

SEPTEMBER - OCTOBER 2013 | ISSUE 005

CONSTRUCTION & PROPERTY

THE MAGAZINE LINKS YOUR BUSINESS SUCCESS



THE BENEFITS OF GOING GREEN

ENVIRONMENTALLY FRIENDLY BUILDING, SUCH AS WITH THE LEED SYSTEM, BRINGS REAL BENEFITS

A NEW RETAIL LANDSCAPE

SHOPPING IS CHANGING IN CAMBODIA, OPENING UP NEW OPPORTUNITIES FOR DEVELOPERS

BIDDING THE RIGHT WAY

GOOD PROJECT BIDDING CAN MEAN THE DIFFERENCE BETWEEN BOOM AND BUST FOR A FIRM

FREE

CONSTRUCTION NETWORKING EVENT



22 October 2013

Organized : Lighthouse club
Venue : Orchidee Restaurant (#106, St. 51 coner st.208, Phnom Penh)
Time : 6:00pm - 8:30pm
Guest pay : 10 \$ for member (drinks and snack)
 15 \$ for non-member (drinks and snack)

27 December 2013

Venue : T&C - Samdach pan (#35-37, St. 214 in front of X2 Club, Phnom Penh)
Time : 6:30pm - 8:30pm
Join free : free 5 drinks and snack

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Vihear Sour, Khsach Kandal, Kandal-Cambodia

៧អេមធីឌី ជាក្រុមហ៊ុនដំបូង ក្នុងព្រះរាជាណាចក្រកម្ពុជាដែលមានឯកទេសក្នុងការផលិត

7FTD is the First Company Specializes in Manufacturing

- ផលិតផលគ្រឹះមូល **PC & PHC Spun piles** (with high loading capacity)
- បង្គោលភ្លើង **Electrical Poles** (**EDC & Telecom Standard**)
- ផលិតផលផ្សេងៗទៀត **Other Concrete- Products**

គុណភាពជាចំបង គឺជាតារាម្បូជាចិត្តរបស់យើង **Excellent Quality is our Commitment**



ទិដ្ឋភាពនៅរោងចក្រក្នុងការផលិត (at factory View)



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

ផលិតផល Spun piles

- អាចប្រើជាមួយសេរ៉ាមិក
- បុកបញ្ចូលសសរគ្រឹះ
- សង្កត់បញ្ចូលសសរគ្រឹះ
- ខ្ទង់បញ្ចូលសសរគ្រឹះ

ផលិតផលបង្គោលភ្លើងមូល THE PRESTRESSED POLE PRODUCTS

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

ការប្រើប្រាស់ Spun piles

- ផ្តល់អត្ថប្រយោជន៍ខ្ពស់
- អាចសន្សំសំចៃបានច្រើន
- ធានាសុវត្ថិភាពខ្ពស់សំរាប់សំណង់
- ស្តង់ដារបច្ចេកទេសសម័យថ្មី
- លើការងារវិស្វកម្ម ។
- អាចផលិតបានប្រាប់ប្រវែង (មានក្បាល ផែនការតម្លៃទាបប្រើស្តង់ដារ)
- វ៉ាលីស្តង់ដារខ្ពស់រហូតដល់ 80MPa (800Kg_f/cm²)
- លទ្ធភាពទ្រទ្រង់សសរគ្រឹះ ១ដើមរហូតដល់ 300 តោន

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Message from
CHAIRMAN of Cambodia
Constructors Association (CCA)



As chairman of the Cambodia Constructors Association (W), I am honored to deliver a message to all our readers, especially those at construction-related firms and institutions. I have been very heartened to witness the dynamic growth of Cambodia's construction sector, evidenced by the construction of satellite cities, modern skyscrapers, residential blocks, condos, commercial buildings, modern shopping centers, office buildings and international standard hotels. This has happened in large part due to the confidence both local and international investors have in the political and economic stability in the Kingdom under the wise leadership of **Samdach Akka Moha Sena Padei Techo Hun Sen**, the country's prime minister. The government considers the construction sector to be one of the nation's economic pillars, and has allowed CCA to aid in the sector's development to bring it in line with its development goals and to boost construction standards, especially in the lead-up to ASEAN economic integration in 2015. These efforts will help Cambodia conform with ASEAN's overarching goal of "One Community, One Destiny."

CCA is a non-profit association in full compliance with the laws of the Kingdom of Cambodia. In order to carry out government policy and cement the private sector's role as the nation's economic driver, the association will do all it can to help transform the construction industry into one of reliability, productivity, accountability and healthy competition both in local and international markets. Moreover, CCA will seek ways to offer benefits to its members and help bring each up to international standards of quality and classification.

Lastly, on behalf of all members of the Cambodia Constructors Association, I hope and believe that construction-related companies operating in Cambodia will register for CCA membership to join our ongoing drive to develop the country, implement policies laid out by the Royal Government and those put in place those recommended by ASEAN to help us secure a bright, prosperous future.

Thank you.
Oknha Pung Kheav Se



uPVC PIPE
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HDPE FOR SEWERAGE
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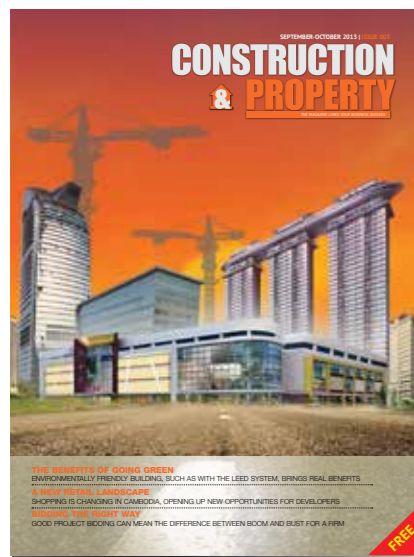
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Cover: Outstanding development projects in Cambodia (from left to right: Vattanac Capital Tower, AEON Mall, D.I. Riviera)

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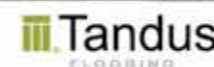
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From the PUBLISHER

The construction and property sectors play crucial roles in Cambodia's ongoing socioeconomic development, especially as the sectors continue to recover from the depths reached during 2009's global economic crisis.

Over these last few years, the construction and property industries have been ever more active in Cambodia's cities as well as in the country's industrial suburbs and provinces, mainly with residential projects, high-rises and new urban town projects going up to meet a growing demand.

The two sectors' healthy growth can be traced to the Kingdom's sound economy and political stability, growing market confidence and more incoming foreign investment – in the property sector but also in other fields, especially as Japanese investors become more active.

Responding to these opportunities, I am extremely delighted to publish "Construction & Property Magazine" with strong support from the Cambodia Constructors Association (CCA). Our goal is to present the Kingdom's construction and property sectors to the world.

The magazine features four main sections consisting of interesting topics, empowering messages, and useful information and data related to the two sectors. The first section looks at overall developments in construction, such as the new and on-going projects, and their impacts on the nation's economic growth. The second section highlights general information and activities related to CCA, whose goal is to promote the construction industry. The third part looks at trends in the construction and real estate sectors and predicts where both are headed. Lastly, the magazine offers a directory of various construction and property firms where readers can find service providers or even future business partners.

All in all, I strongly believe that "Construction and Property Magazine" will serve to help Cambodia's construction and property sectors flourish. Its information and insight will attract foreign investors and businesspeople as well as helping those already here remain well informed about the latest developments in this fast-growing, ever-changing and exciting field.

Sincerely Yours,
Meas Proeksa



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* ក្រុមហ៊ុនធានារ៉ាប់រង ឡានប៉ាក ត្រូវបានចាត់ជាក្រុមហ៊ុនដែលមានមូលដ្ឋានហិរញ្ញវត្ថុរឹងមាំកម្រិត A (ល្អប្រសើរ) ដោយ A.M. Best Co.

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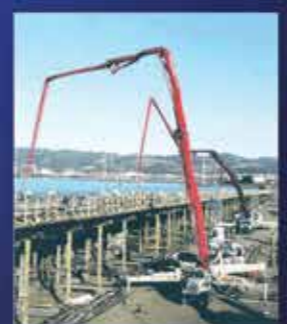


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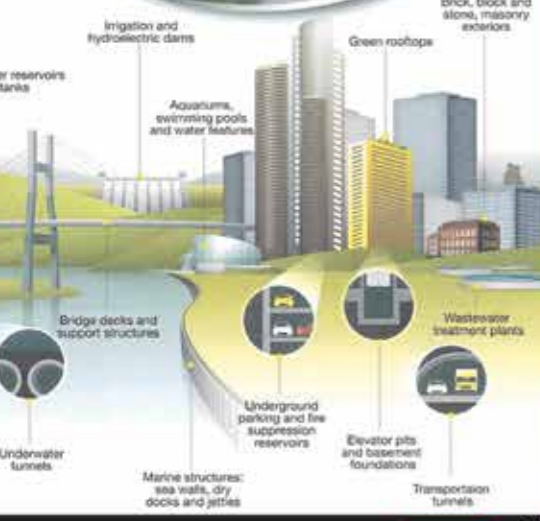
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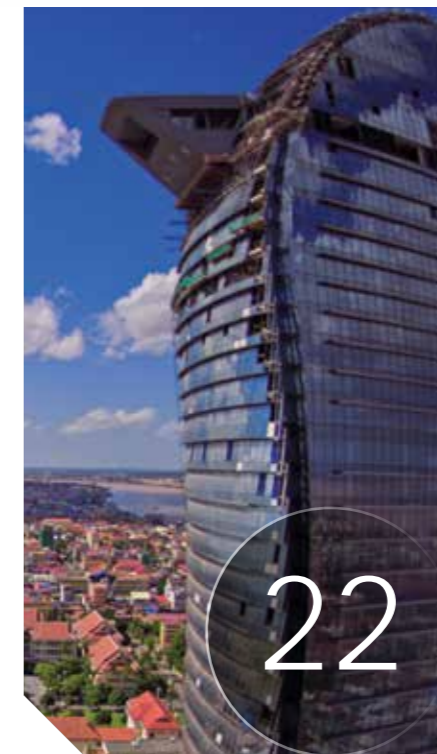
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Prime Minister Visits Capital's Third Flyover



As end of July, the bridge system was over 30 percent, complete and engineers are now working on the tunnel system, according to a City Hall announcement from early August. Travel by heavy trucks across the site is now restricted. The city is also working to enlarge Road 271 in the Tuol Kork district.

