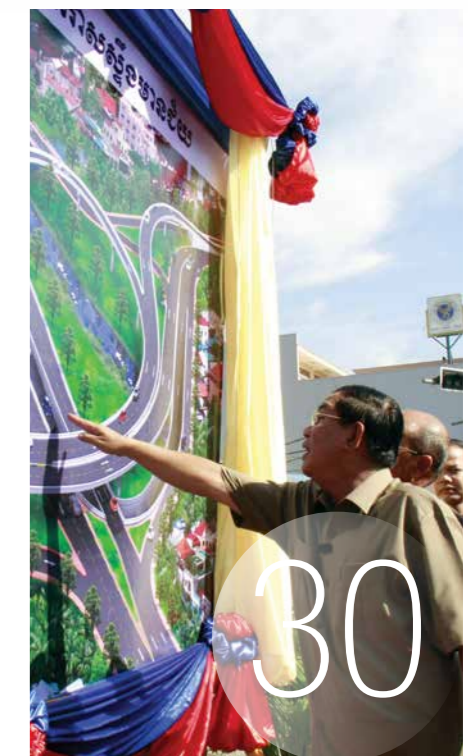
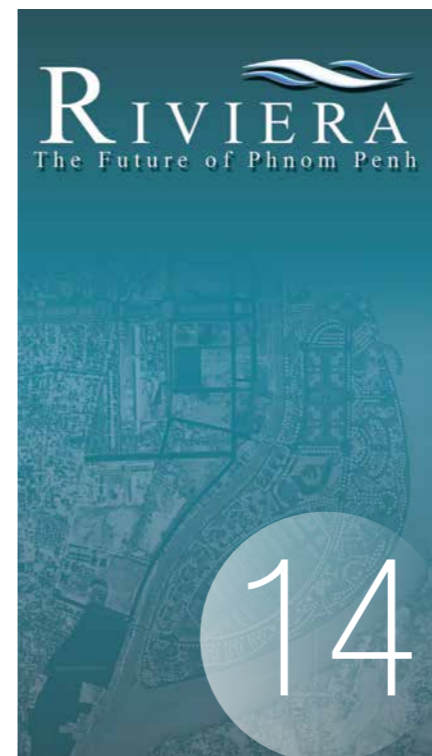
For over a decade now, we have been insuring aspirations and safeguarding ambitions. We believe that the possibilities are endless, and all it takes is the right footing. By building strong foundations and lasting partnerships, we ensure that things go as planned. Our qualified professionals are committed to provide sound advice to help you take that next step and to offer solutions rather than products to meet your individual needs. At Forte, we make it happen.

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Construction

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A large-scale construction site under a blue sky with scattered clouds. In the foreground, three men wearing hard hats and light-colored shirts are looking at architectural plans. One man in a white hard hat is pointing towards a building under construction. In the background, a tall yellow tower crane stands next to a multi-story building's concrete frame, which is heavily scaffolded. To the left, there is a utility structure with power lines and a transformer. The ground is dirt and construction materials.

Constructor of LYP Resort & Golf Club indicated the Construction and Property Magazine on the progress of a massive new largest satellite city in Phnom Penh suburb on 1,000 hectares of land for residential complex, service accommodation, public buildings, commercial buildings, Safari World Theme Park, and Bus Terminal Center. This project, belonging to LYP Group, is future of business complex which is being operated.

RIVIERA | DIAMOND ISLAND

Riviera is the future of Phnom Penh, a new city where human emotions are catered for and fulfilled. A city in which needs and desire are met with modern solution. In its essence, this new city is a sublime mix of nature and technology in one that makes life easy with comfort and service. This new city can be your future if you live at Riviera.



Phnom Penh High-Class Living, Riviera

The first world-class complex cater for five-star living styles and high-end facilities, Riviera is initiated and developed in Diamond Island by Overseas Cambodia Investment Corporation (OCIC), and co-financed by Canadia bank, Jixiang Investment Company and Friendship Investment Company.

The skyscraper departed its foundation work in September 2011, with the first phase completion expected in 2015, and to the full finish of the complex in 2017. In the meantime, it achieved approx. 30 percent mainly on the ground work.

Diamond Island (D.I) Riviera stretches on the area of 300,000 square meters, covering with the total land of 50,000 square meters. The complex is architecturally designed by Thailand's architectural firm A-7 Corp, structurally designed by Sino-Pacific Construction Consultancy, and internally designed by Guangzhou Sunho Decoration Company.

With such mega city project, the total investment capital is not yet clarified as developer is considering for the installment of the latest building materials and is time-consuming.

"We don't finalize the capital investment yet as we are considering on the high-end materials supply," said Chin Hok, Riviera Project Manager, OCIC. "We plan to equip the latest and high quality materials for the condominium, but it will take time to estimate cost."

The building's vision is to lead the future of Phnom Penh's lifestyle, and to satisfy the trend need of Cambodian new citizens, who look forward the high-end residence. It will polish the capital to be the international metropolis.

"Based on the future of Riviera, Phnom Penh will become modernized as other oversea cities since there is no such most

amazing building complex ever exists in the kingdom before," said Chin Hok.

Riviera is believed to bring luxurious lives for Cambodia with its high-rise luxurious home. There are total five towers; standing 33 floors for tower A and B, while it expands to 38 floors for tower C, D, and E that jointly carry the vessel-like sky park. The five towers totally contain about 700 residence units for sale from 180-350 square meters, with 3-4 bedrooms plus 1 multi-purpose room each.

D.I. Riviera will be complex with the five-star condominium, the modernized shop-house, the Riviera Plaza, the state-of-art commercial space, and the civilized sporting and entertainment areas— the sky park where people can socialize and view panoramically the Phnom Penh's most cosmopolitan areas.

The price will start from US\$270,000 up per unit for 190sqm residence with 3 bedrooms in Tower A and B, according to D.I. Riviera, the company manages the Riviera Condo. Hence, there will be the concern that it would be too expensive for Cambodian people because most local

home-hunters treat the over US\$100,000 for a residence as the highest price, and they prefer residence costs around US\$25,000 to US\$40,000.

D.I. Riviera rejects complaint over the pricing, saying that the Riviera's living standard is unique with the best location, luxurious interior decorations by global top designers, high-tech security system, and the latest living facilities. It deserves such good value.

The price ranges of the Riviera condo which costs from \$270,000 up and about \$1,800/sqm which is 14th times cheaper than the price in Singapore, two times cheaper than Kuala Lumpur, and 28 times cheaper the rate in Hong Kong.

The price of residence at Riviera is much cheaper than those same luxurious houses in Singapore, Kuala Lumpur and Hong Kong, the company states, revealing the price of similar luxurious buildings in Singapore, Malaysia or Hong Kong worth US\$25,000 /sqm, US\$3,000 /sqm and US\$50,000/sqm or more respectively.



"It should not be valued only by the number of the price," said Fang Zhong Kun, Assistant to Director, D.I.Riviera. "All the facilities bring not only the high quality of apartments, but also the high quality of lifestyle. Since it is unique in Phnom Penh, the value is ever lasting."

However, some property developers agreed that the set-price per unit is not too expensive for residence located in such a luxurious building zone.

"US\$270,000 is not too high for such panoramic residence," said Kim Heang, Executive Director of Khmer Real Estate, "I believe many high-class customers

already reserved it, but I don't think they will buy for their own residence, but for future trading."

Khmer Real Estate wished to involve much for property trading in Riviera if opportunities do offer for him to participate.

Not everyone will afford it. The complex will target the insightful local investors, people who wish to pursue high quality lifestyle, European and Asian investors, and multinational business entrepreneurs according to Fang Zhong Kun of D.I. Riviera. The grand sales center is coming soon.

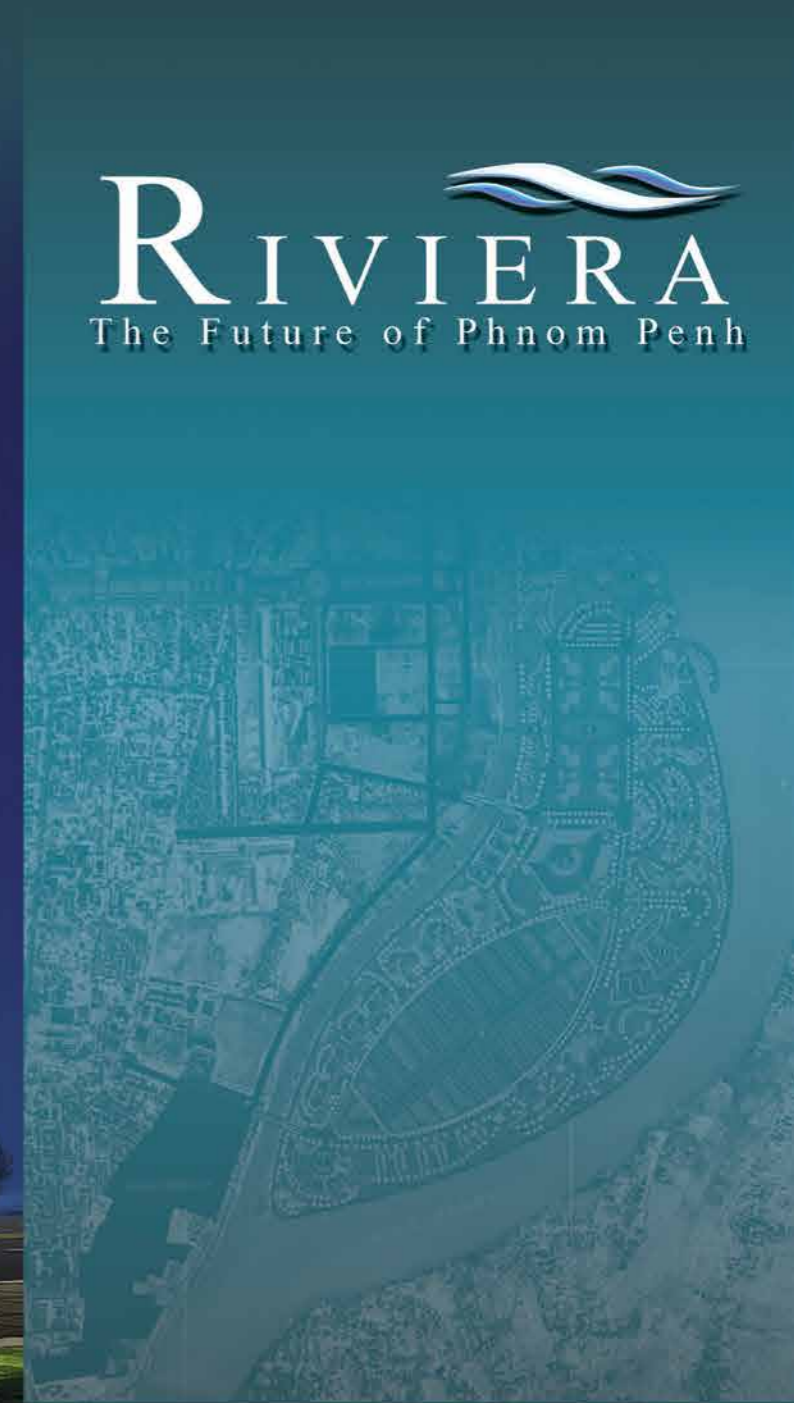
"More and more investors from all around the world will stay in Phnom Penh. The Riviera condo which is the different living style between shop-house and villa will be the most valuable investment in the coming 10 years," he said.

While more foreigners are coming, and with the facilitation of the freehold property law, these have enabled foreigners to own the co-private properties from the first floor up, thus Riviera is an ideal option.

By Tim Vutha

RIVIERA

The Future of Phnom Penh



RIVIERA | The Perfect Unification

The Riviera offers the ultimate human being lifestyle. How amazing that all you need in every day life can merge into one place, residence, shops, offices and facilities. As a balance mergence between nature and modern architecture. Especially to utilize the special location, Bassac river create a originality and identity of Phnom Penh.

A commercial bank, Canadia Bank has recently loaned US\$28 million to enable a developer of the De Castle Royal Condominium to resume construction for completion which has frequently halted due to the constant financial crisis.

In late December 2012, Canadia Bank offered that amount of loan to the South Korea's properties developer Nuri D&C that manages the construction and development on the 117-meter De Castle Royal apartment to continue its construction. The construction of De Castle Royal Condominium is initiated in 2008, located in the Phnom Penh's Khan Chamkarmorn.

The lending is the primary package to help clear Nuri's current debt and the bank woos to offer more supports to ensure the project succeeds.

"The US\$28 million loan is just the primary budget provided by Canadia Bank to Nuri D&C due to its immediate needs to clear the current account payables," Nou Netra, Head of SME bank, Canadia Bank PLC told the Construction and Properties Magazine on December 24th, 2012. "The bank will observe on this project so as the company's commitment and honesty. If the project runs smoothly, the bank will consider giving more supports in various services to ensure the plan succeeds."

Through this largest loan that Canadia has ever offered, the bank will involve directly and indirectly in the construction and property management in this 32-storey structure to ensure its success especially on the financial system management. The bank will also assist in the property trading.

De Castle Royal development plan covers around 3,000sqm of land at the Phnom Penh's Khan Chamkarmorn, and consists of 392 units together with supermarkets, swimming pools and gyms.

Departing the construction in 2008 by Nuri D&C during the period of construction blossom, shortly after that the building was halted frequently so far due to the financial crisis.

Recently the project has graduated about



De Castle Royal's Construction Resumes

Canadia Bank Loans US\$28 Million to De Castle Royal's Construction

45-50 percent, when about 40 percent of its residence units have been sold, according to Netra.

One residence unit costs from \$125,000 to \$900,000 equals to \$1,800-2,000 per square meter, Manager of De Castle Royal's Marketing Department Long Sopheak told CB Richard Ellis (CBRE) Cambodia the international property developer in June 2012.

Canadia Bank will also consider offering housing loan from 30-40 percent off the total price to the condo's new clients to encourage more purchase, said Nou Netra. "With 30-40 housing loan from Canadia, clients who lack budget may cope with the rest of the payment."

With the new fund assistance, the building which had been promised to complete

in 2011, then delayed to end of 2012, to March 2013, is estimated to be ready at the end of 2013 or early 2014, Nou Netra said based on Nuri D&C's estimation.

The Canadia Bank's funding is treated as the catalyst not only to rescue the stuck De Castle Royal, but also to energize the whole market through bringing back the investors' confidence.

"Canadia Bank's loan to the construction of De Castle Royal will help restore the reputation of the whole property sector in Cambodia. Hence, it will attract back foreign investors' confidence," said Sung Bonna, former President of Cambodia Valuers and Estate Agents Association (CVEA). "It would be greater if the bank can fund the halted Gold Tower 42 as well to reach its completion as failed projects

have become the sensitive issues that deter foreign investors to come."

Royal De Castle is located on the Phnom Penh' most popular zone, Sung Bonna said, while expressing condominium demand has surged in 2012 due to the stable market recovery and growing demand amid the stronger foreign investment in-flow.

Canadia Bank aims to contribute to the nation's development by joining and assisting the foreign investors to graduate fruitful investments in the country as the bank realizes several foreign-backed failing projects have defamed the market.

"We would like to appeal to the foreign investors here that there is the Cambodian company that stands ready to support them for success if their projects will meet problems," Nou Netra of Canadia

Bank appealed. "We want to push them for success here."

Canadia Bank PLC has operated since 1991, as of late December 2012, the bank's total investment capital worth about US\$2 billion with 42 branches nationwide. So far, the bank has funded many property development projects such as the estate projects constructed by Overseas Cambodia Investment Corporation (OCIC), and many other local real estate traders, but the US\$28 million loan the bank funded to De Castle Royal is the largest one ever recorded.

By Tim Vutha



សំណង់ខុនដូរ De Castle Royal បន្តការសាងសង់

ធនាគារកាណាឌីយ៉ាផ្តល់កម្ចី ២៨លានដុល្លារ ដើម្បីជំរុញការសាងសង់

ធនាគារកាណាឌីយ៉ាបានសម្រេចផ្តល់កម្ចីចំនួន ២៨លានដុល្លារ ដើម្បីជំរុញការសាងសង់អភិវឌ្ឍន៍ខុនដូរឌីខាស៍លវ៉ូយ៉ាល់ អាចបន្តសាងសង់រហូតដល់បញ្ចប់ ដែលសំណង់នេះត្រូវបានផ្អាកជារៀងរយដោយសារវិបត្តិហិរញ្ញវត្ថុ ។

នៅដំណាច់ខែធ្នូ ឆ្នាំ២០១២ ធនាគារកាណាឌីយ៉ាបានផ្តល់កម្ចីដែលមានចំនួនទឹកប្រាក់ខាងលើនេះទៅក្រុមហ៊ុនអភិវឌ្ឍន៍អចលនទ្រព្យមួយរបស់ កូរ៉េខាងត្បូងឈ្មោះនូវីឌី.អែស.ស៊ី ដែលគ្រប់គ្រងការសាងសង់ និងអភិវឌ្ឍ ខុនដូ ឌីខាស៍លវ៉ូយ៉ាល់ ដែលមានកម្ពស់ ១១៧ម៉ែត្រ។ ការសាងសង់នោះបានចាប់ផ្តើមស្ថាបនាក្នុងឆ្នាំ ២០០៨ មានទីតាំងស្ថិតក្នុងខណ្ឌចំការមន ។

ថវិកាកម្ចីនេះគឺជាហិរញ្ញប្បទានដំបូងដើម្បីជួយដោះស្រាយបំណុលជាក់ស្តែងរបស់ក្រុមហ៊ុននូវីឌី.អែស.ស៊ី ហើយធនាគារកាណាឌីយ៉ាបានបង្កើតឱ្យដឹងថាធនាគារអាចនឹងផ្តល់ការគាំទ្របន្ថែមទៀត បើសិនគម្រោងនេះដំណើរបានប្រសើរ ។

លោក នូ នេត្រា នាយកសេវាកម្មធនាគារខ្នាតតូចនិងមធ្យមនៃធនាគារកាណាឌីយ៉ាបានប្រាប់ទស្សនាវដ្តីសំណង់និងអចលនទ្រព្យថា "ទឹកប្រាក់កម្ចី ២៨លានដុល្លារ ដែលធនាគារផ្តល់ឱ្យក្រុមហ៊ុន នូវី ឌី.អែស.ស៊ី គឺដើម្បីបំពេញតម្រូវការជាក់ស្តែងដែលក្រុមហ៊ុនត្រូវការដើម្បីដោះស្រាយបំណុលបច្ចុប្បន្នរបស់ខ្លួន។ ធនាគារនឹងបន្តអង្កេតលើគម្រោងនេះ ក៏ដូចជាលើការតាំងចិត្ត និងភាពស្មោះត្រង់របស់ក្រុមហ៊ុនផងដែរ។ បើពិនិត្យឃើញថាគម្រោងមានដំណើរការល្អ ប្រសើរ នោះធនាគារនឹងពិចារណាផ្តល់ការគាំទ្រតាមរយៈសេវាកម្មផ្សេងៗរបស់ធនាគារបន្ថែមទៀត ដើម្បីធ្វើឱ្យប្រាក់ដីថាគម្រោងនេះបានជោគជ័យ" ។

តាមរយៈប្រាក់កម្ចីដ៏ធំបំផុតនេះ ដែលធនាគារកាណាឌីយ៉ាមិនធ្លាប់ផ្តល់ពីមុនមក

នោះ ធនាគារនឹងចូលរួមដោយផ្ទាល់ និងប្រយោល លើដំណើរការសាងសង់ និងការគ្រប់គ្រងអចលនទ្រព្យលើអគារខុនដូរកម្ពស់ ៣២ជាន់នេះ ជាពិសេសលើផ្នែកគ្រប់គ្រងហិរញ្ញវត្ថុ ។ ធនាគារក៏នឹងជួយលើដំណើរការលក់អចលនទ្រព្យក្នុងអគារផងដែរ ។

គម្រោងអភិវឌ្ឍន៍ ឌីខាស៍លវ៉ូយ៉ាល់ គ្របដណ្តប់លើផ្ទៃដីប្រហែល ៣០០០ ម៉ែតការ៉េ ក្នុងខណ្ឌចំការមន ដែលសំណង់នេះមានលំនៅស្ថានសរុបចំនួន ៣៩២៦កន្លែង រួមជាមួយនឹងផ្សារទំនើប អាងហែលទឹក និងក្លឹបហាត់ប្រណាំង ។

គម្រោងនេះបានចាប់ផ្តើមសាងសង់ក្នុងឆ្នាំ២០០៨ ដោយក្រុមហ៊ុន នូវី ឌី.អែស.ស៊ី ក្នុងកំឡុងពេលដែលវិស័យសំណង់មានការរីកចំរើនខ្លាំង ។ ប៉ុន្តែមិនយូរប៉ុន្មាន សំណង់នេះត្រូវបានផ្អាកដំណើរការជាញឹកញាប់រហូតមកដល់ចុង ឆ្នាំ២០១២ ដោយសារបញ្ហាហិរញ្ញវត្ថុ ។

មកដល់ចុងខែធ្នូ ឆ្នាំ២០១២ គម្រោងនេះត្រូវបានបញ្ចប់ប្រហែល៤៥ទៅ៥០ភាគរយខណៈដែលចំនួនឯកតាលំនៅស្ថានត្រូវបានលក់ត្រឹម៤០ភាគរយប៉ុណ្ណោះ ។ នេះបើតាមសម្តីរបស់លោក នូ នេត្រា ។

គួរបញ្ជាក់ផងដែរថា លំនៅស្ថានមួយឯកតាមានតម្លៃចាប់ពី ១២៥ពាន់ដុល្លាររហូតដល់ ៩០០ពាន់ដុល្លារ ដែលស្មើនឹង ១.៨០០ទៅ២.០០០ដុល្លារក្នុងមួយម៉ែត្រការ៉េ ។ នេះបើតាមសម្តីរបស់ កញ្ញា ឡុង សុភក្រី ប្រធានផ្នែកលក់របស់ ឌីខាស៍លវ៉ូយ៉ាល់ ដែលបានផ្តល់ប្រាក់កម្ចីឱ្យក្រុមហ៊ុនអន្តរជាតិ ស៊ីប៊ីរីនាតអែលលីស (ស៊ី.ប៊ី.អរ.អ៊ី) កម្ពុជាកាលពីខែមិថុនា ឆ្នាំ២០១២ ។

ធនាគារកាណាឌីយ៉ា ក៏កំពុងពិចារណាផ្តល់ប្រាក់កម្ចីទិញផ្ទះដល់អតិថិជនថ្មីៗរបស់ខុនដូរនេះដែរ ដែលមានតម្លៃរហូតដល់ ៣០ទៅ៤០ភាគរយនៃតម្លៃផ្ទះសរុប ដើម្បីលើកទឹកចិត្តឱ្យមានការទិញលំនៅស្ថានបន្ថែម

ទៀត។ លោក នូ នេត្រា បានបញ្ជាក់ប្រាប់ដូច្នោះ។ "ជាមួយនឹងប្រាក់កម្ចីទិញផ្ទះប្រហែល ៣០ទៅ៤០ភាគរយនៃតម្លៃផ្ទះសរុប អតិថិជនមួយចំនួនដែលខ្វះខាតថវិកាអាចមានលទ្ធភាពបង់តម្លៃដែលនៅសល់បាន" ។

ជាមួយនឹងដំនូយហិរញ្ញប្បទាននេះ អគារដែលត្រូវបានសន្យាពីដំបូងថាអាចបញ្ចប់ក្នុងឆ្នាំ ២០១១ តែក្រោយមកពន្យារមកចុងឆ្នាំ ២០១២ បន្ទាប់មកក៏ទៅដល់ខែមីនាឆ្នាំ២០១៣ទៅវិញនោះត្រូវបានព្យាករណ៍ជាលើកចុងក្រោយថា នឹងអាចបញ្ចប់នៅចុងឆ្នាំ២០១៣ ឬដើមឆ្នាំ ២០១៤ ។ នេះបើតាមសម្តីរបស់លោក នូ នេត្រា ដោយផ្អែកតាមការព្យាករណ៍ចុងក្រោយរបស់ក្រុមហ៊ុន នូវីឌី.អែស.ស៊ី ។

