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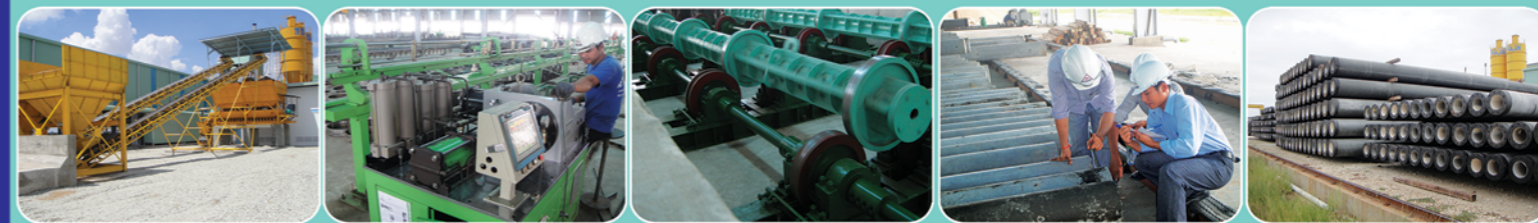
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**ទិដ្ឋភាពនៅរោងចក្រក្នុងការផលិត ( at factory View )**



**ទិដ្ឋភាពនៅទីតាំងការដ្ឋានសាងសង់ ( at Site View )**

**ផលិតផលសសរគ្រឹះមូល THE PRESTRESSED SPUN PILE PRODUCTS (PC & PHC)**

| Type  | Length | Thickness | Grade of Concrete                      | Allowable axial load |
|-------|--------|-----------|--|----------------------|
| D300A | 5-12m  | 60mm      | 60-80MPa (600-800Kgf/cm <sup>2</sup> ) | 60-80T               |
| D350A | 5-14m  | 65mm      | 60-80MPa (600-800Kgf/cm <sup>2</sup> ) | 80-100T              |
| D400A | 5-15m  | 80mm      | 60-80MPa (600-800Kgf/cm <sup>2</sup> ) | 100-155T             |
| D500A | 5-15m  | 90mm      | 60-80MPa (600-800Kgf/cm <sup>2</sup> ) | 165-230T             |
| D600A | 5-15m  | 100mm     | 60-80MPa (600-800Kgf/cm <sup>2</sup> ) | 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 <sup>2</sup> ) | 2-3kN (F200-F300)     | 490-500Kg       |
| Pole 8.5  | 8.5m   | 40MPa (400Kgf/cm <sup>2</sup> ) | 2-3kN (F200-F300)     | 600-625Kg       |
| Pole 9    | 9m     | 40MPa (400Kgf/cm <sup>2</sup> ) | 2-5kN (F200-F500)     | 650-700Kg       |
| Pole 10.5 | 10.5m  | 40MPa (400Kgf/cm <sup>2</sup> ) | 3.2-5.2kN (F320-F520) | 990-1010Kg      |
| Pole 12   | 12m    | 40MPa (400Kgf/cm <sup>2</sup> ) | 3.5-9kN (F350-F900)   | 1200-1230Kg     |
| Pole 14   | 14m    | 40MPa (400Kgf/cm <sup>2</sup> ) | 6.5-11kN (F650-F1100) | 1480-1560Kg     |
| Pole 20   | 20m    | 40MPa (400Kgf/cm <sup>2</sup> ) | 10-14kN (F1000-F1400) | 2850-3200Kg     |
| Pole 22   | 22m    | 40MPa (400Kgf/cm <sup>2</sup> ) | 10-14kN (F1000-F1400) | 3000-3400Kg     |

**ផលិតផល Spun piles**

- អាចប្រើជាមួយសេរ៉ាមិក
- បូកបញ្ចូលសសរគ្រឹះ
- សង្កត់បញ្ចូលសសរគ្រឹះ
- ខ្ទង់បញ្ចូលសសរគ្រឹះ

**ការប្រើប្រាស់ Spun piles**

- ផ្តល់អត្ថប្រយោជន៍ខ្ពស់
- អាចសន្សំសំចៃបានច្រើន
- ធានាសុវត្ថិភាពខ្ពស់សំរាប់សំណង់
- ស្តង់ដារបច្ចេកទេសសម័យទំនើប
- លើការងារវិនិយោគ ។
- អាចផលិតបានគ្រប់ប្រទេស (មានក្បាល ដៃកម្ពុជាតម្រូវឱ្យប្រើស្តង់ដារ)
- វិស្វកម្មបេតុងខ្ពស់រហូតដល់80MPa(800Kgf/cm<sup>2</sup>)
- 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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### Architectural Elements

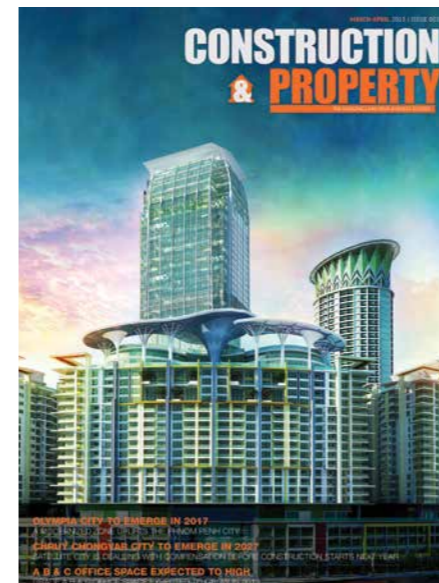
### Re-inforced Concrete Wall Panel



### Terrazzo



### Engineered Door



Cover: Olympia City, 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 & Property Magazine" under the strong supports by the Cambodia Constructors Association (CCA) aiming to promote and publicize the kingdom's construction and Property 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 Property in Cambodia.

Sincerely Yours,  
Meas Proeksa

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# Construction

MARCH-APRIL 2013 | ISSUE 002



16



**Fire:**  
a Big Worry for High-Rise

Fire attack on high-rise buildings becomes a concern when the fire cases in the city increase last year to 79 cases—10 cases higher than 2011—while fire protection facilities and resources are limited.

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## EYESIGHT OF CITY

Housing construction of the Phnom Penh city on the land of 678.46 square kilometer expands from year to year resulting from the population growth and the increase of migrant workers from the provinces. Phnom Penh consists of 9 districts with around 2 million populations.

(Photography by Ev Pheng)

## COMMERCIAL SKY-LINK

Olympia City's commercial center materializes with hundred branched shops, shining as a great potential business for modern lifestyle.





# Olympia City

## to Emerge in 2017

Olympia City will be a modernized zone to be ready at similar time of the Diamond Island's Riviera which is expected to inaugurate in 2017.



**A** high-end complex with hotel, restaurants, apartments, shop-houses, and shopping center stretches on 3.9 hectares of landmass north of the National Olympic Stadium is forecasted to complete in 2017. Project started in 2012 after the government agreed in mid of 2011.

After the project completes, its outcome will be believed to help uplift the city's beauty and citizen's life style—luxurious living style, shopping experiences, commercial activities, and so on.

The US\$250 million plan was developed by Overseas Cambodia Investment Corporation (OCIC) and designed by A7 Corp, under Canadia Bank's finance.

"Despite, we are now working mostly on the foundation works such as drilling on the 20-floor apartment building. Based on my estimate, the complex may be completed in 2017 or 2018," said Nguon Hunrith, an Olympia City' Construction Manager,

adding that, "We don't even finalize the whole project design yet, as more development ideas are adding into the plan, and OCIC has reserved up to 11.5 hectares for future development there."

This massive city project features 13 skyscrapers including a 55-storey skyscraper, two 36-storey buildings, five 20-storey buildings and five 15-storey buildings, as well as a modern super-market. The complex will feature an Olympic Plaza (shopping center), commercial facilities and shop-houses, apartment, business center & skylink, Water Treatment Park and a 500-rooms hotel. It can park 2,844 cars.

The massive Olympia comprises with the shop-house (flat) which is designed for commercial and living purpose that clients can do commercial activities at the 1st and 2nd floor and dwell in the 3rd and 4th floor. Therefore, this shop-house will be built to connect with the apartment; as flat rise from the ground to the fourth floor while leaving the fifth's blank, and apartment will consecutively rise from the

6<sup>th</sup> floor up to the 20th floor.

The project will be built in three stages before constructing the 500-room hotel, which is the tallest skyscraper on the last stage, according to Hunrith.

Phase 1 which starts from 2012 to 2014 to deal with the surface works and build three 20-storey apartments. Phase 2 starts from 2014-2016 to build some other medium high buildings, and from 2016 probably to 2017 or 2018 the company will build the 55-floor hotel along with the super market for phase 3.

Developer has set high expectation from this project, believing it will be one among the most luxurious cities in the kingdom, and can be comparable to luxurious residential and commercial compound in the neighbors.

"People usually see luxurious cities at other countries such as in Thailand, and they only know some luxurious markets in Phnom Penh, but the Olympia City will introduce them the most high-end city

complex just near them," Hunrith said.

On the property sale, anyway, among the total 116 shop-houses located in four floors was reported to mostly sell out only two days after the grand sale opened in August last year, while construction didn't start yet.

"Only two days after the grand sale opened in August last year, almost 100 units were immediately purchased, and only five units left until now," said Duong Kakada of the Project's Sale Department. "It becomes normal that most of our [OCIC] projects are sold out while it isn't built yet, because we choose the best location and customers trust us."

The price for shop-houses rates from US\$448,500 at the minimum to US\$2,845,148 at the maximum, Kakada said.

Number of apartment units and its price weren't revealed yet by the time that the magazine went to the press, but Kakada predicts the price would be cheaper than

the flats as company targets middle-class customers. Sale will start from this year, and many expect that it will be sold out immediately if price will be more affordable.

The rental rate for commercial space hasn't been released in this stage yet as well. Besides the properties for sale, Olympia City also reserves land for sale to customers who want to develop their own building with the price starting from US\$3,500/sqm.

However, unlike other OCIC projects that customers will receive ownership on the purchased property, Olympia City's customers can live in the property for only 90 years of ownership, then return it to the government, according to the sale department.

According to Kim Heang, CEO of Khmer Real Estate Company, the Olympia City habituates at the number 1 area where average land price values from \$2,500/m<sup>2</sup> to \$3,500/m<sup>2</sup> for the freehold land.

Kim welcomes the property development, but warns that the excessive supply over demand may hurt the future property market as price drops.

"With many development projects, especially on residential buildings 'borei' and apartments, it can be a big problem in the future when supply will exceed demand," he said.

Amid this good news, a rumor raised that Olympia City may submerge the Iconic Olympic stadium complex that was designed by Cambodian legendary architect Van Molyvann. But OCIC site engineer Meng Chamroeun confirmed last year that the company would not cause any damage to Cambodian sporting heritage, saying that OCIC interested only in enhancing the "beauty of the stadium."

He, however, couldn't promise other companies would attempt to develop the site in the future.



# អូឡាំព្យា ស៊ីធី (Olympia City) និងលេចជារូបរាងនៅក្នុងឆ្នាំ ២០១៧

សំណង់អគារអូឡាំព្យា ស៊ីធី ដែលជាតំបន់ទំនើបកម្មថ្មីមួយទៀតនៅទីក្រុងភ្នំពេញ ត្រូវបានព្យាករណ៍ថានឹងបញ្ចប់ដំណាលគ្នានឹងអគាររីវើវានៅលើកោះពេជ្រក្នុងឆ្នាំ២០១៧។

**ក** គម្រោងសាងសង់ដ៏អស្ចារ្យដែលរួមមានសណ្ឋាគារ អាជីវកម្ម ភោជនីយដ្ឋាន និងហាងលក់ទំនិញដែលលាតសន្ធឹងលើផ្ទៃដី ៣.៩ហិកតា ផ្នែកខាងជើងនៃពហុកីឡដ្ឋានជាតិអូឡាំពិក ត្រូវបានរំពឹងទុកថានឹងបញ្ចប់នៅឆ្នាំ២០១៧។ គម្រោងនេះបានចាប់ផ្តើមសាងសង់នៅក្នុងឆ្នាំ២០១២ បន្ទាប់ពីរដ្ឋាភិបាលបានចុះកិច្ចព្រមព្រៀងអនុញ្ញាតសាងសង់នៅពាក់កណ្តាលឆ្នាំ២០១១។

បន្ទាប់ពីគម្រោងនេះត្រូវបានបញ្ចប់លទ្ធផល របស់វាត្រូវបានជឿជាក់ថានឹងជួយលើកកម្ពស់សោភ័ណភាពទីក្រុងជាមួយនិងការរស់នៅដ៏ល្អប្រណិត បទពិសោធន៍ទិញទំនិញ និងសកម្មភាពពាណិជ្ជកម្មផ្សេងៗទៀត...។ គម្រោងអភិវឌ្ឍន៍ដែលគ្រោងចំណាយថវិកាអស់ប្រមាណ ២៥០លានដុល្លារអាមេរិកនេះ បានសាងសង់ឡើងដោយក្រុមហ៊ុន អូស៊ីអាយស៊ី (OCIC) និងសិក្សាបង្កើនដោយក្រុមហ៊ុន A7 Corp ជាមួយប្រភពទុនហិរញ្ញប្រទានពីធនាគារកាណាឌីយ៉ា។

លោក ងួន ហ៊ុនរិទ្ធ អ្នកគ្រប់គ្រងការសាងសង់គម្រោងអភិវឌ្ឍន៍អូឡាំព្យា ស៊ីធីបាននិយាយថា "ថ្វីបើពួកយើងកំពុងធ្វើការលើផ្នែកគ្រឹះអគារដូចជាការខ្ទងគ្រឹះអគារអាជីវកម្មសរុប២០ជាន់ក៏ដោយតាមការសង្កេតមើលរបស់ខ្ញុំ ឃើញថាគម្រោងនេះនឹងអាចរួចរាល់នៅក្នុងឆ្នាំ ២០១៧ ឬ២០១៨"។ លោកបានបន្តទៀតថា "យើងមិនទាន់បានសម្រេចលើ

ប្លង់មេទាំងមូលនៅឡើយទេ ដោយសារតែនៅមានគំនិតចនាផ្សេងៗជាច្រើនត្រូវបានបញ្ចូលក្នុងគម្រោងនេះជាបន្តបន្ទាប់ហើយ ក្រុមហ៊ុន អូស៊ីអាយស៊ី បានត្រៀមទុកដីរហូតដល់១១.៥ហិកតានៅទីនោះសម្រាប់ការអភិវឌ្ឍន៍នៅពេលអនាគត"។

គម្រោងទីក្រុងដ៏ធំនេះរួមមានអគារខ្ពស់ៗចំនួន១៣ ក្នុងនោះរួមមានអគារកម្ពស់ ៥៥ជាន់ចំនួន១, អគារកម្ពស់៣៦ជាន់ចំនួន ២, អគារ២០ជាន់ចំនួន៥, និងអគារ១៥ជាន់ចំនួន ៥ រួមទាំងផ្សារទំនើបមួយផងដែរ។ គម្រោងអគារជាច្រើននេះនឹងរួមមានអូឡាំពិកផ្លាហ្សា (មជ្ឈមណ្ឌលទិញលក់ទំនិញ) លំនៅស្ថានដែលអាចលក់ទំនិញនៅជាន់ក្រោម (Shop-house), អាជីវកម្ម, មជ្ឈមណ្ឌលពាណិជ្ជកម្ម និងស្ពាយលីង (Sky-link) ស្ទួនទឹក (Water Treatment Park) និងសណ្ឋាគារដែលមាន៥០០បន្ទប់។ ជាមួយនិងចំណាត់ចែងចំនួន ២,៨៤៤ គ្រឿង។

ការអភិវឌ្ឍន៍គម្រោងអូឡាំព្យាស៊ីធីដ៏ធំនេះរួមបញ្ចូលនូវលំនៅស្ថានដែលអាចលក់តាំងនៅជាន់ក្រោម(ផ្ទះល្វែង) ដែលត្រូវបានរចនាម៉ូតសម្រាប់គោលបំណងរស់នៅ និងការធ្វើពាណិជ្ជកម្មដែលអតិថិជនអាចធ្វើជំនួញនៅជាន់ទី១ និងទី២ និងរស់នៅក្នុងជាន់ទី៣ និងទី៤។ មិនតែប៉ុណ្ណោះ លំនៅស្ថានប្រភេទនេះនឹងត្រូវសាងសង់ភ្ជាប់ទៅនឹងអាជីវកម្ម ដែលមានន័យថាផ្ទះល្វែងនឹងសាងសង់ពីដីរហូតដល់ជាន់ទី ៤ ហើយអាជីវកម្មនឹងត្រូវសាងសង់បន្តពី



រូបភាព 3D នៃគម្រោងអូឡាំព្យាស៊ីធី (3D Illustration of Olympia City)

ជាន់ទី៦ដល់ជាន់ទី២០។

ការសាងសង់គម្រោងនេះត្រូវបានចែកចេញជា៣ដំណាក់កាល មុននឹងសាងសង់សណ្ឋាគារដែលមានចំនួន៥០០បន្ទប់ និងជាអគារខ្ពស់ជាងគេនៅក្នុងដំណាក់កាលសាងសង់ចុងក្រោយ។ នេះបើយោងតាមសម្តីរបស់លោកហ៊ិនរិទ្ធ។

ដំណាក់កាលទី១ ចាប់ផ្តើមពីឆ្នាំ២០១២ដល់ឆ្នាំ២០១៤ នឹងផ្តោតលើការស្ថាបនាគ្រឹះសំណង់ទាំងមូល រួមផ្សំនឹងការសាងសង់អគារអាជីវកម្មស្របចំ២០ជាន់ចំនួន៣។ ដំណាក់កាលទី២ នឹងចាប់ផ្តើមពីឆ្នាំ២០១៤ ដល់ឆ្នាំ២០១៦ នឹងធ្វើការសាងសង់អគារកម្ពស់៥ជាន់ទៀត។ ដំណាក់កាលចុងក្រោយ ចាប់ផ្តើមពីឆ្នាំ២០១៦រហូតដល់ឆ្នាំ២០១៧រហូតដល់ឆ្នាំ២០១៨ នឹងធ្វើការសាងសង់សណ្ឋាគារកម្ពស់៥៥ជាន់ និងផ្សារទំនើប។ អ្នកអភិវឌ្ឍន៍គម្រោងនេះមានការរំពឹងទុកខ្ពស់ដោយជឿជាក់ថាវានឹងក្លាយជាសង្កាត់មួយនៅក្នុងចំណោមសង្កាត់ដ៏ឆើតឆាយក្នុងព្រះរាជាណាចក្រ

កម្ពុជា ដែលអាចប្រៀបធៀបជាមួយនឹងសង្កាត់ លំនៅស្ថាន និងពាណិជ្ជកម្មប្រណិតៗជាមួយប្រទេសជិតខាងផងដែរ។

លោកហ៊ិនរិទ្ធ បាននិយាយថា "ប្រជាពលរដ្ឋធ្លាប់តែឃើញទឹកភ្លៀងដែលប្រណិតឆើតឆាយនៅតាមបណ្តាលប្រទេសនានាដូចជាប្រទេសថៃជាដើម ហើយពួកគេគ្រាន់តែស្គាល់ផ្សារទំនើបខ្លះៗនៅក្នុងរាជធានីភ្នំពេញតែប៉ុណ្ណោះ។ តែគម្រោងអូឡាំព្យាស៊ីធីនេះនឹងបង្ហាញពួកគេឱ្យស្គាល់ពីសង្កាត់ដ៏ទំនើបមួយដែលស្ថិតនៅជិតពួកគេផ្ទាល់"។

ដោយឡែក ការទិញលក់អចលនទ្រព្យក្នុងគម្រោងនេះវិញក្នុងចំណោមលំនៅស្ថានសរុបចំនួន១១៦ល្វែង (មួយល្វែងមាន៤ជាន់) ត្រូវបានលក់ស្ទើរអស់ត្រឹមតែរយៈពេល២ថ្ងៃប៉ុណ្ណោះ បន្ទាប់ពីការបើកលក់ជាផ្លូវការក្នុងខែសីហាកាលឆ្នាំមុន ខណៈពេលដែលការសាងសង់ពុំទាន់ចាប់ផ្តើមនៅឡើយ។

កញ្ញា ខុង កក្កដា បុគ្គលិកផ្នែកលក់របស់គម្រោងនេះបាននិយាយថា "ត្រឹមតែ

២ថ្ងៃ បន្ទាប់ពីការបើកលក់ជាផ្លូវការនៃគម្រោងនេះនៅក្នុងខែសីហាកាលឆ្នាំមុន លំនៅស្ថានចំនួន១០០ល្វែងត្រូវបានទិញភ្លាមៗ ហើយនៅសល់តែ៥ល្វែងតែប៉ុណ្ណោះដែលនៅសល់មកដល់ពេលនេះ"។ កញ្ញាបានបន្តទៀតថា "វាបានក្លាយជារឿងធម្មតាទៅហើយ ដែលភាគច្រើននៃអចលនទ្រព្យយក្នុងគម្រោងរបស់ក្រុមហ៊ុនអូស៊ីអាយស៊ី (OCIC) ត្រូវបានលក់អស់ក្នុងពេលដែលគម្រោងពុំទាន់បានសាងសង់នៅឡើយ។ នេះដោយសារតែយើងបានជ្រើសរើសទីតាំងបានល្អ ហើយអតិថិជនមានទំនុកចិត្តលើយើង"។

អត្រាតម្លៃផ្ទះល្វែងដែលទាបបំផុតគឺ ៤៤៨,៥០០ដុល្លារអាមេរិក និងខ្ពស់បំផុតដល់២,៨៤៥,១៤៨ដុល្លារអាមេរិក។ នេះបើតាមសម្តីកញ្ញាកក្កដា។

ក្រុមហ៊ុនមិនទាន់បង្ហើបប្រាប់ពីចំនួនអាជីវកម្មសរុប និងតម្លៃលក់របស់វាដល់ទស្សនាវដ្តីជាព័ត៌មានឡើយទេ។ ប៉ុន្តែកញ្ញាកក្កដាបានរំពឹងទុកថាតម្លៃបន្ទប់អាជីវកម្ម

នឹងទាបជាងតម្លៃផ្ទះល្វែងដោយសារតែក្រុមហ៊ុនផ្តោតជាសំខាន់លើអតិថិជនដែលមានជីវភាពមធ្យម។

ការលក់អចលនទ្រព្យក្នុងអាជីវកម្មមិននឹងចាប់ផ្តើមនៅឡើយទេ ហើយមានមនុស្សជាច្រើនរំពឹងទុកថាវានឹងអាចលក់អស់ភ្លាមៗប្រសិនបើតម្លៃអាជីវកម្មមិនកាន់តែសមរម្យនឹងអាចទទួលយកបានពីអតិថិជនភាគច្រើន។ រីឯអត្រាតម្លៃជួលការិយាល័យពាណិជ្ជកម្មដែលមានក្នុងគម្រោងនេះ ក៏នៅមិនទាន់បង្ហាញក្នុងដំណាក់កាលនេះដែរ។ ក្រៅពីការលក់អចលនទ្រព្យគម្រោងអភិវឌ្ឍន៍អូឡាំព្យាស៊ីធី ក៏បានរក្សាទុកដីសម្រាប់លក់ទៅឲ្យអតិថិជនណាដែលចង់សាងសង់អគារផ្ទាល់ខ្លួនជាមួយនឹងតម្លៃដីចាប់ពី៣,៥០០ដុល្លារអាមេរិកក្នុងមួយម៉ែត្រការ៉េឡើងទៅ។

យ៉ាងណាមិញគម្រោងនេះមិនដូចជាគម្រោងរបស់ក្រុមហ៊ុនអូស៊ីអាយស៊ី (OCIC) ដទៃទៀតនោះទេ ដែលអតិថិជនមានសិទ្ធិជាម្ចាស់ជារៀងរហូតលើអចលនទ្រព្យដែលគេបានទិញ។ ដោយឡែកយោង

តាមផ្នែកលក់អចលនទ្រព្យរបស់គម្រោងនេះ អតិថិជនដែលទិញអចលនទ្រព្យក្នុងគម្រោងអូឡាំព្យាស៊ីធី អាចរស់នៅ និងមានកម្មសិទ្ធិត្រឹមរយៈពេល៩០ឆ្នាំប៉ុណ្ណោះ បន្ទាប់មកត្រូវប្រគល់ទៅរដ្ឋាភិបាលវិញ។

យោងតាមលោក គឹម ហ៊ាង ដែលជានាយកក្រុមហ៊ុនអចលនទ្រព្យខ្មែរ (Khmer Real Estate) បានឲ្យដឹងថា អូឡាំព្យាស៊ីធីស្ថិតនៅលើតំបន់លេខ១ ដែលមានតម្លៃដីពី២,៥០០ដុល្លារអាមេរិកក្នុងមួយម៉ែត្រការ៉េរហូតដល់៣,៥០០ដុល្លារអាមេរិកក្នុងមួយម៉ែត្រការ៉េសម្រាប់ដីទំនេរ។

លោក គឹម ហ៊ាង ស្នាមមន្តិចំពោះការអភិវឌ្ឍន៍វិស័យអចលនទ្រព្យ ប៉ុន្តែបានព្រមានថាការផ្គត់ផ្គង់លើសតម្រូវការនេះអាចនឹងប៉ះពាល់ទៅដល់ទីផ្សារអចលនទ្រព្យនៅថ្ងៃខាងមុខ ដោយសារតែតម្លៃអចលនទ្រព្យធ្លាក់ចុះ។ លោកបាននិយាយទៀតថា "ជាមួយនឹងគម្រោងអភិវឌ្ឍន៍ជាច្រើន ជាពិសេសចំពោះគម្រោងលំនៅដ្ឋាន ដូចជាប៊ូរី និងអាជីវកម្ម វានឹងក្លាយទៅជាបញ្ហាជំនាថ្ងៃ

អនាគត នៅពេលដែលមានការផ្គត់ផ្គង់ច្រើនជាងតម្រូវការ"។

ទន្ទឹមនឹងភាពល្បីល្បាញនៃគម្រោងអភិវឌ្ឍន៍មួយនេះ ក៏មានពាក្យចាមអាមមួយចំនួនបានលើកឡើងថា គម្រោងអូឡាំព្យាស៊ីធី នឹងអាចលុបបំបាត់សំណង់ស្ថាតល្បីល្បាញខ្មែរមួយរូប គឺលោក វណ្ណ មូលីវណ្ណ។ ប៉ុន្តែអ្នកគ្រប់គ្រងការដ្ឋានសាងសង់របស់ក្រុមហ៊ុន អូស៊ីអាយស៊ី (OCIC) លោក ម៉េង ចំរើនបានអះអាងកាលពីឆ្នាំមុនថាក្រុមហ៊ុននឹងមិនបង្កផលប៉ះពាល់ដល់កេរ្តិ៍ឈ្មោះសំណង់កីឡារបស់កម្ពុជានេះទេ ដោយនិយាយថាក្រុមហ៊ុន អូស៊ីអាយស៊ី (OCIC) គ្រាន់តែចាប់អារម្មណ៍ "បង្កើនសោភ័ណភាពនៃកីឡាដ្ឋាននេះតែប៉ុណ្ណោះ"។

យ៉ាងណាក៏ដោយគាត់ពុំអាចសន្យាថាក្រុមហ៊ុនដទៃទៀតនឹងមិនចាប់អារម្មណ៍មកអភិវឌ្ឍន៍នៅទីកន្លែងនេះនាពេលអនាគតនោះឡើយ។

# Chruy Chongva City Goes on Plan

The project expected to complete in 2027 as the company is dealing with the affected inhabitants on compensation in recent years.



**A**s Cambodia's construction sector is surging, Chruy Chongva City known as Phnom Penh's sixth satellite city on Chruy Chongva peninsula is expected to complete its construction in 2027, to be the civilized residential and commercial complex standing between Tonle Sap and Upper-Mekong rivers.