The overpass, which broke ground in November last year, is actually made up of five skyways: one main, three subordinates and one underground tunnel. Construction is being carried out in two phases. A first phase will build two flyovers and one underground gateway and take 18 months to complete. The second phase will focus on one connecting bridge and the other two flyovers, which will take around 10 months.

The system was developed by local construction firm Overseas Cambodian Investment Company (OCIC), and designed by Chinese firm Sino-Pacific. It will accommodate traffic on three levels and cost US\$19 million. Once finished, it is expect-

Prime Minister Hun Sen at the end of July toured the construction site of Phnom Penh's third flyover, the Stung Meanchey Sky Bridge, set to open to traffic in March 2015.

ed to relieve traffic tie-ups in the capital's often-congested southeast region.

"The Stung Meanchey project is going to serve our purposes in resolving traffic problems normally caused by traffic flow from three different areas - Khan Meanchey, Chamkar Mon and Tuol Kork," said Prime Minister Hun Sen at the groundbreaking ceremony last year. "It will not only help ease traffic congestion, but also make our city more beautiful."

The flyover will be the third of its kind in the Kingdom after Kbal Thnal, inaugurated in June 2010, which cost US\$6.4 million, and The 7-Makara overpass, finished in January 2012, which cost US\$8.7 million.

Besides sky bridges, Phnom Penh is undertaking various projects to improve traffic flow. Construction of a second Chroy Changvar Bridge across the Tonle Sap River got underway in 2011 and is set to be completed in 2015 at a cost of US\$27.5 million.

A new city public bus service will also launch late this year, while the first-ever

tram service is expected to start rolling in 2017.

At the Stung Meanchey flyover groundbreaking event, the prime minister also committed the capital to at least two more "mega sky bridges" and a large underground tunnel to further reduce traffic congestion. These are likely needed as the number of vehicles on Phnom Penh's streets continues to increase steadily.

City Hall has already approved construction of two tunnels. One will connect Monivong Blvd. to Russian Federation Blvd. near Canadia Tower. Another will connect the existing Naga World I casino to the new Naga World 2. Another tunnel under consideration under the Tonle Sap River may take a while yet due to its cost and complexity.

Phnom Penh Governor Pa Socheat Vong in July promised to send a draft of the Phnom Penh urbanization master plan to the Council of Ministers for approval after the July election seeing that the city is rapidly developing and expanding beyond the ability of current infrastructure to handle.

"For its second mandate, City Hall has determined that infrastructure development, like the drainage system and roads, is its development priority," he said at a July meeting ■

By Tim Vutha



នាយករដ្ឋមន្ត្រី ចុះពិនិត្យការដ្ឋាន សាងសង់ស្ថាន អាកាសទឹបី របស់រាជធានី ភ្នំពេញ



សម្តេចនាយករដ្ឋមន្ត្រី ហ៊ុន សែន នៅចុងខែកក្កដានេះ បានចុះត្រួតពិនិត្យការដ្ឋានសាងសង់ស្ថានអាកាសស្ទឹងមានជ័យ ដែលជាស្ថានអាកាសទឹបីរបស់រាជធានីភ្នំពេញ ត្រូវបានរំពឹងថានឹងដាក់ឱ្យដំណើរការនៅខែមីនា ឆ្នាំ២០១៥។

ក្នុងក្រឹមចុងខែកក្កដានេះ ការស្ថាបនាប្រព័ន្ធស្ថានអាកាសនេះបានសម្រេចច្រើនជាង ៣០ភាគរយ ហើយវិស្វករកំពុងចាប់ដំណើរការសាងសង់ប្រព័ន្ធផ្លូវក្រោមដី នេះបើតាមសេចក្តីប្រកាសព័ត៌មានរបស់សាលាក្រុងភ្នំពេញដែលបានចេញកាលពីដើមខែសីហា។ ការធ្វើចរាចរណ៍របស់រថយន្តដឹកជញ្ជូនជនជួនឆ្លងកាត់ការដ្ឋានសាងសង់នេះត្រូវបានហាមនៅពេលដែលសាលាក្រុងកំពុងបើកការដ្ឋានពង្រីកផ្លូវ២៧១ក្នុងភូមិសាស្ត្រខណ្ឌទួលគោកផងដែរ។

ស្ថានអាកាសដែលត្រូវបានចាប់ផ្តើមស្ថាបនាកាលពីខែវិច្ឆិកាឆ្នាំមុនត្រូវបានផ្តើមដោយស្ថានអាកាសចំនួន៥ គឺស្ថានអាកាសមេមួយស្ថានបន្ទាប់បន្សំ៣ និងផ្លូវក្រោមដីមួយ។ ការសាងសង់ត្រូវបានអនុវត្តជាពីរដំណាក់កាលដោយដំណាក់កាលទីមួយ គឺការស្ថាបនាស្ថានអាកាសពីរ និងផ្លូវក្រោមដីមួយដែលត្រូវចំណាយពេលប្រហែល១៤ខែដើម្បីសាងសង់និងដំណាក់កាលទីពីរផ្តោតលើការភ្ជាប់ស្ថាននិងការសាងសង់ស្ថានអាកាសពីរទៀត ដែលនឹងត្រូវចំណាយពេលប្រហែល១០ខែ។

ប្រព័ន្ធស្ថានអាកាសនេះត្រូវបានអភិវឌ្ឍ

ដោយក្រុមហ៊ុនវិនិយោគអនិកជនកម្ពុជា Overseas Cambodian Investment Company (OCIC) ដែលជាក្រុមហ៊ុនសំណង់ក្នុងស្រុក និងត្រូវបានរចនាឡើងដោយក្រុមហ៊ុនចិនឈ្មោះ Sino-Pacific ដែលស្ថាននេះទ្រទ្រង់ការធ្វើចរាចរដល់ទៅបីជាន់ និងមានតម្លៃសាងសង់សរុបចំនួន១៩លានដុល្លារអាមេរិក។ នៅពេលការសាងសង់បញ្ចប់ វានឹងត្រូវបានរំពឹងថាស្ថាននេះនឹងជួយកាត់បន្ថយការកកស្ទះចរាចរណ៍ជាប្រចាំនៃតំបន់បើកនិរតីនៃរាជធានីភ្នំពេញ។

«គម្រោងស្ថានអាកាសស្ទឹងមានជ័យនេះនឹងជួយបម្រើឱ្យគោលបំណងរបស់យើងក្នុងការដោះស្រាយបញ្ហាដែលត្រូវបានកើតឡើងដោយសារលំហូរចរាចរណ៍ជាធម្មតាពិតប្រាកដផ្សេងៗគ្នា គឺខណ្ឌមានជ័យ ខណ្ឌចំការមន និងខណ្ឌទួលគោក។» សម្តេចនាយករដ្ឋមន្ត្រីបានមានប្រសាសន៍យ៉ាងដូច្នោះនៅពិធីបើកដំណើរការសាងសង់ស្ថាននេះកាលពីឆ្នាំមុន។ «វានឹងមិនគ្រាន់តែជួយសម្រួលការកកស្ទះចរាចរណ៍នោះទេ ប៉ុន្តែក៏ជួយលើកកម្ពស់សោភ័ណភាពរាជធានីរបស់យើងផងដែរ។»

ស្ថានអាកាសនេះនឹងក្លាយជាប្រភេទស្ថានអាកាសទឹបីនៅកម្ពុជាបន្ទាប់ពីស្ថានអាកាស

ក្បាលថ្នល់ដែលត្រូវបានសម្ពោធដាក់ឱ្យដំណើរការកាលពីខែមិថុនាឆ្នាំ២០១០ ដែលមានតម្លៃសាងសង់ចំនួន ៦,៤លានដុល្លារអាមេរិក និងស្ថានអាកាស៧មករា ដែលបានដាក់ឱ្យដំណើរការកាលពីខែមករា ឆ្នាំ២០១២ដែលមានតម្លៃសាងសង់ចំនួន ៨,៧លានដុល្លារអាមេរិក។

ក្រៅពីស្ថានអាកាសសាលាក្រុងភ្នំពេញកំពុងដំណើរការស្ថាបនាគម្រោងជាច្រើនដើម្បីជួយសម្រួលដល់លំហូរចរាចរណ៍។ ការស្ថាបនាស្ថានប្រោយចង្វារទីពីរ ដែលឆ្លងកាត់ទន្លេសាបត្រូវបានដំណើរការសាងសង់តាំងពីឆ្នាំ ២០១១ និងត្រូវបានរំពឹងថា នឹងបញ្ចប់ក្នុងឆ្នាំ ២០១៥ ដែលមានតម្លៃសាងសង់សរុប ២៧,៥លានដុល្លារអាមេរិក។

សេវាកម្មរថយន្តក្រុងថ្មីមួយនឹងត្រូវដាក់ឱ្យដំណើរការនៅចុងឆ្នាំនេះ ខណៈដែលសេវារថភ្លើងលឿនក្នុងទីក្រុងត្រូវបានរំពឹងថានឹងដំណើរការនៅឆ្នាំ២០១៧។