ឥណទានរបស់ធនាគារកាណាឌីយ៉ា ត្រូវបានវាយតម្លៃថាជាការលើកកម្ពស់លើកម្រិតតែជួយដោះស្រាយការរាំងស្ទះរបស់ឌីខាស៍លវ៉ូយ៉ាល់ ប៉ុណ្ណោះទេ ប៉ុន្តែក៏ជួយពង្រឹងអនុភាពទិញទំនិញផ្សេងៗផងដែរ ដែលនឹងអាចនាំមកវិញនូវទំនុកចិត្តរបស់វិនិយោគិន។ លោក ស៊ីង ប៊ុណ្ណា អតីតប្រធានសមាគមភ្នាក់ងារអចលនទ្រព្យ និងអ្នកវាយតម្លៃកម្ពុជា បានមានប្រសាសន៍ថា "កម្ចីរបស់ធនាគារកាណាឌីយ៉ាដើម្បីបន្តការសាងសង់ខុនដូរឌីខាស៍លវ៉ូយ៉ាល់នឹងជួយស្តារកិត្តិស័ព្ទរបស់ទិដ្ឋភាពអចលនទ្រព្យទាំងមូលរបស់កម្ពុជាបាន ដោយវានឹងជួយទាក់ទាញទំនុកចិត្តពីវិនិយោគិនបរទេសមកវិញផងដែរ" ។

ប៉ុន្តែលោកស៊ីងប៊ុណ្ណា បានបន្ថែមទៀតថា "វាកាន់តែប្រសើរឡើងថែមទៀត ប្រសិនបើធនាគារកាណាឌីយ៉ាអាចជួយ ខុនដូរ ហ្គោលថៅវីរ៤២ជាន់ (Gold Tower 42) ដែលត្រូវបានផ្អាកដំណើរការជាអចិន្ត្រៃយ៍ឱ្យបន្តដំណើរការរហូតដល់ចប់ ពីព្រោះថា គម្រោងដែលបរាជ័យទាំងនេះ គឺជាព័ត៌មានរសើបដែលរារាំងវិនិយោគិនបរទេសមិនឱ្យមកវិនិយោគក្នុងស្រុកខ្មែរ។"

ខុនដូរឌីខាស៍លវ៉ូយ៉ាល់ មានទីតាំងក្នុងតំបន់លេខ១នៃរាជធានីភ្នំពេញ។ លោក ស៊ីងប៊ុណ្ណា បានបញ្ជាក់ដោយលើកឡើងថាតម្រូវការខុនដូរមានការកើនឡើងក្នុងឆ្នាំ២០១២ អាស្រ័យដោយការរីបឡើងវិញ និងកំណើនតម្រូវការដែលប្រកបដោយស្ថេរភាពនៅចំពេលដែលការវិនិយោគពីបរទេសបន្តហូរចូលកាន់តែខ្លាំង ។

ធនាគារកាណាឌីយ៉ាចង់ចូលរួមចំណែកដល់ការអភិវឌ្ឍន៍ប្រទេសជាតិ ដោយសហការនិងគាំទ្រវិនិយោគិនបរទេសឱ្យបានទទួលជោគជ័យលើការវិនិយោគក្នុងប្រទេសកម្ពុជាដោយបានយល់ស្របថាភាពបរាជ័យនៃគម្រោងដែលគាំទ្រដោយបរទេសមួយចំនួនបានបង្កូចកិត្តិស័ព្ទទិដ្ឋភាពស្រុក ។

លោក នូ នេត្រា នៃធនាគារកាណាឌីយ៉ាបានថ្លែងថា "យើង (ធនាគារកាណាឌីយ៉ា) សូមជម្រាបទៅកាន់វិនិយោគិនបរទេសថា ទីនេះមានខ្លះដែលចាំជួយពួកគេដើម្បីឱ្យពួកគេទទួលជោគជ័យ ប្រសិនបើគម្រោងរបស់គេជួបឧបសគ្គ។ យើងចង់ឱ្យពួកគេទទួលជោគជ័យនៅទីនេះ" ។

ធនាគារកាណាឌីយ៉ាអែលស៊ី បានចាប់ផ្តើមដំណើរការក្នុងឆ្នាំ ១៩៩១ ដែលរហូតដល់ចុងឆ្នាំ ២០១២ មានមូលធនវិនិយោគសរុបប្រហែល ២ពាន់លានដុល្លារ ដែលមានសាខាសរុប ៤២ សាខានៅទូទាំងប្រទេស ។

មកទល់នឹងពេលនេះ ធនាគារបានផ្តល់ឥណទានដល់គម្រោងអភិវឌ្ឍន៍អចលនទ្រព្យជាច្រើន ដូចជាគម្រោងសំណង់ដែលស្ថាបនាដោយក្រុមហ៊ុនសាងសង់ក្នុងស្រុក អូ.ស៊ី.អាយ.ស៊ី និងពាណិជ្ជករអចលនទ្រព្យក្នុងស្រុកជាច្រើនទៀត។ ប៉ុន្តែទឹកប្រាក់ ២៨លានដុល្លារ ដែលធនាគារបានផ្តល់ដល់ខុនដូរឌីខាស៍លវ៉ូយ៉ាល់គឺជាទឹកប្រាក់ធំបំផុតដែលមិនធ្លាប់ផ្តល់ដល់ក្រុមហ៊ុនអភិវឌ្ឍន៍អចលនទ្រព្យពីមុនមក ។

ប្រែសម្រួលដោយ ទឹម វុត្តា



Japan Invests Multi-Million Mall in Phnom Penh



Ground breaking ceremony for largest shopping Japanese mall Aeon Mall Phnom Penh was presided over by Prime Minister Hun Sen on 10 December, 2012. Aeon Mall Phnom Penh sites over 10 hectares of land along Sothearos Blvd. between Sofitel Hotel and Russian Embassy which expected to operate in 2014 and attracts many globalized brands. It was estimated to cost US\$205 million.

A largest shopping Japanese mall, Aeon Mall Phnom Penh has been opened its ground breaking, presided over by Prime Minister Hun Sen on 10 December 2012 within the estimated budget, US\$ 205 million for the whole construction project of a three-storey shopping mall aiming to serve modernized retailing service.

The Aeon's retailing stores will be included the supermarket known as General Merchandised Store (GMS), and another zone will accommodate 150 shops available for local and international leasing. It comprises of three floors; the first floor serves shopping center, where foodstuffs will be sold, while the second and third floors, there, will stock clothes and general equipments. On the ground, there are around 1,400 cars and 1,600 motorbikes can land in the mall's park.

AEON MALL (Cambodia) Co., Ltd.

Shopping Shapes up in Phnom Penh



The mall is located along Sothearos Blvd. between Sofitel Hotel and Russian Embassy overlooking the Bassac River from 6.8 to over 10 hectare, and expected to operate in 2014 and attract many globalized brands.

Motoya Okada, President of Aeon Group, said that the center would become the biggest modern shopping center in Cambodia, in which brings a new lifestyle for Cambodians within available various products and services.

"Aeon Mall is where people can come not only for shopping whatever they want, but also for eating, entertaining and other activities. We want Aeon to be a one stop shopping service where people can find and consuming facilities they want," said Okada.

The Aeon's presence to Cambodia expresses the positive movement of the retailing industry.

Prime Minister Hun Sen remarked during the ground breaking ceremony that the arrival of Aeon is not come by chance because the developers have seen the potential of Cambodia.

"They consider firmly before they come to invest here," PM Hun Sen said. "If Cambodia doesn't have the strong purchasing power,

they wouldn't dare to spend money in such a big shopping center."

However, the purchasing power of Cambodia is still considered as relatively narrowed while most people dwell only in the low and middle class, one of the retailer experts admit, thus believing the future for such mega shopping center like Aeon is uncertain.

"It also depends on the pricing on goods on that market," said Thav Meng, Marketing Executive, Sorya Shopping Center. "If the price is more affordable for low and middle class buyers, it will be good for the business, but it will be worse if the price there is too high."

According to Aeon's marketing survey for a half year, the trust over the potential buying power that major Cambodian population aging from 20 to 30 has, while there is a lack of modernized retailing service centers, where people can buy products. Hence, we wants to introduce the new merchandise life to them.

"We found that many people, especially in Phnom Penh have the money to buy, but they can't find place to buy," said Shinobu Washizawa, Managing Director of the Aeon (Cambodia) Co., Ltd. "Here, there is no modernized retailer yet, only few super

markets exist."

However, the initiating of Aeon Mall in Cambodia is not only the last since it is looking forward to installing five other shopping malls in different locations in Phnom Penh's suburb as the other development zones.

"Once we start a business, we need to hurry up for more branch development. So far, we still observe the situation of the suburban developed areas to see when and where the next stores could be," Washizawa said. "Only this store that we locate at the city center; the next stores will be put at the high-developed suburban areas or new development cities."

So far, Aeon runs in 12 countries in Asia, and three nations in ASEAN with over 15,000 diverse stores. The company says that concentered details for malls in Vietnam and Indonesia are now being finalized, expected to open these three oversea branches in 2014.

Cambodia is at the forefront of Aeon's business expansion in ASEAN countries due to its large young population, potentially high demand with primitive low retailing market, and the attractive investment regulation, based on Washizawa.

By Tim Vutha



Japan-Cambodia Strengthening Investment on Toyoko Inn Hotel

The ground breaking ceremony for building a three-star hotel of Toyoko Inn on Phnom Penh's Koh Pich on 12th December 2012.



Toyoko Inn, a well-known hotel entrepreneur in Japan, incorporates with Overseas Cambodia Investment Corporation (OCIC) for joint-investment to build a three-star hotel on Phnom Penh's Koh Pich. A construction of the 22-storey with 304 units of Toyoko Inn in Phnom Penh estimatedly costs US\$500 million.

The hotel project is built on 1,223 square metres of land which is scheduled to finish in November 2014. After constructing project ends, OCIC will rent to Toyoka Inn for 25 years by paying the reasonable price to OCIC.

"OCIC is proud to be good partnership with Toyoko Inn," Pung Kheav Se, director of OCIC, said. "Today, Phnom Penh attracts Japanese investment companies approximately 20."

"We mutually hope there will be a lot of entrepreneurs and investors of Japan in every sectors of Cambodia. OCIC company in pleasant cooperates with Japanese entrepreneur in order to increase economic growth in Cambodia," he said.

Related to initiative Toyoka Inn hotel, Norimasa Nishida, director of Toyoka Inn Company said that it was a first time for him to begin that project in Asia. The hotel would be classified into only three stars hotel. The customers would be Japanese, and foreigners rather than local residents of Cambodia.

"I am a bit worried, but I do hope it will be successful," he said. "I think east-Asia will come to stay, so that's why I have to provide them a place to stay. It is the first time I have to do."

He added that he would offer high payment to the director of OCIC. If he could earn much from this project, he would initiate another project in Cambodia, which is going to offer Cambodians more jobs.

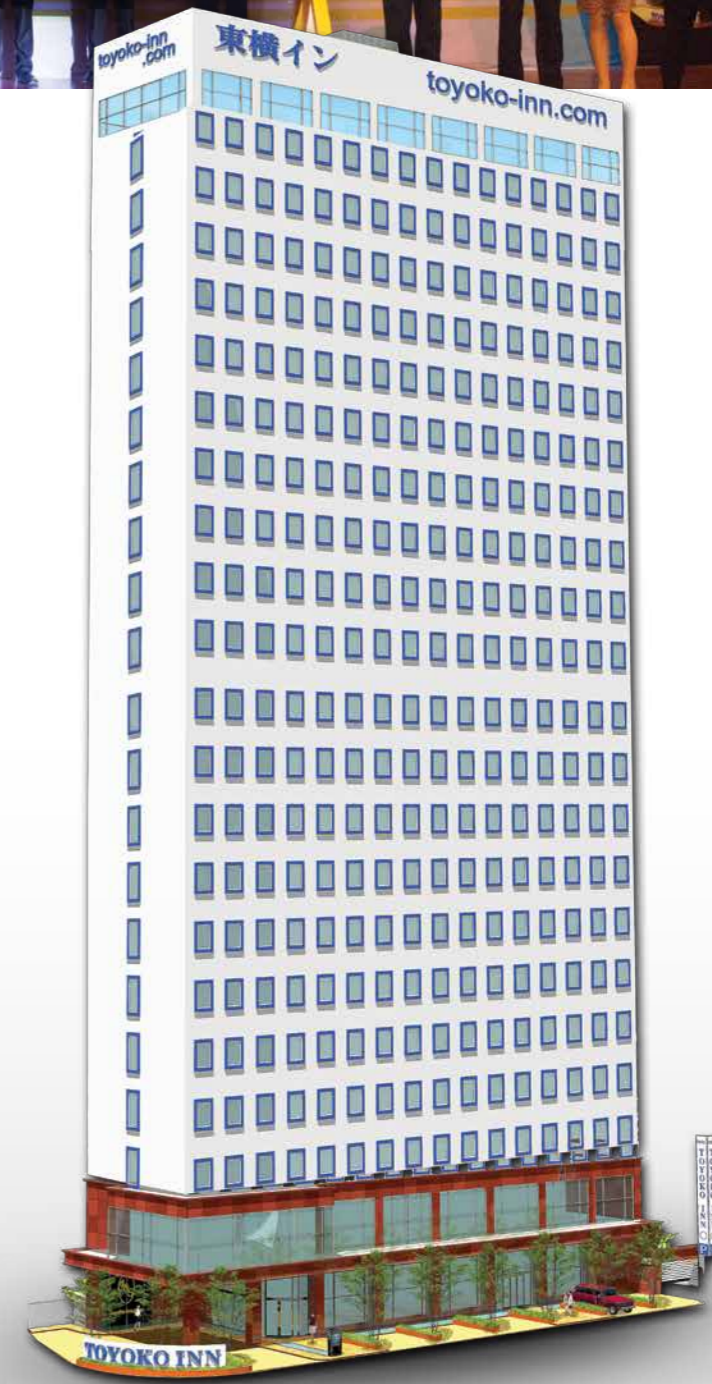
"I would not take the money back to my country and I would initiate many projects in Cambodia," he said. "I do hope, Cambodia-Japan will have a very good cooperation."

H.E. Im Chhun Lim, Senior Minister of the Ministry of Land Management, Urban Planning and Construction said that if the construction of the hotel completed, it would be outstanding in the Sangkat Tonle Basac area with good environment, so that there would be increased tourists and attracted a lot of investors in Cambodia.

He added that Cambodian technical staffs and workers will be able to learn more both experiences, and new techniques from Japanese related to construction process as well as managing hotel.

"I really appreciate the increasing of Japanese investment in Cambodia for a last few years. This indicated the trust of Japanese on Cambodian government, which is reflected on the stability of Cambodian political, economic, and development," H.E. Im Chhun Lim said.

By Ngo Menghourng



Stung Meanchey Flyover will Loosen Traffic Jam

The Phnom Penh's 3rd flyover, Stung Meanchey Flyover, which has been done a ground breaking, presided by Prime Minister Hun Sen in late November 2012, is expected largely to deduct the worsening traffic issues in the southwest part of Phnom Penh while vehicle number is surging.

The US\$19 million Stung Meanchey Flyover has been kicking off by Overseas Cambodia Investment Company (OCIC) at the joint areas of the Stung Meanchey Commune, Tomnub Teuk Commune, and Boeung Salang Commune. It will be completed in 2015, so that the frequent traffic complications and congestions are no longer the issues.

"The Stung Meanchey Flyover project is going to serve our purpose in resolving the traffic problems that is normally caused by traffic lines from three different areas of Khan Meanchey, Chamkarmon, and Tuol Kork," said PM Hun Sen at the flyover ground-breaking ceremony.

Commuters applaud and welcome this new over passing bridge presenting there, hoping that it will end their normalization in time and gasoline waste due to the traffic jam.

"It is such a waste of time and gasoline to proceed across the old Stung Meanchey Bridge. I work at 7 AM, and it should be on-time to leave home at 6 morning, but instead I have leave home at 5:30 morning, otherwise I won't be punctual," said Kong Pickrum, a regular Stung Meanchey bridge crosser, "I hope the sky bridge will end such severe congestions, as there will be more roads that can divide commuters' directions, unlike now when they storm

into the single bridge from any directions." The new flyover project is handled and designed by Chinese designer Sino-Pacific to have three layers of travelling lanes, the upper, the on-ground, and the underground. The overpass project comprises of five skyways in which there is one main skyway, three subordinate skyways, and one underground way.

The construction will be carried out in two phases, the first is to build two main flyovers and one underground gateway, totally spending 18 month to complete. Another phase targets one connecting flyover and other two flyovers across the dams, spending eight months to complete.

The Stung Meanchey Flyover soon will become a third largest flyover in the kingdom after Kbal Thnal Flyover inaugurated in June 2010, and 7-Makara over passed in January 2012. Besides, Phnom Penh is undertaking various projects to loosen the traffic such as creating bus line, trams, and more flyovers.

By Tim Vutha

"It will not only help ease the traffic congestion, but also uplift the beauty of the city," said Prime Minister Samdech Hun Sen

Prime Minister Hun Sen looked in on the master plan of the third flyover Stung Meanchey during ground breaking on 26th November 2012. The third flyover Stung Meanchey is expected to reduce traffic congestion after the project end in 2015. This project costs US\$19 million, kicked off by Overseas Cambodia Investment Company (OCIC). (Photo supplied)





The master plan of the third flyover Stung Meanchey is complex and luxurious road plan which have seen only some outside countries, but today this plan is started in Cambodia. Phnom Penh city's traffic complications and congestions are no longer the matters.

ស្ថានភាពស្ទឹងមានជ័យនឹងជួយកាត់បន្ថយការកកស្ទះចរាចរ

ស្ថានភាពស្ទឹងមានជ័យដែលជាគម្រោងស្ថានភាពទី៣នៅរាជធានីភ្នំពេញ ត្រូវបានបើកការដ្ឋានសាងសង់នៅខែវិច្ឆិកា ឆ្នាំ២០១២ ដោយសង្ឃឹមថា នឹងជួយកាត់បន្ថយការកកស្ទះចរាចរនៅទីនោះខណៈដែលចំនួនយានយន្តកំពុងតែមានការកើនឡើង។

ស្ថានភាពស្ទឹងមានជ័យដែលគិតជាទឹកប្រាក់ចំនួន ១៩លានដុល្លារនេះ ត្រូវបានចាប់ផ្តើមសាងសង់ឡើងដោយក្រុមហ៊ុន អូ.ស៊ី.អាយ.ស៊ី នៅតំបន់ស្ទឹងមានជ័យ ឃុំទំនប់ទឹក សង្កាត់បឹងសាឡាង។ គម្រោងនេះនឹងបញ្ចប់ទៅនៅក្នុងឆ្នាំ២០១៥ ខាងមុខនេះ។ ដូច្នេះហើយការ

ស្ថិតស្ថាននិងការកកស្ទះចរាចរនឹងមិនមែនជាបញ្ហាចោទទៀតទេ។

លោកនាយករដ្ឋមន្ត្រី ហ៊ុន សែន បានមានប្រសាសន៍នៅក្នុងពិធីសម្ពោធការដ្ឋានសាងសង់ស្ថានភាពស្ទឹងមានជ័យថា "គម្រោងស្ថានភាពស្ទឹងមានជ័យសាងសង់ឡើងក្នុងគោលបំណងដោះស្រាយបញ្ហាចរាចរ ដែលជាទូទៅបង្កឡើងដោយខ្សែចរាចរ ៣តំបន់ផ្សេងគ្នា គឺខណ្ឌមានជ័យ ខណ្ឌចំការមន និងខណ្ឌទួលគោក"។ លោកនាយករដ្ឋមន្ត្រីបានមានប្រសាសន៍ទៀតថា "វាមិនត្រឹមតែជួយល្អបំបាត់ការកកស្ទះចរាចរនោះទេ ប៉ុន្តែវាក៏ជួយលើកកម្ពស់សោភ័ណភាពរបស់ទីក្រុង

ផងដែរ"។

ប្រជាជននៅជុំវិញតំបន់នោះ មានភាពត្រេកអរ និងស្ងាត់មន៍ស្ថានភាពស្ទឹងមានជ័យនឹងសាងសង់នៅទីនោះហើយពួកគេសង្ឃឹមថាវានឹងជួយបញ្ឈប់ការកកស្ទះចរាចរ ការខាតលើពេលវេលា និងការខ្វះខាតសំបុកខណៈពេលស្ទះចរាចរ។

លោក គង់ ពេជ្រវុន ជាអ្នកធ្វើដំណើរឆ្លងកាត់ស្ថានភាពបាននិយាយថា "វាគឺជាការខាតពេលវេលា និងខ្វះខាតសំបុក បើសិនជាយើងធ្វើដំណើរឆ្លងកាត់ស្ថានភាពស្ទឹងមានជ័យចាស់។ ខ្ញុំធ្វើការនៅម៉ោង ៧ព្រឹក ហើយវាក្រពស់តែទាន់ពេលវេលា បើសិនជាខ្ញុំចាកចេញពីផ្ទះ

នៅម៉ោង ៦ព្រឹក។ ប៉ុន្តែជួយទៅវិញ ខ្ញុំត្រូវចាកចេញពីផ្ទះនៅម៉ោង ៥ និង ៣០នាទី ព្រឹកបើមិនដូច្នោះទេ ខ្ញុំនឹងទៅធ្វើការមិនឡើយ"។

លោកបានបន្តទៀតថា "ខ្ញុំសង្ឃឹមថាស្ថានភាពស្ទឹងមានជ័យបញ្ឈប់បញ្ហាកកស្ទះ ហើយវានឹងជួយសម្រួលដល់ការធ្វើដំណើរជូនជូនជូនអ្នកដំណើរនូវទិសដៅដែលគេចង់ទៅ។ វានឹងមិនដូចពេលឥឡូវនេះដែលមនុស្សមកពីគ្រប់ទិសទីនាំគ្នាធ្វើដំណើរប្រៀបគ្រប់លើស្ថានភាពតែមួយ"។

គម្រោងស្ថានភាពស្ទឹងមានជ័យនេះត្រូវបានគូររូបដោយក្រុមហ៊ុនស៊ីណូប៉ាស៊ីហ្វិចដែលតម្រូវឱ្យមានចំណែកផ្លូវ៣ខ្សែសម្រាប់

បើកបរ គឺផ្លូវខាងលើ ខាងក្រោម និងក្រោមដី។ គម្រោងស្ថានភាពដែលរួមបញ្ចូលជាមួយនឹងផ្លូវអាកាសទាំង ៥ រួមមានផ្លូវអាកាសធំមួយ ផ្លូវអាកាសបន្ទាប់បន្សំបី និងផ្លូវក្រោមដីមួយ។

គម្រោងសាងសង់នឹងចែកចេញជាពីរដំណាក់កាលគឺដំណាក់កាលទីមួយសាងសង់ស្ថានភាពធម្មតិវរ និងផ្លូវចូលក្រោមដីមួយហើយត្រូវចំណាយពេលវេលា១៨ខែដើម្បីបញ្ចប់គម្រោងនេះ។ ដំណាក់កាលមួយទៀតគឺដាក់គម្រោងការតភ្ជាប់ស្ថានភាពស្ទឹងមានជ័យ ឯស្ថានភាពពីរទៀតឆ្លងកាត់ទំនប់ទឹក ហើយត្រូវចំណាយពេល ៨ខែដើម្បីបញ្ចប់។

ស្ថានភាពស្ទឹងមានជ័យនឹងក្លាយទៅ

ជាគម្រោងស្ថានភាពដ៏ធំទី៣ នៅក្នុងព្រះរាជាណាចក្រកម្ពុជាជាពេលឆាប់ៗនេះ បន្ទាប់ពីស្ថានភាពស្ទឹងមានជ័យដែលបានសម្ពោធនៅខែមិថុនា ឆ្នាំ២០១០ និងស្ថានភាព៧មករា ដែលបានសម្ពោធនៅខែមករា ឆ្នាំ២០១២។ ក្រៅពីនេះ រាជធានីភ្នំពេញនឹងមានគម្រោងជាច្រើនសម្រាប់ជួយបន្ថយដល់ការកកស្ទះចរាចរដូចជាបង្កើតខ្សែរថយន្ត ក្រុងបណ្តោយផ្លូវដែក និងស្ថានភាពបន្ថែមទៀត។

អគ្គបទដោយ ទឹម វុត្តា
ប្រែសម្រួលដោយ ឌុក សុភ័ក្រ្តចរិយា

Hand over the Contractor's Risk to the Insurer

The insurance sector plays a very crucial role to tackle incidental risk in construction sector, but a purchasing of this service is remained stumpy in Cambodian market. Hence, it signifies that understanding of Cambodia's constructors on the worth of insurance service is passed over.