Stretching on a 350-hectare plot northern of Phnom Penh in the three communes of Russey Keo district, Chruy Chongva City will be divided into four principal zones: a 60-hectare Botanic Garden and Mini Zoo Zone, 40-hectare Olympic Stadium Zone, 45-hectare ASEAN+ 5 Commercial City Zone, and the housing complex, world-class business centers, banks, schools, theaters and so on of the area of 162 hectares.

The complex is developed by local construction firm Overseas Cambodian Investment Corporation (OCIC) that presented the proposal to City Hall in March 2011 and inked contract to rent this land from the city hall in September that year. This satellite city, worth US\$1.6 billion, financed by Canada Bank.

While company has been dealing with compensation to villagers habituated at the selected areas since 2011 until now, constructions were partly kicked off, and may be fully started next year after compensation campaign completed.

Recommended by the Municipality, the company has reserved 12 hectares to build 700 flats and two markets for the affected villagers, and late December last year, the company broke ground for a super market, and completed 100 percent for 20 flats, 60 percent for 40 flats, and 30 percent for 100 flats for the affected families there, with the expect to complete the whole residential project late 2014.

"OCIC has succeeded in many projects such as Diamond Island, Olympia City, super market, hotel, and so on," said Oknha Pung Kheav Se President of OCIC at a ground-breaking event for a super market at Chruy Chongva December last year. "OCIC was impressed by the government so as the people that we are capable to develop this Chruy Chongva city successfully as same as Diamond Island."

Larger-scale construction in this city may start next year, after compensation scheme is completed, and it will take about 15 years to complete, OCIC Vic-President Touch Samnang told the Construction & Property Magazine late January this year.

The selected land developed by OCIC, derived from the US\$2-billion Chruy Chongva Development Zone (formerly known as Sunway City) backed by a Malaysian property developer which received license from the City Hall in 2005, but the company withdrew back its development proposal after it couldn't cope with the long-list compensation to the affected villagers.

"We don't purchase the land from the Malaysian firm who failed to develop the planned Sunway City. The land is simply owned by the Municipality and we just present the plan and win the agreement from the Hall when that company withdrew proposal," Samnang said.



Cheng Kheng, President of Cambodian Valuers and Estate Agents (CVEA) Association welcomes this mega city development, saying that the average land price surrounding the zone has surged around US\$400-500 per square meter now, when it was under that price before development.

"It becomes normal that wherever there is development, the property price will be up there, and it is also sure that such a mega project will blow up the land price at that area," he told the Construction and Property Magazine. "Now people are smart about the development trend, when they heard about it at their neighborhood they already plan to increase their land price."

So far, six satellite cities have been approved by the governments, including Diamond Island satellite city in Tonle Bassac commune, Grand Phnom Penh International City in Sensok, Camko City near Sensok, Boeung Kak Lake in Daun Penh, Ly Yong Phat's satellite city along National Road 6, and the future Chruy Chongva satellite city.

However, many residential projects have also appointed themselves as satellites cities which have no any certain certifies on the kingdom's satellite cities, according to Kheng. "We don't have clear criteria on what we should name the satellite cities yet, as I found many small residential zones "Borey" contain only houses also called satellite cities."

A satellite city should be equipped with adequate facilities such as infrastructure system, he said.

Anyway, a November 2012 market research done by the world largest property consultant CB Richard Ellis (CBRE) Cambodia stated that the six undergoing satellite city projects are currently in low demand, as the capital's residents are not yet willing to relocate to those areas due to the lack of amenities and facilities.

Among the six satellite cities, only three of them, namely Diamond Island, Grand Phnom Penh International City, and Camko City have been observed to progress well, urban planning experts said.

CBRE points out the challenges for satellite cities are mainly about matching the demand to the large supply being launched onto the market. However, taking other Southeast Asian countries as example, the report stated that those satellite cities can be successful in the long run if the Kingdom has good planning, market knowledge and first-rate marketing.

Currently this narrowed city stretches 678 square kilometers expanded from 375 square kilometers (1998), dwelling by roughly 2 million population, with the population growth rate of 10,000 new families annually. The current supply of satellite cities accounts for 79 square kilometers, or an additional 12 per cent of urban land around Phnom Penh, according to Phnom Penh Post.

# More Demand Less Incomes

Brick suppliers concern on their fewer incomes in brick business when they see higher brick demand due to tough market competition.

## Brick for Life

Most brick workers lead their lives by producing, burning, and transporting brick as they have low qualification.

**A**long with cement, iron, and other materials, brick is a based element of construction materials for strong and standardize residential building. Brick demand has surged along ways as last year construction sector's growth. However, suppliers of brickyards are being concerned due to low income from high demand of brick.

Ridiculously, many brick producers expressed their concerns to matter of surviving as they record fewer incomes, seeing excessive supplies in the real market and slowing down the prices. The reason behind the matter causes from existing many brick suppliers and producers. Another, the producers seem to apply more machines on work instead of traditional methods which cost on volatile fuel.

Leang Vanarith, Owner of Peang Chomnol Brickyard established in 2011, located at Khsach Kandal district of Kandal province, told the Construction and Property Magazine in mid-January that despite he welcomes the 1.5 million pieces of net sale last year— a 50 percent rise against 2011, he also concerns with the tougher competition in the market.

"I also worry about the tighter competition now with more brick suppliers," he said. "Some of them even apply automatic machines that reduce cost and increase productivity."

He, anyways, said that last year's booming was contributed by the growing construction projects even amid the rainy season, as many projects rush for completion. Remarkably, brick demand is seriously down since mid-November last year due to more suppliers, when some large projects completed.

Last year, he sold 10,000 pieces which cost from US\$450-500 at the producing site, and reached to US\$520-600 as he brought to Phnom Penh.

No data about number of brickyards is available, but base on Vannarith's observation, there are not less than 300 brickyards nationwide—mainly in Kandal province, and the rest can be found in other provinces nearby the rivers.

Some of brickyards can produce up to 5-10 million pieces per month with their better machines and technology, and consume

less cost. However Vannarith can produce only from 200,000-350,000 pieces per month and spends much on cost.

With such large amount of producers, he expects to move from brick business to tile manufacturing soon when time arrives. "In the future I may change to produce tile instead, when I can't survive anymore with brick business."

Preap Koy, a brick producer in Kandal province, and President of Phrek Anchaine's brickyard community said that despite construction increases nationwide as the high demand of brick needed, he, last year, received fewer orders than in 2011 as more brick suppliers appear, leading to price reduction hurting his business.

"I sold fewer brick last year compared to 2011, and the price is even cheaper than

**"It is the free market economy; there are many supplies inside the country, but there are also imports from Vietnam when price of local product rises."**

before. It isn't like the period of 2007 and the middle of 2008, when the brick price reached US\$1,250 to US\$1,300 of 10,000 pieces."

He could sell 500,000 to 600,000 bricks per month and 10,000 pieces cost about US\$380 at the producing site, and would rise to US\$560 as he transferred to Phnom Penh.

Koy also worries about the volatile fuel and log price when workers also request for higher wage, which really hurt his business that he sometimes want to quit operation as it is unprofitable. "We also want to give up this business as we receive little profit because it is unbalanced with the expenses on raw materials and labor."

Manager of Tong Seng 1, a construction material supplier at Siem Reap province, said that brick demand and supply last year doesn't increase much compared to 2011 due to economic uncertainty still prevail there.

"There was not much different of brick trading here last year, I saw only about 30 percent growth compared to 2011, when the price slightly fell," she said, required to be anonymous.

The high season for brick demand usually starts from October to April in the dry

season when construction activities rise, and the low season tends to run through May to September, the period of rainy season, when construction activities reduce. The price between the two seasons can despair from US\$100-200.

Residential buildings and low-rise structures consume much brick, whereas office structure, high-rise building and hotels consume less brick, the expert said.

Anyway there is no proper standard to control on brick quality yet, according to Seng Sona, Manager of Advancing Engineer Consultants. "We don't have the quality standard for brick production yet, and the quality tends to vary based on the variety of brickyards."

Sona rejects that the growing high-rise constructions that apply high-tech equip-

ment may affect the nation's future brick businesses. "I don't believe the hi-tech construction materials can bury the traditional uses of brick. Cambodia is a hot country; build the wall that made of glass will retain heat, so mostly we have to use brick."

Nhan Sy, Deputy Director of Construction Department, Ministry of Land Management, Urban Planning and Construction observes the brick price climbed well from US\$250 per 10,000 pieces few years ago to about USD500 per 10,000 pieces now, but exclaims that producers may hurt because the excessive market supply.

"It is the free market economy; there are many supplies inside the country, but there are also imports from Vietnam when price of local product rises," he said.

Nhan Sy, anyways, points out that there is no quality standard for brick production in Cambodia yet, but asserting that ministries are working with the brick communities to ensure the quality.

Facing such tough competition amid the growing demand, the brick businesses, succeed or fail, will depend on individual marketing and pricing strategy along their varying costs of production. ●



# Fire: a Big Worry for High-Rise

Fire attack on high-rise buildings becomes a concerns when the fire cases in the city increase last year to 79 cases—10 cases higher than 2011—while fire protection facilities and resources are limited.

**Concern on Fire:** Firefighter is on duty. Fire recently is often on news in the nation since many cases have threatened.

**F**ire has long been a nightmare for Cambodia's urbanized zones where citizens mostly habituate in low-rise semi-detached houses or confined residual blocs—putting into direct contact of high risk from fire attack. Concerns have been worse as fire incidents were reported to increase annually within the last five years.

Last year, there were 79 fire cases in this narrow city, 10 cases increased comparing to the tragedy in 2011 with only 69 cases, according to the nation's fire-fighting agency. The most serious frightening case in Cambodia was the burning of a Siem Reap's tourist market early December last year that claimed 8 deaths and destroyed more than 100 stalls.

Fire attacks are generally agreed to mostly generate by the people's negligence on flammable materials, careless control on children, living in complicated and wooden residential blocs that allows fire to easily ignite and spread fast. But on

the technical view experts assume that most fire incidents start up from improper installation and misuse of electrical system and equipment inside the shelters, according to Savy Chivorn, Assistant Operation Manager of Fire Safe Cambodia, a company supplies fire protection materials.

"Misuse of electrical materials such as broken socket, unstandardized electrical line, and improper use of electricity devices usually ignite fire," he said, "The frequent power cut off in the city also cause fire to their unstandardized electrical networks."

Chivorn observes, the supply for fire protection materials grows slowly when most Cambodians still not value much for those safety tools to protect their companies or even shelters from accidental ignition. Only international companies that have ordered such materials the most, but he, in late January, also notices that more local customers are purchasing the materials from his company.

However, not only those low-rise buildings are worrying of fire. The concern also echoes by developers of the country's growing high-rise structures, responding to the better construction recovery last year. On the contrary realizes that the nation's firefighting facilities for skyscrapers are both lacked and primitive.

Despite Chivorn observes most high-rise structures in Cambodia have equipped trusty fire-protection facilities for their self-reliance and self-protection, many average high buildings still mistreat the fire protection.

"There are some buildings around 10 floors focused less on fire protection issue as they only install 20 fire extinguishers for the whole building and nothing else exists," he said, "It is not enough."

Until 2012, the Ministry of Land Management, Urban Planning, and construction recorded 340 buildings nationwide that erect from five floors up. While more skyscraper projects are coming in,



it even tightens concern over those skyscrapers' fire attack.

According to the General Commissariat of the National Police's Fire Protection Department there are 45 fire engines in Phnom Penh and 112 nationwide with only about 90 actives by far. Among this, there are only two fire engines that can spray up to 12 floors and only one fire engine that can expand ladder up to 30 meters height. This expresses a clear lack of high-rise fire protection facilities.

There are 102 fire agents are on the service in Phnom Penh now, the amount that Lieutenant Colonel Neth Vantha, chief of the Fire Station of the Phnom Penh Police Department sees a need to increase at least to 260 staffs since there should be six fire agents per fire engine, while they have 45 engines.

"It is also a great worry for us to deal with the high-rise's burning as many skyscraper projects erect in the city now," he notes.

In the meantime, this amount should be enough to control the fire presently. However, the city spans along with the population growth, Vantha warns that this amount won't be enough to protect the future fire. He anyway is not aware whether or not the higher authorities are planning to import more fire engines that can spray water to high buildings.

Thorng Daravan, Technical Manager of the construction firm Hong Yang Corporation (HYC) points out that fire safety cares vary between constructors, designers and buildings.

"If the buildings apply international safety standard with proper consultancy, fire protection will be acceptable. But if it doesn't, those buildings generally have high risk of fire," Daravan said.

This construction practitioner who has almost 20-year experience in overseas and domestic construction sector blames on the power system misuses which usually cause to ignite fire in the high-rise buildings resulting from unstandardized structural designing.

"Improper structural designing down by unprofessional designers have led to low quality or misuse of power system inside the building that can cause fire," he said. "To prevent fire attack on skyscrapers, structural design must be ensured with international standard."

However, almost all immersing high-rise structures understand the need to protect themselves from fire incidents, when they

**"Misuse of electrical materials such as broken socket, unstandardized electrical line, and improper use of electricity devices usually ignite fire," he said, "The frequent power cut off in the city also cause fire to their unstandardized electrical networks."**

can't rely much on the country's primitive fire-fighter agency. The double-digit-floor buildings such as Canadia Bank, Vattanac Capital Tower, Phnom Penh Tower, De Castle Royal Condo and new ACLEDA head quarter all have prioritized on fire protection facilities, realizing that Cambodia is a sensitive nation to fire due to its hot weather especially during the dry season.

Long Sopheak, Sales Manager of De Castle Royal Condo that erects 32 floors at Phnom Penh's Khan Chamkarmorn to complete late this year expresses the great worry on fire incidents and such worry has pushed the Korean developer for this condo to install hi-tech fire alarm and protection system.

"We do worry about fire. Besides, installing the fire extinguishers in every floor at the key areas, there are also the smoke detection, and fire-fighting facilities inside each residence at the kitchen room," she said. "A safety camera system outside and inside the building as well as in each room will also enable 24-hour monitoring."

Whenever burning appears, Sopheak said, we have a fire alerting system at every floor and room, so that we can prevent it quickly. Therefore, there is also the safety system installed at the exit and entry gates that can operate automatically.

The 20-floor ACLEDA new headquarter kicked off construction December last year also focused primarily on the hi-tech fire protection facilities.

In Channy, President and CEO of ACLEDA Bank Plc. said at the ground-breaking event that, "This new headquarter building will be constructed with special attention, caring on the security, fire protection, energy conservation, and occupational

health and safety."

The Cambodian government admits the existing concern, and is also beginning to focus on fire security and intervention systems in skyscrapers, which are on the increase in Phnom Penh.

Neth Vantha of the Phnom Penh Police Department's Fire Protection Agency said early January early this year that the General Commissariat of the National Police was recruiting more staff to be trained in putting out fires in tall buildings in Cambodia.

"The General Commissariat of the National Police is selecting and testing many young officials to meet the demand throughout the Kingdom. Training will begin soon. We have much more experienced trainers who can train young officials, and this training will be carried out continually," Vantha said.

Savy Chivorn, Assistant Operation Manager of Fire Safe Cambodia, while seeing fire safety a prioritized safety abroad, believes Cambodia will also reach that similar destination. "Fire safety is a major topic for building projects abroad as they care much on this issue, and I hope Cambodia will follow this." ●

**A fire extinguisher**, known as flame extinguisher or an extinguisher, is an emergency device used to extinguish or protect small fire by spraying on the fire. It is not intended for use on an out-of-control fire, such as a big one. Typically, a fire extinguisher consists of a hand-held cylindrical pressure vessel containing an agent which can be discharged to extinguish a fire. In Cambodia, it is commonly seen only at factories, school, commercial buildings, office, and some modern house. The price is affordable for average family, costing around US\$150-200 depend on the size of container.



**A Fire sprinkler** is an active tool for fire protection which consists of water supply, running through water piping system and spraying on the fire ground or room if sufficient heat reaches the bulb and causes it to shatter. A glass bulb type sprinkler head operates individually. In Cambodia, fire sprinkler system is found only in factories and large commercial buildings. For home and small building, it is not found yet since the system is cost high price. The benefit of sprinkler system is to control fire or suppress the fire.



**A Fire Engine** is a vehicle designed to assist in fighting fires by transporting firefighters to the scene and providing them with access to the fire, along with water or other equipment. A modern fire engine is usually a multi-purpose vehicle carrying firefighters and equipment—ladders, pike poles, axes and cutting equipment, halligan bars, fire extinguishers, ventilating equipment, floodlights, hose ramps, self-contained breathing apparatus, and general tools— for a wide range of firefighting and rescue tasks.

Cambodia doesn't have modern fire engine with well equipment. Normally, fire engine is capable for spraying up to 30-meter building. There are only 45 fire engines in Phnom Penh and 112 nationwide with only about 90 actives by far, according to the General Commissariat of the National Police's Fire Protection Department.



# អគ្គិភ័យ:

## ហានិភ័យចម្បងរបស់អគារស្ទីមផែន

**អគ្គិភ័យឆាប់រហ័សលើអគារខ្ពស់ៗបានក្លាយជាកង្វល់ចម្បងមួយនៅប្រទេសកម្ពុជា ជាពិសេសនៅរាជធានីភ្នំពេញ។ ករណីអគ្គិភ័យក្នុងរាជធានីនេះបានកើនពី៦៩ករណីនៅឆ្នាំ២០១១ ដល់ ៧៩ករណីនៅឆ្នាំមុន នៅពេលដែលបរិក្ខារពន្លត់អគ្គិភ័យ និង ធនធានបង្ការអគ្គិភ័យនៅមានកម្រិតនៅឡើយ។**

អគ្គិភ័យគឺជាស្ថានភាពណាមួយដែលប្រជាជនរស់នៅក្នុងផ្ទះជាប់គ្នា ឬក្នុងប្លុកលំនៅដ្ឋានដ៏ធំផ្សេងៗ កត្តានេះបានបណ្តាលឲ្យមានការប្រឈមនឹងហានិភ័យខ្ពស់ដែលបង្កឲ្យមានអគ្គិភ័យ។ បញ្ហាអគ្គិភ័យបានបង្កឲ្យមានការព្រួយបារម្ភកាន់តែខ្លាំង ដោយសង្កេតឃើញថា ឧបត្តិហេតុអគ្គិភ័យមានការកើនឡើងជារៀងរាល់ឆ្នាំក្នុងរយៈពេល៥ឆ្នាំចុងក្រោយនេះ។

កាលពីឆ្នាំមុន មានឧបត្តិហេតុអគ្គិភ័យចំនួន៧៩ករណីបានកើតឡើងគ្រាន់តែនៅក្នុងរាជធានីភ្នំពេញដ៏តូចនេះ ហើយចំនួននេះខ្ពស់ជាងឆ្នាំ២០១១ ចំនួន ១០ករណី ដែលមានត្រឹមតែ៦៩ករណីប៉ុណ្ណោះ។ នេះបើតាមរបាយការណ៍របស់អង្គការពន្លត់អគ្គិភ័យរបស់អគ្គស្នងការនគរបាលជាតិ។

ករណីឆាប់រហ័សនេះដ៏សាហាវបំផុតនៅកម្ពុជាកាលពីឆ្នាំមុន គឺអគ្គិភ័យដែលនេះផ្សារទេសចរណ៍នៅខេត្តសៀមរាបកាលពីខែធ្នូឆ្នាំមុន ដែលបានសម្លាប់មនុស្ស៨នាក់ និងបំផ្លាញតួបលក់ដូរជាង១០០ផ្សេងទៀតឲ្យក្លាយទៅជាផេះ។

មហន្តរាយអគ្គិភ័យត្រូវបានទទួលស្គាល់ជាទូទៅថា គឺបណ្តាលមកពីការធ្វេសប្រហែសរបស់ប្រជាជនលើការទុកដាក់សារធាតុ និងសម្ភារៈដែលងាយឆេះក៏ដូចជាកង្វះការប្រុងប្រយ័ត្នក្នុងការគ្រប់គ្រងក្មេងៗ ឬក៏ការរស់នៅក្នុងប្លុកលំនៅដ្ឋានដែលខ្វះសណ្តាប់ធ្នាប់ និងធ្វើពីឈើ ដែលងាយបង្កអគ្គិភ័យឆាប់រហ័ស និងរាលដាល។ ប៉ុន្តែបើតាមទស្សនៈបែបបច្ចេកទេសវិញ អ្នកជំនាញភាគច្រើនសន្មត់ថា ឧបត្តិហេតុភាគច្រើន គឺបណ្តាលមកពីការបំពាក់បណ្តាញអគ្គិសនី និងប្រើប្រាស់ឧបករណ៍អេឡិចត្រូនិចនៅក្នុងលំនៅដ្ឋានមិនបានត្រឹមត្រូវ។ នេះបើតាមលោក សារីជីវិន ជា

ជំនួយការនាយកប្រតិបត្តិការរបស់ក្រុមហ៊ុន Fire Safe Cambodia ដែលជាក្រុមហ៊ុនផ្គត់ផ្គង់ឧបករណ៍ពន្លត់អគ្គិភ័យនៅកម្ពុជា។

"ការប្រើប្រាស់ឧបករណ៍អេឡិចត្រូនិចដោយធ្វេសប្រហែល ដូចជាការប្រើព្រីភ្លើងដែលបាក់បែក ខ្សែភ្លើងមិនមានស្តង់ដារ និងការប្រើប្រាស់ឧបករណ៍អេឡិចត្រូនិចមិនត្រឹមត្រូវ ជាកត្តាបង្កឲ្យមានការឆាប់រហ័ស"។ លោកបានបន្តថា "ការដាច់ចរន្តអគ្គិសនីជារឿយៗនៅទីក្រុងភ្នំពេញក៏បណ្តាលឲ្យមានអគ្គិភ័យកើតឡើងលើបណ្តាញអគ្គិសនីដែលគ្មានស្តង់ដាររបស់ប្រជាជនភាគច្រើនផងដែរ"។

លោកជីវិនសង្កេតឃើញថាការផ្គត់ផ្គង់ឧបករណ៍បង្ការអគ្គិភ័យនៅកម្ពុជានៅមានការរីកចម្រើនយឺតនៅឡើយ ដោយសារប្រជាជនកម្ពុជាភាគច្រើនមិនទាន់យល់ពីសារៈប្រយោជន៍នៃឧបករណ៍ទាំងនោះក្នុងការបង្ការសហគ្រាស ឬលំនៅដ្ឋានរបស់គេពីការឆេះដោយចៃដន្យណាមួយនោះទេ។ វាមានតែក្រុមហ៊ុនអន្តរជាតិប៉ុណ្ណោះដែលបានទិញឧបករណ៍ទាំងនេះពីក្រុមហ៊ុនរបស់គាត់។ ប៉ុន្តែ កាលពីចុងខែមករានេះ គាត់ក៏បានសង្កេតឃើញថា មានអតិថិជនក្នុងស្រុកច្រើនជាងមុនបានមកទិញឧបករណ៍បង្ការអគ្គិភ័យពីក្រុមហ៊ុនរបស់គាត់ផងដែរ។

ទោះជាយ៉ាងណាក៏ដោយ ក្តីបារម្ភពីអគ្គិភ័យនេះមិនមែនសំដៅតែលើអគារទាបៗនោះទេ កង្វល់នេះក៏បានលើកឡើងពីសំណាក់ក្រុមហ៊ុនអភិវឌ្ឍន៍អគារខ្ពស់ៗមួយចំនួនផងដែរ ដែលឆ្លើយតបទៅនឹងការងើបឡើងវិញដ៏ប្រសើរជាងមុននៃវិស័យសំណង់ក្នុងប្រទេសខណៈដែលពួកគេក៏ទទួលស្គាល់ដែរថាបច្ចេកទេសនិងឧបករណ៍ពន្លត់អគ្គិភ័យលើអគារខ្ពស់ៗក្នុងស្រុកនៅមានកម្រិតនៅឡើយ។ ទោះបីជាលោកជីវិន ទទួលស្គាល់

ថាភាគច្រើននៃអគារខ្ពស់ៗនៅកម្ពុជា បានបំពាក់បរិក្ខារការពារអគ្គិភ័យផ្ទាល់ខ្លួនរបស់គេដែលអាចជឿជាក់បានក៏ពិតមែន ក៏នៅមានអគារដែលមានកម្ពស់មធ្យមជាច្រើនទៀតដែលមិនទាន់ខ្វល់ខ្វាយលើបញ្ហានេះផងដែរ។

"មានអគារមួយចំនួនដែលមានកម្ពស់ប្រហែល១០ជាន់ មានការគិតគូរតិចតួចលើការបង្ការអគ្គិភ័យ ដោយពួកគេបំពាក់តែបំពង់ពន្លត់អគ្គិភ័យប្រហែល២០ប៉ុណ្ណោះក្នុងអគារទាំងមូល ហើយមិនមានបំពាក់ឧបករណ៍បង្ការអ្វីផ្សេងទៀតនោះទេ។ វាមិនគ្រប់គ្រាន់ទេ"។ លោកបាននិយាយយ៉ាងដូច្នោះ។

ក្រសួងរៀបចំដែន នគរូបនីយកម្ម និងសំណង់ បានឲ្យដឹងថា រហូតមកដល់ឆ្នាំ២០១២ ប្រទេសកម្ពុជាមានអគារចំនួន៣៤០អគារដែលមានកម្ពស់ចាប់ពី៥ជាន់ឡើងទៅ ហើយខណៈដែលមានគម្រោងអគារខ្ពស់កប់ពពកកាន់តែកើនឡើង។ ស្ថានភាពនេះបានធ្វើឲ្យមានកង្វល់ដល់ការវាយប្រហារដោយអគ្គិភ័យលើអគារខ្ពស់កប់ពពកទាំងនោះកាន់តែធ្ងន់ធ្ងរឡើង។

បើតាមរបាយការណ៍របស់នាយកដ្ឋានពន្លត់អគ្គិភ័យនៃអគ្គស្នងការនគរបាលជាតិ បច្ចុប្បន្ន កម្ពុជាមានរថយន្តពន្លត់អគ្គិភ័យនៅទូទាំងប្រទេសចំនួន១១២គ្រឿង។ ប៉ុន្តែមានតែ៩០គ្រឿងប៉ុណ្ណោះដែលនៅដំណើរការ ហើយមានតែ៤៥គ្រឿងប៉ុណ្ណោះដែលកំពុងដំណើរការទីក្រុងភ្នំពេញ។ ក្នុងចំណោមបរិមាណនេះ មានតែរថយន្តពន្លត់អគ្គិភ័យពីរគ្រឿងប៉ុណ្ណោះ ដែលអាចបាញ់ទឹកដល់អគារកម្ពស់១២ជាន់ និងមានតែមួយគ្រឿងប៉ុណ្ណោះដែលអាចពន្លត់ដំណើរបានកម្ពស់៣០ម៉ែត្រ។ ទិន្នន័យនេះបានបញ្ជាក់ច្បាស់ពីកង្វះខាតនៃបរិក្ខារពន្លត់អគ្គិភ័យសម្រាប់អគារខ្ពស់ៗនៅកម្ពុជា។ នៅទីក្រុងភ្នំពេញមានភ្នាក់ងារពន្លត់



អគ្គិភ័យចំនួន១០២នាក់តែប៉ុណ្ណោះ ហើយលើចំនួននេះលោកវរសេនីយ៍ទោ នេត វន្តា នាយកការិយាល័យពន្លត់អគ្គិភ័យនៃស្នងការនគរបាលរាជធានីភ្នំពេញបានមានប្រសាសន៍ថា មិនគ្រប់គ្រាន់ទេ ហើយគួរបង្កើនចំនួនយ៉ាងតិចឲ្យដល់២៦០នាក់។ លោកយល់ឃើញថា តាមលក្ខណៈស្តង់ដារក្នុងរថយន្តពន្លត់អគ្គិភ័យមួយត្រូវមានភ្នាក់ងារចំនួន៦នាក់ ខណៈដែលភ្នំពេញមានរថយន្តពន្លត់អគ្គិភ័យចំនួន៤៥គ្រឿង។

