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៧អេមធីឌី ជាក្រុមហ៊ុនដំបូង ក្នុងព្រះរាជាណាចក្រកម្ពុជាដែលមានឯកទេសក្នុងការផលិត
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- ផលិតផលផ្សេងៗទៀត **Other Concrete- Products**

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ទិដ្ឋភាពនៅពេលចេញពីការផលិត (at factory View)



ទិដ្ឋភាពនៅទីតាំងការប្រើប្រាស់ផលិតផល (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 ²)	60-80T
D350A	5-14m	65mm	60-80MPa (600-800Kgf/cm ²)	80-100T
D400A	5-15m	80mm	60-80MPa (600-800Kgf/cm ²)	100-155T
D500A	5-15m	90mm	60-80MPa (600-800Kgf/cm ²)	165-230T
D600A	5-15m	100mm	60-80MPa (600-800Kgf/cm ²)	230-300T

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

- ផលិតផល Spun piles**
- អាចប្រើជាមួយសេរ៉ាមិក
 - បុកបញ្ជូលសសរគ្រឹះ
 - សង្កត់បញ្ជូលសសរគ្រឹះ
 - ខ្ទង់បញ្ជូលសសរគ្រឹះ
- ការប្រើប្រាស់ Spun piles**
- ផ្តល់អនាម័យធានា
 - អាចសន្សំសំចៃបានច្រើន
 - ធានាសុវត្ថិភាពខ្ពស់សំរាប់សំណង់
 - ស្តង់ដារបច្ចេកទេសសម័យទំនើប
 - លើការងារវិស្វកម្ម ។
 - អាចផលិតបានប្រាប់ប្រវែង (មានក្បាល
 - ដែកផ្សារតម្លៃទាបប្រើស្តង់ដារ)
 - វ៉ាលីស្តង់ដារបច្ចេកទេសខ្ពស់រហូតដល់ 80MPa (800Kgf/cm²)
 - លទ្ធភាពទ្រទ្រង់សសរគ្រឹះដើមរហូតដល់ 300 តោន

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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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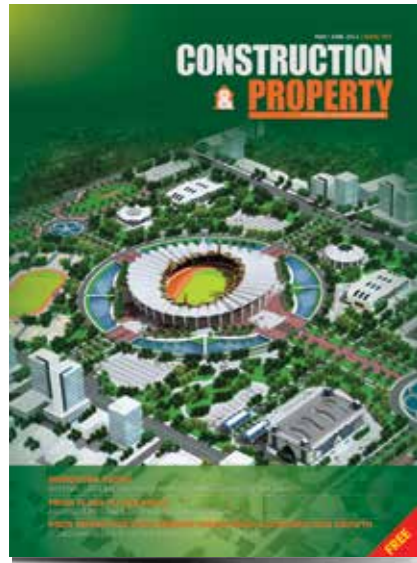
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Cover: Morodork Techo National Stadium, Phnom Penh. Artwork supplied by Camcona Group Co., Ltd.



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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 these 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 support 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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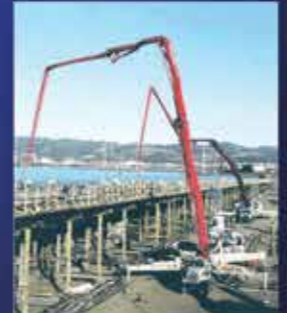


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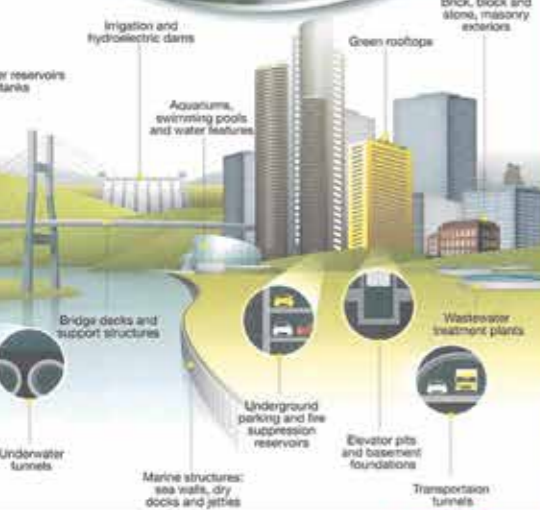
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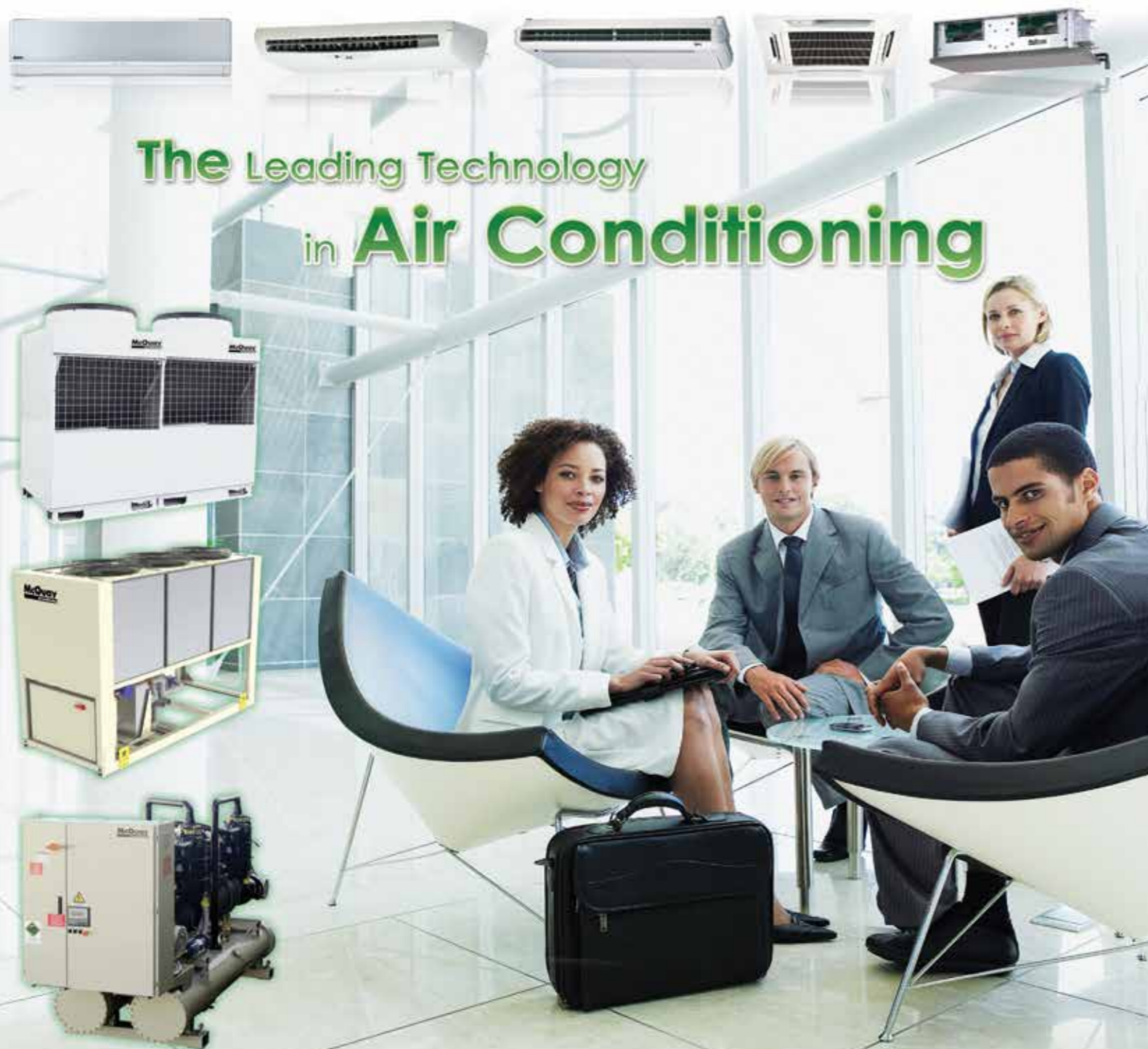
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លេ អាយ មី អ៊ីនជីនារីច ខុ អិល មី ឌី បានទទួលជោគជ័យជាច្រើន នៅក្នុងប្រទេសកម្ពុជា។ ក្រុមហ៊ុនបានបោះជំហានទៅមុខជាដរាបក្នុងវិស័យ សំណង់ស៊ីវិលដែលរួមមានការងារខ្ពង់ធ្មេញគ្រឹះ, ការសាងសង់អគារ, ការងារវិស្វកម្ម, និងផ្គត់ផ្គង់បេតុងលាយស្រាប់ ស្របទៅនឹងសេចក្តីតម្រូវដែលកំពុងអភិវឌ្ឍយ៉ាងលឿន។ អស់រយៈពេលជាច្រើនឆ្នាំ លេ អាយ មី អ៊ីនជីនារីច ខុ អិល មី ឌី ទទួលបានជោគជ័យក្នុងការ គ្រប់គ្រងគម្រោងសាងសង់ស្ពាន, ថ្នល់, សណ្ឋាគារ, អគារខ្ពស់ៗ និងរោងចក្រផលិត ទឹកស្អាតនៅក្នុងប្រទេសកម្ពុជា។



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La Seine, a luxurious French style residence, consists of 102 units along the Bassac River, on 44,278 square meters of Koh Pich. The project was started in May 2012 and is expected to finish in 2014.

Morodork Techo

National Stadium Construction to Complete Before SEA Games



Prime Minister Hun Sen presides over the inauguration of national sport complex Morodork Techo construction ceremony

The state-of-the-art stadium known as “Morodork Techo National Stadium” will emerge in 2022 before Cambodia hosts Southeast Asia (SEA) Games in 2023

Just a year before Cambodia will host the regional games—South-east Asia (SEA) Games in 2023, the nation will have its own globally-recognized stadium to boost its booming sporting industry.

The “Morodork Techo National Stadium” which was broke-ground for construction a few days before the Khmer New Year is built on the 85-hectare landmass inside of the Lee Yong Phat Satellite City, located at Prek Tasek Commune, Rousey Keo District just at a mere 15km north of the Phnom Penh Capital.

This first international-standard sports complex is estimated to cost between US\$100-US\$200 million, taking 9 years for construction divided into three construction phases.

The phase 1 which lasts 32 months, spending around US\$40 million will address the construction of sporting halls, training hall, swimming hall, football pitch, athlete dormitory, and training field; the phase 2 which takes 36 months will install the sporting equipment, and infrastructures surrounding the complex, when the phase 3 will build the sport hospital, body-building center, and many others sporting halls, taking 40 months. The Budget for the phase 2 and 3 was not revealed yet.

The stadium is expected to be completed in 2022, just a year before the kingdom will host the SEA Games in 2023, marking the first time for this ASEAN-latest member to chair such a hallmark regional games since its inception to ASEAN in 1999.

Speaking at the televised speech deliv-

ery at the stadium’s ground-breaking day, Cambodian Prime Minister Hun Sen defines the ‘Morodork Techo’ National Sport Complex as the treasure from some great ancient Cambodian Generals such as Morodork Techo Meas (legacy from General Techo Meas) Morodork Techo Yort (legacy from General Techo Yort), Morodork Techo Sen (legacy from Prime Minister Hun Sen) and Morodork Techo Dom Din (legacy from General Techo Dom Din).

He also blames the genocidal regime that disabled the country, being able to host such thrilling regional games, unlike other ASEAN members that have never experienced this, saying that, “Cambodia has hosted the ASEAN Summits twice so far (2002, 2012) but we haven’t hosted the SEA Games yet. But our friends understand our difficulties considering the historical



“Cambodia has hosted the ASEAN Summits twice so far (2002, 2012) but we haven’t hosted the SEA Games yet. But our friends understand our difficulties considering the historical background that no country in ASEAN ever faced tragedy like Cambodia” - Prime Minister Hun Sen



background that no country in ASEAN ever faced tragedy like Cambodia.”

The Prime Minister asked to delay being the chairman for this regional games many times, responding to the fact that the nation didn’t have enough budget to build the new national stadium, whilst almost all ASEAN members experienced SEA Games chairmanship, including Myanmar, ASEAN-former isolated nation which is hosting the SEA Games this year.

However he feels confident that the kingdom can host the SEA Games this time when the Morodork Techo gets ready over the next 10 years.

According to Secretary General of National Olympic Committee of Cambodia (NOCC) Vath Chamroeun, this sports complex can accommodate 100,000 people and the construction process is managed by the inter-ministerial committee and NOCC, designed by Architect Solutions, consulted by L.C.T Architecture Group. Co. Ltd, and constructed by L.Y.P Group.

NOCC President and Tourism Minister Thong Khon points out the construction of this mega sports complex is made possible due to the country’s better economic performance while the sporting industry has expanded its role besides uplifting people’s welfare but also for the nation’s

economy. “This is a state-of-the-art sports stadium that serves lots of sports and will mark the first time in history that Cambodia can chair the SEA Games, also encouraging the hosting of other mega sporting events.”

It should be remarked that the Prek Tasek area where this national sports complex habituates will become a modern satellite city, developed by L.Y.P Group over the next 10 years as well.

By Tim Vutha

ពហុកីឡដ្ឋានជាតិ "មរតកតេជោ" នឹងសាងសង់រួចរាល់មុនស៊ីហ្គេម



សម្តេចនាយករដ្ឋមន្ត្រី ហ៊ុន សែន អញ្ជើញជាអធិបតីភាពក្នុងពិធីសម្ពោធបើកការដ្ឋានសាងសង់ពហុកីឡដ្ឋានជាតិមរតកតេជោ

តឹមតែមួយឆ្នាំមុនពេលដែលកម្ពុជាត្រូវធ្វើជាម្ចាស់ផ្ទះនៃការប្រកួតកីឡាស៊ីហ្គេម (SEA Games) ក្នុងឆ្នាំ ២០២៣ ខាងមុខ កម្ពុជានឹងមានពហុកីឡដ្ឋានលំដាប់ថ្នាក់អន្តរជាតិមួយរបស់ខ្លួន ដែលនឹងជួយលើកកម្ពស់វិស័យកីឡាដែលកំពុងតែរីកចម្រើនជាលំដាប់។

ពហុកីឡដ្ឋានជាតិមរតកតេជោដែលត្រូវ

បានបើកការដ្ឋានសាងសង់ពីថ្ងៃមុនការប្រារព្ធពិធីបុណ្យចូលឆ្នាំថ្មីប្រពៃណីជាតិដោយប្រមុខរាជរដ្ឋាភិបាលកម្ពុជា សម្តេចនាយករដ្ឋមន្ត្រី ហ៊ុន សែន ត្រូវបានសាងសង់លើផ្ទៃដីទំហំ ៨៥ ហិកតា នៅក្នុងតំបន់អភិវឌ្ឍន៍ទីក្រុងរណប លីយ៉ុងដាត់ ដែលមានទីតាំងនៅក្នុងសង្កាត់ព្រែកតាសេក ខណ្ឌបួស្សីកែវ មានចម្ងាយមិនលើសពី ១៥ គីឡូម៉ែត្រ ខាងជើងរាជធានីភ្នំពេញ។

ពហុកីឡដ្ឋានលំដាប់អន្តរជាតិនេះ ត្រូវបានស្ថាបនាឡើងដំបូងដោយវិភាគក្នុងចន្លោះ ១០០ទៅ២០០លានដុល្លារអាមេរិកដែលនឹងត្រូវការពេលសាងសង់រហូតដល់ទៅ ៩ឆ្នាំ ចែកចេញជាបីដំណាក់កាល។ ដំណាក់កាលទី១ ដែលមានរយៈពេល ៣២ខែ ចំណាយថវិកាចំនួន ៤០លានដុល្លារអាមេរិកនឹងស្ថាបនាសាលកីឡាមួយចំនួនដូចជា មណ្ឌលកីឡាហែលទឹក សាលាតាក់ទីប្រយុទ្ធ សាលកីឡា

បាល់ទាត់ អគារស្នាក់នៅ អាហារដ្ឋាន និងទីលានហ្វឹកហាត់ក្រៅអគារ។

ដំណាក់កាលទី ២ ដែលប្រើរយៈពេល ៣៦ខែ នឹងបំពាក់សម្ភារៈ ឧបករណ៍ និងបរិក្ខារកីឡា ហេដ្ឋារចនាសម្ព័ន្ធ ផ្លូវបេតុង បណ្តាញទឹកស្អាត និងទឹកកខ្វក់ អគ្គិសនីក្រៅអគារ ប្រព័ន្ធបំភ្លឺសាធារណៈ សួន និងអ៊ុតកៅស៊ូលើផ្លូវបេតុង។

ដំណាក់កាលទី៣ ដែលប្រើរយៈពេល ៤០ខែ នឹងស្ថាបនាសាលាវិទ្យាសាស្ត្រ វិទ្យាសាស្ត្រកីឡា និងសាលាហាត់សាច់ដុំ សាលាកាយសម្ព័ន្ធ សាលកីឡាបាល់កាំភ្លើង មជ្ឈមណ្ឌលកីឡាហ្វឹកតិនិងសាលកីឡាប្រពៃណី។ ថវិកាសម្រាប់ដំណាក់កាលទី ២ និងទី ៣ មិនត្រូវបានប្រកាសឲ្យដឹងនៅឡើយទេ។

សំណង់ពហុកីឡដ្ឋាននេះ ត្រូវបានរំពឹងថានឹងបញ្ចប់ក្នុងឆ្នាំ២០២២ គឺមួយឆ្នាំមុនពេលដែលកម្ពុជានឹងធ្វើជាម្ចាស់ផ្ទះកីឡាក្នុងតំបន់ដែលត្រូវបានហៅថា កីឡាស៊ីហ្គេម (SEA Games) ក្នុងឆ្នាំ២០២៣ ដែលវានឹងជាព្រឹត្តិការណ៍ជាប្រវត្តិសាស្ត្រលើកដំបូងសម្រាប់ប្រទេសដែលជាសមាជិកក្រុងជាងគេរបស់អាស៊ាន មួយនេះក្នុងការធ្វើជាម្ចាស់ផ្ទះកីឡាប្រចាំតំបន់តាំងពីបានចូលជាសមាជិកអាស៊ាននៅឆ្នាំ ១៩៩៩។

ថ្លែងក្នុងសន្ទនាដែលចាក់ផ្សាយតាមទូរទស្សន៍នៅពិធីសម្ពោធការសាងសង់ពហុកីឡដ្ឋាននេះដែរ សម្តេចនាយករដ្ឋមន្ត្រី ហ៊ុន សែន បានឲ្យដឹងយ៉ាងយល់ថា ពហុកីឡដ្ឋានជាតិមរតកតេជោ គឺជាមរតកបន្សល់ទុកមកពីមេតំណាងរបស់កម្ពុជាមួយចំនួន ដូចជាមរតក

តេជោមាស មរតកតេជោយ័ត មរតកតេជោសែន និងមរតកតេជោដំឡើងជាដើម។

លោកនាយករដ្ឋមន្ត្រីបានស្តីបន្ទោសផងដែរទៅរបបប្រល័យពូជសាសន៍ខ្មែរក្រហមដែលបង្កាក់មិនឲ្យកម្ពុជាធ្វើជាម្ចាស់ផ្ទះកីឡា ថ្នាក់តំបន់អន្តរជាតិនេះបាន ដែលមិនដូចជាប្រទេសអាស៊ានដទៃទៀតដែលមិនដែលស្គាល់សោកនាដកម្មប្រល័យពូជសាសន៍ ដោយបានលើកឡើងថា "កម្ពុជាបានធ្វើជាម្ចាស់ផ្ទះនៃកិច្ចប្រជុំកំពូលអាស៊ាន (Asean Summit) ចំនួន២លើករួចមកហើយនៅឆ្នាំ២០០២ និងឆ្នាំ២០១២កន្លងទៅនេះ ក៏ប៉ុន្តែកម្ពុជាមិនទាន់មានលទ្ធភាពដើម្បីធ្វើជាម្ចាស់ផ្ទះនៃការប្រកួតកីឡាស៊ីហ្គេមនោះទេ។ ដូច្នេះមិត្តអាស៊ានមានការយោគយល់អំពីបញ្ហានេះ ដោយសារតែបើពិនិត្យពីស្ថានភាពប្រទេសអាស៊ានទាំង១០ គ្មានប្រទេសណាមួយដែលខ្ទេចខ្ទាំដូចជាប្រទេសកម្ពុជាយើងនេះទេ។"

លោកនាយករដ្ឋមន្ត្រីក៏ធ្លាប់បានសុំពន្យារពេលធ្វើជាម្ចាស់ផ្ទះនៃកីឡាស៊ីហ្គេមនេះជាច្រើនលើករួចមកហើយដែរ ដោយសារតែកម្ពុជាខ្វះថវិកាសាងសង់ពហុកីឡដ្ឋានជាតិថ្មី នៅគ្រាដែលប្រទេសសមាជិកអាស៊ានស្ទើរទាំងអស់ធ្លាប់បានធ្វើជាម្ចាស់ផ្ទះកីឡាស៊ីហ្គេមរួចមកហើយ ដែលរួមបញ្ចូលទាំងប្រទេសមីយ៉ាន់ម៉ាដែលជាប្រទេសដំបូងក៏ការបសអាស៊ានក៏កំពុងធ្វើជាម្ចាស់ផ្ទះកីឡាស៊ីហ្គេមក្នុងឆ្នាំ ២០១៣ នេះផងដែរ។

ប៉ុន្តែលោកជឿជាក់ថា កម្ពុជាប្រាកដជាអាចធ្វើម្ចាស់ផ្ទះកីឡាស៊ីហ្គេមបានបន្ទាប់ពីពហុកីឡដ្ឋានមរតកតេជោនេះ ត្រូវបានសាងសង់

រួចរាល់នៅរយៈពេល ១០ឆ្នាំខាងមុខ។ បើតាមអគ្គលេខាធិការនៃគណៈកម្មការជាតិរដ្ឋប្បវេណីកីឡាជាតិ (NOCC) លោក វ៉ាត ចំរើន ពហុកីឡដ្ឋាននេះអាចផ្ទុកអ្នកទស្សនាបាន១០ម៉ឺននាក់ ហើយដំណាក់កាលសាងសង់ត្រូវបានគ្រប់គ្រងដោយគណៈកម្មការអន្តរក្រសួង និង NOCC ដែលត្រូវបានគូសប្លង់ដោយក្រុមហ៊ុន Architect Solutions ផ្តល់សេវាទីប្រឹក្សាគម្រោងប្លង់ដោយក្រុមហ៊ុន L.C.T Architecture Group និងសាងសង់ដោយក្រុមហ៊ុន L.Y.P Group។

ប្រធាន NOCC និងជារដ្ឋមន្ត្រីក្រសួងទេសចរណ៍ ឯកឧត្តម ចោង ខុន បានលើកឡើងថាការសាងសង់ពហុកីឡដ្ឋានដ៏ធំសម្បើមនេះអាចធ្វើទៅបានក៏ដោយសារតែការរីកចម្រើនសេដ្ឋកិច្ចជាតិប្រសើរជាងមុនដែរ ខណៈដែលខុស្សាហកម្មកីឡា បានពង្រីកតួនាទីរបស់ខ្លួនក្រៅពីជួយលើកកម្ពស់សុខភាពប្រជាជនក៏បានជួយអភិវឌ្ឍសេដ្ឋកិច្ចជាតិផងដែរ។

"នេះគឺជាពហុកីឡដ្ឋានដ៏ទំនើបទាន់សម័យដែលបម្រើពហុកីឡា និងជាគំរូក្នុងប្រទេសជាលើកដំបូង ដែលអាចទទួលធ្វើជាម្ចាស់ផ្ទះនៃការប្រកួត SEA Game នៅឆ្នាំ២០២៣ ខាងមុខ ក៏ដូចជាអាចទទួលរៀបចំការប្រកួតកីឡាក្នុងព្រឹត្តិការណ៍ធំៗផងដែរ។"

គួររំលឹកផងដែរថា តំបន់ព្រែកតាសេកដែលជាទីតាំងរបស់ពហុកីឡដ្ឋានដ៏ធំនេះនឹងក្លាយជាទីក្រុងរណបដ៏ទំនើបមួយនៅក្នុងរយៈពេល១០ឆ្នាំខាងមុខ ដែលអភិវឌ្ឍដោយក្រុមហ៊ុន L.Y.P Group។

ប្រែសម្រួលដោយ ទឹម វុត្តា



ពហុកីឡដ្ឋានជាតិដ៏ទំនើបទាន់សម័យ ដែលត្រូវបានដាក់ឈ្មោះថា "ពហុកីឡដ្ឋានជាតិមរតកតេជោ" នឹងលេចជាប្រភពក្នុងឆ្នាំ ២០២២ មុនពេលប្រទេសកម្ពុជាធ្វើជាម្ចាស់ផ្ទះប្រកួតកីឡាស៊ីហ្គេម នៅឆ្នាំ២០២៣

From Plans to Buildings

From drawing plan to the real building, architecture is the first point of call for all building works

Every man-made thing on earth comes through designing, and that leaves no exception for small to mega buildings and other construction projects.

Within these last few years, about a dozen modern skyscrapers were erected in the kingdom, taking back the world's attention to this small country. Amongst them are: the dragon-like Vattanac Capital Tower, that won Southeast Asia's outstanding commercial award last year, residential complex Riviera condo replicated to Singapore's Marina Bay Sands, Olympia city complex, government peace building, Hyundai Phnom Penh Tower,

Korean Royal De Castle, Japanese five-star Bellevue condo, while the best entertainment complex falls to NagaWorld2.

But that's not all. More flamboyant structures are emerging and will grow alongside the healthy construction industry, and that is why many construction experts believe Cambodia has reached a new era—an era of architecture refreshing its past renowned reputation of 1960s' architecture.

Archetype Cambodia, a leading integrated international design and project management consultancy which arrived Cambodia 10 years ago, agreed that the

construction market here is strengthening. Many projects are already under construction in the three major cities and this will also spread to other medium and small cities throughout the country. It also predicts a good future for architectural and designing services.

"...Foreign developers see Cambodia as a good place to secure their investment with a steady demand for new facilities," said Michel Cassagnes, Archetype Cambodia's Architectural Design Director. "There is much opportunity here as generally, architects can be involved on any kind of building -- from public toilets to skyscrapers."

Having standardized architecture and design for every project brings remarkable benefits. It ensures the building's beauty, longevity, energy consumption, minimized construction cost and provides low energy consumption cost due to low-energy consumption designing. Yet such values are not well recognized among the public, and many prefer building projects without proper architecture and designing services.

"As designers, we are on the forefront of projects, having to advise developers towards sustainable building to secure a long and safe investment with good quality construction," Michel said.

“There is much opportunity here as generally, architects can be involved on any kind of building - from public toilets to skyscrapers.” - Michel Cassagnes

Modern Architecture

Architecture means various things, but a common definition generally refers to the style and method of design and construction of buildings and other physical structures. Unlike the classic architecture that designers should follow traditional norms, today architects and designers can produce any complex styles they want to beautify their masterpieces; simply that architecture is innovative art.

Taking the outstanding commercial Vattanac Capital Tower, to be completed late this year, for instance, this 39-floor skyscraper of 184m which will rank as the kingdom's highest structure is built to dedicate to the dragon shape, best represents the nation's mythical background which links to the dragon. Besides winning the award for Southeast Asia's Best Commercial Development late last year due to its outstanding design that shows off dragon-back body and low-power consumption, the tower is therefore designed to be the first multi-purpose complex in Cambodia featuring luxury retail space, grade-A office, serviced apartments, sky

bar, cafes, restaurants and so on.

Diamond Island's Riviera Condo which building started last year and aims for completion in 2017, is planning to be the kingdom's best residential and commercial complex offering five-star condominium, modern shop house, Plaza, state-of-the-art commercial space, and the vessel-like sky park. There are total five towers. 33 floors for tower A and B, while it spans to 38 floors for tower C, D, and E that jointly carry the vessel-like sky park which bear a resemblance to Singapore's Marina Bay Sands.

With such resemblance, many observers worry whether Cambodia also reached the era of building design's plagiarism.

the same, there is no problem. This principle is adopted not only in Cambodia, but worldwide."

But Archetype Cambodia's Michel Cassagnes has a more positive view. "Intellectual property rights are paramount for any creative business and when you capture cultural specificities, understand climatic conditions and challenge functionality, innovation will be copied. We have no problem with that."

Going Green

One amongst the remarkable innovation is the green building architecture which is designed, constructed and operated to minimize environmental impacts, especially on energy consump-

tion. It is also called the Leadership in Energy and Environmental Design (LEED) technology. These green technologies are gradually surging in Cambodia where there is potential for such environmentally-friendly initiatives.

Although no exact number of these environmentally-friendly complexes are ever recorded, the Land Management Ministry founded more commercial buildings have applied green technologies to reduce power consumption and CO2 emission amidst the steady move of construction.

Spokesman for the Land Management Ministry, Beng Hong Socheat Khemro also points out no concern over designing intellectual property rights here, expressing that "Architecture isn't characterized as originating from anyone and it is an innovative and developing art."

"Due to modern architecture principle, architecture is an innovative art, so people can build, innovate, and outdo from any existing projects that they want," Khemro said, adding that, "It is wrong if you copy the whole structural and designing master plan of any existing buildings and make everything the same, but if you just copy the shape and design it by your own without making everything

"Green buildings are more popular now, such as those that install solar panels or fans 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 ministry's Construction Department. "These facilities don't appear only in cities, but can also be found in the rural areas where electricity is either expensive or lacking." ▶

buildings. Not only structures that utilize solar power, fans to generate electricity or absorb natural air or wall mirrors to absorb more natural light are called green, buildings that are designed to consume low electricity are also called green buildings," according to Seng Sona, Manager of Advancing Engineer Consultants. "Green buildings feature many different designs, but the common idea is to minimize power consumption."

More room for construction experts?

The prospering construction industry has actually invited more players to share the fortune here. While many insiders complain the market is tough now, with too many players, for Archetype Cambodia, having various sizes of design firms is good for the market as it forces everyone to innovate and bring the best level of design.