នៅពិធីសម្ពោធការចាប់ផ្តើមសាងសង់ស្ថានអាកាសស្ទឹងមានជ័យនេះកាលពីចុងឆ្នាំ២០១១ សម្តេចនាយករដ្ឋមន្ត្រីក៏បានសន្យាថានឹងស្ថាបនាស្ថានអាកាសខ្នាតធំឱ្យបានយ៉ាងហោចណាស់ពីរបន្ថែមទៀត និងផ្លូវក្រោមដីដ៏



ធំមួយសម្រាប់រាជធានីមួយនេះ ដើម្បីជួយសម្រួលដល់ការកកស្ទះចរាចរណ៍។ ហេដ្ឋារចនាសម្ព័ន្ធទាំងនេះគឺទំនងជាត្រូវការចំណាយណាស់ ខណៈដែលបរិមាណយានយន្តដែលធ្វើចរាចរលើទីទាំងឡាយក្នុងរាជធានីបន្តកើនឡើងជាលំដាប់។

សាលាក្រុងភ្នំពេញបានអនុម័តគម្រោងសាងសង់ផ្លូវក្រោមដីចំនួនពីររួចមកហើយដែលផ្លូវក្រោមដីទីមួយនឹងភ្ជាប់មហាវិថីព្រះមុនីវង្សទៅមហាវិថីសហព័ន្ធស្បុរសភ័ក្ត្រនៅក្បែរធានាកាណាឌីយ៉ា រីឯផ្លូវក្រោមដីមួយទៀតនឹងភ្ជាប់ពីអគារកាស៊ីណូ NagaWorld ទៅកាន់អគារកាស៊ីណូថ្មីមួយទៀត គឺ NagaWorld 2 ដែលកំពុងកំពុងដំណើរការសាងសង់។ ផ្លូវក្រោមដីមួយទៀតដែលនឹងត្រូវស្ថាបនាក្រោមទន្លេសាបតម្រង់ទៅត្រើយខាងកើតកំពុងស្ថិតក្នុងការពិចារណាដោយសារតែវាត្រូវចំណាយថវិកាច្រើន និងមានភាពស្មុគស្មាញច្រើន។

លោកអភិបាលរាជធានីភ្នំពេញ ប៉ា សុជាតិវង្ស កាលពីខែកក្កដាបានសន្យាថានឹងបញ្ជូនព្រង្រងផែនការគោលការណ៍អភិវឌ្ឍន៍រាជធានីភ្នំពេញទៅកាន់គណៈរដ្ឋមន្ត្រីដើម្បីពិនិត្យអនុ-

ម័តឱ្យបានឆាប់រហ័សបំផុតដោយមើលឃើញពីការវិវឌ្ឍន៍ដ៏ឆាប់រហ័សរបស់ទីក្រុងដែលហេដ្ឋារចនាសម្ព័ន្ធដែលមានបច្ចុប្បន្នមិនអាចទ្រទ្រង់បាន។

«សម្រាប់អាណត្តិទីពីរនេះសាលារាជធានីភ្នំពេញបានកំណត់យកការអភិវឌ្ឍន៍ហេដ្ឋា-

រចនាសម្ព័ន្ធ ដូចជាប្រព័ន្ធលូ និងផ្លូវគីជាអទិភាព។» លោកអភិបាលបានលើកឡើងបែបនេះនៅក្នុងអង្គប្រជុំរបស់សាលារាជធានីមួយក្នុងខែកក្កដា។

ដោយ ទឹម វុត្តា



LEED

Buildings are Easy on the Environment and the Wallet

As concerns about the environment and the climate grow, some are looking at ways to construct buildings that require less energy and have a smaller carbon footprint. Some designers see LEED building design as a possible, and sustainable, solution.

LEED, or Leadership in Energy and Environmental Design, building certification is made up of a range of features and design approaches that reduce energy consumption and minimize a building's impact on the environment. While many buildings these days may call themselves "green," they don't all have LEED certification. It's a pretty high bar.

Dan Davies, asset and property manager of Vattanac Capital, the developer of the Kingdom's only LEED-certified building, Vattanac Capital Tower, says the LEED approach helps lessen the impact from both construction and operation once a building is complete. It saves on resources, materials and energy costs. And, it reduces reliance on imports from other countries.

"Having LEED-accredited buildings is a mark of quality and will encourage interest from overseas in setting up business here," he said. "Another key importance is in setting new standards and benchmarks for building quality whilst educating the local community

and industry about modern, safe, efficient and sustainable construction and operating practices."

While it may sound like green buildings are a luxury for the developed world, they are not. LEED-certified buildings are especially appropriate for developing countries like Cambodia, where energy is in short supply and environmental problems growing.

The various LEED building categories are defined by the United States Green Building Council (USGBC), a non-profit organization that created the LEED certification. Vattanac Tower's LEED certification is classified as "core and shell," which applies to new construction or buildings undergoing major renovation on the exterior and their core mechanical, electrical and plumbing systems, but not a complete interior fit-out.

Designed by renowned British architectural firm TFP Farrells Ltd., the 39-story building comprises two main towers and a glass-and-steel podium. It's set to be completed later this year.

Its LEED features are the air filtration system in the air conditioning unit which increases the quality of the internal air. Sensors determine the amount of CO₂ in the building, which increases as more people are inside. The sensors determine air conditioning operation and the amount of fresh air brought in, all carefully managed according to current need, which boosts efficiency and lowers energy use.

Enhanced plumbing fixtures and state-of-the-art controls in the building will reduce potable water use by 45 percent over the amount used in traditionally designed buildings, Davies said. Most LEED materials are imported.

Compare to non-LEED or other similar accreditation schemes, Davies says the initial capital cost for an LEED building is generally higher. But construction is not more difficult with proper planning. While building a LEED-certified structure may cost from 5 to 12 percent more than with the traditional methods, depending on the certification level, the long-term benefits are substantial.



Operation and maintenance costs are lower, he says, and environmental impacts are reduced.

While Vattanac Tower is the only Cambodian LEED-certified building so far, it has also been honored with the Best Commercial Development (South East Asia) prize at the South East Asia Property Awards, which took place in Singapore in Dec. 2012.

While LEED certification is still rare in Cambodia, other new and existing buildings are applying green design features to reduce power consumption and CO2 emissions, experts and officials observed.

“The popularity of green buildings is surging now. Some are installing solar panels or fans to generate power and the structures are designed to absorb more natural air to help cool the interior,” said Lao Tip Seiha, deputy director of the Land Management Ministry’s Construction Department. “These facilities don’t appear only at cities, but are also found in rural areas where electricity is either expensive or lacking.”

“I encourage engineers to insert this green technology concept into their designs as Cambodia is a hot country with a lot of potential for solar, yet few people realize it,” he added.

Ryan O’Sullivan of CB Richard Ellis (CBRE) Cambodia has noticed that demand for green buildings in Cambodia is increasing, especially among multinationals who have put environmental concerns at the top of their Corporate Social Responsibility philosophy.

“If the organization is more Asian-run, the building has more multi-partitioned offices [which consume much electricity], whereas if the firms are more Western, it is more open-plan [which consumes less energy].”

Davies says LEED buildings mustn’t be “over designed” because redundancy and

oversizing leads to material and energy waste. “For example, why do you need a 20,000 ton capacity chiller working inefficiently?” he asks. “If you are more careful and design the systems efficiently you may only require a 1,500 ton system?”

The main challenges faced in developing green technologies in Cambodia are centered around education and initial capital costs. Davies and others recommend teaching green building design in architectural schools.

He believes a carbon emission tax should be launched here to encourage more green building development,

asserting that in countries with a more established property market there is a carbon emissions tax. Increasing efficiency and reducing energy consumption will result in tax benefits.

“There is no such system here in Cambodia yet, but it would be a good idea and incentive in order to limit the country’s energy consumption and reliance on expensive energy,” he says.

The Ministry of Land Management, Urban Planning and Construction will host the 134-day green building training course this September for officials, sponsored by the Singaporean government.

Lao Tip Seiha is optimistic that the trend toward green or LEED-certified buildings is on an upward curve. It will find acceptance by many engineers and building users because they can save on building operation and energy consumption in the long run, and it is better for the environment. A win-win, all around ■

By Tim Vutha

LEED

អគារដែលផ្តល់ផលប៉ះពាល់ បរិស្ថានតិច និងការសន្សំសំចៃថវិកា

ខណៈដែលក្តីបារម្ភអំពីបរិស្ថាន និង អាកាសធាតុបានកើនឡើង មនុស្សមួយចំនួនកំពុងរកវិធីផ្សេងៗក្នុងការស្ថាបនាអគារដែលអាច
ប្រើប្រាស់ថាមពលតិច និង មានការបញ្ចេញខ្លួនស្មុំស្រួលជាងអគារធម្មតា។ ហើយមានអ្នករចនាប្លង់មួយចំនួនមើលឃើញថា
ការរចនាប្លង់អគារ ដោយប្រើបច្ចេកវិទ្យា LEED គឺជាដំណោះស្រាយដែលអាចធ្វើទៅបាន និង ប្រកបដោយនិរន្តរភាពមួយ។

បច្ចេកវិទ្យា LEED ឬភាពលេចធ្លោនៃ
ការរចនាប្លង់ដែលសន្សំសំចៃថាមពល
និងផ្តល់ផលប៉ះពាល់បរិស្ថានតិច គឺ
ជាប្រភេទអគារដែលត្រូវបានទទួលស្គាល់ថា
ជាលំដាប់អគារដែលមានទ្រង់ទ្រាយ និងវិធី-
សាស្ត្រនៃការរចនាប្លង់ដែលកាត់បន្ថយការប្រើ-
ប្រាស់ថាមពល និងផលប៉ះពាល់របស់អគារ
លើបរិស្ថានបិតក្នុងកំរិតអប្បបរមា។ ខណៈមាន
អគារជាច្រើនដែលសព្វថ្ងៃនេះបានហៅខ្លួនឯង
ថាជាអគារបែបនេះ បើទោះបីជាអគារទាំងនោះ
មិនទាន់មានការទទួលស្គាល់ជាផ្លូវការថា ជា
ប្រភេទអគារ LEED នោះក៏ដោយ។ នេះដោយ
សារតែ LEED គឺជាកម្រិតខ្ពស់មួយនៃអគារ
បែបនេះ។