លោកវរសេនីយ៍ទោ នេត វន្តា បានឲ្យដឹងថា បរិមាណរថយន្ត និងភ្នាក់ងារពន្លត់អគ្គិភ័យដែលមានសម្រាប់បច្ចុប្បន្ននេះអាចគ្រប់គ្រាន់ដើម្បីគ្រប់គ្រងកម្រិតអគ្គិភ័យ។ ប៉ុន្តែជាមួយនឹងការរីកសាយនៃទីក្រុងនិងកំណើនប្រជាជន លោកវន្តា ព្រមានថាបរិមាណនេះមិនគ្រប់គ្រាន់ទេក្នុងការទប់ទល់ជាមួយនឹងអគ្គិភ័យដែលអាចកើតឡើងនាពេលអនាគត។

លោកបានថ្លែងថា "វាគឺជាក្តីបារម្ភដ៏ធំធេងមួយសម្រាប់យើង ដើម្បីប្រឈមនឹងអគ្គិភ័យនៅលើអគារខ្ពស់ៗ ខណៈដែលមានគម្រោងអគារខ្ពស់ៗកាន់តែច្រើនឡើងកំពុងសាងសង់"។

លោក នេត វន្តា ក៏ពុំបានដឹងដែរថា តើអាជ្ញាធរថ្នាក់លើរបស់លោកមានគម្រោងនាំចូលរថយន្តពន្លត់អគ្គិភ័យដែលអាចបាញ់ទឹកទៅអគារខ្ពស់ៗបន្ថែមទៀត ឬក៏អត់នោះទេ។

លោក ថោង តារាវណ្ណ ប្រធានផ្នែកបច្ចេកទេសនៃក្រុមហ៊ុនសំណង់ Hong Yang Corporation (HYC) បានលើកឡើងថា ការយកចិត្តទុកដាក់លើសុវត្ថិភាពអគ្គិភ័យគឺមានភាពខុសគ្នាទៅតាមអ្នកសាងសង់ អ្នករចនាប្លង់ និងតាមអគារនីមួយៗ។

លោកមានប្រសាសន៍ថា "ប្រសិនបើអគារដែលអនុលោមទៅតាមស្តង់ដារសុវត្ថិភាពអន្តរជាតិ ជាមួយនឹងការផ្តល់ប្រឹក្សាត្រឹមត្រូវ ការបង្ការអគ្គិភ័យក្នុងអគារនោះនឹងអាចទទួលយកបាន។ ប៉ុន្តែសម្រាប់អគារដែលមិនអនុលោមទៅតាមគោលការណ៍នេះ ជាទូទៅនឹងប្រឈមហានិភ័យនៃអគ្គិភ័យខ្ពស់"។

អ្នកជំនាញខាងសំណង់ដែលមានបទពិសោធន៍ប្រហែល២០ឆ្នាំទាំងក្នុងនិងក្រៅប្រទេសរូបនេះ បានបន្ទោសទៅលើការរៀបចំប្រព័ន្ធបង្ការអគ្គិភ័យមិនត្រឹមត្រូវដែលកើតឡើងពីការរចនាប្លង់មេរបស់

អគារមិនតាមស្តង់ដារ។ ទាំងនេះ ជាហេតុបណ្តាលឲ្យកើតជាអគ្គិភ័យ។ "ការរចនាប្លង់មេនៃអគារដោយមិនត្រូវរបស់អ្នករចនាប្លង់ដែលមិនមានស្តង់ដារត្រឹមត្រូវលើការរត់ប្រព័ន្ធបង្ការ ឬមានបំពាក់សម្ភារៈដែលមានគុណភាពទាប គឺអាចបង្កជាអគ្គិភ័យបាន"។ លោកបាននិយាយដូច្នោះ ដោយបន្ថែមថា "ដើម្បីបង្ការអគ្គិភ័យលើអគារខ្ពស់ៗ ការរចនាប្លង់មេនៃអគារទាំងមូលត្រូវតែធ្វើឡើងតាមស្តង់ដារអន្តរជាតិ"។

ដោយយល់ឃើញពីបញ្ហានេះ ស្ទើរតែក្រុមហ៊ុនអភិវឌ្ឍន៍សំណង់អគារខ្ពស់ៗទាំងអស់បានទទួលស្គាល់នូវសារៈសំខាន់ដើម្បីការពារអគាររបស់គេពីឧបត្តិហេតុអគ្គិភ័យ នៅពេលដែលពួកគេក៏ទទួលស្គាល់ដែរថាមិនអាចពឹងផ្អែកទាំងស្រុងលើស្ថាប័នបង្ការ និងពន្លត់អគ្គិភ័យរបស់ជាតិដែលនៅមានកម្រិតនោះទេ។ សម្រាប់អគារដែលមានកម្ពស់ខ្ពស់ៗ ដូចជាអគារធនាគារកាណាឌីយ៉ា (២៩ជាន់) អគារធនាគារវឌ្ឍនៈកាប់ពីតាល់ (៣៩ជាន់) ខុនដូឌីខាស៊ីលូរ៉ូយ៉ាល់ (៣២ជាន់) និងអគារស្នាក់ការកណ្តាលធនាគារអេស៊ីលី-ជាថ្មី (២០ជាន់) បានផ្តោតជាសំខាន់លើបរិក្ខារបង្ការអគ្គិភ័យ ដោយយល់ឃើញថាកម្ពុជាជាប្រទេសដែលប្រឈមនឹងអត្រាអគ្គិភ័យក្នុងកម្រិតខ្ពស់ និងដោយសារកត្តាអាកាសធាតុក្តៅជាពិសេសនាវដូវប្រាំង។

កញ្ញា ទ្រូង ស្កក់ក្រ នាយកផ្នែកទីផ្សារនៃខុនដូឌីខាស៊ីលូរ៉ូយ៉ាល់ ស្ថិតក្នុងខណ្ឌចំការមនដែលនឹងត្រូវបញ្ចប់ជាស្ថាពរចុងឆ្នាំនេះ បានសម្តែងពីក្តីបារម្ភចំពោះឧបត្តិហេតុអគ្គិភ័យ ហើយកត្តានេះបានជំរុញឲ្យក្រុមហ៊ុនកូរ៉េដែលអភិវឌ្ឍន៍ខុនដូនេះបានបំពាក់នូវប្រព័ន្ធផ្តល់ដំណឹង និងប្រព័ន្ធការពារអគ្គិភ័យបែបទំនើប។

"យើងពិតជាមានការបារម្ភខ្លាំងពីអគ្គិភ័យ។ ក្រៅពីបំពាក់បំពង់ពន្លត់អគ្គិភ័យនៅតាមកន្លែងសំខាន់ៗនៅគ្រប់ជាន់នីមួយៗ យើងក៏បានបំពាក់ឧបករណ៍ប្រតិកម្មនិងផ្សែង និងប្រព័ន្ធទឹកពន្លត់អគ្គិភ័យនៅក្នុងបន្ទប់ផ្ទះបាយនៃលំនៅដ្ឋាននីមួយៗផងដែរ"។ កញ្ញាបានបន្តថា "ក្រុមហ៊ុនក៏បានបំពាក់ប្រព័ន្ធការមេរាស៊ីសុវត្ថិភាពនៅខាងក្នុង និងខាងក្រៅអគារនីមួយៗ ដែលអាចត្រួតពិនិត្យបាន២៤ម៉ោងផងដែរ"។ ជាមួយនឹងបរិក្ខារទាំងនេះ ពេលណាដែលមានការឆាប់រហ័សនេះកើតឡើង កញ្ញាស្កក់ក្របានធានាថាក្រុមហ៊ុនមានប្រព័ន្ធប្រកាសអាសន្នពី

អគ្គិភ័យនៅគ្រប់ជាន់ និងគ្រប់បន្ទប់។ ដូច្នោះភ្នាក់ងារសន្តិសុខនៅក្នុងអគារអាចទប់ស្កាត់ការឆាប់រហ័សនេះទាន់ពេលវេលា។ រីឯស្នាក់ការថ្មីរបស់ធនាគារ អេស៊ីលីដាដែលមានកម្ពស់២០ជាន់ និងបានចាប់ដំណើរការសាងសង់កាលពីខែធ្នូឆ្នាំមុនក៏បានផ្តោតជាចម្បងលើបរិក្ខារបង្ការអគ្គិភ័យដែលទំនើបនេះផងដែរ។

លោក អ៊ិន ចន្ទី អគ្គនាយកធនាគារអេស៊ីលីដា បានមានប្រសាសន៍នៅឯពីធីសម្ពោធចាប់ផ្តើមសាងសង់ថា "អគារស្នាក់ការថ្មីនេះ នឹងត្រូវបានសាងសង់ឡើងដោយមានការយកចិត្តទុកដាក់ជាពិសេសលើសន្តិសុខ ការបង្ការអគ្គិភ័យ ការសន្សំសំចៃថាមពល សុខភាព និងសុវត្ថិភាពរបស់បុគ្គលិក"។

រាជរដ្ឋាភិបាលកម្ពុជាបានទទួលស្គាល់នូវកង្វល់ពីអគ្គិភ័យនេះ ហើយក៏កំពុងចាប់ផ្តើមយកចិត្តទុកដាក់លើសន្តិសុខអគ្គិភ័យ និងប្រព័ន្ធអន្តរាគមន៍លើអគារខ្ពស់ៗដែលកំពុងតែមានការកើនឡើងនៅភ្នំពេញផងដែរ។

លោកវរសេនីយ៍ទោ នេត វន្តា នាយកការិយាល័យពន្លត់អគ្គិភ័យនៃស្នងការនគរបាលរាជធានីភ្នំពេញបានមានប្រសាសន៍កាលពីដើមខែមករាថា អគ្គស្នងការនគរបាលជាតិកំពុងជ្រើសរើសភ្នាក់ងារពន្លត់អគ្គិភ័យបន្ថែមទៀត ដើម្បីយកមកបណ្តុះបណ្តាលក្នុងការពន្លត់អគ្គិភ័យលើអគារខ្ពស់ៗនៅកម្ពុជា។

លោកបានថ្លែងថា "អគ្គស្នងការនគរបាលជាតិ កំពុងជ្រើសរើស និងធ្វើតេស្តមន្ត្រីក្មេងៗជាច្រើនដើម្បីបំពេញតាមតម្រូវការក្នុងការពន្លត់អគ្គិភ័យនៅទូទាំងប្រទេសកម្ពុជា។ ការបណ្តុះបណ្តាលនឹងចាប់ផ្តើមឆាប់ៗខាងមុខនេះ។ យើងមានគ្រូបណ្តុះបណ្តាលដែលមានបទពិសោធន៍យូរឆ្នាំជាច្រើននាក់ ដែលអាចបណ្តុះបណ្តាលភ្នាក់ងារក្មេងៗទាំងនោះបាន ហើយការបណ្តុះបណ្តាលនឹងធ្វើឡើងជាបន្តបន្ទាប់"។

លោក សារី ជីវិន ជំនួយការនាយកប្រតិបត្តិការនៃក្រុមហ៊ុន Fire Safe Cambodia បានមានប្រសាសន៍ថា "សុវត្ថិភាពអគ្គិភ័យគឺជាប្រធានបទចម្បងមួយសម្រាប់គម្រោងសាងសង់នៅបរទេស ដោយសារតែពួកគេបារម្ភខ្លាំងពីបញ្ហានេះ ហើយខ្ញុំសង្ឃឹមថាកម្ពុជានឹងវិវត្តន៍ដូច្នោះដែរ"។



# Earthquakes

## "The Future Nightmare"

How will Cambodia's buildings be if earthquake befalls? Most buildings are not qualified enough to stand against earthquakes, claimed the experts.



Hydraulic injection pile

It has long been a traditional negligence that the foundation drillings for buildings in Cambodia are not necessarily strong enough to withstand accidental earthquakes along with the lack of attention to the construction quality.

The worry gets worse when the kingdom's better construction and property sector are painting the metropolitan zone like Phnom Penh with more high-rise structures. Last year the government recorded 340 buildings nationwide that have erected from five floors up.

Experts warn that the existing and erecting buildings should be strong enough to resist with the medium or possible large scale earthquakes when regional countries such as Myanmar, Thailand, Vietnam, and Laos already experienced quakes.

Tous Sapheung, dean of the Architecture and Construction College of Panasastra University of Cambodia (PUC) believes, Cambodia can't avoid earthquakes in the future, when southern Vietnam experienced the quake five years ago and caused shakes to some parts of Cambodia.

"Even though Cambodia is wave-like with mountainous layers for protection, I believe that in the future there may be earthquake in Cambodia, so we must enhance the construc-

tion quality from now on," he told Phnom Penh Post late last year. "If these things happen, can high residential or office space buildings hold?"

To him, the 8-Richtere earthquake can cause buildings in other countries cracked or tilted. But in Cambodia, he projects an earthquake of 5 Richter would be enough to level all buildings. Nearly 90 percent of buildings did not build their foundations deep into the hard layer. Such houses will collapse first.

### No proper construction standard

Cambodia doesn't have proper construction standards for building yet, nor for the basement structure to withstand accidental quakes. The foundation strength tends to rely solely on the whole structural layout designed by individual engineers.

There are many construction codes used in Cambodia now such as American code, Euro code, Chinese code, Japanese code, and French code. Constructors resort to apply either of these codes or build with any method of capacities they prefer, simply no Cambodian construction code available yet.

With the absence of construction and designing standards, Thomas Zasworka, Counter Manager of Novare Design International (NDI) Cambodia says, a serious matter of Cambodia should immediately be tackled.

"There is no clear construction standard here yet, everybody can use whatever they want."

Despite, several construction sites are apparently applying high class design and construction standards, Thomas has observed that clients often do not realize the longevity benefits of paying for high-class services.

Cambodia does not have the building standards to match Japan or Russia that design to deal with quake that is what Tous Sapheung sees. He added that if Cambodia followed these two countries, it would be good, but Cambodia follows the models of US and Germany, which have never experienced earthquakes, and Khmer architects often complete their studies in those countries.

"The government should not ignore the issue, but should conduct a thorough review before issuing any construction permits," he said.

This nightmare of future quakes also shared by Chheang Bonet, Senior Sales Engineer of 7FTD Co., Ltd, the company established in 2009, produces and supplies circular/spun foundation pile, who claims if Cambodia will actually be hit by earthquakes, most buildings will collapse to the ground like the case in Haiti in 2010, especially residential buildings 'borei' that were built carelessly on substructure. ☹



📍 Pile yard at 7FTD's precast concrete site

"It is because most owners and contractors have never cared about this matter before, and most building even use the unstandardized foundation pile or without enough piles," he said.

He recommends Cambodia to create own construction code, explaining that international standards may not apply well to constructions in Cambodia due to different location and raw materials used.

**Lack of understand on foundation pilings**

There are many kinds of foundation pilings. Currently, three types of foundation piling are using in Cambodia; driving/hammering, injection, and bored pile, according to Bonet, pre-bore which is the latest technology by Korean investor is not utilized yet since it's not well known by users.

Among these, driving is still popular in Cambodia as it cost less and more effective than other types.

Based on Bonet, the weak sub-structure of most buildings in Cambodia especially citizens' residences should also be blamed to the selfish contractors as they grape the opportunities when clients don't often understand much about foundation work, and recommend them to use only the bored

pile which is expensive and can't guarantee quality.

"Some contractors only mention the benefits of using bored pile, but they don't report its negative effects to the building's longevity," he said.

However, not only the proper foundation pile that can protect the whole structure from earth quake, the buildings are strong to challenges with earthquakes or not also rely on the structure designed by engineers to withstand with that particular thing.

Since there is no clear standard yet, the basement works are depended on individual building owners if they wish to prevent earthquakes or not.

The problem has expanded to Riviera Condo While there is a concern over the Riviera Condo's foundation whether it can maintain the structure since it builds on the muddy land of the river at Diamond Island, the Riviera Project Manager Chin Hok explains that Riviera's foundation is carefully designed with the Chinese standard to reserve for the protection of the 6.8 Richter earthquakes.

"We drilled the foundation pile 42 meters deep until reaching the hard rock layer that can carry the buildings." Hok said, adding that,

"Based on the Chinese construction code, we build this building to resist with 6.8 Richter earthquake, but I don't think Cambodia will face such high level quake."

**Soil Analysis is not common yet**

Soil analysis before construction is very helpful to design the stronger substructure if owners aim to resist with possible earthquakes. The matter is that such technology is not common for Cambodians or contractors yet as they interpret such services are expensive, useless, or simply they don't grasp its benefits.

Ny Nil, a staff of the Research and Design Enterprise, the local company offers soil analysis services also worries to see that very few citizens realize the benefits of land analysis, and build the foundation of their residencies or any buildings with any methods they want. That is already very risky if they build on the muddy land, not yet to mention the earthquake attack.

"Most people don't know this issue. When they want to buy house, they only think about price and the house beauty, they never think about the quality of the foundation works," Nil said, adding that, "Only some people in Phnom Penh that analyze soil before ➔

constructing any buildings and mostly are well-educated people who understand the benefits of soil analysis."

Soil analysis can diagnostically unveil the soil layers and properties, the proper number of foundation pile should be used, and the deep it could be. It benefits much for owners, especially for construction bidders who intend to calculate construction total cost before settling the proposed bidding price, he explains.

Soil in Phnom Penh varies between areas, according to this soil analyst, and the foundation piling depth also varies between foundation piling methods. For the case of Boeung Keng Kang, which is the muddy field, with injection the foundation depth can go around 20 meters, but with bored pile it can reach up to 30-40 meters. The case in Toul Kork some areas, with driving method, the hard layer stays at only six meters, when the case of Tonle Bassac area, some location can go up to 45 meters.

Despite analysis varies among experts, they generally agreed that the hard layer in Phnom Penh is at 20 to 50 meters, because the land is soft.

Chheang Bonet of 7FTD, although recommends people to analyze the soil properties before construction, also alerts they should not rely 100 percent on it, asserting that real soil condition can be different from what soil analysts found.

"The subsoil properties found by the local low-tech soil analyzing machines can be different from the real soil condition," he said. "They can't rely solely on that soil report to calculate the practical foundation pile deep."

Based on his real experiences on ground works, he recommends people should stop relying on soil report, and depend on the real piling practice. "Sometimes between 2 meters distance, one pile can go only 18 meters and another go up to 24 meters."

He, finally, advices constructors, construction owners, and people to understand well about using the standardized foundation pile products to ensure the building quality; they should also learn the updated technologies related to construction.

The government anyway does recognize the issue and has strengthened the quality check over the construction proposals before issuing permits, according to Lao Tepseiha

of the Construction Department, Ministry of Land Management and the deputy secretary general of the Cambodian Architecture Association.

"The ministry has reviewed all construction projects very thoroughly. If investors do not follow the Ministry's policy, they violate the laws," he said.

He said the drilling for high rises will not cause earthquake or collapses, describing the drilling does not leave a hole, but are filled with concreting cement. "High rises must build the foundation like this."

Seiha points out investors cannot determine their investment on their own, but must be done in conjunction with architects, engineers, electrical and water engineers. If the investment is not carefully studied, that investment will not be successful.

Despite, Cambodia doesn't have clear construction standard for foundation work yet, that foundation works will also be attached with the whole designing plan that needs the land management ministry and relevant authority to approve. If they found the layout improper, they won't permit the construction.

**1 Pile Driving**

Pile driving is a process of hammering the foundation which is piled down to reach hard soil layer by using a hammering equipment tools. This method can insert the foundation pile into the hard soil with good quality, and cost less, but will affect the near-by buildings due to the strong vibration.

**2 Pile Injection**

Pile Injection, similar to driving, is a process of vertically pressing the foundation pile into the ground layer using the pressing machine. This method offers good quality, cost a bit higher than driving, best fit to the projects surrounded by many structures to prevent vibration on those buildings.

**3 Bored Pile**

Bored Pile is the process of using bored piling machine with specially designed drilling tools, buckets and grabs, to remove the soil and rock, than fill back the concrete into the hole. It won't affect the near-by buildings as there is little vibration, but cost much, and won't strong like driving and injection. It is even risky, if the underground land is muddy and wet that won't dry the concrete curing, resulting to low quality.

# LABOR SHORTAGE HURTS CONSTRUCTION GROWTH

**A**s Cambodia applauds with over 70 percent growth in construction sector last year, a matter of labor shortage in construction sector becomes a concern—slow down the economic growth in the coming year—if the issues are remaining to be ignored.

According to some experts claimed on the issue that labor skill, labor wage, and instability of labor supply are the main struggles for construction growth in 2013 as those matters are unsolved or prevented.

Even in 2012, construction sector employed between 38,000 to 45,000 workers per day nationwide and 8,000 to 1,200 workers in Phnom Penh, the demand for more workers are still needed and remain higher than supply—especially for the skilled laborers, according to the Ministry of Land Management, Urban Planning and Construction. Recently, Cambodia has 30,000 engineers and 1,296 architects. ➔

“I usually heard from the investors that they find it difficult to gather enough workforces both unskilled and skilled workers,” said BENGHONG SOCHEATKEMRO, spokesman of the Ministry of Land Management, Urban Planning and Construction.

The demand of workers is likely to soar further when more construction investments are coming along with the better economic performance, the experts and officials predicted this year and in the incoming years. Last year, the Ministry of Land Management, Urban Planning and Construction recorded 1,694 construction projects worth US\$2,109 million covering on 6.5 million square meters up to 72 percent against the amount in 2011. They forecast, the sub-sector will grow about 10 percent more from this year on until 2015.

The lack of skilled workforce will drag down the future for the building industry and the economy as well as other sectors. Anyway, increasing labor wage in construction sector was also commented as a main disturb for the investors, checking on whether or not the labor fee seemingly remains higher than projects’ overall cost.

“To avoid pausing the construction’s headway due to a dearth of laborers, contractors usually spend much more on wage in order to hire workers and keep them working through the projects, and it is a big loss for them as the total project cost will increase,” said BENGHONG SOCHEATKEMRO, adding that an unskilled laborer can earn about \$150 per month and about \$US150-US\$250 for low-skilled worker, by the way, a high-skilled laborer’s fee such as engineer can reach over \$1,000 per month.

The matter of the country’s labor demand and supply on the construction sector is complicated.

Annually, around 350,000 Cambodians migrate abroad legally and illegally to work overseas—Thailand and Malaysia—which deprives a huge amount of the nation’s labor force.

However Prime Minister Hun Sen, once at a televised speech delivery last year addressed this issue, asking authorities to launch stronger job announcement to discourage outward migration and domestic

job options such as at the building sites. Moreover, the constant crimes on migrant workers spreading over the media also help discourage many people to migrate for overseas works, and look for local labor market.

Instability of labor supply in construction sector is another problem that contribute to hamper the economic growth. Cambodia is an agriculture-based nation where 80 percent of its populations are farmers, including some of seasonal building workers who temporarily work at the building sites. They are out of the farmland as construction workers, and return back homeland for farming season, when time arrives to do so. Thus, it gives no warranty to the project managers if they can’t have enough workers to work on the project until completion.

Wage-based workers and daily-fee workers, who have no definite employment’s contracts, have many better options on works—often changing works based on hired fee. They leap from one project to the others’ while the first project is on progress, according to Lao Tipseiha.

For better solutions, the experts suggest to deal with strengthening on job announcement, improve vocational training, increasing labor wage, and providing better work’s condition.

Job’s advertising should be promoted strongly, which can broadly reach to people at any locations around the nation, Socheatkemro said. “There are huge job vacancies in Cambodia, but they just don’t know about it.”

Chin Hok, Project Manager of Diamond Island Riviera which employs about 800 laborers, mentions that Cambodia is also facing labor shortage since labor fee is lower than other countries’, pushing Cambodians migrate for overseas works.

He emphasized that if the condition won’t be changed from now, Cambodia will surely face the acute labor shortage when countries such as Thailand and Myanmar are calling more migrant workers.

“If the wage here is slightly lower than overseas market, they will stay here, but

because the wage here is largely lower than abroad, that’s why they go,” he said. “If construction companies can slightly increase wage and provide them better working condition, such as shelters, water and electricity in exchange to workers to work longer hours, so that they will work in the country.”

There is also a good news that Cambodia will receive more building labor supply from the regional integration dues in 2015, but there is an opposition to the coin that, many local low and unskilled workers worry that they will find it harder to compete with those better skilled laborers from the region.

“It may be a short-term matter for local workers to compete with the international high-skilled ones, but those foreign workers also push for the skill upgrade to the local workers,” Socheatkemro said.

But according to a governmental advisor, Sok Siphana, Cambodian workers should not worry of that skill competition saying that, “The ASEAN integration allows only the free-flow of skilled labor when one country lacks that kind of skill, but it doesn’t mean they can come for long-term employment, as they will be subjected to temporarily working condition only, than they have to get back.”

For the low-skilled and unskilled labor like those in the construction sector, Siphana said they should not worry as those ASEAN nations won’t migrate to work in Cambodia, just to receive cheap wage.

To the future vision, after noting a steep construction recovery last year, many experts and officials project that the sector will grow better this year on, but labor shortage still becomes a main challenge, needed to be tackled.

BENGHONG SOCHEATKEMRO, a spokesman of the Ministry of Land Management, Urban Planning and Construction believes that the government policy to curb migration, better job announcement, and better worker living condition will help reduce labor shortage in the construction sector in the future. ●



Construction workers queues for their daily food, after working in the field.

📷 Outside Green: Green building of **Unilever Company** stands as an environmentally-friendly office costing US\$1million for the whole construction.



## GREEN BUILDING TRENDS UPWARD

**The Green Buildings are gradually surged in Cambodia in order to reduce expenses on energy consumption and minimize environmental impacts, when the kingdom is potential for such environmentally-friendly energy initiatives.**

**T**o reduce expenses on energy consumption and minimize environmental impacts, the green buildings are gradually surging in the kingdom where is potential for such environmentally-friendly energy initiatives.

Despite no exact number of those environmentally-friendly buildings ever recorded, based on the Ministry of Land, Management, Urban Planning, and Construction's Construction Department, many new buildings have subscribed to green technologies to cut power consumption, expenditures and CO2 emission amidst the healthy rise of the nation's construction sector.

"The popularity of green buildings is surging now such as those that install solar panels or fan to generate power and the structure, designed to absorb more natural air to help cool the internal building," said Lao Tip Seiha, Deputy Director of the Construction Department of the Ministry of Land Management, Urban Planning, and Construction. "These facilities don't appear only at cities, but can also be found at the rural areas where electricity are either expensive or lacked."

Ryan O'Sullivan of CB Richard Ellis (CBRE) Cambodia's agency points out that demand for green buildings are increasing especially

among Multi-National Companies (MNCs) who wish to reveal their Corporate Social Responsibility (CSR) policies.

"Office spaces that have green and sustainable features are in demand as organizations increasingly become concerned with corporate social responsibility," said O'Sullivan. "If the organization is more Asian-run, it's more multi-partitioned offices, whereas if the firms are more Western, it is more open-planned."

A green building is an environmentally sustainable building, designed, constructed and operated to minimize the total environmental impacts. ➔

“There are various designs for green buildings. Not only structures that utilize solar power and fan to generate electricity or absorb natural air but also the mirror to

commonly for the green technology. Green building help for saving nation's economy in term of reducing power and water consumption, utilities expense, and green-house gas

**“The users [of green building] will benefit much from the green building if compared to the normal equipped building, regarding to the utilities consumption and the cost after two or three years.”**

absorb more sun light are called green buildings, designed to consume low electricity,” according to Seng Sona, Manager of Advancing Engineer Consultants. “Green buildings feature various forms, but the common idea is to minimize power consumption.”