Last year, Cambodia registered 1,205 construction and designing com-

panies with 932 Cambodian firms and 273 international firms, growing by 13% against 2011. These companies generally offer services in construction, architecture, designing, project management, consultation, and so on; they can also be called construction consultancies and their services and responsibilities vary between projects and negotiations with clients.

The inception of new players to serve the market has ordered more construction technical labor supply and that's also what Sok Siphanna, the Royal Government Advisor alerts that Cambodian students should focus more on technical skills to meet the market needs, rather than on general majors. "Cambodia's economy can't absorb thousands of bankers, economists, accountants, but it can absorb thousands of technicians such as those in construction and factories."

Kim Sokunthearith, Deputy-Dean for Architecture at Royal University of Fine Arts (RUFA) agrees job opportunities for

construction professions are in abundance now with the construction sector growing.

"All architect and design students graduated from RUFA can find good jobs, some establish teams or companies, while others work for construction companies or residential complex," he said. "I notice that designers are the most preferred technical labor in the market."

Sokunthearith points out previously only 30 students enrolled at Architecture Department at his university annually, but this year, 190 students enrolled in this department. "Our school has limited enrollment due to limited classes, I believe if the school had larger enrollments, more students will come."

So far less than 10 universities in Cambodia, both private and public, are offering construction-related majors. Although the annual total amount of graduates majoring in construction careers can't be found, Sokunthearith

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reported his university alone can produce about 100 architects and designers every year.

This Architect practitioner analyzes the incoming ASEAN integration as both the threat and opportunity for the kingdom's construction professions.

"In term of market, that's fine, we can integrate well with them, but I am afraid that our architect students will be inferior to other Asian students, especially on the language issue," he said. "But for the skills, I also think it is fine we can learn step by step from them, and this regional merge also pushes us for capacity and skill upgrade."

Nak Srydanith, 23, a sixth year Architecture and Urban student at RUFA agrees the job market for architecture and design careers is large, but feels it is only for those who have networks. The market is still too small for a fresh graduate without the networking.

What he points out is that most students will want to build up network through a part time job, so that they can move to a full-time job or set up their

own company when they have graduated.

He also doesn't feel Architect, Design and Engineer students can find jobs easier than banking, accounting and business students, reasoning that "Architects relate to the art, not as much to the social side." In his plan, he wants to settle in a private company, as a Draft Man to learn the officework first, before getting ready to set up his own construction company.

Danith also recognizes the threatening ASEAN integration related to skill competition and is working hard to avoid walking behind his future ASEAN Architect colleagues. "People from more developed countries will take our jobs because they get higher educations, so we need to strengthen to compete with them. But it can be a good chance as well to learn from them."

But Archetype Group is also satisfied with the local engineers graduating from the local universities that they have recruited.

"Archetype Cambodia is proud to have a very low turnover with local archi-

itects and engineers. When it comes to recruiting, we are seeking motivated and hardworking candidates willing to work with us regardless of where they studied," he said.

Hurdles remain

Cambodia's architecture Industry still faces ongoing challenges. One amongst them is the absence of a formal construction code for Cambodia itself, which means Cambodia resorts to use a mix of international codes such as US code, Euro code, Chinese code, French code, Japanese code and so on, according to constructors' preference.

Despite this, Thomas Zazworka, Country Manager of Novare Design International (NDI) warns that the lack of international-recognized construction standards is a serious matter the country should immediately tackle when few people realize values of high-end standards.

"There is no clear construction standard here yet, everybody can use whatever they want," he said. "Although several construction sites are apparently applying high class design and construction ▶

standards, many clients still don't realize the longevity benefits of paying for high class services."

But Chheang Bonet, Senior Sales Engineer of 7FTD Co., Ltd, a company that produces and supplies foundation pile, criticizes that using international codes also doesn't work well with Cambodia due to difference of geography and construction materials used.

"Some particular materials used to make concrete columns in Cambodia can't be found abroad, so Cambodia can't just rely on international construction codes, it just doesn't fully fit. We need to have our own code that fits our own conditions," Bonet said.

Denis Astgen, Managing Director of Comin Khmere agreed, building standards are the main challenges to be faced, but also highlights on issues related to local manufacturing and availability of technical equipment. But he also believes the ASEAN integration will ease the movement of equipment through elimination of non-tariff barriers, connectivity and transport facilitation.

"The growing interest from the Foreign Direct Investment (FDI) will increase demand in the architecture, construction, and engineering services sector and will allow technology and knowledge transfer from multinational firms or regional firms," he said. "Cambodia should invest

in vocational training and local SME, strengthen and enforce building standard code and in this perspective consider energy efficiency solutions."

Beng Hong Socheat Khemro, spokesman for the Land Management Ministry admits there is no construction code here yet, but points out the ministry has set up a range of rules to control construction industry.

"So far we don't have our own construction code yet, but we are preparing it now, and we expect to make it happen in the government's fifth mandate," he said.

Khemro said Cambodia should not worry about ASEAN integration, instead we

“All architectural and designing students graduated from RUFA can find good jobs, some establish teams or companies, while others work for construction companies or residential complex, I notice that designers are the most preferred technical labor in the market.” - Kim Sokunthearith



Khmer architectural works were exhibited for the public at Royal University of Fine Arts.



Architectural student explained his art-work project of airport plan to the audiences.

“Some particular materials used to make concrete columns in Cambodia can't be found abroad, so Cambodia can't just rely on international construction codes, it just doesn't fully fit. We need to have our own code that fits our own condition.” - Chheang Bonet

should prepare for it, as isolation would never be a good choice. "If we are weak, we can't compete with others, so we have to transform concern into effort."

As part of its preparation and efforts to enter ASEAN, the ministry formed up a Board of Engineers of Cambodia (BEC) in 2009, Cambodian Society of Architects (CSA) in 2011, and Cambodia Constructors Association (CCA) in 2011 as it approaches to uplift the kingdoms' construction industry.

However, some Cambodian architects worry over the slow progress to register the young Cambodian Societies of Architects into the ASEAN's architect list, seeing as the regional merge in 2015 is getting closer. They are also concerned over the tough skill competition amongst other professional international architects, realizing most Cambodian architects are relatively low-skilled.

Cambodia, therefore has yet to enlist its individual architects into the

ASEAN's architect list, whereas the bloc's architect group has recognized almost a hundred of architects from major ASEAN countries.

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

By Tim Vutha

ពិតម្រោងប្លង់ទៅជាសំណង់

ផ្ដើមចេញពីគំនូសប្លង់រហូតសម្រេចជាសំណង់អគារមួយ ស្ថាបត្យកម្មគឺជាជំហានទីមួយដែលត្រូវពិចារណាជាសំខាន់សម្រាប់ការងារសាងសង់ទាំងអស់

រាល់ការបង្កើតឡើងដោយមនុស្សលើលោកនេះ មិនថាគិតច្រើនសុទ្ធសឹងតែកើតចេញពីការគិតស្រាវជ្រាវនិងការឆ្លើយតបទាំងអស់ ជាពិសេសសំណង់អគារតូចធំ និងគម្រោងសំណង់ជាច្រើនប្រភេទទៀត។

ក្នុងរយៈពេលប៉ុន្មានឆ្នាំចុងក្រោយនេះ មានអគារខ្ពស់ៗដ៏ឆើតឆាយ ច្រើនជាងដប់ត្រូវបានសាងសង់ឡើងក្នុងព្រះរាជាណាចក្រកម្ពុជានេះ ជាពិសេសនៅរាជធានីភ្នំពេញ ដែលបានទាក់ទាញចំណាប់អារម្មណ៍ជាសកលមកលើប្រទេសដែលធ្លាប់មានភាពល្បីល្បាញផ្នែកស្ថាបត្យកម្មពីអតីតកាលម្ដងទៀត។

ក្នុងចំណោមអគារទាំងនោះ រួមមានអគារ Vattanac Capital Tower ដែលមានរូបរាងដូចនាគ បានឈ្នះពានរង្វាន់ជាសំណង់អគារពាណិជ្ជកម្មដ៏ល្អជាងគេនៅតំបន់អាស៊ីអាគ្នេយ៍កាលពីឆ្នាំមុន សង្កាត់ខ្ពង់រៀន Riviera ដែលមានទ្រង់ទ្រាយស្រដៀងនឹងអគារ Marina Bay Sands នៅប្រទេសសិង្ហបុរី សង្កាត់ពាណិជ្ជកម្ម និងលំនៅដ្ឋានដ៏ប្រណិត Olympia City អគារវិមានសន្តិភាពរបស់រាជរដ្ឋាភិបាល អគារពាណិជ្ជកម្ម Hyundai Phnom Penh Tower ខ្ពង់រៀន De Castle Royal អគារស្នាក់នៅលំដាប់ផ្កាយ ៥ Bellevue ខណៈដែលអគារ NagaWorld2 ជាអគារកំសាន្តដែលល្អជាងគេ ត្រូវបានចាប់ផ្ដើមសម្រាប់រយៈពេលប៉ុន្មានឆ្នាំចុងក្រោយនេះ។

ប៉ុន្តែវាមិនមានតែប៉ុណ្ណឹងទេ។ មានអគារឆើតឆាយជាច្រើនទៀតត្រូវបានស្ថាបនាឡើង

ស្របទៅតាមការរីកចម្រើននៃខុស្សាហកម្មសំណង់ ហើយនេះគឺជាអ្វីដែលអ្នកជំនាញផ្នែកសំណង់ជឿជាក់ថាកម្ពុជាបានឈានដល់សករាជថ្មីមួយ ដែលជាសករាជនៃស្ថាបត្យកម្មទំនើបបានដុះខាតភាពល្បីល្បាញពីអតីតកាលរបស់កម្ពុជានៃសម័យស្ថាបត្យកម្មនាសតវត្សរ៍ឆ្នាំ ១៩៦០។

សម្រាប់ Archetype Group ដែលជាក្រុមហ៊ុនប្រឹក្សាផ្នែកការចនាប្លង់អគារ និងការគ្រប់គ្រងគម្រោងសាងសង់លំដាប់ថ្នាក់អន្តរជាតិមួយដែលបានមកដល់កម្ពុជាកាលពី១០ឆ្នាំមុន យល់ស្របថាទិដ្ឋភាពសំណង់នៅទីនេះមានភាពរឹងមាំជាងមុន ដោយមើលឃើញថាមានគម្រោងសំណង់ជាច្រើនកំពុងត្រូវបានសាងសង់នៅក្នុងទីក្រុងសំខាន់ៗទាំងបី ដែលវានឹងរីករាលដាលដល់ទីក្រុងតូចនិងមធ្យមនានានៅទូទាំងប្រទេសផងដែរ។

"អ្នកអភិវឌ្ឍន៍សំណង់បរទេសកត់សម្គាល់ឃើញកម្ពុជាជាកន្លែងដ៏ល្អប្រសើរមួយដែលអាចធានាសុវត្ថិភាពការវិនិយោគរបស់គេ ដោយទីនេះមានតម្រូវការទៀតទាក់ទងសម្រាប់អ្វីដែលថ្មីៗ" លោក Michel Cassagnes នាយកផ្នែកប្លង់ស្ថាបត្យកម្មនៃក្រុមហ៊ុន Archetype Group នៅកម្ពុជា បាននិយាយដូច្នោះ ដោយបន្តទៀតថា "មានឱកាសជាច្រើននៅទីនេះ ដោយជាទូទៅស្ថាបត្យករអាចបម្រើឲ្យការសាងសង់អគារគ្រប់យ៉ាង តាំងពីបន្ទប់ទឹកសាធារណៈរហូតដល់អគារខ្ពស់កប់ពពក។"

ជាមួយនឹងបម្រាសយកកម្មនៃស្ថាបត្យកម្ម

និងការរៀបចំប្លង់សម្រាប់គម្រោងនានាគឺពិតជាផ្តល់សារៈសំខាន់ណាស់។ ដោយវាធានាបាននូវសោភ័ណភាពអគារ ភាពយូរអង្វែង ការកាត់បន្ថយថ្លៃសាងសង់និងការសន្សំសំចៃថាមពលប្រើប្រាស់ដែលជាលទ្ធផលនៃការលើកកម្ពស់ដើម្បីអគារប្រើប្រាស់ថាមពលតិច។ ប៉ុន្តែគុណតម្លៃទាំងនេះមិនត្រូវបានយល់ដឹងបានទូលំទូលាយពីសំណាកសាធារណៈជននោះទេ ហើយនៅតែមានមនុស្សជាច្រើននិយមសាងសង់សំណង់របស់គេដោយគ្មានសេវាកម្មគូសប្លង់ និងស្ថាបត្យកម្មបានត្រឹមត្រូវ។

"ក្នុងនាមជាអ្នកលើកកម្ពស់ យើងត្រូវប្រឈមមុខមុនគេលើគម្រោងសាងសង់ទាំងនោះ ដោយចាំបាច់ត្រូវផ្តល់យោបល់ដល់អ្នកអភិវឌ្ឍន៍គម្រោងទាំងនោះឲ្យទទួលបានអគារដែលមាននិរន្តរភាព ដើម្បីធានានូវការវិនិយោគរយៈពេលយូរនិងមានសុវត្ថិភាពរបស់ពួកគេរួមជាមួយនឹងការសាងសង់ប្រកបដោយគុណភាព" លោក Michel បានលើកឡើងយ៉ាងដូច្នោះ។

• ស្ថាបត្យកម្មសម័យទំនើប

ស្ថាបត្យកម្មអាចមាននិយមន័យជាច្រើនសុណាន ប៉ុន្តែនិយមន័យសមញ្ញ ជាទូទៅគឺចង់សំដៅទៅរចនាប័ទ្ម និងវិធីសាស្ត្ររចនាគំរូប្លង់និងការសាងសង់អគារ និងសំណង់នានាប្រកបដោយស្តង់ដារត្រឹមត្រូវ។ មិនដូចស្ថាបត្យកម្មបែបបុរាណដែលអ្នកលើកកម្ពស់គួរពិចារណាពីវប្បធម៌ប្រពៃណីជាសំខាន់។ បច្ចុប្បន្ននេះ ស្ថាបត្យករ ឬអ្នកលើកកម្ពស់អាចជ្រើសរើសនូវរចនាប័ទ្មដែលផ្តល់នូវសោភ័ណភាពទាក់ទាញសម្រាប់

ស្នាដៃរបស់គេ ដោយហេតុថាស្ថាបត្យកម្មគឺជាសិល្បៈកែច្នៃ។

ដោយលើកយកអគារ Vattanac Capital Tower ជាអគារពាណិជ្ជកម្មល្អជាងគេដែលនឹងត្រូវបញ្ចប់នៅចុងឆ្នាំនេះ ជាឧទាហរណ៍ អគារដែលមាន៣៩ជាន់ និងកម្ពស់ ១៨៤ម៉ែត្រ ជាលំដាប់អគារដែលខ្ពស់ជាងគេនៅកម្ពុជា ដែលត្រូវបានសាងសង់ឡើងដោយឧទ្ទេសនាមជាបុរាណ និងជានិមិត្តរូបល្អបំផុតអំពីប្រវត្តិរឿងនិទានពង្សាវតារនៃប្រទេសកម្ពុជាដែលទាក់ទិននឹងនាគរាជ។ ក្រៅពីបានឈ្នះរង្វាន់ជាការអភិវឌ្ឍន៍សំណង់ពាណិជ្ជកម្មដែលល្អជាងគេប្រចាំតំបន់អាស៊ីអាគ្នេយ៍កាលពីឆ្នាំមុន ដោយផ្ដោតជាសំខាន់លើការរចនាគំរូប្លង់ដ៏ល្អឯក និងប្រកបដោយនិរន្តរភាពដែលបង្ហាញពីរូបរាងនាគរាជ រួមទាំងការប្រើប្រាស់ថាមពលតិច មិនត្រឹមតែប៉ុណ្ណោះ អគារនេះក៏ត្រូវបានរចនាគំរូប្លង់ឲ្យយោងជាអគារពហុបំណងទម្រង់នៅកម្ពុជា ដែលរួមមានកន្លែងលក់ទំនិញដ៏ប្រណិត អគារការិយាល័យលំដាប់ A អាណាតមិន សួនអាកាស (Sky-bar) ហាងកាហ្វេ ភោជនីយដ្ឋាន។ល។

ចំណែកឯខ្ពង់រៀន Riviera នៅឯកោះពេជ្រ ដែលត្រូវបានសាងសង់កាលពីឆ្នាំមុន ហើយគ្រោងនឹងបញ្ចប់ក្នុងឆ្នាំ២០១៧ ក៏ត្រូវបានទទួលស្គាល់ថាជាសង្កាត់លំដាប់ខ្ពង់រៀន និងពាណិជ្ជកម្មដ៏ល្អបំផុតនៅកម្ពុជាដែរ ដោយរួមមានខ្ពង់រៀនលំដាប់ផ្កាយ៥ ផ្ទះដែលអាចលក់ទំនិញបានដ៏ទំនើប ផ្សារទំនើប អគារការិយាល័យដ៏ប្រណិត និងសួនកំសាន្តលើអាកាសដែលមានរាងដូច

ទូកសំកាំងលើអាកាសផងដែរ។ ហើយវាមានអគារសរុបចំនួន៥ក្នុងគម្រោងនេះ រួមមានអគារ A និង B មានកម្ពស់៣៣ជាន់ ខណៈដែលអគារ C D និង E មានកម្ពស់៣៩ជាន់ ដែលរួមគ្នាទ្រទ្រង់កំសាន្តលើអាកាស ដែលមានទម្រង់ស្រដៀងគ្នាទៅនឹងអគារ Marina Bay Sands នៅប្រទេសសិង្ហបុរី។

ដោយមានភាពស្រដៀងគ្នា ទៅនឹងអគារដទៃបែបនេះ មានមហាជនជាច្រើនបានគិតថាកម្ពុជាក៏ប្រហែលជាឈានដល់យុគសម័យនៃការចម្លងគំរូប្លង់សំណង់ផងដែរ។

ប៉ុន្តែលោក ជិន ហុក ប្រធានគ្រប់គ្រងគម្រោងសាងសង់ខ្ពង់រៀន Riviera បានបដិសេធថាមិនបានចម្លងគំរូប្លង់ពីអគារ Marina Bay Sands នោះទេ ដោយបានបញ្ជាក់ថា "ទោះបីជាខ្ពង់រៀន Riviera មានទ្រង់ទ្រាយស្រដៀងគ្នាច្រើនទៅនឹងអគារ Marina Bay Sands តែអគារទាំងពីរនេះក៏ខុសគ្នាច្រើនលើទ្រង់ទ្រាយខាងក្នុង និងការរចនាផ្នែកខាងក្នុងផងដែរ។ Marina Bay Sands គឺជាសណ្ឋាគារ និងកាស៊ីណូ ចំណែកឯ Riviera គឺជាខ្ពង់រៀន និងរចនាសម្ព័ន្ធពហុបំណងផ្សេងៗជាច្រើនទៀត"។ នេះក៏ជាអ្វីដែលអ្នកនាំពាក្យរបស់ក្រុមស្រាវជ្រាវដ៏នគរបនិយមកម្ពុ និងសំណង់ លោក បេងហុង សុជាតិខេមរ៍ បានចង្អុលបង្ហាញថា កម្ពុជាមិនមានការប្រឡងចំពោះកម្ពុស្ថាបត្យករលើការរចនាគំរូប្លង់អគារនេះ ដោយលើកឡើងថា "ស្ថាបត្យកម្មមិនមានចរិតថា មានប្រភពដើមមកពីនរណានោះទេ ហើយវាគឺជាសិល្បៈផ្លែ-

ប្រឌិត។ "យោងតាមគោលការណ៍ស្ថាបត្យកម្មទំនើប ស្ថាបត្យកម្មគឺជាសិល្បៈផ្លែប្រឌិត ដូច្នោះស្ថាបត្យករទាំងឡាយអាចកសាង កែច្នៃ និងធ្វើបានល្អប្រសើរជាងអគារដែលមានពីមុនមកតាមដែលគេចង់បាន"។ លោកបានបញ្ជាក់យ៉ាងដូច្នោះ ដោយបន្តទៀតថា "វានឹងខុសប្រសិនបើអ្នកចម្លងទ្រង់ទ្រាយអគារ និងប្លង់រចនារបស់អគារដែលមានពីមុនទាំងស្រុង ដោយធ្វើអ្វីគ្រប់យ៉ាងដូចគ្នា ប៉ុន្តែប្រសិនបើអ្នកគ្រាន់តែចម្លងរូបរាង ហើយរចនាអគាររបស់អ្នកដោយខ្លួនឯង ដោយមិនធ្វើគ្រប់យ៉ាងដូចគ្នាទាំងស្រុង គឺមិនមានបញ្ហាអ្វីនោះទេ។ ហើយគោលការណ៍នេះត្រូវបានអនុវត្តនៅទូទាំងពិភពលោក មិនមែនតែនៅកម្ពុជានោះទេ"។

ប៉ុន្តែលោក Michel Cassagnes នៃ Archetype Group មានទស្សនៈវិជ្ជមានជាងនេះ ដោយលើកឡើងថា "កម្ពុស្ថាបត្យករមានភាពចាំបាច់សម្រាប់អភិវឌ្ឍន៍ប្រឌិតនានា ហើយនៅពេលអ្នកចង់ចាប់យកភាពជាក់លាក់នៃវប្បធម៌ប្រជាជនយល់ដឹងពីលក្ខខណ្ឌអាកាសធាតុនិងតួនាទីនៃភាពប្រឈមនានា ដូចនេះការផ្លែប្រឌិតនិងត្រូវបានចម្លង។ យើងមិនមានបញ្ហាលើរឿងនេះទេ"។

• ការបែរឆ្ពោះទៅកាន់អគារបែតង

បច្ចេកវិទ្យាមួយក្នុងចំណោមបច្ចេកវិទ្យាស្ថាបត្យកម្មប្រកបដោយការផ្លែប្រឌិតខ្ពស់គួរឲកត់សម្គាល់នោះគឺស្ថាបត្យកម្មអគារបែតង ▶

ដែលត្រូវបានរចនាប្លង់សាងសង់ និងដំណើរការដើម្បីកាត់បន្ថយផលប៉ះពាល់ជាអតិបរមាលើបរិស្ថាន ជាពិសេសលើការប្រើប្រាស់ថាមពល។ បច្ចេកវិទ្យានេះក៏ត្រូវបានហៅថាបច្ចេកវិទ្យានាំមុខក្នុងការរចនាសំណង់បែបថាមពលនិងបរិស្ថាន (LEED) ផងដែរ។ បច្ចេកវិទ្យាបែបនេះកំពុងតែរីកចម្រើននៅក្នុងប្រទេសកម្ពុជា ដែលជាប្រទេសមានសក្តានុពលខ្លាំងសម្រាប់គំនិតស្រលាញ់បរិស្ថានទាំងនេះ ដោយសារមាន អាកាសធាតុក្តៅ និងមានខ្យល់ខ្លាំង នៅពេលដែលកង្វះខាតថាមពលប្រើប្រាស់បានក្លាយជាបញ្ហាធ្ងន់ធ្ងរទៅហើយ។

បើទោះជាមិនមានទិន្នន័យច្បាស់លាស់អំពីចំនួនអគារដែលស្រលាញ់បរិស្ថានទាំងនេះត្រូវបានកត់ត្រាក៏ដោយ ក្រសួងរៀបចំផែនទីនគរូបនីយកម្ម និងសំណង់ បានអង្កេតឃើញថាមានអគារពាណិជ្ជកម្មជាច្រើនបានប្រើប្រាស់បច្ចេកវិទ្យាអគារបែបនេះ ដើម្បីកាត់បន្ថយការប្រើប្រាស់ថាមពល និងការបំភាយឧស្ម័នផ្ទះកញ្ចក់ នៅអំឡុងពេលដែលមានការរីកចម្រើននៃវិស័យសំណង់ជាបន្តបន្ទាប់។

"អគារបែបនេះកំពុងតែកើនឡើងនាពេលថ្មីៗនេះ តួយ៉ាងដូចជា អគារដែលប្រើប្រាស់បន្ទះស្រូបពន្លឺព្រះអាទិត្យឬកង្ហារដើម្បីបង្កើតជាអគ្គិសនី និងរចនាសម្ព័ន្ធអគារដែលត្រូវបានរចនាប្លង់ឡើងទស្រូបយកខ្យល់ធម្មជាតិបានច្រើន ដើម្បីជួយធ្វើឲ្យត្រជាក់ផ្នែកខាងក្នុងអគារក្នុងន័យកាត់បន្ថយការប្រើប្រាស់ថាមពលអគ្គិសនី" លោក ឡៅ ទិព្វសិហា អនុប្រធាននាយកដ្ឋានសំណង់របស់ក្រសួងបានបញ្ជាក់យ៉ាងដូច្នោះ។ "បច្ចេកវិទ្យាបែបនេះមិនមែនត្រឹមតែកើតមាននៅទីក្រុងនានានោះទេ ប៉ុន្តែកំពុងត្រូវបានប្រើប្រាស់យ៉ាងជុំសម្រាប់នៅតាមតំបន់ជនបទជាច្រើនដែលខ្វះខាតអគ្គិសនីប្រើប្រាស់និងមានតម្លៃថ្លៃផងដែរ។"

មានការរចនាប្លង់អគារជាច្រើនសណ្ឋានសម្រាប់អគារបែបនេះ។ មិនមែនត្រឹមតែការគូសប្លង់រចនាសម្ព័ន្ធដែលប្រើប្រាស់ថាមពលពន្លឺព្រះអាទិត្យ ឬកង្ហារ ដើម្បីបង្កើតថាមពលអគ្គិសនី ឬស្រូបយកខ្យល់ធម្មជាតិ ឬជញ្ជាំងកញ្ចក់ដើម្បីស្រូបយកពន្លឺធម្មជាតិបានច្រើនត្រូវបានហៅថាអគារបែបនោះទេ អគារដែលរចនាគំរូបង់ដើម្បីប្រើប្រាស់អគ្គិសនីតិច (ELV) ក៏ត្រូវបានហៅថាអគារបែបនេះផងដែរ។ នេះបើតាមកញ្ញា សេង សុណា វិស្វករសំណង់ស៊ីវិលនៃក្រុមហ៊ុន Advancing Engineer Consultants។

តើមានឱកាសច្រើនទៀតសម្រាប់អ្នកជំនាញផ្នែកសំណង់ឬ?