Last few years, insurance sector seems to run slowly among Cambodian constructors as well as foreign construction investors in Cambodia.

Forte Insurance Company (Forte) has been initiated in Cambodia since 1999 and it got a full license in 2003 from the Ministry of Economic and Finance. Until now, it becomes one of the popular insurance companies for that its market is 38%. Crossing in a narrow market, Forte, a well-known general insurance service, is trying to boost its service among Cambodians especially, construction sector.

Youk Chamroeunrith, a director and general manager of Forte, said that construction sector is taking high risk and it must need urgent insurance. The natural disasters such as flooding, storming, and technical error can cause the construction procedure to be damage anytime. For example, his company has paid much money to take response for his customers' construction projects.

"I used to pay much money for incidental error of hospital construction," he said. "We ensure on the mistakes of the construction, and design, which affect on the procedure of the construction," he said.

Before, Cambodia used to have insurance services, but they were lost during war time of Khmer Rouge regime, and later on there were a few insurance companies initiated.

However, they seem new in Cambodian market due to low education, income, and believe.

"Until now, the insurance companies are crossing unsafe market since Cambodian believe that if they buy insurance like they wish themselves to meet with bad luck or dangers," he said. "Other factors are the low income of Cambodians and the limitation of the understanding of insurance service."



The benefits of consuming insurance services for construction projects are the owners of the construction companies which can be stable their profits if any risks occur, and they will get consultation for safety from the insurance companies.

Camatec Engineering & Construction Co., Ltd., registered under prevailing laws of Royal Cambodia Government in year 2000, aims to enhance for business created by the Civil and Building Works, Oil and Gas, Power Generation, General Industries Works etc. Now, it plays an active role in the provision of engineering, construction and procurement services, so it needs to purchase insurance service.

Chhom Sambo, Board Director of Camatec Engineering & Construction Co., Ltd., said that his company always purchases insurance to ensure safety of all staffs, construction workers, and third party during the construction procedure. In the case, something bad will happen incidentally, the insurance company will take response instead of his company.

"We can save time, budget, and profit. Especially, our company will not bankrupt because of the incident risk of the construction process," he said. "Buying insurance for the construction projects, it's the best choice for my company."

He added that his company has been face problems during his construction projects. For example, a truck of construction hurts third party, so his insurance must take a response.

"The insurance company, which we consume the service, takes response for everything," he said. "We don't worry about the procedure of the construction."

Purchasing insurance service is depend-

ed on construction companies. Most of Cambodian construction companies don't buy insurance because they think it is useless according to Sambo, saying that although the Ministry of Land Management, Urban Planning and Construction has passed a decree of insurance on the ground breaking of the construction, the number of construction companies, which buy insurance, is small.

Thav Lina, Former Board Director of one local construction company, and now running his own company on the construction and property said that both his former place and own company do not buy any insurance during the construction procedure because his owners don't care about the risk and he does not want to waste money on the insurance service.

"We cannot afford with insurance service because our clients don't care and pay us for this. If there are any risks, his company will directly take responses," he said. "In Cambodia, many construction companies don't buy insurance, so it is no strange if we don't buy insurance. Mostly, only foreign projects that purchase insurance."

In response, Chamroeunrith said that without insurance, construction companies can be bankrupted anytime as one western proverb indicates 'without insurance, the earth will be standstill'.

"Law enforcement related to insurance purchasing in Cambodia is weak, so the state should reinforce the law," he said.

The General Insurance Association of Cambodia (GIAC) was officially established in July 2005. The formation of this organization is in the mid of the industry development which serves as a driving force, and work hand with the insurance commissioner, and insurance players for

the purpose of protecting the members interests.

Chhay Rattanak, Chairman of GIAC said the main objectives of the Association are to act as a central body to build a business stability in the industry, to play an active role in promoting a stable business growth, creating awareness on ethical market so that the consumers can be more confident, and participate with the government bodies to recommend them the market issues or tendency toward development.

The Ministry of Land Management, Urban Planning and Construction has recently initiated the decree, which requires all the construction projects must have insurance based on a secretary of Cambodia Constructors Association.

Kchao Paul, General Department of Cadastre and Geography of the Ministry of Land Management Urban Planning and Construction said that the government now tries to boost all the construction companies to consume insurance during doing construction projects in order to ensure safety of construction workers, and third party.

"The insurance is very good protecting any incident risks," he said. "We encourage the construction companies to have insurance."

In the past, the owners of the construction projects ran away while their buildings collapsed and hurt construction workers or third party during the construction procedure. They did not take any responses. Paul said "The decree will make the construction companies to be more responsible."

By Ngo Menghourng





Building Material Import is Demanded on a Blur Market

The import of building products is projected to slightly surge in 2012 responding to the Cambodian nation's mild growing construction projects.

In the first 10 months of 2012, Cambodia imported 679 tons of construction materials, increased only 10 percent up if comparing to 551 tons over the same time in 2011. However, amount worth in 2012 is only US\$331 million, less than 2011, US\$497 million of the imported amount, declined 20 percent, according to Ministry of Commerce.

Most of materials imported from Thailand, Vietnam, and China, as they are near and cost-less.

The increasing import has been constituted by the country's stable economic and political situation, the rising investment and banking finance on construction developments, people and investors regain confidence on the market, the stronger purchasing and renting powers on the buildings, the stable land price, and good infrastructure, said Lao Tipseiha, Director of Construction Department of the Ministry of Land Management, Urban Planning and Construction, describing the co-relation of the increasing amount of imported building products to the needs by local construction projects.

"ASEAN chairmanship that Cambodia roles this year also help to boost the construction sector," he said, "2012 is a shining year for construction re-bound so as the incoming years."

The Limitation and low-quality supplies among local producers are triggers to increase the building material import in-flow from abroad. Only brick, cement, sand, some kinds of paints and few other materials can be supplied by local producers, while the raw materials such as steel and the high-standard products have to be imported from outsides.

"Only few materials are available in Cambodia such as brick, cement, sand, and some kinds of paints," Tipseiha said.

He added that the Ministry is trying to curb the materials in-flow instead of encouraging more local supplies. "These efforts are to promote the local construction material market, and make them more competitive than import."

Amid rising import, the prices of the materials have partly soared up in the domestic retailing market.

"This year, the price is partially increased base on the kinds of materials that are required more or less," said Heng Samnang, Marketing Manager of the construction materials supplier KP Industries Co., Ltd.

Although the construction today is busy in the market, Samnang said that KP Industries still saw a slightly decrease for its 2012 net sale compared to the year before, describing "the nation's economy is not yet stable, the construction material supply in the market tends to fluctuate often, and the sale is grown or downed due to the seasons."

Vong Vathana, Marketing Manager of Home Decor Construction Material Supply, said that the prices is slightly fluctuated in 2012, responding to only 1 to 2 percent rises in demand, and it expected that the demand will rise in the future.

"Major construction projects have been re-activated after postpone due to the world financial crisis. The crisis is gradually vanished, and replaced by the stronger investment and purchasing powers, so that it also attracts more material imports," said Vong Vathana .

The steel price anyway has slightly volatized due to the low increase in demand in 2012, compared to 2011, the insiders said. The steel costs on average US\$590-US\$715 per ton, while it costs from

US\$770 to US\$780 per ton in the dry season.

While Cambodia's domestic supply for construction material is still limited, the import will only grow exponentially to meet the growth of the construction projects. It also facilitates the competition of the quality and attractive material in the market.

"The import of the constructing material will always be risen up. The exotic material will help improve the beauty and quality of the buildings," said Lao Tipseiha, adding that, "It also gives the great opportunity for Cambodian firms to imitate new hi-tech and innovations base from the material imported."

Skyscrapers are going up again, after pausing and actually will be finished this time that will call for more material supplies. For example, the new construction of 38-story Vattanac Capital Tower, and the 39-story Riviera Tower being built on Diamond Island are surely needed those supplies.

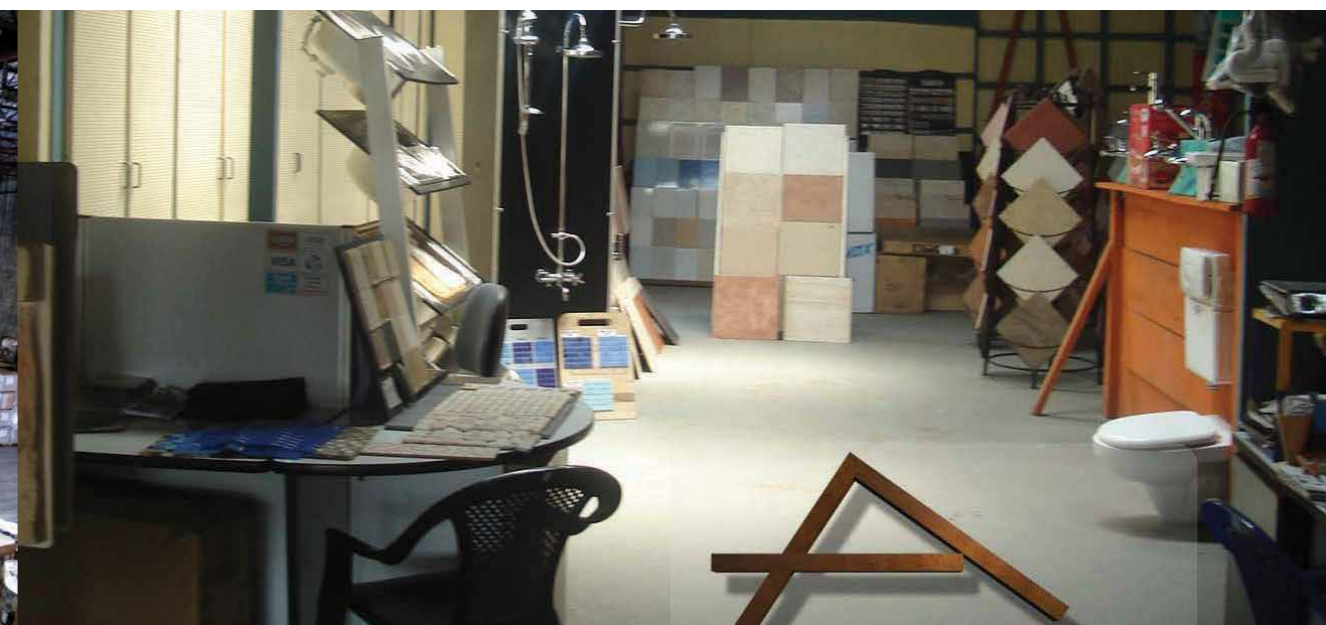
The Economic Institute of Cambodia in its July predicted the real growth rate of the construction sector would be 8.9 percent in 2012. Nevertheless, some analysts have gone higher, predicting 9.9 percent annually from this year until 2015.

The construction material is largely imported during the 2007 period, when the construction and property were boomed, but then it also busted later than. It only increases in 2011 onward.

By Tim Vutha



Cambodian construction market is called for the needs of construction materials and products as the construction market is boosting. According to Commerce Ministry, Cambodia imported 679 tons of construction materials in the first 10 months of 2012. However, amount worth in 2012 is only US\$331 million, less than 2011, US\$497 million of the imported amount, declined 20 percent.



Cambodia: Three Awards 2012

It's almost unbelievable to see the light-fast growth of Cambodia's construction. In 2012, Cambodia has challenges in all sectors, consisting of beam of construction. Recently, three Cambodia's construction firms honorably received the international awards on the best successes on construction.

■ VATTANAC CAPITAL

Vattanac Capital Tower works on the move to reach the prize for the Best Commercial Development in Southeast Asia at Singapore in December 2012. Vattanac Capital is Phnom Penh's most prestigious commercial address. Rising to 188m, this landmark development is designed and constructed to the highest international standards for Cambodia's emerging business and leisure community.

■ SONG SAA PRIVATE ISLAND

Cambodia's ultra-luxury resort known as Song Saa Private Island was awarded for the Best Hotel Architectural Design winner at Singapore in December 2012. Song Saa Private Island lies secluded in this magnificent seascape, just 35 minutes by boat from the port of Sihanoukville. Most of the islands remain undeveloped – deserted oases of virgin rainforests, tropical reefs and glistening white beaches.

■ LBL INTERNATIONAL

Franco-Khmer Construction Company known as LBL International also last month won the Excellence Award from the French-Cambodia Chamber of Commerce, held at the Sofitel Phnom Penh in December 2012. LBL international is a French-Cambodia entity, whose activity speeds over several different domains such as construction, architecture, refurbishment, public work and engineering.



Cambodia Railway Rehabilitation Project: First Commercial Train Service



The 256 kilometer "Southern Line" of the modern railway system in Cambodia, running from the capital city of Phnom Penh southward to Sihanoukville Port, commenced commercial rail operations today. ADB welcomes this first commercial train service to the Port of Sihanoukville which marks a significant development towards the completion of the long-awaited Pan-Asian railroad – a contiguous "Iron Silk Road" stretching from Singapore to Scotland.

The new railway will bring a range of benefits to Cambodia:

- It will lower the cost of staple commodities that poor Cambodian families depend on.
- It will improve road safety by taking dangerous cargoes, such as the fuel trucks driving between the oil terminal in Sihanoukville and Phnom Penh, off the roads.
- It will reduce bulky and heavy road

traffic, bringing down congestion and greatly lowering road maintenance costs.

- It will drastically reduce CO2 emissions and other air pollution as railways are much more fuel efficient than road traffic.
- And it will position Cambodia as a true subregional transportation hub, reducing the times and costs of transporting a range of products and creating new jobs and business opportunities in agro-processing, manufacturing and logistic services.

In sum, the modern Cambodian railway will strengthen the business environment, create jobs and incomes, improve road safety, and stimulate local and foreign investment. These all contribute to ADB's objectives of reducing poverty and stimulating inclusive growth in close partnership with Cambodia.

The 337 kilometer "Northern Line", linking Phnom Penh to Poipet and to Thailand, is expected to be opened in several phases

between 2014 and 2015.

The total project cost of the GMS Rehabilitation of the Railway project in Cambodia, amounting to US\$141.6 million, is financed by: (a) an ADB Loan of US\$84.0 million; (b) an Australian grant of US\$21.5 million; (c) an OPEC Fund for International Development loan of US\$13.0 million; (d) a Malaysian grant in kind of US\$2.8 million; and (e) a Cambodian government contribution of US\$20.3 million.



Japanese Investments Urge Realty's Growth



property uses.

Only in December 2012, five large Japanese firms operated namely the Idemitsu Co, Ltd to invest on biomass production at Battambang, the mega Aeon Shopping Mall along with the Aeon MFI, the 3-star Hotel Toyoko Inn, the 24-story condo, and the micro-motor factory financed by Minibear.

Among the many sectors they focus, the property development also a particular target. Besides, the property market has automatically boomed to meet their growing demand of residence, office space, factories and so on, property trade insiders say.

Japanese investments come with definite mastermind, recognizing the kingdom's healthy growth, they believe.

Japanese investment in Cambodia reached US\$75 million in 2011, up from about US\$35 million in 2010 and about US\$15 million in 2009, expecting to reach US\$300 million in 2012.

Japanese Investment in Cambodia is steadily increasing as a result of sharply rising wages in China and other Southeast Asian nations. But experts warned that for sustained investment growth and to avoid driving Japanese companies to other attractive investment destinations the government must address the country's skilled labor shortage and reduce electricity costs.

Oncoming Japanese large businesses arrivals to Cambodia starting last year is expected to speed up the realty growth responding to their stable investments and their needs for

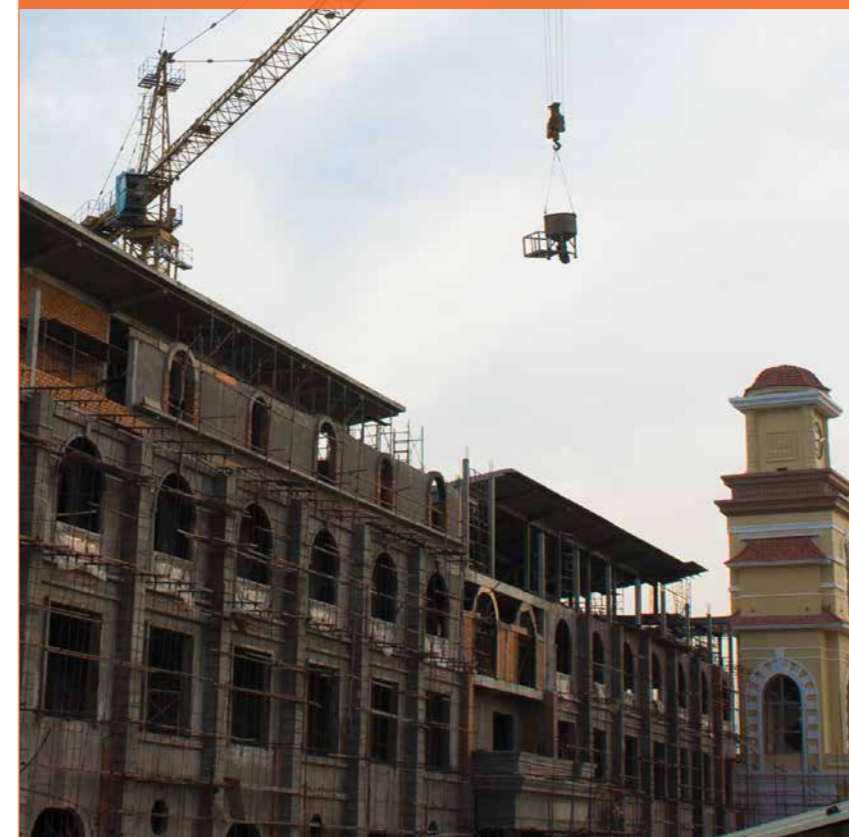
Krobei Island is Developed by RBP Investment

RBP Investment, a Russia real estate company, is planning to spend US\$10 million for developing Krobei Island in Sihanouk province as a luxury resort, attracting local and international tourists. The project is stretched on 12 hectares and expected to complete in 2015.

With the nice and natural views of the Krobei Island—beautiful beach and green-nature forest become the special condition for dragging inside and outside tourists to visit and relax. As can be seen, Sihanouk province is booming on tourism and economic, which is a potential support to call for people to live and invest more in this arena.



OCIC to Complete La Seine Late 2014



The Cambodia's leading construction firm, Overseas Cambodia Investment Corporation (OCIC) woos to finish its construction on the western-style residential project –La Seine in late 2014.

La seine residential project consists of 107 house units covered on the 39,000 square meters land of the Diamond Island financed by US\$19 million investment.

As the claim released the construction will be ended in August or September 2014, more than 90 percent of its residential units have been sold out, according to Ban Souly of the project's marketing department. The first project was sold out, and few left for the second project which is yet built.

The flats in the first project worth from the minimum of US\$340,000, while the second project cost from US\$350,000 up.

The success of the projects may be credited to its unique design, the wide space, and best location with wonderful view of Tonle Bassac.

La Seine is dedicated to the Paris's La Seine River stretching almost 800 km along the Paris basin, reflecting the French civilization to its Cambodia' replica.

SEZ in Sihanoukville Port, Potential for Investment

Seventy hectares of land in Sihanoukville's international port were established as a Special Economic Zone (SEZ), funded by JICA (Japan International Cooperation Agency). The establishment of the SEZ aims to expanse Cambodia's industry which has strongly relied on the textile and garment industry.

The project cost 3.97 billion yen of Japanese ODA which the construction headed by Daiho Cooperation joint sub-contract with Ly Chhuong Construction & Import Export Co., Ltd. in 2009 and completed in March 2012. With strong potential of SEZ with well-equipped infrastructure, a Japanese paper-manufacturing company known as Ojitex Haruta Packaging (Sihanoukville) Ltd. decided to invest 1.2 billion yen for building factory, expected to complete in 2013.

Well-equipped infrastructure of Japanese high technology, the SEZ in Sihanoukville port will attract more investment, opening floors for Cambodian employment opportunities.



Singapore

Construction Growth Exceed Projection



Real growth for the construction industry significantly exceeded the government's estimation reaching to 8.6% in 2012 due to a surge in residential and non-residential building activities.

Looking at 2013, Singapore expects construction activity to slow down but remaining a reasonably robust level at 4.9% due to the large pipeline of infrastructure projects, and the launch of another round of quantitative easing in the U.S.

However, Singapore's property market in 2012 was poor as some analysts saw from 5% to 10% drop in property prices, blaming to the stemming pressure from the global economic crisis, low house demand, and new rules for licensed real estate agents in the country which make things more difficult.

In Singapore, housing supply is limited by the fact that it is a tiny island. The demand is dependent on the desire and the ability to buy. A booming economy and overcrowding have fuelled both factors.

Laos

Construction Steadily Grow Driven by Dam Projects



As the Laos PDR has applauded with its over 8 percent annual growth last year, and the highest rate in the region, the construction blossom which also contributed by the hydropower developments, and the latest start on the controversial mega Xayaburi Dam were believed behind such a strong growth. On the property market, a significant amount of the real estate activities is undertaken by diplomatic missions and NGOs in the form of villas and leased apartments for their own operations as well as residences for their expat employees. Experts prospected such inviting prosperity will continue this year along with the nation's average 8 percent growth rate.

Myanmar

Yangon Building's Demolition Delayed

Demolition of the historic colonial building stands at the Yangon downtown had a last-minute reprieve in late December 2012 when the conservationists was backed by the government via constant media campaign. The building was once served as the hostel for Burmese writers, artists and politicians during the country's colonial era located at 233-235 Pansodan Street of Yangon had been declared dangerous by Yangon City Development Committee which had sent workers to tear it down.

The building's demolition was ordered to halt after media campaign led by the Yangon Heritage Trust reached the higher authorities. Only around 40 historic colonial building in Yangon downtown remain, and many have been declared the restricted zones after falling into serious ruin.

Conservative activists want the former capital's iconic colonial architectures to be maintained and reserved, and they worry that the remaining colonial buildings will be break down for urbanization.

Myanmar

Singapore be a Main Investment in Yangon's Sky-building

Singapore heads in front to be the main foreign developers to invest in Yangon's high-rise building. After the silence of the construction of skyline buildings in the former capital of Myanmar since mid of 2012, construction sector in this city starts to rise up now with foreign investment. Most of project design for new sky-building initiated in Singapore which expected from 25 to 35-story building, while local property development companies build only 12 and 16-story building. Recently, the applications to build 25 to 35-storey buildings have been submitted.

Thailand

Construction and Property Slowly Rebound from Flooding



Thailand's construction industry grew by 15 percent in 2012, but the project expansions could not reach the target it should have due to the serious labor shortage resulting in stagnancy of new projects.

The Thailand's National Statistical Office reported the sector lack at least 300,000 laborers in 2012 when demand was up to 2.9 million workers due to increasing projects, above averages of other years of 2.3-2.6 million. The shortage will prevail until 2013.

The property sector anyway saw significant growth in 2012 in all segments especially in Bangkok because consumer confidence was restored after the devastating floods in 2011.

Even the worst hit areas such as low rise housing, retail and industrial in areas that were flooded have seen resumed activity. The property prices are anticipated to grow by 5-10 percent in 2013.

China

World Largest Building

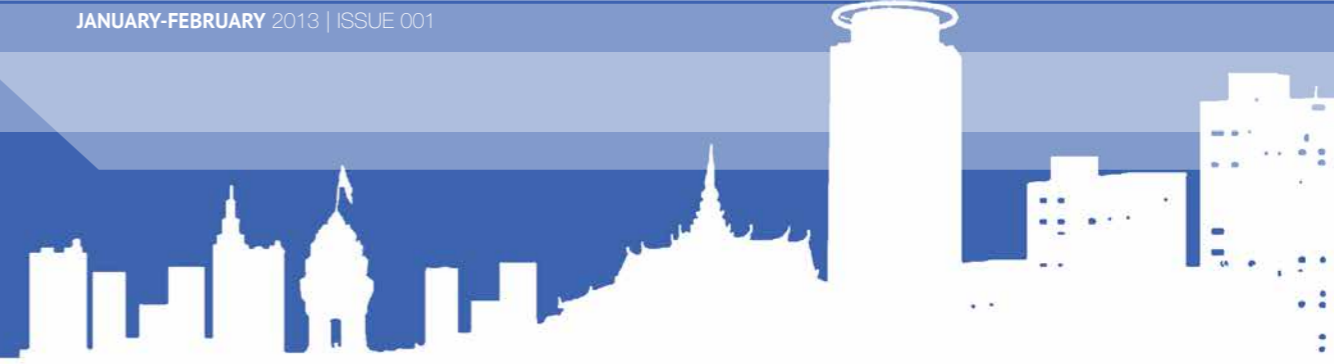


A New Century Global Center, a world's biggest building, firstly set to open in Sichuan province of China. A largest construction consists of 100-meter high, 500-meter long and 400-meter wide with 1.7 million square meters of floor spaces which is almost three time bigger than Pentagon building in Washington with 600,000 square meters of floor space and one of the world's biggest office. A New Century Global Center will be generated as homes, offices, hotels, conference spaces, university complex, commercial centers, shopping center, cinema, Mediterranean village, skating rink, pirate ship and other attractions. Most of these complex sites are also consumed as comforting arenas—a marine theme with fountains, a water park, and an artificial beach.