Some high-standard office buildings in Phnom Penh and hotels in Siem Reap, mostly owned by foreigners, are believed to apply

emission. It also promotes staffs' well-being.

Although the green building might be charged a bit more expensive than the normal ones due to its detail and interior designs, its benefits will exist in the long-term, said Sona, adding that “the users will benefit much from the green building if compared to the normal equipped building, regarding to the utilities consumption and

the cost after two or three years.”

With geographical benefit in the tropical zone as Cambodia receives plenty of sunlight and wind, green building is really suitable with these condition by relying on solar energy and natural wind, claimed by the expert adding that it helps cut down energy consumption and expenses, and also curbs climate changes.

“I encourage engineers to insert this green technology concept into their designs as Cambodia is a hot country— potential for solar energy extractions, yet few realize it,” she said, Lao Tip Seiha agreed.

As one of the well-known green buildings stand in Phnom Penh, the Unilever's new office in 7 Makara district opened in November 2012 costs US\$1 million for

designing that dedicates to sustainable, energy-efficient office to local and international dignitaries.

The company's new office was developed with sustainable living plan, based on a 'green' design that equipped with energy efficient air conditioning and insulation throughout.

The interior of the building is based on an open-space office concept with 'green' spaces and planters as well as 'vitality' areas that promote employee mobility. Floor-to-ceiling sheet glass windows have also been put to use to increase the amount of natural light entering employee work areas.

“Our office promotes the mobility of our people enabling them to have more efficient communication, hence, to improve work pro-

ductivity while it also improves their well-being,” said Chhay Viset Ratana, Brand Support Manager, Homecare, Unilever Cambodia. “We also have inverter air conditioning that are more efficient as well as green spaces and floor to ceiling windows that offer natural light. These serve a much pleasant and environmentally friendly work space.”

In November 2010, Unilever worldwide set out the company's Sustainable Living Plan to commit a ten year journey towards sustainable growth in 2020 in order to improve the health and well-being of one billion population by sourcing 100 percent of its agricultural raw materials sustainably and halving the environmental footprint of its products including both their manufacturing and usage by consumers, according to Ratana.

“In Cambodia Unilever is discussing a range of sustainable living initiatives with the Cambodian government. The company's initial focus will be on reducing water waste,” she added.

Lao Tip Seiha feels optimistic that the trend for green building will boost up in the future, based on the prevailing healthy growth of construction sector, when such technology is relatively new, but is accepting by many engineers and building users.

In 2012, Ministry of Land Management, Urban Planning, and Construction recorded that 1,694 projects are worth US\$2,109 million on 6.5 million square meter up 72 percent against the amount in 2011, he reported, projecting green building technology will be more popular as construction sector drive faster this year.



# A Little Care on Paint, No Health Concern

Live your own style with good health, your settlement requires beauty of colors, decorating walls for your home, room, and building with good quality of paint products.



**W**e have never known how much you recognize on the quality of paint products at home or office? You may think more about the price rather than the quality, by ignoring on harmfulness of low quality paint. According to the experiment, low-quality paint can cause health problems in the way of breathing, fainting, lung problem, eyes matter, skin effect, brain diseases, deafen, etc.

For Cambodian concept, they assume that the smell of paint which drawn from the wall will be away after a period of one or two months. Then, they can habituate. However, it is not end like that. "Many sources analyzed on paints illustrated that unstandardized paints—ones with no specific controlling from standardized laboratories—could cause many kinds of disease, for instance, cancer, neurology faint relating, deafen etc. in case of people live in such environment," observed on information to be relevant to paint products by a paint trader, Mr. Mak Vannak. Thus, "Many people who don't know about chemical affect from unstandardized paint products never care on their affording to buy paint for their mansion coating. That is, because of they also don't realize that sometimes their chronic or even cancer-related diseases can cause by those low-quality paints," Vannak added.

Less than 5 percent of Cambodians reckon that the low-quality paint has been applying could affect to their health via their living environment. The same is assumed that only about 20 percent of painting contractors understand properly on the

uses of paints—benefit and side affect to human's health, Vannak estimated based on his general experiences. He believes many people have been experiencing the low-standard (or unqualified) paint while they apply or/and staying in such a paint environment.

With the modernization and improvement of trade in Cambodia, some companies have imported high quality paint products from abroad. For instance, Düfa, one of a popular brand of German paint, produced in Germany, is imported by Vannin Co., Ltd. since November 2010 for supplying to the Cambodian paint market and for contributing to improve domestic paint using to a high standard one.

About 60-70 percent of paints traded in Cambodia are domestically produced, Vannak claimed. Of the import, 80 percent are from ASEAN countries while only Düfa brand is brought from Germany and guaranteed as a good quality paint—environment-friendly—verified with its qualification as a solvent-free (no chemical emission), low odor (smell less), low VOC (Volatile Organic Compound) paint. While many unstandardized products made of uncontrolled chemical materials and plasticizer are assumed as harmful products.

Majority of Düfa paint products are water-base paints, reflecting no effect to human health and no emitting substances to polluting the environment, like its phrase again "Environment Friendly," said the director of Vannin Co., Ltd. He added that it is produced by minimizing the harmful substances, VOC, to 30 times lower than the allowed level set by the European

Standard, pointed to one kind of düfa product he has imported. Thus, it fits with all kinds of design—home, office, hospital, school and other buildings—in order to prevent health of people living.

Chum Navuth, Professor of Medicine Neurology of Cambodian-Russian Friendship hospital, said that chemical substance releasing from low quality of paint will destroy health. It makes the consumers exhausted, dizzy, and even loss consciousness. It can affect through breathing bad-paint odor, saturating with paint staining and sometimes touching the paint, in case the paint remains the harmful chemical substance.

Mao Sarom, 29, a 13-year-experience painter, said that the low quality of paint contains unpleasant smell and it makes people dizzy and fainted.

Mak Vannak finally overlooks that the painting industry in Cambodia is still prospering forwards, seeing construction sector has been accelerating since last year on, harmless painting products is continuing to prosper that way too. Thus, Cambodian people should also look on the quality of paint rather than the price only. It will prevent and benefit to not only their health, but also to their children. And in this right way, it will improve their living styles as well as improve the way for their successors' long lives.

Therefore, the good quality paint should be recommended which it will not affect to human health.

## NagaWorld 2 to Complete in 2015



New intergrated gaming and resort complex of NagaWorld 2 worth US\$369 million estimated to end its construction in 2015.

NagaWorld 2, the integrated gaming and resort complex, replicated to the existing Nagaworld will complete its construction in 2015, after the ground breaking event kicked off early November last year.

The US\$369 million complex located at Khan Chamkarmon, in front of the National Assembly, features two 5-star hotels with 1,050 rooms, a world-class gaming, entertainment complex, an elegant theatre, luxury shopping boutiques, as well as top dining selections in the country.

Situated just 200 meters from the existing NagaWorld, this mega gaming project also includes an underground link-way stretch-

ing 300 meters length and 17,5 meters width. The underground way links the new complex to the US\$10 million new tree-lined public park that will run alongside the Bassac River, funded by NagaWorld. The tunnel, besides serving as the walking path, also leases space for tenants where pubic pedestrians can buy accessories and souvenirs.

The project which was approved by the government in June 2011 also includes a 15-floor National Election Committee (NEC) worth US\$12 million in exchange for the Naga's rights to expand its casino operation on adjacent land owned by the NEC. That tower was also broken ground the same day as Nagaworld 2 and will complete in 2015.

Although construction started late last year, only small-scale works have prevailed so far, bigger-scale constructions is expected to appear in the second quarter this year. However, NagaCorp, the parent company of NagaWorld 1&2 hasn't finalized the official layout plan for Naga 2 yet, a person who is familiar with the project spoke in anonymous condition.

With its completion in 2015, NagaWorld 2 along with NagaWorld 1 will be the Phnom Penh's only licensed casinos that seamlessly combine business and leisure activities in a single destination, making it the finest business, leisure and entertainment integrated complex in Indochina.

# Vattanac Capital

## Cambodia's First Multi-Purposed Building

Vattanac Tower with 184-meter height functions as a complex center featuring shop-places, restaurants, offices, condominiums and rental apartments.



**B**esides being the highest and best designing building in Cambodia, the dragon-shape Vattanac Capital Tower will also be the first international multi-purposed structure ever exists in the kingdom to be ready this year.

The 39-floor tower of 184m situated north of the Canadia Tower was designed to be the complex structure featuring two main towers and a glass and steel podium; tower one is a 39 floor skyscraper with Grade-A offices, luxury retail space and serviced apartments, while tower two is a six floor Grade-A floating office. The curving podium has three floors offering cafes, restaurants and luxury retail boutiques.

Developed by Vattanac Properties one of the Cambodia's leading property developers, the tower has received the prize for Best Commercial Development in Southeast Asia at the second annual

South East Asia Property Awards taken place in Singapore late last year due to its outstanding design that shows off dragon-back body.

Chrek Soknim, Deputy Director for Vtrust Property commented that Vattanac Capital will lead the multi-purpose building in Cambodia, a building type that the country is gradually heading to in order to carter future needs.

**"Vattanac will be the first complex center ever exist in Cambodia and will role as the market leader of this type now since it is the first one available in the market,"** he said, asserting that, since it is the complex center, companies to dwell there will also be diverse which is good for the building."

He, however, points out that it needs a bit longer time for multi-purpose buildings to sell out all its properties due to the current small market scale.

"It is fine to invest in multi-purpose buildings like Vattanac, but I believe it takes long time in order to sell out all their properties," he added, "With good building, there is also need for good service and management of that building so that it can carter customers' needs."

As Cambodia is moving toward ASEAN economic community with stronger economic performance, Soknim foresees more developers are interested to build structures that carter to future needs. "Many investors such as the Japanese are interested to construct many buildings from now, but they are waiting demand in the few coming years."

Besides Vattanac, being the first multi-purpose complex, there are De Castle Royal Condo to complete early 2014, Diamond Island Riviera Condo to complete in 2017, and the halt Gold Tower 42 which are also the future multi-purposed centers.

# Phnom Penh's New Cargo Terminal Goes Online



Phnom Penh's new port is estimated to assist in goods shipment in the region— Vietnam, Loa, Thailand, Singapore, Malaysia, and China's Hong Kong and Shanghai.

**P**hnom Penh Autonomous Port (PPAP)'s new cargo terminal officially went online in late January this year, responding to the sharp increase in shipments moving through the country's limited existing ports.

The new terminal, which cost more than US\$28 million was financed by the Chinese government and is located in Kien Svay district of Kandal province, about 30 kilometers from the existing port in Phnom Penh.

**The new port covers 10 hectares, it can handle 120,000 TEUs per year in the first stage of development, and to 300,000 TEUs in the second stage.**

Presiding over the opening ceremony, Prime Minister Hun Sen said the new terminal would play a vital role in dealing with the surge of cargo received by the country's ports, adding that the number of containers has increased each year.

"It is a modern container port. This is a new achievement in Cambodia's transportation development," the premier said, adding that, "The new terminal is to respond to the growing economic size."

He added that the new dock will become a main hub for goods entering and leaving Cambodia and it will also help facilitate the exports of one million tons of milled rice by 2015.

The terminal does not only connect Phnom Penh Autonomous Port to Vietnam's Cai Map port, but also help ship goods directly to Singapore, Malaysia, and China's Hong Kong and Shanghai, as well as other neighboring countries and regions without ship transfer.

Chan Sopha, president of the Cambodian

Economic Association, said the Phnom Penh port has also become a cheaper option for exporters of goods such as milled rice and garments than shipping through the Sihanoukville Autonomous Port, which can only handle smaller ships that usually have to transfer their goods onto larger vessels for longer trips.

Construction of the 10-hectare terminal was begun in March, 2011 by Shanghai Construction (Group) General Company, and was finished late December last year.



Phnom Penh's New Port, Kien Svay

**Denis Astgen, Managing Director of Comin Khmere, analyzes on Cambodia's construction situation.**

Comin Khmere has provided engineering solutions in major development project of infrastructures. Nowadays, The company has strong networks among Vietnam, Cambodia, Thailand, Laos and Myanmar.



# Q&A

## Denis Astgen "The future is green"

Green light of Cambodia's construction sector is turned on after the booms of economic growth as well as the the shining industrial and services sectors, dragging local and foreign investors to the kingdom.

**W**hile overseas construction industries have faced difficulties to scan for available land to erect their structures, construction in Cambodia is just in the beginning process with plenty of landmass available. The last year's strong economic resilience has brought back investors' confidence to this ASEAN heart nation of 15-million populations, especially in the construction and property sector where demand keeps rising, pushing supplies to run behind exponentially.

Residential buildings, apartments, condos, and office space components were the major types of construction boom last year, and are expected to accelerate faster this year on when Cambodia has presented itself clearer in to the global business radar. The ASEAN economic community to due in 2015 that the kingdom is an element among them will even polish the industry to invite the additions of more construction projects when more inflow of inbound tourists, foreigners, investors, and commercial activities are prospected.

For the construction practitioner like Denis Astgen, Managing Director of Comin Khmere, future for Cambodia construction sector remains green ahead, but hurdles like unstandardized building codes, and the lack of labor trainings on construction works to match needs in construction industry must be tackled if the kingdom wishes to maximize benefits from this sector sustainably. Via the seven questions addressed by the Construction and

Property Magazine, Astgen analyses issues in the kingdom's construction industry and offers feedbacks.

❶ **Does the construction sector in Cambodia recover faster now? What are factors behind this strong recovery?**

The value of building approvals is worth US\$2.11 billion last year, a significant rise of 72% - clearly doing its part to spur the domestic economy forward. Cambodia's relatively robust economic growth as well as the underdeveloped industrial and services sectors have become a very attractive market for local and foreign investors, an investment boom driven by the large scale resources projects. Non-residential building approvals are an indicator of investment in the region, while residential building approvals indicates the availability of financial resources. Indeed, we witness a growing foreign presence in the country and an emerging Cambodian upper and middle class, the market demand is shifting toward higher levels of comfort, convenience and quality.

❷ **Some experts say Cambodia still faces labor shortages in the construction sector. Is it true? How does it affect the overall sector?**

Manpower resources will become to be an issue for the industry, and increasingly with the ASEAN integration in 2015. Beyond no doubt, this will trigger Cambodian labor to other countries in the region. Construction labor demand is higher than the supply. If the workforce continues to shrink amid a strengthening economy, the construction

sector will face sooner or later delay in projects, hampering the growth of the sector which may alleviate the Foreign Direction Investment (FDI). To customers, this could mean higher cost and longer construction periods resulting in delay of property transfers. As a member of Comin Asia group, Comin Khmere is able to mobilize its Southeast Asian network powered by more than 2,500 employees in 10 active offices, offering solutions to clients throughout the region.

❸ **Most of construction equipments are imported from overseas suppliers. Does it affect the overall building construction cost?**

Import duties, high transportation costs and material prices could drive up the construction costs. As for Comin Khmere, our services are not limited to project management but also extend to procurement and trading activity, a value added for a clear supply chain and import activity. As an agent for international brands, we are able to secure and offer quality equipment at competitive prices based on reliable business agreements. Our service division comes to supplement this offer via preventive and corrective maintenance solutions for a properly and efficiently maintain buildings.

❹ **Some of Cambodian architects worry about the ASEAN integration in 2015, saying that most local architects or engineers are not professional enough to compete with those in other ASEAN countries. Do you worry about that? How? Are there any solutions from now? ⇨**



As part of our community commitment, we have a local recruitment policy for training and skills transfer. Over the years, we have built strong relationship with ITC thereby giving us the most competitive human resources in engineering. And it is a part of our foreign experts' contractual responsibility to train their Cambodian counterparts. Comin Khmere is also able to gather and share its Southeast Asian network expertise.

Ⓞ Energy consumption become a matter for Cambodia, so what kinds of technologies that can mitigate the energy consumption in the building structure and best suitable for sunny and windy country like Cambodia?

In line with Comin's sustainable culture and strategy, we also provide energy audit and analyses the electrical consumption of new and existing buildings. We provide energy efficiency solutions to reduce effectively the running cost of air-conditioning system and lighting via implementation of a Building Management System. In addition, our joint-venture with PCS widens and strengthens our field of

expertise since we can provide the most comprehensive and collaborative Total Facility Management (TFM) solution available. With expertise in commercial, institutional, industrial and hospitality facilities, Comin and PCS support customers in identifying solutions to operate and manage effectively and efficiently their building.

Ⓞ Time is very important for construction as it relates to cost. So, what are the technologies that can reduce construction time now?

Today's schedule-driven and larger scale projects require "fast-track" construction solutions in terms of materials and equipment, but also in construction methods. For example, in Comin Khmere we capitalize on technological innovations and on our human resources. Site-managers, off-site workshop coupled with computer-aided design (CAD) systems interact with one another to optimize the design, procurement, and construction processes. Our management effectiveness is a key component to ensure an efficient interface with the owner, the designer, the material supplier, and the builder hence reducing

construction time.

Ⓞ What remain the challenges and opportunities for construction sector in Cambodia? What is your expectation for Cambodia's Construction when the ASEAN Economic integration in 2015 arrives? What are your recommendations to boost this sector sustainably?

The main challenges to be faced concern the respect of Building Standards, local manufacturing and availability of technical equipments. Hence, the ASEAN integration will ease the movement of equipment through elimination of non-tariff barriers, connectivity and transport facilitation. The growing interest from the FDI will increase the demand in the Architecture, Construction, and Engineering Services sector and will allow technology and knowledge transfer from multinational firms or regional firms as Comin Asia. Cambodia should invest in vocational training and local SME, strengthen and enforce building standard code and in this perspective consider energy efficiency solutions.

# China Invests \$9.6 Billion on Iron Production in Cambodia



The Cambodia Iron and Steel Mining Industry Group (CISMIG) and the China Railway Group Limited signed a MoU agreement early January 2013 to build a new railway line with 11 stations as well as an iron and steel factory in Preah Vihear province worth US\$9.6 billion.

Zhang Chuan Li Chairman of CISMIG said, Phnom Penh Post

reported that the US\$9.6 billion investment will be used to build the new railway line, a new port and a new bridge in Koh Kong. The iron and steel plant in Preah Vihear will cost US\$1.6 billion.

According to the company statements, the railway will be 405 kilometers long, from the mining area of Preah Vihear province through the southern provinces of Kampong Thom, Kampong Chhnang, Kampong Speu and finally to Koh Kong province. It will not connect to the existing lines of Toll Royal Railways.

The company received 1,300 square kilometers of land concessions from the government and 10 square kilometers would be necessary for the factory in Preah Vihear. The companies did not disclose the exact route of the new line.

"We will start our project in July next year and it will take about four years," said Zhang Chuan Li, Chairman of CISMIG, adding that the Chinese and Cambodian experts analyzed the project's feasibility and its environmental impact in October 2010.

## South Rail Ended, Waiting the North

The 256km "Southern Line" of the modern railway system, running from Phnom Penh southward to Sihanoukville Port, is almost completed, waiting the 385km "northern line" which connects Phnom Penh to Banteay Meanchey due to cash shortage.

After the southern line allows commercial rails to roll down since late last year, little works remain on this segment. Authorities are now pushing to complete the northern line that is partly completed and facing fund shortage, forcing the French railway constructor TSO to leave contract.

The government also appeals for US\$75 to US\$125 million loans more from the leading financiers such as ADB and Australian government in order to complete the project, yet no reply.

Government has, in response, ordered TSO to resume works by early March using the money left to repair the 338km northern railway line when TSO already built the 48km from Serei Sophoan to Poipet, according to Ly Borin, a director of

the Transport Ministry's railway department, the Cambodia Daily reported.

Cambodian officials also met with Thai counterpart in mid-February to discuss the building of the 6km of track required to link Poipet city to the Thai railway network.

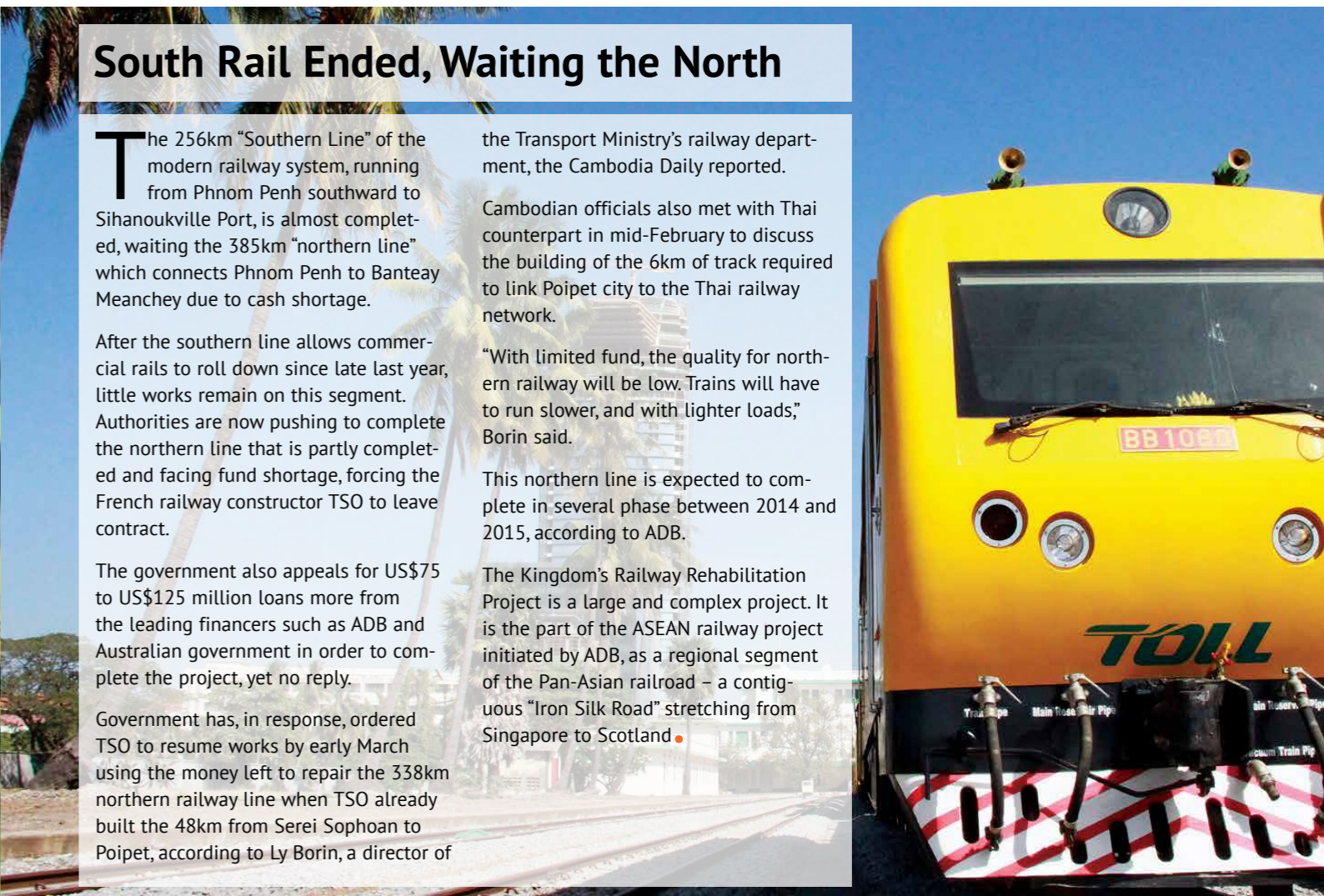
"With limited fund, the quality for northern railway will be low. Trains will have to run slower, and with lighter loads," Borin said.

This northern line is expected to complete in several phase between 2014 and 2015, according to ADB.

The Kingdom's Railway Rehabilitation Project is a large and complex project. It is the part of the ASEAN railway project initiated by ADB, as a regional segment of the Pan-Asian railroad - a contiguous "Iron Silk Road" stretching from Singapore to Scotland.



Photo supplied by Comin Khmere



## Bali Scenery Condo to Complete in 2015



The luxurious condo, Bali Scenery Resort located near Diamond Island is slated to complete in 2015, after construction broke ground in October last year.

The complex features two main buildings; the 19-floor condo I contains 9 units per floor to complete in 2014 and the 27-floor condo II contains 14 units per floor to complete in 2015 with the total investment capital of US\$30 million excluding land price.

So far more than 50 percent of its residential units are sold out. A unit costs from US\$100,000 up. Bali Scenery was designed and constructed by Cambodians.

The condo is part of the investment projects developed and financed by Bali Resort Company. Another of its properties, the Bali Resort and Apartment located near the international airport was put online last year.

## Hotel Industry Booms

2012 was a shining year for Cambodia's hotel industry, recording increased room number and rates, trade insiders said, seeing positive movement continues to this year and years to come.

Global property agent CBRE reported that tourism accounted for 9.7 per cent of Cambodia's GDP in 2012, a rise of 5.5 per cent from 2011. Investment in the tourism sector has increased by 16.7 per cent year on year, and total foreign arrivals increased by a massive 24.8 per cent year on year, with business arrivals seeing the greatest increase at 47 per cent.

The ASEAN chairmanship which Cambodia rolled last year also boomed the sector greatly to serve the visiting delegates.

The outlook for the hotel industry in Siem Reap is positive "with strong growth recorded in 2012 and some hotels recording in their highest occupancy rates since 2007.

The sector will soar upward as more international traders, foreigners, and tourists are flowing to the Kingdom.



## Phnom Penh's New Sokha Hotel to Complete in 2014



The 14-hectare Sokha Hotel and Convention Center located at Chroy Chongva peninsular is slated to complete in 2014.

The project was primarily target for completion in 2012, but it was later decided to delay until 2014 to align with the opening of the second Chroy Changva Bridge, explaining that the bridge construction is a serious barrier to bring guests to the hotel if it operates before the bridge.

The company also changed the project's features, with the number of planned hotel rooms dropping from 798 to 458, and repurposed the space into 160 condos.

The project includes 458 rooms and suites hotel, an international convention center, Jasmine Spa, high end condominiums, exclusive villas, entertainment centers, shopping centers, restaurants and residence club house.

### CHINA

## China Replicated Itself



Besides being famous for copies of things from overseas sources, China is currently copying its own building.

Wangjing Soho Complex, the three pebble-like towers currently being constructed in Beijing, is being copied by a two pebble-like project in Chongqing, called Meiquan 22nd century buildings.

Zhang Xin, the property developer behind the Soho project has issued an open appeal for help in battling the massive counterfeiting. Chongqing Meiquan, the developer behind, publicly rejected the accusations of copying and said on its blog: "Never meant to copy, only want to surpass."

While the Soho will complete next year, the Meiquan aims to complete before the original. The two are now in a race to see which is completed first.

### JAPAN

## Builders Best Japan Stocks Since Quake: Riskless Return

Construction companies posted the best risk-adjusted returns among Japanese stocks since the country was struck by a record earthquake and tsunami almost two years ago, as the government rebuilt infrastructure and a new administration seeks to stimulate economic growth.

The Topix Construction Index returned a risk-adjusted 2 percent at the end of January 2013 since March 10, 2011, the day before the disaster, best among 33 industry groups in the Topix Index, according to Bloomberg Riskless Return Ranking. The construction gauge had the best total return and the ninth-lowest volatility, allowing the industry to outperform food and pharmaceutical companies, as well as the Bloomberg World Engineering & Construction Index.