P.S.62 Richmond នឹងជាអគារសិក្សាទី១នៅទីក្រុង New York សហរដ្ឋអាមេរិកដែលមិនប្រើប្រាស់ថាមពលពីខាងក្រៅ

ខុស្សាហកម្មសំណង់ដែលកំពុងមានការរីកចម្រើននេះ ពិតជាបានស្វាគមន៍អ្នកជំនាញផ្នែកសំណង់បន្ថែមទៀតដើម្បីបែងចែកផលចំណេញនៅទីនេះ។ ខណៈដែលមានអ្នកជំនាញក្នុងវិស័យនេះជាច្រើនអ្វីទៅថា ឥឡូវនេះទីផ្សារសំណង់តានតឹងជាមុន ដោយមានក្រុមហ៊ុនសំណង់និងសិក្សាគំរូបង់ជាច្រើនកំពុងប្រតិបត្តិការ។ សម្រាប់ក្រុមហ៊ុន Archetype Group វិញ ការដែលមានក្រុមហ៊ុនសិក្សាលើកគំរូបង់ដែលមានទំហំផ្សេងៗគ្នាជាច្រើន គឺល្អប្រសើរសម្រាប់ទីផ្សារ ដោយវាបានជំរុញឲ្យក្រុមហ៊ុនទាំងឡាយខិតខំកែច្នៃ ដើម្បីផ្តល់ជូនកម្រិតរចនាគំរូបង់ដ៏ល្អបំផុតជូនអតិថិជន។

កាលពីឆ្នាំមុន កម្ពុជាបានចុះបញ្ជីក្រុមហ៊ុនសំណង់ និងសិក្សាគំរូបង់ចំនួន ១២០៥ក្រុមហ៊ុនដែលមានក្រុមហ៊ុនក្នុងស្រុកចំនួន៩៣២ និងក្រុមហ៊ុនបរទេសចំនួន២៧៣ គឺមានការកើនឡើង ១៣ភាគរយ ធៀបនឹងឆ្នាំ២០១១។ ក្រុមហ៊ុនទាំងនេះ ជាទូទៅផ្តល់ជូនសេវាកម្មសាងសង់ស្ថាបត្យកម្ម ការរចនាប្លង់ ការគ្រប់គ្រងគម្រោងសាងសង់ ការផ្តល់ប្រឹក្សា និងសេវាកម្មផ្សេងៗជាច្រើនទៀត។ ក្រុមហ៊ុនទាំងនេះក៏អាចត្រូវបានហៅថា ក្រុមហ៊ុនផ្តល់ប្រឹក្សាផ្នែកសំណង់ផងដែរ ហើយសេវាកម្ម និងទំនួលខុសត្រូវរបស់គេតែងខុសគ្នាទៅតាមប្រភេទគម្រោងសាងសង់និងការចរចាជាមួយម្ចាស់គម្រោង។

ការកើតក្រុមហ៊ុនថ្មីៗដើម្បីបម្រើទីផ្សារសំណង់មួយនេះ ក៏បានទាមទារឲ្យមានការផ្គត់ផ្គង់កម្លាំងពលកម្មបច្ចេកទេសបន្ថែមទៀតដែរ ហើយនេះជាអ្វីដែលលោក សុខ ស៊ីផានណា ដែលជាទីប្រឹក្សាវិស្វកម្មបច្ចេកទេសតែងតែរំលឹកនិស្សិតកម្ពុជាម្តងហើយម្តងទៀតថា ពួកគេគួរ

តែផ្តោតលើការរៀនជំនាញបច្ចេកទេសដើម្បីបំពេញតម្រូវការទីផ្សារជាជានិច្ចលើវិជ្ជាជីវៈទូទៅ។ "សេដ្ឋកិច្ចកម្ពុជាមិនអាចស្រូបយកអ្នកធនាគារ សេដ្ឋកិច្ច គណនេយ្យរវាងពាន់នាក់នោះទេ ប៉ុន្តែសេដ្ឋកិច្ចកម្ពុជាអាចស្រូបយកអ្នកបច្ចេកទេសរាប់ពាន់នាក់បាន តួយ៉ាងដូចជាក្នុងវិស័យសំណង់ និងរោងចក្រជាដើម។"

លោក គឹម សុគន្ធារិទ្ធិ ព្រឹទ្ធបុរសរងនៃមហាវិទ្យាល័យស្ថាបត្យកម្ម នៃសាកលវិទ្យាល័យភូមិន្ទវិចិត្រសិល្បៈ យល់ស្របថា ឱកាសការងារសម្រាប់អាជីពខាងសំណង់មានភាពទូលំទូលាយនៅពេលដែលវិស័យសំណង់បន្តរីកចម្រើនជាលំដាប់។

"និស្សិតស្ថាបត្យកម្ម និងរចនាប្លង់ដែលបញ្ចប់ការសិក្សាពីសាកលវិទ្យាល័យភូមិន្ទវិចិត្រសិល្បៈ ទាំងអស់សុទ្ធតែរកបានការងារល្អៗ មានមួយចំនួនបង្កើតក្រុមការងារ ឬក្រុមហ៊ុនរបស់ខ្លួន ខណៈដែលអ្នកផ្សេងទៀតបម្រើការងារឲ្យក្រុមហ៊ុនសាងសង់ ឬក្រុមហ៊ុនបរិវេណផ្សេងៗ"។ លោកបាននិយាយបែបនេះ ដោយបន្ថែមថា "ខ្ញុំកត់សម្គាល់ឃើញថា អ្នករចនាគំរូបង់ គឺជាអាជីពបច្ចេកទេសដែលមានតម្រូវការច្រើនជាងគេនៅក្នុងទីផ្សារ។"

លោកសុគន្ធារិទ្ធិបានចង្អុលបង្ហាញថា

កាលពីមុន មានតែនិស្សិតប្រហែល៣០នាក់ប៉ុណ្ណោះដែលចូលរៀននៅមហាវិទ្យាល័យស្ថាបត្យកម្មនៃសាកលវិទ្យាល័យនេះក្នុងមួយឆ្នាំ។ ប៉ុន្តែឆ្នាំនេះមាននិស្សិតចំនួន១៩០នាក់បានចូលរៀនក្នុងផ្នែកនេះ។ "សាលារបស់យើងផ្តល់ការចុះឈ្មោះចូលរៀននៅក្នុងផ្នែកស្ថាបត្យកម្មមានកម្រិត នេះដោយសារតែយើងមានថ្នាក់រៀនមិនគ្រប់គ្រាន់។ ខ្ញុំជឿជាក់ថាប្រសិនបើសាលាអាចផ្តល់ជូនការចុះឈ្មោះចូលរៀនបានច្រើនជាងមុន នោះនឹងមាននិស្សិតច្រើនជាងនេះចុះឈ្មោះចូលរៀនជាមិនខាន។"

មកទល់នឹងពេលនេះ មានសាកលវិទ្យាល័យរដ្ឋ និងឯកជនតិចជាង១០ ដែលកំពុងផ្តល់សេវាអប់រំលើវិស័យពាក់ព័ន្ធនឹងសំណង់។ បើទោះបីជាទិន្នន័យនិស្សិតបញ្ចប់មុខជំនាញនេះនៅទូទាំងប្រទេសមិនអាចរកបានក៏ដោយ លោកសុគន្ធារិទ្ធិបានរាយការណ៍ថា សាកលវិទ្យាល័យរបស់លោកតែឯងអាចផលិតបានស្ថាបត្យករ និងអ្នកសិក្សាគំរូបង់ប្រហែល១០០នាក់ជារៀងរាល់ឆ្នាំ ដែលនេះនៅតិចតួចសម្រាប់ការផ្គត់ផ្គង់នៅទីផ្សារការងារសំណង់នៅឡើយ។

អ្នកជំនាញផ្នែកស្ថាបត្យកម្មម្នាក់នេះបានវិភាគថា សមាហរណកម្ម ASEAN ដែលនឹង

ចូលមកដល់អាចជាឱកាសក៏ដូចជាការគម្រាមកំហែងសម្រាប់អាជីពផ្នែកសំណង់នៅកម្ពុជាផងដែរ។

"ចំពោះទីផ្សារ វាមិនជាអ្វីទេ យើងអាចរួមបញ្ចូលល្អប្រសើរជាមួយនឹងគេបាន ប៉ុន្តែខ្ញុំខ្លាចតែប្តូរៗភាគច្រើនដែលជានិស្សិតស្ថាបត្យកម្មរបស់យើងមានសមត្ថភាពទាបជាងនិស្សិតស្ថាបត្យកម្មមកពីប្រទេសដទៃ ជាពិសេសលើផ្នែកភាសា" លោកបានព្រួយបារម្ភបែបនេះ ដោយបន្តទៀតថា "ប៉ុន្តែសម្រាប់ជំនាញ ខ្ញុំក៏យល់ឃើញថា វាមិនមានបញ្ហាទេ និស្សិតយើងអាចសិក្សាជាជំហានៗពីពួកគេបាន ហើយការប្របាច់ចូលគ្នាថ្នាក់តំបន់នេះ ក៏នឹងជួយជំរុញឲ្យយើងចេះលើកកម្ពស់សមត្ថភាព និងជំនាញរបស់យើងផងដែរ។"

ចំណែកនិស្សិតឆ្នាំទី៦ជំនាញស្ថាបត្យកម្ម និងនគរូបនីយកម្មនៅសាកលវិទ្យាល័យភូមិន្ទវិចិត្រសិល្បៈម្នាក់ឈ្មោះ ណាក់ ស្រីដានិត ថ្វីបើយល់ស្របថា ទីផ្សារការងារសម្រាប់អាជីពផ្នែកស្ថាបត្យកម្ម និងសិក្សាគំរូបង់មានភាពទូលំទូលាយ ប៉ុន្តែក៏មានអារម្មណ៍ថាភាពទូលាយនេះគឺសម្រាប់តែអ្នកណាដែលមានបណ្តាញទំនាក់ទំនងសង្គមច្រើនប៉ុណ្ណោះ ហើយទីផ្សារនេះនៅតែតូចធ្លាក់សម្រាប់និស្សិតដែលទើបបញ្ចប់ការសិក្សាថ្មីៗដែលពុំមានបណ្តាញទំនាក់ទំនងក្នុងសង្គមច្រើន។

ហើយនេះក៏ជាអ្វីដែលគាត់លើកឡើងថាមាននិស្សិតជាច្រើនចង់កសាងបណ្តាញទំនាក់ទំនងសង្គមតាមរយៈការងារក្រៅម៉ោង។ ដូចនេះពួកគេអាចបម្រើការងារពេញម៉ោងបាន ឬបង្កើតក្រុមហ៊ុនផ្ទាល់ខ្លួននៅពេលដែលបញ្ចប់ការសិក្សា។

ដានិត ក៏មិនយល់ថា និស្សិតស្ថាបត្យកម្មវិស្វករអាចរកបានការងារបានងាយស្រួលជាងនិស្សិតជំនាញផ្សេងៗ កិច្ច គណនេយ្យ ឬ ធនាគារ ប៉ុន្មានទេ ដោយលើកហេតុផលថា "ស្ថាបត្យករគឺពាក់ព័ន្ធនឹងសិល្បៈ ហើយវាមិនសូវពាក់ព័ន្ធនឹងវិស័យសង្គមច្រើនទេ"។ សម្រាប់ផែនការរបស់គាត់វិញ ដានិតចង់ចាប់ផ្តើមបម្រើការងារជាអ្នកគូសរៀងប្លង់ដើម្បីសិក្សាពីការងារការិយាល័យជាមួយនិងក្រុមហ៊ុនសំណង់ឯកជនជាមុនសិន គោលបំណងដើម្បីពង្រឹងសមត្ថភាពសម្រាប់បង្កើតក្រុមហ៊ុនសាងសង់ផ្ទាល់ខ្លួនមួយនាពេលអនាគត។

ដានិតក៏ទទួលស្គាល់អំពីការគម្រាមកំហែងពីសមាហរណកម្មតំបន់ ដែលពាក់ព័ន្ធនឹងការប្រកួតប្រជែងជំនាញដែរ ហើយនិស្សិតម្នាក់នេះក៏កំពុងខិតខំសិក្សាជាងមុនដើម្បីជៀសវាងកុំឲ្យមានសមត្ថភាពអន់ជាងអនាគតមិត្តរួមការងារសញ្ជាតិអាស៊ានរបស់ខ្លួនផងដែរ។ "អ្នកដែលមកពីប្រទេសដែលមានការអភិវឌ្ឍន៍យ៉ាងយឺតយ៉ាវយកការងាររបស់យើងពីព្រោះពួកគេមានការអប់រំល្អប្រសើរជាងយើង។ ដូច្នេះយើងត្រូវតែពង្រឹងសមត្ថភាពដើម្បីប្រកួតប្រជែងជាមួយពួកគេ។ ប៉ុន្តែវាក៏ជាឱកាសល្អមួយផងដែរដែលយើងអាចសិក្សាពីពួកគេបាន។"

ចំពោះក្រុមហ៊ុន Archetype Group វិញ កំពេញចិត្តខ្លាំងលើវិស្វករសញ្ជាតិកម្ពុជាដែលបញ្ចប់ការសិក្សានៅសាកលវិទ្យាល័យក្នុងស្រុកដែលគេបានជ្រើសរើសយកមកធ្វើការផងដែរ។

"ក្រុមហ៊ុន Archetype Group មានមោទនភាពដែលមានបុគ្គលិកក្នុងស្រុកដូចជាស្ថាបត្យករ និងវិស្វករជាច្រើនបានបន្តបម្រើការឲ្យក្រុមហ៊ុនបានជាច្រើនឆ្នាំ។ នៅពេលនិយាយដល់ការជ្រើសរើសបុគ្គលិក យើងតែងតែជ្រើសរើសបេក្ខជនដែលខុស្សាណាយាម និងមានការតាំងចិត្តខ្ពស់ដែលមានឆន្ទៈ ធ្វើការជាមួយយើងដោយមិនគិតថាពួកគេសិក្សានៅឯណានោះទេ"។ លោក Michel Cassagnes នៃ Archetype Group បានសរសើរបុគ្គលិកកម្ពុជាយ៉ាងដូច្នោះ។

ប៉ុន្តែការប្រឈមនៅតែមានសម្រាប់ខុស្សាហកម្មស្ថាបត្យកម្មនៅកម្ពុជានៅតែដូចការប្រឈមជាច្រើន។ បញ្ហាមួយក្នុងចំណោមនេះគឺអត្រាមានស្នង់ដាសំណង់ផ្លូវការមួយសម្រាប់កម្ពុជាខ្លួនឯងផ្ទាល់ ដែលជាលទ្ធផលកម្ពុជាគ្មានជម្រើសក្រៅពីត្រូវប្រើស្តង់ដារសាងសង់អន្តរជាតិផ្សេងៗយ៉ាងសើដូចជា៖ ស្តង់ដារអាមេរិក ស្តង់ដារអឺរ៉ុប ស្តង់ដារចិន ស្តង់ដារបារាំង ស្តង់ដារជប៉ុន។ ខណៈដែលមានសំណង់ជាច្រើនត្រូវបានសាងសង់ឡើងដោយគ្មានអនុវត្តម



ពិព័ណ៌ស្នាដៃនិស្សិតនៃសាកលវិទ្យាល័យភូមិន្ទវិចិត្រសិល្បៈ

តាមស្តង់ដារសំណង់អ្វីទាំងអស់ ទៅតាមចំណង់ ចំណូលចិត្តរបស់ក្រុមហ៊ុនសាងសង់ និងម្ចាស់ គម្រោងរៀងៗខ្លួន។

លោក Thomas Zazworka នាយកប្រចាំ ប្រទេសនៃក្រុមហ៊ុនសិក្សាគម្រោងប្លង់ Novare Design International (NDI) ព្រមទាំងកង្វះ ខាតស្តង់ដារសំណង់ដែលទទួលស្គាល់ជាអន្តរ- ជាតិគឺជាបញ្ហាធំធូងធ្ងរមួយដែលកម្ពុជាគួរតែ ដោះស្រាយជាបន្ទាន់នៅពេលដែលមានមនុស្ស តិចតួចបានដឹងពីគុណតម្លៃនៃស្តង់ដារសំណង់ បែបទំនើបនានា។

"មិនទាន់មានស្តង់ដារសំណង់ច្បាស់លាស់ នៅទីនេះនោះទេ អ្នកវាលគ្នាអាចប្រើប្រាស់ស្តង់- ដារអ្វីក៏បានតាមដែលគេចង់បាន"។ លោកបាន គូសបញ្ជាក់យ៉ាងនេះ ដោយបន្ថែមថា "បើទោះ បីជាមានក្រុមហ៊ុនសាងសង់មួយចំនួនកំពុង ប្រើប្រាស់ស្តង់ដារសំណង់ និងសេវាកម្មលើក គំរូប្លង់បែបទំនើបក្តី ក៏នៅមានអតិថិជនជាច្រើន នៅតែមិនទាន់យល់ពីអត្ថប្រយោជន៍ក្នុងការ ចំណាយសម្រាប់សេវាកម្មបែបប្រណិតនោះ ទេ"។

ប៉ុន្តែលោក ឈាង បូណែត វិស្វករផ្នែក លក់ជាន់ខ្ពស់នៃក្រុមហ៊ុន 7FTD Co., Ltd. ដែល

ផលិត និងផ្គត់ផ្គង់សសរគ្រឹះមូលបានវិះគន់ថា ការប្រើប្រាស់ស្តង់ដារសំណង់របស់ប្រទេស នានាក៏មិនសូវមានប្រសិទ្ធិភាពជាមួយនឹង សំណង់នៅកម្ពុជាដែរ ដោយសារតែភាពខុស គ្នានៃភូមិសាស្ត្រ និងសម្ភារៈសំណង់ដែលត្រូវ ប្រើ។

"មានសម្ភារៈសំណង់ជាក់លាក់មួយចំនួន ដែលត្រូវប្រើសម្រាប់ធ្វើសសរនៅកម្ពុជា គឺមិនអាចរកបាននៅប្រទេសទេ។ ដូច្នេះកម្ពុជា មិនអាចពឹងពាក់ទាំងស្រុងលើស្តង់ដារសំណង់ អន្តរជាតិនោះទេ ដោយសារតែវាមិនសាកសម និងគ្មានទាំងស្រុង។ យើងចាំបាច់ត្រូវមានស្តង់- ដារមួយរបស់ខ្លួនឯង ដែលស៊ីជាមួយនឹងលក្ខ- ខ័ណ្ឌរបស់យើងផ្ទាល់" លោកបូណែតបាន ថ្លែងយ៉ាងដូច្នោះ។

លោក Denis Astgen នាយកគ្រប់គ្រង របស់ក្រុមហ៊ុនសំណង់ Comin Khmere យល់ ស្របថាស្តង់ដារសំណង់គឺជាការប្រឈមដ៏ សំខាន់មួយដែលកម្ពុជាត្រូវដោះស្រាយ ប៉ុន្តែ លោកក៏បានកត់សម្គាល់លើបញ្ហាមួយចំនួន ទៀតដូចជា បញ្ហាផលិតកម្មសម្ភារៈសំណង់ ក្នុងស្រុក និងភាពអាចរកបាននូវសម្ភារៈបច្ចេក- ទេសនានា។ ប៉ុន្តែលោកក៏បានជឿជាក់ដែរថា

សមាហរណកម្មអាស៊ាននឹងជួយសម្រួលដល់ ការផ្គត់ផ្គង់សម្ភារៈសំណង់មកកម្ពុជាដែរ តាម រយៈការលុបបំបាត់របាំងមិនមែនពន្ធគយតាម រយៈការសម្រួលការផ្សារភ្ជាប់ផ្លូវធនធានមនុស្ស និងការដឹកជញ្ជូន។

"កំណើនចំណាប់អារម្មណ៍ពីការវិនិយោគ ផ្ទាល់ពីប្រទេស (FDI) និងលើកកម្ពស់តម្រូវការ សេវាកម្មស្ថាបត្យកម្មសំណង់ និងវិស្វកម្ម ហើយ នឹងអនុញ្ញាតឲមានការផ្ទេរបច្ចេកវិទ្យា និង ចំណេះដឹងពីក្រុមហ៊ុនពហុសាសន៍ ឬក្រុមហ៊ុន ប្រចាំតំបន់មកកម្ពុជា" លោកបានព្យាករណ៍ បែបនេះ ដោយផ្តល់មតិថា "កម្ពុជាគួរតែវិនិ- យោគបន្ថែមលើការបណ្តុះបណ្តាលជំនាញវិជ្ជា- ជីវៈ និងឧស្សាហកម្មខ្នាតតូចនិងមធ្យម លើក កម្ពស់ និងធ្វើឲរឹងមាំនូវស្តង់ដារសំណង់ ហើយ នៅក្នុងទស្សនៈនេះដែរ ត្រូវពិចារណាអំពីដំណោះ- ស្រាយការសន្សំសំចៃថាមពលនានា"។

លោក បេងហុង សុជាតិខេម្ស អ្នកនាំពាក្យ របស់ក្រុមហ៊ុនរៀបចំដែនដី នគរូបនីយកម្ម និង សំណង់ ទទួលស្គាល់ថាកម្ពុជាមិនទាន់មាន ស្តង់ដារសំណង់ច្បាស់លាស់នៅឡើយទេ ប៉ុន្តែ បានលើកឡើងថាក្រសួងក៏បានរៀបចំមាន កន្លែងវិធានជាច្រើនដើម្បីគ្រប់គ្រងឧស្សាហ-

កម្មសាងសង់ដែរ។

"មកទល់នឹងពេលនេះ យើងមិនទាន់មាន ច្បាប់សាងសង់របស់ខ្លួននៅឡើយទេ ប៉ុន្តែយើង កំពុងធ្វើការលើរឿងនេះយ៉ាងសកម្ម ហើយរំពឹង ថានឹងអាចមានច្បាប់សំណង់ជាផ្លូវការមួយ នៅអាណត្តិក្រោយនេះនៃរាជរដ្ឋាភិបាល"។ លោកបានគូសបញ្ជាក់យ៉ាងដូច្នោះ។

លោកខេម្ស បានបន្តទៀតថា កម្ពុជាមិន គួរមានការបារម្ភច្រើនអំពីសមាហរណកម្ម អាស៊ាននោះទេ ជាជាងការបារម្ភយើងគួរតែ ត្រៀមខ្លួនសម្រាប់វា ដោយសារតែការនៅតែ ឯងមិនមែនជាជម្រើសដ៏ល្អប្រសើរនោះទេ។ "ប្រសិនបើយើងខ្សោយ នោះយើងមិនអាច ប្រកួតប្រជែងជាមួយនឹងប្រទេសផ្សេងទៀត នោះទេ។ ដូច្នេះយើងចាំបាច់ត្រូវប្រែក្លាយក្តី បារម្ភនេះទៅជាកិច្ចខិតខំវិញ"។

គួរបញ្ជាក់ផងដែរថា ជាផ្នែកមួយនៃកិច្ច- ខិតខំ និងការរៀបចំរបស់ខ្លួនក្នុងការចូលរួម ក្នុងសហគមន៍សេដ្ឋកិច្ចអាស៊ាន ក្រសួងបាន បង្កើតឲមានគណៈវិស្វកម្មកម្ពុជា (BEC) ក្នុង ឆ្នាំ២០០៩ គណៈស្ថាបត្យកម្មកម្ពុជា (BCA) ក្នុង ឆ្នាំ ២០១១ និងសមាគមអ្នកសាងសង់កម្ពុជា (CCA) ក្នុងឆ្នាំ២០១១ ក្នុងន័យជាយានដើម្បី

ជួយកែលម្អឧស្សាហកម្មសំណង់នៅព្រះរាជា- ណាចក្រកម្ពុជាឲប្រសើរជាងមុន។

ទោះជាយ៉ាងណាក៏ដោយ ក៏មានស្ថាប- ត្យករកម្ពុជាមួយចំនួនខ្ពស់ខ្លាញ់លើភាពយឺត យ៉ាវក្នុងការចុះបញ្ជីគណៈស្ថាបត្យករដ៏ក្មេងខ្ចី របស់កម្ពុជានេះទៅក្នុងបញ្ជីគណៈស្ថាបត្យករ អាស៊ានផងដែរ ដោយមើលឃើញថា ការច្រ- បាច់ចូលគ្នាថ្នាក់តំបន់កំពុងខិតមកជិតហើយ។ ពួកគេក៏មានក្តីការប្រកួតប្រជែងជំនាញ ដ៏តឹងតែងជាមួយនឹងស្ថាបត្យករអន្តរជាតិដែល មានជំនាញខ្ពស់ជាងដែរ ដោយទទួលស្គាល់ថា ស្ថាបត្យករកម្ពុជាភាគច្រើននៅមានជំនាញទាប នៅឡើយ។

បន្ថែមពីនេះទៀត កម្ពុជាមិនទាន់បានចុះ បញ្ជីស្ថាបត្យករណាម្នាក់របស់ខ្លួនទៅក្នុងបញ្ជី ស្ថាបត្យករអាស៊ាននោះដែរ ខណៈដែលក្តីប ស្ថាបត្យករប្រចាំតំបន់នោះបានទទួលស្គាល់ ស្ថាបត្យករមកពីប្រទេសអាស៊ានប្រហែល១០០ នាក់រួចទៅហើយ។

ជាចុងក្រោយស្ថាបត្យករកម្ពុជានៅតែ ជឿថា វាមិនទាន់ហួសពេលនោះទេ ក្នុងការ បង្រួបបង្រួមជាមួយនឹងតំបន់ ប្រសិនបើសាមគ្គី- ភាពសម្រាប់អ្នកជំនាញស្ថាបត្យករក្នុងព្រះរាជា-

ណាចក្រនេះអាចចាប់ផ្តើមនៅពេលឥឡូវនេះ ទៅ ស្របពេលជាមួយនឹងការពង្រឹងច្បាប់ដែល ពាក់ព័ន្ធនឹងសំណង់ទាំងឡាយ។

ប្រែសម្រួលដោយ ទឹម វុត្តា

ADB Urbanizes Kingdom's Four Corridor Towns

“The living standards of people in the catchment areas will get better and the region will attract more investors” - Sin Sochiet

border crossing between Cambodia and Vietnam—the prime destination for large manufacturers as well as small and mid-sized enterprises operating from newly established export processing zones. This project will transform the town into a dynamic regional industrial and manufacturing hub.

worth total US\$54 million of which ADB financed US\$37 million, Strategic Climate Fund – PPCR financed US\$9.4 million, Urban Environmental Infrastructure Fund-UFPF Multi supported US\$1.5 million, and the rest US\$6.8 million funded by the Cambodian government, an ADB report stated. The project will finance 10

Sin Sochiet, Managing Director of Group Four construction consulting firm, a bidder who is likely to join the team that provides Land Use Planning Engineering service for this project, sees a need that Cambodia actively involves in the GMS to do capacity development in almost all sectors in order to cope with the development requirements. “Large parts of the country will benefit from this project including all those provinces and towns along Mekong River and Tonle Sap Lake”, he said.

Sochiet also finds these towns potential for future construction and property



Battambang



Bavet



Neak Loeung



Poipet

Four corridor towns: Battambang, Bavet, Neak Loeung, and Poipet are transformed as the economic hubs, under The Greater Mekong Sub-region Southern Economic Corridor Towns Development Project

Amongst many projects that the Asian Development Bank (ADB) has supported in rural development in Cambodia, there is a project that will develop four corridor towns due to their economic potential.

The Greater Mekong Sub-region Southern Economic Corridor Towns Development Project will transform the corridor towns of Battambang, Bavet, Neak Loeung, and Poipet into economic hubs by improving urban-environmental infrastructure and strengthening institutional capacities of those provincial and local authorities.

The four towns were selected as project areas based on their economic potential, infrastructure constraints, and expressed commitment.

Battambang is a traditional and agricultural trading center. This project will transform this market town of 143,000 population

(2010) into an agro-industrial hub, trading center, and tourism destination through investments in urban infrastructure and capacity development.

Since its establishment as a new town in 2008, Bavet town of 37,000 population (2010) is strategically located at the

“Large parts of the country will benefit from this project including all those provinces and towns along the Mekong River and Tonle Sap Lake” - Sin Sochiet

Neak Loeung is also a traditional agricultural trading area and a market town at the intersection of the southern economic corridor and the Mekong River, linked by the second Mekong River Friendship Bridge (Neak Loeung Bridge) to be completed in 2015. Through the project's impact along with the new bridge operation this town of 25,000 inhabitants (in 2008) will become an agro-industrial and trading center.

Poipet with 84,000 inhabitants (2010) is an important border town situated along Cambodia-Thailand border. Though its strategic location for gaming and trade exchange center, the project will transform this town into a tourism destination and export processing zone.

The project will start soon this year and is scheduled to be completed in 2019,

subprojects in these towns.

The productivity of economic enterprises in these towns will be significantly improved, since there will be increased climate resilience through flood control measures. The environment will be improved through clean wastewater, disposal of solid waste, and enhanced mobility on improved urban roads making them cleaner and greener, and more livable.

“The towns and cities along the southern economic corridor which links Cambodia, Vietnam and Thailand are positioned to serve as dynamic centers of investment and inclusive economic growth for the country and the Greater Mekong Sub-region (GMS) countries,” ADB report describes reasons to initiate this project. The project is one among three for GMS corridor towns; the other two will be in Laos and Vietnam.

market, asserting that “the living standard of people in the catchment areas will get better and the region will attract more investors, these will inevitably fuel the future construction and property market there as it usually happens in many countries.”

ADB early this year announced it will fund US\$525 million to promote Cambodia's growth for the 2013-2015 pipelines. The fund will strategically focus towards urbanization of secondary towns, urban-rural linkages, economic corridor development, climate change, and private sector development. The bank will fund US\$162 million to Cambodia in 2013, US\$146 million in 2014, and to US\$183 million in 2015 respectively.

By Tim Vutha

“Yes” or “No” to Hire Consultant



The construction consultancy services are very useful for construction projects, yet few project owners realize it, the experts claimed.

When it comes to construction consultancy services, the word sounds unfamiliar to many Cambodian people who intend to build any projects due to traditional thought on construction.

Through the growing construction industry along with technologies and services to ensure the projects' cost-reduction and longevity, construction consultancies have become gradually popular now, but many consultants argue that the growth is not yet at a satisfying pace.

“Consultancy services still earn little reputation from the public amidst the fast growing construction sector,” said Sin Sochiet, Managing Director of Group Four, the local firm that offers consultancy services related to architecture, engineering, project management, and design, adding that, “Many clients don't understand the benefits and roles of consultant services. They don't know how consultants can help them.”

But it is also because consultants themselves that don't present clearly to customers on how they can help their clients, he added.

Seng Sona, Civil Engineer of Advanced Engineering Consultants, an agency that offers construction consultancy and



Sin Sochiet, Managing Director of Group Four

“Many clients don't understand the benefits and roles of consultant services. They don't know how consultants can help them.” - Sin Sochiet

assessment services especially for the NGO-backed rural development projects, said the company received more projects last year, but still sees that many clients, especially the locals, are reluctant with it.

“Some clients treat the consultant fee as generally expensive, and they just feel that we [the consultant] don't do anything for them, just get the money,” she said.

There are many reasons that owners of construction projects should employ consultant(s), and this separates the characteristics of projects supervised by consultant and those aren't. Projects that hire consultants are usually smooth, on-time, well-organized, cost-less, well-standardized, quality-ensured, and it will fit with how the owner wants the project to be, unlike the projects without consultant.

“If clients don't hire a consultant, of course, they still get a building the same, but the result will be different,” Sochiet said, “besides helping cut cost, save time, ensure good construction quality and be an attractive image, clients that hire consultants also don't necessarily get the headaches with the construction process as consultants will solve all problems for them.”

Some clients dare to invest million dollars on residential projects, but they hesitate ▶

to spend small budget on a designing consultant, and this may hurt them back for many things, he exemplified. "Sometimes they pay us [consultants] only US\$50,000, but we can save them a million dollars back from the construction cost we reduce for them and the future benefits that the project can offer."

Thorng Daravan, Technical Manager of Hong Yang Corporation (HYC) construction firm told the Construction and Property Magazine that the building's fire safety may be at risk, by the lack of standardized consultancies.

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

Consultants are usually the registered engineer, architect, designer and constructor, providing consultancy services based on their respective profession.

Besides having basement consultant, structural consultant, interior consultant, MEP (Mechanical, Electrical and Plumbing) consultant, fire safety consultant, and construction management consultant for general building, there are also particular consultants based on the nature of buildings.

For instance, if the customer wants a green building, they can hire an architect, but that architect may not know how to design a building with green facilities, so the owner should hire another green building consultant. The two consultants will then work together to interpret their combined ideas into a green building.

Consultant's practical responsibilities, roles and services vary between nature of projects and negotiation with clients; they also face high risk to the warranter on their responsible projects. A plain and small building may need only an architect consultant, but a complex building needs many types of consultants.

Though, there is no law that orders construction owners to hire consultancy services, it is their choice. The law only states that a construction project must be approved by an architect.



Consultant's inspection rebar before concrete casting work at Sihanoukville Port Special Economics Zone

In Cambodia, the projects that usually employ consultants are those owned by ADB, World Bank, International donors, and international firms regardless how big or small the project is, unlike many Cambodian clients that spend million dollars on their projects but hire no consultant. This is what Sochiet describes as a good sample for other projects in the kingdom.

Unfortunately, consultancy services in Cambodia only earn good fees with the international clients, while they earn less with local clients who even don't know what a consultant can do for them.

Many consultant agencies prefer international bidding to win the project believing that although it is competitive and challenging, they can earn satisfying fee for their services.

"In general, consultant fees are still cheap here, and that is the reason many construction companies don't want to provide consultant service as it earns less of a fee and employs more brain capacity, unlike the construction works they do." Sin Sochiet said, Seng Sona agreed.

It is hard to count the number of consultant agencies in Cambodia since

most construction and construction-related companies can provide consultant services based on their background.

Last year Cambodia registered 1,205 construction and design companies, and it seems most of them offer consultancy services with their respective skills. There are also many personal consultants.