លោក Dan Davies នាយកផ្នែកទ្រព្យ-
សម្បត្តិ និងអចលនវត្ថុនៃក្រុមហ៊ុន Vattanac
Capital ដែលជាក្រុមហ៊ុនអភិវឌ្ឍន៍អគារ Vat-
tanac Capital Tower ជាអគារតែមួយគត់
នៅកម្ពុជា ត្រូវបានទទួលស្គាល់ជាលំដាប់ថ្នាក់
LEED បាននិយាយថា បទដ្ឋានរបស់ LEED
បានជួយបង្រៀនពីផលប៉ះពាល់អំពីការសាង-
សង់ និងប្រតិបត្តិការនៅពេលដែលអគារមួយ
ត្រូវបានបញ្ចប់ ដែលវាជួយកាត់បន្ថយថ្លៃដើម
លើធនធានសម្ភារ និងថាមពល ហើយវាក៏
ជួយកាត់បន្ថយការពឹងពាក់លើការនាំចូល

សម្ភារពីបរទេសផងដែរ។
« អគារដែលទទួលស្គាល់ដោយលំដាប់
ថ្នាក់ LEED គឺជានិមិត្តសញ្ញានៃគុណភាព ហើយ
និងជួយទាក់ទាញចំណាប់អារម្មណ៍ពីបរទេស
ដើម្បីមកបង្កើតអាជីវកម្មនៅទីនេះ។» លោក
បាននិយាយបែបនេះ ដោយបន្ថែមថា «សារៈ
សំខាន់មួយផ្សេងទៀត គឺការបង្កើតបទដ្ឋានថ្មី
និងជ្រើសរើសជាតិរុក្ខជាតិគុណភាពអគារ
ខណៈដែលការអប់រំក្នុងសហគមន៍ និងឧស្សា-
ហកម្មអំពីទំនើបកម្ម សុវត្ថិភាព ប្រសិទ្ធភាព
និងនិរន្តរភាពនៃការសាងសង់ និងរបៀបនៃ
ការប្រតិបត្តិ។»

ខណៈដែលមានការគិតថា «អគារបែបនេះ»
ជាអគារប្រណិតមួយត្រូវបានសាងសង់ឡើង
សាកសមសម្រាប់ប្រទេសដែលមានការអភិវឌ្ឍន៍
ខ្ពស់ប៉ុន្តែការគិតនេះវាមិនត្រឹមត្រូវទាំងស្រុង
នោះទេ។ អគារលំដាប់ថ្នាក់ LEED គឺពិតជា
សាកសមជាពិសេសសម្រាប់ប្រទេសកំពុងអភិ-
វឌ្ឍន៍ដូចជាកម្ពុជា ដែលជាប្រទេសមានការផ្គត់-
ផ្គង់ថាមពលមិនគ្រប់គ្រាន់ និងបញ្ហាបរិស្ថាន
បានកើនឡើង។

មានអគារ LEED ច្រើនប្រភេទផ្សេងៗគ្នា
ត្រូវបានចាត់ថ្នាក់ដោយ ក្រុមប្រឹក្សាអគារបែបនេះ
នៃសហរដ្ឋអាមេរិក (USGBC) ដែលជាអង្គការ

មិនមែនរដ្ឋាភិបាលមួយបានបង្កើតឲ្យមានស្តង់-
ដារអគារ LEED នេះឡើង។ ការទទួលស្គាល់
អគារ Vattanac ជាអគារ LEED ត្រូវបានចាត់
ថ្នាក់ក្នុងប្រភេទអគារ LEED ទាំងផ្នែកខាងក្នុង
និងផ្នែកខាងក្រៅ ដែលសំដៅដល់សំណង់
អគារថ្មី ឬអគារដែលស្ថិតក្រោមដំណើរការកែ
លម្អផ្នែកសំខាន់ដូចជាផ្នែកខាងក្រៅ និងប្រព័ន្ធ
មេកានិចសំខាន់ៗ ប្រព័ន្ធអគិសនី និងប្រព័ន្ធ
ផ្គត់ផ្គង់ទឹកដើម ឬប្រព័ន្ធមិនមែនជាការបំពាក់
បរិក្ខារសព្វគ្រប់នៅផ្នែកខាងក្នុងអគារនោះទេ។

រចនាដោយក្រុមហ៊ុនស្ថាបត្យកម្មអង់-
គ្លេសឈ្មោះ TFP Farrells Ltd. អគារដែល
មានកម្ពស់ ៣៩ ជាន់នេះត្រូវបានចែកចេញជា
ពីរតួអគារ ដែលរចនាឡើងពីកញ្ចក់ និងការ
បំពាក់លោហៈ ត្រូវបានកំណត់បញ្ចប់ការសាង-
សង់នាចុងឆ្នាំនេះ។

លក្ខណៈបច្ចេកវិទ្យា LEED របស់អគារ
មួយនេះ រួមមានប្រព័ន្ធបន្ទុកខ្យល់ដែលត្រូវ
បានបំពាក់នៅក្នុងប្រព័ន្ធម៉ាស៊ីនត្រជាក់ដែល
បង្កើនគុណភាពខ្យល់នៅខាងក្នុងអគារ។

ឧបករណ៍វាស់កម្រិតខ្យល់ដែលកំណត់
ពីបរិមាណខ្យល់កាបូនិចនៅខាងក្នុងអគារ វា
នឹងជួយបង្កើនបរិមាណអុកស៊ីសែននៅពេល
ដែលមានមនុស្សច្រើនឡើងនៅខាងក្នុងអគារ។



ឧបករណ៍វាស់កម្រិតខ្យល់ទាំងនេះកំណត់ពីដំណើរការម៉ាស៊ីនត្រជាក់ និងបរិមាណខ្យល់បរិសុទ្ធដែលត្រូវស្រូបចូលក្នុងអគារដែលសុទ្ធសឹងត្រូវបានគ្របគ្រងដោយប្រយ័ត្នអាស្រ័យលើបរិមាណខ្យល់ដែលត្រូវការ ដោយជួយលើកកម្ពស់ប្រសិទ្ធភាព និងការប្រើប្រាស់ថាមពលតិចជាងធម្មតា។

ឧបករណ៍ធ្វើឲ្យប្រព័ន្ធទឹកប្រសើរឡើងនិងឧបករណ៍ត្រួតពិនិត្យទំនើបបំផុត ដែលបំពាក់នៅក្នុងអគារនឹងជួយកាត់បន្ថយការប្រើប្រាស់ទឹកស្អាតបានប្រហែល ៤៥ភាគរយលើបរិមាណទឹកដែលប្រើប្រាស់នៅក្នុងអគារ

ដោយត្រូវបានរចនាឡើងតាមបែបប្រពៃណី។ លោក Davies បានថ្លែងបែបនេះ ដោយបន្ថែមទៀតថា សម្ភារបច្ចេកវិទ្យា LEED ភាគច្រើនគឺត្រូវបាននាំចូលពីបរទេស។

បើប្រៀបធៀបទៅនឹងអគារមិនមែនជាបច្ចេកវិទ្យា LEED ឬចំណាត់ថ្នាក់ការទទួលស្គាល់ស្រដៀងគ្នាផ្សេងទៀត Davies និយាយថា ថ្លៃដើមវិនិយោគដំបូងរបស់អគារ LEED គឺជាទូទៅខ្ពស់ជាងអគារផ្សេងៗប៉ុន្តែការសាងសង់គឺមិនលំបាកជាងអគារផ្សេងៗនោះទេ ប្រសិនបើមានផែនការសាងសង់ត្រឹមត្រូវ។ ខណៈដែលការសាងសង់រចនាសម្ព័ន្ធដែលមាន

ការទទួលស្គាល់លំដាប់ LEED មួយ ប្រហែលជាត្រូវចំណាយថ្លៃដើមពី ៥ ទៅ ១២ ភាគរយខ្ពស់ជាងវិធីសាងសង់បែបធម្មតា អាស្រ័យលើកម្រិតនៃការទទួលស្គាល់ ប៉ុន្តែអត្ថប្រយោជន៍ដ៏យូរអង្វែងរបស់វាគឺធំធេងណាស់ ដែលនាំឲ្យថ្លៃដើមប្រតិបត្តិការ និងការថែទាំអគារនេះនឹងថោកជាងអគារធម្មតា នៅពេលដែលផលប៉ះពាល់ដល់បរិស្ថានត្រូវបានកាត់បន្ថយ។

ខណៈដែលអគារ Vattanac គឺជាអគារដែលបានជាប់ចំណាត់ថ្នាក់ LEED តែមួយគត់នៅកម្ពុជា ហើយរហូតមកទល់ពេលនេះអគារនេះក៏បានឈ្នះជ័យលាភីជាការអភិវឌ្ឍន៍ផ្នែកអាជី-

តម្រូវការអគារបែបនេះនៅកម្ពុជាគឺកំពុងកើនឡើង ជាពិសេសនៅក្នុងចំណោមក្រុមហ៊ុនពហុសាសន៍ ដែលបានដាក់ការកម្ពស់អំពីបរិស្ថានជាកត្តាចម្បងនៃទស្សនៈវិជ្ជាទន្ទេលខុសត្រូវលើសង្គមរបស់ពួកគេ។