Association

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CAMBODIA HOSTS the 35th ASEAN CONSTRUCTORS FEDERATION

Construction sector has been playing a crucial role in boosting Cambodian economic growth. According to the data of the Ministry of Land Management, Urban Planning and Construction, the investment in construction of buildings in Cambodia has grown significantly from 2004 onward and reached its peak in 2007. In 2011, the investment on building sector is estimated in total around US\$1,734 million including the cost of construction and land at current market.

In the framework of full ASEAN integration, a number of mechanisms have been established including establishment of the Cambodia Constructors Association last year and was become a member of the ASEAN Constructors Federation on the 6th December, 2011. This year, Cambodia has a great opportunity to be a host of 35th ASEAN Constructors Federation after leading the 21st ASEAN Summit in mid-November.

On 23 November, 2012, a council meeting of 35th ASEAN Constructors Federation (ACF) was firstly hosted by Cambodia Constructors Association at Cambodiana Hotel in Phnom Penh, Cambodia.

The ACF consists of seven countries member namely Cambodia Contractors Association (CCA), Indonesia Contractors Association (ICA), Philippines Constructors Association, Inc. (PCA), Singapore Contractors Association Ltd. (SCAL), Thai Contractors Association (TCA), Vietnam Association of Construction Contractors (VACC) and Master Builders Association Malaysia (MBAM), in which fully joined the meeting.

Jorge A. Consunji, ACF Chairman said during the meeting "I do welcome for all of you to be here to share the progresses and concerns related to construction sector in your countries. This meeting will enhance you to exchange views and share information through various country reports."

"It shows a positive sign of the progresses of ACF as I have experienced it directly for two years," he said. "I expect there will be more improvement in the nearest future."

Desmond Hill, Treasurer General said that the overall budget of ACF for 2012 has been approved by the Council, but there would be a subject to revision if the new projects arise. One of the changes in the 2012 budget is the budget for the ACF website. The budget for the ACF website increased because the website would be updated quarterly.

"Cambodia Constructors Association (CCA) has been a member of ACF last year, but 35th ACF council meeting has been decided to hold in Cambodia. It is a great honor for Cambodia to be a host of ACF," said Pung Kheav Se, Chairman of Cambodia Constructors Association (CCA).

He said that the investment in construction sector has been an important goal to driving national economic growth. The new construction buildings are booming as a whole country especially in the cities.

ACF is looking into harmonizing the skills of various trades of construction workers from ASEAN countries to prepare them for working within ASEAN region, and CCA is looking forward to draw our collective strength and work together as a single unifying force to achieve mutually beneficial outcomes for our members.

Matthew Tee Kai Woon, a President of Master Builders Association Malaysia (MBAM) said that would enable MBAM to exchange views and share information. This sharing of information will enable MBAM to sharpen the competitive edge in tackling the challenge of a competitive global construction market.

"Our focus right now would be to understand the immediate concerns of our ACF members and prepare a long-term plan to



"CCA has tried it best to achieve the goal of ACF," said Pung Kheav Se, adding that "we are welcoming all foreign investors, who wish to cooperation and invest on construction sector."



35th ASEAN CONSTRUCTORS FEDERATION COUNCIL MEETING

23rd November 2012, Phnom Penh, CAMBODIA



resolve common issues on a regional level as well as help to grow the construction market in this region," he said. "We look forward to initiating to change in various issues affecting the construction industry in the region especially in the field of manpower resources and construction skills development."

After every representative membership of each country of ACF finished a presentation of his or her country report, Jorge A. Consunji said "I agree on your work on boosting construction sector to develop economic grow." "We try to promote the safety of the construction facilitates."

During the meeting discussion, the controversial of ACF's permanence office, membership, and cost of website and secretary of ACF were also addressed as issues.

The meeting was ended up with great solution since everyone agreed to host permanence office of ACF in Indonesia, consider Lao and Myanmar as a membership, and propose cost proposals on website development and updating. The next council meeting, 36th ASEAN Constructors Federation (ACF) would be hosted at Singapore in mid-May, 2013.

"I want to thank all of you, who try to improve of construction sector. ASEAN

is now become development. This is an achievement of ASEAN missions. I do hope, ACF will be reached on behave of Asia," Consunji said.

"Based on the spirit of cooperation and consecutive meetings of the 35th ACF in Cambodia, I hope, ACF with Cambodia as one of the members will achieve its goals as planned in order to contribute to the successful establishment of ASEAN Economic Community in the year 2015," said Im Chhun Lim, Senior Minister of Ministry of Land Management, Urban Planning and Construction.

ACF was established on 30th May 1985 within its inaugural meeting in Jakarta, Indonesia. The purpose and objectives of ACF are:

- to provide a forum for dialogue among the construction contractors in the ASEAN region through which to evolve a collective and more effective role for the construction industry in the economic development of the ASEAN region;
- to foster closer co-operation among the construction contractors in the ASEAN region and thereby promote joint ventures

and joint operations for enhancement of their construction contracting capabilities through complementation or supplementation;

- to promote mutual consultation among construction contractors in the ASEAN region and thereby encourage the exchange of information and know-how for improvement of construction technology and management, upgrading of construction labour skills and standards, and ultimately, advancement of the construction industry in the ASEAN region; and
- to unify efforts of the construction

contractors in the ASEAN region in promoting export of construction services to countries outside of the ASEAN region, and to pool resources, if necessary or desirable, to attain the goal.

By Ngo Menghourng



In the meeting of the 35th ASEAN Constructors Federation (ACF), H.E. Im Chhun Lim, Senior Minister of Ministry of Land Management, Urban Planning and Construction (MLMUPC), said briefly on Cambodian construction sector that the construction in Cambodia had grown rapidly in parallel with the economic growth.

In 2011, the investment on building sector is estimated in total around US\$1,734 million including the cost of construction and land at current market. Within nine months of the year 2012, the investment in construction has increased around 83.61 percent compared to the period of the year 2001.

Tourism sector is connected with construction sector to promote economic growth. The participation of Cambodia into the "Club of the Most Beautiful Bay in the World" would further boost tourism sector since the new international status will be bridge of cultural tourism such as in Siem Reap and coastal areas.

"As the result, there are more than 2 million tourists are predicted to visit Cambodia in 2012," said Im Chhun Lim, Senior Minister of MLMUPC. "The growth of the construction sector is a result of increasing tourism sector."

Lastly, Im Chhun Lim said, "based on the spirit of cooperation and consecutive meetings of the 35th ACF in Cambodia, I hope ACF with Cambodia as one of the members will achieve its goals as planned in order to contribute to the successful establishment of ASEAN Economic Community in the year 2015."

Recent Cambodian Construction by Ministry of Land Management Urban Planning and Construction

By Ngo Menghourng



Open Space for Construction Trade Partners

MATRADE, the National Trade Promotion Agency of Malaysia, seeks ways for possible partnership in Cambodian market.

U p-rising of high building— condominiums, housing, and apartments— in Phnom Penh as well as in Cambodia symbolizes as a rapid construction growth which is recently pulling on many construction investors in region.

Recently Malaysian and Cambodian investors on construction met up to seek ways for business matching under the arrangement of Cambodia Constructors Association. It becomes the sign of construction growth.

Pung Kheav Se, a Chairman of Cambodia Constructors Association, said during meeting that “we open the door for investors to come and cooperate with us.

Cambodia and Malaysia will become a good partnership.” He added “Cambodia just starts our entrepreneurships, so it would be a great destination for Malaysia to invest the construction business.”

Key-concept to address for trading with Malaysian investors is notified in ten points, started from diverse range of high quality products and services, reliable suppliers, well-developed trade support facilities, transparent and fair trading regulations, good manufacturing practices, professional business culture, friendly business environment, modern infrastructure and facilitate trade, pro-business government policies and Malaysia’s track record as trading nation.

Zulkepli Mohd Perai, Director of Construction & Professional Services of MATRADE Kuala Lumpur told that he felt excited and interested in the meeting because he could learn and know more about Cambodian constructor, businessmen and companies. In addition, he was able to find good business partnerships to invest on construction sector.

“We get to know with each other clearly and we can share our own mission and business, which we want to invest and cooperate,” he said. “It is warm welcome and meeting. Soon, I plan to lease construction and related service in Cambodia.”

A Cambodian businessman, Tan Monivann,

“This is the first day of our meeting, but it goes smoothly. Everyone can find suitable business partners,” Ahmad Shanizam siad.

a vice-president of Mong Reththy Group Co., Ltd. said that the meeting looked wonderful. He was interested in investment with few business chairmen of MATRADE because it would be expanded more power of his business.

“It is a great opportunity for Cambodian and Malaysia to cooperate mutually,” he said. “There should be more meeting like this with other countries as well.”

Ahmad Shanizam ABD Ghani, trade commissioner of Malaysia Trade Section Ho Chi Minh City said that Cambodia is a good country to invest on the construction and its related services.

By Ngo Menghourng



PEACE BUILDING | PHNOM PENH

Peace building is a part of Council of Ministers which is used as a bureau of the Prime Minister and also offered as a national and international conference. The whole building project was constructed by Ly Chhoung Construction. The Peace building project was completed in late 2010.



MoU for Building the Capacity in Technical Training for Construction Sector



MoU signing ceremony on "Technical and Professional Training Cooperation" between Cambodia Constructor Association (CCA) and the Ministry of Labor and Vocational Training was held on 25th October 2012 at the 28th floor of Canadia Tower.

This signing ceremony was presided over by H.E Mr. Pich Sophan, Acting Minister of Labor and vocational Training, and MR. Pung Kheav Se, Chairman of Canadia Bank Plc, and currently the CCA chairman as well. The main purpose of this cooperation was aimed at supporting and strengthening the construction sector of the country, introducing local and international construction standards to the technical workers and enhancing their professional capacities to help build Cambodia towards sustainable development and growth.

The signing of MoU between the CCA and the Ministry of Labor and Vocational Training of Cambodia was to provide training on the technical foundation and skills including brick cutting, walling, concrete mixing, wall concreting, wall decorating, and water and electricity installation to Cambodian technician, These are the basic skills and technical construction requirements to meet with both local and international standards.

CONSTRUCTION & PROPERTY

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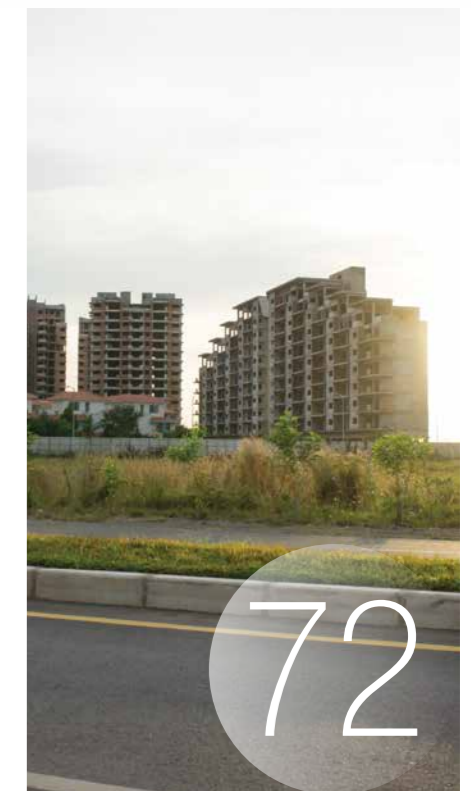


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Property

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STEPPING ON High-Rise Residence



High-rise and luxurious residences have been being placed everywhere of Cambodia whether in or out of the cities to target wealthy local and international residents. Today, condo apartment and housing complex (Borey) seems to expand its popularity among Cambodian residents, especially, the rich and tycoon. This inspiration has pushed the property sector into a steady market, whereas from the worst situation like 2009 when was economic crisis.

Before, the property traders targeted the land and house for sale, but now they purchase the houses for their own, said real estate insiders.

During 11 months of 2012, the construction sector has risen more than 80 percent compared to the same period of the year before, and more of the growth contributed by the housing complex and condo apartments according to Benghong Socheat Khemro, a spokesman of the Ministry of Land Management, Urban Planning, and Construction. Yet, there is no clear data available in late 2012.

Although a majority prefers housing complex due to the lower price, many also consider the high-rise residences due to their high living standard.

"High-class people and foreigners prefer living in the high-end apartments as they enjoy with the security, safety, comfortable living standard, and other facilities of the building," Khemro said early December.

Besides financial issue, which is the obsta-

cle of improving the situation of the property sector in Cambodian market, the habitation, and stereotype living of people are also the main problems to deal with.

"Only new couples prefer to living in condo because they want to live separately from their relatives," said Song Heng, a board member of Asia Real Estate Cambodia.

Cheng Kheng, a Managing Director of Cambodian Property Limited (CPL) and who manages the De Castle Diamond Condo with the total of 178 units, finds out that about 70 percent of all his customers is owned by Cambodians.

"Today, there are more and more Cambodian people care about health. Hence, they decide to live in the condo because it provides good standard of living, security and environment," he said.

Since the market of property sector is in a good situation, a lot of property developers are from China, Vietnam, Singapore, South Korea, and especially Japan, which recently have been entered the arena. Cambodian investors prefer the residential building investments, while foreigners eye on the high-rise apartments and office space. 1,182 property developers registered with the government since 2000 until September 2012, with 887 local firms, and 247 foreign-owned.

"Trading condo and residential buildings rise at the similar level, but property developers find it more beneficial to invest in condo trading," Kheng said.

To promote the popularity for high-rise

residences, the housing loan from the bank appears to be the affordable choices for Cambodian middle-class families, while a condo unit is expected to cost on average not lower than \$100,000.

ANZ Royal, one of the commercial banks, which offers housing loan currently declares to offer a 20 year home loan or a 15 year investment loan to allow citizens to purchase high-rise condo apartments for either owner occupation or investment purposes.

"In fact, the same ruling applies for any citizen wishing to purchase any residential property whether it is high-rise or not, so it just depends on the choice of customers where they want to buy," Joe Phelan, Head of Mortgages, ANZ Royal says. "In 2013, we aim to lend US\$30 million in housing loans in Cambodia."

The property developers do not only cooperate with the banks to offer such loans to their potential customers, but also let them to own the house via a long term payment according to Benghong Socheat Khemro.

"Buying an apartment unit is so expensive, so most people can't pay all at once," he explains.

By Tim Vutha

ឆ្ពោះទៅលំនៅស្ថានដ៏ខ្ពស់ស្តីមតិ

លំនៅស្ថានដ៏ខ្ពស់ប្រណិតៗបានរីកដុះដាលស្ទើរគ្រប់ទីកន្លែងទាំងក្នុង និងក្រៅទីក្រុងនានានៃប្រទេសកម្ពុជា ដោយផ្ដោតលើអតិថិជនទាំងជនជាតិខ្មែរ និងបរទេសដែលមានជីវភាពធូរធារ។ បច្ចុប្បន្ននេះ ខុនដូ អាផាតមិន និងសំណង់ប៊ូរី ហាក់ដូចជាពង្រីកប្រជាប្រិយភាពរបស់ខ្លួនក្នុងចំណោមជនជាតិខ្មែរ ជាពិសេសប្រជាជនដែលមានជីវភាពធូរធារ។ កត្តានេះបានជំរុញឱ្យវិស័យអចលនទ្រព្យក្លាយជាទីផ្សារដែលមានលំនឹងមួយ បន្ទាប់ពីបានងើបឡើងពីស្ថានភាពដ៏អាក្រក់បំផុតពីសម័យវិបត្តិសេដ្ឋកិច្ចនៅឆ្នាំ២០០៩។

កាលពីមុន ពាណិជ្ជករអចលនទ្រព្យនិយមផ្ដោតតែលើការជួញដូរដី និងផ្ទះសម្រាប់លក់បន្ត ប៉ុន្តែឥឡូវនេះពួកគេទិញផ្ទះសម្រាប់ការរស់នៅប្រើប្រាស់ផ្ទាល់ខ្លួន។ នេះបើតាមការលើកឡើងរបស់អ្នកជំនាញផ្នែកអចលនទ្រព្យមួយចំនួន។

គិតត្រឹមរយៈពេល១១ខែ ក្នុងឆ្នាំ ២០១២

វិស័យសំណង់បានកើនឡើងចំនួន ៨០ភាគរយ បើប្រៀបធៀបទៅនឹង រយៈពេលដូចគ្នាកាលពីឆ្នាំ២០១១ ហើយមួយភាគធំនៃកំនើននេះត្រូវបានផ្តល់ដោយការរីកចម្រើននៃគម្រោងលំនៅស្ថាន និងខុនដូ។ នេះបើតាមលោក ហង់ ហុងសុ-ជាតិ ខេមរូ អ្នកនាំពាក្យរបស់ក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់។ ក្រសួងពុំទាន់បញ្ជូនរបាយការណ៍សម្រាប់ឆ្នាំ២០១២ ពេញនោះទេ។

ទោះបីជាភាគច្រើននៃប្រជាជនកម្ពុជានិយមរស់នៅក្នុងប៊ូរី ដោយសារវាមានតម្លៃថោក ក៏មានប្រជាជនមួយចំនួនទៀតមានទំនោរទៅរកលំនៅស្ថានខ្ពស់ៗដោយសារកម្រិតស្តង់ដារជីវភាពរបស់គេខ្ពស់ជាងមុនដែរ។

លោក ខេមរូបាននិយាយកាលពីដើមខែធ្នូឆ្នាំ២០១២ ថា "ប្រជាជនខ្មែរវណ្ណៈខ្ពស់ និងជនបរទេសនិយមរស់នៅក្នុងអាផាតមិនទំនើបៗដោយសារពួកគេពេញចិត្តនូវសន្តិសុខ សុវត្ថិភាព និងបែបបទជីវិតដែលមានផ្ទៃសុខភាព

ព្រមទាំងភាពងាយស្រួលផ្សេងៗទៀតដែលបំពាក់នៅក្នុងអគារ។"

ក្រៅពីបញ្ហាហិរញ្ញវត្ថុដែលជាឧបសគ្គរារាំងដល់ការលើកកម្ពស់ស្ថានភាពវិស័យអចលនទ្រព្យនៅកម្ពុជា ការរស់នៅជាទូទៅរបស់ប្រជាជនក៏ជាបញ្ហាសំខាន់ដែលត្រូវដោះស្រាយដែរ។

លោក សុង ហង់ សមាជិកក្រុមប្រឹក្សាភិបាលនៃក្រុមហ៊ុនអេស៊ី រៀលអ៊ីស្តេតបាននិយាយថា "មានប្រជាជនមួយចំនួន ជាពិសេស គូរស្វាមីភរិយាថ្មីៗ និយមចូលចិត្តរស់នៅក្នុងខុនដូ ពីព្រោះពួកគេចង់រស់នៅដាច់ដោយឡែកពីព្យាបាលសន្តានរបស់គេ។"

លោក ចេង ខេង នាយកគ្រប់គ្រងក្រុមហ៊ុនអចលនទ្រព្យ ស៊ី ភី អិល ដែលគ្រប់គ្រង ខុនដូ ដីខាសិល ដាយអ័រមិន ជាមួយនឹងលំនៅស្ថានសរុបចំនួន១៧៨កតា បានសង្កេតឃើញថា មានជាង៧០ភាគរយនៃអតិថិជនទាំងអស់នៃអគារនេះ គឺជាជនជាតិខ្មែរ។

"បច្ចុប្បន្ននេះ មានជនជាតិខ្មែរកាន់តែច្រើន

ឡើងចាប់អារម្មណ៍លើការថែទាំសុខភាព។ ដូច្នេះពួកគេបានសម្រេចចិត្ត រស់នៅក្នុងខុនដូ ពីព្រោះវាផ្តល់ជូនបែបផែនជីវិតដ៏ល្អប្រសើរ សន្តិសុខ និងបរិស្ថានល្អ។" នេះបើយោងតាមសម្តីលោក ចេង ខេង។

ជាប់តាំងពីទីផ្សារអចលនទ្រព្យមានដំណើរការល្អប្រសើរ មានវិនិយោគិនលើវិស័យអចលនទ្រព្យជាច្រើនបានមកពីប្រទេសចិន វៀតណាម សាំងហ្គាពូរ កូរ៉េខាងត្បូង និងជាពិសេស ជប៉ុនដែលទើបតែចូលប្រឡូកក្នុងវិស័យនេះក្នុងពេលពីថ្មីៗនេះ។ វិនិយោគិនកម្ពុជា និយមវិនិយោគលើសំណង់លំនៅស្ថានជាលក្ខណៈប៊ូរីខណៈដែលវិនិយោគិនបរទេស និយមផ្ដោតលើសំណង់អាផាតមិនខ្ពស់ៗ និង អគារការយាល់យ។

គួរបញ្ជាក់ផងដែរថា ពីឆ្នាំ២០០០ រហូតដល់ខែកញ្ញា ឆ្នាំ ២០១២ មានក្រុមហ៊ុនអភិវឌ្ឍន៍អចលនទ្រព្យចំនួន ១.១៨២ បានចុះបញ្ជីក្នុងប្រទេសកម្ពុជា ដោយមានក្រុមហ៊ុនក្នុងស្រុកចំនួន ៨៨៧ និង ក្រុមហ៊ុនបរទេសចំនួន ២៩៥។ លោកបានលើកឡើងថា "ការវិនិយោគលើអគារខុនដូ និង ប៊ូរីកើនឡើងក្នុងកម្រិតប្រហាក់ប្រហែលគ្នា ប៉ុន្តែអ្នក អភិវឌ្ឍន៍អចលនទ្រព្យយល់ស្របថា វាមានផលចំណេញច្រើនជាងក្នុង

ការវិនិយោគលើសំណង់ខុនដូ។"

ដើម្បីលើកកម្ពស់ប្រជាប្រិយភាពនៃលំនៅស្ថានបែបប្រណិត កម្មវិធីផ្ទះពិធានាគារមួយចំនួនបានក្លាយជាជម្រើស ដ៏សមស្របមួយសម្រាប់គ្រួសារវណ្ណៈកណ្តាលជាតិខ្មែរ ខណៈដែលខុនដូមួយឯកតាតម្លៃមិនតិចជាងមួយសែនដុល្លារអាមេរិកនោះទេ។

ធនាគារ អេ អែន ហ្វែត ដែលជាធនាគារពាណិជ្ជមួយក្នុងចំណោមធនាគារពាណិជ្ជទៀតដែលបានផ្តល់ជូន កម្មវិធី ផ្ទះ ថ្មីៗនេះ ប្រកាសផ្តល់កម្មវិធីផ្ទះរយៈពេល ២០ឆ្នាំ ឬ កម្មវិធីវិនិយោគរយៈពេល ១៥ឆ្នាំ ដើម្បីជួយគាំទ្រអោយ ប្រជាជនអាចមានលទ្ធភាពទិញលំនៅស្ថានបែបទំនើបក្នុងខុនដូបាន ដើម្បីជាការប្រើប្រាស់ផ្ទាល់ខ្លួន ឬគោលបំណងវិនិយោគបន្ត។