This is the point that Seng Sona of Advanced Engineering Consultants talks of an improper market situation. "In many developed countries, there is clear separation between contractors

[construction firms] and the consultancy agencies. They usually offer separate services from each other."

Although there are many consultancy services, she sees the competition is not tough now as few firms have shared their services.

Consultant experts have urged the kingdom to deal with the major hurdles in this industry if it wishes to refine sustainable benefits. They said there is a need for more market education on roles and benefits of consultancy services.

Quality education on construction-related

“Consultant’s practical responsibilities, roles and services vary between nature of projects and negotiation with clients; they also face high risk from warranties on their responsible projects”

professions also need to be improved to fit with the incoming ASEAN integration, while amongst the region's architect industry, Cambodia is one of the weakest nations.

They finally recommend clients to understand clearly the role of the consultant and they should properly employ the consultant, by not only consider the cheap fee, but also the consultants' qualifications and the result they produce.

By Tim Vutha

គួរ ឬ មិនគួរ

ក្នុងការផ្តល់

អ្នកផ្តល់ប្រឹក្សាសំណង់ ?



អ្នកជំនាញបានអះអាងថាសេវាកម្មផ្តល់ប្រឹក្សាផ្នែកសំណង់ពិតជាមានប្រយោជន៍ណាស់សម្រាប់គម្រោងសំណង់នានា ប៉ុន្តែមានម្ចាស់គម្រោងតិចតួចណាស់ដែលបានដឹងពីអត្ថប្រយោជន៍ទាំងនេះ

នៅពេលដែលលើកយកវិស័យសេវាកម្មផ្តល់ប្រឹក្សាផ្នែកសំណង់មកនិយាយពាក្យនេះហាក់បីដូចជាជំនុំជម្រះសាលាដំបូងសំណាកប្រជាជនខ្មែរជាច្រើនដែលតែងតែសាងសង់សំណង់ផ្សេងៗតាមបែបគំនិតសាងសង់បុរាណរបស់គេ។

តាមរយៈការលូតលាស់នៃឧស្សាហកម្មសំណង់ស្របជាមួយនិងការរីកចម្រើននៃបច្ចេកវិទ្យា និងសេវាកម្មនានា ដើម្បីធានាការកាត់បន្ថយចំណាយលើការសាងសង់ និងភាពគង់វង្សរបស់សំណង់ សេវាកម្មផ្តល់ប្រឹក្សាផ្នែកសំណង់កំពុងមានប្រជាប្រិយភាពជាលំដាប់ប៉ុន្តែអ្នកផ្តល់ប្រឹក្សាជាច្រើនបានត្រូវបានកាត់ការលូតលាស់នេះនៅមិនទាន់ដល់ល្បឿនដែលគួរឲ្យពេញចិត្តនោះឡើយទេ។

លោកស៊ីន សុជាតិ នាយកគ្រប់គ្រងក្រុមហ៊ុនគ្រុបប៊ុន (Group Four) ដែលជាក្រុមហ៊ុនផ្តល់សេវាកម្មប្រឹក្សាផ្នែកសំណង់ក្នុងស្រុកមួយទាក់ទងនឹងស្ថាបត្យកម្មវិស្វកម្ម ការគូររូបនិងការគ្រប់គ្រងគម្រោងបាននិយាយថា "សេវាកម្មផ្តល់ប្រឹក្សាផ្នែកសំណង់នៅតែល្បីតិចតួចពីសាធារណៈជននៅឡើយ ខណៈពេលដែលវិស័យសំណង់មានការរីកលូតលាស់

យ៉ាងឆាប់រហ័ស"។ ហើយលោកបានបន្តទៀតថា "អតិថិជនជាច្រើនមិនទាន់យល់ច្បាស់ពីអត្ថប្រយោជន៍និងតួនាទីរបស់សេវាកម្មផ្តល់ប្រឹក្សាផ្នែកសំណង់នោះទេ។ ពួកគេមិនបានដឹងថាតើអ្នកផ្តល់ប្រឹក្សាផ្នែកសំណង់អាចជួយពួកគេអ្វីខ្លះនោះទេ"។ ប៉ុន្តែគាត់បានបន្ថែមថា "នេះក៏ព្រោះតែអ្នកផ្តល់ប្រឹក្សាខ្លះគេផ្ទាល់មិនបានបង្ហាញព័ត៌មានឲ្យបានច្បាស់ថាតើពួកគេអាចជួយដល់អតិថិជនរបស់ពួកគេបានអ្វីខ្លះផងដែរ"។

អ្នកនាង សេង សុណា វិស្វករសំណង់ស៊ីវិលនៃក្រុមហ៊ុន Advanced Engineering Consultant ដែលជាក្រុមហ៊ុនមួយបានផ្តល់សេវាកម្មប្រឹក្សា និងប៉ាន់តម្លៃផ្នែកសំណង់ជាពិសេសសម្រាប់គម្រោងអភិវឌ្ឍន៍ជនបទដែលគាំទ្រដោយអង្គការក្រៅរដ្ឋាភិបាល បាននិយាយថាក្រុមហ៊ុនទទួលបានគម្រោងច្រើននៅឆ្នាំមុន ប៉ុន្តែនៅតែឃើញថាមានអតិថិជនជាច្រើនជាពិសេសនៅក្នុងស្រុកពុំសូវខ្ជាប់ខ្ជាយពីសេវាកម្មនេះនៅឡើយ។

"អតិថិជនមួយចំនួនគិតថាតម្លៃឈ្នួលរបស់អ្នកផ្តល់ប្រឹក្សាជាទូទៅគឺថ្លៃ ហើយពួកគេមានអារម្មណ៍ថាពួកយើង (អ្នកផ្តល់ប្រឹក្សា)

មិនបានធ្វើអ្វីសោះសម្រាប់ពួកគេ គ្រាន់តែយកលុយប៉ុណ្ណោះ"។ អ្នកនាងបាននិយាយយ៉ាងដូច្នោះ។

មានហេតុផលជាច្រើនដែលម្ចាស់គម្រោងសំណង់គួរតែផ្តល់អ្នកផ្តល់ប្រឹក្សាហើយចំណុចនេះបានបញ្ជាក់ពីភាពខុសគ្នារវាងគម្រោងដែលគ្រប់គ្រងដោយអ្នកផ្តល់ប្រឹក្សានិងគម្រោងដែលមិនមានអ្នកផ្តល់ប្រឹក្សា។ គម្រោងដែលផ្តល់អ្នកផ្តល់ប្រឹក្សាជាធម្មតានឹងដំណើរការយ៉ាងរលូន ទាន់ពេលវេលា រៀបចំបានល្អ ចំណាយប្រាក់តិច មានស្តង់ដារល្អធានាគុណភាព ហើយវានឹងសមស្របជាមួយនឹងអ្វីដែលម្ចាស់គម្រោងចង់បាន មិនដូចជាគម្រោងដែលគ្មានអ្នកផ្តល់ប្រឹក្សានោះទេ។

លោកសុជាតិ បាននិយាយថា "ប្រសិនបើអតិថិជនមិនផ្តល់អ្នកផ្តល់ប្រឹក្សាទេ ជាការពិត ពួកគាត់នៅតែទទួលបានអោយដូចគ្នាប៉ុន្តែលទ្ធផលនឹងខុសគ្នា" ហើយគាត់បន្តថា "ក្រៅពីជួយកាត់បន្ថយចំណាយសាងសង់សន្សំពេលវេលា ធានាថាសំណង់មានគុណភាពល្អ និងមានរូបភាពទាក់ទាញ អតិថិជនដែលផ្តល់អ្នកផ្តល់ប្រឹក្សាក៏នឹងមិនចាំបាច់ឈឺក្បាលជាមួយនិងដំណើរការសាងសង់ផងដែរ

ដោយសារតែមានអ្នកផ្តល់ប្រឹក្សាចាំជួយដោះស្រាយរាល់បញ្ហាទាំងអស់នោះសម្រាប់ពួកគាត់"។

លោកបានលើកឧទាហរណ៍ថា មានអតិថិជនខ្លះហ៊ានវិនិយោគដល់ទៅរាប់លានដុល្លារលើគម្រោងអភិវឌ្ឍន៍លំនៅដ្ឋាន ប៉ុន្តែពួកគាត់ស្នាក់នៅក្នុងការចំណាយថវិកាតិចតួចលើអ្នកផ្តល់ប្រឹក្សាផ្នែកគូររូប ហើយវានឹងផ្តល់ឲ្យពួកគាត់មកវិញនូវបញ្ហាជាច្រើន។ "ពេលខ្លះពួកគាត់ចំណាយឲ្យយើង (អ្នកផ្តល់ប្រឹក្សា) ត្រឹមតែ ៥០,០០០ដុល្លារអាមេរិកប៉ុណ្ណោះ ប៉ុន្តែយើងអាចជួយសន្សំឲ្យពួកគាត់ដល់ទៅមួយលានដុល្លារវិញ ពីចំណាយលើការសាងសង់ដែលយើងជួយកាត់បន្ថយឲ្យពួកគេ ឬក៏រួមទាំងគុណប្រយោជន៍នានាដែលគម្រោងនេះបានផ្តល់ឲ្យទៅអនាគតផងដែរ"។

លោក ថោង ជេវីត ប្រធានផ្នែកបច្ចេកទេសនៃក្រុមហ៊ុនសំណង់ Hong Yang Corporation (HYC) ធ្លាប់ប្រាប់ទស្សនាវដ្តីសំណង់និងអចលនទ្រព្យថា អោយគាត់ច្រើនដែលរងការវាយប្រហារដោយអគ្គិភ័យគឺទំនងបណ្តាលមកពីមិនមានការផ្តល់ប្រឹក្សាដែលមានស្តង់ដារត្រឹមត្រូវ។

លោកជេវីត បាននិយាយថា "បើសិនជាអោយនាយកប្រឹក្សាស្តង់ដារសុវត្ថិភាពតាមបែបអន្តរជាតិជាមួយនិងការផ្តល់ប្រឹក្សាត្រឹមត្រូវនោះការការពារអគ្គិភ័យនិងអាចធានាបាន។ ប៉ុន្តែប្រសិនបើពុំនោះទេ អោយទាំងនោះនឹងងាយរងគ្រោះដោយសារការវាយប្រហារពីអគ្គិភ័យ"។

គួរបញ្ជាក់ផងដែរថា អ្នកផ្តល់ប្រឹក្សាផ្នែកសំណង់គឺជាវិស្វករ ស្ថាបត្យករ អ្នកគូររូប និងអ្នកសាងសង់ដែលបានចុះបញ្ជីស្របច្បាប់ហើយផ្តល់សេវាកម្មប្រឹក្សាដោយផ្អែកទៅលើវិជ្ជាជីវៈរៀងៗខ្លួនរបស់គេ។

ក្រៅពីមានអ្នកផ្តល់ប្រឹក្សាផ្នែកគ្រឹះអគារ ផ្នែកគ្រឿងបន្លំអគារ ផ្នែកខាងក្នុងអគារ ផ្នែកមេកានិច អគ្គិសនី និង ផ្នែកបំពង់ទឹក (MEP) ផ្នែកសុវត្ថិភាពអគ្គិភ័យ និងផ្នែកគ្រប់គ្រងការសាងសង់សម្រាប់អគារទូទៅនោះ ក៏នៅមានអ្នកផ្តល់ប្រឹក្សាផ្សេងៗទៀត ដែលអាស្រ័យលើធម្មជាតិរបស់អគារដែរ។

ឧទាហរណ៍ថាបើសិនជាអតិថិជនចង់បានអោយដល់មិនបង្កផលប៉ះពាល់បរិស្ថាន (អគារបែតង) ពួកគាត់អាចផ្តល់ស្ថាបត្យករម្នាក់ ប៉ុន្តែស្ថាបត្យករនោះប្រហែលជាមិនដឹង

ពីរបៀបរចនាអគារដែលប្រើប្រាស់បច្ចេកវិទ្យាដែលប៉ះពាល់បរិស្ថានតិចនោះទេ ដូច្នោះហើយម្ចាស់អគារនោះគួរតែផ្តល់អ្នកផ្តល់ប្រឹក្សាផ្នែកអគារដែលមានជំនាញខាងគិតគូរដល់ផលប៉ះពាល់បរិស្ថានតិច។ អ្នកផ្តល់ប្រឹក្សាទាំងពីរនេះ នឹងធ្វើការជាមួយគ្នាដើម្បីបកប្រែគំនិតរួមរបស់ពួកគេឲ្យទៅជាអោយមួយដែលមិនបង្កផលប៉ះពាល់បរិស្ថាន (អគារបែតង)។

ប៉ុន្តែទំនួលខុសត្រូវ និងភារកិច្ចរបស់អ្នកផ្តល់ប្រឹក្សាផ្នែកសំណង់ទាំងអស់មិនដូចគ្នានោះទេ ទោះបីជាមានការកំណត់ច្បាស់លាស់តាមទ្រឹស្តីក៏ដោយ។ ការទទួលខុសត្រូវជាក់ស្តែង តួនាទី និងសេវាកម្មរបស់ពួកគេខុសគ្នាទៅតាមប្រភេទគម្រោង និងការចរចាជាមួយអតិថិជន ហើយពួកគេក៏ប្រឈមនឹងហានិភ័យខ្ពស់ក្នុងការធានាទៅលើគម្រោងដែលពួកគេទទួលខុសត្រូវផងដែរ។ គម្រោងដែលសាមញ្ញនិងតូចមួយប្រហែលជាត្រូវការតែអ្នកផ្តល់ប្រឹក្សាផ្នែកស្ថាបត្យកម្មម្នាក់ប៉ុណ្ណោះ តែចំពោះអគារដែលស្មុគស្មាញវិញត្រូវការអ្នកផ្តល់ប្រឹក្សាច្រើននាក់ផ្សេងៗគ្នា។

ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយ មិនមានច្បាប់ណាដែលតម្រូវឲ្យម្ចាស់សំណង់ត្រូវតែ▶



ជួលសេវាកម្មប្រឹក្សាផ្នែកសំណង់នោះទេ ហើយវាជាជម្រើសរបស់ពួកគាត់ផ្ទាល់។ ច្បាប់ គ្រាន់តែចែងថាវាជាគម្រោងសំណង់នានាត្រូវ តែមានការទទួលស្គាល់ពីស្ថាប័នបច្ចេកទេស។

នៅក្នុងប្រទេសកម្ពុជា គម្រោងដែលតែង តែជួលអ្នកផ្តល់ប្រឹក្សានោះគឺជាគម្រោងដែល គ្របដណ្តប់ដោយធនាគារអភិវឌ្ឍន៍អាស៊ី (ADB) ធនាគារពិភពលោក (World Bank) ដៃគូ អភិវឌ្ឍន៍អន្តរជាតិ និងក្រុមហ៊ុនអន្តរជាតិនានា ដោយមិនថាគម្រោងនោះធំឬតូចនោះទេ ដែល មិនដូចជាអតិថិជនកម្ពុជាភាគច្រើនដែលហ៊ាន ចំណាយថវិការាប់លានដុល្លារទៅលើគម្រោង របស់គេ តែមិនហ៊ានជួលអ្នកផ្តល់ប្រឹក្សាទៅ វិញ។ នេះគឺជាអ្វីដែលលោកសុដាតិនៃក្រុមហ៊ុន Group Four លើកជាឧទាហរណ៍ដ៏ល្អ មួយសម្រាប់គម្រោងសំណង់ផ្សេងៗក្នុងព្រះ រាជាណាចក្រកម្ពុជា។

ជាសំណង់អាក្រក់ដែលសេវាកម្មផ្តល់ ប្រឹក្សាផ្នែកសំណង់នៅក្នុងប្រទេសកម្ពុជាបាន ទទួលបានម្រុយលសមរម្យជាមួយតែភ្ញៀវអន្តរ- ជាតិប៉ុណ្ណោះ ប៉ុន្តែពួកគេទទួលបានកម្រៃល្អ ទាបពីអតិថិជនក្នុងស្រុក ដែលមិនដឹងសូម្បី ថាតើអ្នកផ្តល់ប្រឹក្សាអាចជួយអ្វីខ្លះដល់ពួកគាត់ នោះទេ។

ភ្នាក់ងារផ្តល់ប្រឹក្សាច្រើនពេញចិត្តការ ដេញថ្លៃជាលក្ខណៈអន្តរជាតិដើម្បីឈ្នះគម្រោង ដោយជឿថាទោះបីជាមានការប្រកួតប្រជែង ខ្លាំងក៏ដោយ ពួកគេក៏អាចទទួលបានថ្លៃល្អ លសមរម្យសម្រាប់សេវារបស់ពួកគេដែរ

ជាទូទៅប្រាក់ឈ្នួលរបស់អ្នកផ្តល់ប្រឹក្សា ផ្នែកសំណង់នៅតែមានតម្លៃថោកនៅឡើយ នៅទីនេះ ហើយនេះក៏ជាបញ្ហាដែលក្រុមហ៊ុន សំណង់ជាច្រើនមិនចង់ផ្តល់សេវាកម្មប្រឹក្សា ដោយសារតែទទួលបានកម្រៃតិចតួចហើយ ត្រូវប្រើខ្លួនខ្សោយមិនដូចការសាងសង់ ដែលអាចទទួលបានកម្រៃច្រើននោះទេ។ លោក ស៊ុន សុដាតិ បាននិយាយដូច្នោះ ហើយ អ្នកនាង សេង សុណា បានយល់ស្របផងដែរ។

វាក៏ពិបាកដែរក្នុងការរាប់ចំនួនក្រុមហ៊ុន ផ្តល់ប្រឹក្សាផ្នែកសំណង់នៅកម្ពុជា ដោយសារ តែក្រុមហ៊ុនសំណង់ និងក្រុមហ៊ុនដែលទាក់- ទងនឹងសំណង់ភាគច្រើនអាចផ្តល់សេវាកម្ម ប្រឹក្សានេះបានផ្នែកលើបទពិសោធន៍របស់ ពួកគេ។

ឆ្នាំមុនប្រទេសកម្ពុជាបានចុះបញ្ជីក្រុមហ៊ុន សំណង់ និងសិក្សាគំរូប្លង់ចំនួន១,២០៥ ហើយវាហាក់បីដូចជាភាគច្រើននៃក្រុមហ៊ុន ទាំងនេះអាចផ្តល់សេវាកម្មប្រឹក្សាជាមួយនឹង ជំនាញរៀងៗខ្លួនរបស់គេ។ ហើយក៏មានអ្នក ផ្តល់ប្រឹក្សាឯកជនជាច្រើនដែរ។

នេះគឺជាចំណុចដែលអ្នកនាង សេង សុណា នៃក្រុមហ៊ុន Advanced Engineering Consultant រិះគុណថាជា ស្ថានភាពទិដ្ឋភាពមិន ត្រឹមត្រូវ។ "នៅក្នុងប្រទេសអភិវឌ្ឍន៍ជាច្រើន វាមានការបែងចែកយ៉ាងច្បាស់លាស់រវាងអ្នក ម៉ៅការសាងសង់ (ក្រុមហ៊ុនសំណង់) និង ភ្នាក់ងារផ្តល់ប្រឹក្សាផ្នែកសំណង់។ ពួកគេជា- ទូទៅផ្តល់សេវាកម្មដោយឡែកពីគ្នា។

ទោះបីជាមានសេវាកម្មផ្តល់ប្រឹក្សាជា ច្រើនយ៉ាងណាក៏ដោយ អ្នកនាងមើលឃើញ ថាការប្រកួតប្រជែងនៅមិនទាន់ខ្លាំងក្លានៅ ឡើយទេ ដោយសារតែមានក្រុមហ៊ុនតិចតួច ប៉ុណ្ណោះដែលផ្តល់សេវាកម្មដូចក្រុមហ៊ុនគាត់។

អ្នកជំនាញផ្នែកផ្តល់ប្រឹក្សាដាស់តឿន ឲ្យកម្ពុជាត្រូវដោះស្រាយជាមួយនឹងបញ្ហាធំៗ នៅក្នុងឧស្សាហកម្មនេះប្រសិនបើចង់ទទួល បានប្រយោជន៍ពីវិស័យនេះប្រកបដោយចរ- ភាព។ ពួកគេនិយាយថាមានការចាំបាច់ក្នុង ការអប់រំទិដ្ឋភាពបច្ចេកទេសទៅលើតួនាទីនិង គុណប្រយោជន៍នៃសេវាកម្មផ្តល់ប្រឹក្សា។

ការអប់រំប្រកបដោយគុណភាពទៅលើ វិជ្ជាជីវៈដែលទាក់ទងនឹងសំណង់ក៏ត្រូវតែលើក កម្ពស់ដែរ ដើម្បីឲ្យស៊ីជាមួយនឹងសមាហរណ កម្មអាស៊ានដែលនឹងចូលមកដល់ ខណៈដែល ក្នុងចំណោមឧស្សាហកម្មស្ថាប័នកម្ពុជានៅក្នុង តំបន់ កម្ពុជាគឺស្ថិតក្នុងចំនោមប្រទេសដែល ខ្សត់ខ្សោយជាងគេ។

ពួកគេជាចុងក្រោយផ្តាំឲ្យទៅអតិថិជន ឲ្យយល់ច្បាស់ពីតួនាទីនៃអ្នកផ្តល់ប្រឹក្សា ហើយមិនគួរតែជួលអ្នកផ្តល់ប្រឹក្សាដោយ ពិចារណាត្រឹមតម្លៃថោកនោះទេ ប៉ុន្តែត្រូវ ពិចារណា លើសមត្ថភាពរបស់អ្នកផ្តល់ប្រឹក្សា និងលទ្ធផលដែលពួកគេផ្តល់ជូនដែរ។

ប្រែសម្រួលដោយ ទឹម រុត្តា



Japanese Grants to Cambodia

Japan Grants US\$34 Million to Promote 3 Sectors in Cambodia- Energy, Education and Health

With the view to strengthen bilateral relations, along with the Cambodian government's request, Japan this year has extended its Official Development Assistance (ODA) grant aided up to almost US\$34 million to Cambodia to implement three projects.

The three projects target the energy, education and health sectors that are considered priority by the Cambodian government in its development strategy.

The first project is titled "Construction and Rehabilitation of Small Hydro-power Plants in Rattanakiri Province" worth US\$13.1 million to construct a micro-hydro-power plant at the O' Chum No.1 dam and to rehabilitate the existing facilities including generators at the O' Chum No.2 dam, which will supply stable power to over 80,000 people living in Banlong City and nearby districts, which also accounts for more than half of the total Rattanakiri's populations.

The second project is titled "Improvement and Rehabilitation of Facility and Laboratory Equipment in Institute of

Technology of Cambodia (ITC)", amounting approximately US\$6.43 million to build a three-level building for laboratories at the ITC and to provide experimental equipment. It is expected that this building will improve the education there through the practical experiments conducted at the new laboratories, thus supplying valuable human resources to new industries.

Entitled "Improving of Sihanouk Province Referral Hospital", the third project amounts US\$14.35 million to strengthen the medical service and referral system at Sihanoukville via the construction of five new buildings for emergency room, operation, administration, pediatrics, so as to provide necessary medical equipment.

Japan would like to continue supporting the development efforts of the Cambodian government in line with the latter's development policy and strategy, said the newly appointed Japanese Ambassador to Cambodia, Mr. Yuji Kumamaru, during the note exchange ceremony with the Cambodian Foreign Affairs Minister Hor Namhong, at the Foreign Affairs Ministry on March 21.

"I sincerely hope that these assistances from the people and government of Japan will further strengthen the close and friendly relations between Japan and the Kingdom of Cambodia," the Ambassador said.

The increase in Japanese grand assistance to Cambodia was made aligning to the 60th anniversary of the Japan-Cambodia Friendship (1953-2013) this year in what Mr. Hor Namhong, Foreign Affairs Minister announces the smooth and healthy diplomatic relations.

"The Japan-Cambodia diplomatic relations will only be stronger when the two nations have reached the 60th diplomatic anniversary, while Cambodia has been appointed to coordinate the ASEAN-Japan affairs," he said. "With the two connections, Cambodia and Japan will only get closer connections."

To honor the 60th diplomatic tie this year, the Cambodian Foreign Affairs Ministry and the Japanese Embassy will jointly host an event to honor this anniversary, according to the Minister.

By Tim Vutha

Despite stronger efforts that have been made to ensure safety at construction sites, various forms of negligence committed by both the constructors and workers still prevail which links to rising worker accidents every year

SAFETY FIRST



Phin Santel, a Cambodian award-winning blogger recalled his frightening experience a few years ago driving underneath the construction of the Phnom Penh's 7-Makara Bridge located along the Russian Boulevard that connects the city to the airport.

Despite admitting the confined traffic space could be the reason that authority can't block the road and restrict access to the construction area, the man in his mid-thirties described that it was scary to him and many others seeing hundreds tons of concreting stones, steels and other materials were being hung and moved from one place to another just above him and the crowded traffic.

"What would happen if the conductor of the hanging truck made an unwanted mistake?" Santel asked in his opinion article entitled 'It Is Time to Think Twice about Safety'.

That's only a single case regarding to the lack of construction safety. By all means, this fast growing construction nation still expresses clear lack of construction safety, especially on the local building projects that hire no proper consultants, and the infrastructure constructions, especially roads, although there are stronger efforts by relevant agencies to solve the issue.

Although there are no accurate accident statistics in Cambodia's construction industry ever recorded, there are many

anecdotes about deaths and injuries to workers and citizens within the construction sites.

A research study done by International Labor Organization (ILO) in 2010 found more than 1,500 workers were killed every year by occupational accidents, that means four people die each day at the workplace, a similar rate to the traffic accident rate. Most deaths are likely in the building sector, as this is the most dangerous occupation.

Many people were killed accidentally, but construction companies try to hide the figure of the dead and victims, said Van Thol, Vice President of the Building and Wood Workers Trade Union Federation of Cambodia (BWTUC) who observes that the construction worker accident rate has gradually increased.

"As construction rises, it doesn't mean workers get better safety attention, instead their safety and welfare get worse. It is because construction firms are reluctant to ensure workers safety," he said.

The rising number of accidents, according

to his observation is because most construction enterprises are not the main contractor that win the contract to the build the project; most of them are just the sub-contractors receiving assignments from the main contractors, that's why they are careless with safety issues.

Cambodian construction workers risk their lives for an average wage of three and a half dollars a day. When they get serious wounded or even die, they get no insurance, mostly they have to pay for their own rehabilitation cost and construction companies try to bury the news, he reported. "There are no laws to force construction firms to pay adequate wages to workers."

Van Thol requests that the government launch regular safety inspections at the construction sites and demands construction companies to strengthen their safety control and take responsibilities for workers that get into accidents at work.

He requests the government to allow construction workers to form worker unions to ensure their own welfare. "Only create the workers union so they can ▶

“Only create the workers union so they can provide them proper working conditions and can ensure their own working welfare...at least then they can train their group how to use safety materials” - Van Thol

provide them proper working conditions and can ensure their own working welfare...at least then they can train their group how to use safety materials."

Leng Tong, Director of the Labor Ministry's Occupational Health and Safety Department said the ministry is strengthening the policies which would address issues relating to the use of Personal Protective Equipment (PPE), including helmets and harnesses; the transport of heavy materials to elevated heights; general safety and hygiene; and workers' access to information regarding building sites.

The ministry is also working on another proclamation that demands all workers, including construction workers to access the safety training to know how to use PPE and safety procedures before allowing them to enter the working sites.

"Now we continue to focus on safety for minor construction projects which align to ILO's principal called Work Improvement in Small Construction Sites (WISCON) which trains workers to store building materials properly and ensure their safety at work," said the Director.

Regarding insuring workers' safety and welfare, the Ministry has demanded all enterprises employing more than eight employees must register to the National



Japanese firms always prioritize safety principle at construction site



Unsafe working condition at a building demolition work in Phnom Penh

Workers' limited knowledge on safety materials

The construction safety issue should not be blamed only on the construction firms, workers themselves also have limited knowledge on safety materials, as many of them don't feel comfortable using those safety materials and leave it.

"Workers have limited knowledge about safety equipment. The difficulties we face are that it is hard to explain to those workers to wear safety materials," said Varheng Dawuth, of CAMCONA group, Khen Bora of JIT agreed.

"We tell them to wear work gloves, but they just wear them for a short time than remove them, and it is the same for work boots and safety helmet. They just don't feel comfortable wearing these materials," Dawuth said.

But some construction experts criticize that because construction firms buy low-quality safety materials, this is the reason workers don't like it. If firms buy high-standard materials, workers will feel comfortable using it.

His company also sets rules that warns workers if the company find that they don't wear safety materials three times, the company will fire them, but, he points out how can the company fire them when they are facing labor shortage.

"We can't force them to follow us 100 percent; we have to compromise with them, but as the construction company, we have to protect them," he admits.

Leng Tong of the Labor Ministry argues that, "It's difficult to blame workers for these accidents. Employers must examine their employees' working conditions and ensure sites are safe."

To the future vision, Khen Bora of the JIT (Cambodia) oversights that, "it depends on the government. If the government addresses the construction safety issue as strong as the road safety awareness, the construction safety in Cambodia would be enhanced like other country. "Cambodians doesn't care much on safety issues, only until the foreigners teach us to follow them" •

By Tim Vutha

firm echoed that, despite the law, the construction companies should insure all their staff including workers, most construction companies insure only the administrative staff, not workers.

"My former company insures only the administrative staff who work permanently, but don't insure building workers as they don't work permanently," he said anonymously.

It should be remarked that Cambodia Constructors Association (CCA), and ASEAN

not at a satisfying rate yet.

JIT Cambodia, the Singapore's based company that supplies all kinds of construction safety materials in Cambodia records slight increase in net sale last year, and points to safety helmet, work boots, and full body harness the most popular types since increased worker accidents has inspired constructors to buy these kinds of safety materials for workers.

But for Khen Bora, JIT Cambodia's Sales and Marketing Manager, the rate is not

Although the Labor Ministry usually inspects the construction site and post Khmer warning messages so-called "safety first" at the site and order constructors to equip workers with proper safety materials, some constructors just don't follow, he observes.