### THAILAND

## Thailand Approves 2 Electric Rail Contracts



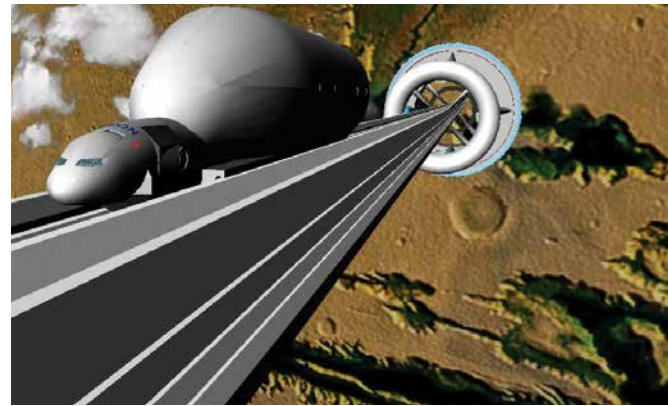
Thailand, in mid-January, has approved two of three contracts to build a section of the Red Line electric railway which are part of a 36km section of the Red Line electric railway linking Bang Sue in Bangkok and Rangsit in Pathum Thani province.

The first contract involves the construction of the Bangkok's Bang Sue central terminal and a maintenance facility worth 29 billion baht, and the second is for the construction of rail tracks and train stations valued at 21.2 billion baht.

Construction under the contracts is expected to be completed within three years.

This two contracts, is part of the Thailand's famous five electric railway projects to start this year after delays due to political unrest.

JAPAN



## Japan to Build Space Elevator by 2050

The Tokyo-based Obayashi Corp wants to build a space elevator by 2050 that would carry 30 passengers per time skyward at about 124 mph (200 kph), possibly using magnetic linear motors as a means of propulsion delivering them to a station 22,000 miles (36,000 kilometers) above Earth in a little more than a week.

In Obayashi's vision, a cable would be stretched from a spaceport on Earth's surface up to an altitude of 60,000 miles (96,000 km), or about one-quarter of the distance between our planet and the moon. A counterweight at its end would help "anchor" the cable in space.

At this moment, the company cannot estimate the cost for the project yet; however, they want to try to make steady progress so that it won't end just up as simply a dream.

An artist's illustration of a space elevator hub station in space as a transport car rides up the line toward the orbital platform. Solar panels nearby provide power. **CREDIT: Obayashi Corp**

INDONESIA

## Construction Gears up for Growth



As Indonesia's ratio of investment to gross domestic product (GDP) has reached the highest level in the past 18 years, the construction sector is expected to benefit this year, according to The Jakarta Globe.

Construction and toll road operators have been racing to expand their businesses to gain advantage amid the increasing domestic economic activities as well as a multi-year investment plan initiated by the government that depends on strong cooperation with the private sector.

The good news did not stop there when two key international rating agencies, upgraded Indonesia's rating to investment grade the first time the country could bask in such a status since 1997.

MALAYSIA

## Malaysia's Menara Binjai Wins Dubai Cityscape Award

The multi-purpose Menara Binjai building was clinched as the Best Sustainable Development Award at the Cityscape Awards for Emerging Markets 2012 in Dubai early October, becoming the first Malaysian building to gain this honor.

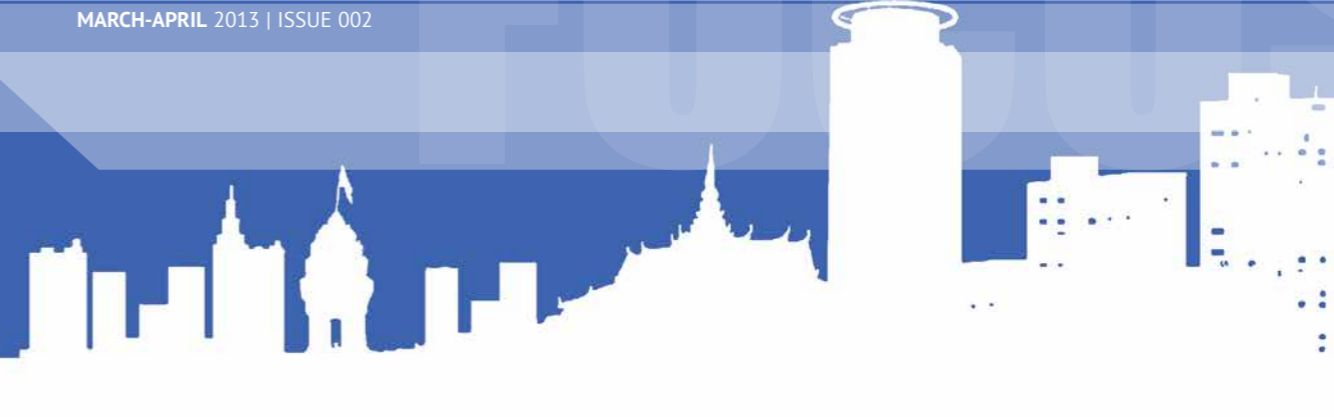
Menara Binjai was designed by Malaysian firm Veritas Architects and completed in July 2012. The tower saves up to 25% on electricity consumption via energy-efficient features and materials used in construction.

It beat two other finalists to win the sustainability award – the UAE Pavilion in Abu Dhabi by Tourism Development & Investment Corporation and Masdar Institute of Science and Technology (MIST) by MASDAR, both designed by Foster & Partners of the UK.



# Association

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# A Chance to be CCA's Member



With the endless improvement and prosperity on the construction sector— the fourth main economic sectors after garment sector, agriculture sector, and tourism sector, Cambodia Constructors Association (CCA) was established in October 2011 to support the Royal Government's policy to contribute in national development on construction with local investors, ASEAN partners and international companies.

CCA was recently recognized as a main association to serve the interests of the construction investors and constructors which many construction companies have registered as the members of CCA by seeing the potential benefits of being the members of CCA.

## Being a member of CCA, the company will receive these following:

- ❶ CCA will protect and coordinate various tasks for the respective members upon its capacity, if there are violations on rights and benefits of its members from the external forces.
- ❷ CCA will help match its members to various construction companies in Cambodia and in countries which are members to ASEAN CONSTRUCTORS FERDERATON (ACF).
- ❸ Member companies will gain the opportunities to match businesses with ASEAN businesspeople at the meetings conducted by ASEAN CONSTRUCTORS FERDERATON.
- ❹ Member companies are able to expand businesses in Cambodia and ASEAN markets.
- ❺ Member companies can receive information about products, building projects and investments by companies that are members to ASEAN in Cambodia. Furthermore, they can also receive price rates of construction equipment, materials, and labor among ASEAN counties.
- ❻ CCA will help advertise the products of the member companies both in Cambodia and ASEAN countries during the meetings organized by ASEAN CONSTRUCTORS FERDERATON such as workshop, conference, and other local and international meetings, etc.
- ❼ CCA will help buy and sell products for the member companies to customers in Cambodia and ASEAN counties.
- ❽ CCA can dispatch technicians of the member companies to attend training courses conducted by ASEAN CONSTRUCTORS FERDERATON in order to form a single ASEAN Construction Standard that facilitates construction works to avoid unnecessary deployment of technicians across the regions that costs vast expense.
- ❾ Member companies can exchange techniques, technology and experience with companies from other ASEAN countries.
- ❿ CCA can help coordinate member companies regarding fulling documents or acquiring any permits from the government.
- ⓫ Member companies can contribute to the kingdom' development in conform to the Royal Government's Rectangular Strategy led by Samdech Akka Moha Sena Padei Techo Hun Sen Prime Minister of the Kingdom of Cambodia. Furthermore, it is the necessary obligation to enroll in ASEAN CONSTRUCTORS FERDERATON on behalf of Cambodia, which is one of ASEAN member.

Below are the Requirements to be the Member of CCA:

### ❶ Please engage with:

- Copied statute of company
- Copied Identity Card or Passport of the company's manager
- Personal Application Form (Available at <http://www.cca.org.kh>)
- Certificate registers to do business in construction or plan project study at Ministry of Land Management Urban Planning and Construction (If has)
- Certificate registers at Ministry of Commerce (If has)

### ❷ Payment for Contribution Fee

| Category of Construction & Design Company | Registration Member | Honorary Member | All Members (Contribution Fee) |
|---|---------------------|-----------------|--------------------------------|
| Category 1                                | 100 USD             | -               | 50 USD                         |
| Category 2                                | 100 USD             | -               | 35 USD                         |
| Category 3                                | 100 USD             | -               | 25 USD                         |
| Others                                    | 100 USD             | -               | 50 USD                         |

#### Note:

- Category of Companies have controled according to the registration to manage construction businesses at Ministry of Land Management, Urban Planning, and Construction.
- Others companies that do not register at Ministry of Land Management, Urban Planning, and Construction, but they have purposed to enter member of Cambodia Constructors Association get category of company number 1.
- All members shall pay US\$100 for the member registration one time only and shall pay the contribution fee once every three month or six months.

#### For further information, please contact our office at:

No. 315, Canadia Tower (Floor12th) Conner Preah Monivong, st. 110, Phnom Penh, Cambodia.

Tel: (+855-23) 868 222, Fax (+855-23) 988 828

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**On Well:** Oknha Pung Kheav Se (middle), Chairman of Cambodia Constructors Association, hand over the souvenir to Bae Yung Hwi (left), Chairman of Construction Management Association of Korea, as a sign for future's well cooperation on construction sector. (Photography by Ev Pheng)



Meeting between Cambodia Constructors Association and Construction Management Association of Korea for possible partnership.

# CCA Greets Korean Construction Management Body

**The Construction Management Association of Korea, a Korean construction body, explores the potential in Cambodia's construction market for possible investments by approaching Cambodia Constructors Association.**

**C**ambodia Constructors Association (CCA) in late February welcomed a delegation from the Construction Management Association of Korea (CMAK) that aims to explore the possibility to serve construction management services in the kingdom.

Established in 1997 with 170 construction members in Korea so far, CMAK has built relations with Cambodia's Ministry of Land Management, Urban Planning and Construction since 2011 to bring construction management services to Cambodia.

Thus, it intends to deepen its understanding over the construction situation and potential in this fast developed country from CCA which represents constructors in the kingdom before importing their construction management services here.

"We need three years more from now to implement our projects here, and to make it successful, we need to know this sector deeper from CCA also its assistance during this time," said Bae Yung Hwi, Chairman of CMAK.

Oknha Pung Kheav Se, Chairman of CCA, in

response is delighted to assist the Korean counterparts in order to succeed their businesses in Cambodia. He informs the guests that the current nation's construction sub-sector is healthily recovered from the deep, it experienced during the 2008-2009 property bubble.

"It is unlikely to have the property bubble now compared to before, because banks are now be careful to offer housing loans and buyers themselves also consider seriously before purchasing any properties," he said. "Constructions only come after real demand now." ➔

Such a satisfied booming also contributed by Korean companies, he said, impressing to see many Korean construction companies so as other Korean firms are running in Cambodia.

"Korean investment capital in Cambodia doesn't cover only in the construction sector, but also in land as many Korean firms hold large-scale of landmass now," Oknha points out. "The Korean investment is worth total about US\$1 billion from 2008 to 2011 according to estimation made by Korean community in Cambodia."

He believes those Korean investors that have purchased many properties in Cambodia must have clear mastermind and long-term investment goal.

It is also a reason he decided to loan US\$28 million to the South Korean property developer Nuri D&C to resume con-

struction for its halt De Castle Royal Condo to aim for completion early 2014.

Despite, the number of Korea companies are not much now, he projects to the future Korean companies will play wider role in Cambodia.

He anyway continues to report to guests that CCA is a private-run construction group that has contributed largely to Cambodia development and also cooperated well with the Ministry of Land Management, Urban Planning and Construction regarding the law enactments related to construction. It also has collaborated with the Ministry of Labor, and Vocational Training to train labor on construction skills.

Oknha Pung also requests the CMAK to help provide human resource to help train Cambodia labor on construction skills,

since they are more advanced in this sector than Cambodia.

To attract more Korea construction companies to Cambodia, Bae Yung Hwi Chairman of CMAK points out that a close relation with local company is needed and he requests CCA to help match the local partners to those come from Korea, CCA's chairman agreed.

CMAK's Chairman believes the kingdom's construction and property markets will be enhanced than now.

CMAK also visited De Castle Royal Condo which is developed by South Korea's Nuri D&C and Diamond Island Riviera, a joint investment developed by Cambodian and Chinese firms in order to gain real view on the level and technology used in construction projects in Cambodia. ●

# Malaysia's Event Organizer to Host Annual Show at Diamond Island

CAMBUILD 2013, the business-to-business trade show compiled around 8,000 industry professionals, is scheduled to hold after the successes of CAMBUILD in 2010 and 2012.

**“We are expanding slowly, but gradually ahead,” Siow said. “We are here for long-term investment and are working closely with both the government and private sector in supporting the growth of the Kingdom in facilitating international trade and business.”**



**T**he AMB Events Cambodia, a Malaysian company, will organize CAMBUILD – the Largest International Building & Construction Show—in Cambodia annually instead of biennially at the Diamond Island Convention & Exhibition Centre. This is a show of confidence in the growth of the Kingdom's economy especially in the building and construction industry.

AMB Events Cambodia has organized the Cambodia International Building and Construction Industry Show (CAMBUILD) expo in 2010 and 2012 which showcased construction-related materials and

technologies from over 200 exhibitors from 16 countries including Pavilions from Singapore, Malaysia, China and Taiwan.

In line with the Kingdom's stronger economic performance that Cambodia achieves, AMB Events will launch three new industry related exhibitions that will be co-located with CAMBUILD'13. It is the Cambodia Property Expo '13, Cambodia International Power, Transmission, Distribution and Electrical Engineering Show (CamEnergy '13), and Cambodia International Ventilation, Air-Conditioning and Refrigeration Show (CIVAR'13). This pack of shows is scheduled to host from 10-12, September this year at Diamond

Island.

“As the economy grows, the exhibition and convention industry will also grow, and from this year on, we are going to make an event where property developers, architects, building consultants/engineers, contractors and electrical consultants/engineers can see the latest in building/construction and mechanical & electrical (M&E) products, equipment and technology in one place”, said Andrew Siow, Director of AMB Exhibitions, the parent company of AMB Events Cambodia at a meeting on January 21.

“We are expanding slowly, but gradually ahead,” Siow said. “We are here for long-

term investment and are working closely with both the government and private sector in supporting the growth of the Kingdom in facilitating international trade and business.”

Besides the above annual events, AMB Exhibitions also organizes every two years, the Cambodia Agriculture Fair (CamAgriculture), Cambodia Food and Restaurant Industry Fair (CamFood), and Cambodia Hotel Industry Fair (CamHotel).

Neak Oknha Pung Kheav Se, Director of Diamond Island Exhibitions and Convention Center, and Chairman of Cambodia Constructors Association (CCA), welcomes the long-term cooperation and

mentions the plan to upgrade the exhibition hall to a wider place at the new planned satellite city, Chruy Chongva City.

“...we are now planning to move the exhibition center to a bigger place at Chruy Chongva Satellite City that covers over 350 hectares of land,” he said. “Now we don't build it [exhibition hall] yet as we are thinking about the proper place in the land, but as soon as we already select the proper place, construction for the halls will take less than one year to complete.”

With such a mega hall, Andrew Siow of AMB vows to bring more international-scale shows to the Kingdom.

Exhibition industry is believed to contribute much to the investment growth so as the development at the vicinity surrounding the exhibition halls. Taking Singapore model as example, according to Andrew, there was nothing surrounding its exhibition hall once it first built, but now there are hotels, restaurants, commercial buildings, industrial buildings coming up.

“Cambodia will be the same if it follows that model,” AMB Exhibitions' Andrew Siow said, “If you look at Thailand, China, Malaysia, and Indonesia, there are many exhibition centers, simply those events bring in large number of investors to their countries.”

# CCA & AMB

Events Cambodia to Co-Host **CAMBUILD** Show

MoU between Cambodia Constructors Association and AMB Event Company is signed for co-operation of CAMBUILD trade show.

## MORE ROOM IN CAMBODIA FOR CIVIL & STRUCTURAL ENGINEERING EXPERTS

Design engineering and construction companies persist to flourish in the kingdom since the construction sector grew over 70 percent last year, and is expected to remain strong this year, the experts estimate for 2013's situation.



MOU signing for cooperation on international construction exhibitions

**C**ambodia Constructors Association (CCA) and the Malaysian event organizing company known as AMB Events Cambodia Pte Ltd in 19 February has reached a MoU agreement to jointly organize the annual construction-related fairs (CAMBUILD) at the Phnom Penh's diamond Island from this year on.

According to the proposed MoU agreement initiated by AMB Events Cambodia that the Construction and Property Magazine acquired at the signing ceremony states that the AMB side will take the initiative to organize the International Building, Construction and M&E Exhibition and Conference - (CAMBUILD) to be held from 10-12 September 2013 at the Diamond Island Convention and Exhibition Center, while Cambodia Constructors Association which represents the constructors in Cambodia will support the initiatives

undertaken by AMB in organizing the event.

Under this agreement, CCA agrees to be the 'host organization' for the event, and will regard the event as the only International Building, Construction and M&E Event it supports, participates and assists in inviting all members of the building and construction industry in Cambodia to attend.

The AMB Events Cambodia will manage the overall operation and will also organize the 'Cambodia Constructors Association Pavilion' at the CAMBUILD Exhibition. It will also offer special price for booth rental to the association members.

Legally bound by this MoU, they will work collaboratively to host this annual show for five editions from this year on and will renew the agreement for another five years if no objection rose from either

party.

CCA which was established on 6th October 2011 with 20 members so far is the private association that gathers construction-related firms in Cambodia to work collectively in a common goal to enhance the kingdom's construction industry. Two months after its inception, the association registered to ASEAN Constructor Federation (ACF) on 6th December 2011, than successfully chaired the 35th ASEAN Constructors Federation Council Meeting in Phnom Penh late November last year.

AMB Events Cambodia is a division of the Malaysia's base event organizer AMB Exhibitions established in 1996 and has organized events of various industries across Asia. The firm slates to bring more international scale exhibitions to the Kingdom to promote and develop more business cooperation and partnership opportunities.



**Thomas Zazworka, 34, Country Manager of Novare Design International (NDI) for Cambodia division which entered the market last year believes massive potential for professional consulting engineering businesses exist here with healthier economic recovery, but threats also remain to tackle.**

**L**icensing for design engineering and construction companies grew by 13% in 2012. According to the Cambodian Land Management Ministry, total companies are now 1205, with 932 being of Cambodian origin and 273 being international firms.

With the growth in construction and property sectors of Cambodia, Novare Design International (NDI) entered the Cambodian market in July 2012. NDI Cambodia Manager Thomas Zazworka believes Cambodia has large potential for international standard consulting engineering providers.

NDI opened its office on the 9th floor of Hyundai Phnom Penh Tower in August 2012. To achieve closer contact with local

partners, NDI also registered with the Cambodia Constructors Association (CCA) in November 2012.

Cambodian government policy has prioritized infrastructure development particularly for rural zones. Thomas indicated that "at the moment, there are not many international consultants in Cambodia. So it is a good time to enter the market."

NDI originated in New Zealand where it is well recognized for skills in bridge, structural and civil engineering. Since 2010, NDI staffs have been working on bridge and structural engineering issues associated with the 256km Cambodian south railway line and the 385km north railway line. This work has involved strengthening of 13 bridges on the south line and replacement of 32 bridges on the north

line.

Currently in Cambodia NDI offers consulting engineering services in structural, bridge and civil engineering services as well as project management.

Thomas has nine years of post-graduate engineering experience in civil engineering. He said that NDI currently deals with Cambodian, South East Asian and New Zealand projects.

Thomas sees the market as still wide open, with few competitors with the skills of Novare Design.

The company plans to increase its staff to 15 end of this year including 10 local and international engineers. They will expect to get more railway-related works and of



📍 Rail bridge across Kampot river, designed by NDI

course other kinds of works.

“We are specialized in railway project, but we are not focusing on this. We are trying to get other projects since we are a general civil and structural engineering company,” he said. “In the future, we do want to handle 50% for international markets from Cambodia and 50% for local or ASEAN markets.”

Despite, several construction sites are apparently applying high class design and construction standards, Thomas has observed that clients often do not realize the longevity benefits of paying for high class service.

The lack of international-recognized construction and designing standards, he added, is another serious matter; the

country should immediately tackle. “There is no clear construction standard here yet, everybody can use whatever they want.”

Compared to other countries, the construction sector here is growing quite well. The matter is to implement construction standards, he recommended.

Owners would also be wise to consider engaging designers with professional indemnity insurance. It is also important that intellectual property rights are recognized.

Pointing to Phnom Penh’s severe traffic issue, according to NDI, there must be a clear master plan to guide where something can be built or not.

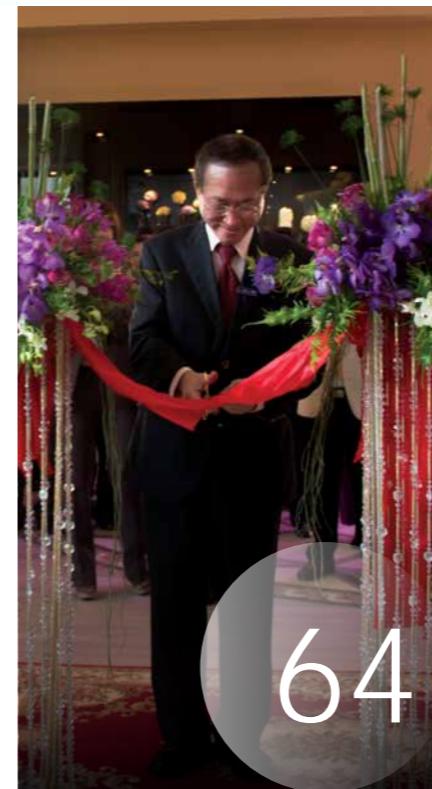
Thomas predicts the future of the engi-

neering design and construction industry should be strong.

Since the company’s inception in New Zealand in 2004, so far Novare Design has been operated in New Zealand, Australia, the Salomon Island, the Philippines, and Cambodia. It has handled over 1,000 projects up to now from iconic bridges, like the award winning “Te Rewa Rewa” Bridge a pedestrian and cycle-way bridge across the Waiwhakaiho River at New Plymouth in New Zealand, to buildings. ●

# Property

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**dufa**



# RIVIERA's Sale Center Opened

Riviera expected to be a big leap forward of the country's development on construction and architecture industry.

**“Diamond Island is the best location and environment in Phnom Penh, so customers who purchase the residence in Riviera will be fortunate as price will only rise upwards,” Oknha Pung said, adding that, “I believe Riviera will be a shining diamond of the diamond island, and will be the out-standing project in Cambodia.”**



**E**merging at the northern edge of the Diamond Island, overlooking the three rivers, the multi-million luxurious city compound— RIVIERA finally opened its grand sale office.

The 5-hectare compound combines together the five-star condominiums, modern shop-houses (flat), Riviera Plaza, the state-of-the-art commercial space, and the civilized sporting and entertainment areas— the sky park.

By the time that this long-awaited grand sale center opened in January 23, 2013 to officially bring part of the Riviera's properties on sale, 98 of its total 104 shop-houses which opened sale last year are sold out.

Riviera features five towers; 33 floors for tower A and B, and spans to 38 floors for tower C, D, and E that jointly carry the vessel-like sky park. The five towers totally

registered 712 residential units for sale from 180-350sqm with 3-4 bedrooms plus 1 multi-purpose room each with the price up from US\$270,000.

The sale center opened in late January only target the sale of 294 residential units in building A (168 units) and D (126 units). The sale schedule for the three remaining towers— B (168 units), C (125 units), and E (125 units)—haven't been announced yet, but will be in the next few months, according to the Riviera' sale department.

On the construction side, so far the entire project graduated about 20 percent only, when the construction on flats completed roughly 70 percent and 55 percent complete for Riviera Plaza, according to Chin Hok, Riviera Construction Manager.

Despite sale campaign target on tower A and D first, responding to customers' request, construction will primarily deal

with Tower A and B which erects on the front row, scheduled to complete by 2015. Then, it will continue on the three rear towers later which is planned to finished in 2017.

With such mega cityproject, the total investment capital is not yet finalized as developer is considering for the installment of the latest building materials.

“We don't finalize the capital investment yet as we are considering on the high-end materials supply,” said Chin Hok, “We plan to equip the latest and high quality materials for the condominium and it takes time to calculate pricing.”

Riviera building is constructed on 300,000 sqm, covering by total landmass of 50,000 sqm of D.I. Riviera. It was once solely developed by the Diamond Island Development Co, Ltd, a branch of the parental company Overseas Cambodia Investment Corporation (OCIC). But now ➔

the project has been transferred to manage by two Chinese property developers Jixiang Investment Company and Friendship Investment Company that are looking for the opportunities to invest in Cambodia. Diamond Island Development Co., Ltd becomes the contractor for the project, and Canadia bank remains the funder.

“We meet and negotiate with these two companies, and finally we transfer this project development to them,” said Oknha Pung Kheav Se, CEO of Diamond Island Development Co. Ltd at the sale center's opening event. “So, Diamond Island Development Co., Ltd becomes the constructor for this project, and Canadia bank funds this project.”

With the new agreement, sales on Riviera's properties are collectively managed by the three companies.

“Diamond Island is the best location and

environment in Phnom Penh, so customers who purchase the residence in Riviera will be fortunate as price will only rise upwards,” Oknha Pung said, adding that, “I believe Riviera will be a shining diamond of the diamond island, and will be the out-standing project in Cambodia.”

Secretary of State for Land Management Ministry, Phoeung Sophoan points out that Riviera reflects a big leap forward of the country's development on construction and architecture industry.

But to ensure sustainable development, he recommends six points to all local and international investors regarding the new city development. i.e. residence, Commercial space, education center, entertainment space, infrastructure connecting to wider city, and environmental-friendly city development policy.

According to Phnom Penh Deputy Governor, Kuong Sreng, demand for residential spac-

es and traffic system has encouraged the government to license satellite city projects such as Diamond Island that ultimately produce the today's Riviera.

“With rapid development in Phnom Penh, the traffic and residential locations to meet dwellers' demand is a big worry, that's why the government licenses OCIC to develop diamond island satellite city which was once a calm island covered by minor crops and weeds,” he said.

The skyscraper compound departed its foundation work in September 2011, with the first phase completion expected in 2015, and to the full finish in 2017. The complex is architecturally designed by Thailand's architectural firm A-7 Corp, structurally designed by Sino-Pacific Construction Consultancy and internally designed by Guangzhu Sunho Decoration Company ●

# NEW MARKET

## Uplifts City's Beauty & Citizen's Buying Style

A new **Stung Meanchey** market is believed to attract more nearby consumers since it's the first big grocery mall in Stung Meanchey region, but the market success will also depend on its pricing strategy.



📍 Uplift in Area: New Stung Meanchey market is under construction. The new market is expected to change the life style of citizen in region. (Photography by Meas Proeksa)

## “SUCCESS OR FAILURE FOR THIS MARKET CAN'T BE DETERMINED NOW; IT DEPENDS ON ITS RENTAL PRICING.”

**A** new Stung Meanchey market is believed to attract more nearby consumers since it's the first big mall in the first enclosed grocery market in that area. But it depends on pricing strategy in the market.

A long the street 217 in Stung Mean Chey district where is predicted as a good and suitable arena for all kinds of businesses surrounding by residential buildings, many factories and other business complexes, a new Stung Meanchey market standing from the south of Stung Meanchey bridge opened operation this month to uplift city's beauty and enhancing citizen's shopping lifestyle.

The new Stung Meanchey market is designed as a two-floor mall on about 10,000 square meters of land including restaurants, stores, grocery shops and retail market that can accommodate 1,000 tenants. The first floor serves grocery and food-stuff market, and the second floor features restaurants, beauty parlors, massage services, child entertainment areas, and retailing shops and so on.

The tenants are not sold to sellers, it can only be rented. However, the renting rate, number of registered renters, and investment capital haven't been told, when the structure is continuously constructed and expected for completion another year.

Cambodian people habitually don't like buying consuming goods or products in supermarkets as they believe that it must be more expensive than the normal market, said Seng Dina, Marketing Manager of the new Stung Meanchey market. “This

new Stung Meanchey market is a simple one and not a plan for supermarket, but it is secured and clean.”