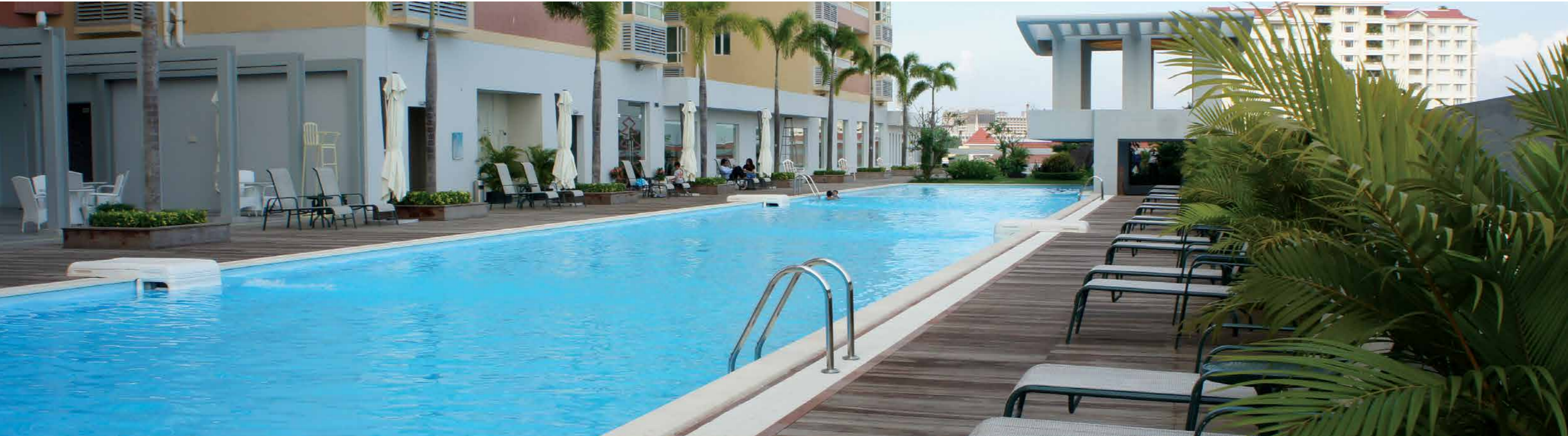
"ជាការពិតណាស់ គោលការណ៍នេះក៏ផ្តល់ជូនសម្រាប់ប្រជាជនណា ដែលមានបំណងទិញអចលនទ្រព្យលំនៅស្ថានមិនថាក្នុងអគារខ្ពស់ៗ ឬស្ថិតជាបំណងដីនោះទេ។ វាអាស្រ័យលើជម្រើសរបស់អតិថិជនថានៅកន្លែងណាដែលគេចង់ទិញ។" លោក ចូ ហ្វឺឡេន នាយកគ្រប់គ្រងផ្នែកឥណទាន នៃ ធនាគារ អេអែនហ្វែត បានថ្លែងដូច្នោះដោយលោកបន្តថា "នៅក្នុងឆ្នាំ២០១៣

យើងនឹងផ្តល់កម្មវិធីផ្ទះសរុបចំនួន ៣០លានដុល្លារក្នុងប្រទេសកម្ពុជា។"

ក្រុមអ្នកអភិវឌ្ឍន៍អចលនទ្រព្យ មិនមែនគ្រាន់តែសហការជាមួយនឹងធនាគារនានាដើម្បីផ្តល់កម្មវិធីផ្ទះទាំងនេះ ទៅអតិថិជនរបស់ពួកគេនោះទេ ប៉ុន្តែក៏អនុញ្ញាតអោយអតិថិជនធ្វើជាម្ចាស់ផ្ទះ រួចអាចបង់រំលោភរយៈពេលវែងផងដែរ។ នេះបើតាមលោក ហង់ហុង សុជាតិ ខេមរូ អ្នកនាំពាក្យរបស់ក្រសួង រៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់។

លោកបានពន្យល់ដូច្នោះថា "ការទិញលំនៅស្ថានមួយក្នុងអគារអាផាតមិនមួយមានតម្លៃថ្លៃណាស់។ ដូច្នេះប្រជាជនភាគច្រើនមិនអាចមានលទ្ធភាពបង់ប្រាក់ទាំងអស់ភ្លាមៗនោះទេ។"

ប្រែសម្រួលដោយ ទឹម រុត្តា



Realty Awakes, But Not at Peak

Real Estate Market in Cambodia is incremental

Although the fragile real estate market has re-surged back from the dip in the 2009 crisis, its speed is relatively slow due to the influence from the prevailing global economic slowdown.

The so-called bubble estate exhibits prevalently, but the whole market grew only about three to five percent of nationwide in 2012 compared to the lower growth rates in previous years, 2011 and 2010, said insiders.

"A small market scale, slow growth in demand, and prevailing impact from the drowning world economy are the main reasons to make the investors not to be confident on the real estate market, so that it will grow slowly," said Sung Bonna, a former president of the Cambodian Valuers and Estate Agents Association.

In its July 2012's forecast, the Economics Institute of Cambodia (EIC) projected the real growth rate in the property business grows at only 2 percent year-on-year in 2012, an upward revision from its initial projections of 1.2 percent in the early year. The growth in this subsector is partly driven by the performance in the construction subsector.

Based on the development disparity, the market growth of real estate varies between regions. It has recovered to appear only at the popular industrialized zones, leaving the low industrialized areas such as the Phnom Penh's suburbs, and the rural areas, where less commercialization are.

"The urban areas such as Phnom Penh, Sihanoukville, Siem Reap, and Battambang are about 10-15 percent increase in 2012," Bonna said, pointing the highest growth area is at the Phnom Penh's downtown, which surges about 20 to 30 percent.





“The urban areas such as Phnom Penh, Sihanoukville, Siem Reap, and Battambang are about 10-15 percent increase in 2012,” Bonna said, pointing that the highest growth area is at the Phnom Penh’s downtown, which surges about 20 to 30 percent.

The most expensive land area in Phnom Penh is located on Phreah Monivong Blvd between Bokor Interjection to the Vattanak Capital Tower at about US\$3,000/m² to US\$4,500/m² on average according to the traders. Such development disparity was blamed to the slow density of population, while the investment inflow is still narrowed.

“Our population density is still small, thus we have to wait for more foreign investments, so that the booster market can be widespread into both suburbs and rural areas,” Bonna said.

Within this slow pace, residential buildings and apartments are now being traded the most, followed by commercial buildings

such as factories, and office spaces unlike before when traders targeted on land.

However, some experts said, the 2012’s real estate price has developed better than its overall market image especially on the apartment and office space.

“The price of apartment and office space both in the provinces and the bustling city have recently increased from 15 to 20 percent,” said Kuy Vath, CEO of VTrust Properties. “The recovery is driven by a flow of foreign investments thanks to the availability of stock market.”

Nevertheless, the trade insiders welcome such slow growth, believing it is a secure rise, and well-structured progress con-

trasting from the past when the market was driven by speculation, climbed to the peak with short-term than fall down seriously.

“We don’t want the quick rise like in 2007, and we prefer slowly growth. Now it gradually rises, so we hope it is sustainable,” said Cheng Kheng a managing director of Cambodian Property Limited (CPL).

Since the market doesn’t reach its maximum potential yet, the property developers are reluctant for the future dangers or concerning over the sector’s overheating akin to the past few years.

“Our property market is still new and fragile, thus we should not feel too excited for its recovery, nor too worried for its future crisis,” Bonna said. “Just calm down, do things carefully, and let’s see.”

Along with the slow growth, remarkable progress in the construction sector nationwide is expected to help accelerate the

growth in the real estate market since the two sectors are co-related.

The government has linked the construction to tourism via targeting the infrastructure development of the fourth economic zone—the north-east provinces, along with the existing Phnom Penh, Siem Reap, and Sihanoukville while tourism is expected to welcome 2.3 million arrival at the end of 2012, and approximately 5 million in 2015, and 7 million in 2020. This will surely contribute to the prosperity of the real estate market.

Sy Nhorn, a deputy-director of Construction Department, Ministry of Land Management, Urban Planning and Construction said that the ministry has facilitated the business registration, property trading, along with the easier property freehold condition for foreigners to co-own the private ownership from the first floor up.

“We are pushing forward the land titling process; it is simply that any construction

projects are allowed to build only on the legal registered lands, then it will be beneficial to the real estate market as well,” he said.

In respond, Bonna requests the government to improve the legal framework to clearly assess the development projects, in which are proposed by private companies, to avoid defaming the market if their projects will be stopped for their own reasons.

“The stuck of the Gold Tower 42 and Camko City discourages new investors to enter the market. We know the projects aren’t blocked by the whole property market crisis, but it is only the personal matters of those developers,” he said. “However, the situation can hold back investors’ confidence on the market.”

If the country’s political and economic status remain stable, the real estate market is likely to hike better than now for 2013 and years to come.

“In 2011 and 2012, we gained such a good growth, and along with our annual economic growth of about 7 percent, we believe it will be more prosperous in 2013 or in the near future,” said Nhorn.

But the Economic Institute of Cambodia projected the real estate subsector to grow at a comparable rate of 2.1 percent year-on-year for its 2013 outlook.

While prices of residential constructions have been noticeably stagnant, the sales of residence are estimated yet to reach the level observed during the period preceding the global economic crisis in 2009.

By Tim Vutha



The Ownership for Foreigner Boosts Economy

The ownership law of foreigners opens the gate for foreigners to make a comfortable living and business.

A huge increasing of foreigners for tourism or business in ASEAN countries, Cambodia is beginning to assert itself as an attractive region for foreigners to live or stay for longer with their co-ownership housing. Not only Cambodia's citizens have right to be the owners on housing, but also foreigners who are willing to live in the arena of kingdom of wonder are possible.

It is almost three years after the law of ownership for foreigners existed by Royal Government of Cambodia in May 2010, aimed to determine general principles, rights and obligations of foreigners who have ownership rights in private units of co-owned buildings and other rights relating to the common areas, and procedures for registration of these rights.

In addition, this law facilitates for foreigners' investment or investors' businesses in a large field of construction, industry, and tourism as well as it responds to the expansion of the land market in the Kingdom of Cambodia.

Alongside with the law implementation, this law is slowly running due to the less capacities of law understanding amongst Cambodians and shortage of public promotion. However, this law will greatly assist to country's economic development and social growth if it is well implemented and promoted, according to Sok Sam Oeun, director of Amrin Law and Consultants Group.

"It [Law of ownership] seems blurry for citizens," he said. "It is not widely practiced since it is a new law. Both Cambodian and foreigners should learn on this law; it would attract more foreigners to invest business or purchase co-owned buildings."

The article six of law of ownership was written, foreigners have ownership rights in private units of co-owned buildings only from the first floor up. The ground floors and underground floors cannot be owned by foreigners.

Nevertheless, the public strongly supports the initiative this law in Cambodia, but people seems not to understand what law of ownership for foreigners is.

Grace Wilson, Advisory Australian politician said, she does not know Cambodia

has provided the law ownership for foreigners. She maybe not interested in the law or the public announcement of the law. "It would be good if Cambodia has this law because Cambodia can attract more foreign investors to do their business and live in Cambodia," she said.

"Most of foreigners are not aware of the ownership law of Cambodia because they prefer renting a house, and they might be busy with their business," Ngoun Chhay Leang, Assistant Business Development Managers of Cambodian Property Limited (CPL) said. "In addition, the law is not aware, educated, and trained."

He adds that only the businessmen, who interested in investment for long term or want to live in Cambodia, need to understand about law. The foreigners have a right to buy and own the co-ownership building from the first floor up.

"Around 60% of foreigners buy condo or housing of his company since the ownership law initiated. The law opens the gate for foreigners to make a comfortable living and business," he said.

H.E Im Chhun Lim, Senior Minister of Land Management, Urban Planning and Construction said that the constructions of many satellite towns, commercial buildings, hotels and high-rise offices have not only modernized Phnom Penh city, but also have thrust positive vision towards the development of real estate and construction in sector the future.

"Yet, since the adoption of the real estate law on foreign ownership in the co-owned building, there are only 286 foreign nationals have bought 670 units of the co-ownership building," he said.

Sopheha Pong, director of department of development of economic, investment and international relation of the ministry of land Management Urban Planning and Construction says that law ownership for foreigners helps to masculine the development of economic grow.

"In 2013, our department will do formal evaluation on the investment and foreigners, who owned co-owned building. As a result, we will have a formal static," he said.

He adds that he has received many phone calls from the foreigners, who wish to buy co-owned building. It is a positive sign for increasing economic growth. However, people—Cambodian and foreigners—don't know and understand much about the law ownership for foreigners because of limited capacity of public announcement and education. Hence, the ministry and state will do widely public announcement.

"So far, we provide training and workshop related the law ownership for foreigners to the public and private companies," he said. "We will create more public announcement through online and other media."

By Ngo Menghoung

DESPITE SLOW BUT STABLE



The Kingdom's realty market has rebounded slowly but in stable speed in 2012, given positive hope for the future.

As Cambodia is proud that has benefited largely from the ASEAN chairmanship last year. 2012 is also admired to be a shining year for the country's properties market recovery with the slow but stable manner. As the construction was projected to surge more than 70 percent year-on-year in 2012 over 2011, the property sector has said to graduate at the mild speed of 10-15 percent compared to 2011.

Therefore, the prices of the properties market have climbed up the rising line at well over 15 percent. The properties trading have largely rebounded in Phnom Penh, whereas the rate grew slowly at the provinces. The growing demand of the residential buildings was believed to lay behind last year's recovery on both the construction and properties sector.

To explore the insider views over the trend, opportunities, challenges and the future of the kingdom's small-but-vibrant property market, the Construction & Properties Magazine sat down with Cheng Kheng, a newly appointed President of Cambodia Valuers and Estate Agents (CVEA) Association.

Being the first local real estate guru in Cambodia with more than 20 years of experience in the property business, Cheng Kheng currently also serves as a managing director of CPL Cambodia Properties Limited, and also a president of TIC Co., Ltd., a property management company at De Castle Diamond.

Recently, he was selected to be a President of the 3rd mandate of the Cambodian Valuers and Estate Agents Association replacing Sung Bonna which has served the president since 2008 and end his twomandates in 2012. CVEA was established in 2008 started with 7 members and reach 22 members now.

1. You have been appointed as the President of the Cambodia Valuers and Real Estate Agent association recently. How long is your mandate? What are the priorities you wish to improve in this mandate?

The mandate lasts for two years. Under my leadership, I will strengthen the cooperation amongst the licensed real estate companies to create synergy; deal with the unlicensed brokers who evade tax and speculate prices; and standardize the estate agency and valuation services.

2. Many say that the property market has

recovered well in 2012. How do you compare the speed in 2012 to 2011, and to 2010?

Compared to 2010 and 2011, the speed of the property market recovery in 2012 has been much better as more demands appear in the market while more and more people have understood better over the property businesses i.e. people are now buying properties as an investment portfolio rather than for lucrative capital gain as before.

3. The market rebound has been slow these years. Is it good for the market? Why? What are the factors that still hamper the growth in this sector?

The slow recovery is good for the market because so far our market has been unstable. Boom and burst in the market can happen instantly which are usually uncontrollable. Thus, in our situation now, a slow but stable growth is much more preferable. To me, the main factors that impede the growth of this sector are; the lack of understanding by most property owners who always want to price their properties out of the market; and there are too many unprofessional and unlicensed brokers in the market who usually speculate the price and are not reliable.

4. Among the market recovery, what are the kinds of properties being traded the most? Why they are targeted?

There are many property types in the market and there seems to be demands for all the types. However, based on CPL's record, condominiums, flats and residential lands appear to have been traded the most. The reason behind the increase in transactions of the above types, I think, lies in the growth of our population. A place to live is one of our basic needs; thus, some people want to buy and some other want to rent a place to live, which is why the residential properties are in great demands. To fulfill the demands, Borey Peng Huoth, for example, has developed many more residential condominiums seem to yield higher return on investment than other properties.

5. Aren't you afraid the market is overheating again like the state in 2007, when the market fully boomed than busted?

No! I am quite optimistic that the market won't collapse so easily like in 2007. People are now more educated about the investment in the property business. They are being more and more careful in selecting what to buy and rent. Unlike before, when they bought the properties and expected only for increasing value of the property, now they buy and also think of the return of their investment, which is a smarter way of thinking in terms of putting down money for investment.

6. How has the property evaluation here processed? Is it standardized yet? How do most property developers and real estate agents think of it?

To appraise the value of a property, we can't just predict or give the value without proper evaluation.

In essence, we need to go through rigorous steps in studying the value of a property on the market. We study the surroundings as well as the recent transactions of similar property type before we can give an objective price of a property. Currently, each company is using their own standard. As the President of CVEA, I will work on standardizing this process.

7. Does the market recovery appear only in Phnom Penh? How about at the provinces?

Not just in Phnom Penh. Other key provinces such as Sihanouk, Battambang and

Siem Reap are also on the rise, though at a slower speed than in Phnom Penh. The growth can be credited to the increasing population and tourist attractions such as beaches and temples in those provinces.

8. To your opinion, where else in Cambodia is potential for property development so as real estate business, yet few firms realize?

I think most firms already realize where the potential places to develop are. It is just that they have not yet taken any actions. I think they already have plans. They just need the right time to put their plans to reality.

9. There are more oversea property developers and real estate agencies appear now, remarkably Japanese companies just appear this year. What are the reasons that urge them to come? What are the market segments they target on? Why?

Geographically, Cambodia is sandwiched between two major developing countries, Thailand and Vietnam, where the markets seem to be relatively crowded already. In contrast, in Cambodia, it appears that the investment opportunities are yet fully grabbed. The Japanese investors come to Cambodia because they see where the opportunities lie. They now start to target on retail markets, condominium buildings and industrial factories. These properties are their targets simply because we have not had many of them yet which means they are still in great demand.

10. Are international companies are competing with the local companies now in term of controlling the market?

Of course! We are in a very competitive market with international companies now. As time goes by, they begin to understand more and more about the local markets, the knowledge which they previously lack. Thus, having equipped themselves with the knowledge now, they see no point of waiting. They instantly enter the competition with local companies.

11. To your view, what are the kinds of properties that Phnom Penh lack? Is it the kind of residential building, or Condo or Office space? Why?

To me, as of now, we seem to lack of commercial properties such as retail and office space. Retail is not a potential property type now, but I foresee that it will be one

in the future. Also, although we have had many office buildings now, but the space for Grade C office seems to be lacking in supply.

12. How will the ASEAN Economic Community in 2015 mean to Cambodia's growing property market? Is it good or bad?

There could be both advantages and disadvantages. It is an advantage when the integration makes it easier for investors to come to invest in Cambodia which means there are proper rules and regulations to protect the investment. In contrast, it becomes a disadvantage when offshore and experienced investors dominate the market and our local investors have no power to compete with them. All in all, it is a two-edged sword. We need to work hand-in-hand and be proactive for the consequences.

13. What would you like to see done both by the government and the private sector in order to improve this slow but potential estate market?

The important thing in this business is having accurate data. Thus, I think, the key to better improve this industry is to have a one-stop recording center where all transactions have to be recorded properly and published to the public. In that way, it will be easier for the public to keep themselves up-to-date with the market.

14. What is your future expectation for the property development here over the next 10 years?

In 10 years from now, I expect to see tremendous changes in the property development sector. I believe there will be more high-rise commercial buildings as well as residential ones in the city center. In addition, I hope there will be more project developments (Borey) and satellite cities taking place on the outskirts of Phnom Penh.

By Tim Vutha



Housing Projects withdraw from Crisis

Remarkableness of high market demand among Cambodian local residents, housing complex buildings (Borey) have been boomed in everywhere of Cambodia, in particularly outskirts of the cities to supply the demand. This is provided people with more choices to choose for their convenience living.

Comparing to a previous year, the commercial activities on the residential housing complex buildings “Borey” have grown mildly in 2012, but are considered as stability in the construction and property market recovery after withdrawing from the global crisis in a last few years.

By mid of 2008 when the Cambodian economy was indirectly affected by the global crisis, the construction projects, which were funded by oversea capital, were affected. As the result, the investments in construction sector in 2008 had declined 0.64 percent compared to 2007 and this trend continued to decline in 2009 and 2010.

In 2011, the investment on building sector is estimated in total around US\$1,734, pushed the construction and property sector become a leading sector again.

However, in the first 10 months of 2012, the kingdom’s construction investment worth only US\$1,923 million of the 1,494 approved projects, covering almost 6 million square meters, majorly driven by the residential projects, according the Ministry of Land Management, Urban Planning and Construction.

“Cambodian investors prefer investing on the residential projects, while the major foreign investors usually eye on apartment or commercial building,” said Cheng Kheng, a managing director of Cambodian Property Limited (CPL).

There are about 100 residential projects nationwide so far, mostly storm in Phnom Penh and other urban areas such as Siem Reap, Sihanouk Ville, Battambang, and Banteay Meanchey. More projects are under-way, mainly in Phnom Penh.

Pricing of the residence units varies according to areas and the equipped facilities; costs may start from the lowest US\$25,000 to US\$35,000 and climb up to over US\$100,000 for separate house or villa.

Remarkably, the price of the property has increased from 10 to 15 percent in 2012, when the trading of residential buildings increased about 15 percent mostly by sale of link and separate houses.

About 20,000 units were supplied last year, in contrast the demands ranked only from 10,000-15,000 units, according to the 2012’s marketing research report of Bonna Realty Group, the one of the leading property firm in the nation.

Most of the customers are Cambodian middle-class families, who buy for their own residence or commercial office, and only 5-10 percent of them buy for trading

as the state of property boom in 2007, the report stated. They are affordable to buy the residences due to the nation’s growing economy, the competitive banking interest rate for housing loan or property investment, and more flow of foreign investment in property.

The link houses are widely preferred by the middle-class families who can afford with the price, when the upper classes target the luxurious residences such a condo or villas, experts comment.

However, more residential property demand is coming accordingly to Kuy Vat, a CEO of VTrust Properties, asserting that “a number of foreign investments are coming in, and ASEAN integration is another driver to pull in many foreign investment projects, and the recent improvements in policies of extended-length housing

loans—15 to 20 years, and foreign housing ownerships have enabled the middle-class buyers to own separate houses and apartments.”

Besides, the extended-length housing loans offered by the property developers which aim to encourage more resident purchasing, the housing loans from the banks have also contribute largely to the boom.

Commercial banks, ANZ Royal has offered a 20-year home loan or a 15-year investment loan to allow citizens to purchase residences for either owner occupation or investment purposes.

For the financial year of 2013, ANZ is aiming to lend US\$30 million in housing loans in Cambodia, Joe Phelan, Head of Mortgages, ANZ Royal says.

To facilitate the residential businesses, the government has enacted two property laws, i.e. the residential construction management law enacted in 2010, which states the overall management of the residential bloc, citizen rights, and security-related issues, and foreigner ownership law, allowing foreigners to co-own private properties from the first floor up.

By Tim Vutha



Borey Vimean Phnom Penh

Owned by Ly Hour Group, Borey Vimean Phnom Penh has been established into different locations of the Capital. The first was built in 2006 with 144 units of flats near Phnom Penh International Airport, while another is being built on the 18ha of land at Reussey Keo district with almost 600 units consisted of luxurious mansion, superior villa, twin villa and town house. This new project features a fitness center, supermarket, child-playground, parks, swimming pool and sauna. The price starts from \$77,000 up. Customers can pay all at once with a 10 percent discount or in credit extending up to 15 years. It is built by local constructors.

Borey Angkor Phnom Penh

Owned by Angkor Continent Group, Borey Angkor Phnom Penh is located at Sangkat Tuol Sangke near Kamko city. Currently, its new phase offered a flat, link house, twin house, and villa. The zone features swimming pool, child-playground, gym, park, and market. The price starts from \$118,000 for flat, and \$138,800 for the twin house. Customers can pay all at once to get the discount rate from 3-10 percent, or pay for up to 20 years credit with the company. They can also pay up to 15 years housing loan from the bank.

Borey Phnom Penh Thmey

Established in early 2012, now Borey Phnom Penh Thmey has been placed in two different locations of Phnom Penh, Khan Sen Sok, and Sangkat Teuk Thla. With its first location, the luxurious link house and twin houses are sold and on sale. Another is being built into 78 units in late 2012, and expected to complete by 2014 with price rank from \$123,800-143,800 for 4X12.2 villa unit. Customers can choose to pay all at once with a five percent discount, or in credit from the company or bank up to 15 year term. The project has no any facilities, and is built by the company itself.

Borey Peng Huoth

Initiated in 2005, Borey Peng Huoth currently placed in different eight locations of Phnom Penh Capital City. Its latest branch, Borey Peng Huoth the Star Emerald serves a link house, twin house, and villa with the price starts from \$104,200 for the 4X16 unit. The bloc offers only garden parks. Home-hunters can pay all with a four percent discount or buy in credit up to 17 years from the company or banking housing loan. The all the projects are built by local constructors.