"Some constructors only rush to purchase safety materials and equip workers when the ministry inspects the site, when the officials leave they return to the careless state again," he said.

Varheng Dawuth, Managing Director of local construction firm, CAMCONA Group Co., Ltd admits the company doesn't buy the high-quality safety materials for workers due to high cost, but argues the company does buy the ones with acceptable quality, despite cheap.

"We can't afford to buy the high-quality materials for all workers as they are expensive, but we do equip them with the acceptable ones with the price we can afford," he said.

The company also doesn't want to buy high-quality materials because we have so many workers, Dawuth explains, once we equip those materials to workers, it is hard to get back from them.

"Between the high quality harness that lasts several years costs US\$100 and a local one that lasts from 6 months to a year costs only US\$5, we always prefer a

cheaper one," he said. "After we complete every project, we stop using it, so if we equip the expensive material to workers, they will treat it as if we give it to them permanently and it is hard to get back."

He compares the differences between projects with/without construction safety policy that, "It is the mutual trust. We protect the life of our workers, although it is bit more expensive, we, as the company owners, have peace of mind."

However, safety issues also varies between project owners. Mostly the projects backed or managed by the international development partners and foreigners demand firm safety materials assurance and even demand that the constructor buy insurance policies for workers, whereas most local project owners, such as for flat and residential bloc 'Borey' rarely care about workers' safety issues.

Khen Bora said if construction firms win construction contract from those agencies, they have to make sure that only workers that are equipped with safety materials from head to foot are allowed to enter the construction site. "Now Cambodian project owners are following them."

Dawuth agrees, adding that if we build the project for foreigners and high-knowledge owners, they demand us to care much on workers' safety; they even require us to buy insurance for workers.

“Many companies prefer the cheap products for workers such as the materials produced locally or imported from Vietnam that won't help much. If workers fall down, those safety harnesses will break and they still die. Using low-quality safety material is like they don't have any protection.” - Khen Bora

Social Security Fund (NSSF) and pay 0.8% of the total worker's net wage to insure the workers' safety and welfare in case they face accidents at work and this includes the construction firms.

But according to Leng Tong, while most garment and textile factories are registered to NSSF, few construction firms are registered.

A former supervisor of a local construction

Constructors Federation (ACF) are also working to harmonize the workers' safety across the region, calling it a part of the preparation toward the ASEAN integration.

Construction firms prefer cheap safety materials

The growing construction projects, along with better attention to construction safety with wider public understanding about safety issues, have actually propelled a stronger demand for safety materials. But

high, and complains that most companies prefer only the cheap materials, and they don't buy for all workers, only for skilled workers.

"Many companies prefer only the cheap and low-standard products for workers. Those low-quality products won't help much. If workers fall down, those safety harnesses will break and they still die. Using low-quality safety material is like they don't have any protection," he said.

Japan to Establish Prey Veng's First Special Economic Zone

The Cambodian Vietnamese bordering province, Prey Veng, will soon have its first official economic hub, which will be backed by the Japanese investors

A group of Japanese businessmen in early March reached a Memorandum of Understanding (MoU) agreement with Cambodia's Sonatra Group to develop a Special Economic Zone (SEZ) along the Mekong River at both sites of the Prey Veng ferry terminals.

The zone will be invested by the Japanese investors and developed by Sonatra Group who has experience in the property development projects. They will transform this ferry land (which will be vacant after the Japanese-funded Neak Loeung Bridge operates in 2015) into the industrial hub that accommodates the garment and textile factories, rice mills and agro-industrial factories, dominated by the Japanese investors who target for exports.

Sorn Sokna, Chairman of Sonatra



Perspective view of Neak Loeung Bridge



Master plan of Neak Loeung bridge project



Ferry dock at Neak Loeung

Group told the Phnom Penh Post that he already had 10 Japanese investors with commitments to build factories for phase one of the project, but was seeking commitment from 25 other investors before the project got under way. He also believes 15 more investors will come in when the Japanese delegation informs their association members about the project.

The project initial investment, according to him would be about US\$10 million.

The idea of transforming the ferry-terminal land on both sides of the Mekong River into industrial hub had come from Deputy Prime Minister and Interior Minister Sor Kheng, who saw the opportunity to use the area to attract investors, build factories and provide employment for the relatively

poor people of Prey Veng.

"Sor Kheng was thinking that Prey Veng had no economic activity and that people always had to go outside the province to find a job," Sokna said. "They need to export rice and rubber and everything."

As the idea for the river port and economic zone had come from Sor Kheng, the government had already approved the project. Paperwork and plans were now under review at the Council for the Development of Cambodia (CDC).

The ferry service is expected to become redundant when the Neak Loeung Bridge is completed in the next two years.

According to CDC, Cambodia has 22 special economic zones by far, and none exist in Prey Veng.

Rankings by the Council for the Development of Cambodia show that Japan is the third-largest investor in the Kingdom, following South Korea and China.

Bilateral trade volume between Cambodia and Japan amounted to \$641 million last year, up 25 percent compared with US\$512 million a year earlier, a report by the Japan External Trade Organization (JETRO) showed in March.

Cambodian Prime Minister Hun Sen recently has encouraged more Japanese investors and tourists to keep an eye on Cambodia by heightening bilateral ties. "Japan and Cambodia are known for having strong diplomatic ties; however, relationships in trade, investments, and tourism are still minor."

On the investment side, Japanese firms have begun to focus their investment in Cambodia in recent years, especially on the property sector that they never had interest in before.

According to the former Japanese Ambassador to Cambodia Masafumi Kuroki, Japanese investors have invested about \$300 million in Cambodia in the last three years. Kuroki said that Japanese investors' confidence in Cambodia has increased thanks to Cambodia's full security and political stability.

By Tim Vutha

Archetype Group's 10 Years in Cambodia



Siem Reap Airport's pond designed by Archetype Group



When talking about the revolution of the architectural and designed industry in Cambodia, Archetype Group comes to mind

Employing more than 450 staff across Asia, the Middle East and Europe, Archetype Group is one of the leading and long-standing integrated international design and project management consultancies in South East Asia. To strengthen its position in the region, Archetype Group opened Archetype Cambodia in 2003. With more than 30 staff, the firm offer services in architecture, planning, project management, engineering, and cost management.

In the time since its inception, Archetype Cambodia has completed several landmark projects such as the Siem Reap International Airport, the European Union Compound, Colonial Mansion serviced apartments and popular hotels such as the Victoria Angkor Hotel, Amansara, extension of Raffles Grand Hotel d'Angkor and La Residence d'Angkor.

"As the market changes, we are also becoming involved in projects of different scales," said Michel

Cassagnes, Architectural Design Director of Archetype Cambodia. "Archetype Cambodia is currently involved in medium-sized buildings but is moving to larger buildings to suit market demand."

Despite a few challenges, this international firm sees that the construction market in Cambodia is strengthening. Many projects are already under construction in the three major cities, and the view is that it will also spread to other small and medium cities throughout the country.

"As designers, we are at the forefront of projects, and we advise developers to embrace sustainable building to secure a long and safe investment with good quality construction," said Michel. "Striving with such aims means we often face issues when it comes to dealing with construction standards and good quality implementation. Building in Cambodia remains challenging to achieve our clients' expectations."

Nevertheless, foreign developers see the country has a good place to secure their investment with a steady demand for new facilities, he added.

Many observers comment that Cambodia has reached a new architectural era with many remarkable structures now standing erect. Michel is not sure whether it's the new era, but agrees it's definitively a good example to follow, especially when compared to Golden Tower 42 and its derelict skeletal remains.

He warns Cambodia to properly manage the market speculation that can hamper the industry like the case in Vietnam where, although the market has been booming in the past 10 years, speculation has been the biggest threat, especially for the residential sector.

"Speculation distorts general perception in the market; bringing bad supply as product is not focused on end users' needs but becomes a commodity," he warns.



Archetype's Michel Cassagnes

The number of construction and design companies in Cambodia has reached 1,205 last year, with more expected to come. Michel welcomes more players saying that "Having various size design firms in the Kingdom is good for the market. It forces everyone to innovate to bring the best level of design. Locals and international firms are welcome."

It is true that architecture and design agencies face high risks to guarantee their work, and Archetype has always been aware of that. Michel explains, "As a design firm, we have professional liability insurance to cover any design we deliver. Further to this legal aspect, we make sure at each stage of the project that our design is in line with cur-

rent practices and will fall within the client's budget. Archetype Group has good record in that field – matching clients' requirements with quality and cost-effective solutions. Additionally, our Quality Management System, implemented for the past six years, will receive ISO 9001 certification this year."

In the booming construction sector, Archetype is not overly concerned about Intellectual property rights in Cambodia.

"Intellectual property rights are paramount for any creative business and when you capture cultural specificities, understand climatic conditions and challenge functionality, innovation will be copied," he said. "We have no problem with that. Archetype Cambodia wants to contribute to the modernization of the country to provide better living and working spaces, as many other architects have done in the past with passion and dedication."

Archetype is also satisfied with the local engineers graduating from the local universities that they have recruited.

"Archetype Cambodia is proud to have a very low turnover with local architects and engineers. When it comes to recruiting, we are seeking motivated and hardworking candidates willing to work with us regardless of where they studied," he said. "We have strong internal training program to bring new comers to the level of professionalism we expect."

Since Archetype Group has been involved in emerging markets for more than 10 years, and has experienced similar situations in other countries, Archetype Cambodia is confident that it is better prepared to face challenges and opportunities.

And, the ASEAN integration is coming. Michel claims the company will always push to strengthen any association in the design industry here. He recommends it's important to exchange ideas and experiences with other ASEAN countries to share insights, but also to demonstrate the strong design capabilities that exist in the Kingdom. ●

By Tim Vutha



Apartment in Phnom Penh design by Archetype Group



Mr. Hiroshi Izaki - Newly appointed JICA Chief Representative to Cambodia

Q&A

JICA's technical assistance on infrastructure development in Cambodia

Cambodia has a clear lack of physical infrastructure system to serve its desired economic growth with the ASEAN integration approaching, and Japan International Cooperation Agency (JICA)—the Japan's overseas development agency, is one of the kingdom's biggest development partners that is helping to fix this gap.

2013 also marks the 60th anniversary of the Cambodia-Japan relationship, when a set of Japanese diplomats such as the Ambassador and JICA Chief Representative also end their mandate here, replaced by a new set. Also, seeing the Japanese administration has frequently changed, especially after it was hit by the deadly earthquake in 2011, many observers feel doubtful if the new Japanese government will amend their aid assistance policy to Cambodia, mainly on infrastructure development.

To clarify the doubts and to gain an insider view on how the Japanese government, via JICA, has contributed to Cambodia's infrastructure development so far, and years to come, the Construction and Property Magazine addresses the issues to the newly appointed JICA Chief Representative to Cambodia, Mr. Hiroshi Izaki.

Q1. Does the natural disaster destruction and the frequent changes of the Japanese government impact the Japanese aid and assistance to Cambodia? If so, how?

These events have not generally impacted the level of our development assistance to Cambodia, as demonstrated by figures of Japan's Official Development Assistance (ODA) contributions in the ODA database constantly showing an increasing trend since the 2000s, with the average annual disbursement of some US\$120 million in recent years. Japan's ODA is provided in accordance with Japan's Country Assistance Policy for Cambodia. Past changes of the government administrations have not led to drastic changes to our overall policy and strategy of overseas development cooperation. The new administration, like the previous one, paves strong focus on building good relationships with Asian countries and we expect to continue providing a substantial amount of development assistance to countries in the region including Cambodia. In terms of the natural disaster, surely the mega earthquake in March 2011 was a big shock for Japan not just physically and psychologically but also economically. However, again this did not seriously impact our operations in Cambodia with whom Japan has enjoyed long-standing diplomatic

relationship with since 1953. I should mention that, after the mega earthquake, we received lots of financial support together with heartwarming messages of encouragement from the Cambodian people. This to us demonstrated and reconfirmed the strong ties between our two countries and I hope our partnership will continue to strengthen.

Q2. In general, what are the fields that JICA supports Cambodia? Why? So far, how much funding has JICA given to support Cambodia?

Japan is one of the largest bilateral ODA providers for Cambodia, with the total contribution of US\$2.25 billion since 1992 and the average annual delivery of over US\$120 million in recent years and more than half of this aid was invested to infrastructure. JICA, since its arrival in 1993, has been implementing a major part of Japan's ODA to Cambodia (some portions handled directly by the Embassy, not via JICA). Japan's development assistance is provided with three broad objectives: building foundation for economic growth; promoting social development; and good governance. A wide range of our projects including large-scale infrastructure, private sector development, agriculture and rural development, water supply and sewage system, health and ▶

medical care, public financial management reform and legal and judicial reform - are all to support the development efforts of Cambodian Government. JICA's projects have been taking place all around the country, making positive differences for lives of millions of Cambodians.

Q3. Being the new JICA Country Representative to Cambodia, what are your priorities for this developing country? Why? How much funding do JICA plan to fund Cambodia within your mandate? Increased or decreased, compared to the previous mandate? Why?

JICA's support to Cambodia is guided by the above-mentioned Country Assistance Strategy with the three main pillars. All these areas are and will remain our priorities during my assignment in Cambodia, and they are closely interlinked to achieve inclusive development for the country. During my time, however, there will be important milestones such as ASEAN economic integration, and stronger emphasis will be given on strengthening connectivity within the region and given the Cambodia's aspiration to become middle-income country in some years. Plenty of work also needs to be done in terms of industry/export diversification,

investment promotion and skills development for industrialization. Improving quality of education and promoting science and technology is a prerequisite to increase Cambodia's labor productivity and competitiveness, and this also helps create conducive environment to attract high quality investments to Cambodia. Personally I hope to see the same level of funding assistance continues, with increased loan assistance as Cambodia makes progress in economic development. Our assistance is needs-based and the assistance level is determined by the country's needs as expressed by the Cambodian government, and of course the funding allocation decided by the Japanese government. In my view, what is important is not necessarily the overall amount of funding; Japan has always put emphasis on quality of assistance and efficiency of our delivery. I hope to continue strengthening our performance by improving the quality of operation to make most resources provided by Japanese tax payers to achieve maximum and sustainable results for Cambodian people.

Q4. How do you value the infrastructure situation in the kingdom? Which parts of infrastructure needs urgent attention? How have JICA been involved in those issues?

Considering the rapid economic growth and planned ASEAN integration in 2015, infrastructure development to meet increasing demands of traffic, energy, clean water, disaster resilience, etc. is vital for continuous economic growth. JICA has been closely working with Cambodian government to improve infrastructure. Among the biggest projects JICA supports to Cambodia are; Construction of Neak Loeung Bridge (Grant Aid) to open to traffic in 2015, the year of ASEAN integration; Sihanoukville Port improvement by series of funding; Multipurpose Terminal Development Project (Loan) to be commenced in 2014; and the project for Flood Protection and Drainage Improvement in Phnom Penh Capital City (Grant Aid) is a very important project in Phnom Penh, where severe floods often occurred during rainy season.

Q5. Phnom Penh Municipality and JICA are working on the comprehensive urban planning master plan which aims to draw an urbanization master plan for this narrow city. Could you please elaborate on that in detail, what is this to include, current status, budget, and its benefits?

The project objectives are to formulate a comprehensive urban transport plan for Phnom Penh of which the target year is 2035, and to conduct a pre-feasibility study on the priority project(s). In addition to the above, for promoting the effective use of the study results and the materialization of the proposed Phnom Penh urban transport plans, recommendations will be made to strengthen and improve the implementation capacity of the urban transport-related agencies. The Comprehensive Urban Transport Master Plan would contribute to improve urban traffic conditions and environment through the development of urban transport policy and strategy. The Master Plan is to pave the way for the road map or direction for the future development of Phnom Penh urban transport system. The fund for this study is approximately US\$3.6 million by grant.

Q6. Beside urbanization master plan, JICA is also working with the Municipality to draw a drainage and sewerage master plan for Phnom Penh. Could you explain in detail about things that are included in this project, and how will it benefit Cambodia?

We have been involved in the formulation of the 1999 Master Plan for Drainage

Improvement and Flood Control in Phnom Penh, and since then we have been assisting Phnom Penh through three grant projects (The Project for Flood Protection and Drainage Improvement in the Municipality of Phnom Penh Phase I, II and III). We have been active in the drainage improvement and flood control to protect livelihood for people living in Phnom Penh which is also the economic center of Cambodia. Since the last master plan created more than 10 years ago, it is necessary to re-evaluate the Phnom Penh current situation and also seek the possibility for improving the sewerage system. These contents will be in the new master plan and we will conduct this study this year.

Q7. Besides, dealing with Neak Loeung Bridge, does JICA plan another road and bridge construction projects in other provinces?

Improvement of National Road No.5 (widening to 4 lanes and construction of bypasses) is our next cooperation, and the improvement of National Road No.1 (Neak Loeung - Bavet) will come after that.

Q8. Does JICA plan to draw urbanization master plan for other cities or provinces in Cambodia such as Siem Reap and

Sihanoukville? How about drainage and sewerage systems?

No. We have been working with Phnom Penh City Hall to develop a comprehensive transport master plan to be completed early 2014. As for the drainage and sewerage system in Phnom Penh, we are planning to start master plan study from 2013.

Q9. Compared to other neighboring countries of Cambodia, how do you compare the strength and weakness of Cambodia's infrastructure situation and those countries?

Although Foreign Direct Investment (FDI) is much anticipated to bring industry to Cambodia, lack of infrastructure, such as transport and energy, would be big obstacles to attract FDI. Seeing the more intensive investment on infrastructure in neighboring countries, Cambodia should increase the investment to infrastructure strategically and seriously consider how to collaborate and compete with neighbors to survive after ASEAN integration.



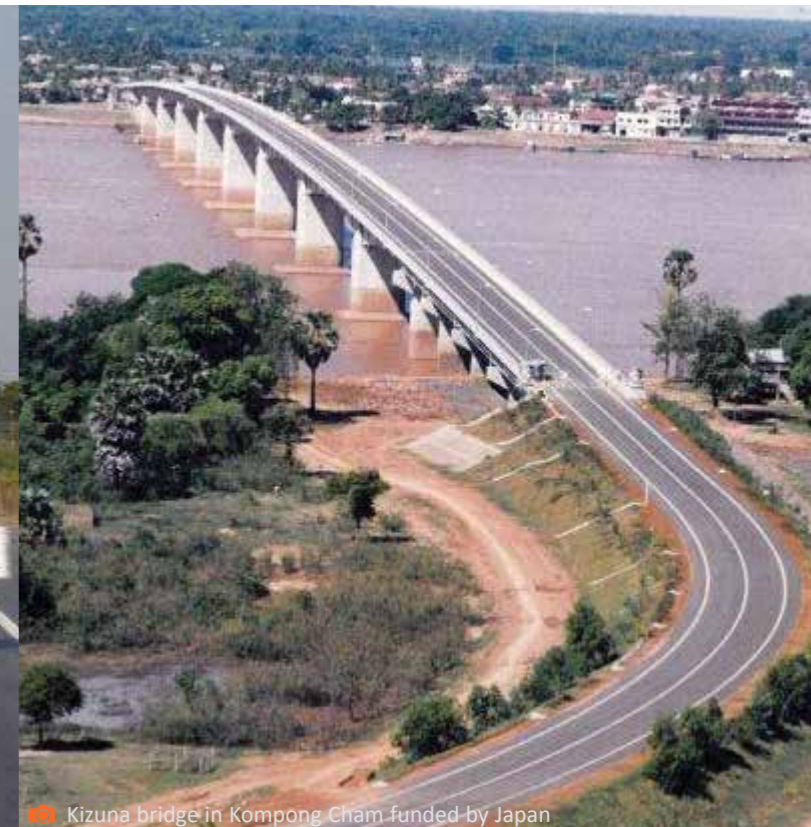
Chroy Changvar bridge in Phnom Penh funded by Japan



Neak Loeung bridge in Frey Veng funded by Japan



National road No 1 funded by Japan



Kizuna bridge in Kompong Cham funded by Japan

Plastic Pipe Popularity Rising



Plastic pipe products imported by Dat Hoa at Cam-Real Estate Exhibition, Diamond Island



With designs to reduce cost, faster installation and longer lasting quality, plastic pipes are more recommended by suppliers, to install for sewage and drainage systems, than concrete pipes

Although uses of plastic pipes are not common yet in Cambodia, they are already very popular in countries where construction booms, such as Vietnam.

According to manager of a plastic pipe supplier in Cambodia using plastic pipes are more beneficial than concrete pipes.

Unlike using concrete pipes for irrigation system or sewerage system that are expensive, difficult to install and easy to decay, plastic pipe despite slightly more expensive, are easier and faster to install than concrete ones due to lighter weight and last longer. So, its overall cost is cheaper than using concrete pipe, said Traing Huy, General Manager of Dat Hoa Trading (Cambodia) Co., Ltd, that supplies diverse plastic pipe and tube products in the kingdom.

“Concrete pipe are easy to break and decay, but the plastic pipe won’t be like that, and also lasts longer.” - Traing Huy

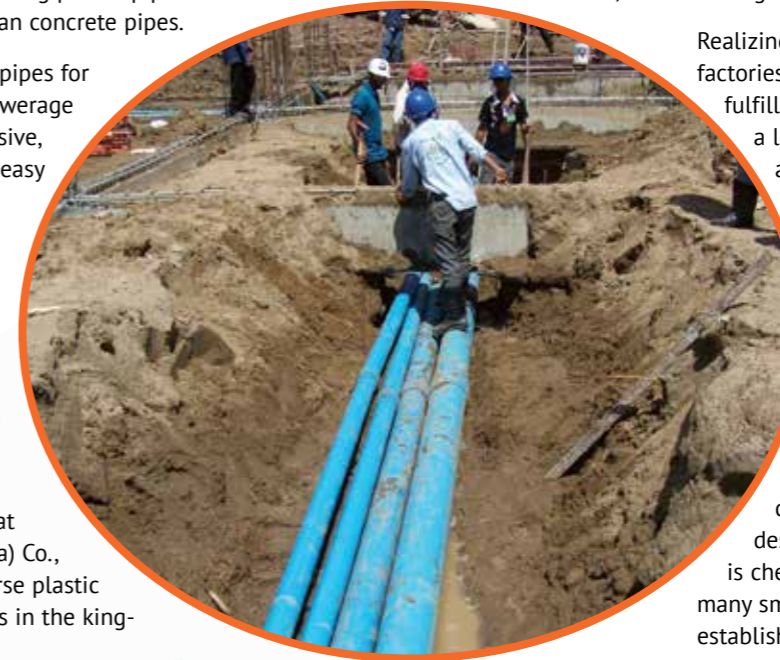
“A meter of concreted pipe costs around US\$50, and a meter of plastic pipe costs around US\$90; for long pipe system installation, using plastic pipe is much better as it costs less due to fast installation and it lasts longer,” Huy exemplifies. “Concrete pipes are easy to break and decay, but the plastic pipe won’t be like that, and also lasts longer.”

Established in Cambodia since 2010, Dat Hoa Trading sells almost all sizes of plastic pipes and tubes for clean water supply system, hot water system, sewerage and drainage system, irrigation pipe, and so on, mostly imported from its main factory in Vietnam—Dat Hoa Plastic Co., Ltd.

The company has just introduced its latest product called Plastic Sheet Piling to Cambodia that can function as a wall

barrier to prevent landslides at river banks or places connect directly to the water. This plastic sheet pile can replace the iron sheet pile as it is lighter, cheaper, and lasts longer because it doesn’t decay like iron.

This product will help reduce the construction costs,



about the market competition simply because it just targets the main construction projects that prioritize on quality first and consider price later.

“We don’t compete in the market, we just represent the factory in Vietnam to sell directly to the construction projects here,” manager said.

Realizing only five local plastic pipe factories operate in Cambodia that can’t fulfill the market need which results in a lot of importing, Huy feels there is a big fortune for him to install a plastic pipe factory in Cambodia, but is concerned that power issues can hamper the business.

“We are considering installing the factory plant here, when the market is bigger than now,” he said. “But this kind of factory can’t face frequent blackouts, otherwise it will destroy the plastic. If the electricity is cheaper and more stable, I believe many smaller pipe factories will be established here.”

Noting its last year’s net sale grew well since its inception, Dat Hoa Trading expects to get more orders from construction projects this year as construction rises gradually.

By Tim Vutha

but according to Traing Huy, the matter is that Cambodia doesn’t know about it yet. “No other plastic company supplies this plastic sheet yet besides us. Cambodia doesn’t know this latest product yet. If they knew its benefits they would use it.”

Last year, Huy observed demand for plastic pipe and tube rose more than 10 percent, and demand rises in dry season when construction booms and falls during the rainy season when building activities slow down.

He counted fewer than 30 plastic pipe suppliers are running in Cambodia, mostly Cambodian firms and also sees that the market competition is dense now, while local companies set low prices to compete in the market. But that’s fine for Dat Hoa Trading as the firm doesn’t worry





Kingdom's Economy Driven by SME

Exponential growth of SMEs have become the indispensable engine for country's economic destiny



Cambodia's economy has been propelled mainly by the private sector, and it is clear that small and mid-size enterprises (SMEs) dominate this sector.

The first National SME Census 2011, organized by the Ministry of Planning, found over 500,000 small and mid-size enterprises in Cambodia, with total revenue of US\$120 billion. The census stated their combined investment costings account for 39 percent of the total investment in that year, amongst them 29 percent is from local investors. These local enterprises employed more than 1.6 million workers.

Despite the 2012 figure not being available yet, H.E. Keat Chhon, Minister of Economy and Finance believes the 2011 figure confirmed the indispensable roles of the private and industrial sector in this developing country.

And this doesn't include its extensive roles affected by the land titling campaign and the agricultural community draft law that will energize the SME by not only encouraging farmers' cultivation to join the nation's handicraft-industrial production chain but also extending the SME range both in the production innovation cluster and the agro-production chain.

"The SME abundance and diversity is the major foundation to promote social-economic development in Cambodia, especially promoting entrepreneurship, creativity and technology capacity-building and job creation," he said at the 3rd Cambodia Industry Handicraft Fair 2013 in Late March.

To promote the SME sector, the Federation of the Association of Small and Medium Enterprise of Cambodia

(FASMEC) that represents the nation's SMEs has initiated the annual industrial handicraft fair three times so far, 2011, 2012, and 2013.

"These fairs intend to solely set an arena where local handicrafts, producers, industrialists can promote their products and services and match businesses with the local and international investors," said FASMEC President Te Taing Por, adding that. "... we can say that SME sector is the core power to develop the country, but this sector can't grow better without the supports from the government along with the effort by the private sector itself."

However, the ASEAN economic integration is coming. And problems for SMEs here don't lie only on market finding anymore, the matters now extend to competitive production with recognized standard.

The government is aware of the issue, according to the Deputy Prime Minister. The government has strongly encouraged activities that promote SME including improving production standard and technologies and accumulating more funding to enable them to extend their productivities and supporting services.

"Moreover to encourage SMEs, the government has dropped the tariff rate to over 634 tariff line from the tariff line that has 35 percent rate to 15 percent, 15 percent rate to 7 percent and from 7 percent to 0 percent. The government, in turn lost US\$39 million from tariff revenue in 2011 and to US\$102 million last year," he said.

By Tim Vutha



SMEs Exhibition at the Diamond Island Convention Centre

CAMBODIA

The Cambodian government in early April unveiled the state-developed satellite city master plan stretching on 15,000 hectare landmass about 15km north-east of the Phnom Penh Capital called the "Neakreach Techo Satellite City", costing to about US\$80 billion.

This kingdom's largest satellite city was designed by the Land Management Ministry dedicated with the Prime Minister's name, and it is designed complying with the Angkorian architecture that will include all government

Government Plans an \$80 Billion Satellite City

institutions, including commercial, residential, entertainment, and education zones.

It will connect closely to the existing Phnom Penh Capital via modernized water, surface, and tunnel infrastructures similar to the Malaysian city. However, with such huge budget, observers believe it is very hard to find investors to make it happen.

There are six satellites cities so far. The Neakreach Techo Sen satellite city will be the 7th, and the largest one in the kingdom.

SINGAPORE

RiverBay launches

RiverBay, a 999-year leasehold private apartment project along Kallang River, is launched by Allgreen Properties, which is a site of a wide range of commercial and educational facilities, including shopping mall, the HDB Hub and St Andrew's Junior School.

RiverBay is located on 41,300sq ft land, comprising a single 26-storey apartment building with 147 units and including six-storey carpark, sky terraces and various communal facilities.

Allgreen's director of sales and marketing said in AsiaBuilder website that the RiverBay would benefit from a slew of catalytic projects which will enhance liveability and the value of real estate in the district.



MALAYSIA

Malaysian construction firms to go global

Malaysian construction companies should go global and embrace the vast construction project opportunities abroad, Malaysian Deputy Minister of Works Datuk Yong Khoo Seng said, the Malaysian Business Times reported.

The high growth rate in the construction industry in Malaysia proves the industry players are exposed to construction projects of varying complexities and

will be able to perform well in the global arena.

In order to provide assurance and enhance delivery of justice in the construction industry in a globalizing environment, Malaysia aims to establish a specialist court on construction affairs as well.

Overall, Malaysian contractors have completed 617 projects worth US\$20 billion worldwide while another 74 projects worth US\$11 billion are in progress.

LAOS

Loan Approval Puts Thailand-Laos-Vietnam Rail On Track

A U.S. \$5 billion loan for Laos' planned rail link to Vietnam and Thailand stretching 220-kilometers has been approved and studies on the project are underway in preparation for construction to begin this year, according to a Lao official, Radio Free Asia reported.

New Zealand financial institution Rich Banco Berhad agreed mid-April to provide a loan to Malaysian builder Giant Consolidated Limited to fund this rail construction running across southern Laos from the Thai to the Vietnamese borders.

Giant is now conducting studies on the project but has "not yet" completed the mandatory environmental impact assessment needed for construction to begin.

The railway construction is expected to take four years.



MALAYSIA

Construction expected to grow by 13%

The construction sector in Malaysia is forecasted to grow by 13% against 2012 since there are numerous projects in the pipeline, reported by Master Builders Association Malaysia (MBAM).