Dina expects that the mall will be successful as no nearby competitor exists yet. “No any supermarket or large shopping mall available here, so we don't worry too much on competition, and we believe our operation will be successful.”

The new market will enhance the heavy traffic at the area and beautify the city especially near the old Stung Meanchey market, insiders say, it also absorb many sellers at the old Stung Meanchey market, but won't be popular enough to close down that old one.

“It is true that the new market is more secured, clean and safe, but it is also more expensive than the old one, so tenants who can't afford with higher rental price will continue selling at the old market as buyers traditionally prefer that market,” said Po Eavkong, Managing Director of Asia Real Estate Cambodia, who involves in this new market development.

Eavkong, anyway, expects that the rental space at this new Stung Meanchey market won't be sold out by seeing the nearby Sovanna Shopping Center still leave many vacant rental space, reflecting that buying power is still limited there. “Success or failure for this market can't be determined now; it depends on its rental pricing.”

Noun Rithy, Managing Director, Bonna Realty Group says that the new Stung Meanchey market located at a potential area of high density when such market

size never exists there yet.

“There is no such a big market like this at the surrounding villages yet, besides the small and dirty markets along the roads, so it will be successful,” he projects, but points out it also depends on the pricing strategy in the market. “I think the rental price should be primarily set more affordable to retailers, than as the market is getting more popular, and sellers can earn more income, it is the right time to increase the price.”

Rithy believes the new market will help drive the property development there, saying that, “It is one of the facilities that supports lives. Wherever there is market, there is property development there.”

He foresees that when the nation's economy grows that lifts up the citizens' income, they will gradually leave the traditional dirty market along the roads, and turn to purchase goods at the shopping centers for their comfort.

According to Po Eavkong of Asia Real Estate Cambodia, there are more rooms for shopping centers in Phnom Penh especially at some high-dense suburban areas and new urbanized towns as demand also rise responding to growing population.

**“There are many un-standardized small markets along the ways at the new towns, and industrial areas, so more shopping centers should be there as demand also grows greatly along the growing population,”** he says.

# A, B & C

## Office Spaces Expected to Rise

The demand for grade A, B, and C office buildings is estimated to grow in 2013, since many investors are looking into Cambodian market, after Cambodia fruitfully completed its chairmanship of ASEAN in 2012.

As seen, high-rising office building are constantly active in the city to response for the growth of local and international companies, property's agencies and experts estimated that the demand of commercial and rental offices in the capital will grow in 2013 against last year due to stronger economic performance. In 2012, the office's needs climbed modestly 15 percent, resulting from the progressive drive of construction projects—residential building, condominium, and satellite city—in the country.

“Last year, the demand for office space grew 15 percent compared to 2011 due to better economic performance,” said Chrek Soknim, Deputy Director of Vtrust Properties, who notified that the demand for office building in Cambodia grows about 10-15 percent when rental rate rises from 7-15 percent annually.

Tes Sophak, Deputy Director of the iCON Professional Building that covers 12,000 square meters, said that office's renting has grown by 30 percent in 2012 compared to 2011, describing the growth contributed by the nation's strong economic growth which appeals for more investors, especial Asian companies. Only 5 percent of his tenants is Khmer.

Three types of office's space are recognized for renting in the city— grade-A, grade-B, and grade-C. The measured criteria for building's grading remain unclear; however, the real estate agents usually evaluate on location, facilities, management, and parking lodge before setting rental rate to distinguish the three categories.

According to Vtrust Properties, rental fees for grade-A office may start up from US\$13 per square meters in a month, when grade-B and grade-C cost US\$8-13, and under US\$8 respectively.

The most popular office trading activities last year fell to grade-C office, holding about 57 percent of the market last year, while another 43 percent covered by grade-A and B, according to international property consultant, CB Richard Ellis (CBRE) Cambodia,

But Vtrust properties that manages two

space now.”

However the experts and agents forecast that the demand for office space, especially, for the grade-A building will fall slightly this year while the other competitors—grade-B or C—gradually start to soar which many office projects will complete or start from this year on, especially the grade-A facility.

“Last year, there is no grade-A or grade-B buildings are ready yet that push to increased demand, but from this year on many office buildings are expected to

**“Last year, there is no grade-A or grade-B buildings are not ready yet that push to increased demand, but from this year on many office buildings are expected to finish or start, thus the demand rate will slightly increase,” David George, Country Manager of CBRE (Cambodia) said.**

Grade-B office buildings with over 20,000 square meters, points out that despite grade-B and C grew about 20 percent the same last year as the demand for grade-A grew only from 10-15 percent. Hence, grade-B is the most popular one now as companies mostly the local and the start-up firms feel that grade-B office building is in the average standard—neither luxurious nor untidy.

“With grade-B building, companies can upgrade to A or degrade to C easily upon their business destiny,” said Soknim, adding that “we lack supply for grade-B office

finish or start, thus the demand rate will slightly increase,” David George, Country Manager of CBRE (Cambodia) said.

Chrek Soknim of Vtrust agreed, asserting that “I foresee that supply for grade-A offices will excess the demand in the coming years, when building like Vattanac Capital will complete this year offering a huge grade-A space.

Presently, Canadia Tower completed in 2009 offerd about 6,000 square-meter office space with the average rental price of \$30 per square meter in a month and

**Light at Night of Grade A:** Canadia Tower, along Preah Monivong Blvd, is classified as grade A building, evaluated on location, facilities, management, and parking lodge. Canadia Tower consists of 32 floors, applied as shopping places and rental offices. (Photography by Ev Pheng)



Hyundai Phnom Penh Tower opened in 2011 about 22,000 square-meter office space with the rental price range from \$19 to \$25 per square meter in a month plus service charge of \$4 per square meter are the only grade-A office.

The 39-floor Vattanac Capital, expected to complete this year, will be the international grade-A building offering 285,000 square meters to the market and if the halted gold Tower 42 continues and completes, it will also provide 15,000 square meters of grade-A space.

On the investment side, while residential projects are preferred by local investors, apartments, condo and office space are actively involved by foreign investors, especially when there are presences of Japanese investors now.

Despite the current market scale for office space is relatively small, many experts comment that those foreign developers are looking for long-term profit, believing demand for office space will grow largely when the kingdom enters the ASEAN inte-

gration in 2015, and the prosperous years beyond.

“Now it seem like supply is vast, with few demand, but foreign investors wait for the future demand,, so that’s fine,” Soknim said, adding that, “They build the apartments or office space now, and wait for the huge demand in the next 3 years when Cambodia enters AEC or longer.”

Soknim said that the demand for grade-A and B is correlated. When companies hurt from the global economic crises a few years ago, many of them hesitate to hire grade-A office, and they look into grade-B office. With the better economic recovery now, everyone still compete for grade-B, not yet grade-A, and If their businesses prosper, they can move up easily to grade-A office.

There are clear characteristics of businesses that trend for each of the three office categories. Multi-national companies (MNCs), big international companies, and brand-oriented firms prefer grade-A to protect their reputation while some

foreign investors and big local firms prefer grade-B; and grade-C mostly is occupied by local agencies, start-up firms, and family-run businesses that don’t care about their office image.

There is a good hope for the future of office space business in Cambodia. Experts agreed that there are huge potentials that the kingdom remains such as the sound of economic performance, the growing interest from foreign investors due to attractive investment law, regional integration, and the well-geography Cambodia locates receiving few disaster impacts unlike the neighbors.

“Cambodia located in the well-geography, the heart of ASEAN that see fewer disasters than others. There are disasters in Thailand, Vietnam, and other countries, so companies who wish to relocate will think of Cambodia,” said Soknim.

The price for office renting in Cambodia is much cheaper than the neighbors that will only attract more investors who worry on operation cost.

## “Cambodia is located in the well-geography, the heart of ASEAN that see fewer disasters than others. There are disasters in Thailand, Vietnam, and other countries, so companies who wish to relocate will think of Cambodia,” said Soknim.

“The office rental rate in Cambodia is much cheaper than the neighboring countries,” said Chrek Soknim of Vtrust Properties. “Grade-A in Bangkok costs upper than US\$45 per square meters in a month, when office space in Vietnam, despite cheaper than Thailand but still more expensive than Cambodia.”

He forecasted that from 2013-2015, the demand for office space will grow about 15-20 percent annually.

Dith Channa, General Manager of VMC Real Estate Cambodia, said that offices rentals have grown 15 to 20 per cent last year compared to 2011 and he believed that the market will increase double this year. “I think that renting offices will double in 2013.”

However, there are also challenges in the office space industry which call for solutions if the nation wishes to maximize its profit. The last year’ growth was not at peak yet when the nation reserves much

development potential. The government should work to encourage more investment in this sector.

There is a lack of law to control property developers and agents, and no center to set up the commonly-used data in property market yet which makes the price rate of properties differs from agents to agents that deter foreign investors to come in as they get bored to spend much time just to research the market data and bargain price, Soknim said.



## COLORFUL NIGHT

A large fluorescent scenery of the developing capital stretches with colorful light, uplifting the city's beauty.  
(Photography by Ev Pheng)



# CBRE's

## Outlook on Kingdom's Property

**Election 2013 will not be a storm for Cambodia's property market. With strong political stability that Cambodia has earned for more than a decade will enrich the property market, according to the property experts.**

**W**hile some property traders worry this year's general election may storm Cambodia like in 2008—the property bubble era, the global leader in real estate services, CB Richard Ellis (CBRE) predicts the kingdom's property market will only prosper even amid the general election this year.

Although, the CBRE Acting Country Manager for Cambodia division, Ryan O'Sullivan admits the July's election might raise minor concerns for investors just as same as other countries which experience with their respective elections, he believes property development here will still blossom.

"The election won't have a negative impact on Cambodia," O'Sullivan said, adding that "One of the reasons that investors like Cambodia is not only due to its investor-friendly conditions with investor-friendly laws, but also the political stability it has earned for many years. The growth in Cambodia is quite stable."

As seen, the main booming property is the serviced apartment which start on construction gradually, for instance, at least eight apartment buildings are being constructed at Boeung Keng Kang at the moment to match demand.

"Previously all demand for serviced apartments was driven by embassies and NGOs, but now demand is shifting to the private

sector," he said. "Private companies are coming in, and it is good for the property market and indeed the wider economy."

Office space demand is also picking up which will be matched by Vattanac Capital – one of the grade-A office development in Cambodia. There are also exciting times for retail with the development of Aeon and Parkson malls. The industrial market also increases largely especially in the garment factories and light assembly factories as many Japanese companies are coming in.

**"The election won't have a negative impact on Cambodia," O'Sullivan said**

Amid the property market recovery, more foreigners are challenging with Cambodian citizens to possess local properties. Based on the foreign ownership law for condominium, foreigners can own condominium only from the first floor up, and there is enough condominium development to satisfy their demand when Cambodians traditionally prefer shop-houses, he analyzes.

Foreigners still can't own land, and they still have to set up a land holding company with the Cambodian partner(s) if they

want to own or develop a plot.

There is no need for further restriction on foreign ownership because the government has already set up an intelligent policy that restricts foreigners to own properties in Cambodia, so that should not be a problem," he said.

Compared to Thailand and Vietnam, Cambodia has a better foreign ownership law that really encourages foreigners to come that is the reason apartments,



resorts and other properties are improving well.

Cambodia's property market, although was rapidly developed last year, hasn't reached the peak yet. "At the moment, I don't see any evidence of property bubbles like in 2008 when the purchasing of land and

**"At the moment, I don't see any evidence of property bubbles like in 2008 when the purchasing of land and condominiums was driven purely by speculation," O'Sullivan said, adding that "anyway now investors are more sensible."**

condominiums was driven purely by speculation," he said. "Anyway now investors are more sensible."

To enhance the property market sustainably, he recommends Cambodia to state clearer in respect of the 'law on foreign ownership on condominium' regarding the management on condominiums. That will reassure foreign investors' confidence.

To stimulate further demand in the property market, Cambodia's GDP growth should reach 10 percent. There should be great policy to support steady growth and to guard against any bubbles. If interest rates decreased, it would encourage more property transactions.

Similarly to many countries, Cambodia still has issues with corruption, but Mr.

O'Sullivan is encouraged by the government attempts to increase transparency.

Having had an office in Cambodia since 1993, followed by a permanent office opening in 2007, CBRE anyway finds local estate agencies are competing with international players now.

"Of course, they [local estate companies] are our competitors, but we do cooperate well with each other. CBRE is also the member of Cambodia Valuers and Estate Agent (CVEA) Association, and there should be no fear of unpleasant competition," he asserts.

He however sees local companies have different market segment from the guest firms, saying that Cambodian companies focus more on local market segment, when

international players, like CBRE, tend to target more on international market such as businesses from Europe and America.

Here in Cambodia, CBRE offers various services such as sale, leasing, management, and evaluation of properties like apartments, resorts and grade-A office components. They also offer consulting and research services for property and land development.

With more international property experts presenting here, Ryan O'Sullivan of CBRE Cambodia says, it also encourages more international investors to come. "Businesses from Europe and America are happy to see that CBRE arrives here." •



📍 Aerial view over Sangkat Boeung Keng Kang and Bassac

# ការព្យាករណ៍របស់ CBRE

## លើទីផ្សារអចលនទ្រព្យនៅកម្ពុជា



ខណៈពេលដែលពាណិជ្ជករផ្នែកអចលនទ្រព្យមួយចំនួនបានកំពុងបញ្ចប់ការបោះឆ្នោតជ្រើសរើសតំណាងរាស្ត្រនៅឆ្នាំនេះអាចនឹងជះឥទ្ធិពលទៅដល់ទីផ្សារអចលនទ្រព្យរបស់ប្រទេសកម្ពុជាដូចនៅឆ្នាំ២០០៨ដែលជារយៈពេលមានវិបត្តិអចលនទ្រព្យទូទាំងពិភពលោកដ៏ធ្ងន់ធ្ងរមួយ។ ប៉ុន្តែសម្រាប់ទស្សនៈរបស់ក្រុមហ៊ុន CB Richard Ellis Cambodia (CBRE) ដែលជាក្រុមហ៊ុនឈានមុខគេលើផ្នែកសេវាកម្មអចលនទ្រព្យក្នុងទីផ្សារអន្តរជាតិបានវិភាគថា វិស័យអចលនទ្រព្យរបស់កម្ពុជានឹងរីកចម្រើនបន្តបន្ទាប់ ទោះបីជាមានការបោះឆ្នោតថ្នាក់ជាតិនៅឆ្នាំនេះក៏ដោយ។

នាយកគ្រប់គ្រងស្តីទីប្រចាំប្រទេសកម្ពុជារបស់ក្រុមហ៊ុន CBRE លោក Ryan O'Sullivan ទទួលស្គាល់ថា ការបោះឆ្នោតជាតិនៅខែកក្កដានេះ ប្រហែលជាបង្កកង្វល់បន្តិចបន្តួចដល់វិនិយោគិនទាំងឡាយ ដូចដែលប្រទេសដទៃធ្លាប់ជួបប្រទះអំឡុងពេលបោះឆ្នោតក្នុងប្រទេសរបស់គេដែរ។ លោកបានជឿជាក់ថា ទីផ្សារអចលនទ្រព្យនៅកម្ពុជានឹងនៅតែរីកលូតលាស់បន្តទៀត។ "ការបោះឆ្នោតនេះនឹងមិនមានផលប៉ះពាល់អាក្រក់ដល់ប្រទេសកម្ពុជានោះទេ"។ លោកបានថ្លែងប្រាប់ទស្សនាវដ្តីសំណង់ និងអចលនទ្រព្យកាលពីដើមខែកុម្ភៈយ៉ាងដូច្នោះ។ លោកក៏បន្តទៀតថា "កត្តាមួយក្នុងចំណោមកត្តាជាច្រើន ដែលវិនិយោគិនបរទេសចូលចិត្តកម្ពុជា គឺមិនមែនដោយសារតែលក្ខខណ្ឌអនុគ្រោះដល់ការវិនិយោគទុនផ្នែកផ្លូវច្បាប់តែមួយមុខនោះទេ ប៉ុន្តែក៏ដោយសារតែស្ថិរភាពនយោបាយ ដែលកម្ពុជាអាចរក្សាបានយូរឆ្នាំមកហើយផងដែរ។ ការលូតលាស់របស់កម្ពុជា គឺពិតជាមានស្ថិរភាព"។ ដូចបានមើលឃើញស្រាប់ហើយថា ប្រភេទនៃអចលនទ្រព្យដែលរីកចម្រើនជាងគេគឺអាជីវកម្មដែលកំពុងសាងសង់ជាបន្តបន្ទាប់។ ជាក់ស្តែងនាពេលបច្ចុប្បន្ននេះ សំណង់អាជីវកម្មយ៉ាងតិចចំនួន៨កន្លែង

គ្រាន់តែនៅសង្កាត់បឹងកេងកង បានកំពុងសាងសង់ដើម្បីបំពេញតាមតម្រូវការ។ "កាលពីមុន តម្រូវការអាជីវកម្មភាគច្រើនគឺសង់ឡើងសម្រាប់ជាសំណង់ស្ថានទូត និងអង្គការក្រៅរដ្ឋាភិបាលនានាតែប៉ុណ្ណោះ។ ប៉ុន្តែឥឡូវនេះតម្រូវការភាគច្រើន គឺកើតចេញពីវិស័យឯកជន"។

លោកបាននិយាយបែបនេះ ដោយបន្តថា "បច្ចុប្បន្ននេះ មានក្រុមហ៊ុនឯកជនជាច្រើនកំពុងចូលមក ហើយស្ថានភាពនេះគឺអំណោយផលល្អសម្រាប់ទីផ្សារអចលនទ្រព្យ និងសេដ្ឋកិច្ចជាតិទាំងមូល"។

តម្រូវការអគារការិយាល័យកំពុងកើនឡើងផងដែរ ជាពិសេសជាមួយនឹងការផ្គត់ផ្គង់អគារការិយាល័យបន្ថែមពីអគារវឌ្ឍនៈ (Vattanac Capital) ដែលជាអគារការិយាល័យលំដាប់ A ដ៏ប្រណិតមួយនៅកម្ពុជា។ ទន្ទឹមនឹងគ្នានេះ វិស័យលក់រាយក៏មានការរីកចម្រើនយ៉ាងប្រសើរផងដែរ នៅពេលដែលមានការអភិវឌ្ឍមជ្ឈមណ្ឌលលក់ទំនិញ Aeon របស់ជប៉ុន និង Parkson របស់ម៉ាឡេស៊ី។ រីឯទីផ្សារឧស្សាហកម្មក៏មានការរីកចម្រើនយ៉ាងខ្លាំងផងដែរ ជាពិសេសផ្នែករោងចក្រកាត់ដេរ និងរោងចក្រតម្រើងគ្រឿងចក្រធន់ស្រាល នៅពេលដែលមានក្រុមហ៊ុនជប៉ុនកាន់តែច្រើនមកវិនិយោគទុននៅកម្ពុជា។

លោកបានវិភាគថា នៅកំឡុងពេលនៃការងើបឡើងវិញនៃទីផ្សារអចលនទ្រព្យនេះដែរ ក៏សង្កេតឃើញមានជនបរទេសកាន់តែច្រើនកំពុងប្រកួតប្រជែងជាមួយប្រជាជនកម្ពុជាដើម្បីធ្វើជាម្ចាស់លើអចលនទ្រព្យក្នុងស្រុកផងដែរ។ យោងតាមច្បាប់កម្មសិទ្ធិជនបរទេសលើអគារខុនដូ ជនបរទេសអាចមានកម្មសិទ្ធិលើអគារខុនដូចាប់ពីជាន់ទីមួយឡើងទៅ ហើយប្រទេសកម្ពុជាបានអភិវឌ្ឍអគារខុនដូគ្រប់គ្រាន់ដើម្បីបំពេញតាមតម្រូវការនៃជនបរទេសទាំងនោះ នៅពេលដែលជនជាតិកម្ពុជាមានទម្លាប់ចូលចិត្តរស់នៅក្នុងលំនៅដ្ឋានដែល

អាចលក់ដូរទំនិញបាន។ ជនបរទេសនៅតែមិនអាចធ្វើជាម្ចាស់ដីធ្លីបានទេ ហើយប្រសិនបើពួកគេចង់ធ្វើជាម្ចាស់ដី ឬអភិវឌ្ឍដីនៅកន្លែងណាមួយ ពួកគេត្រូវបង្កើតជាក្រុមហ៊ុនកាន់កាប់ដីមួយដោយសហការជាមួយដៃគូដែលមានសញ្ជាតិកម្ពុជា។

លោកបានមានប្រសាសន៍ថា "កម្ពុជាពុំចាំបាច់ដាក់គំនាបបន្ថែមលើបញ្ហាកម្មសិទ្ធិរបស់ជនបរទេសនោះទេ ពីព្រោះរដ្ឋាភិបាលបានបង្កើតគោលនយោបាយដ៏មានប្រសិទ្ធិភាពមួយរួចទៅហើយ ដែលដាក់កម្រិតដល់ជនបរទេសមិនឲ្យធ្វើជាម្ចាស់កម្មសិទ្ធិអចលនទ្រព្យនៅកម្ពុជាដោយងាយស្រួលបានទេ"។ បើប្រៀបធៀបជាមួយប្រទេសថៃ និងវៀតណាម លោកសង្កេតឃើញថា ប្រទេសកម្ពុជាមានច្បាប់កម្មសិទ្ធិជនបរទេសល្អប្រសើរជាង ដែលពិតជាលើកទឹកចិត្តជនបរទេសឲ្យមកកម្ពុជា ហើយនេះគឺជាហេតុផលដែលអាជីវកម្មនៃកន្លែងកំសាន្ត និងអចលនទ្រព្យផ្សេងៗទៀតកំពុងមានការវិវត្តន៍យ៉ាងល្អប្រសើរ។ ប៉ុន្តែទីផ្សារអចលនទ្រព្យនៅកម្ពុជា បើទោះជាមានការរីកចម្រើនយ៉ាងឆាប់រហ័សកាលពីឆ្នាំមុនក៏ដោយក៏ពុំទាន់កើនឡើងដល់កំពូល ដែលអាចបង្កឲ្យមានការព្រួយបារម្ភនៅឡើយនោះទេ"។

"នាពេលបច្ចុប្បន្ននេះ ខ្ញុំមិនទាន់ឃើញមានភស្តុតាងពីវិបត្តិអចលនទ្រព្យដូចឆ្នាំ២០០៨ ដែលជាពេលដែលការទិញដី និងខុនដូត្រូវបានដឹកនាំដោយការបំបោងតម្លៃទីផ្សារនោះទេ"។ លោក Ryan O'Sullivan បានមានប្រសាសន៍ដូច្នោះ ហើយបានបន្ថែមថា "អ្នកវិនិយោគទុនសព្វថ្ងៃមានភាពវៃឆ្លាតណាស់"។

ដើម្បីលើកកម្ពស់ទីផ្សារអចលនទ្រព្យឲ្យមាននិរន្តរភាព គាត់បានផ្តល់អនុសាសន៍ថា កម្ពុជាគួរបញ្ជាក់ឲ្យកាន់តែច្បាស់ថែមទៀតក្នុងខ្លឹមសារច្បាប់កម្មសិទ្ធិរបស់ជនបរទេសលើខុនដូ ទាក់ទិននឹងការគ្រប់គ្រង

ខុនដូ។ កត្តានេះនឹងជួយបង្កើនជំនឿចិត្តចំពោះវិនិយោគិនបរទេសបន្ថែមទៀត។ ដើម្បីបង្កើនតម្រូវការក្នុងទីផ្សារអចលនទ្រព្យបន្ថែមទៀត លោកបានបន្តថា ការរីកចម្រើនផលិតផលសរុបក្នុងស្រុក (GDP) របស់កម្ពុជាគួរតែកើនរហូតដល់ ១០ភាគរយក្នុងមួយឆ្នាំ។ តែមានគោលនយោបាយប្រសើរថែមទៀត ដើម្បីជួយគាំទ្រការលូតលាស់ជាលំដាប់ និងដើម្បីការពារទំនប់នឹងវិបត្តិនានា។ ប្រសិនបើអត្រាការប្រាក់ត្រូវបានធ្លាក់ចុះ វានឹងអាចជួយគាំទ្រសកម្មភាពជួញដូរអចលនទ្រព្យបន្ថែមទៀត។ កម្ពុជាក៏ដូចគ្នានឹងប្រទេសដទៃទៀតដែរ ដែលកំពុងប្រឈមនឹងអំពើពុករលួយ ប៉ុន្តែលោក O'Sullivan ក៏ពេញចិត្តនឹងការខិតខំរបស់រដ្ឋាភិបាលដើម្បីលើកកម្ពស់តម្លាភាពផងដែរ។

ក្រុមហ៊ុន CBRE មានវត្តមានក្នុងប្រទេសកម្ពុជាតាំងពីឆ្នាំ១៩៩៣ និងមានការិយាល័យអចិន្ត្រៃយ៍ក្នុងឆ្នាំ២០០៧។ តាមរយៈបទពិសោធន៍លើអចលនទ្រព្យកន្លងមក ក្រុមហ៊ុន CBRE ក៏បានសង្កេត

ឃើញថា បច្ចុប្បន្ននេះភ្នាក់ងារអចលនទ្រព្យនៅក្នុងស្រុកកំពុងប្រកួតប្រជែងជាមួយនិងភ្នាក់ងារអចលនទ្រព្យបរទេសផងដែរ។ “ពិតមែនហើយ ពួកគេ ក្រុមហ៊ុនអចលនទ្រព្យក្នុងស្រុក គឺជាដៃគូប្រកួតប្រជែងរបស់យើង ប៉ុន្តែយើងក៏បានសហការជាមួយគ្នាយ៉ាងល្អប្រសើរដែរ។ ក្រុមហ៊ុន CBRE ក៏ជាសមាជិករបស់សមាគមអ្នកវាយតម្លៃនិងភ្នាក់ងារអចលនវត្ថុកម្ពុជាផងដែរ ហើយវាទំនងនឹងគ្មានការប្រកួតប្រជែងដែលមិនសប្បាយចិត្តណាមួយកើតឡើងនោះទេ” លោកបានថ្លែងប្រាប់ដូច្នោះ។

ទោះបីជាយ៉ាងណាក៏ដោយ គាត់សង្កេតឃើញថា ក្រុមហ៊ុនក្នុងស្រុកសម្លឹងមើលទីផ្សារខុសគ្នាពីភ្នាក់ងារអចលនវត្ថុដែលមកពីបរទេស។ លោកបាននិយាយថា “ក្រុមហ៊ុនក្នុងស្រុកផ្ដោតជាចម្បងទៅលើទីផ្សារអចលនទ្រព្យក្នុងស្រុក នៅពេលដែលក្រុមហ៊ុនបរទេស ដូចជាក្រុមហ៊ុន CBRE ផ្ដោតសំខាន់លើទីផ្សារអន្តរជាតិ ដូចជា ក្រុមហ៊ុនធុរកិច្ចដែលមកពីតំបន់អឺរ៉ុប និងអាមេរិកជាដើម”។

សម្រាប់ក្រុមហ៊ុន CBRE នៅកម្ពុជា បានផ្តល់សេវាកម្មផ្សេងៗជាច្រើនដូចជា លក់ ជួល គ្រប់គ្រង និងវាយតម្លៃ អចលនវត្ថុនានា ដូចជាអាជីវកម្ម កន្លែងកំសាន្ត និង អាគារការិយាល័យប្រភេទ A ជាដើម។ ក្រុមហ៊ុនក៏ផ្តល់សេវាកម្មប្រឹក្សា និងស្រាវជ្រាវលើការអភិវឌ្ឍដីធ្លី និងអចលនទ្រព្យទូទៅផងដែរ។

ជាមួយនឹងកំនើននៃវត្តមានអ្នកជំនាញខាងអចលនវត្ថុអន្តរជាតិនៅកម្ពុជា លោក Ryan O'Sullivan ដែលជានាយកស្តីទីរបស់ក្រុមហ៊ុន CBRE ប្រចាំប្រទេសកម្ពុជាបានលើកឡើងថា វត្តមាននេះក៏បានលើកទឹកចិត្តឲ្យមានវិនិយោគិនបរទេសកាន់តែច្រើនមកកាន់ប្រទេសកំពុងអភិវឌ្ឍន៍មួយនេះផងដែរ។ “ក្រុមហ៊ុនធុរកិច្ចជាច្រើនពីតំបន់អឺរ៉ុប និងអាមេរិក មានសេចក្តីស្មោះដោយបានដឹងថា ក្រុមហ៊ុន CBRE បានមកដល់ទីនេះ”។



Aerial view over Phnom Penh City

SIEM REAP

# Siem Reap's commercial properties surge



Commercial property prices and rents in Siem Reap have increased by 10 to 20 per cent last year; according to CPL Property the real estate agency entered this temple town late last year. Director of CPL's Siem Reap branch Vong Somony said many Phnom Penh-based companies are opening up branches in Siem Reap to capitalize on the growing tourist market. The trend has opened opportunities for realties to provide property valuation data there, so that companies can utilize the information to seek offices. “Companies in Phnom Penh are starting

to move here. Many businesses are opening up premises in Siem Reap, and they need information about the property market here and support with lending from banks,” Vong said. According to CPL, the median rental price for commercial property on busy Sivutha Boulevard has increased to \$1,300-\$1,400 per month. Residential prices and rents, along with apartment market, are slightly increasing as well. Somony reported, expecting properties prices in this Angkor town to continue increasing as more businesses are coming.