Borey Pich

Placed near Takmao Town, Borey Pich is built in the middle 2012 with the expectation to complete in late 2013. It offers 40 resident units mixing of flats and twin houses. The complex features park and child playground. The price starts from \$48,000 up. Clients can pay all at once to get a special discount rate, in phases before the construction is completed, or the bank's housing loan with the extension up to 10-15 years. The construction is made by local firm.

By Tim Vutha

Law on Providing Foreigners with Ownership Right in Private Units of Co-owned Buildings

Law on Providing Foreigners with Ownership Right in Private Units of Co-owned Buildings was promulgated on 24 May 2010, for the purpose of facilitating investment in Cambodia by foreigners and in response to the growth of real estate market in Cambodia.

According to Law on Providing Foreigners with Ownership Right in Private Units of Co-owned Buildings foreigners have right to use and get benefits from common part of co-owned buildings:

-Foreigners have ownership rights in private units of co-owned buildings only from the first (1st) floor up. The ground floors and underground floors cannot be owned by foreigners.

- Foreigners are not authorized to acquire ownership rights in private unit of co-owned building located with 30 (thirty) kilometers of the land borders of

Cambodia.

- This law sets forth right and obligations of foreigners with ownership right over private parts of co-owned buildings, and grant 2-year grace period to foreigners who acquired, before the entry into force of this law, private part of co-owned building without complying with the provisions of this law to correct the situation.

-The procedure of registration and issuance of definitive title of ownership is determined by the Sub-Decree on the Procedure of Establishing of Cadastral Index Map and Land Register (2000) and Sub-Decree on Sporadic Land Registration (2002).

Tips for foreigners to do individual ownership on the Property:

In effect, if you are a foreigner and want to own the flat alone (individually), your

ownership type is individual ownership. In such a case, you may choose to register your property through one of the following methods: First method, sporadic registration, if your property is not located in adjudicative area. In this case, you must bear all costs and fees for the registration of the property; and the title you will get is called. Second method, if your property is located in adjudicative area, you can do systematic registration. In this case, the title you will get is called "Certificate of Ownership over Immovable Property". On the other hand, if the immovable property in question is owned not only by you, but also by other person(s) exercising exclusive rights over certain parts of the building, while other parts, namely common parts, are subject to legal rules or contractual agreement, your ownership type is called co-ownership (Art.10).



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Foreign Investors eager on Property Sector



Why do most foreign investors constantly keep eyes on Cambodia's investment for construction and property sector while it is small developing country with population's low income?

“Cambodia has so many things to offer foreign investors such as the stability of the politics, law of ownership, growth of tourists”, said Kang Chandaroth, an independent economic analyst. Mostly, construction and property investors normally don't target Cambodians, but the foreigners who come to live, run business or visit Cambodia.

“We have stable politics, so our economic will be increased rapidly since many foreign investors are interested in investment in our country,” he said. “However, we should strengthen our law as well as to reinforce of practice and especially banning corruption to attract more and more foreign investors.”

For a last decade, Cambodian government ensures all investors a peaceful, secure, and stable investing environment. Also Cambodia has macroeconomic, legal, and institutional frameworks with high levels of efficiency, transparency, accountability and predictability. Recently, anti-corruption law has been mutually practiced in a national wide.

The new foreign ownership law is undoubtedly helping the property market recover. In particularly, this law provides easily for foreigners and Cambodians to invest on property sectors since it requires Cambodians to have 51% of investment shareholder and 49% of investment shareholder for foreigners.

“Since the adoption of the real estate law on foreign ownership in the co-ownership building there are 286 foreign nationals have bought 670 units of the co-ownership building until now,” said Im Chhun Lim, Senior Minister of the Ministry of

Land Management, Urban Planning and Construction.

In fact, the participation of Cambodia into the “Club of the Most Beautiful Bay in the World” will further boost tourism sector since the new international status will bridge cultural tourism in Siem Reap to Sea, called for tourism to the coastal areas, and as the result, there are more than 2 million tourists are predicted to visit Cambodia in 2012, and 5 million tourists will visit the country in 2015 and the number of tourists visiting Cambodia will increase to 7 million by 2020 according to H.E. Im Chhum Lim.

Norimasa Nishida, Director of TOYOKO INN Company said that Cambodia is a potential country in tourism sector that's why he decided to initiated Toyoko Inn Hotel. There would be a lot of foreigners come to stay at his hotel and consume his service.

“Cambodian is not my target groups since they have their own houses to stay, but foreigners are my major clients since they don't have the best place to stay for visiting or working in Cambodia,” he said.

As known, Grand Phnom Penh International City (GPPIC), the insiders say that it is a long term investment that's why their boss decides to invest on real estate sector in Cambodia. GPPIC is majorly targeted Cambodians and high ranking officials, who wish to live in comfortable, healthy and luxurious villas.

Sung Bunna, Chairman of Cambodia Valuers and Estate Agents Association (CVEA) said that most foreigners, who come to invest on property sectors don't target Cambodians because of low income,

but they do target tourists. However, in the long term business, Cambodian will also become their target audiences one day.

“They come to invest in Cambodia because they look in the long term benefit. Cambodian market is stable than Thai according to the trend of politics,” he said. “Cambodia is a good location and a destination of foreigners, who wish to earn profit, for we have a lot of natural mines.”

He adds that in 2012, the investment on property sectors among foreigners is increasing rapidly from 20% to 40%.

“In order to attract more foreigners to invest in Cambodia, we should be independent for investment including encouraging, rebuilding culture, and raising awareness on the business law among Cambodians,” he said.

According to the statistics from construction and plan design companies, which have registered with the Ministry of Land Management, Urban Planning and Construction since the year 2000 until the last 9 months of this year, there are 1,182 companies have been registered of 887 domestic construction and 247 foreign construction companies. For the plan design companies the domestic companies have registered so far is 40 companies while the foreign owned companies are 8.

By Ngo Menghourng

វិនិយោគិនបរទេសផ្ដោតលើវិស័យអចលនទ្រព្យ



ហេតុអ្វីបានជាវិនិយោគិនភាគច្រើនចាប់អារម្មណ៍ខ្លាំងលើការវិនិយោគលើផ្នែកសំណង់ និង អចលនទ្រព្យ ខណៈពេលដែលកម្ពុជា គ្រាន់តែជាប្រទេសកំពុងអភិវឌ្ឍន៍តូចមួយ ជាមួយនិងប្រជាជនដែលមានចំណូលទាប?

អ្នកវិភាគសេដ្ឋកិច្ចឯករាជ្យលោក កង ចន្ទ តារាវត្ត បានប្រាប់ថា “កម្ពុជាមានអ្វីៗជាច្រើន ដែលអាចទាក់ទាញវិនិយោគិនបរទេស ដូចជា ស្ថេរភាពនយោបាយ ច្បាប់កម្មសិទ្ធិជនបរទេស និងកំណើនភ្ញៀវទេសចរណ៍បរទេសជាដើម” ។

ភាគច្រើននៃវិនិយោគិនក្នុងវិស័យសំណង់ និងអចលនទ្រព្យ ជាធម្មតាមិនផ្ដោតជាសំខាន់ លើប្រជាជនកម្ពុជានោះទេ ប៉ុន្តែគេផ្ដោតលើ ជនបរទេសដែលមករស់នៅក្នុងប្រទេសកម្ពុជា ដើម្បីធ្វើជំនួញ ឬមកទស្សនាកម្ពុជា ។

លោកបានថ្លែងបន្ថែមទៀតថា “កម្ពុជាមាន ស្ថេរភាពនយោបាយ ដូច្នេះសេដ្ឋកិច្ចរបស់យើង ក៏នឹងរីករានរាលដាលដែរ ដោយសារតែមាន វិនិយោគិនបរទេសជាច្រើនចាប់អារម្មណ៍បោះ ទុនវិនិយោគក្នុងប្រទេសយើង ។ ប៉ុន្តែយើង ត្រូវពង្រឹងច្បាប់ និងការអនុវត្តច្បាប់ប្រឆាំង អំពើពុករលួយ ដើម្បីទាក់ទាញវិនិយោគិន បរទេសបន្ថែមទៀត” ។

គួរបញ្ជាក់ផងដែរថា កាលពីមួយទសវត្សរ៍មុននេះ រាជរដ្ឋាភិបាលកម្ពុជាបានធានាទៅ កាន់វិនិយោគិនទាំងឡាយថា នឹងធ្វើឱ្យ ប្រទេសមានបរិយាកាសវិនិយោគប្រកបដោយ ស្ថេរភាព សន្តិភាព និងសន្តិសុខ ។ ជាងនេះ ទៅទៀតកម្ពុជាមានមូលដ្ឋានម៉ាក្រូសេដ្ឋកិច្ច ច្បាប់ និងស្ថាប័នដែលមានប្រសិទ្ធភាព តម្លា ភាព គណនេយ្យភាព និងវិភាគព្យាករណ៍បាន ។

ថ្មីៗនេះច្បាប់ប្រឆាំងអំពើពុករលួយត្រូវ បានអនុវត្តន៍យ៉ាងទូលំទូលាយនៅទូទាំង ប្រទេស ។ ច្បាប់កម្មសិទ្ធិជនបរទេសដែលបាន អនុវត្តថ្មីៗនេះ ពិតជាបានជួយដល់ដំណើរការ ងើបឡើងវិញនៃទិដ្ឋភាពអចលនទ្រព្យ ។ ជាពិសេស ច្បាប់នេះបានផ្តល់នូវភាពងាយស្រួលដល់ជន បរទេសទាំងឡាយក៏ដូចជាប្រជាជនកម្ពុជា ក្នុងការវិនិយោគ ។

ក្នុងវិស័យអចលនទ្រព្យ គេតម្រូវឱ្យមានភាគហ៊ុនវិនិយោគយ៉ាង ហោចណាស់ចំនួន៥១ភាគរយកាន់កាប់ដោយ ជនជាតិខ្មែរ និង ៤៩ភាគរយផ្សេងទៀត អាច កាន់កាប់ដោយជនបរទេសបាន ។

ឯកឧត្តម អ៊ឹម ឈុនលីម រដ្ឋមន្ត្រីក្រសួង រៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់បាន មានប្រសាសន៍ថា “តាំងពីការអនុវត្តច្បាប់ សហកម្មសិទ្ធិជនបរទេសនៅក្នុងអគារសហ- កម្មសិទ្ធិមក មានជនបរទេសចំនួន ២៨៦នាក់

បានទិញលំនៅស្ថាន ហើយមាន ៦៧០ ឯកតា នៃអគារសហកម្មសិទ្ធិរហូតមកទល់នឹងពេល នេះ ។

ជាការពិតណាស់ ការចុះឈ្មោះឆ្នោតសម្រេ កម្ពុជាទៅក្នុងក្លឹបឆ្នោតសម្រេដែលស្ថាប័នផុត នៅក្នុងពិព្រលោកនិងជួយលើកស្ទួយវិស័យ ទេសចរណ៍បន្ថែមទៀត ។ ជាមួយកិត្តិយសថ្មី នេះ វានឹងជួយផ្សារភ្ជាប់ទេសចរណ៍វប្បធម៌ នៃខេត្តសៀមរាបទៅទេសចរណ៍ផ្នែកសម្រេ នៅតំបន់ឆ្នេរ ។ ជាលទ្ធផល មានអ្នកទេស ចរណ៍បរទេសច្រើនជាង ២លាននាក់បានមក ទស្សនាកម្ពុជាក្នុងឆ្នាំ២០១២ ហើយនឹងកើន ឡើងរហូតដល់ ៧លាននាក់ក្នុងឆ្នាំ២០២០ ។

នេះបើតាមប្រសាសន៍របស់ ឯកឧត្តម ទេស រដ្ឋមន្ត្រី អ៊ឹម ឈុនលីម ។

លោក នូរី ម៉ាសា នីឈី ដាយកក្រុមហ៊ុន នៃសណ្ឋាគារ តូយ៉ូកូ អ៊ិន បានថ្លែងប្រាប់ថា កម្ពុជាគឺជាប្រទេសដែលមានសកត្តានុពល មួយលើវិស័យទេសចរណ៍ ដែលនេះជាកត្តា ជំរុញឱ្យលោកសម្រេចចិត្តវិនិយោគសាងសង់ សណ្ឋាគារ តូយ៉ូកូ អ៊ិននៅទីនេះ ។ លោករំពឹង ថានឹងមានអតិថិជនជាច្រើន នឹងមកស្នាក់នៅ និងប្រើប្រាស់សេវាកម្មក្នុងសណ្ឋាគារនេះ ។

លោកបានបន្តទៀតថា “ជនជាតិកម្ពុជាមិន

មែនជាក្រុមអតិថិជនគោលដៅរបស់ខ្ញុំ ទេ ដោយសារពួកគេមានផ្ទះផ្ទាល់ខ្លួនសម្រាប់ ស្នាក់នៅហើយ ។ ប៉ុន្តែជនបរទេស គឺជាអតិ- ថិជនគោលដៅរបស់ខ្ញុំ ដោយសារតែពួកគេ មិនមានទីកន្លែងដែលល្អបំផុតសម្រាប់ការ ស្នាក់នៅ និងធ្វើការក្នុងប្រទេសកម្ពុជា ។”

ប្រភពមួយមកពីទីក្រុងរណបប្រៃសណីយ៍ ភ្នំពេញបានបញ្ចេញមតិថា នេះគឺជាការវិនិ- យោគរយៈពេលយូរ ដែលហេតុនេះហើយ បានជាប្រធានក្រុមហ៊ុនបរទេសទាំងនោះបាន សម្រេចចិត្តមករកវិស័យអចលនទ្រព្យ នៅកម្ពុជា ។ ទីក្រុងអន្តរជាតិប្រៃសណីយ៍ភ្នំពេញ ជាទីក្រុងរណបមួយនៃរាជធានីភ្នំពេញដែល ផ្ដោតជាសំខាន់ទៅលើអតិថិជនជាជនជាតិ ខ្មែរ និងមន្ត្រីរាជការដែលមានឋានៈខ្ពស់ និង ដែលមានបំណងចង់រស់នៅក្នុងផ្ទះវិទ្យា ដែល មានសុវត្ថិភាព និងប្រណិតភាព ។

លោក ស៊ីង ប៊ុណ្ណា អតីតប្រធានសមាគម អ្នកវាយតម្លៃនិងភ្នាក់ងារអចលនទ្រព្យកម្ពុជា បាននិយាយថា ជនបរទេសភាគច្រើនដែល មកវិនិយោគលើវិស័យអចលនទ្រព្យមិន ផ្ដោតលើជនជាតិកម្ពុជាទេ ដោយសារតែ ប្រជាជនភាគច្រើន មានចំណូលទាបនៅឡើយ ប៉ុន្តែពួកគេតែងផ្ដោតលើទេសចរណ៍បរទេស វិញ ។

នៅក្នុងអាជីវកម្មរយៈពេលវែង លោក ស៊ីង ប៊ុណ្ណា សង្ឃឹមថាថ្ងៃណាមួយប្រជាជនកម្ពុជានឹង ក្លាយជាអតិថិជនគោលដៅរបស់គេផងដែរ ។ លោកបានមានប្រសាសន៍ថា “ពួកគេមកវិនិ-

យោគនៅកម្ពុជា ពីព្រោះពួកគេសម្លឹងឃើញ ផលចំណេញរយៈពេលយូរ ។ ទីផ្សារកម្ពុជា គឺ ជាទីតាំងដ៏ល្អមួយ ហើយជាគោលដៅរបស់ ជនបរទេសដែលមានបំណងចង់ស្វែងរកផល ចំណេញ ដោយសារតែយើងមានធនធានធម្មជាតិ ជាច្រើន ។” លោក ស៊ីង ប៊ុណ្ណា បានបន្ថែម ទៀតថា ការវិនិយោគលើវិស័យអចលនទ្រព្យ ក្នុងចំណោមជនបរទេសបានកើនឡើងរហូតដល់ ពី ២០ភាគរយក្នុងឆ្នាំ២០១១ មកដល់ ៤០ ភាគរយក្នុងឆ្នាំ២០១២ ។

លោកបានបន្តទៀតថា “ដើម្បីទាក់ទាញជន បរទេសបន្ថែមទៀតឱ្យមកវិនិយោគក្នុង ប្រទេសកម្ពុជា យើងគួរតែមានភាពឯករាជ្យ លើការវិនិយោគ ដោយរួម បញ្ចូលទាំងការលើកទឹកចិត្ត កសាងវប្បធម៌ឡើងវិញ និងលើកកម្ពស់ ការយល់ដឹងលើ ច្បាប់ចុះកិច្ច ក្នុងចំណោម ជនជាតិ កម្ពុជា ។”

តាមរបាយការណ៍ របស់ក្រសួងរៀបចំ ដែនដី នគរូបនីយកម្ម និងសំណង់បានបង្ហាញ ថាត្រឹមរយៈពេល៩ខែ ក្នុងឆ្នាំ២០១២ កម្ពុជា បានចុះបញ្ជី

ក្រុមហ៊ុនសាងសង់ និងសិក្សាគំរូប្លង់សរុប ចំនួន ១.១៨២ ដែលក្នុងនោះមាន ៨៨៧ ជា ក្រុមហ៊ុនក្នុងស្រុក និង ២៩៥ ជាក្រុមហ៊ុន បរទេស ។

សម្រាប់ ក្រុមហ៊ុនសិក្សាគំរូប្លង់វិញគឺ មានក្រុមហ៊ុនក្នុងស្រុកដែលបានចុះឈ្មោះ ចំនួន ៤០ក្រុមហ៊ុន និងក្រុមហ៊ុនបរទេស ចំនួន ៨ ។

អត្ថបទដោយ អ៊ឹម ឈុនលីម រៀបចំដោយ អ៊ឹម រុត្តា





Apartment Supply Up 28% in 2012

A number of apartment supplies grew 28 percent in Cambodia during 2012. 150 apartments equal to 2,924 units were recorded last year against only 2,284 units in 2011. They are mainly found at the popular residential zones such as Chamkar Mon, and Tuol Kouk, than at Doun Penh, 7 Makara, Russey Keo, and Mean Chey.

The report stated that in 2012 the price of the grade-A apartment increased by 7 percent, when the grade-B and C increased 4 percent, in response, demand for the grade-A and B hiked one percent, and climbed to 9 percent for grade-C.

Recently, more apartment supplies have remain in the rental stagnant price. The medium apartment cost between US\$500-US\$1,000 for monthly rent while the luxurious one cost between US\$1,000-US\$1,500.

Property experts agreed that the apartment supply will only increase in the future to meet the needs by the incomes of foreigners, nationals, and investors when they are permitted to own such residential building from the first floor up.

Architects Express Concern over 2015's Merge

Some of Cambodian architects worry over the slow progress to register the young Cambodian Societies of Architects into the ASEAN's architect list seeing the regional merge in 2015 is getting close.

They also concern over the tough-skilled competition among other professional international architects amid the upcoming integration of ASEAN Economic Community in 2015 realizing most Cambodian architects are relatively low-skilled and unstandardized.

Cambodia, therefore, hasn't enlisted its individual architects into the ASEAN's

architect list by far, whereas the bloc's architect group has recognized 33 Indonesian architects, 27 Singaporeans, 26 Malaysians. Thailand and Vietnam are expected to enter late 2012 followed by Brunei, leaving Laos, Cambodia and Philippines far from the regional team.

Cambodian architects believe it is not too late to unite in the region if consolidation for the kingdom's architect practitioners can start now along with the strengthening of construction-related laws.

In the meantime not all countries registered their architect association into ASEAN's architect umbrella.

Meanchey's New Communes Price Stagnant



The land price at the Meanchey's four nascent communes such as Veal Sbov, Kbal Koh, Prek Eng, and Prek Thmey which was transferred from Kandal province in 2010 has remained stagnant, despite the construction of Prek Samroung Bridge, road extensions, and other property developments are progressive there.

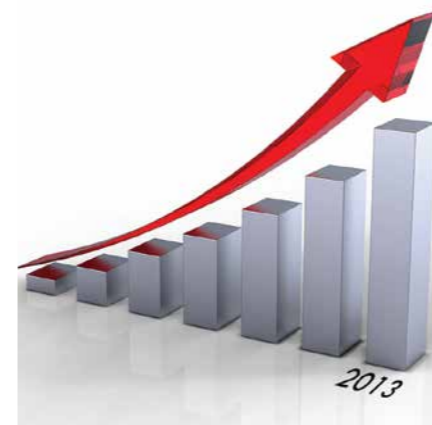
Real estate experts like Cheng Kheng of CPL Cambodia Property and Sung Bonna of Bonna Realty point out the land price within the four communes hasn't climbed as buyers are very courteous purchasing and investing on land even observing the bridge construction, road extensions, goal course project along other residential projects are up there.

Some other property developers contradict to the claim, asserting the land price there has climbed about 30 to 40 percent driven by Phnom Penh's land traders.

The price of land along the major roads at the four communes worth on average up to US\$100 per square meters, and it worth between US\$30-50 per square meters on smaller roads.

However, local residents inhabited at the four communes have delighted with the urbanization to gain easier connection to the Capital, according to the Meanchey Governor Kuch Chamreoun.

Cambodia' Property to Shine in 2013



The brilliant shadow of the kingdom's estate recovery in 2012 is expected to polish the sector this year, many property experts prospect.

The property development and transactions in 2013 will definitely outdo the one in 2012 due to the gradually developed economic and political stability along constant flow of foreign investments.

Last year, the nation's realty grew by 10 percent against a year earlier, said Kruy

Mengly, a head of the Kruy Mengly Realtor, adding that this growth can reach to 20-30 percent in 2013.

Many experts also point out, besides the strong recovery in Phnom Penh, the gradual growth of property trading has been observed at Sihanoukville, Siem Reap, Kompong Cham, and Battambang. If the 2013 general election process smoothly, the sector will only prosper more.

Cambodia's New Olympic Office to Open Mid 2013

The new office of the National Olympic Committee (NOC) of Cambodia is slated to complete in April 2013 and will be officially inaugurated by the PM Hun Sen in the same month, declaring a vision to drive the nation's sport industry.

The 7-story building was installed on the 3,000 square meters land size of the National Olympic Stadium, kicked off construction in August 2011 by the Overseas Cambodia Investment Cooperation (OCIC).

The sport complex will accommodate the National Olympic Committee, the Paralympic Committee, and the Special Olympic Committee together with about 140 staffs. It will also include the state of the artsports medicine and science centre.

NOCC was established in 1996, under the support from the International Olympic Committee (IOC). The association comprises of 32 Olympic federations and non-Olympic federations by far.



Vietnam

Vietnam's Real Estate Slump Hit Construction Industry



The slump in the property market has in turn led to stagnation in the construction and construction materials industries in Vietnam last year. The property sector has performed poorly, blaming to the loss of trust among consumers and investors, which in consequence slowed down construction projects. Despite this downside, experts remain convinced that a near-term recovery is still on the cards for both the Vietnam's construction and property industry. They project this year's real growth rate to 7.1% for construction—as monetary conditions remain conducive for construction, and foresee the real estate market is bound to recover over the next two years. This recovery will be led by the residential and non-residential building construction sector as they expect the infrastructure sector to continue facing difficulties in securing project financing.

Philippine

Philippines' Property is Best in 20 Years



2012 seen to be the best year it has been in 20 years for the construction and property industry in Philippines as not only foreign investors are starting to put up buildings but also many parts of the local government are looking up to build infrastructures in their respective provinces and cities.

The property consultant CBRE Philippines said the Philippines is “no longer the sick man of Asia but now the sweet spot for investors.”

The property experts believe the market has blossomed now and is confident in the next 5 years. All eyes are now moving from BRIC (Brazil, Russia, India, and China) economies into TIP (Turkey, Indonesia, Philippines) market.

A bright spot for the Philippine property market is the office sector. For the first time in years, companies are pre-leasing office space in buildings that have yet to be completed.

As more multinational companies open business process outsourcing (BPO) offices in the Philippines, CBRE anticipates a growing demand for “green” buildings in the Philippines.

The housing sector continues to benefit from strong demand, as more Filipino are able to buy houses due to low interest rates and affordable financing schemes.

Hong Kong

To Push New Home Sales



Hong Kong's developers push more home sales this year although curbed by the government which resulted to low transactions into six consecutive years from 2006 to 2012, according to Midland Holdings, the city's largest realtor. The 2012's total residential units were reduced to 82,700 downed from 86,000 in 2011, the lowest since 2006.

While the number of new home sales rose to almost 13,000 last year from 10,500 a year earlier, second-hand transactions fell more than 7 percent to about 63,000.