«ប្រសិនបើអង្គការមួយមានទំលាប់វប្បធម៌ការងារជាអ្នកអាស៊ី គឺការិយាល័យរបស់គេច្រើនតែមានបន្ទប់ខ្លួនច្រើន ដែលត្រូវការប្រើប្រាស់ថាមពលច្រើន ប៉ុន្តែប្រសិនបើក្រុមហ៊ុនមានវប្បធម៌ការងារលោកខាងលិច ដែលការិយាល័យរបស់គេច្រើនមានលក្ខណៈចំហទូលាយដែលប្រើប្រាស់ថាមពលតិច។»

លោក Davies បាននិយាយថាអគារ LEED គឺមិនត្រូវរចនាឡើងឲ្យជ្រុលពេកទេពីព្រោះការប្រើប្រាស់សម្ភារលើសពីតម្រូវការ និងការកសាងទំហំធំពេក នឹងនាំឲ្យមានការខាតបង់សម្ភារ និងអគ្គិសនីច្រើន។ «ឧទាហរណ៍ហេតុអ្វីអ្នកត្រូវការប្រព័ន្ធម៉ាស៊ីនត្រជាក់ប្រភេទ (chiller) មានកម្លាំង ២ម៉ឺនគោនដោយដំណើរការដោយមិនមានប្រសិទ្ធភាព? ប្រសិនបើអ្នកមានភាពប្រុងប្រយ័ត្ននឹងការរចនាប្រព័ន្ធម៉ាស៊ីនត្រជាក់នេះប្រសើរជាងនេះ អ្នកប្រហែលជាត្រូវការប្រព័ន្ធម៉ាស៊ីនត្រជាក់ដែលមានកម្លាំងត្រឹម១៥០០គោនប៉ុណ្ណោះ។»

បញ្ហាជាចម្បងដែលប្រឈមជាមួយនឹងការអភិវឌ្ឍន៍បច្ចេកវិទ្យាបែបនេះនៅកម្ពុជាគឺស្ថិតនៅលើការអប់រំអំពីវិស័យនេះ និងការចំណាយលើថ្លៃដើមខ្ពស់លើការវិនិយោគជាបឋម។ លោក Davies និងអ្នកជំនាញដទៃទៀតផ្តល់យោបល់ឲ្យមានយុទ្ធសាស្ត្រការអប់រំអំពីការរចនាប្លង់អគារបែបនេះនៅក្នុងសាលាស្ថាបត្យកម្មនានាឲ្យបានច្រើន។

គាត់ជឿជាក់ថាការដាក់ពន្ធលើការបញ្ចេញខ្លួនកាបូនិចត្រូវបានផ្តួចផ្តើមឡើងនៅក្នុងប្រទេសមួយនេះផងដែរ ដើម្បីជួយជម្រុញឲ្យមានការអភិវឌ្ឍន៍អគារបែបនេះបន្ថែមទៀត ដោយ



វាកម្មដ៏ល្អបំផុតប្រចាំតំបន់អាស៊ីអាគ្នេយ៍នៅឯកម្មវិធីជ័យលាភីអចលនទ្រព្យប្រចាំតំបន់អាស៊ីអាគ្នេយ៍ដែលត្រូវបានប្រារព្ធឡើងនៅឯប្រទេសសិង្ហបុរីកាលពីខែធ្នូឆ្នាំមុនផងដែរ។

នៅគ្រាដែលអគារ LEED មានតិចនៅកម្ពុជា មានអគារថ្មីៗនិងអគារដែលសាងសង់រួចជាច្រើនកំពុងតែប្រើប្រាស់បច្ចេកវិទ្យារចនាប្លង់បែបបែបនេះ ដើម្បីកាត់បន្ថយការប្រើប្រាស់អគ្គិសនី និងការបញ្ចេញខ្លួនកាបូនិច អ្នកជំនាញនានា និងមន្ត្រីរដ្ឋាភិបាលបានសង្កេតឃើញដូច្នោះ។

«ប្រជាប្រិយភាពរបស់អគារបែបនេះកំពុងរីកចម្រើននាបច្ចុប្បន្ននេះ។ មានអគារមួយចំនួនបានបំពាក់បន្ទះស្រូបពន្លឺព្រះអាទិត្យ ឬកង្ហារដើម្បីស្រូបយកខ្យល់ធម្មជាតិច្រើនជាងមុន និងដើម្បីជួយឲ្យត្រជាក់ផ្ទៃខាងក្នុងនៃអគារ។» លោក ឡៅ ទិព្វសីហា អគ្គនាយករង នៃអគ្គនាយកដ្ឋានសំណង់នៃក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់បានប្រាប់យ៉ាងដូច្នោះ ដោយបន្ថែមទៀតថា «បច្ចេកវិទ្យាទាំងនេះមិនមែនត្រូវបានប្រើប្រាស់ត្រឹមតែនៅក្នុងទីក្រុងនោះទេ ប៉ុន្តែវាក៏ត្រូវបានប្រើប្រាស់នៅឯតំបន់ជនបទផងដែរ ដែលជាទីដែលអគ្គិសនី

មានតម្លៃថ្លៃ និងមិនគ្រប់គ្រាន់។»

«ខ្ញុំសូមលើកទឹកចិត្តឲ្យវិស្វករទាំងឡាយបញ្ចូលគំនិតបច្ចេកវិទ្យាបែបនេះទៅក្នុងការរចនាប្លង់នានារបស់គេ ដោយហេតុថាកម្ពុជាគឺជាប្រទេស ក្តៅមួយដែលមានសក្តានុពលខ្លាំងសម្រាប់ថាមពលពន្លឺព្រះអាទិត្យ ប៉ុន្តែមានមនុស្សតិចតួចណាស់ដែលបានដឹងពីបញ្ហានេះ។» លោកបានថ្លែងបែបនេះ។

លោក Ryan O'Sullivan ពីទីភ្នាក់ងារអចលនទ្រព្យអន្តរជាតិ CB Richard Ellis (CBRE) ប្រចាំកម្ពុជាបានកត់សម្គាល់ឃើញថា

បានបន្ថែមថា ក្នុងបណ្តាប្រទេសដែលមានការគ្រប់គ្រងទីផ្សារអចលនទ្រព្យប្រសើរជាងនេះ គឺមានការដាក់ពន្ធលើការបញ្ចេញចោលខ្លួនកាបូនិច ដោយមានន័យថា ការបង្កើនប្រសិទ្ធភាពនិងការកាត់បន្ថយការប្រើប្រាស់ថាមពលនឹងបណ្តាលឲ្យអគារបែបនេះចំណេញចំណាយលើការបង់ពន្ធ។

«មិនទាន់មានប្រព័ន្ធបង់ពន្ធបែបនេះនៅកម្ពុជានៅឡើយទេ ប៉ុន្តែវាគឺជាគំនិតដ៏ល្អ ក៏ដូចជាការលើកទឹកចិត្តមួយ ដើម្បីជួយកាត់បន្ថយការប្រើប្រាស់ថាមពលរបស់ប្រទេសនេះ និងការបន្ថយការពឹងអាស្រ័យទាំងស្រុងលើថាម-

ពលដែលមានតម្លៃថ្លៃ។» លោកថ្លែងបែបនេះ។

គួរបញ្ជាក់ផងដែរថា ក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និង សំណង់និងបើកវត្តបណ្តុះបណ្តាលអំពីបច្ចេកវិទ្យាអគារបែបនេះមួយដែលមានរយៈពេល ១៣៤ថ្ងៃ នៅក្នុងខែវិច្ឆិកានេះ ដល់មន្ត្រីរបស់ក្រសួងមួយនេះ ដែលទទួលបានការគាំទ្រពីរដ្ឋាភិបាលសិង្ហបុរី។

លោក ឡៅ ទិព្វសីហា មានសុទិដ្ឋិនិយមថា និន្នាការទៅកាន់អគារ LEED ឬអគារបែបនេះនឹងមានកំណើនឡើង ដោយវានឹងត្រូវបានទទួលយកពីសំណាក់វិស្វករ និងអ្នកប្រើប្រាស់

អគារជាច្រើនពីព្រោះអគារប្រភេទនេះនឹងជួយដល់ដំណើរការ និងការកាត់បន្ថយការប្រើប្រាស់ថាមពលរបស់អគារសម្រាប់រយៈពេលយូរ ហើយវាក៏បានជួយដល់បរិស្ថានផងដែរ ដែលនេះគឺជាគោលការណ៍ឈ្នះឈ្នះមួយ។»

ដោយ ទឹម វុត្តា



South Korea Loans Kingdom Millions for Infrastructure

Cambodia and South Korea in July signed a four-year loan agreement worth US\$200 million to rehabilitate four dam and road projects in the Kingdom between 2013 and 2016.

The projects the loan will fund include the rehabilitation of national roads 2 and 22, improvements of Road 48 between Sihanoukville and Koh Kong, development of the Dauntri multipurpose dam development that will benefit areas between Battambang and Pursat, and finally, a rural road improvement project for the provinces of Kampong Cham, Kampong Thom, Siem Reap, Banteay Meanchey, Battambang, Pursat, Kampong Chhnang, Kapong Speu and Takeo.

Details about the amount of money slated for each project were not released.

The first secretary of the South Korean Embassy in Cambodia, Lee Yoon-seok, said the loans would come from the Export-Import Bank of Korea and that the deal will succeed a four-year loan

package that expired last year, also worth US\$200 million.

The agreement was signed at the Foreign Affairs Ministry by Cambodian Foreign Minister Hor Namhong and South Korean Ambassador to Cambodia, Kim Han-soo. The ceremony was witnessed by Prime Minister Hun Sen.