PHNOM PENH

# Land Prices along Phnom Penh's major roads rise sharply



Price of land along the five major boulevards in Phnom Penh has soared early 2013 against the similar period last year. Land price along Monivong, Norodom, Mao Tse Tung, and Russian Federation Boulevards climbed by 16 per cent, while Land prices along riverside (Preah Sisovath Quay) rose 12 percent in early

2013 against the same period in 2012, experts said, The Post Property reported. Prices rate between US\$3,500 and US\$4,500 per sqm along Monivong and Norodom Boulevards in 2013 compared to US\$2,500 and US\$3,500 last year. On Mao Tse Tung Boulevard, the price ranges between US\$1,500 and US\$2,500 when it was from US\$1,500 to US\$2,000

last year. And on Russian Federation Boulevard they ranged from US\$1,000 to US\$1,500, roughly similar to last year. For the riverside zone, the price ranges from US\$3,000 to US\$4,500 per sqm from Nagapark to Phsar Chas, and worth US\$2,000 to US\$3,500 per sqm from Phsar Chas Park to Chruy Chongva Bridge.



## HONG KONG

## Hong Kong's tycoons delight from property boom

The real-estate boom in Hong Kong has boosted the fortunes of some of its wealthiest tycoons, according to the latest "rich list" released by Forbes magazine.

Forbes said, with real estate being among the territory's favorite pursuits, nearly two-thirds of the list's 50 members expanded much of their wealth from the property investment or development.

The top three on this year's list are all involved in property business, including perennial chart-topper Li Ka-shing accumulated the largest increase in wealth up to US\$8 billion, bringing his net worth to US\$30 billion. Lee Shau Kee, chairman of the developer Henderson Land was ranked second by added US\$3 billion to his wealth to reach US\$20 billion. Meanwhile, the third was the Kwok family enjoyed a near US\$4-billion rise in wealth to US\$19.2 billion due to the 28% of their Sun Hung Kai Properties' shares.

Besides, many other Chinese billionaires also profit from property prosperity there •

## VIETNAM

## Property absorbs most overseas remittance to Vietnam

Economists have noted that a high proportion of overseas remittance to Vietnam has been channeled into the country's real estate market, when VietNamNet Bridge reported property market is the most beneficial business field in Vietnam.

Data released by the Vietnam's National Finance Supervision Council demonstrated that 52 percent of the US\$9 billion worth of overseas remittance to Vietnam in 2011 was channeled into the property sector.

However, cash flow to Vietnam's real estate market recently decelerated due to feeble demand and few successful transactions.

Despite financial management laws, many Vietnamese people are choosing to channel cash into markets outside their home country •



## SINGAPORE

## Singapore curbs property speculation



Singapore added more measures to curb speculation on residential and industrial properties after home prices climbed to a record and the value of logistics buildings doubled over the past three years, Bloomberg reported in January.

The stamp duty for homebuyers has increased at the mid-January between 5 percentage points and 7 percentage points. Permanent residents will have to pay the additional tax when they buy their first home, while Singaporeans will have the levy starting with their second purchase, according to the government statement.

The government has tried to rein in residential property prices since 2009. Before today's measures, it barred only the interest loans for some housing projects, stopped allowing developers to absorb interest payments, imposed additional taxes on foreigners and companies buying properties, and it moved to curb the trend of so-called shoebox apartments. In October last year, it also restricted home-loan maturities to 35 years and required tighter loan-to-value limits for loans exceeding 30 years •

## ASIA

## Asia pacific's asset market differed in 2012

The Asia Pacific's property markets exposed a "mixed trends" last year, with decrease of office leasing activity, while commercial investment activity remained relatively stable, according to a new report from global property company Jones Lang LaSalle.

The company expects that overall take-up of office space in 2013 will remain at similar levels to last year, with dependences to situation of global economy.

The retail sector remained relatively resilient across the region in 2012. Rental growth continued at a moderate pace in the fourth quarter with the exceptions of Australia, Singapore and India, which saw mostly flat rents in relatively challenging conditions.

The Southeast Asian economies of Indonesia, Thailand and the Philippines all experienced strong economic and property market growth for different reasons •



## BRUNEI

## Brunei urged its public staff to get housing loans early in career



Brunei has urged its public officials to go for housing loan as early as possible in order to encourage them to own residence since the beginning of their service and not to put it off towards the end of their service.

The loans are approved for building houses, buying a ready-built house from someone else or a developer, buying land that costs a maximum of two years of salary, housing renovations and repairs and to settle the cost of building or buying a house that was paid with a bank loan or financial institution," a government finance official said during the Housing Loan Scheme talk.

The housing loan scheme also aims to relieve the burden of land cost in the country •

## Philippine

## Philippine property sees good year ahead

The Philippine property market is headed for another good year this 2013, with urban land values and rental rates in Metro Manila likely to firm up alongside benign vacancy rates, according to property consultant Colliers International.

Colliers International Philippines associate director Julius Guevara said that prospects were bright for the residential, office, commercial and hotel/leisure segments in the metropolis over the next 12 months.

Demand for industrial estate, a laggard over the years, has also picked up, not from heavy manufacturing players but mostly from logistics and warehouse providers, he added •



## MYANMAR

## Foreign realtors eye on Myanmar

Myanmar's real-estate market is among the first sectors to attract investor attention, when developers are lured by the country's undersupplied property markets as demand keeps rising.

Among the many projects proposed by those interested foreign developers are global hotel chains, grade-A office towers, serviced apartments, condos, supermarkets and so on. Besides there are also mega projects developed by local developers such as a satellite city outside Mandalay and several other towers in Yangon.

However Myanmar's antiquated and financial sector and primitive networks for moving money in and out will make it hard for international firms to manage development deals, when land prices are climbing so quickly that it could make many potential deals uneconomical •

# Classified

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## EVENT CALENDAR | ASIA

**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** : 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** : 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.

## EVENT CALENDAR | ASIA

**Event name** : LEDTECH ASIA 2013  
**Start date** : 07 May 2013 **End date** : 09 May 2013  
**Location** : Singapore **Organizer** : Exporum  
**Detail** : Singapore Int'l LED/OLED Technology Show 2013(LEDTEC ASIA 2013), Singapore's foremost LED/OLED industry trade show, presents latest technology approaches and offers great networking opportunities to you from 7 to 9 May, 2013 at Marina Bay Sands. Covering all the LED sector from material to the complete fixture, LEDTEC ASIA 2013 will be the right platform which can be a way forward for your business at the GATEWAY of Southeast Asia. Get ready for more you will find at LEDTEC ASIA 2013!

**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 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 name** : HOTELEX SHANGHAI 2013  
**Start date** : 01 Apr 2013 **End date** : 03 Apr 2013  
**Location** : Shanghai, China **Organizer** : Shanghai UBM Sinoexpo  
**Detail** : As one of the largest, most effective and highest level exhibitions in the hospitality industry, HOTELEX Shanghai is consistently concerned about the practice of innovative elements and green concepts. As the main part of HDD (Hotelex, Deco & Design), it contains ten differently themed sectors including Catering Equipment & Supply, Bakery, Tableware, Textile, Appliance & Amenities and IT & Security, Fitness & Leisure, Food & Beverage, Coffee & Tea and Wine & Spirits. HOTELEX has led the hospitality industry trends for 21 years and will continue to provide one-stop purchasing and information platform for the hospitality professionals.

**Event name** : EXPOBUILD CHINA 2013  
**Start date** : 01 Apr 2013 **End date** : 03 Apr 2013  
**Location** : Shanghai, China **Organizer** : Shanghai UBM Sinoexpo  
**Detail** : Expo Build China is the only comprehensive building show in China that showcases premium and innovative products and sets the trend for the industry. Expo Build China incorporates building industry with other related industries (Ceramics, Tiles & Sanitary Ware China, Mosaic & Stone China, Hotelex, ExpoLight, China Clean and ExpoShop) in a 400,000-sqm venue, providing one-stop solutions to building and hospitality industries. With UBM's international marketing initiatives, Expo Build China gathers over 100,000 global visitors consisting of industry professionals, traders, agents, designers, hotel owners and developers. Expo Build China presents extensive, in-depth & related events, featuring China International Building & Interior Design Festival and other matchmaking and networking events.

## EVENT CALENDAR | ASIA

**Event name** : GLOBAL SECURITY ASIA 2013  
**Start date** : 02 Apr 2013 **End date** : 04 Apr 2013  
**Location** : Singapore **Organizer** : GSA Exhibitions Pte Ltd  
**Detail** : GSA Exhibitions Private Limited (GSAL) was a UK-Singapore joint venture company which successfully launched Global Security Asia 2005 in Singapore as a biennial Event with the full support of the Ministry of Home Affairs to meet the needs of the international Homeland Security Industry. Since then, four successful events had been organised which all have been well received and considered to be the premier event in the Asia Pacific region.

**Event name** : CARDS & PAYMENT ASIA  
**Start date** : 24 Apr 2013 **End date** : 25 Apr 2013  
**Location** : Singapore **Organizer** : Terrapinn  
**Detail** : Cards & Payments Asia is the region's #1 smart technology event brings together banks, telcos, retailers, government authorities and other stakeholders to learn and source for the latest and best technologies that will deliver ROI for all Asian businesses.

**Event name** : SECUTECH 2013  
**Start date** : 24 Apr 2013 **End date** : 26 Apr 2013  
**Location** : Taipei, Taiwan **Organizer** : Messe Frankfurt New Era Buniss Media Ltd & Technology Exhibition Company  
**Detail** : Secutech links the security channels and provides a unique platform for manufacturers to present their business value (R&D power, manufacturing management and long-term business supports with buyers) instead of only selling products. 1,200 exhibitors, combined with loyal exhibitors and promising new participants.

**Event name** : CHINA LIGHTING EXPO 2013  
**Start date** : 25 Apr 2013 **End date** : 27 Apr 2013  
**Location** : Beijing, China **Organizer** : Adsale  
**Detail** : China (Beijing) International Lighting Exhibition & LED Lighting Technology and Applications Exhibition (China Lighting Expo) was taken over by Adsale Exhibition Services Ltd since 2011, it is jointly organized with China Illuminating Engineering Society. China Lighting Expo has become the biggest Lighting Fair in North China. Following the success of last two years, China Lighting Expo with its brand-new distinguishing positioning and Beijing's unique resources, provides the best platform for many well-known manufactures to tap into the Chinese market.

**Event name** : ARCHITECT THAILAND 2013  
**Start date** : 30 Apr 2013 **End date** : 05 May 2013  
**Location** : Bangkok, Thailand **Organizer** : TTF International Co., Ltd  
**Detail** : ARCHITECT EXPO aims to create opportunities for developers, designers, consultants, engineers, contractors, etc. to meet up with worldwide manufacturers and distributors in building industry. The show also seeks to promote the usability of most modern building materials and technology, with the intention of improving construction and decoration industry in Thailand to become the center of building materials exhibition in ASEAN.

EVENT | CAMBODIA



**ពិធីរៀនអចលនទ្រព្យកម្ពុជា**  
**CAMBODIA REAL ESTATE EXHIBITION**  
 Diamond Island 06-08 APRIL 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 06 to 08 April 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.



**CAMBUILD 2013 EXPO NEWS: BUILDING BOOM IN CAMBODIA**

The Cambodian economy is firmly back on track as indicated by the strong growth in the building and construction industry with demand for building materials rising sharply.

In the first nine months of 2012, the Ministry of Land Management, Urban Planning and Construction of Cambodia granted certificates to a record 1,350 construction projects with total investment capital of US\$1.8 billion. These projects include factories, hotels, commercial houses and high-rise buildings.

The building and construction sector will continue to be a major driver of the Cambodian economy in 2013. It's time to take advantage of this growth.

Book your booth at CAMBUILD 2013 – the 3rd Edition of Cambodia's Biggest International Building & Construction Exhibition &

Conference which will be held from 10-12 September 2013 at the Diamond Island Convention Centre, Phnom Penh. Supported by the Ministry of Land Management, Urban Planning and Construction and the Board of Engineers, CAMBUILD 2013 is the only business-to-business tradeshow that delivers over 8,000 industry professionals.

Join over 250 exhibitors including Pavilions from China, Malaysia, Singapore, Taiwan and Korea at CAMBUILD 2013 – Cambodia's No.1 international Building & Construction Show.

**Property Listing FOR RENT**  
 .....  
 (855-23) 224 701

**USD3,000/month (BKK1) Ref: CPL7200**  
**New Style Villa:** Ground and First floor: 6 bedrooms, 6 bathrooms: 3 Parking.

**USD3,500/month (BKK1) Ref: CPL7104**  
**New Style Villa:** Ground and First floor: 7 bedrooms, 7 bathrooms, 3-5 Parking.

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

**USD3,200/month (BKK3) Ref: CPL7162**  
**New Style Villa:** Ground and First floor: 10 bedrooms, 10 bathrooms, 6 Parking.

**USD1,500/month (TL3) Ref: CPL7023**  
**Building :** Ground, First, Second floor: 5 bedrooms, 5 bathrooms.

**USD2,000/month (TBS) Ref: CPL4240**  
**New Style Villa:** Ground and First floor: 5 bedrooms, 6 bathrooms, 2 Parking.

**USD2,500/month (TBS) Ref: CPL7045**  
**New Style Villa:** Ground, First and Second floor: 6 bedrooms, 6 bathrooms, 2 Parking.

**USD1,800/month (BK3) Ref: CPL6431**  
**New Style Villa:** Ground, First floor: 6 bedrooms, 6 bathrooms, 4 Parking.

**USD2,500/month (TL3) Ref: CPL7050**  
**New Style Villa:** Ground, First floor: 8 bedrooms, 8 bathrooms.

**USD2,000/month (TTP2) Ref: CPL7219**  
**New Style Villa:** Ground, First floor: 5 bedrooms, 7 bathrooms.

**USD2,000/month (TTP2) Ref: CPL7226**  
**New Style Villa:** Ground, First floor: 6 bedrooms, 6 bathrooms.

**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**  
.....  
**(855-23) 224 701**



**USDBK1 (BK1) Ref: CPL4027**  
**New Style Villa:** Ground and First floor : 4 bed-rooms, 5 bathrooms, 4 Parking , Land size: 404sqm



**USD250,000 (PPT) Ref: CPL5067**  
**New Style Villa:** Ground and First floor : 5 bed-rooms, 7 bathrooms, 5 Parking , size: 15m x 25m.



**USD580,000 (BK2) Ref: CPL6363**  
**Villa:** Ground and First floor : 4 bed-rooms, 5 bathrooms, 5 Parking , size: 20m x 26m



**USD500,000 (BK2) Ref: CPL3293**  
**Land:** 521sqm



**USD515,000 (BK2) Ref: CPL7160**  
**Land:** 515sqm



**Small Villa:** Ground floor : 4 bed-rooms, 4 bathrooms, 5 Parking , size: 20m x 30m.



**USD1,200,000 (CTM) Ref: CPL691**  
**Villa:** Ground and First floor : 6 bed-rooms, 7 bathrooms, size: 20m x 30m



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



**USD600,000 (PDT) Ref: CPL7236**  
**Villa:** 3 bed-rooms, 4 bathrooms, size: 23m x 23m.



**USD260,000 (BTB) Ref: CPL6884**  
**Flat:** Ground, first and second floor : 5 bed-rooms, 5 bathrooms, size: 4m x 19m



**USD1,200,000 (BKK1) Ref: CPL2333**  
**Villa:** Ground and first floor : 4 bedrooms, 6 bathrooms, size: 18.5m x 27m.



**USD1,000,000 (BTP) Ref: CPL3420**  
**Villa:** Ground and first floor : 4 bedrooms, 6 bathrooms, size: 16m x 30m



**USD2,000,000 (BKK1) Ref: CPL662**  
**Villa :** Ground and first floor : 4 bedrooms, 4 bathrooms, size: 17m x 28m.



**USD1,300,000 (BKK1) Ref: CPL2958**  
**Villa:** Ground and first floor : 6 bedrooms, 5 bathrooms, size: 17m x 33m.

**Cambodia Contractors Association  
(CCA) Member**  
**Listing**



Cambodia Constructors Association (CCA)

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[w]: ..... www.cca.org.kh



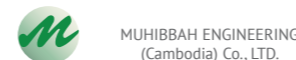
OVERSEAS CAMBODIA INVESTMENT CORPORATION

[a]: N°315, St. Ang Duong ្រ Mongvong Blvd., Phnom Penh, Cambodia.  
[t]: ..... (855-23) 868 222  
[f]: ..... (855-23) 427 064  
[e]: ..... canadia@canadiabank.com.kh  
[w]: ..... www.canadiabank.com.kh



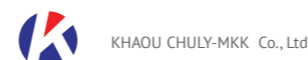
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[t]: ..... (855-23) 220 525  
[f]: ..... (855-23) 211 788  
[e]: ..... info@LCC.com.kh  
[w]: ..... www.LCC.com.kh



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[a]: N°315A, Mao Se Tong Blvd., Khan Toul Kork, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 884 093  
[f]: ..... (855-23) 366 888  
[e]: ..... kh.mec@muhibbah.com.kh  
[w]: ..... www.muhibbah.com



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[a]: N°322P, Youthapol Khemarak Phoumin St. 271, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 869 650  
[w]: ..... (64) 4939 9296  
[e]: ..... info@construction.com  
[w]: ..... www.khaouchuly.com



CHIP MONG GROUP Co., Ltd

[a]: N°137, St. Mao SeToang, Khan Chomkarmorn, Phnom Penh, Cambodia.  
[t]: ..... (855-92) 484 848  
[f]: ..... (855-70) 995 555  
[e]: ..... sengtong.ea@hqgtrading.com  
[w]: ..... www.chipmonggroup.com



MONG RETHTHY GROUP Co., Ltd.

[a]: N°1575, St. Norodom, Khan Chomkarmorn, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 211 065  
[f]: ..... (855-23) 216 496  
[e]: ..... mrtgroup@mongreththy.com  
[w]: ..... www.mongreththy.com



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[a]: N°217, St. 369, Khan MeanChay, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 720 788  
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[e]: ..... khun\_22@yahoo.com  
[w]: .....



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[t]: ..... (855-23) 996 876  
[f]: ..... (855-23) 996 877  
[e]: ..... bonachheang@yahoo.com  
[w]: ..... www.7ftd.com.kh



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[e]: ..... sunsokkheang@yahoo.com  
[w]: ..... www.jit.com.kh



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[t]: ..... (855-23) 224 511  
[f]: ..... (855-23) 224 544  
[e]: ..... ais1027@poscoenc.com  
[w]: ..... www.poscoenc.com



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[t]: ..... (855-23) 885 640-6  
[f]: ..... (855-23) 855 651  
[e]: ..... ckinfo@comin.com.kh  
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[a]: N°445, Monivong Blvd., Khan 7 Makara, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 6790 623  
[w]: ..... (64) 4939 9296  
[e]: ..... cambodia@novaredesign.com  
[w]: ..... www.novaredesign.com



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[t]: ..... (855-23) 215 342/23 211 983  
[f]: ..... (855-23) 212 267  
[e]: ..... chairman@seng-enterprise.com.kh  
[w]: ..... www.seng-enterprise.com



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[a]: Canacity Industry Garden, St. Veng Sreng, Khan Doungkour, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 6860 511  
[f]: ..... (855-23) 430 686  
[e]: ..... charlesvann@canadiabank.com.kh  
[w]: ..... www.canadiabank.com.kh



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[a]: N°96, St. 338, Khan Chamkarmorn, Phnom Penh, Cambodia.  
[t]: ..... (855-23) 215 198  
[f]: ..... (855-23) 993 385  
[e]: ..... dina.sin@kh.sika.com  
[w]: ..... www.sika.com



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[t]: ..... (855-23) 886 899  
[f]: ..... (855-23) 882 899  
[e]: ..... hek.construction@yahoo.com  
[w]: ..... www.hekconstruction.com



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[a]: N°B70, St. Northbridge, Sangkat Toeuk Thla, Khan Sen Sok, Phnom Penh, Cambodia.  
[t]: ..... (855-17) 876 168  
[f]: ..... (855-15) 876 168  
[e]: ..... mvannak168@gmail.com  
[w]: ..... www.duefa.de



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[a]: N°325, Mao Tse Toung Blvd., P.O. Box 565, Phnom Penh, Cambodia.  
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[f]: ..... (855-23) 986 922/ 882 798  
[e]: ..... info@forteinsurance.com  
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[f]: ..... (855-23) 222 214  
[e]: ..... sale@decastle.net  
[w]: ..... www.decastle.net

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



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[t]: ..... (855) 23881 889  
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[e]: ..... venture@online.com.kh  
[w]: .....

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[t]:.....(855-12) 380 830  
[f]:.....(855-23) 555 1334  
[e]:.....vannyrcaf@yahoo.com  
[w]:.....www.7nggroup.com.kh

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[a]: N°A11-A13, St. 271, Khan Chamkar Morn, Phnom Penh, Cambodia.  
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[e]:.....business@aapgroup.com.kh  
[w]:.....www.aapgroup.com.kh

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[e]:.....a-bec@camintel.com  
[w]:.....www.a-bec.biz

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[f]:.....(855-23) 993 488  
[e]:.....info@aeconsults.com  
[w]:.....www.aeconsults.com

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[f]:.....(855-23) 222 373  
[e]:.....alpha.builder@yahoo.com  
[w]:.....www.alphaapc.com

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[a]: N°23, St.112, KT Tower, 7th floor, Room 704, Phnom Penh, Cambodia.  
[t]:.....(855-23) 455 5668  
[e]:.....aea\_decor@yahoo.com  
[w]:.....www.aea-kh.com

## Asia Engineering Co., Ltd.

[a]: N°110, St. 148, Khan Daun Penh, Phnom Penh, Cambodia.  
[t]:.....(855-23) 630 3536  
[e]:.....info@asiaengineering-kh.com  
[w]:.....www.asiaengineering-kh.com

## Aruna Technology Ltd.

[a]: N°417Eo, Preah Sisowath Quay, Khan Daun Penh, Phnom Penh, Cambodia.  
[t]:.....(855-23) 215 231  
[f]:.....(855-23) 215 234  
[e]:.....info.aruna@arunatechnology.com  
[w]:.....www.arunatechnology.com

## BAA - Bunseang Architects & Associates

[a]: N°19B, St.110, 1st Floor, Phnom Penh, Cambodia.  
[t]:.....(855-23) 633 3086  
[e]:.....info@baa-arch.com  
[w]:.....www.baa-arch.com

## BKE - British Khmer Engineering Limited

[a]: N°13, Khan Russey Keo, Phnom Penh, Cambodia.  
[t]:.....(855-23) 986 814  
[f]:.....(855-23) 987 217  
[e]:.....BKE@online.com.kh  
[w]:.....wwwwww.bke.com.kh

## Borey Kamkor Construction Co., Ltd.

[a]: Snoul Village, Chbar Morn City, Kampong Speu, Cambodia.  
[t]:.....(855-25) 987 228  
[f]:.....(855-25) 987 228  
[e]:.....sokchea\_79@hotmail.com  
[w]:.....

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[a]: N°539Eo, Kampuchea Krom St.128, Phnom Penh, Cambodia.  
[t]:.....(855-23) 883 311  
[f]:.....(855-23) 883 511  
[e]:.....info@camatec.com.kh  
[w]:.....www.camatec.com.kh

## Biz & Trust Group Co., Ltd.

[a]: N°20B, St.288, Khan Chamkar Morn, Phnom Penh, Cambodia.  
[t]:.....(855-23) 666 6208  
[e]:.....info@biz-trust.com  
[w]:.....www.biz-trust.com

## Cam.E.S Co., Ltd.

[a]: N°20, St. 606, Khan Toul Kork, Phnom Penh, Cambodia.  
[t]:.....(855-23) 882 704  
[f]:.....(855-23) 986 644  
[e]:.....tivateasun@comes.com.kh  
[w]:.....www.comes.com.kh

## Cambodian Success Industries Co., Ltd.

[a]: N°Lot 27, National Road N°4, Phnom Penh, Cambodia.  
[t]:.....(855-12) 652 922  
[f]:.....(855-23) 992 999  
[e]:.....g\_group@streamyx.com  
[w]:.....

## Camcal Co., Ltd.

[a]: N°78, St.360, Phnom Penh, Cambodia.  
[t]:.....(855-23) 993 499  
[f]:.....(855-23) 993 488  
[e]:.....kkanzaki@online.com.kh  
[w]:.....

## Canrich Machinery

[a]: N°105, National Road N°6, Phnom Penh, Cambodia.  
[t]:.....(855-23) 633 7088  
[f]:.....(855-23) 992 999  
[e]:.....canrich\_machinery@yahoo.com  
[w]:.....

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[a]: N°9C, St. Lum, Khan Dangkor, Phnom Penh, Cambodia.  
[t]:.....(855-23) 969 718  
[f]:.....(855-23) 969 717  
[e]:.....info@cemp-engineering.com  
[w]:.....www.cemp-engineering.com



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[f]:.....(855-23) 885 651  
[e]:.....ckinfo@comin.com.kh  
[w]:.....www.cominasia.com

## CGN Group Co., Ltd.

[a]: N°Villa 12, St.426, Khan Chamkar Morn, Phnom Penh, Cambodia.  
[t]:.....(855-97) 950 1111  
[e]:.....cgngroup@hotmail.com  
[w]:.....www.cgncambodia.com

## CSA - Chea Sakal Aphivath Co., Ltd.

[a]: N°70Eo, St.336, Phnom Penh, Cambodia.  
[t]:.....(855-12) 524 748  
[f]:.....(855-23) 994 618  
[e]:.....cheasakaL.csa@gmail.com  
[w]:.....

## Daun Penh Construction Co., Ltd.

[a]: N°27DEF, Preah Monivong St.93, Phnom Penh, Cambodia.  
[t]:.....(855-23) 427 788  
[f]:.....(855-23) 427 788  
[e]:.....dpcgroup@online.com.kh  
[w]:.....www.dpcc.com.kh

## David Construction & Import Export Co., Ltd.

[a]: N°676, St.59, Phnom Penh, Cambodia.  
[t]:.....(855-12) 838 814  
[e]:.....virakbothuon@yahoo.com  
[w]:.....