Builders are looking for more available land to boost sales when sites provided by the government in the 2013' quota will habitat more than 20,000 residential units upon construction completion.

Hong Kong realtors express the need to curb home price and increase land supply. Hong Kong's home prices fell about 2 percent in November 2012, the biggest drop since January, after the government levied a 15 percent tax on all foreign homebuyers according to Centaline Property Agency.

Malaysia

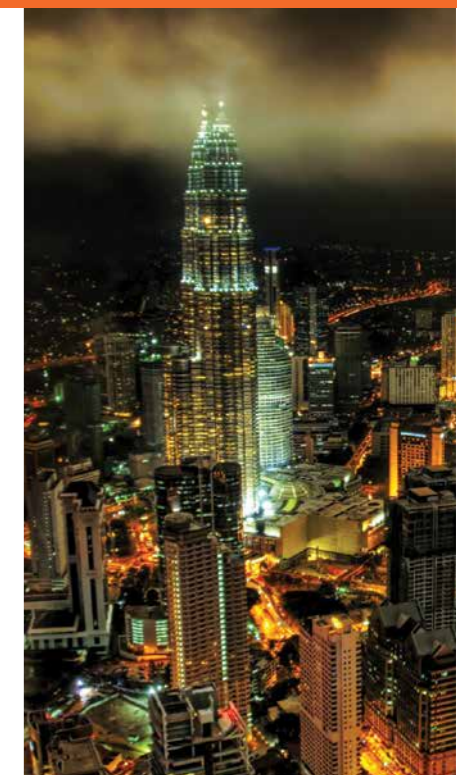
Construction Rises Over Property Market

Malaysia has taken a positive step towards resolving payment defaults in the construction industry in 2012 via the inception of the Construction Industry Payment and Adjudication Act which provides compulsory statutory adjudication on the construction industry as it seeks to facilitate cash flow in the sector.

However, the exorbitantly high selling prices, stringent banking rules, and a generally cautious sentiment were behind the weak performance of the Malaysian property market last year and can continue to this year, according to Malaysian Institute of Estate Agents (MIEA).

They said the property transactions in the first half of 2012 had slowed down, prospecting this trend showed no signs of abating any time soon. The gap is just too wide and there are fewer transactions taking place as no alignment between the asking and the accepting price.

Experts agreed a number of last year's sales had been aborted because of this issue, and believed 2013 is going to be the same, but foresee the Malaysian property market won't crash and burn like during the US subprime crisis.



Indonesia:

Buying Power Push Property Surge Over Building

Property industry throughout 2012 is one of the leading sectors in Indonesia economy, better than the construction sector which has been challenged by several downside factors including the global economic conditions. According to Indonesia Property Study Center (PSPIC) high demand and supply have driven the property sector to grow by an average rate of 12.5 percent encouraged by consumer's purchasing power and improved investment climate, whereas the construction activity has gone on a mild growth rate of 6.9% in 2012. Property developers feel the future remains shine for the country's property market as demand remains high. They are also cautiously optimistic about the construction and have slightly revised up the real growth forecasts to 7.2% in 2013.



Brunei

Housing Fund to Aid Property Market



Realtors in the country believe that the new housing fund and saving scheme offered by the Government of Brunei last year will have a positive impact on the nation's property market as it grants buyers greater borrowing ability.

The revised civil servant scheme would allow public servants to have a greater borrowing ability and "give renewed hope to many people who dream of owning a home." Much of Brunei Darussalam's real estate demand is met by the government's social housing schemes, which draw on the country's ample hydrocarbon revenues.

The construction sector is expected to recover from a lull in project activity associated with the tail end of the government's previous five-year plan. The construction industry is one of the largest employers in the country, accounting for about one-third of the private sector workforce, although it only accounts for 4% of GDP.

Classified

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EVENT CALENDAR | ASIA

Event name : BAUMA CONEXPO SHOW
Start date : 05 Feb 2013 **End date** : 08 Feb 2013
Location : Mumbai, India **Organizer** : Musse Munchen International
Detail : BC India—the International Trade Fair for Construction Machinery, Building Material Machines, Mining Machines and Construction Vehicles—provides the international construction industry with a professional platform for networking, investment and the exchange of ideas and information. The launch show in 2011 did an impressive job of putting this quality standard to the test. Pre-register online to receive your badge in advance. Registration is free of charge before January 31, 2013.

Event name : SECUTECH INDIA
Start date : 28 Feb 2013 **End date** : 02 Mar 2013
Location : Mumbai, India **Organizer** : Messe Frankfurt New Era Business Media. Ltd
Detail : India's Professional Exhibition and Conference for Electronic Security, Homeland Security and Fire Security is the most professional security trade fair in India. With the great support from strongest integrated media in security industry and the powerful exhibition organizers, the exhibition will attract more than 20,000 local channel players and end users. A series of events will be held alongside Secutech India to provide industry players with the first hand market information, industry developments and valuable networking.

Event name : LED CHINA 2013
Start date : 01 Mar 2013 **End date** : 04 Mar 2013
Location : Guangzhou, China **Organizer** : UBM Trust Co., Ltd.
Detail : LED CHINA has evolved into one of the most influential trade events for the industry. This is the only fair in China where every spectrum of the LED industry is showcased. With exhibits ranging from signage to lighting, display to applications, chips to packaging and equipment to components, the fair offers the most comprehensive one-stop LED sourcing platform. It is expected to comprise near 1,100 exhibitors in 5 specialized sections occupying 80,000 square metres in exhibition space. As an important part of the fair, the LED Lighting sector is projected to draw over 600 lighting companies presenting the latest LED indoor & outdoor lighting products and trends on LED Streetlight, Solar LED Lights, LED Daylight Lamps, LED Decorative Lighting, etc.

Event name : GET SHOW 2013: GUANGZHOU ENTERTAINMENT TECHNOLOGY SHOW
Start date : 03 Mar 2013 **End date** : 06 Mar 2013
Location : Guangzhou, China **Organizer** : Get Show Organizer
Detail : GETShow is a comprehensive Pro Light & Sound Exhibition hosted by Industry Association Of South China Entertainment Equipment (SCEE) and China Council for the Promotion of International Trade Guangdong Sub-Council.

Event name : THE 11TH CHINA (GUANGZHOU) INT'L EXPO ON PRO SOUND LINGT & MUSIC 2013
Start date : 09 Mar 2013 **End date** : 12 Mar 2013
Location : Mumbai, India **Organizer** : Guangdong International Science & Technology Exhibition Company
Detail : Guangzhou Expo 2013 is scheduled on March 9-12, 2013 in Area A, China Import and Export Fair Pazhou Complex. With 9 exhibition halls, its total exhibition area is expecting to reach 100,000 m2, with an annual increase of 10%. 45,000 exhibitors home and abroad are expected in 2013 with the participation of over 1,200 exhibitors, combined with loyal exhibitors and promising new participants.

EVENT CALENDAR | ASIA

Event name : XIAMEN STONE FAIR 2013
Start date : 06 Mar 2013 **End date** : 08 Mar 2013
Location : Xiamen, China **Organizer** : Xiamen Jinhongxin Exhibition co., Ltd
Detail : Xiamen Stone Fair 2013 will be the world's largest stone exhibition with 158,000 m2 exhibition area. A newly-built exhibition center of over 30,000 m2 floor will be put into use as overseas exhibiting space, with more sufficient exhibiting facilities and luxurious exhibition ground. Now entering its 13th year, Xiamen Stone Fair has grown to be a prestigious international trade fair with rising influence and popularity. It has been a miniature of the developmental trends for the whole stone industry in the challenging economic surroundings. Gathering 2,000 of the world's leading suppliers and manufacturers, this is a perfect platform to springboard your new products and services, which even takes your business to a higher level.

Event name : SECON 2013
Start date : 06 Mar 2013 **End date** : 08 Mar 2013
Location : Seoul, South Korea **Organizer** : Boannews.co., Ltd.
Detail : SECON 2013 embraces all concepts of security equipment and systems, consisting of 'Integrated Security Equipment Exhibition', 'Homeland Security Exhibition', 'National Crisis Management and Anti-Terrorism Exhibition', 'Intelligent Transportation. Safety Exhibition', 'Information Security Exhibition' and etc. SECON 2013 is committed to fostering local industries and establishing the export base by demonstrating the latest security solutions at home and abroads and allowing the participants to experience towards providing substantial information and leading to actual purchases.

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Start date : 01 Mar 2013 **End date** : 04 Mar 2013
Location : Guangzhou, China **Organizer** : UBM Trust Co., Ltd.
Detail : LED CHINA has evolved into one of the most influential trade events for the industry. This is the only fair in China where every spectrum of the LED industry is showcased. With exhibits ranging from signage to lighting, display to applications, chips to packaging and equipment to components, the fair offers the most comprehensive one-stop LED sourcing platform. It is expected to comprise near 1,100 exhibitors in 5 specialized sections occupying 80,000 square metres in exhibition space. As an important part of the fair, the LED Lighting sector is projected to draw over 600 lighting companies presenting the latest LED indoor & outdoor lighting products and trends on LED Streetlight, Solar LED Lights, LED Daylight Lamps, LED Decorative Lighting, etc.

Event name : WORLDBEX SERVICES INTERNATIONAL (WSI)
Start date : 13 Feb 2013 **End date** : 17 Mar 2013
Location : Manila, Philippines **Organizer** : Worldbex Services International
Detail : Worldbex Services International (WSI) is the premiere exhibition and events management company in the Philippines. Its comprehensive trade and consumer shows made available great business deals and extensive product exposure. By means of targeting the international arena, WSI foresees the company to be the major advocate of intercontinental trading, while playing a part to depict the potential of products and services to the foreign market.

Event name : HEAVY EQUIPMENT INDONESIA 2013
Start date : 26 Mar 2013 **End date** : 29 Mar 2013
Location : Jakarta, Indonesia **Organizer** : PT. Global Expo Management
Detail : Heavy Equipment Indonesia 2013 will put up bigger and better. It is exclusive sourcing show for a host of local and international suppliers to feature their latest products, technology and machinery to buyers from industries of construction, mining, coal, agriculture, forestry, petroleum, energy, warehousing, logistic, cargo, freight forwarder, travel, transportation operators and rental vehicle. This exciting and unique event brings together more than 50,000 industry related professionals to address the important concerns. The special zone for commercial vehicle has optimized for exhibitors to meet the all company connected with their business and ease professional buyers to find their particular need.

EVENT | CAMBODIA



ពិធីរៀនអចលនទ្រព្យកម្ពុជា
CAMBODIA REAL ESTATE EXHIBITION
 Diamond Island 21-22-23/02/2013

Cambodia Real Estate Exhibition and Conference 2013

Cambodia Real Estate Exhibition and Conference 2013 (CAMREEX2013) will be held at the prestigious Diamond Island Convention and Exhibition Center from 21 to 23 February 2013. CAMREEX2013 which is supported by Ministry of Commerce, Ministry of Land Management, Urban Planning and Construction incorporated with Cambodia Valuers and Estate Agents Association is a truly complete events business to business and business to

customer kind of event.

The event is all set to introduce itself as a legitimate outlet for the entire real estate sector and looks forward to establishing itself as a much anticipated periodical event where both core and tertiary business areas related to real estate find a mutually beneficial amalgamation and interact for business networking in projects, investments and finance.

CAMREEX2013 is also the proven trade fair that brings over 150 exhibiting companies together real estate investors, real estate developers, cities and regional authorities, service providers, and construction material manufactures and suppliers. It is the unmatched marketing platform to increase sales leads, build brand image and open up business opportunities.



Cambodia'13: Building Expo in Cambodia

As the building and construction sector mainly roles as a major driver of the Cambodian economy, the Ministry of Land Management, Urban Planning and Construction incorporated with the Board of Engineers support on the third edition of

Cambodia's Biggest International Building and Construction Exhibition and Conference 2013 (CAMBUILD'13) which will be held from 10-12 September 2013 at the Diamond Island Convention Centre, Phnom Penh.


CAMBUILD'13 is the only business-to-business tradeshow that delivers over 8,000 industry professionals. There are over 250 exhibitors including Pavilions from China, Malaysia, Singapore, Taiwan and Korea join at CAMBUILD'13 which is considered as a Cambodia's No.1 international Building and Construction Show.

Property Listing FOR RENT

 (855-23) 224 701



USD3,500/month (BKK1) Ref: CPL7103
New Style Villa: Ground & first floor: 7 bedrooms, 7 bathrooms, 6 c/p.




USD15,000/month (TSP2) Ref: CPL2142
New Style Villa: Ground, first... seventh floor.



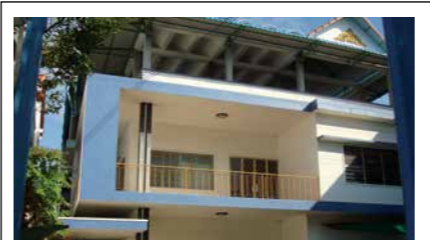
USD3,000/month (BKK1) Ref: CPL6097
New Style Villa: Ground, first and Second floor: 5 bedrooms, 5 bathrooms.



USD3,500/month (BKK1) Ref: CPL3079
New Style Villa: Ground & first floor: 6 bedrooms, 6 bathrooms, 5 c/p.



USD1,200/month (BTP) Ref: CPL6741
New Style Villa: Ground and First floor: 4 bedrooms, 4 bathrooms.



USD5,500/month (BKK1) Ref: CPL4744
New Style Villa: Ground & first floor: 18 bedrooms, 20 bathrooms.



USD5,000/month (BKK1) Ref: CPL2243
New Style Villa: Ground & first floor: 10 bedrooms, 11 bathrooms, 5 c/p.




USD1,800/month (BK1) Ref: CPL5888
New Style Villa: Ground & first floor: 4 bedrooms, 5 bathrooms, size 11m x 30m, 5 c/p.




USD5,000/month (BKK1) Ref: CPL7093
New Style Villa: Ground & first floor: 10 bedrooms, 10 bathrooms, 4 c/p.




USD3,500/month (BKK1) Ref: CPL7104
New Style Villa: Ground, First and second Floor: 7 bedrooms, 7 bathroom, 5 c/p.



USD4,000/month (BK1) Ref: CPL4807
New Style Villa: Ground & first floor: 8 bedrooms, 8 bathrooms, 10 c/p.



USD6,000/month (BKK1) Ref: CPL4196
New Style Villa: Ground & first floor: 10 bedrooms, 7 bathrooms, 5 c/p.



USD12,000/month (TNT) Ref: CPL6977
New Style Villa: Ground & first floor: 50 bedrooms, 10 bathrooms.

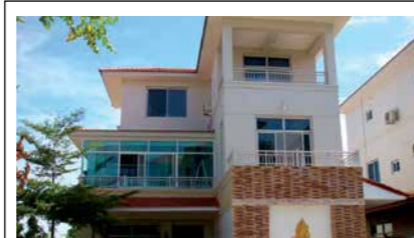


USD2,800/month (BK1) Ref: CPL1256
New Style Villa: Ground & first floor: 5 bedrooms, 5 bathrooms, 4 c/p.

Property Listing
FOR SALE
.....
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USD45/sqm Ref: CPL6748
Land: land size: 20,582.961sqm



USD390,000 (TSK) Ref: CPL5411
New Style Villa: Ground, first, half floor: 5 bedrooms, 6 bathrooms, Land size 14m x 18m.



USD750,000 Ref: CPL6762
Building & Land: Ground & first floor: Land size 1,266sqm.



USD1,600,000 (BKK1) Ref: CPL3599
New Style Villa: Ground & first floor: 4 bedrooms, 4 bathrooms, size 17.5m x 33m.



USD250,000 (PDT) Ref: CPL6878
New Style Villa: Ground, first, Second floor: 6 bedrooms, 7 bathrooms, Land size 4.8m x 16m.



USD15/sqm
Land: Land size 211,456sqm.



USD420,000 (SC) Ref: CPL5279
New Style Villa: Ground floor: 5 bedrooms, 5 bathrooms, Land size 20m x 20m.



USD1,300,000 (BR) Ref: CPL1873
New Style Villa: Ground: 5 bedrooms, 5 bathrooms, Land size 18mx32m.



USD245,000 (TL3) Ref: CPL7023
Building: Ground, first & Second floor 5 bedrooms, 5 bathrooms, land size 9.5m x 18m.



USD1,700,000 (TTP1) Ref: CPL2950
New Style Villa: Ground and first floor: 5 bedrooms, 6 bathrooms, Land size 20m x 26m.



USD330,000 (CCN) Ref: CPL6938
New Style Villa: Ground, first, half floor: 4 bedrooms, 3 bathrooms, Land size 4.5m x 20.5m.



USD520,000 (BTP) Ref: CPL6764
Land: size 600sqm.



USD 95/sqm (Moul) Ref: CPL6746
Land: size 3HA.



USD230,000 (BR) Ref: CPL6942
New Style Villa: Ground & first floor: 2 bedrooms, 1 bathrooms, Land size 4.3m x 14m.

Cambodia Contractors Association
(CCA) Member

Listing



Cambodia Constructors Association (CCA)

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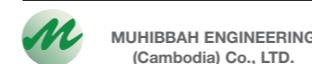
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Design, and Consultant

Listing

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Cambodian Success Industries Co., Ltd.

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Camcal Co., Ltd.

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Canrich Machinery

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CEMP Engineering Co., Ltd.

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[t]:(855-23) 969 718
[f]:(855-23) 969 717
[e]:info@cemp-engineering.com
[w]:www.cemp-engineering.com



Electrical Works.....
Cold Rooms - Wholesalers.....
Measuring Machines & Equipment.....

[a]: N°8b, Down Town Road N°7, Phnom Penh, Cambodia.
[t]:(855-23) 885 640-6
[f]:(855-23) 885 651
[e]:ckinfo@comin.com.kh
[w]:www.cominasia.com

CGN Group Co., Ltd.

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CSA - Chea Sakal Aphivath Co., Ltd.

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David Construction & Import Export Co., Ltd.

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DEG - Dynamic E Group Ltd.

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DBD Engineering Co., Ltd.

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[e]:services@dbdengineering.com
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[w]:www.double-decor.com

DP - Decor Plaza Import Export Co., Ltd.

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Duong Heng Enterprise Construction

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G Holdings Company Ltd GW Design

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Hang Sun Hak Construction Co., Ltd.

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Construction - Contractors.....
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[f]:(855-23) 886 899
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Construction - Contractors.....
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[f]:(855-23) 882 738
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[w]:

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[t]:(855-23) 555 1216
[f]:(855-23) 555 1216
[e]:kaceconsult@gmail.com
[w]:www.kaceconsult.com

KCEC - Khmer Consultant Engineering Corporation Ltd.

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KC Gecin Enterprises

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[w]:www.kc_gecin.com



Road Building Contractors & Equipment
Construction - Contractors.....
Drainage Contractors & Equipment

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[t]:(855-23) 882 016
[f]:(855-23) 882 301
[e]:info@khaouchuly.com
[w]:www.khaouchuly.com



Construction - Contractors.....
Consultants & Management

[a]: N°217, St.369, Phnom Penh, Cambodia.
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[e]:
[w]:

Khmer Builder Enterprise

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[w]:www.khmer-builder.com

Lay - Green Construction Company

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[e]:
[w]:www.liv-construction.com

LS Construction (Lee Service Cambodia) Pte.,Ltd.

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[f]:(855-23) 863 335
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[w]:www.7nggroup.com.kh

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Ly Design Engineering (Cambodia) Ltd.

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[w]:www.maxkdsign.com

Meng Hong Ing Builder Co., Ltd.

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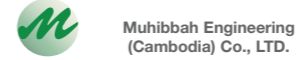
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[e]:info@m-decor.com.kh
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Construction - Contractors.....
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[f]:(855-23) 366 888
[e]:mcc@muhibbah.com.kh
[w]:www.muhibbah.com



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[f]:(64) 4939 9296
[e]:cambodia@novaredesign.com
[w]:www.novaredesign.com



Construction - Contractors.....
Consultants & Management

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Royal Mekong Construction & Development Pte., Ltd.

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Construction - Contractors.....
Consultants & Management

[a]: N°138

Construction Equipment
and Materials Supplier

Listing

A.C.M.E - Advanced Construction Materials & Engineering Co., Ltd

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[t]:.....(855-23) 989 788
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[e]:.....info@acme-3rd.asia
[w]:.....www.acme-3dr.asia

AMING Company Limited

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[f]:.....(855-23) 866 038
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[w]:.....www.aming.com.kh

Angkor Meas Construction Shop

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Armour Corporation (Cambodia) Pte., Ltd.

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[w]:.....www.armourcorp.com

Asian Construction Equipment

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Azza Decor

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Blue-Build Investment Co., Ltd.

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[w]:.....www.blue-build.com

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Bright World Trading Co., Ltd.

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Build In Real Nature Ltd.

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Cambodia Marble & Granite

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CCW - Construction Chemicals World Co., Ltd.

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Cellop International Co., Ltd.

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Chhay Heng Supply Building Material Co., Ltd.

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[w]:.....

Chheav Hok Supply Steels & Transportation

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[f]:.....(855-23) 720 172
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Chumnith Supply & Construction Material Shop

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[f]:.....(855-23) 995 613
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CM - Chung Meang Trading Co., Ltd.

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[e]:.....chungmeang@yahoo.com
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DEG - Dynamic E Group Ltd. (DAB)

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Europe Home Décor & Tiles

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[f]:.....(855-23) 222 216
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Galaxy Real Estate & Construction Co., Ltd.

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[w]:.....www.galaxyairc.com

German Hardware Supply Co., Ltd.

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Home Decor Center Co., Ltd.

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[f]:.....(855-23) 994 577-8
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[w]:.....www.homedecorcenter.com.kh



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Curtain.....
Wallpaper and Plastic floor.....

[a]: N°191, Mao Se Tong Blvd., Phnom Penh, Cambodia.

[t]:.....(855-23) 222 363
[f]:.....(855-23) 720 788
[e]:.....info@homerachana.com
[w]:.....www.homerachana.com

Hout Chhay Construction Materials Co., Ltd

[a]: N°48-50Eo, Monireth St.217, Phnom Penh, Cambodia.
[t]:.....(855-23) 218 286
[f]:.....(855-23) 218 286
[e]:.....houtchhay@yahoo.com
[w]:.....www.houtchhay.com

Infratech (Cambodia) Co., Ltd.

[a]: N°43B, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
[t]:.....(855-23) 997 118
[f]:.....(855-23) 997 127
[e]:.....c.narith@infratech.com
[w]:.....

INT - Cheav Group Co., Ltd.

[a]: N°H36, Preah Norodom, Borey Tonle Bassac, Phnom Penh, Cambodia.
[t]:.....(855-23) 999 978
[f]:.....(855-23) 999 978
[e]:.....cheav.vichak@yahoo.com
[w]:.....www.icgcambodia.com

IPE (Cambodia) Pte., Ltd.

[a]: N°0344, Hanoi St.1019, Phnom Penh Thmey, Sen Sok, Phnom Penh, Cambodia.
[t]:.....(855-23) 988 328
[f]:.....(855-23) 988 329
[e]:.....ipe.cambodia@yahoo.com
[w]:.....

ISI Steel Co., Ltd.

[a]: N°195-197-199-201, Monireth St. 17, Phnom Penh, Cambodia.
[t]:.....(855-23) 881 188
[f]:.....(855-23) 885 318
[e]:.....sales@isisteel.com.kh
[w]:.....www.isisteel.com.kh

JCMNippon Private Ltd.

[a]: N°224, Mao Tse Toung St.245, Phnom Penh, Cambodia.
[t]:.....(855-23) 211 854
[f]:.....(855-23) 214 067
[e]:.....hsreng@online.com.kh
[w]:.....www.nipponpaint.com

Jebsen & Jessen (Cambodia) Co., Ltd.

[a]: N°124, St. Sothearos, Phnom Penh, Cambodia.
[t]:.....(855-12) 380 830
[f]:.....(855-23) 5551 334
[e]:.....vannyrcaf@yahoo.com
[w]:.....www.7nggroup.com.kh

K Supply Co., Ltd.

[a]: N°A25-27, Confederation de la Russie, Phnom Penh, Cambodia.
[t]:.....(855-23) 881 858
[f]:.....(855-23) 881 898
[e]:.....director@wannaco.com
[w]:.....www.wannaco.com

KC MKK Co., Ltd.

[a]: N°017-018, Sorla St.2004, Phnom Penh, Cambodia.
[t]:.....(855-23) 882 016
[f]:.....(855-23) 882 301
[e]:.....info@khaouchuly.com
[w]:.....www.khaouchuly.com

KGL Construction Material Trading Co., Ltd.