Speaking after the signing event, Hor Namhong expressed his gratitude to the people and the government of South Korea for their loans and assistance to Cambodia, which have contributed to the nation's social development, poverty eradication and infrastructure development efforts.

The minister also welcomed the thriving bilateral trade relationship and the growing numbers of South Korean tourists coming to Cambodia.

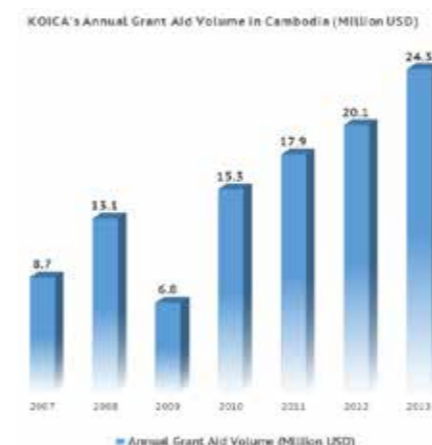
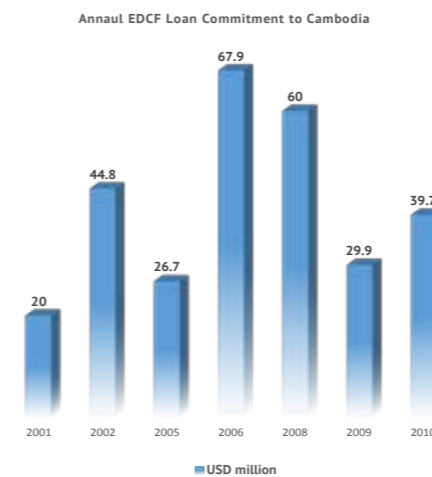
Bilateral trade reached almost US\$1

billion last year and South Korea is the second-largest foreign direct investor in Cambodia. Investments have totaled US\$2.9 billion since 1996. South Korean investment last year alone reached US\$286 million.

South Korea provided Cambodia, one of its major partner countries for development cooperation, with soft loans amounting to US\$378 million between 2001 to 2012, according to the South Korean embassy.

The total volume of grants to Cambodia through the Korean international development agency (KOICA), reached US\$105 between 1991 (the first year grants began) and 2012. This year, KOICA estimated it will grant the Kingdom US\$24, making Cambodia the largest recipient of KOICA aid after Afghanistan.

The opening of direct flights between



Korea and Cambodia by Korean airlines such as Asiana Airlines (2005), Korean Air (2007), and Skywings Asia Airlines (2011) has contributed to the growing number of people-to-people exchanges. Almost 250,000 Koreans visit Cambodia each year, making South Korean tourist arrivals second only to the Chinese. There are an estimated 5,000 Koreans living in Cambodia and nearly 10,000 Cambodians in Korea, said Ambassador Kim.

Cambodia and South Korea restored diplomatic ties in 1996. Relations were launched formally in 1970, but interrupted by the Kingdom's long period of conflict.

"The normalization of diplomatic relations has ushered in a period of remarkable growth in bilateral ties across the full range of political, economic, development and cultural cooperation," said the Korean Ambassador. "The two state visits by South Korean presidents and five visits by the Cambodian prime minister are some of the highlights of this period."

He added that South Korea's development cooperation is expected to expand further in line with its accession to the OECD Development Assistance Committee. "The expansion will come as part of Korea's New Asia Initiative promoting an 'Amicable Neighborhood Policy' and its vision of a Global Korea."

According to a 2009 report on the country's energy sector from NGOs citing government data, Korean firms were studying the possibility of two hydropower dams in Battambang with a combined capacity of 60 MW.

According to the ambassador, the focus areas of South Korea's mission in Cambodia are direct investment, tourism, cultural exchanges, development cooperation, vocational training, IT, construction, finance and the airline business ■

By Tim Vutha

CAMBUILD '13 to Welcome 300 Exhibitors



Over 300 exhibitors representing local and regional construction-related product and service firms are expected to attend Cambodia's largest annual construction fair, CAMBUILD '13. The event will provide a further boost to the already-thriving construction and property sectors.

CAMBUILD is the Kingdom's biggest international building and construction industry show, supported by the ministries of Commerce and Land Management, Urban Planning and Construction. It is also hosted by the Board of Engineers of Cambodia and the Cambodia Constructors Association. This year's trade fair, the third time the event has been held, takes place at the Diamond Island Convention and Exhibition Center on September 10-12. The business-to-business event includes an international expo and conference, workshops, demonstrations and technology presentations.

Unlike the previous trade show, which was held every two years, starting in 2013 CAMBUILD will be held annually, an indicator of the organizers' confidence in the growth of the Kingdom's economy, especially the building and construction industry.

Over 60 percent of the exhibitors this year are from Japan, South Korea, Thailand, Taiwan, Malaysia, Singapore, India and China. They, along with Cambodian firms, will showcase a complete range of products and equipment related to the construction industry. The event is open to developers, constructors, architects, building consultants, mechanical

engineers, civil engineers, building managers, retailers and distributors.

Five industry-related shows will be held concurrently, including CAMWATER 2013, an international water and wastewater technology exhibition; CAMSECURITY 2013, a security, safety and fire protection exhibition; CIVAR 2013, focused on ventilation and air-conditioning technology; CAMENERGY 2013, highlighting electrical engineering; and the Cambodia International Property Show.

"We are pleased that many more international companies are exhibiting at CAMBUILD this year as it will provide

those in the building and construction industry with new ideas and innovative products," said Richard Yew of AMB Events Group, the Malaysia-based event organizer. "In addition, CAMBUILD '13 can provide new business opportunities and support the development of the country."

Many construction and property insiders say the preparation around this year's show is much improved and that those involved in the industry are now realizing its value to their business.

"It is an event for professionals to share their experience and knowledge and an opportunity for vendors to show new

products to customers," said Kim Heang, president of Khmer Real Estate.

The trade fair runs from 10:00 am to 7:30 pm on September 10-11 and from 10:00 am to 6:30 pm on September 12. Visitors have to be 18 years of age to enter.

AMB Events Cambodia has signed an MoU with the Cambodia Constructors Association (CCA) which designates AMB as the sole organizer, with CCA offering its support. AMB will offer a free pavilion to CCA, whose members can also get a discount on booth rental fees. The agreement also means AMB will work with CCA on the fair for the

next five years, and can cooperate for another five if there are no objections from either party.

At CAMBUILD '13, 15 CCA members will be represented at 51 stands, showcasing a wide range of products and services ranging from banking, insurance and property services to construction materials and air-conditioning systems ■

By Tim Vutha

Construction Insurance



Article contributed by Mr Lau Chin Aun, underwriting manager of Campu Lonpac Insurance Plc

Common losses at construction sites

- Theft of construction materials/ electrical cables
- Fire damage
- Floods
- Collapse
- Failure of a temporary structure
- Slope failure
- Bodily injury to a third party
- Damage to third-party property
- Damage to underground services
- Impact damage caused by lifting and the movement of mobile equipment

Contractors' All Risk insurance for civil engineering works or Erection All Risk insurance for projects that involve minimal civil engineering works.

Laws in Cambodia relating to construction insurance

In Cambodia, the Prakas governing insurance for construction sites is the Inter-ministerial Prakas on Compulsory Insurance for Construction. It stipulates that all projects, be they new construction or rehabilitation of existing buildings and installations, have to purchase construction liability insurance, except in the cases of:

- Construction performed by a government organization;
- Construction, rehabilitation of existing constructions, and installations that are under the responsibility of a legal person engaged in a public works for the interest of the public if the Ministry of Economy and Finance, and Land Management, Urban Planning and Construction confirms quick and adequate settlement of liability;
- Small-scale construction which does not require a construction permit.

The minimum amount of third-party construction liability insurance coverage shall be as follows:

- Bodily injury or death – minimum of US\$5,000 per person per accident, and minimum of US\$25,000 per occurrence
- Property Damage – US\$10,000 per accident



Contractors' All Risk Insurance

To cover contracts, contractors can purchase Contractors' All Risk insurance, which not only covers damage to insured construction works (i.e. both permanent and temporary works) but also third-party liability directly arising from the insured works performed on or around the contract site. The coverage provided by the policy is "All Risk" subject to certain exclusions such as defective design, defective materials, war, terrorism, mechanical or electrical breakdown, wear and tear, corrosion, willful acts of the insured parties, consequential loss, etc.

Besides that, the coverage can be extended to insure construction machinery such as tower cranes, excavators, bulldozers, trucks/lorries, etc., and construction plant and equipment which are reusable items such as form work, scaffolding, sheet piles, temporary housing/offices/stores, batching plants, cement silos, etc., that are deployed in the construction site for the execution the construction work. It can also be extended to cover the principal's existing property on the site.

Like any type of insurance policy, an insurance company may require you to submit a signed proposal form, together

with copies of the contract documents such as a letter of award, specifications, summary of quantities, construction time schedule, layout and technical drawings, method statement of work, location plan, contractors' profile, etc., for their own risk assessment ■

For more information on this subject, please visit our website: www.campulonpac.com.kh or contact us at Campu Lonpac Insurance Plc, 7th Floor, Campu Bank Building, Street 114, Phnom Penh. Tel: 023 966 966.

Campu Lonpac Insurance Plc is a leading insurance company offering a whole range of general insurance products, including Contractors' All Risk policies. In this article, various aspects of the risks at construction sites will be highlighted with comments on how a Contractors' All Risks insurance policy can be taken up to cover such risks.

Risks at construction sites

In construction sites, one faces different type of hazards because of the immense number and types of activities going

on. Unforeseen accidents or events can happen at any time which can result in financial losses for the project's various stakeholders.