MBAM's President said in The Star that big projects such as the mass rapid transit (MRT), light rail transit (LRT) and initiatives under the Economic Transformation Programme (ETP) by the Government when started will propel the construction industry. He also mentioned about the problems that the industry will encounter such as labor shortages and escalating material costs.

INDONESIA

Measures mandatory for "green" high rise building in Jakarta



Jakarta, capital of Indonesia, is considering on making permit applications for green building measures mandatory for new high-rise buildings and it will make final decision as of the end of April.

Jakarta authority said in Asia News Network that "the environmentally-friendly building code would be incorporate in the building permit application process and would be mandatory for office build-

ings, shopping malls and apartments with more than 50,000 square meters; and educational facilities that are bigger than 10,00 square meters."

The environmentally-friendly building code is the basically a 2012 gubernatorial regulation on green building. The regulation also stipulated energy and water efficiency requirement for buildings to reduce emission and waste, which would help reduce climate change impact.

JAPAN

Quiet, clean demolition technique generates clean energy

A Japanese construction company is using giant jacks and electricity-generating cranes to dismantle a high-rise tower in Tokyo, floor by floor.

Japan is adopting the Ecological Reproduction System (Tecorep) to lower the high buildings from the top to bottom with

quiet and environmentally-friendly manner. It's a far more elegant method when compared with the much-unchanged tack of getting something big and heavy and smashing it into a building, or the presumably fun but incredibly messy process of blowing it up.

Tecorep can reduce noise between 17 and 23

decibels, reduces dust levels by 90 percent and can be carried out at any time, regardless of the weather conditions, and reduce carbon emission up to 85 percent.

It's expected that much of the Tokyo skyline will change in the coming decades with the majority of buildings over 100m being demolished after 30 or 40 years: 99 of these will fall into this category within the decade.



Architect won 2013 Pritzker prize

Toyo Ito, a 71 year-old Japanese architect, has won the 2013 Pritzker architecture prize with his conceptually creative designs and "timeless" buildings which have been considered as one of the "fluid beauty and balance between the physical and virtual world".

The Pritzker jury said in The Guardian that Ito's works have become like "timeless buildings" which reflected on "optimism, lightness and joy". These "have made waves throughout the world for their distinct pairings of organic form and technological innovation," the jury added.

According to The Guardian, Ito's works have surprised the public by his "Sendai Mediatheque, which survived the devastating magnitude -9.0 earthquake in 2011, is now a striking example of seismically-resistant architecture, while his dragon-shaped stadium in Taiwan was notable not only for its unusual form, but also for being entirely solar-powered".



SAUDI ARABIA

Shard Builders Plan World's Tallest Building

The British construction company, Mace that built the Shard skyscraper in London will manage the construction of the Kingdom tower in Saudi Arabia, which will be the world's tallest building when completed.

Exactly how far the Kingdom tower will rise above the sands of the Arabian Desert near Jeddah is still a closely guarded secret, but Jeddah Economic Company (JEC) said it will be taller than the 830 meter Burj Khalifa, currently the world's tallest building. The company also said it would be four times as high as the 310 meter Shard, meaning it could top out at about 1,200 meters.

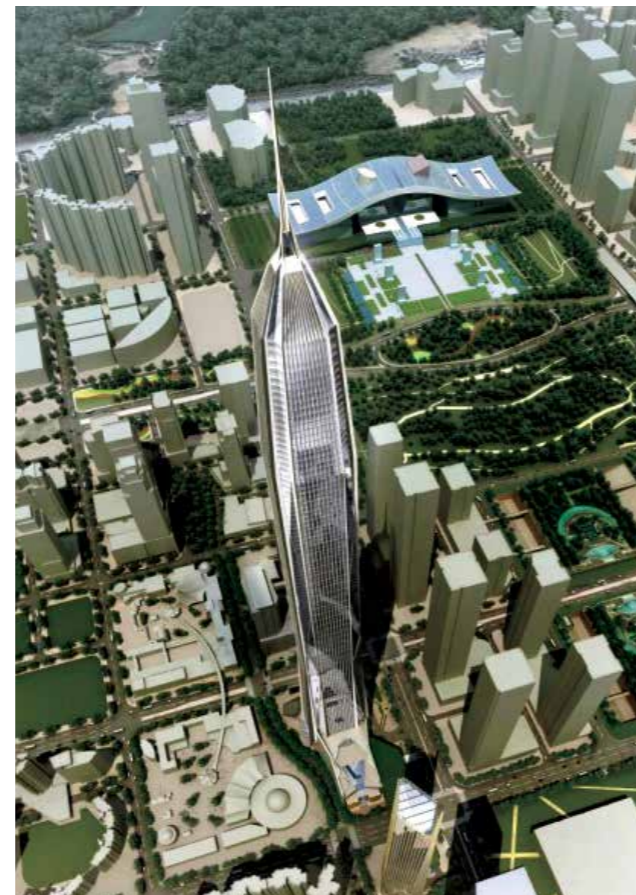
The Saudi Binladin group will begin construction later this year and the project should be completed in winter 2018, expected to cost £780m.

CHINA

World Tallest Building Suspends

Sky City, due to be the world tallest building that stands 838 meters, taller than Dubai's Burj Tower, to be put up in 90 days, located at Changsha, central China, has been withheld construction permits by Chinese authorities because of concerns over safety, congestion and environmental impact.

Broad Sustainable Building, the Sky City developer had already acquired the land for \$62 million and did sign an agreement last June with Wangcheng district government that budgeted the project at up to \$645 million, but now it seems that Broad needs to argue its case again to regulators.



Local experts aren't too convinced by the technology and are concerned about traffic congestion in the area. There's also the copycat problem as other districts in Changsha may want their own skyscrapers, making it even harder for urban planners.

Broad announced it was gearing up to start in last November aiming to complete in January 2013, but now Broad's marketing department won't shed any light on Sky City.





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GREEN BUILDING Course Trained by Temasek to MLMUPC's staff and CCA's members



Base on the permission from H.E. Im Chhun Lim, Senior Minister, Minister of Land Management, Urban Planning and Construction on April, 25th, Cambodia Constructors Association (CCA) has informed to all CCA's members that the Ministry of Land Management, Urban Planning and Construction has cooperated with a Singaporean company, Temasek which received funding from the Singaporean government to host a training course to officials of the Ministry of Land Management, Urban Planning and Construction to study both in theory and practice on the 'Green Building technology' by constructing a project applying the modern construction materials relevant to this course.

This training course will be launched in September 2013, extending to 134 days by rotating one week for training and another week for break that will be organized and lectured by Singaporean experts. This training therefore will highlight the method to generate solar system and solar panel installation.

Base on the above-mentioned announcement, CCA has requested all members to dispatch a representative from each company and send the name to the association in order to attend this training course before May 10, 2013.



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e-mail: secretariatcca@yahoo.com

www.cca.org.kh

Master Builders Association of Malaysia Hosts 5th Malaysian Construction Summit 2013

The challenges, response, and outlook for the Malaysian construction market were discussed in the 5th Malaysian Construction Summit organized on March 25th in Kuala Lumpur.

About 200 delegates from Malaysia based construction companies, plus a dozen delegates that represent regional construction groups including two delegates from the Cambodia Constructor Association (CCA) attended this annual conference.

They addressed various issues over the Malaysian construction industry, such as the construction industry outlook, challenges facing Virtual Design and Construction (VDC) implementation; industrialized building system (IBS), the five mega-trends shaping the Malaysian construction industry, and challenges facing the Malaysian construction industry.

The one day meeting realized that experts of Malaysian construction industry expected the sector to grow by 11.2 percent this year, driven by various projects under the Economic Transformation Program initiated by the government last year.

Master Builders Association Malaysia (MBAM) president Matthew Tee said among the projects that would boost growth were the nation's tram



“We have all these projects initiated by the government and we reckon if they are implemented this year, we could achieve the target number.” - Matthew Tee

service, i.e. My Rapid Transit project and other Entry Point Projects.

“We have all these projects initiated by the government and we reckon if they are implemented this year, we could achieve the target number,” he said at this year’s Malaysian Construction Summit under the theme “Challenges Facing the Construction Industry”.

Tee said one of the challenges in

the industry was the need to provide a sufficient number of skilled construction workers.

“Although there is a need to limit the number of foreign workers, we must also have a sufficient number of local skilled construction workers who can contribute to the economy,” he said. “As we are all aware, the construction industry has played an important role in the national economy.”

A memorandum of understanding (MoU) between MBAM and the Construction Research Institute of Malaysia was also signed on the sidelines of the summit. Under the MoU, MBAM and the institute would co-operate to execute research works that would lead to the commercialization and adoption of new construction methods and products.

The Kingdom's Architecture Strengthens

Exquisite and great architecture always expresses and uplifts each nation's glory, dignity, and unique identity

ANGKOR TEMPLE from the 13th century has caught the world's attention, lionized as a strongly unique and exquisite architecture from its nation. The world-famous Cambodian temple Angkor features strong Khmer religious concepts of Hindu and Buddhism, symbolized as a unique Khmer style of architecture.

Several centuries later, Angkor with its strong architecture and unbelievable structure was declared as a World Heritage Site in December 1992 by UNESCO. It has inspired Cambodians to persist with architectural development.

To flash back when the country successfully gained independence from France in November 1953, Cambodia leapt ahead of



HE. Dr. Huy Nara, Secretary-General of Board of Cambodia's Architects of Ministry of Land Management, Urban Planning and Construction.

neighbors with outstanding architecture and structure, led by many talented Khmer architects, who studied locally and internationally. A few works by them have remained in the capital and other areas such as old buildings, universities and institutes, containing Khmer style designs. However, these achievements were partly ruined by civil war.

To open a new page for the 21st century of non-stop development, Cambodian architecture has greatly woken up the skyline, with modern designs and artworks through hundreds of constructions and infrastructures, within the grounds of Cambodia's cities, towns and provinces. These are the new works of local and international architects who have used

national identity and modernization.

After one year of establishment, BCA has achieved and worked hard on its duties to facilitate and compose edicts— including decree, sub-decree, any policies and regulations—for proper implementation of BCA to reach to the development policy of Royal Government of Cambodia. Huy Nara, Secretary-General of BCA, added that after these procedures are complete, BCA will organize the registration of Cambodia's architects in a list, in order to provide those architects more training on moralities and standardized skills to be "BCA architects" which are broadly recognized in ASEAN.

Huy Nara expects that BCA will assist the promotion of Cambodia's architectural

centuries, (2) At the same time, the world has well integrated through architecture that we can adopt. (3) We now arrive at the great era of technology development that is better facilitated for new exploration and research of architecture, such as new construction materials and the new creation of environmentally-friendly buildings. (4) Lastly, we have human resources on architecture which are well educated locally and internationally.

Looking to the past of the 1960s and 1970s when modern architecture started to become widespread in the nation, Huy Nara accepted and said that it was in this period that Cambodia architecture had major development, resulting in the fact that we had well-educated and talented

“Architecture is a general concept for the nations in the world, but it was integrated and merged to fit within a nation's harmonies of civilization, culture, and tradition when it reached each country,” - Huy Nara

their skills and talents to work together to create the new and great architecture for the nation.

By seeing this rapid development in architectural art, the Royal Government of Cambodia looked to establish the Board of Cambodia's Architects (BCA) under secretariat of Ministry of Land Management, Urban Planning and Construction in early 2012, during the period that Cambodia held ASEAN Chairmanship.

BCA main aims are to contribute in promoting Cambodia's architectural glory and dignity through providing vocational training for architects with good morals and standardized skills; it also aims to preserve, protect and develop Cambodia's architecture and to promote national identity. Also, BCA aims to enhance good communication and cooperation in architecture with national and international partners including ASEAN members. Lastly, it aims to encourage the architects to create new works which closely stick with

sector, giving it great quality which can link Cambodia's architecture to the world and particularly in ASEAN to broaden horizons and form good relationships.

“Architecture is a general concept for the nations in the world, but it was integrated and merged to fit within a nation's harmonies of civilization, culture, and tradition when it reached each country,” said Huy Nara, referring to the general aspect of architecture, before he was drawn to Cambodia's architecture.

He said that recently Cambodia's architecture has greatly developed since hundreds of buildings, complexes, and infrastructure are now in cities and towns, following both designs of Khmer style and the ones adopted from outside. And they become the new structures and creations that beautify the Kingdom of Cambodia.

He claims that the prosperities of Cambodia's architecture result from the following: (1) We have a strong architectural history which has lasted for several

architects. However, turning to present time, architecture still remains Cambodia's potential development, including modern methods that will still preserve original Khmer culture and style.

To promote Cambodian architecture, Huy Nara would like to appeal for Cambodia's architects to explore more on the development of global architecture, also to research constantly on modern architectural technology for environmental saving, and finally to create new architectural design with integration of Khmer architecture and the world's.

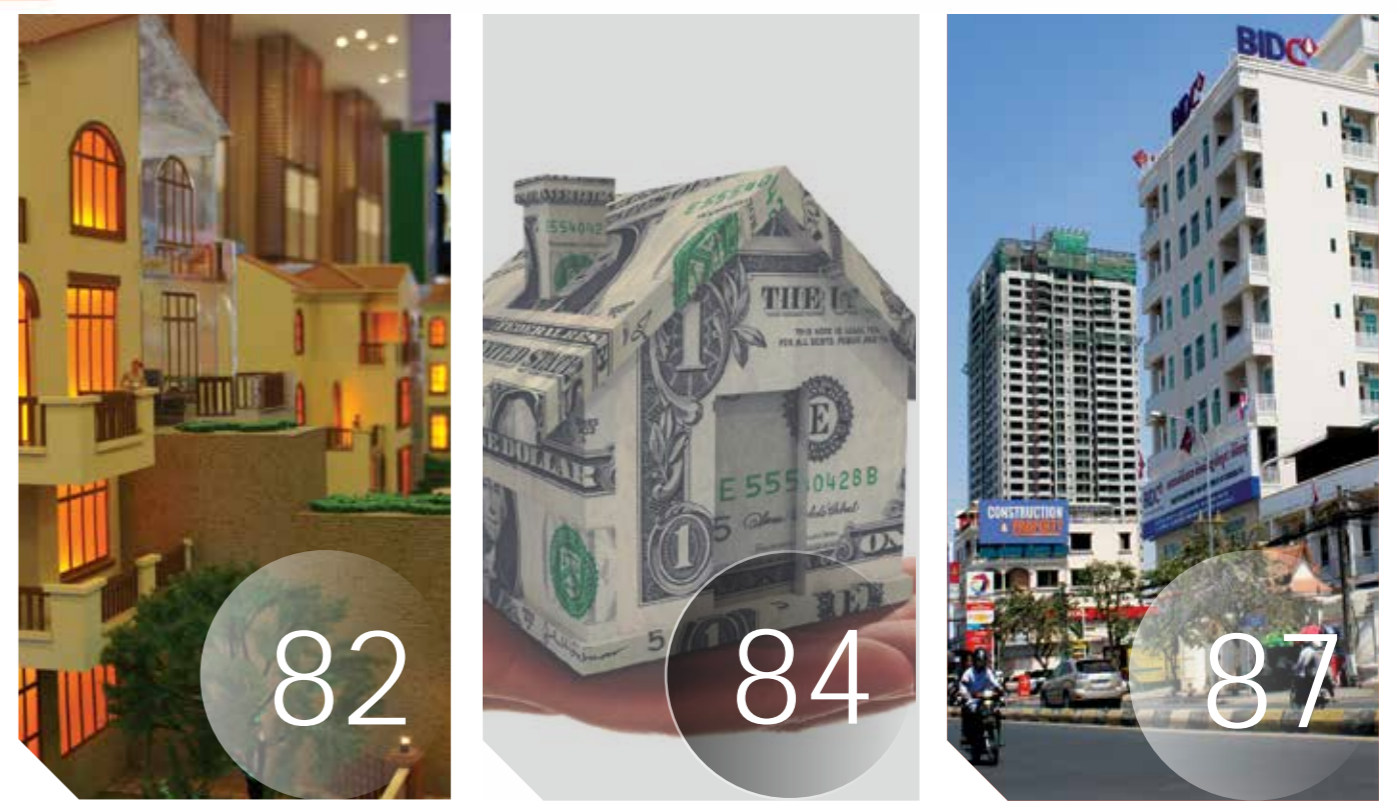
Finally, Huy Nara believed that “BCA will contribute to national development in providing better architectural vocational training to lead for glory, dignity, strong architecture, and great nation's identity.”

By Chan Sovannara



Property

MAY - JUNE 2013 | ISSUE 003



Re-inforced Concrete Wall Panel



Terrazzo



Engineered Door



Experts Outlook at First Property Fair



Camodia Real Estate Exhibition on 06-08 April at the Diamond Island Convention Centre

Gathered at the first property fair entitled Cambodia Real Estate Exhibition organized early April at Diamond Island Exhibitions and Convention Center, property experts called 2013 a brilliant year for property market seeing increased demand, supply, services, and real estate players.

Cheng Kheng, President of Cambodia Valuers and Estate Agents Association (CVEA) who predicted that the market grew about 10-15 percent nationwide in the 1st quarter against the same period last year, pointed out something exciting is to appear in the market this year.

"Many strange customers who were never interested in property investment before are now approaching us to consult on property development particularly land business," he said, believing a stable political situation along with their clear forecast on this July General Election has even encouraged them to invest in the sector confidently now.

Apartment, condo, office space, Borey, satellite city, and industrial land are transforming the image of local property greater and greater, insuring to drag more and more investors



"If you buy a condo you will receive about 8-10 percent of return on investment per year and it is easy to either sell or rent, whereas a bank deposit provides only 4-5 percent per year. Moreover, if you buy a condo, later you can earn twice as much when you sell it. No other countries can earn 8-10 per cent from their investment in property like Cambodia."
- Cheng Kheng

Kheng, who recorded the association member rise from 22 to 24 with two new Japanese real estate agencies registered this year, sees more players are coming in, saying that most international property developers in Cambodia originate from China, Japan, Malaysia, Singapore and South Korea, and strangely U.S. realtors are finding space to earn fortune in the kingdom too.

Most trade insiders believe cheap local property prices compared to the neighboring countries and the world, that are hurting from economic uncertainty, increased wage, and insecurity along with disasters have encouraged more investors to mobilize their businesses to Cambodia, and that's of course, property developers must come along as they find the opportunity here is high to earn profit, unlike other high developed nations where investment opportunities and profit margin are low.

"...on average the price of condo here rate between US\$900 to US\$1200 per square meter, and this is such low price in the world when South Korea's rate is on average US\$11,000...", Cheng Kheng said, "But limited and ineffective marketing campaigns launched by property developers and agents here can't make it heard globally."

There are four property sectors that have potential for investment, namely apartment and condos, office space, Borey and Satellite City, and Industrial land. The demand for each category is still growing, while supply is generally slightly lower than the demand rate.

They also advise the rich and investors to invest in apartments and condos rather than deposit in the bank. "If you buy a condo you will receive about 8-10 percent of return on investment per year and it is easy to either sell or rent, whereas a bank deposit provides only 4-5 percent per year. Moreover, if you buy a condo, later you can earn twice as much when you sell it. No other countries can earn 8-10 per cent from their investment in property like Cambodia," Kheng said, Ngoun Rithy, Managing Director of Bonna Realty Group agreed.

Whilst Cheng Kheng observes companies will mobilize their offices from villa and flats into a more standard office building due to better security, maintenance and comparable price, Simon Griffiths of the world leading property consultant CBRE, reveals the international grade A office building doesn't exist here yet, while grade-C office occupy the market with 57 percent and the rest share by grade-B, over

the grade-A office category.

From a more conservative view, H.E. Mao Thora Secretary of State for Commerce Ministry, although is happy with the fascinating property market, he is worried to see that Cambodia is following a trend that other countries have already experienced regarding property development.

"Now various groups of foreign nationals are coming to Cambodia and they are forcing Cambodians to move out from the city center to dwell in the outskirts or rural areas," he said. "This is the evolution that other countries already face."

Moreover, Sor Sovann, a property lawyer graduated in France, is concerned that Cambodia doesn't have proper real estate profession code yet and criticizes property constructions as anarchical, effecting the neighbor buildings or even the public.

It should be remarked that Diamond Island in September this year will host the 3rd edition of Cambodia international construction fairs (CAMBUILD) which also include the international property fair organized by Malaysia's Event Organizer AMB Events in collaboration with Cambodia Constructors Association (CCA).

By Tim Vutha

Realty market flourishes for early 2013



“There are now signs that economies are improving, especially in Asia, as well as a movement towards growth markets where domestic markets are typically slowing or even receding.”



Simon Griffiths, Manager CB Richard Ellis (Cambodia)

The Cambodian real estate market is showing across the board signs of growth in terms of investment, construction, development and planning. Investors who bought properties and lands during the real estate boom have held onto such land and property while waiting for the global economic slow-down to abate.

There are now signs that economies are improving, especially in Asia, as well as a movement towards growth markets where domestic markets are typically slowing or even receding. Taking Japan for example, the Japanese investors have identified the strong growth potential of Cambodia and have been waiting for the macro and micro economic conditions to enter Cambodia.

Those conditions are now prevailing and the recent influx of Japanese investment,

businesses and personnel into Cambodia is one distinct difference between the real estate market in early 2012 and now in the early 2013. However, using Japanese companies and individuals as an example only highlights the growth of investment from Japan, this has not been the case with increased activity from Hong Kong, Macau, Singapore and South Korea, and in fact Cambodia has benefited from increased investment from around the region.

However, one must also be shrewd about understanding the extent of this investment, while investment has increased that it is from a relatively low comparable base and such large percentage, increases that do not always accurately represent the situation and initial investment in real estate does not always mean a beneficial outcome, acting as a poignant reminder of this, Gold Tower 42 takes pride position on the corner of Monivong and Sihanouk

Boulevard.

Also extremely worthy of note are the investments being made from China and Chinese companies. These investments in real estate are on a much larger scale than many other foreign companies in Cambodia with Chinese companies reflecting on the rapid rate of development in their domestic market and exporting it to Cambodia leading to the increased rate of real estate development, resorts, accommodation and infrastructure.

The scale of these developments is extremely large and offers investors and developers new real estate opportunities in Cambodia taking previously inaccessible and remote location and providing the infrastructure, design and ambition to move forward with schemes of grandeur.

The other key component of growth being experienced in the real estate sector is

due to domestic developers. The development of key sites in Phnom Penh such as Olympia City, The Riviera Project and Vattanac Capital, to name but only a few of the many domestic developments currently underway, demonstrates the progress that Cambodia is making as a country but also the demand for high quality real estate locations which drives the demand for high quality accommodation, retail and office space and much more. These positives are progressing the country as a whole but with the focus being on Phnom Penh.

There are drawbacks and issues though which prevent the real estate market developing even further. One issue is that far too frequently any sign of real estate growth is met with jubilant cheers to the sound of welcoming a soon coming second property boom. This attitude is misguided.

Cambodia is typified by a plentiful supply of land and a shortage of investors, if land and property is to be transacted more frequently and the real growth of a real estate industry to be seen, land and property must be priced reasonably and transacted transparently. Progress has been made in Land Titling and security of tenure but more can be done in this respect and laws surrounding condominium ownership can be re-enforced to provide the clarity and security found in the more developed regional destinations such as Singapore and Hong Kong.

In respect to ASEAN integration in 2015, much still remains to be seen with the tangible differences this will make to the Cambodian real estate market. The market will still be driven by economic forces and strategic decisions regarding security of tenure and ownership rights which may perhaps become sharper into focus and

increasingly important in the region.

The ASEAN integration offers Cambodia a huge opportunity with benefits far beyond just the real estate industry, but that opportunity is also available to all other ASEAN nations! The regional environment is likely to be very competitive. Cambodia has set about changes to land tenures and is progressing in its development well but must remain ahead of its competition and work hard to provide an environment that attracts investors and viable real estate opportunities.

By Simon Griffiths

CBRE | Cambodia
Part of the CBRE affiliate network

Urban Home Prices Getting Higher... Faster than Incomes

Experts say the affordability of future home ownership will become lower as property prices keep increasing, especially in the urban areas.

"We think the later generations of middle class or below will meet difficulties affording homes because property prices are increasing over the next coming years," said Chrek Soknim, deputy director of Vtrust Property Co. Ltd.

Currently, an income of around US\$1,000 per month is good enough to secure a bank loan for a house worth US\$40,000 to US\$50,000, but it's going to be a daunting challenge finding houses with those prices by the next 5 to 6 years.

"People's incomes aren't rising quickly enough to race with the increasing property prices and inflation," said Soknim.

Provision of long term home loans from commercial banks is a good way to ease the tension of future home ownership in urban areas, though these banks should do more to keep up with the future trend of property prices and income levels.

Based on GDP per capita, Cambodians earn an average amount of US\$1,000 per year in recent years. Average labor class earns around US\$50 to US\$150 per month, while average white-collar workers earn around US\$100 to US\$1,500 per month, according to USAID Provincial Investment Profile.

Organic inflation that causes commodity prices to rise is believed to be one of the causes of the increase of property prices. An amount believed to afford a home this year can't ensure that same home for the next 5 years.

However, So Phonnary, ACLEDA's chief operation officer, said during a media interview at ACLEDA's headquarter on 8 February this year that investors are smart and adaptive to the changing need of the house buyers.

"Though prices of houses could increase in the future, some investors always build affordable houses and residential buildings for certain segments of the buyers, as already seen in the outskirts of the Capital, where affordable houses have been offered to those buyers," said Phonnary.

By Hoem Seiha

Text contributed by



Condos foreseen to replace apartments, experts say

The boom in blocks of flats has still influenced urban residents' way of settling down. But the trend is starting to change gradually, though to a small extent, from living in blocks of flats to apartment buildings. And apartment buildings, then, are believed to be converted into to condominiums over the next ten years.

"Until now, you've seen people developed blocks of flats for sales and rents, but for now you start to see a growth of apartments available for sales and rents too, and this change doesn't end at the moment," said Chrek Soknim, deputy director at Vtrust Property Co., Ltd.

Soknim also said the trend towards condos is a result of the gradually-increasing prices of land over the coming years.

Apartment buildings are usually smaller and with fewer units than are condos,

which could be types of high-rise buildings.

"For a good return on investment, a piece of land that can host a 20-story condo will make only meager profit if the land is used for a 5-story apartment building," said Soknim.

The management cost is another factor contributing to the changing trend of apartment buildings to condos. Running a serviced apartment might cost as much as running a condo, he said.

Cheng Kheng, president of Cambodian Valuers and Estate Agent (CVEA) Association, explained that the future trend of condo investments is driven by changing lifestyles of the Kingdom's population.

"The growth of the Capital's population and incoming foreign visitors that seek high-class accommodations is one of the

driving forces behind the changing trend," he said.

In the not too distant future, the Kingdom is trying to standardize its hospitality and accommodation services, in preparation for up-coming ASEAN Integration that pulls foreign investors and expats coming into the country.

Today in Phnom Penh, there are more than 300 apartments and condos, both of which are complete and under construction. Most of the tenants are foreigners, and the number of national tenants begins to increase gradually, according to CVEA.

By Sam Sopanharith
Additional reporting by Hoem Seiha
Text contributed by



PHNOM PENH

Rental office buildings are needed

In the first quarter of 2013, the demands for rental office spaces are twice the growth year-on-year to 2012 since more investors— such as Singaporean, Chinese, Malaysian, Korean, and Japanese—are coming into the country for their investments.

Noun Rithy, General Manager of Bunna Realty Group said in the Property Post, that political stability and strong

economic growth of Cambodia are the beneficial factors that have brought many investors in the country.

According to the Property Post, rental price of building grade-A costs between US\$20 to US\$35 per square meter, and grade-B from US\$15 to US\$25 per square meter, while grade-C costs from US\$8 to US\$15 per square meter ●



PHNOM PENH

Stable Land Price Along National Road No. 6



Land prices along national road 6 remain stable because the prices in the area were already high between 2006 and 2008, based on the Property Post.

According to Cam Top Property, as said in Property Post, land along the national road 6 are categorized into 4 parts. Firstly, land along road from Chroy Changvar Bridge to Prek Leab is

estimated to cost US\$600 to US\$1000 per square meter, while land that is not along the main road is around US\$200- US\$600. Secondly, the area from Preak Leab to Preak Anh Chanh is from US\$200 to US\$300 per square meter and around US\$50 to US\$100 for land that is not directly along the main road. Thirdly, land located along road from Preak Anh Chanh to Thnol Keng costs US\$50 to US\$100 per square meter, and US\$10 to

US\$50 for land that is not close to the main road. Finally, Land in the area of Thnol Keng are around US\$20 to US\$50 per square meter and from US\$5 to US\$10 for land inside the village.

The experts predicted that the land price along the national road 6 will constantly rise since it is the strong potential economic road with good infrastructure and environments ●



BATTAMBANG

Land and price rates in Battambang, where it is a strong prospective area in terms of agriculture and development has been slightly raised in the early 2013 - 5% to 10% percent in the town.

Constructions of Borey, supermarkets, residential houses, guest houses, and factories are the potential drive on the property sector in this province. Based on the Property Post, the land prices in this province are accordingly rated due to the areas—best location from US\$700 to US\$1500 per square meter, residential house from US\$100 to US\$400 per square meter, and agricultural land from US\$1 to US\$1.5 per square meter ●

Land Prices Slightly Grow

SIHANOUKVILLE

Land Price Slightly Rising

Only 5-10 percent of land prices in Preah Sihanouk province grew in early 2013, against last year, the experts said in the Post Property, land price increases in accordance to its economic potentiality of each zone.

Based on Property Post, land prices

in Preah Sihanouk province is forecasted according to the areas, US\$1,000- US\$1,500 per square meter along main road and US\$300- US\$400 per square meter along seaside. Also, it is US\$100- US\$150 per square meter for housing land and US\$15- US\$20 per square meter at the Special Economic Zone ●



BAVET

More sellers but fewer buyers

In early 2013, land prices in Bavet remained steady, even the land trading market has been increasing—more sellers, but fewer buyers. Bavet, Svay Rieng is one of the potential economic zones along road number 1 in the kingdom, close to Cambodia-Vietnam's border, where a hundred hectares of land has been transformed into casinos, hotels, guest houses, and restaurants.