[a]: N°138H, National Road N° 6A, Phnom Penh, Cambodia.
[t]:.....(855-12) 666 922
[f]:.....(855-23) 994 099
[e]:.....chamnanhay168@yahoo.com
[w]:.....www.7nggroup.com.kh

Khi Hout Import & Distribute Construction Material

[a]: N°335A, Mao Tse Toung St.245, Phnom Penh, Cambodia.
[t]:.....(855-23) 881 311
[f]:.....(855-23) 881 314
[e]:.....khi_hout@yahoo.com
[w]:.....www.khihout.com

KHL Co., Ltd.

[a]: N°313, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
[t]:.....(855-23) 996 573
[f]:.....(855-23) 996 573
[e]:.....khl_ny@yahoo.com
[w]:.....

Khmer Builder Enterprise

[a]: N°94D, St.432, Phnom Penh, Cambodia.
[t]:.....(855-23) 655 5633
[f]:.....(855-23) 215 514
[e]:.....chanra.pho@gmail.com
[w]:.....www.mle-trading.com

Kim Hap Co., Ltd.

[a]: N°203, Mao Tse Toung St.245, Phnom Penh, Cambodia.
[t]:.....(855-23) 221 860
[f]:.....(855-23) 221 862
[e]:.....kimhap@camnet.com.kh
[w]:.....

Kry Huy Construction Import & Export Co., Ltd.

[a]: N°12FEo, St.170, Phnom Penh Bassac, Phnom Penh, Cambodia.
[t]:.....(855-12) 200 065
[f]:.....(855-23) 215 514
[e]:.....polin1688@yahoo.com
[w]:.....

KTM Co., Ltd.

[a]: N°National Road N°4, Prey Chi Sak Village, Phnom Penh, Cambodia.
[t]:.....(855-23) 890 231
[f]:.....(855-23) 890 151
[e]:.....ktm@online.com.kh
[w]:.....

L.M.D Group Distribution

[a]: N°4, Monireth St.217, Khan Meanchey, Phnom Penh, Cambodia.
[t]:.....(855-23) 5555 218
[f]:.....(855-23) 212 678
[e]:.....lmd.group@gmail.com
[w]:.....

Lay - Green Construction Company

[a]: N°89, St.289, Phnom Penh, Cambodia.
[t]:.....(855-23) 698 8555
[e]:.....sm@lay-green.com
[w]:.....www.lay-green.com

BRANCH OF P.T.S GROUP CO., LTD



[a]: N°139, Russia Federation Blvd, Khan Posenchey, Phnom Penh, Cambodia.
[t]:.....(855-23) 885 218
[f]:.....(855-23) 885 238
[e]:.....sonthavy@jienggroup.com
[w]:.....www.kobelcocambodia.com

Lim Meung (China Glass - Cambodia) Joint Stock Co.,LTD

[a]: N°120, St.134, Phnom Penh, Cambodia.
[t]:.....(855-23) 885 955
[f]:.....(855-23) 885 955
[e]:.....sale@limmeung.com
[w]:.....www.limmeung.com

LSH - Loh Seng Heng

[a]: N°223AEo, St.199, Corner of St.414, Phnom Penh, Cambodia.
[t]:.....(855-23) 993 099
[f]:.....(855-23) 994 099
[e]:.....lsh_alg@hotmail.com
[w]:.....www.lohsengheng.com.kh

Mao Kimsean

[a]: N°662, National Road N°2, Phnom Penh, Cambodia.
[t]:.....(855-23) 425 113
[f]:.....(855-23) 425 112
[e]:.....maokimsean@online.com.kh
[w]:.....www.iknow.com.kh/maokimsean

Mascam Rubber Tree Nursery & Plantation Co., Ltd.

[a]: N°206, National Road N°6A, Phnom Penh, Cambodia.
[t]:.....(855-23) 432 268
[f]:.....(855-23) 432 270
[e]:.....tropical.roofing@yahoo.com
[w]:.....www.tropical.com.kh

Meng Leng Eav Co., Ltd.

[a]: N°123A-121D Mao Tsetoung Blvd., Khan Chamkar morn, Phnom Penh, Cambodia.
[t]:.....(855-23) 993 142
[f]:.....(855-23) 215 514
[e]:.....menglengeav@mle-trading.com
[w]:.....www.mle-trading.com

MK Steel Pte Ltd

[a]: N°155, National Road N°3, Phnom Penh, Cambodia.
[t]:.....(855-23) 6351 151
[f]:.....(855-23) 995 656
[e]:.....mkhuh@mksteel.com.sg
[w]:.....www.mksteel.com.sg

My Windows E&C Co., Ltd.

[a]: N°89D, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
[t]:.....(855-23) 666 9996
[f]:.....(855-23) 666 9996
[e]:.....info@mywindow.biz
[w]:.....www.mywindow.biz

Natural Colour Co., Ltd.

[a]: N°192B, Chamkar Chen Village, Phnom Penh, Cambodia.
[t]:.....(855-12) 499 248
[e]:.....vspfirst@yahoo.com
[w]:.....www.naturalcolour.com.kh

Banks Listing

ACLEDA Bank Plc.

[a]: N°61, Preah Monivong Blvd, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 430 999
[f]:(855-23) 998 666
[e]:acledabank@acledabank.com.kh
[w]:www.acledabank.com.kh

Agribank Cambodia Branch

[a]: N°364, Preah Monivong St.93, Phnom Penh, Cambodia.
[t]:(855-23) 223 750
[f]:(855-23) 223 770
[e]:
[w]:www.agribank.com

ABA Bank

[a]: N°148, Sihanouk St.274, Phnom Penh, Cambodia.
[t]:(855-23) 225 333
[f]:(855-23) 216 333
[e]:info@ababank.com
[w]:www.ababank.com

ANZ Royal Bank (Cambodia) Ltd.

[a]: N°20, St.114, St.67, Phnom Penh, Cambodia.
[t]:(855-23) 999 000
[f]:(855-23) 221 310
[e]:ccc@anzroyal.com
[w]:www.anzroyal.com

BIDC (Cambodia) Plc.

[a]: N°23, St. Kramoun Sar, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 201 044
[f]:(855-23) 220 511
[e]:info@bidc.com.kh
[w]:www.bidc.com

Bank of China

[a]: Canadia Tower, 1st-2nd Floor, Preah Monivong Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 988 886
[f]:(855-23) 988 880
[e]:servicecambodia@bank-of-china.com
[w]:www.boc.com

Bank of India

[a]: N°254, Preah Monivong Blvd., IOC Center 1, 4th Floor, Phnom Penh, Cambodia.
[t]:(855-23) 219 108
[f]:(855-23) 219 354
[e]:boi.cambodia@bankofindia.co.in
[w]:www.bankofindia.com

Booyoung Khmer Bank

[a]: N°86, Norodom Blvd., Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 222 900
[f]:(855-23) 214 736
[e]:infor@bkb.com.kh
[w]:www.bkb.com.kh

Cambodia Asia Bank

[a]: N°439, Monivong Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 220 000
[f]:(855-23) 426 628
[e]:cab@cab.com.kh
[w]:www.cab.com.kh

CCB - Cambodian Commercial Bank

[a]: N°26, Preah Monivong Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 426 145
[f]:(855-23) 426 116
[e]:ccbpp@ccb.com.kh
[w]:www.ccb.com.kh

Cambodia Mekong Bank Public Limited

[a]: N°445, Preah Monivong Blvd., Phnom Penh Tower, 1st Floor, Phnom Penh, Cambodia.
[t]:(855-23) 801 348
[f]:(855-23) 801 350
[e]:info@mekongbank.com
[w]:



Investment Companies.....
Banks & Finance.....
Travellers' Cheques.....

[a]: N°315, Preah Monivong Blvd., Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 868 222
[f]:(855-23) 427 064
[e]:info@canadiabank.com
[w]:www.canadiabank.com

CIMB Bank

[a]: N°201, Jawaharlal Nehru St.215, Phnom Penh, Cambodia.
[t]:(855-23) 987 638
[f]:
[e]:
[w]:www.cimbbank.com.kh

First Commercial Bank

[a]: N°66, Preah Norodom St.41, Phnom Penh, Cambodia.
[t]:(855-23) 210 026-8
[f]:(855-23) 210 029
[e]:fcbpp@online.com.kh
[w]:www.firstbank.com.tw

Foreign Trade Bank of Cambodia

[a]: N°3, Kramoun Sar St.114, , Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 724 466
[f]:(855-23) 216 687
[e]:info@ftbbank.com
[w]:www.ftbbank.com

HwangDBS Commercial Bank Plc.

[a]: N°61-64, Norodom Blvd., Khan Chamkar Morn, Phnom Penh, Cambodia.
[t]:(855-23) 218 866
[f]:(855-23) 220 108
[e]:info@hwangdbs.com.kh
[w]:www.hwangdbs.com.kh

KB - Kookmin Bank Cambodia

[a]: N°55, Samdech Pan St.214, Sangkat Boeung Raing, Phnom Penh, Cambodia.
[t]:(855-23) 998 886
[f]:(855-23) 999 309
[e]:kbcambodia@kbestar.com
[w]:

Krung Thai Bank Public Co., Ltd.

[a]: N°149, Jawaharlal Nehru St.215, Phnom Penh, Cambodia.
[t]:(855-23) 882 959
[f]:(855-23) 883 719
[e]:ktbpm@online.com.kh
[w]:www.ktb.co.th

MARUHAN Japan Bank Plc.

[a]: N°83, Preah Norodom St.41, Phnom Penh, Cambodia.
[t]:(855-23) 999 010
[f]:(855-23) 999 011
[e]:info@maruhanjapanbank.com
[w]:www.maruhanjapanbank.com

Maybank (Cambodia) Plc.

[a]: N°4B, Kramoun Sar St.114, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 210 123
[f]:(855-23) 210 099
[e]:mbb@maybank2u.com
[w]:www.maybank2u.com

OSK Indochina Bank Limited

[a]: N°263, Ang Duong St.110, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 992 833
[f]:(855-23) 991 822
[e]:customerservice@kh.oskgroup.com
[w]:www.oskgroup.com

Phnom Penh Commercial Bank (PPCB)

[a]: N°767-769, Preah Monivong Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 999 500
[f]:(855-23) 999 540
[e]:info@infinity.com.kh
[w]:www.ppcb.com.kh

Sacombank (Cambodia) Plc.

[a]: N°60, Preah Norodom Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 223 422
[f]:(855-23) 223 433
[e]:
[w]:www.sacombank.com.kh

SBC Bank - Singapore Banking Corporation Ltd.

[a]: N°68, Samdech Pan St.214, Phnom Penh, Cambodia.
[t]:(855-23) 211 211
[f]:(855-23) 212 121
[e]:info@sbc-bank.com
[w]:www.sbc-bank.com

Shinhan Khmer Bank

[a]: N°277, Preah Norodom St.41, Phnom Penh, Cambodia.
[t]:(855-23) 727 380
[f]:(855-23) 727 383
[e]:
[w]:

UCB - Union Commercial Bank Plc.

[a]: N°195, St. Ekareach, Sangkat 2, Sihanoukville, Preah Sihanouk.
[t]:(855-23) 933 833
[f]:(855-23) 933 668
[e]:ucbsvb@ucb.com.kh
[w]:www.ucb.com.kh

Vattanac Bank

[a]: N°89, Preah Norodom St.41, Phnom Penh.
[t]:(855-23) 212 727
[f]:(855-23) 216 687
[e]:service@vattanacbank.com
[w]:www.vattanacbank.com

Insurance Listing

Asia Insurance (Cambodia) Plc.

[a]: N°5, Ang Eng St.13, Phnom Penh, Cambodia.
[t]:(855-23) 427 981
[f]:(855-23) 216 969
[e]:email@asiainsurance.com.kh
[w]:www.asiainsurance.com.kh

Cambodia Vietnam Insurance Co., Plc

[a]: N°99, Preah Norodom St.41, 1st Floor, Phnom Penh, Cambodia.
[t]:(855-23) 212 000
[f]:(855-23) 215 505
[e]:info@cvi.com.kh
[w]:www.cvi.com.kh

CAMINCO INSURANCE

[a]: N°28, Corner St.106 & St.13, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 722 043
[f]:(855-23) 427 810
[e]:info@caminco.com.kh
[w]:www.caminco.com.kh



Universities & Colleges (Academic).....

[a]: N°325, Mao Tse Toung Blvd., Khan Toul Kork, Phnom Penh, Cambodia.
[t]:(855-23) 885 066
[f]:(855-23) 986 922
[e]:info@forteinsurance.com
[w]:www.forteinsurance.com

Infinity General Insurance Plc.

[a]: N°126, Norodom Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 999 888
[f]:(855-23) 999 123
[e]:info@infinity.com.kh
[w]:www.infinity.com.kh

Campu Lonpac Insurance Plc.

[a]: N°23, St.114, Campu Bank Building, Khan Daun Penh, Phnom Penh, Cambodia.
[t]:(855-23) 966 966
[f]:(855-23) 986 273
[e]:enquiries@compulonpac.com.kh
[w]:

Trade and Service Listing



LLOYD'S AGENCY IN CAMBODIA

[a]: N°168KA, St.598, Phnom Penh, Cambodia.
[t]:(855-23) 996 566
[f]:(855-23) 996 567
[e]:cambodia@eurogal-surveys.com
[w]:www.eurogal-surveys.com



International Air & Sea Freight Forwarding.....
FCL/LCL Cargo Service.....

[a]: N°168KA, St.598, Toul Sangke, Phnom Penh, Cambodia.
[t]:(855-23) 998 805
[f]:(855-23) 998 807
[e]:por-sour@gls.com.kh
[w]:www.gls.com.kh

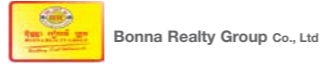
Real Estate Company Listing



[a]: N°20B, St.294 / 21, Sangkat Tonle bassac, Phnom Penh, Cambodia.
[t]:(855-23) 213 666
[f]:(855-23) 220 239
[e]:info@cplagent.com
[w]:www.cplagent.com



[a]: N°113 Parkway Square, Mao Tse Toung Blvd., Phnom Penh, Cambodia.
[t]:(855-23) 224 701
[f]:(855-23) 224 701
[e]:Vtp@vtrustproperty.com
[w]:www.vtrustproperty.com



[a]: N°209, St.51, Khan Chamkar morn, Phnom Penh, Cambodia.
[t]:(855-23) 721 177
[f]:(855-23) 993 392
[e]:info@bonnarealty.com.kh
[w]:www.bonnarealty.com.kh



[a]: N°29B/79, Intercon-Hotel, Mao Tse Toung Blvd, Phnom Penh, Cambodia.

[t]:(855-23) 630 0442
[f]:
[e]:info@key-re.com
[w]:www.key-re.com



[a]: N°B52-B54, St.199, Khan Chamkamorn, Phnom Penh, Cambodia.

[t]:(855-23) 216 799
[f]:
[e]:long@arc.com.kh
[w]:www.arc.com.kh



[a]: N°57, St. Rusian Blvd., Khan Sen Sok, Phnom Penh, Cambodia.

[t]:(855-23) 890 776
[f]:(855-23) 890 775
[e]:lity@online.com.kh
[w]:www.attwoodgroup.com



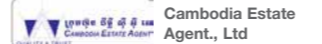
[a]: N°61, Sothearos Blvd., Khan Chamkamorn, Phnom Penh, Cambodia.

[t]:(855-23) 994 979
[f]:(855-23) 998 485
[e]:roshay@angkorrealstate.com
[w]:www.angkorrealstate.com



[a]: N°61, Sothearos Blvd., Khan Chamkamorn, Phnom Penh, Cambodia.

[t]:(855-23) 984 007
[f]:
[e]:roshay@angkorrealstate.com
[w]:www.camtopproperty.com



[a]: N°36, St.240 Corner of St.55, Khan Daun Penh, Phnom Penh, Cambodia.

[t]:(855-23) 990 366
[f]:(855-23) 990 366
[e]:info@cambodiaestate.com
[w]:www.cambodiaestate.com



[a]: N°Monivong Blvd, Phnom Penh Tower 9th Floor, Phnom Penh, Cambodia.

[t]:(855-23) 964 099
[f]:(855-23) 964 088
[e]:cambodia@cbre.com
[w]:www.cbre.com.kh



[a]: N°33, St.294 Corner of St. 29, Phnom Penh, Cambodia.

[t]:(855-23) 210 400
[f]:(855-23) 214 053
[e]:davy.kong@dfd.com
[w]:www.dfd.com

Dusit Realty Co., Ltd

[a]: N°2A, St.118-120, Khan Daun Penh, Phnom Penh, Cambodia.

[t]:(855-12) 575 999
[f]:
[e]:sokhaphally@yahoo.com
[w]:



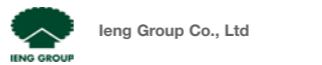
[a]: N°440, Preah Monivong Blvd., Phnom Penh, Cambodia.

[t]:(855-23) 222 946
[f]:(855-23) 210 346
[e]:lity@online.com.kh
[w]:



[a]: N°144, St.169, Delano Business Center, 3rd Floor, Phnom Penh, Cambodia.

[t]:(855-23) 723 212
[f]:(855-23) 723 213
[e]:hbccambodia@gmail.com
[w]:www.hbccambodia.com



[a]: N°104, Sothearos Blvd., Khan Daun Penh, Phnom Penh, Cambodia.

[t]:(855-23) 223 699
[f]:
[e]:sokleap@ienggroup.com.kh
[w]:



[a]: N°736E1, Kampuchea Krom St.128, Phnom Penh, Cambodia.

[t]:(855-23) 884 887
[f]:
[e]:kim@khmerrealstate.com.kh
[w]:www.angkorkhmerrealty.com



[a]: N°Unit 121, 1st Floor, Phnom Penh Center, Phnom Penh, Cambodia.

[t]:(855-23) 213 868
[f]:
[e]:soo.sunny@kh.knightfrank.com
[w]:www.knightfrank.com



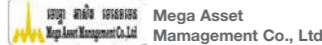
[a]: N°44A, St.289, Khan Toul Kork, Phnom Penh, Cambodia.

[t]:(855-89) 873 137
[f]:
[e]:Korealestate@ymail.com
[w]:



[a]: N°57C, Shihanouk Blvd., Khan Daun Penh, Phnom Penh, Cambodia

[t]:(855-23) 215 717
[f]:
[e]:info@lanproperty.com
[w]:www.lanproperty.com



[a]: N°102B, St.67, Khan Daun Penh, Phnom Penh, Cambodia.

[t]:(855-23) 6860 511
[f]:(855-23) 430 686
[e]:mega-asset@mam.com.kh
[w]:www.megaassetmanagement.com



[a]: N°102B, St.67, Khan Daun Penh, Phnom Penh, Cambodia.

[t]:(855-23) 6860 511
[f]:(855-23) 430 686
[e]:info@phnompenh-realty.com
[w]:www.phnompenh-realty.com



[a]: N°84, Monireth St.217, Phnom Penh, Cambodia.

[t]:(855-23) 987 690
[f]:(855-23) 987 930
[e]:info@pmgk.com
[w]:www.pmgk.com

Developer Listing

Borey Peng Huoth

[a]: N°266, St.598, Khan Sen Sok, hnom Penh, Cambodia.
[t]:(855-17) 596 789
[f]:(855-23) 987 189
[e]:sales@penghuoth.com
[w]:www.boreypenghuoth.com

Hi-Tech Company

[a]: N°354Bis, St.369, Khan Meanchey, Phnom Penh, Cambodia.
[t]:(855-12) 995 552
[f]:
[e]:sale@hitech.com.kh
[w]:www.hitech.com.kh



[a]: N°315, St.110 Corner st.93, Khan Doun Penh, Phnom Penh, Cambodia.

[t]:(855-23) 868 222
[f]:(855-23) 427 064
[e]:canadia@canadiabank.com.kh
[w]:

Koh Puos (Cambodia) Investment Group Ltd.

[a]: N°063, St. Ekareach, Sangkat 4, Sihanoukville, Preah Sihanouk.

[t]:(855-34) 934 234
[f]:(855-34) 934 202
[e]:office@kohpuos.com
[w]:www.kohpuos.com

B.S Holiday Villa & Condo Minium

[a]: N°147-153, Preah Monivong Blvd., 4th Floor, Phnom Penh, Cambodia.
[t]:(855-23) 885 229
[f]:
[e]:
[w]:

De Castle

[a]: N°34-36, St.288, Phnom Penh, Cambodia.
[t]:(855-23) 222 214
[f]:
[e]:service@decastle.net
[w]:www.decastle.net

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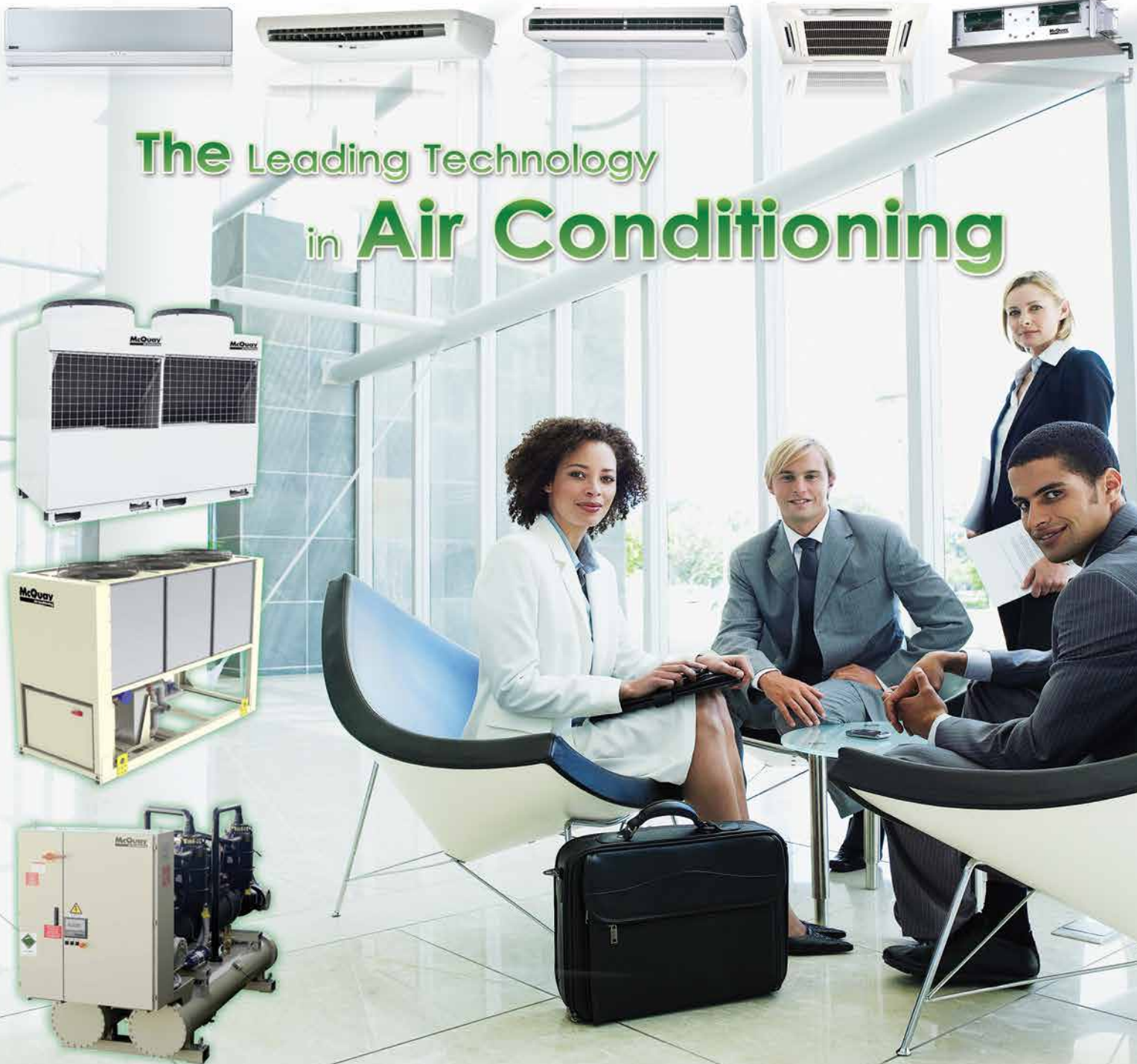
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