Losses can occur due to lack of skill, carelessness, malicious damage, poor supervision, theft, riots, strikes or civil disturbances, and acts of nature such as floods, tsunamis, landslides, storms, earthquakes, etc. But some of the risks can be transferred to a risk carrier, i.e. an insurance company.

The insurance policy a contractor can take up for construction risks is



ធានារ៉ាប់រងលើការដ្ឋានសំណង់



អគ្គបទដ្ឋលំដោយលោក Lau Chin Aun នាយកផ្នែកចេញបណ្ណធានារ៉ាប់រង Campu Lonpac Insurance Plc.

ក្រុមហ៊ុនធានារ៉ាប់រង Campu Lonpac Insurance Plc គឺជាក្រុមហ៊ុនធានារ៉ាប់រងឈានមុខគេមួយដែលផ្តល់សេវាកម្មធានារ៉ាប់រងទូទៅគ្រប់ប្រភេទរួមបញ្ចូលទាំងសេវាធានារ៉ាប់រងហានិភ័យទាំងអស់របស់ក្រុមហ៊ុនម៉ៅការសាងសង់ (Contractors' All Risk)។ នៅក្នុងខ្លឹមសារនេះមានទិដ្ឋភាពជាច្រើននៃហានិភ័យនៅការដ្ឋានសាងសង់ដែលត្រូវបានលើកឡើងជាមួយនិងអនុសាសន៍ផ្សេងៗពីរបៀបដែលសេវាធានារ៉ាប់រងលើហានិភ័យទាំងអស់របស់ក្រុមហ៊ុនម៉ៅការសាងសង់ត្រូវបានប្រើប្រាស់ដើម្បីធានារ៉ាប់រងលើហានិភ័យទាំងនេះ។

ហានិភ័យនៅការដ្ឋានសាងសង់

នៅការដ្ឋានសាងសង់ទាំងឡាយមនុស្សរាល់គ្នាអាចប្រឈមនឹងគ្រោះថ្នាក់ផ្សេងៗជាច្រើនប្រភេទដោយសារតែមានបរិមាណ និងប្រភេទសកម្មភាពជាច្រើនបានកំពុងដំណើរការ។ គ្រោះថ្នាក់ឬព្រឹត្តិការណ៍ដែលមិនអាចមើលឃើញជាមុនអាចកើតមានគ្រប់ពេលវេលាដែលអាចបណ្តាលឲ្យខាតបង់ថវិការបស់ភាគីនានាដែលពាក់ព័ន្ធនឹងគម្រោងសាងសង់។

ការខាតបង់នានាអាចបណ្តាលមកពីកង្វះជំនាញ ភាពធ្ងន់ប្រហែស ការខូចខាតដោយអំពើពុករលួយ ការត្រួតពិនិត្យមិនត្រឹមត្រូវ ចោរកម្ម ហានិភ័យដោយកត្តានយោបាយ ដូចជាកុបកម្ម បាតុកម្ម ឬ ការរំខានដោយប្រជាជននិងបាតុកម្មធម្មជាតិផ្សេងៗ ដូចជាទឹកជំនន់ គ្រោះរលកស៊ុណាមី ការអីលបាក់ដីខ្យល់ព្យុះ រញ្ជួយផែនដី។ល។ ដោយយល់ឃើញថា មានហានិភ័យផ្សេងៗអាចនឹងត្រូវជួបប្រទះបែបនេះ ដូចនេះគឺមានហានិភ័យមួយចំនួនអាចផ្ទេរទៅភ្នាក់ងាររ៉ាប់រងហានិភ័យមួយ ដែលនោះគឺជាក្រុមហ៊ុនធានារ៉ាប់រង។

សេវាកម្មធានារ៉ាប់រងដែលក្រុមហ៊ុនម៉ៅការសំណង់មួយអាចទិញបានសម្រាប់ធានារ៉ាប់រងលើហានិភ័យនានានៃគម្រោងសាងសង់គឺសេវាធានារ៉ាប់រងហានិភ័យទាំងអស់របស់ក្រុមហ៊ុនម៉ៅការសំណង់ (Contractor's All Risk Insurance) សម្រាប់កិច្ចការវិស្វកម្មស៊ីវិល ឬសេវាកម្មធានារ៉ាប់រងលើហានិភ័យនៃការតម្លើងឧបករណ៍ (Erection All Risk Insurance) ទាំងអស់សម្រាប់គម្រោងសាងសង់ទាំងឡាយដែលពាក់ព័ន្ធជាមួយនឹងកិច្ចការវិស្វកម្មស៊ីវិលតិចតួច។

ការខាតបង់ជាទូទៅនៅការដ្ឋានសាងសង់

- ការលួចសម្ភារសំណង់/ខ្សែភ្លើង
- ការបំផ្លាញដោយអគ្គិភ័យ
- ទឹកជំនន់
- ការបាក់រលំ
- ការខូចខាតចរនាសម្ព័ន្ធបណ្តោះអាសន្ន
- ការខូចខាតទីចំណោត
- គ្រោះថ្នាក់លើរាងកាយនៃភាគីតិចតិយជន
- ការខូចខាតទ្រព្យសម្បត្តិនៃភាគីតិចតិយជន
- ការខូចខាតដល់ប្រព័ន្ធសេវាកម្មនៅក្រោមដី
- ការខូចខាតដែលបណ្តាលមកពីការលើកដាក់និងការបំណាស់ទីរបស់ឧបករណ៍ចល័ត។

ច្បាប់នានាដែលពាក់ព័ន្ធនឹងការធានារ៉ាប់រងសំណង់នៅកម្ពុជា

នៅកម្ពុជា ប្រកាសដែលគ្រប់គ្រងការធានារ៉ាប់រងសាងសង់ការដ្ឋានសាងសង់ គឺជាប្រកាសអន្តរក្រសួង ដែលប្រកាសនោះចែងពីកាតព្វកិច្ចធានារ៉ាប់រង ភារៈទទួលខុសត្រូវការដ្ឋានថា រាល់គម្រោងសាងសង់ទាំងអស់ទោះបីជាគម្រោងសាងសង់ថ្មី ឬគម្រោងកែ-

លំអ និងការបំពាក់សម្ភារផ្សេងៗលើអគារដែលមានស្រាប់ចាំបាច់ត្រូវតែទិញសេវាធានារ៉ាប់រងភារៈទទួលខុសត្រូវការដ្ឋាន លើកលែងតែក្នុង ករណី ៖

- ការដ្ឋានសាងសង់ដែលដំណើរការដោយស្ថាប័នរដ្ឋាភិបាល
- ការដ្ឋានសាងសង់ ជួសជុល តម្លើងដែលទទួលបានបន្ទុកដោយនីតិបុគ្គលសាធារណៈ ដើម្បីផ្តល់ប្រយោជន៍សាធារណៈដែលក្រសួងសេដ្ឋកិច្ចនិងហិរញ្ញវត្ថុ និងក្រសួងផែនដី នគរូបនីយកម្ម និងសំណង់អះអាងថា មានលទ្ធភាពជួសជុលសាងសង់បានឆាប់រហ័ស និងគ្រប់គ្រាន់នូវការខូចខាតទាំងឡាយ
- ការដ្ឋានសាងសង់ជួសជុលកែលំអតូចតាចដែលមិនតម្រូវឲ្យមានលិខិតអនុញ្ញាតសាងសង់

កម្រិតទឹកប្រាក់កាតព្វកិច្ចធានារ៉ាប់រងអប្បបរមាភារៈទទួលខុសត្រូវការដ្ឋាន ត្រូវកំណត់ដូចខាងក្រោម ៖

- ៥,០០០ដុល្លារអាមេរិក ជាកម្រិតទឹកប្រាក់កាតព្វកិច្ចធានារ៉ាប់រងអប្បបរមាសម្រាប់បុរសរាងកាយ ឬស្ត្រីមនុស្សម្នាក់ ឬ ក្នុងគ្រោះថ្នាក់មួយករណី ២៥,០០០ ដុល្លារអាមេរិកជាកម្រិតទឹកប្រាក់អប្បបរមាសម្រាប់គ្រោះថ្នាក់មួយករណី
- ១០,០០០ដុល្លារអាមេរិក ជាកម្រិតទឹកប្រាក់កាតព្វកិច្ចធានារ៉ាប់រងអប្បបរមាសម្រាប់ការខូចខាតទ្រព្យសម្បត្តិ

ការធានារ៉ាប់រងលើហានិភ័យទាំងអស់របស់ក្រុមហ៊ុនម៉ៅការសាងសង់ (Contractor's All Risk Insurance)



ដើម្បីធានាលើកិច្ចសន្យាដែលបានទទួលក្រុមហ៊ុនម៉ៅការទាំងឡាយអាចទិញសេវាធានារ៉ាប់រងលើហានិភ័យទាំងអស់របស់ក្រុមហ៊ុនម៉ៅការសាងសង់ ដែលមិនមែនគ្រាន់តែធានារ៉ាប់រងលើការខូចខាតលើគម្រោងសំណង់ដែលត្រូវបានធានារ៉ាប់រងនោះទេ (ឧទាហរណ៍៖ ទាំងគម្រោងសំណង់ជាអចិន្ត្រៃយ៍ និងបណ្តោះអាសន្ន) ប៉ុន្តែក៏ធានាភារៈទទួលខុសត្រូវការដ្ឋានដែលលេចឡើងដោយផ្ទាល់ពីកិច្ចការដែលត្រូវបានធានារ៉ាប់រងនិងដំណើរការក្នុងឬនៅជុំវិញការដ្ឋានដែលបានម៉ៅការសាងសង់ដែលផ្តល់ជូនដោយការធានារ៉ាប់រងនេះគឺ ការធានារ៉ាប់រងលើហានិភ័យទាំងអស់ (All Risk coverage) ប៉ុន្តែមិនរួមបញ្ចូលការខូចខាតដែលបណ្តាលមកពីភាពខ្វះចន្លោះនៃគម្រោងប្លង់ សម្ភារដែលគ្មានគុណភាព សង្ហារម្ភ ភេរវកម្ម ការខូចខាតផ្នែកមេកានិច ឬអគ្គិសនី សំណឹកចេរិល ច្រែះសកម្មភាពដោយចេតនារបស់ភាគីនានា ការខាតបង់ហិរញ្ញវត្ថុ ។ល។