Based on the Post Property, the land price is evaluated depending on the land situation. As an estimate, land price along the economic zone is around US\$100 to US\$200 per square meter, while US\$20 to US\$25 for factory's special economic zone and US\$10 to US\$20 for housing areas. However, some more in demand areas are still predicted from US\$300 to US\$400 per square meter ●



JAPAN

Rental offices soar to affect investment

Tokyo's rental offices are predicted to soar this year and last year after its decrease in the past 2 decades. The rental price grew from 13,000 to 23,969 yen per square

meter in the last year's quarter 4 against to quarter 3. The surge will cut down the rental building rate to 63 percent in 5 main economic zones of the city, meaning that most world branch companies will move their investments.

Recently, office owners are trying to appeal for renters, while most investors carefully consider the market stock in the country. Meanwhile, the Japanese government is seeking for a good solution so that they can take action on the economic inflation.



CHINA

Home prices constantly rise

In March, the new home price in 100 main cities of China progressively rose 3.9% year-on-year, to an average US\$1587 per square meter. This rate rose 2.48% in February and is expected to rise continually for the next 10 months. The trend is caused by China's government issuing a new rule on property, in March, to rein the home price by charging tax of 20% on profits owners make from selling residential property.



SOUTH KOREA

Property price declines



South Korea plans to strengthen the property market by increasing sales, since its selling has gradually decreased since 2006. The country has seen a decline of house selling to 14% which equals 47,288 houses in February. This rate is the greatest decline in the property market for last 7 years. The government is checking on a new strategy to tackle this issue. However, the government will not expect to reduce the income by loaning out and put pressure to provide loans to purchase houses.

THAILAND

Thailand property market remains strong as it grew 9.4 percent in Bangkok and 4.7 percent in Phuket last year. Condominiums in Bangkok are the target of buyers, revealed by the experts, of which 16,810 of 27,084 condo units were sold, equally 62.07 percent in 2012. The property

market is expected to continue to flourish due to more condos being built and released in the market. The growth of tourists has attributed the demand of condos, in the last year Thailand had around 22 million tourists. With this the tourists convert into property investors as they enjoy the good atmosphere, weather,

and legendary scenery of Thailand.

Luxury Homes Still on Target

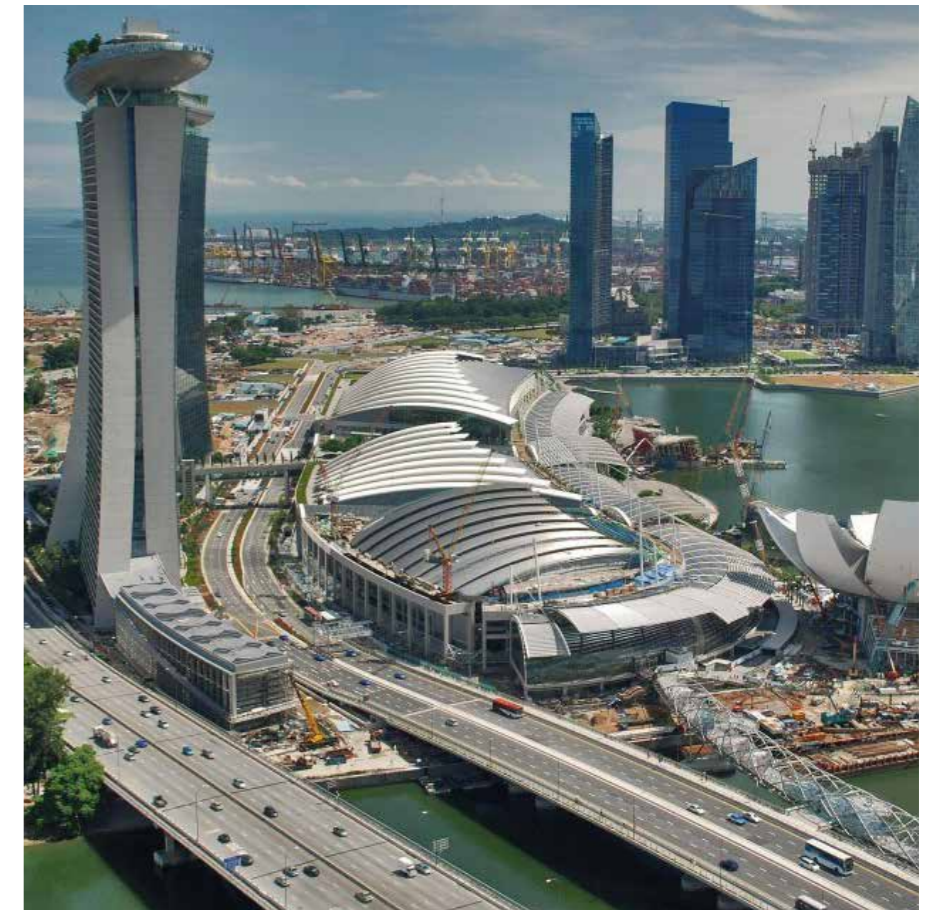


SINGAPORE

Property Trading Down

Private condominiums and apartments vending in Singapore decreased 65 percent in February, against the rate in January, due to the new strategy of the Singapore government in January that puts more pressure on foreigners who are willing to purchase property. Only 708 units of private buildings were sold in February, while there were 2016 units sold in January.

The new strategy was implemented after it was noticed that the property market remained strong while the economy was down. The economic growth of this country surged only 1.3 percent in 2012 while it was 5.2 percent in 2011, and it was predicted to raise 1.0 percent to 3.0 percent in 2013.



POST TENSION SYSTEM FOR BUILDING



PC Strand & Wire



Coated Unbonded Strand



Anchorage Assembly



Slap Anchorage



Wedge & Anchorage



Coupler



Galvalize Corrugated Duct



Plastic Corrugated Duct



Hydraulic Jack



Mono Jack



Mortar Pump



Modified



Hydraulic Pump



Grout Mixer



Grout Machine



Strand Pushing Machine



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Direct order from dealer...

 US\$59,800 CIF-SHV Roller BOMAG - BM219 (21T) OH6000h, MY2002	 US\$46,800 CIF-SHV Roller LEBRERO - VM6 (18T) OH7500h, MY1999	 US\$48,500 CIF-SHV Roller LEBRERO - X6 (19T) OH8000h, MY2002	 US\$68,500 CIF-SHV Wheel Excavator CAT - M316C MY2004 - OH9700h	 US\$45,100 CIF-SHV Bomag BW184-1999/6300h/13t
 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\$128,400 CIF-SHV CAT 330CLME-2002/11129h/27t
 US\$35,800 CIF-SHV Bulldozer CAT D5C-2000/2900h	 US\$30,500 CIF-SHV Bulldozer CAT D4C-1999/10100h	 US\$47,600 CIF-SHV CAT 455KVA/1991	 US\$34,000 CIF-SHV Backhoe KOMATSU WB93R 2001	 US\$79,900 CIF-SHV Hamm GRW18-2008-28t
 US\$79,500 CIF-SHV Mobile Crane TADANO - AR300 MY1991 (30t)	 US\$53,000 CIF-SHV Paver Dynapac 2003/2052h/7.5m	 US\$149,000 CIF-SHV Paver Vogele 2007/3300h/R7.5m	 US\$109,300 CIF-SHV Grader CAT 12h 1996/7000h	 US\$62,800 CIF-SHV Komatsu GD623 1992/10450h

For more detail, please contact us: Tel: 066 611 168 or E-mail: measgroup@yahoo.com

EVENT CALENDAR | ASIA

Event name : LEDTECH Asia 2013
Start date : 07 May 2013 **End date** : 09 May 2013
Location : Singapore **Organizer** : Exporum
Details : 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 : Int'l Facility Management Expo 2013
Start date : 07 May 2013 **End date** : 09 May 2013
Location : Singapore **Organizer** : CEMS
Details : International Facility Management Expo (iFaME) 2013, the most highly supported facility management show in Singapore, will be held from 7 - 9 May 2013 at Marina Bay Sands, Singapore. iFaME 2013 will thus bring together the expertise and talent that makes for effective facility management, in order to help professionals in the industry play their key roles in the changing landscapes both locally and on international shores.

Event name : Safety & Security Asia 2013
Start date : 07 May 2013 **End date** : 09 May 2013
Location : Singapore **Organizer** : CEMS
Details : Safety & Security Asia (SSA) 2013 and Fire & Disaster Asia (FDA) 2013 presents an array of issues and challenges faced by the government and the civilians to increase awareness on the importance of maintaining security in numerous forms. Congruently, a series of solutions and strategic plans are also exhibited to encourage and enlighten the people on ways they can adapt to combat this heightening threat. SSA 2013, coupled with FDA 2013, attracts industry experts and speakers from the government and other sectors to share experiences and know-how in dealing with the growing problem concerning safety and disaster prevention today.

Event name : LED Expo 2013
Start date : 23 May 2013 **End date** : 29 May 2013
Location : Thailand **Organizer** : IMPACT Exhibition Management
Details : LED EXPO THAILAND 2013 is dedicated to the science, technology and application of LEDs and solid-state lighting. LED Expo has evolved as a No.1 premier exhibition & the biggest & only show exclusively for this segment in India & now set to make a mark in Thailand. It is defining the future of this industry in an increasingly competitive and fierce market. The exhibition has created records in term of quality, design, standards and hospitality year after year. It is the best networking opportunity between Exhibitors and visitors from all over Asia & the world, it is expected to create the same records in Thailand.

Event name : Indo ICON/BIMEX 2013
Start date : 29 May 2013 **End date** : 01 Jun 2013
Location : Indonesia **Organizer** : PT Peraga Expo
Details : INDO ICON & BIMEX 2013 will set to take place again from May 29 to June 1. After the first success held at Jakarta International Expo, Kemayoran-Indonesia the fair covers nearly 10,000 square meters; attracted nearly 127 exhibitors and 2245 trade visitors with strong positive feedback. The four days exhibition also features business exchange sessions which cover important topics such as: Indonesia long term investment policy, construction machinery conditions of Indonesia. Participants could gain in-depth understanding about Indonesian market and opportunity for face-to-face interaction with direct buyer.

EVENT CALENDAR | ASIA

Event name : Ceramics China 2013
Start date : 29 May 2013 **End date** : 01 Jun 2013
Location : China **Organizer** : Unifair Exhibition Service Co.Ltd.
Details : Exhibitors come from more than 20 countries and regions such as China, Italy, Spain, Germany, Britain, Japan, Korea, the United States, France, India, Turkey, Singapore, Sweden, Austria, Mexico, Russia, Iran, Australia, Belgium, Denmark, the Czech Republic, Hong Kong and Taiwan. The show space of previous edition (CERAMICS CHINA 2011) nearly covers 70,000m2 with over 3,800 booths, attracting more than 650 exhibitors including: Italian Pavilion, UK Pavilion, Korea Pavilion, Sacmi, System, Siti B&T, Colorobbia, Torrecid, Itaca, Ferro, Morgan, Imerys Astron, Keda, T&H, Henglitai, Meijia, Aokerola, Sinoma, Jumper, Zhongyao, Haiyuan, JCG, Z&D, Jingang, Modena, Wanxing, Zhongguan, etc.

Event name : PALM Expo China 2013
Start date : 07 Jun 2013 **End date** : 10 Jun 2013
Location : China **Organizer** : Informa Exhibition Pte. Ltd
Details : PALM EXPO is China's largest and most established technology event for the entertainment, pro audio and light, music, trussing and staging, installation and AV industry. It is also amongst the world's top 2 largest event of its kind complete with an exhibition, conference, seminars and workshops. It has also become a major international platform for industry players to network, exchange ideas and increase their market share.

Event name : Archidex 2013
Start date : 19 Jun 2013 **End date** : 22 Jun 2013
Location : Malaysia **Organizer** : CIS Network
Details : The year starts off on an exciting note with the 14th edition of ARCHIDEX, the International Architecture, Interior Design & Building Exhibition as its open its doors to industry related professionals at the Kuala Lumpur Convention Centre, Malaysia from 19 - 22 June 2013.

Event name : The 2nd China International Parts & Components Exhibition for Construction Equipment
Start date : 19 Jun 2013 **End date** : 21 Jun 2013
Location : China **Organizer** : PCECE 2013 Organizing Committee
Details : With the further implement of China's national strategies such as Regional Revitalization, Western Development, Affordable Housing Construction, Rising & Hi-tech Industries Development, Rail Transit Construction and New Rural Construction, a huge demand of construction machinery emerged. The sales income of construction machinery in China is expected to be 900 billion RMB by the end of 2015. PCECE is an international professional parts & components exhibition served for construction machinery industry, based on the huge demand of parts & components in Changsha and even Midwest China, aiming to build a communication, trade and cooperation platform for national and international companies.

Event name : Concrete Show China 2013
Start date : 26 Jun 2013 **End date** : 28 Jun 2013
Location : China **Organizer** : UBM
Details : The three day exhibition takes place from the 26-28 June 2013 at the Shanghai World Expo Exhibition & Convention Centre, providing the right platform to meet and network concrete industry professionals. The event will bring together buyers and suppliers to experience and interact with a full range of products and services, learn about the latest innovations and experience firsthand new technologies in the market.

EVENT | CAMBODIA



Cambodia Property Expo 2013 is scheduled on the 10-12 September 2012 at the Diamond Island Exhibition and Convention Center, aiming to offer real estate developers the ideal opportunity to market properties including landed houses, condos and apartments, shop houses, shopping complex and commercial or office building.

The exhibition is also a platform for developers, real estate companies, agent, bank and financial institutions to sell their products and services to over 10,000 buyers. The Cambodia Property Expo 2013 will include:

- The Biggest Showcase of Residential and Commercial in Cambodia
- 'Feng Shui' Talk
- Property Investment Seminar
- Financing and Loans
- Seminar on Home Design and future Trends

The expo 2013 is organized by AMB Events (Cambodia) Pte Ltd., a leading exhibition and conference organizer headquartered in Malaysia.



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.

EVENT | CAMBODIA



THE 1st CAMBODIA INTERNATIONAL VENTILATION, AIR CONDITIONING AND REFRIGERATION EXHIBITION & CONFERENCE

CIVAR '13 – Cambodia's 1st International Ventilation, Air Conditioning and Refrigeration Exhibition & Conference 2013, which will be held at the prestigious Diamond Island Convention & Exhibition Center from 10-12 September 2013 is where you can harness these business opportunities.

This inaugural event is expected to bring together over 10,000 trade buyers and decision makers representing M & E Engineers, building consultants, contractors, architects, developers, maintenance managers, manufacturers, facilities managers & distributors/retailers. This business-to-business event is where they come to purchase and source for new supplies and



10-12 SEPTEMBER 2013
DIECC, PHNOM PENH, CAMBODIA

equipment, create new business partnerships, and network with industry leaders.

In addition to the Expo, the CIVAR 2013 Conference will held to provide HVAC professionals with an opportunity to be updated on the latest issues, trends and developments.

CIVAR '13, which is endorsed by the Ministry of Commerce and supported by the Ministry of Land Management Urban Planning and Construction and the Board of Engineers, Cambodia is the ideal marketing platform to reach out to the booming HVAC industry in Cambodia.



CAMENERGY 2013: 10-12 September 2013, Diamond Island Convention & Exhibition Center, Phnom Penh, Cambodia

International power generation, transmission, distribution & electrical engineering exhibition & conference.

Phnom Penh will host the 1st International Power Generation, Transmission, Distribution & Electrical Engineering Exhibition & Conference - CAMENERGY'13 at the prestigious Diamond Island Convention & Exhibition Center from 10-12 September 2013. As Cambodia's economy continues to grow, the demand for electricity has seen significant increase. The Government has initiated a number of projects in power generation, transmission and distribution to address this issue. At the same time, the building and construction industry is experiencing strong growth and has generated huge demand for M&E supplies and services. CAMENERGY' 13 Exhibition & Conference is staged to provide a marketplace for suppliers to connect to key decision makers including Government officials, Utilities, Developers, Consultants,

Electrical Engineers, Architects, M&E Engineers, Contractors, Installers and Retailers/Suppliers.

Endorsed by the Ministry of Commerce and supported by the Board of Engineers, Cambodia, CAMENERGY '13 is the biggest industry gathering, bringing together over 7,000 professionals to source for new technology & supplies and equipment, seek business partnerships and network. Held concurrently with the Exhibition is the Cambodian Power & Electricity Conference 2013 themed 'Powering the Future Development of Cambodia' where top international speakers will be invited to share knowledge and experience

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USD3,000 (BR-Ref:CPL7303)
Villa at Boeung Raing : Bedroom 7, Bathroom 7, Parking 10 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៧, បន្ទប់ទឹក៧, ចំណតទូទាន១០។



USD3,500 (BPL-Ref:CPL7322)
Villa at Boeung Pro lit: Bedroom 11, Bathroom 6, Parking 7 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង១១, បន្ទប់ទឹក៦, ចំណតទូទាន៧។



USD4,200 (BKKI-Ref:CPL7309)
Villa at Boeung Keng Kang I: Bedroom 6, Bathroom 7, Parking 4 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៦, បន្ទប់ទឹក៧, ចំណតទូទាន៤។



USD3,500 (BKKI-Ref:CPL7309)
Villa at Boeung Keng Kang I: Bedroom 7, Bathroom 7, Parking 5 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៧, បន្ទប់ទឹក៧, ចំណតទូទាន៥។



USD6,000 (BKKI-Ref:CPL6809)
Villa at Boeung Keng Kang I: Bedroom 8, Bathroom 8, Parking 6 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៨, បន្ទប់ទឹក៨, ចំណតទូទាន៦។



USD5,500 (BKKI-Ref:CPL4744)
Villa at Boeung Keng Kang I: Bedroom 18 Bathroom 20, វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង១៨, បន្ទប់ទឹក២០, ចំណតទូទាន...។



USD2,500 (TBS-Ref:CPL6809)
Villa at Tunle Bassac: Bedroom 4, Bathroom 5, Parking 2 វិទ្យុនៅសង្កាត់ទន្លេបាសាក់ : បន្ទប់គេង៤, បន្ទប់ទឹក៥, ចំណតទូទាន២។



USD2,000 (TBS-Ref:CPL5731)
Villa at Tunle Bassac: Bedroom 3, Bathroom 3, Parking 3 វិទ្យុនៅសង្កាត់ទន្លេបាសាក់ : បន្ទប់គេង៣, បន្ទប់ទឹក៣, ចំណតទូទាន៣។



USD3,000 (TBS-Ref:CPL2082)
Villa at Tunle Bassac: Bedroom 5, Bathroom 5, Parking 4 វិទ្យុនៅសង្កាត់ទន្លេបាសាក់ : បន្ទប់គេង៥, បន្ទប់ទឹក៥, ចំណតទូទាន៤។



USD2,000 (TTP2-Ref:CPL7226)
Villa at Tuol Tom Pong II: Bedroom 6, Bathroom 6, Parking 4 វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ចំណតទូទាន៤។



USD2,000 (TTP2-Ref:CPL7219)
Villa at Tuol Tom Pong II: Bedroom 5, Bathroom 7, Parking 8 វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូទាន៨។



USD1,500 (BTK-Ref:CPL7902)
Villa at Boeung Trabek: Bedroom 8, Bathroom 6, Parking 3 វិទ្យុនៅសង្កាត់បឹងត្របែក, បន្ទប់គេង៨, បន្ទប់ទឹក៦, ចំណតទូទាន៣។



USD1,600 (BKII-Ref:CPL5888)
Villa at Boeng Kak I: Bedroom 8, Bathroom 5, Parking 5 វិទ្យុនៅសង្កាត់កក២, បន្ទប់គេង៨, បន្ទប់ទឹក៥, ចំណតទូទាន៥។



USD2,700 (BK2-Ref:CPL5722)
Villa at Boeng Kak I: Bedroom 7, Bathroom 8, Parking 6 វិទ្យុនៅសង្កាត់កក២, បន្ទប់គេង៧, បន្ទប់ទឹក៨, ចំណតទូទាន៦។



USD2,000 (BKKI-Ref:CPL4240)
Villa at Boeng Keng Kang I: Bedroom 6, Bathroom 2, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៦, បន្ទប់ទឹក២, ចំណតទូទាន...។



USD2,500 (TL3-Ref:CPL7050)
Villa at Toek Laak III: Bedroom 8, Bathroom 8, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៨, បន្ទប់ទឹក៨, ចំណតទូទាន...។



USD6,000 (BKKI-Ref:CPL4196)
Villa at Boeng Keng Kang I: Bedroom 10, Bathroom 5, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង១០, បន្ទប់ទឹក៥, ចំណតទូទាន...។



USD3,000 (BKKI-Ref:CPL7200)
Villa at Boeng Keng Kang I: Bedroom 6, Bathroom 6, Parking 3 វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ចំណតទូទាន៣។



USD3,200 (BKKIII-Ref:CPL7162)
Villa at Boeng Kak I: Bedroom 10, Bathroom 10, Parking 6 វិទ្យុនៅសង្កាត់បឹងកេងកង៣, បន្ទប់គេង១០, បន្ទប់ទឹក១០, ចំណតទូទាន៦។



USD2,500 (TBS-Ref:CPL7045)
Commerical house at Tunle Bassac: Bedroom 6, Bathroom 6 ផ្ទះល្វែងនៅទន្លេបាសាក់, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ចំណតទូទាន...។



USD2,000 (TTP2-Ref:CPL7219)
Villa at Toul Tom Pong II: Bedroom 5, Bathroom 7, Parking 4 វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូទាន៤។



USD12,000 (TNT-Ref:CPL6977)
Office building at Tomnub Toek: Room 50, Bathroom 10, Parking... អគារជួលនៅសង្កាត់ទួលទំពូង២, បន្ទប់៥០, បន្ទប់ទឹក១០, ។



USD1,500 (TL3-Ref:CPL7023)
Building at Toek Laak 3: Room 5, Bathroom 5, Parking... វិទ្យុនៅសង្កាត់ទឹកល្អក់៣, បន្ទប់៥, បន្ទប់ទឹក៥, ចំណតទូទាន...។



USD2,000 (TTP2-Ref:CPL7226)
Villa at Tuol Tom Pong 2: Bedroom 6, Bathroom 6, Parking 6 វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ចំណតទូទាន៦។



USD250,000 (PPT-Ref:CPL5067)
Villa at Phnom Penh Thmey: 2 Storey, Bedroom 5, Land size (15m*25m), វិទ្យុនៅភ្នំពេញថ្មី: ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៥។



USD160,000 (PPT-Ref:CPL7285)
Land at Phnom Penh Thmey: Land size (20m*25m), ដីលក់នៅភ្នំពេញថ្មី: ទំហំដី (២០ម*២៥ម)។



USD800/m² (BK2-Ref:CPL757)
Warehouse at Boeng Kak 2: Land size (60m*80m), ឃ្នាំងនៅបឹងកក២: ទំហំដី (៦០ម*៨០ម)។



USD500,000 (BK2-Ref:CPL3293)
Warehouse at Boeng Kak 2: Land size 521sqm, ដីលក់នៅបឹងកក២: ទំហំដី ៥២១ម^២។



USD390,000 (TTP1-Ref:CPL7337)
Small villa at Tuol Tom Pong 1: Land size (10.5m*24m), វិទ្យុនៅសង្កាត់ទួលទំពូង១: ទំហំដី (១០.៥ម*២៤ម)។



USD850,000 (TSP1-Ref:CPL6931)
Small villa at Tuol Svay Prey 1: 2 Storey, Bedroom 5, Bathroom 5, Land size (12m*22m), វិទ្យុនៅទួលស្វាយប្រៀ១: ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៥, ទំហំ (១២ម*២២ម)។



USD250,000 (TL3-Ref:CPL7138)
Small villa at Toek Laak 3: 2 Storey, Bedroom 5, Size (4.2m*15m), ផ្ទះល្វែងនៅទឹកល្អក់៣: ២ជាន់, បន្ទប់គេង៥, (៤.២*១៥)។



USD1,300,000 (BK2-Ref:CPL2958)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 5, Bathroom 5, Land size (17m*33m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៥, ទំហំ (១៧ម*៣៣ម)។



USD1,200,000 (BKK1-Ref:CPL2333)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 4, Bathroom 6, Land size (18.5m*27m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៤, បន្ទប់ទឹក៦, ទំហំ (១៨.៥ម*២៧ម)។



USD1,300,000 (BR-Ref:CPL1873)
Villa at Boeung Raing: 2 Storey, Bedroom 5, Land size (18m*32m), វិទ្យុនៅបឹងរាំង: ២ជាន់, បន្ទប់គេង៥, ទំហំដី (១៨ម*៣២ម)។



USD515,000 (BK2-Ref:CPL7160)
Land at Boeung Raing 2: Size (515sqm) ដីលក់នៅសង្កាត់បឹងរាំង: ទំហំដី (៥១៥ម^២)។



USD250,000 (PPT-Ref:CPL5067)
Villa at Phnom Penh Thmey: 2 Storey, Bedroom 5, Land Size (20m*30m) វិទ្យុលក់នៅភ្នំពេញថ្មី: ២ជាន់, ដីទំហំ (២០ម*៣០ម)។



USD2,000,000 (BKK1-Ref:CPL662)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 4, Land Size (17m*28m) វិទ្យុនៅបឹងកេងកង១: ២ជាន់, ដីទំហំ (១៧ម*២៨ម)។



USD260,000 (BTK-Ref:CPL6884)
Villa at Boeng Tra Bek: 3 Storey, Bedroom 5, Size (4m*19m) ផ្ទះល្វែងនៅបឹងត្របែក: ៣ជាន់, ផ្ទះទំហំ (៤ម*១៩ម)។



USD1,200,000 (CMT-Ref:CPL691)
Villa at Chak Tomuk: 2 Storey, Bedroom 6, Land size (20m*30m), វិទ្យុនៅចតុមុខ២ជាន់, បន្ទប់គេង៦, ទំហំដី (២០ម*៣០ម)។



USD580,000 (BK2-Ref:CPL6363)
Villa at Boeng Kak 2: 2 Storey, Bedroom 4, Land size (20m*26m), វិទ្យុបឹងកក២: ២ជាន់, បន្ទប់គេង៤, ទំហំដី (២០ម*២៦ម)។



USD600,000 (BK1-Ref:CPL4027)
Villa at Boeng Kak 1: 2 Storey, Bedroom 4, Land size (402sqm), វិទ្យុបឹងកក១: ២ជាន់, បន្ទប់គេង៤, ទំហំដី (៤០២ម^២)។



USD600,000 (PDT-Ref:CPL7236)
Villa at Phsa Deum Tkov: 2 Storey, Bedroom 4, Land size (23m*23m), វិទ្យុនៅផ្សារដើមថ្កូវ ២ជាន់, បន្ទប់គេង៤, ទំហំដី (២៣ម*២៣ម)។



USD1,000,000 (BTP-Ref:CPL3420)
Villa at Boeng Tum Pun: 2 Storey, Bedroom 4, Land size (16m*30m), វិទ្យុនៅបឹងទំពូង: ២ជាន់, បន្ទប់គេង៤, ទំហំដី (១៦ម*៣០ម)។



USD1,000,000 (BTP-Ref:CPL3420)
Villa at Boeng Tum Pun: 2 Storey, Bedroom 4, Land size (16m*30m), វិទ្យុនៅបឹងទំពូង: ២ជាន់, បន្ទប់គេង៤, ទំហំដី (១៦ម*៣០ម)។



USD220,000 (PDP1-Ref:CPL5048)
Flat at Psar Depo 1: 2 Storey, Bedroom 5, Size(4m*27m) ផ្ទះល្វែងនៅផ្សារដេប៉ូ១ ២ជាន់។

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
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 [f]: (855-23) 211 788
 [e]: info@lcc.com.kh
 [w]: www.lcc.com.kh

[a]: No.315 Canadia Tower, Preah Monivong Blvd., and St. Angdoug, Phnom Penh, Cambodia
 [t]: (855-23) 868 222
 [f]: (855-23) 427 064
 [e]: canadia@canadiabank.com.kh
 [w]: www.canadiabank.com.kh

NURI E&C Engineering & Construction

 Construction - Contractors
 Consultants & Management
 Engineering - Contractors & Consultants

Sok Sokha Co., Ltd.
 [a]: N°216G, St. High School, Khan Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 991 675
 [f]: (855-23) 430 157
 [e]: info@soksokha.com
 [w]: www.soksokha.com

VENTURE (CAMBODIA) PTE LTD

 Construction - Contractors
 Consultants & Management
 Construction equipment & materials

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]:

[a]: No34-36, St. 288, Phnom Penh, Cambodia.
 [t]: (855-23) 222 214
 [f]: (855-23) 222 214
 [e]: sale@decastle.net
 [w]: www.decastle.net

Space Design
 [a]: No.354B, Monivong Blvd., Khan Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 991 082
 [f]: (855-23) 991 084
 [e]:

[a]: N°11, St. 554, Phnom Penh, Cambodia.
 [t]: (855-23) 881 889
 [f]: (855-23) 883 276
 [e]: venture@online.com.kh
 [w]:

Associated Concrete Products (Cambodia) Pte., Ltd.
 [a]: National Road #4 (Km 22), Bek Chan, Angsnuol District, Kandal.
 [t]: (855-12) 664 900
 [f]: nget_navy@yahoo.com
 [e]:

posco E&C POSCO E&C

 Construction - Contractors
 Consultants & Management
 Engineering - Contractors & Consultants

Standard Construction & Engineering
 [a]: N°89, St. Machine Teuk, Khan Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 722 006
 [f]: (855-23) 722 007
 [e]: yensrorn@sce.com.kh
 [w]: www.sce.com.kh

Zamil Steel Buildings Vietnam Co., Ltd.
 [a]: N°17, St.334, Phnom Penh, Cambodia.
 [t]: (855-23) 220 140
 [f]: (855-23) 220 140
 [e]: zccambodia@zamilsteel.com.kh
 [w]: www.zamilsteel.com.vn

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

[a]: N°254, Preah Monivong St. 93, IOC Building, Phnom Penh, Cambodia.
 [t]: (855-23) 224 511
 [f]: (855-23) 224 544
 [e]: ais1027@poscoenc.com
 [w]: www.poscoenc.com

[a]: N°217, St.369, Phnom Penh, Cambodia.
 [t]: (855-23) 720 788
 [f]: (855-23) 720 788
 [e]: khun_22@yahoo.com
 [w]:

[a]: N°217, St.369, Phnom Penh, Cambodia.
 [t]: (855-23) 720 788
 [f]: (855-23) 720 788
 [e]: khun_22@yahoo.com
 [w]:

[a]: N°254, Preah Monivong St. 93, IOC Building, Phnom Penh, Cambodia.
 [t]: (855-23) 224 511
 [f]: (855-23) 224 544
 [e]: ais1027@poscoenc.com
 [w]: www.poscoenc.com

Royal Construction Group (Cambodia)
 [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

Sterling Project Management
 [a]: N°315, Preah Monivong St.93, Canadia Tower, Phnom Penh, Cambodia.
 [t]: (855-23) 426 045
 [f]: (855-23) 426 047
 [e]: info@sterling-cambodia.com
 [w]: www.sterling-cambodia.com

Build In Real Nature Ltd.
 [a]: N°33C, St.598, Borey Peng Huoth, Phnom Penh, Cambodia.
 [t]: (855-23) 6312 229
 [f]: chin_dararath@yahoo.com
 [w]:

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

[a]: No. 2Eo, St. 516, Phnom Penh, Cambodia
 [t]: (855-23) 884 883
 [f]: (855-23) 884 883
 [e]: kuyleangky007@yahoo.com
 [w]:

[a]: N°22F-22G, St.598, Khan Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 886 899
 [f]: (855-23) 886 899
 [e]: hek.construction@yahoo.com
 [w]: www.hekconstruction.com

[a]: N°89, St.289, Phnom Penh, Cambodia.
 [t]: (855-23) 698 8666
 [f]: sales@lay-green.com
 [e]: www.lay-green.com

[a]: N°152S, Preah Norodom (St.41), Sangkat Tunle Bassac, Khan Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 211 065
 [f]: (855-23) 216 496
 [e]: mrtgroup@mongreththy.com
 [w]: www.mongreththy.com

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

STL - Soil Testing Laboratory Co., Ltd.
 [a]: N°368, St. Lum, Trapeang Chhouk Village, Phnom Penh, Cambodia.
 [t]: (855-12) 527 279
 [f]: stl368@yahoo.com
 [e]: www.stl-ppc.com.kh

Construction Equipment and Materials Supplier Listing

Blue-Build Investment Co., Ltd.
 [a]: N°310C, St.150, Khan Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 884 508
 [f]: (855-23) 882 215
 [e]: info@blue-build.com
 [w]: www.blue-build.com

[a]: N°85, St.344, Phnom Penh, Cambodia.
 [t]: (855-23) 969 888
 [f]: (855-23) 969 666
 [e]: info@emc.com.kh
 [w]: www.emc.com.kh

[a]: N°22F-22G, St.598, Khan Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 886 899
 [f]: (855-23) 886 899
 [e]: hek.construction@yahoo.com
 [w]: www.hekconstruction.com

[a]: N°89, St.289, Phnom Penh, Cambodia.
 [t]: (855-23) 698 8666
 [f]: sales@lay-green.com
 [e]: www.lay-green.com

[a]: N°152S, Preah Norodom (St.41), Sangkat Tunle Bassac, Khan Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 211 065
 [f]: (855-23) 216 496
 [e]: mrtgroup@mongreththy.com
 [w]: www.mongreththy.com

Saim International
 [a]: N°204 Ta Ngov St.351, Khan Mean Chey, Phnom Penh, Cambodia.
 [t]: (855-23) 633 6786
 [f]: (855-23) 645 7878
 [e]: info@saim-decorators.com
 [w]: www.saim-decorators.com


STS (Cambodia) Co., Ltd.
 [a]: N°52, Oknha Khleang Moeung St. 70, Phnom Penh.
 [t]: (855-23) 722 276
 [f]: (855-23) 722 274
 [e]: sary@engineer.com
 [w]: www.stscambodia.com.kh


7FTD CO., LTD

 Construction Equipment
 Materials - Supplies
 Prestress . Precast Pile Supplier


BLUE HILL ENGINEERING SERVICE CO., LTD.