## DEG - Dynamic E Group Ltd.

[a]: N°18ABC, St.110, Khan Toul Kork, Phnom Penh, Cambodia.  
[t]:.....(855-23) 992 299  
[f]:.....(855-23) 993 299  
[e]:.....info@degssolution.com  
[w]:.....www.degssolution.com

## DBD Engineering Co., Ltd.

[a]: N°C45, St.369, Phnom Penh, Cambodia.  
[t]:.....(855-23) 966 006  
[f]:.....(855-23) 986 644  
[e]:.....services@dbdengineering.com  
[w]:.....www.dbdengineering.com

## DNG Group

[a]: N°124, St. Sothearos, Phnom Penh, Cambodia.  
[t]:.....(855-23) 215 481  
[f]:.....(855-23) 215 482  
[e]:.....dng11111@yahoo.com  
[w]:.....

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[a]: N°7C, Penn Nouth St.289, Phnom Penh, Cambodia.  
[t]:.....(855-23) 638 8768  
[f]:.....(855-23) 992 999  
[e]:.....dd\_indes@yahoo.com  
[w]:.....www.double-decor.com

## DP - Decor Plaza Import Export Co., Ltd.

[a]: N°148Eo, Mao Tse Toung St. 245, Phnom Penh, Cambodia.  
[t]:.....(855-23) 213 121  
[f]:.....(855-23) 213 221  
[e]:.....choub\_cheon@yahoo.com  
[w]:.....

## Duong Heng Enterprise Construction

[a]: N°92, Russian Federation Blvd. St.110, Phnom Penh, Cambodia.  
[t]:.....(855-12) 380 830  
[f]:.....(855-23) 555 1334  
[e]:.....vannyrcaf@yahoo.com  
[w]:.....www.7nggroup.com.kh

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[t]:.....(855-23) 882 360  
[f]:.....(855-23) 882 360  
[e]:.....jitengr@jit.com.kh  
[w]:.....www.jit.com.kh

## EM Construction Import Export Co., Ltd.

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[t]:.....(855-23) 969 888  
[f]:.....(855-23) 969 666  
[e]:.....vannyrcaf@yahoo.com  
[w]:.....www.7nggroup.com.kh

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[t]:.....(855-23) 303 078  
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[e]:.....expertplan\_decor@ymail.com  
[w]:.....www.iknow.com.kh/epdecor

## G Holdings Company Ltd GW Design

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[t]:.....(855-23) 214 421  
[f]:.....(855-23) 214 421  
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[w]:.....www.7nggroup.com.kh

## GPOS Investment Co., Ltd.

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[f]:.....(855-23) 427 788  
[e]:.....sidaman8888@gmail.com  
[w]:.....

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[t]:.....(855-23) 216 016  
[f]:.....(855-23) 882 301  
[e]:.....info@khaouchuly.com  
[w]:.....www.khaouchuly.com

## Hang Sun Hak Construction Co., Ltd.

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[f]:.....(855-23) 880 853  
[e]:.....hangsunhak@hsh.com.kh  
[w]:.....www.hsh.com.kh

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[f]:.....(855-23) 221 393  
[e]:.....hangryheng@yahoo.com  
[w]:.....

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[f]:.....(855-23) 221 041  
[e]:.....ranalin@online.com.kh  
[w]:.....



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[f]:.....(855-23) 886 899  
[e]:.....hek.construction@yahoo.com  
[w]:.....www.hekconstruction.com



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[t]:.....(855-23) 882 733  
[f]:.....(855-23) 882 738  
[e]:.....jitengr@jit.com.kh  
[w]:.....www.jit.com.kh

## KACE - Khmer Associates Consulting Engineers Ltd.

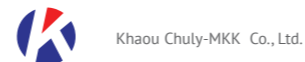
[a]: N°125B, St.204, Teuk Laak III, Phnom Penh, Cambodia.  
[t]:.....(855-23) 555 1216  
[f]:.....(855-23) 555 1216  
[e]:.....kaceconsult@gmail.com  
[w]:.....www.kaceconsult.com

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[a]: N°54B, St.222, Phnom Penh, Cambodia.  
[t]:.....(855-23) 218 258  
[f]:.....(855-23) 724 108  
[e]:.....kaceconsult@gmail.com  
[w]:.....www.7nggroup.com.kh

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[f]:.....(855-23) 994 618  
[e]:.....kc\_gecin@ymail.com  
[w]:.....www.kc\_gecin.com



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[f]:.....(855-23) 882 301  
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[w]:.....www.khaouchuly.com



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[t]:.....(855-23) 720 788  
[f]:.....(855-23) 720 788  
[e]:.....charlesvann@canadiabank.com.kh  
[w]:.....www.canadiabank.com.kh

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[t]:.....(855-23) 655 5633  
[f]:.....(855-23) 221 041  
[e]:.....chanra.pho@gmail.com  
[w]:.....www.khmer-builder.com

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[t]:.....(855-23) 698 8666  
[e]:.....sales@lay-green.com  
[w]:.....www.lay-green.com

## LBL International

[a]: N°34, Sothearos St.3, Phnom Penh, Cambodia.  
[t]:.....(855-23) 722 532  
[f]:.....(855-23) 214 272  
[e]:.....lblinternational@lbl-group.cpm  
[w]:.....www.lbl-group.com

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[f]:.....(855-23) 214 535  
[e]:.....mcc@muhibbah.com.kh  
[w]:.....www.liv-construction.com

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[a]: N°88, St. Lum, Khan Por Senchey, Phnom Penh, Cambodia.  
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[f]:.....(855-23) 863 335  
[e]:.....vannyrcaf@yahoo.com  
[w]:.....www.7nggroup.com.kh

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[f]:.....(855-16) 558 888  
[e]:.....teng\_phon@yahoo.com  
[w]:.....www.lvcconstant.com



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[f]:.....(855-23) 222 214  
[e]:.....info@lcc.com.kh  
[w]:.....www.lcc.com.kh

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[w]:.....www.lydec.fr

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[t]:.....(855-23) 969 699  
[f]:.....(855-23) 969 699  
[e]:.....admin@maxkdsign.com  
[w]:.....www.maxkdsign.com



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[t]:.....(855-23) 6860 511  
[f]:.....(855-23) 430 686  
[e]:.....charlesvann@canadiabank.com.kh  
[w]:.....www.canadiabank.com.kh



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[t]:.....(855-23) 211 065  
[f]:.....(855-23) 216 496  
[e]:.....mrtgroup@mongreththy.com  
[w]:.....www.mongreththy.com



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Engineering - Contractors & Consultants

[a]: N°254, Preah Monivong St. 93, IOC Building, Phnom Penh, Cambodia.  
[t]:.....(855-23) 224 511  
[f]:.....(855-23) 224 544  
[e]:.....info@poscoenc.com  
[w]:.....www.poscoenc.com

## Royal Construction Group (Cambodia) Co., Ltd.

[a]: N°Solar St.2004, Northbridge Communities, Phnom Penh, Cambodia.  
[t]:.....(855-23) 886 058  
[f]:.....(855-23) 886 011  
[e]:.....info@northbridge.com.kh  
[w]:.....www.northbridge.com.kh

## Royal Mekong Construction & Development Pte., Ltd.

[a]: N°81B, St. 315, Phnom Penh, Cambodia.  
[t]:.....(855-12) 606 011  
[f]:.....(855-23) 992 204  
[e]:.....rmcd\_royal@yahoo.com  
[w]:.....

## Sadiq International Co., Ltd.

[a]: N°22A, St.110., Khan Toul Kork, Phnom Penh, Cambodia.  
[t]:.....(855-23) 996 612  
[f]:.....(855-23) 996 460  
[e]:.....info@sadiqinternational.com  
[w]:.....www.sadiqinternational.com

## Saim International

[a]: N°8, Ta Ngov St.351, Khan Mean Chey, Phnom Penh, Cambodia.  
[t]:.....(855-23) 633 6786  
[f]:.....(855-23) 633 6786  
[e]:.....info@saim-decorators.com  
[w]:.....www.saim-decorators.com

## SBK Research & Development

[a]: N°334B, Oknha Tep Phan St.182, Phnom Penh, Cambodia.  
[t]:.....(855-61) 338 888  
[f]:.....(855-61) 338 888  
[e]:.....sbkresearch@online.com.kh  
[w]:.....www.sbkdevelopment.com.kh

## Sea Union Construction Cambodia Co.,Ltd.

[a]: N°199, Monireth St.217, Phnom Penh, Cambodia.  
[t]:.....(855-23) 995 100  
[f]:.....(855-23) 424 083  
[e]:.....sea\_union@online.com.kh  
[w]:.....www.seaunion.com.kh



Construction Equipment and Materials Supplier

---

Listing

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

[a]: N°276H, National Road N° 6A, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 989 788  
 [f]:.....(855-23) 989 778  
 [e]:.....info@acme-3rd.asia  
 [w]:.....www.acme-3dr.asia

AMING Company Limited

[a]: Attwood Business Center, 3rd Floor, Khan Sen Sok, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 866 036  
 [f]:.....(855-23) 866 038  
 [e]:.....info@aming.com.kh  
 [w]:.....www.aming.com.kh

Angkor Meas Construction Shop

[a]: N°225A, Mao Tse Toung St. 245, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 216 110  
 [f]:.....(855-23) 216 110  
 [e]:.....angkor.meas@yahoo.com  
 [w]:.....www.iknow.com.kh

Armour Corporation (Cambodia) Pte., Ltd.

[a]: N°28, St.3, Borei New World Samraong Andhet, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6311 188  
 [f]:.....(855-23) 6311 188  
 [e]:.....huoch@armourcorp.com  
 [w]:.....www.armourcorp.com

Asian Construction Equipment

[a]: N°11Eo, St.150, Phnom Penh, Cambodia.  
 [t]:.....(855-17) 567 137  
 [f]:.....(855-77) 868 807  
 [e]:.....daravy\_leng@yahoo.com  
 [w]:.....

Associated Concrete Products (Cambodia) Pte., Ltd

[a]: National Road #4, St.Km 22, Bek Chan, Angsoul District, Kandal.  
 [t]:.....(855-12) 664 900  
 [e]:.....nget\_navy@yahoo.com  
 [w]:.....

AZ Group of Companies

[a]: N°6ABCD, St.392, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 218 784  
 [e]:.....az-group@online.com.kh  
 [w]:.....

Azza Decor

[a]: N°40, Mongkol Lem St.228, Phnom Penh, Cambodia.  
 [t]:.....(855-12) 985 895  
 [f]:.....  
 [e]:.....azza.decor@gmail.com  
 [w]:.....

Blue-Build Investment Co., Ltd.

[a]: N°310C, St.150, Khan Toul Kork, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 884 508  
 [f]:.....  
 [e]:.....info@quatronsteel.com  
 [w]:.....www.blue-build.com

BMB Steel & Joint Stock Company

[a]: N°G16, Yothapol Khemarak Phoumin St. 271, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 884 508  
 [f]:.....  
 [e]:.....qth@bmbsteel.com.vn  
 [w]:.....www.bmbsteel.com.vn

Bok Seng Industrial Supply Pte., Ltd.

[a]: N°Blk 1 Pioneer Road North #01-08 Singapore 628455, Singapore.  
 [t]:.....(065) 6560 9670  
 [f]:.....(065) 6560 0617  
 [e]:.....sales@bokseng.com  
 [w]:.....www.bokseng.com

Bright World Trading Co., Ltd.

[a]: N°32J, Monireth St.217, Phnom Penh, Cambodia.  
 [t]:.....(855-11) 778 978  
 [f]:.....  
 [e]:.....sale.bwt@gmail.com  
 [w]:.....

Build In Real Nature Ltd.

[a]: N°33C, St.598, Borey Peng Hout, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6312 229  
 [f]:.....  
 [e]:.....rath@s-cambodia.com  
 [w]:.....

C & Youkung Co., Ltd.

[a]: N°117A, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 900 035  
 [f]:.....  
 [e]:.....cnyoukung@hotmail.com  
 [w]:.....

Cade Group Cambodia Company Ltd.

[a]: N°27, St.5BT, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 996 485  
 [f]:.....(855-23) 996 485  
 [e]:.....cade\_group@yahoo.com  
 [w]:.....

Cam Roof

[a]: N°5, Confederation de la Russie, Khan Dangkor, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6468 888  
 [f]:.....  
 [e]:.....sales@camroof.com.kh  
 [w]:.....www.camroof.com.kh

Cam Stone

[a]: N°72C, Sorla St.2004, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 302 030  
 [f]:.....  
 [e]:.....info@camstone.net  
 [w]:.....www.camstone.net

CamboBuild Construction Chemical Co., Ltd.

[a]: N°15J, Eo, St.271, Khan Sen Sok, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 882 868  
 [f]:.....(855-23) 882 858  
 [e]:.....info@cambobuild.com  
 [w]:.....www.cambobuild.com

Cambodia Marble & Granite

[a]: N°3A, St. Chea Sim, Khan Russey Keo, Phnom Penh, Cambodia.  
 [t]:.....(855-16) 878 896  
 [f]:.....(855-23) 5551 334  
 [e]:.....cambodiastone@gmail.com  
 [w]:.....www.cambodiastone.com

CCW- Construction Chemicals World Co., Ltd.

[a]: N°19D, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 223 268  
 [f]:.....(855-23) 223 269  
 [e]:.....sales@ccw.com.kh  
 [w]:.....www.fosroc.com

Cellop International Co., Ltd.

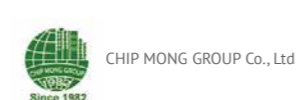
[a]: N°44B, St.251, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 883 792  
 [f]:.....  
 [e]:.....client.services@cellopinternational.com  
 [w]:.....www.cellopinternational.com

Chhay Heng Supply Building Material Co., Ltd.

[a]: N°168, St.598, Khan Russey Keo, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 982 789  
 [f]:.....(855-23) 992 677  
 [e]:.....hong.ly598@yahoo.com  
 [w]:.....

Chheav Hok Supply Steels & Transportation

[a]: N°106Eo, Mao Tse Toung St.245, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 216 118  
 [f]:.....(855-23) 720 172  
 [e]:.....sales.ch@hqgtrading.com  
 [w]:.....



Construction Equipment.....  
 Materials - Supplies.....  
 Tiles Supplies & Manufacturers.....

[a]: No137, St. Mao SeToang, Khan Chomkarmorn, Phnom Penh, Cambodia.  
 [t]:.....(855-92) 484 848  
 [f]:.....(855-70) 995 555  
 [e]:.....sengtong.ea@hqgtrading.com  
 [w]:.....www.chipmonggroup.com

CM - Chung Meang Trading Co., Ltd.

[a]: N°40ABC, Mao Tse Toung St.245, Phnom Penh, Cambodia  
 [t]:.....(855-23) 993 919  
 [f]:.....(855-23) 993 929  
 [e]:.....chungmeang@yahoo.com  
 [w]:.....www.chungmeang.com

CPAC Monier (Cambodia) Co., Ltd.

[a]: N°100, National Road N°2, Phnom Penh, Cambodia.  
 [t]:.....(+855) 23 982 017  
 [f]:.....  
 [e]:.....cmccinfo@cementhai.co.th  
 [w]:.....www.cpacroof.com

Crocodile Brick & Pure Drinking Water Enterprise

[a]: N°603, Prek Samrong Village, Takhmao City, Kanda, Cambodia.  
 [t]:.....(855-23) 981 676  
 [f]:.....  
 [e]:.....the.crocodile\_enterprise@yahoo.com  
 [w]:.....www.hoanglonggroup.com

DEG - Dynamic E Group Ltd. (DAB)

[a]: N°18ABC, Ang Duong St.110, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 992 299  
 [f]:.....(855-23) 993 299  
 [e]:.....info@degolution.com  
 [w]:.....www.degolution.com

Dimension International Corp

[a]: N°478, Mao Tse Toung St.245, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 211 333  
 [f]:.....(855-23) 211 333  
 [e]:.....info@dimensionic.biz  
 [w]:.....www.dimensionic.biz

Eastward Construction Co., Ltd.

[a]: N°7C, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 5002 446  
 [f]:.....  
 [e]:.....realcobtn@yahoo.com  
 [w]:.....

Europe Home Décor & Tiles

[a]: N°364Eo, Sihanouk St.274, Khan Chamkar Morn, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 222 217  
 [f]:.....(855-23) 222 216  
 [e]:.....hokseng@euhomedecorandtiles.com  
 [w]:.....www.eurhomedecorandtiles.com

Fulin Wooden

[a]: N°B58-B60, St.199, Khan Chamkar Morn, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6555 161  
 [f]:.....  
 [e]:.....client.services@cellopinternational.com  
 [w]:.....www.cellopinternational.com

G Holdings Company Ltd GW Design

[a]: N°12, St.392, Khan Chamkar Morn, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 214 421  
 [f]:.....(855-23) 214 421  
 [e]:.....info@g-holdings.com.kh  
 [w]:.....www.g-holdings.com.kh

Galaxy Real Estate & Construction Co., Ltd.

[a]: N°1A12, St.598, Khmounh Village, Phnom Penh, Cambodia.  
 [t]:.....(855-97) 7999 969  
 [f]:.....(855-23) 966 079  
 [e]:.....info@galaxyairc.com  
 [w]:.....www.galaxyairc.com

German Hardware Supply Co., Ltd.

[a]: N°19B, St.432, Phnom Penh, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 215 354  
 [f]:.....  
 [e]:.....info@german-hardware.com  
 [w]:.....www.german-hardware.com

Heng Asia

[a]: N°20, Mao Tse Toung St. 245, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 218 995-7  
 [f]:.....(855-23) 218 339  
 [e]:.....hengasiahp@yahoo.com  
 [w]:.....www.hengasia.com

Heng Lim Stainless Steel Trading Co., Ltd.

[a]: N°108CD, Mao Tse Toung St. 245, Phnom Penh, Cambodia  
 [t]:.....(855-23) 224 727  
 [f]:.....  
 [e]:.....kouch\_songchheng@yahoo.com  
 [w]:.....www.7nggroup.com.kh

Heng Sreng Hong Import Export Co., Ltd.

[a]: N°244, Mao Tse Toung St.245, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 225 777  
 [f]:.....(855-23) 226 777  
 [e]:.....cambodiaglass@hengsrenghong.com  
 [w]:.....www.hengsrenghong.com

Hoang Long Mekong Group

[a]: N°10E1, St.296, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6383 789  
 [f]:.....  
 [e]:.....hoanglongmekongpic@gmail.com  
 [w]:.....www.khaouchuly.com

Home Decor Center Co., Ltd.

[a]: N°153B-155C, Mao Tse Toung St.245, Phnom Penh, Cambodia  
 [t]:.....(855-23) 219 670-2  
 [f]:.....(855-23) 994 577-8  
 [e]:.....homedecorcenter@everyday.com.kh  
 [w]:.....www.homedecorcenter.com.kh



Carpet.....  
 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]:.....  
 [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]:.....hsrengq@online.com.kh  
 [w]:.....www.nipponpaint.com



Construction Equipment & Materials - Supplies .....  
 Contractors - Piling.....

[a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 882 733  
 [f]:.....(855-23) 882 733  
 [e]:.....jitenrg@jit.com.kh  
 [w]:.....www.jit.com.kh

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]:.....  
 [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]:.....  
 [e]:.....chanra.pho@gmail.com  
 [w]:.....

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]:.....  
 [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]:.....  
 [e]:.....lmd.group@gmail.com  
 [w]:.....

Lay - Green Construction Company

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

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



KOBELCO.....  
 NEW HOLLAND.....  
 SAKAI.....  
 [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\_algl@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



[a]: NO.168KA, St.598, Toul Sangke, Khan Russey Keo, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 998 805/ 998 806  
 [f]:.....(855-23) 998 807  
 [w]:.....www.mascoat.com

MENG LEANG 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]:.....mengleang@mlle-trading.com  
 [w]:.....www.mlle-trading.com

MK Steel Pte Ltd

[a]: N°155, National Road N°3, Phnom Penh, Cambodia.  
 [t]:.....(855-23) 6351 151  
 [f]:.....  
 [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]:.....  
 [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  
 [f]:.....  
 [e]:.....vspfirst@yahoo.com  
 [w]:.....www.naturalcolour.com.kh

Pang Luon (Pranet) Import- Export & Construction Co.,LTD

[a]: N°408ABC, Preah Monivong St.93, Phnom Penh, Cambodia.  
 [t]:.....(855-23

# 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]: info@agribank.com  
 [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, 1<sup>st</sup>-2<sup>nd</sup> 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 Center1, 4<sup>th</sup> 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]: info@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]: ccbbp@ccb.com.kh  
 [w]: www.ccb.com.kh

**Cambodia Mekong Bank Public Limited**

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



**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]: (855-23) 426 410  
 [e]: info@cimbbank.com  
 [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) 221 310  
 [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) 999 300  
 [f]: (855-23) 999 309  
 [e]: kbcambodia@kbstar.com  
 [w]: www.kbstar.com

**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]: info@sacombank.com.kh  
 [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]: ucbsvb@ucb.com.kh  
 [w]: www.ucb.com.kh

**UCB - Union Commercial Bank Plc.**

[a]: N°195, St. Ekareach, Sangkat 2, Sihanoukville, Preah Sihanouk.  
 [t]: (855-34) 933 833  
 [f]: (855-34) 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, 1<sup>st</sup> 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]: www.compulonpac.com.kh

# 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

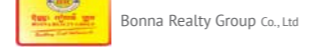
# Real Estate Company Listing



[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

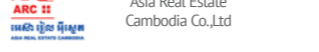


[a]: N°209, St.51, Khan Chamkar morn, Phnom Penh, Cambodia.  
 [t]: (855-23) 721 177  
 [f]: (855-23) 993 392  
 [e]: info@bonnarealty.com.kh  
 [w]: www.bonnarealty.com.kh



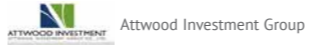
[a]: N°29B/79, Intercon-Hotel, Mao Tse Toung Blvd, Phnom Penh, Cambodia.

[t]: (855-23) 630 0442  
 [f]: 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]: 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]: roshay@angkorrealstate.com  
 [w]: www.camtopproperty.com



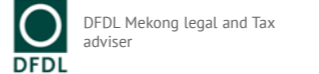
[a]: N°36, St.240 Corner of St.55, Khan Daun Penh, Phnom Penh, Cambodia.

[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 9<sup>th</sup> 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**

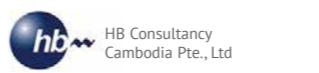
[a]: N°2A, St.118-120, Khan Daun Penh, Phnom Penh, Cambodia.

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



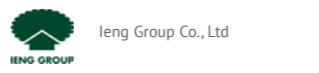
[a]: N°440, Preah Monivong Blvd., Phnom Penh, Cambodia.

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



[a]: N°144, St.169, Delano Business Center, 3<sup>rd</sup> 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]: sokleap@ienggroup.com.kh  
 [w]: www.ienggroup.com



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

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



[a]: 18-E5 Icon Professional Building, 216 Preah Norodom Blvd., Khan Chamkarmon, Phnom Penh, Cambodia.

[t]: (855-12) 995 552  
 [f]: sunny.soo@kh.knightfrank.com  
 [w]: www.knightfrank.com



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

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



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

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



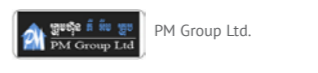
[a]: N°102B, St.67, Khan Daun Penh, Phnom Penh, Cambodia.

[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@penghouth.com  
 [w]: www.boreypenghouth.com

**Hi-Tech Company**

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



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

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

**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., 4<sup>th</sup> Floor, Phnom Penh, Cambodia.  
 [t]: (855-23) 885 229  
 [f]: info@bs.com.kh  
 [w]: www.bs.com.kh

**De Castle**

[a]: N°34-36, St.288, Phnom Penh, Cambodia.



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**US\$159,500**  
 Rang Rover Voque 2013 Full Option  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ទឹកប្រាក់ (Silver) ក្នុងលឿង (Beige)



**US\$142,500**  
 Land Cruiser 2013 VIP  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.5 V8  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$86,500**  
 Rang Rover Voque 2010 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.6 TDV8  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$56,000**  
 Rang Rover Sport 2008 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ទឹកប្រាក់ (Silver) ក្នុងត្នោត (Brown)



**US\$30,500**  
 Rang Rover Voque 2003 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ប្រផែន (Gray) ក្នុងលឿង (Beige)



**US\$72,000**  
 Land Rover Discovery 4 2010 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ក្រៅខ្មៅ (Black) ក្នុងខ្មៅ (Black)



**US\$45,500**  
 Rang Rover Sport 2006 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$95,200**  
 Land Cruiser 2008 VIP  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.5 V8  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$65,000**  
 BMW Series 730d 2010  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0  
 ក្រៅប្រាក់ (Silver) ក្នុងលឿង (Beige)



**US\$75,500**  
 Rang Rover Sport HSE 2010  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ក្រៅខ្មៅ (Black) ក្នុងត្នោត (Brown)



**US\$49,900**  
 Audi SUV Q7 Model 2007  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$44,500**  
 Rang Rover Voque 2006 HSE  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$81,700**  
 Land Cruiser Prado 2010 Executive  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 V8  
 ក្រៅខ្មៅ (Black) ក្នុងប្រផែន (Gray)



**US\$47,600**  
 Toyota Land Cruiser 2003 VIP  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.2 TDV6  
 បៃតងចាស់ (Green) ក្នុងលឿង (Beige)



**US\$31,500**  
 Toyota Land Cruiser 2001 VIP  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.2 TDV6  
 ក្រៅខ្មៅ (Blue) ក្នុងប្រផែន (Gray)



**US\$98,800**  
 Mercedes Benz S400 Hybrid 2010  
 ម៉ាស៊ីនសាំង (Gasoline) 3.5 V8  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$76,900**  
 Audi SUV Q7 Model 2010  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0  
 ក្រៅស (White) ក្នុងលឿង (Beige)



**US\$29,900**  
 BMW X5 Model 2003  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0  
 ក្រៅស្ករ (Metalic) ក្នុងលឿង (Beige)



**US\$52,000**  
 Land Rover Discovery HSE 2008  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 2.7 TDV6  
 ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



**US\$49,000**  
 Volkswagen Touareg 2008  
 ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 V6  
 ក្រៅខ្មៅ (Black) ក្នុងត្នោត (Brown)



**US\$59,800 CIF-SHV**  
 Roller BOMAG - BM219 (21T)  
 OH6000h, MY2002



**US\$46,800 CIF-SHV**  
 Roller LEBRERO - VM6 (18T)  
 OH7500h, MY1999



**US\$79,500 CIF-SHV**  
 Mobile Crane TADANO - AR300  
 MY1991 (30t)



**US\$68,500 CIF-SHV**  
 Wheel Excavator CAT - M316C  
 MY2004 - OH9700h



**US\$47,000 CIF-SHV**  
 Excavator CAT 320L-1992



**US\$69,000 CIF-SHV**  
 Excavator CAT 320CLN-2002



**US\$71,500 CIF-SHV**  
 Excavator CAT 320CL-2002



**US\$45,000 CIF-SHV**  
 Backhoe CAT 428D-2002/7500h



**US\$35,800 CIF-SHV**  
 Bulldozer CAT D5C-2000/2900h



**US\$30,500 CIF-SHV**  
 Bulldozer CAT D4C-1999/10100h



**US\$22,500 CIF-SHV**  
 RENAULT 370 - 2005/111000km



**US\$34,000 CIF-SHV**  
 Backhoe KOMATSU WB93R 2001

ទំនាក់ទំនងទូរស័ព្ទលេខ (Phone): (+855-66) 688 988 / (+855-66) 611 168 / (+855-77) 511 168  
 E-mail: measgroup@yahoo.com

ទំនាក់ទំនងទូរស័ព្ទលេខ (Phone): (+855-66) 688 988 / (+855-66) 611 168 / (+855-77) 511 168  
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