 Air-conditioning system
 Construction materials & equipment supplier

ETS ENGINEERING TECHNICAL SERVICE CO., LTD.

 Chiller System . Water cool . Air cool
 Plumbing System . Fire Fighting System
 Electrical System . Security System . A/C
 Split System, Electrical Panel Board

JIT ENGINEERING CO., LTD

 Bore Pile Contractors
 Structure & Superstructure Contractor
 Road, Bridge, Drainage & Irrigation
 PPE & Safety Equipment Supplier
 Concrete Batching Plant, Mobile Mixer & Pump

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

MUHHIBAH ENGINEERING (CAMBODIA) CO., LTD.

 Construction - Contractors
 Consultants & Management
 Engineering Equipment & Supplies

[a]: No. 96, St. 247, Sangkat Boeung Salang, TPhnom Penh, Cambodia
 [t]: (855-23) 883 477
 [e]: (855-16) 928 929 / 12 909 098
 [f]: info@etscambo.com
 [w]: www.etscambo.com

[a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733
 [f]: (855-23) 882 738
 [e]: jitenrg@jit.com.kh
 [w]: www.jit.com.kh

[a]: N°53, St.125, Phnom Penh, Cambodia.
 [t]: (855-23) 213 545
 [f]: (855-23) 214 535
 [e]: mec@muhibbah.com.kh
 [w]: www.muhibbah.com

[a]: N°313-315, Mao Tse Toung (St.245), Phnom Penh, Cambodia.<

Cam Roof
 [a]: N°5, Confederation de la Russie, Khan Dangkor, Phnom Penh, Cambodia.
 [t]: (855-23) 6468 888
 [f]: (855-23) 890 181
 [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

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

CCW - Construction Chemicals World
 [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]: (855-23) 873 793
 [e]: client.services@cellopinternational.com
 [w]: www.cellopinternational.com

Chhay Heng Supply Building Material
 [a]: N°168, St.598, Khan Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 992 677
 [f]: (855-23) 990 846
 [e]: hong.ly598@yahoo.com
 [w]:

Chheav Hok Supply Steels & Transport
 [a]: N°106Eo, Mao Tse Toung St.245, Phnom Penh, Cambodia.
 [t]: (855-23) 216 118
 [f]: (855-23) 210 172
 [e]: sales.ch@hqqtrading.com
 [w]:

 **CHIP MONG GROUP CO., LTD**
 [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

Construction Equipment Supplier.....
Materials - Supplies.....
Tiles Supplies & Manufacturers.....
 [a]: No137B, St. Mao Se Toang, Khan Chomkarmorn, Phnom Penh, Cambodia.
 [t]: (855-92) 218 060/61
 [f]: (855-23) 210 155
 [e]: info@chipmonggroup.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]: (855-16) 945 999
 [e]: cmccinfo@cementthai.co.th
 [w]: www.cpacroof.com

Crocodile Brick & Pure Drinking Water Enterprise
 [a]: N°603, Prek Samrong Village, Takhmao City, Kanda, Cambodia.
 [t]: (855-12) 981 676
 [f]: (855-12) 914 571
 [e]: the.crocodile_enterprise@yahoo.com


 **D' Furniture**
 Furniture Supplier.....
 Design & Decoration.....
 [a]: N°36-38, Mao Tse Toung Blvd. (St.245), Sangkat Boeung Trabek, Khan Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 210 067
 [m]: (855-17) 808 080 / 85 444 444
 [f]:
 [e]: info@dfurniture.com.kh
 [w]: www.dfurniture.com.kh

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@degosolution.com
 [w]: www.degosolution.com

Dimension International Corp
 [a]: N°478, Mao Tse Toung St.245, Phnom Penh, Cambodia.
 [t]: (855-66) 785 555
 [f]: (855-66) 888 114
 [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]:

ECM CO., LTD.
 Construction Equipment & Materials - Supplies . Concrete Pump & Truck.....
 Contractors - Piling.....
 [a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733
 [f]: (855-23) 882 738
 [e]: jitengr@jit.com.kh
 [w]: www.jit.com.kh

 **ECM CO., LTD.**
 Construction Equipment & Materials - Supplies . Concrete Pump & Truck.....
 Contractors - Piling.....
 [a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733
 [f]: (855-23) 882 738
 [e]: jitengr@jit.com.kh
 [w]: www.jit.com.kh

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°246 - 250, St.217 Khan Chamkar Morn, Phnom Penh, Cambodia.
 [t]: (855-23) 6555 161
 [f]:
 [e]: fulin_fulin@yahoo.com
 [w]:

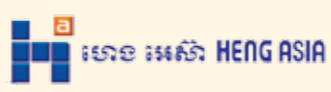
G Holdings Company Ltd GW Design
 [a]: N°12, St.392, Khan Chamkar Morn, Phnom Penh, Cambodia.
 [t]: (855-23) 214 421
 [f]: (855-23) 214 421
 [e]: info@g-holdings.com.kh
 [w]: www.g-holdings.com.kh

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

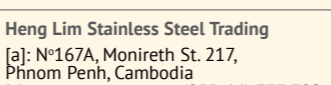
German Hardware Supply Co., Ltd.
 [a]: N°19B, St.432, Phnom Penh, Cambodia.
 [t]: (855-23) 215 354
 [f]:
 [e]: info@german-hardware.com
 [w]: www.german-hardware.com

Heng Lim Stainless Steel Trading
 [a]: N°167A, Monireth St. 217, Phnom Penh, Cambodia
 [t]: (855-16) 777 792
 [f]: (855-12) 252 592
 [e]:
 [w]:

Heng Lim Stainless Steel Trading
 [a]: N°167A, Monireth St. 217, Phnom Penh, Cambodia
 [t]: (855-16) 777 792
 [f]: (855-12) 252 592
 [e]:
 [w]:

 **HENG ASIA**
 Construction Equipment Supplier.....
 Construction Materials Supplier.....
 Tile and Sanitary Product.....
 [a]: N°195-197-199-201, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 881 188
 [f]: (855-23) 885 318
 [e]: sales@isisteel.com.kh
 [w]: www.isisteel.com.kh

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

 **JIT ENGINEERING CO., LTD**
 Construction Equipment & Materials - Supplies . Safety Equipment & Tools
 Contractors - Piling.....
 Road & Bridge Contractor.....
 [a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733/53
 [f]: (855-23) 882 738
 [e]: jitengr@jit.com.kh
 [w]:

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@hengersreng.com
 [w]: www.hengersreng.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.hoanglonggroup.com

 **HOME RACHANA**
 Carpet.....
 Curtain.....
 Wallpaper and Plastic floor.....
 [a]: N°191, Mao Se Tong Blvd., Phnom Penh, Cambodia.
 [t]: (855-23) 218 751
 [f]: (855-23) 218 751
 [e]: sovath.teng@jotun.com
 [w]: www.jotun.com

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

KGL Construction Material Trading
 [a]: N°138H, National Road N° 6A, Phnom Penh, Cambodia.
 [t]: (855-12) 666 922
 [f]: (855-23) 994 577-8
 [e]: chamnanhay168@yahoo.com
 [w]:

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]: c.narith@infratech.com
 [w]: www.infratech.com

INT - Cheav Group Co., Ltd.
 [a]: N°H36, Preah Norodom, Borey Tontle Bassac, Phnom Penh, Cambodia.
 [t]: (855-23) 999 978
 [f]: (855-12) 762 777
 [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]: www.ipequip.com

ISI Steel Co., Ltd.
 [a]: N°195-197-199-201, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 881 188
 [f]: (855-23) 885 318
 [e]: sales@isisteel.com.kh
 [w]: www.isisteel.com.kh

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

 **JIT ENGINEERING CO., LTD**
 Construction Equipment & Materials - Supplies . Safety Equipment & Tools
 Contractors - Piling.....
 Road & Bridge Contractor.....
 [a]: N°129-131, Monireth St. 217, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733/53
 [f]: (855-23) 882 738
 [e]: jitengr@jit.com.kh
 [w]:

JOTUN JOTUN CAMBODIA LIMITED
 Paint Supplier.....
 Construction Equipments &.....
 Materials Supplier.....
 [a]: No.113, Mao Tse Tong Blvd., (St.245) Phnom Penh, Cambodia.
 [t]: (855-23) 218 751
 [f]: (855-23) 218 751
 [e]: sovath.teng@jotun.com
 [w]: www.jotun.com

 **JOTUN CAMBODIA LIMITED**
 Paint Supplier.....
 Construction Equipments &.....
 Materials Supplier.....
 [a]: No.113, Mao Tse Tong Blvd., (St.245) Phnom Penh, Cambodia.
 [t]: (855-23) 218 751
 [f]: (855-23) 218 751
 [e]: sovath.teng@jotun.com
 [w]: www.jotun.com

Lim Meung (China Glass - Cambodia) Joint Stock
 [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.lhsengheng.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

 **Mascoat**
 Paint & Coating Supplier.....
 Construction Equipment and.....
 Materials Supplier.....
 [a]: N0.168KA, St.598, Toul Sangke, Khan Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 998 805/ 998 806
 [f]: (855-23) 998 807
 [e]:
 [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@ml-trading.com
 [w]: www.mle-trading.com

MK Steel Pte Ltd
 [a]: N°155, National Road N°3, Phnom Penh, Cambodia.
 [t]: (855-23) 6351 151
 [f]: (855-12) 811 634
 [e]: mkhuh@mksteel.com.sg
 [w]: www.mksteel.com.sg

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
 [a]: N°12FEo, St.170, 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]: (855-17) 661 961
 [e]: lmd.group@gmail.com
 [w]:

Lay - Green Construction Company
 [a]: N°89, St.289, Phnom Penh, Cambodia.
 [t]: (855-23) 698 8555
 [f]: (855-12) 998 555
 [e]: sales@lay-green.com
 [w]: www.lay-green.com

Lim Meung (China Glass - Cambodia) Joint Stock
 [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.lhsengheng.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

 **Mascoat**
 Paint & Coating Supplier.....
 Construction Equipment and.....
 Materials Supplier.....
 [a]: N0.168KA, St.598, Toul Sangke, Khan Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 998 805/ 998 806
 [f]: (855-23) 998 807
 [e]:
 [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@ml-trading.com
 [w]: www.mle-trading.com

MK Steel Pte Ltd
 [a]: N°155, National Road N°3, Phnom Penh, Cambodia.
 [t]: (855-23) 6351 151
 [f]: (855-12) 811 634
 [e]: mkhuh@mksteel.com.sg
 [w]: www.mksteel.com.sg

My Windows E&C Co., Ltd.
 [a]: N°89D, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
 [t]: (855-23) 666 9996
 [f]: (855-77) 700 013
 [e]: info@mywindow.biz
 [w]: www.mywindow.biz

Natural Colour Co., Ltd.
 [a]: N°192D, Chamkar Chen Village, Phnom Penh, Cambodia.
 [t]: (855-12) 499 248
 [f]: (855-67) 499 248
 [e]: vspfirst@yahoo.com
 [w]: www.naturalcolour.com.kh

Pang Luon (Pranet) Imp-Exp & Con.
 [a]: N°408ABC, Preah Monivong St.93, Phnom Penh, Cambodia.
 [t]: (855-23) 212 578
 [f]: (855-23) 212 678
 [e]: luontean.lee@gmail.com
 [w]: www.pangluon.com

PEB Steel Buildings Co., Ltd.
 [a]: N°J06, St. Jade, Golden City, Phnom Penh, Cambodia.
 [t]: (855-23) 6788 679
 [f]:
 [e]: thy@pebsteel.com.kh
 [w]: www.pebsteel.com.kh.kh

PPIC - Phnom Penh International Carpentry & Construction Co., Ltd.
 [a]: No.8, Ta Ngov (St.351) Sangkat Niroth, Khan Meanchey, Phnom Penh
 [t]: (855-23) 6336 786
 [f]: (855-23) 6457 878
 [e]: info@ppiccontractors.com
 [w]: www.ppiccontractors.com

Purapool Equipment & Construction
 [a]: No.34, Russian Federation Blvd., Phnom Penh, Cambodia.
 [t]: (855-23) 880 604
 [f]:
 [e]: khom@purapool.com
 [w]: www.purapool.com

RMA Cambodia - E & C Office
 [a]: N°04075, Maida St.2004, Phnom Penh, Cambodia.
 [t]: (855-23) 882 464-5
 [f]: (855-23) 888 559
 [e]: ecsales@rmagroup.net
 [w]: www.rmagroup.net

Ruiher International Building Materials (Cambodia) Group
 [a]: N°147, Mao Tse Toung St.245, Phnom Penh, Cambodia.
 [t]: (855-98) 551 398
 [f]:
 [e]: chenpanhe@hotmail.com
 [w]: www.ruiher.net

SCG Trading (Cambodia) Co., Ltd.
 [a]: N°100, National Road N°2, Phnom Penh, Cambodia.
 [t]: (855-23) 990 401-5
 [f]: (855-23) 990 400
 [e]: sctcambodia@camshin.net
 [w]: www.scttrading.com

SK Construction Materials
 [a]: N°145AB, St.143, Phnom Penh, Cambodia.
 [t]: (855-23) 218 346
 [f]: (855-23) 221 772
 [e]: sieng.sokha@gmail.com
 [w]: www.siengsokhaconstruction.blogspot.com

Substrate Technology Incorporated (Cambodia) Co., Ltd.
 [a]: N°26-28, St.271, Khan Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 218 849
 [f]: (855-23) 995 656
 [e]: sh.ceramic@yahoo.com
 [w]:

Sun Hour Building Material
 [a]: N°427Eo, Preah Monivong, Phnom Penh, Cambodia.
 [t]: (855-23) 218 508
 [f]: (855-23) 218 988
 [e]: sunhour@camnet.com.kh
 [w]: www.sunhour.com

Tai Heng Industrial Co., Ltd.
 [a]: N°400Eo, Mao Tse Toung Blvd, Khan Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 882 020
 [f]: (855-23) 883 764
 [e]: sales@taihengsteel.com
 [w]: www.taihengsteel.com

Tem Trading Co., Ltd.
 [a]: N°99AEo, St.143, Phnom Penh, Cambodia.
 [t]: (855-23) 309 333
 [f]:
 [e]: sales@tem-trading.com
 [w]: www.tem-trading.com

Tipco Asphalt (Cambodia) Co., Ltd.
 [a]: N°67, St.322, Phnom Penh, Cambodia.
 [t]: (855-23) 997 991
 [f]: (855-23) 997 992
 [e]: tac@tipcoasphalt.com
 [w]: www.tipcoasphalt.com

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 Materials - Supplies.....
 Waterproofing Materials & Services.....
 [a]: N°96, St.338, Phnom Penh, Cambodia.
 [t]: (855-23) 215 198
 [f]: (855-23) 222 367
 [e]: sales@kh.sika.com
 [w]: www.sika.com

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

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

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]: ccbpp@ccb.com.kh [w]: www.ccb.com.kh

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



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°20AB, Preah Norodom, (St. 41) Corner of St 118, Phnom Penh, Cambodia. [t]: (855-23) 988 088 [f]: (855-23) 996 947 [e]: www.cimb.com.kh [w]: www.cimb.com.kh

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

Foreign Trade Bank of Cambodia [a]: N°3, Kramuon Sar St.114., Khan Daun Penh, Phnom Penh, Cambodia. [t]: (855-23) 724 466 [f]: (855-23) 426 410 [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.kbcambodia.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]: mb@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]: service@ppcb.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]: www.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]: www.shinhan.com.kh [w]: www.shinhan.com.kh

UCB - Union Commercial Bank Plc. [a]: N°61, St. 130, UCB Building, Phnom Penh, Cambodia. [t]: (855-23) 427 995 [f]: (855-23) 427 997 [e]: info@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 Company Listing

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

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

Caminco - Cambodian National Insurance Company [a]: No.28, St. 106/13, Wat Phnom, 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

CAMPU LONPAC INSURANCE PLC. Insurance Company . Property Insurance Contractor All Risk . Staff-Workers..... Insurance . Equipment-car insurance Life-Health Insurance Brokers Agent - Re-insurer..... [a]: No. 23, St. 114, Campu Bank Building, 7th Floor, Phsar Thmey II, Daun Penh, Phnom Penh, Cambodia. [t]: (855-23) 6324 834 [f]: (855-23) 6324 834 [e]: info@cvea.org.kh [w]: www.cvea.org.kh

[a]: N°20B, St.294 / 21, Sangkat Tonle bassac, Khan Chamkarmorn, Phnom Penh, Cambodia. [t]: (855-23) 6324 834 [f]: (855-23) 6324 834 [e]: info@cvea.org.kh [w]: www.cvea.org.kh

[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

FORTE INSURANCE (CAMBODIA) PLC. Insurance Company . Property Insurance Contractor All Risk . Staff-Workers..... Insurance . Equipment-car insurance Life-Health Insurance Brokers Agent - Re-insurer..... [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

[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

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

Trade and Service Listing

EUROGAL SURVEYS (CAMBODIA) LTD. 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

Attwood Investment Group [a]: N°61, St. Russian 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

GLOBAL LINK SERVICE PTE LTD Worldwide Transportation and Logistics 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

Cambodia Valuers and Estate Agents Association [a]: No.20B, Street 294/21, Sangkat Tonle bassac, Khan Chamkarmorn, Phnom Penh, Cambodia. [t]: (855-23) 6324 834 [f]: (855-23) 6324 834 [e]: info@cvea.org.kh [w]: www.cvea.org.kh

[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

BONNA REALTY GROUP CO., LTD [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

Key Real Estate Co., Ltd [a]: N°29B/79, Intercon-Hotel, Mao Tse Toung Blvd, Phnom Penh, Cambodia. [t]: (855-23) 630 0442 [e]: info@key-re.com [w]: www.key-re.com

Asia Real Estate Cambodia Co.,Ltd [a]: N°B52-B54, St.199, Khan Chamkarmorn, Phnom Penh, Cambodia. [t]: (855-23) 699 997 [e]: info@arc.com.kh [w]: www.arc.com.kh

Gain City Land Co., Ltd [a]: N°440A, Preah Monivong Blvd., Phnom Penh, Cambodia. [t]: (855-23) 222 946 [f]: (855-23) 210 346 [e]: lity@online.com.kh [w]: www.gaincityland.com

HB Consultancy Cambodia Pte., Ltd [a]: N°144, St.169 Corner of St.134, Delano Business Center, 3rd Floor, Phnom Penh, Cambodia. [t]: (855-23) 723 212 [f]: (855-23) 723 213 [e]: hbccambodia@gmail.com [w]: www.hbccambodia.com

Attwood Investment Group [a]: N°61, St. Russian 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

Ieng Group Co., Ltd [a]: N°68 -69, Tonie Sap Rd., Khan Daun Penh, Phnom Penh, Cambodia. [t]: (855-23) 432 999 [f]: (855-23) 432 777 [e]: isotheara@yahoo.com [w]: www.ienggroup.com.kh

Cambodia Angkor Real Estate [a]: N°61, Sothearos Blvd., Khan Chamkarmorn, Phnom Penh, Cambodia. [t]: (855-23) 994 979 [f]: (855-23) 998 485 [e]: roshay@angkorrealestate.com [w]: www.angkorrealestate.com

CamTop Property Group [a]: N°113, Mao Tse Toung(St.245), Parkway Square, Unit 5FE, Phnom Penh, Cambodia. [t]: (855-23) 981 007 [f]: (855-23) 983 007 [e]: info@camtopproperty.com [w]: www.camtopproperty.com

Cambodia Estate Agent., Ltd [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

CB Richard Ellis (Cambodia) Company Limited [a]: N° 495 Monivong Blvd, Corner of St232, Phnom Penh Tower 9th Floor, Phnom Penh, Cambodia. [t]: (855-23) 964 099 [f]: (855-23) 964 088 [e]: cambodia@cbre.com [w]: www.cbre.com.kh

DFDL Mekong legal and Tax adviser [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]: (855-23) 722 475 [f]: (855-17) 855 598 [e]: sokhaphally@yahoo.com [w]: www.sokhaphallydusitgroup.com

Phnom Penh Appraisal & Realty Group [a]: N°37, St.310, Phnom Penh, Cambodia. [t]: (855-23) 214 389 [f]: (855-92) 232 623 [e]: info@phnompenh-realty.com [w]: www.phnompenh-realty.com

PM Group Ltd. [a]: N°84, Monireth St.217, Phnom Penh, Cambodia. [t]: (855-23) 223 084 [f]: (855-23) 987 690 [e]: info@pmgk.com [w]: www.pmgk.com

Hyundai Amco Cambodia Co., Ltd. [a]: No. 445, Preah Monivong (St. 93), corner of St. 232, 12258 Phnom Penh [t]: (855-23) 964 004 - 9 [e]: phnompenhtower@amcocambodia.com [w]: www.phnompenhtower.com

Koh Puos (Cambodia) Investment Group [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

Ly Hour Investment Co., Ltd. [a]: No. 243-244, St.598, Group 10, Toul Kork Village, Phnom Penh, Cambodia. [t]: (855-17) 666 668 [e]: cambodia@cbre.com [w]: www.vattanaccapital.com

7NG Group Co., Ltd. [a]: No. 124, Sothearos (St. 3), Sangkat Tonle Bassac, Phnom Penh, Cambodia [t]: (855-12) 555 1334 [f]: (855 16) 808 220 [e]: www.7nggroup.com.kh [w]: www.7nggroup.com.kh

Khmer Real Estate Co., Ltd [a]: N°736E1, Kampuchea Krom St.128, Phnom Penh, Cambodia. [t]: (855-23) 884 887 [f]: (855-23) 630 6630 [e]: kim@khmerrealestate.com.kh [w]: www.khmerrealestate.com

Knight Frank (Cambodia) Pte., Ltd [a]: (18-E5) Icon Professional Building, N° 216 Preah Norodom Blvd., Khan Chamkarmon, Phnom Penh, Cambodia. [t]: (855-23) 213 868 [f]: (855-23) 213 433 [e]: eric.ooi@kh.knightfrank.com [w]: www.knightfrank.com.kh

K&O Corp., Ltd [a]: N°44A, St.289, Khan Toul Kork, Phnom Penh, Cambodia. [t]: (855-89) 883 736 [f]: (855-89) 873 137 [e]: Koreaestate@gmail.com [w]: www.koreaestate.com

Lan Property Co., Ltd [a]: N°57C, St.274,Shihanouk Blvd., Khan Daun Penh, Phnom Penh, Cambodia [t]: (855-23) 211 321 [f]: (855-77) 777 520 [e]: info@lanproperty.com [w]: www.lanproperty.com

Mega Asset Management Co., Ltd [a]: N°315, St.110, 11th Floor, Corner st.93, 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

Phnom Penh International City [a]: N°598, Sangkat Khmounh, Khan Sen Sok, Phnom Penh, Cambodia. [t]: (855-23) 997 889 [f]: (855-23) 997 883 [e]: info@grandphnompenh.com [w]: www.grandphnompenh.com

Hi-Tech Company [a]: N°354Bis, St.369, Khan Meanchey, Phnom Penh, Cambodia. [t]: (855-12) 995 552 [f]: (855-11) 796 182 [e]: sale@hitech.com.kh [w]: www.hitech.com.kh

Grand Phnom Penh International City [a]: N°598, Sangkat Khmounh, Khan Sen Sok, Phnom Penh, Cambodia. [t]: (855-23) 997 889 [f]: (855-23) 997 883 [e]: info@grandphnompenh.com [w]: www.grandphnompenh.com

PM Group Ltd. [a]: N°84, Monireth St.217, Phnom Penh, Cambodia. [t]: (855-23) 223 084 [f]: (855-23) 987 690 [e]: info@pmgk.com [w]: www.pmgk.com

Developer, Service Office and Apartment Listing

7NG Group Co., Ltd. [a]: No. 124, Sothearos (St. 3), Sangkat Tonle Bassac, Phnom Penh, Cambodia [t]: (855-12) 555 1334 [f]: (855 16) 808 220 [e]: www.7nggroup.com.kh [w]: www.7nggroup.com.kh

Ly Hour Investment Co., Ltd. [a]: N°243-244, St.598, Group 10, Toul Kork Village, Phnom Penh, Cambodia. [t]: (855-17) 666 668 [e]: cambodia@cbre.com [w]: www.vattanaccapital.com

2A2 Town (Cambodia) Co., Ltd. [a]: No. C31, St. Cheerfulness, Sankat Toeuk Thla, Khan Sensok, Phnom Penh [t]: (855-16) 432 310 [f]: [e]: [w]:

Booyoung Khmer Co., Ltd. [a]: No. 86-88, Preah Norodom (St. 41), Phnom Penh, Cambodia [t]: (855-12) 827 535 [m]: (855 17) 300 168 [e]: [w]:

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

B.S Holiday Villa & Condo Minium [a]: N°147-153, Preah Monivong Blvd., 4th Floor, Phnom Penh, Cambodia. [t]: (855-23) 885 229 [m]: (855-12) 700 097 [e]: [w]:

City Star Development (Cambodia) [a]: No. 254, Room F4R001 IOC Building, Monivong Blvd., Phnom Penh, Cambodia. [t]: (855-23) 223 695 [m]: (855-23) 223 695 [e]: [w]:

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

Evergreen Consortium Co., Ltd. [a]: N°170-172, St.130, Phnom Penh, Cambodia. [t]: (855-23) 999 961 [f]: (855-23) 999 962 [w]: www.evergreen.com.kh

Regus Business Center (Cambodia) Co., Ltd. [a]: No. 315 (Canadia Tower F-18), Preah Monivong (St. 93), Sangkat Wat Phnom, Khan Daun Penh, Phnom Penh [t]: (855-23) 962 339 [f]: [e]: [w]:

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Rang Rover Voque 2006 HSE
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ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



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US\$47,200
Toyota Land Cruiser 2003 VIP
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 4.2 TDV6
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US\$84,700
Mercedes Benz S400 Hybrid
ម៉ាស៊ីនសរាំង (Gasoline) 3.5 V8
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$75,800
Audi SUV Q7 Model 2010
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$29,900
BMW X5 Model 2003
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅស្តរ (Metalic) ក្នុងលឿង (Beige)



US\$70,200
Land Rover Sport HSE 2011
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$49,000
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