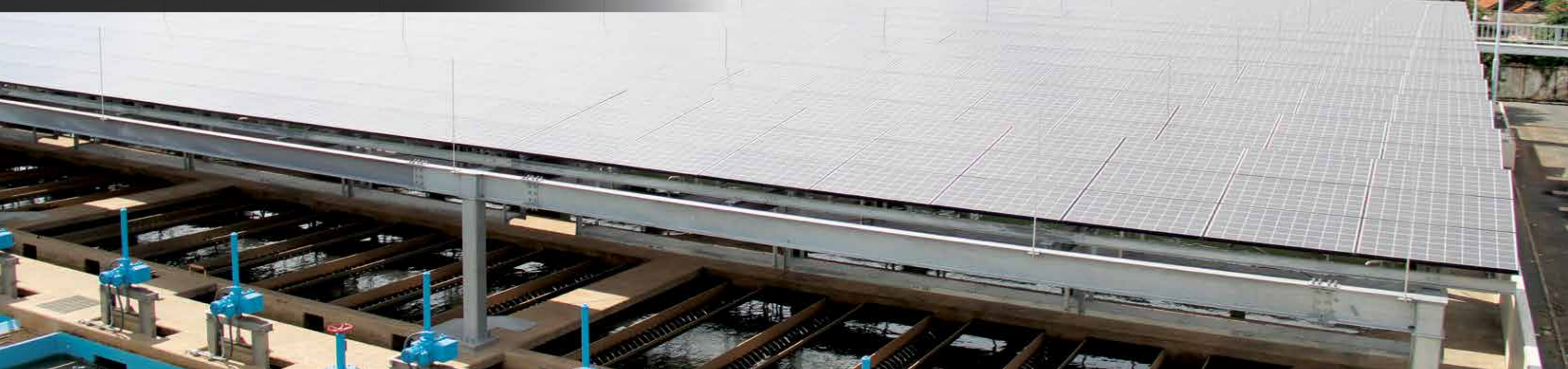
ក្រៅពីនេះ ការធានាអាចត្រូវបានពង្រីកដល់ការធានារ៉ាប់រងលើគ្រឿងចក្រសំណង់ ដូចជាម៉ាស៊ីនលើកដាក់សម្ភារ គ្រឿងចក្រសាសកាយ គ្រឿងចក្ររុញ រថយន្តដឹកជញ្ជូនសម្ភារ។ល។ និងឧបករណ៍ ឬសម្ភារសំណង់ខ្នាតធំដែលជាសម្ភារសម្រាប់ប្រើប្រាស់ឡើងវិញបាន ដូចជា ពុម្ពសំណង់ (formwork) រន្ទា (scaffolding) រនាំងដែកទម្រង់ (sheet piles) ផ្ទះ/ការិយាល័យ/រោងជាងបណ្តោះអាសន្ន ម៉ាស៊ីនលាយបេតុង (batching plants) ស៊ីម៉ង់ត៍ស៊ីម៉ង់ (cement silos)។ល។ ដែលត្រូវបានដាក់ឲ្យដំណើរការនៅការដ្ឋានសាងសង់សម្រាប់ការប្រើប្រាស់របស់កិច្ចការសាងសង់។

វាក៏អាចធានាដល់ចលនាទ្រព្យសំខាន់ៗដែលមានស្រាប់នៅក្នុងការដ្ឋាននោះដែលជាកម្មសិទ្ធិរបស់ម្ចាស់គម្រោង។

ដូចគ្នាទៅនឹងប្រភេទសេវាធានារ៉ាប់រងនានាដែរ ក្រុមហ៊ុនធានារ៉ាប់រងមួយទំនងជាទាមទារឲ្យអតិថិជនផ្តល់ជូនមកក្រុមហ៊ុននូវទម្រង់ និងបែបបទស្នើសុំការធានារ៉ាប់រងដែលបានចុះហត្ថលេខា រួមជាមួយនិងឯកសារកិច្ចសន្យាតិចតួចមួយចំនួនដូចជា លិខិតឈ្នះការដេញថ្លៃ គម្រោងសាងសង់ (letter of award) លក្ខណៈលម្អិតបច្ចេកទេសរបស់គម្រោង (specifications) តារាងសង្ខេបពីបរិមាណផ្សេងៗ (summary of quantities) កាលវិភាគសាងសង់រួមនៃគម្រោង និងការប្តូរបង្ហាញពីលក្ខណៈបច្ចេកទេសរបស់គម្រោង (layout and technical drawings) លិខិតស្តីពីវិធីសាស្ត្រអនុវត្តការងារសាងសង់ (method statement of work) ប្លង់ទីតាំង (location plan) ជីវប្រវត្តិរបស់ក្រុមហ៊ុនម៉ៅការសាងសង់ទាំងឡាយ (contractors' profile) ។ល។ សម្រាប់ការវាយតម្លៃហានិភ័យផ្សេងៗខ្លួនរបស់ពួកគេ។

សម្រាប់ព័ត៌មានបន្ថែមលើប្រធានបទនេះអាចទំនាក់ទំនងមកកាន់ក្រុមហ៊ុនធានារ៉ាប់រង Campu Lonpac Insurance Plc. ជាន់ទី៧ នៃធានាការកម្មវិធី ផ្ទះលេខ ២៣ ផ្លូវលេខ ១១៤ សង្កាត់ផ្សារថ្មី២ ខណ្ឌដូនពេញ រាជធានីភ្នំពេញ ទូរស័ព្ទលេខ ០២៣ ៩៦៦ ៩៦៦ ប្រចូលទៅកាន់គេហទំព័រ www.campulonpac.com.kh។

Cambodian Solar Power gets a Boost from Japan



To support the adoption of renewable energies in Cambodia to both save the environment and save the economy from expensive energy imports, Japan's international cooperation agency JICA has built the Kingdom's largest solar power system yet.

Worth about US\$7 million, this JICA-funded solar electricity generation system was installed to power the Phum Prek Water Treatment Plant. The photovoltaic system (solar cells that turn sunlight into electricity) can generate 777 kilowatts of power per day, or about 1,000,740 kilowatts per year.

The solar system generates enough electricity to meet about 6 percent of the annual electricity use of the Phum Prek plant, saving it almost US\$200,000 per year on its electricity bill, said Samreth Sovithia, deputy general director in charge of planning and investment at the Phnom Penh Water Supply Authority (PPWSA), the government agency that manages the plant.

"The project is helping to keep the water

tariff which was approved by the Royal Government of Cambodia in 2001 at the same level even though material prices for water production have almost doubled since 2001," Samreth said, "This effect can also help PPWSA to continue improving management efficiency. It also helps our 30,000 low-income households in Phnom Penh benefit by supplying them drinking water at affordable prices."

Solar power generators are key to meeting the country's growing power demands while promoting clean energy, insiders said. Especially as power shortages and outages are all too common, especially in Phnom Penh.

The solar panel is a grant from Japan to Cambodia, made in appreciation of its signing of the Copenhagen Accord. Signatories of the UN-backed document

agree to work to curb climate change. The grant was also made under the "Decade Towards a Green Mekong Initiative," agreed upon at the Mekong-Japan Summit held last November, said Togo Uchida of JICA's Environment and Climate Change Unit in Cambodia.

"The government of Cambodia has recognized that renewable energy could play a more important role in terms of enabling it to meet the country's energy needs," he said. "The Renewable Energy Action Plan was established in 2002 and aims to promote renewable energy, including photovoltaic systems."

Because this is a pilot project in Cambodia, it is difficult for him to say whether such green technology can expand rapidly in Cambodia, despite the fact that the sun shines a lot here.

There are many factors at play, including investment costs, energy prices, and long-term consumption trends. Still, this current project has been completed and could keep generating clean power for 20 years if maintained properly.

Sarorn Nhem, sales representative at Kamworks, a Cambodian solar energy firm operating since 2006, said introducing solar energy generators in Cambodia remains challenging, especially due to high up-front costs. But he insists that solar wins out over fuel-powered generators in the long run. Also with the help of financing options, home solar systems become affordable for the rural community.

"For small-scale or industrial-scale solar energy system installations, it is an expensive investment only at the beginning, including storage and transmission, but later on owners will really benefit," Sarorn said. "The more sunlight we have the more energy it can generate at limited cost." When providing

solar home systems in Cambodia, we see that people save money in the long run."

JICA doesn't have further solar power projects set for Cambodia yet, but the World Bank, UNDP, and South Korea have supported programs to install home solar power systems in some provinces. Besides, there are NGOs and privately owned solar power installers involved in the construction of solar systems, mainly in rural areas.

In 2010-2012, the World Bank funded a Rural Electrification and Transmission project in Cambodia worth US\$68 million to sell 12,000 sets of solar panels at affordable prices to rural Cambodian households.

Cambodian officials have praised the potential for green energy to help it meet its goal of bringing electricity to 100 percent of the nation's households by 2020. The government says it is looking to develop solar energy, small-scale hydro-power and biomass-fueled

power to meet the target, said Ministry of Industry, Mines and Energy Secretary of State Sat Samy.

Although about two percent of the Kingdom's households now use solar power, the technology will be central to a goal of hooking up 70 percent of households with green energy by 2030, he said. "We're looking for private partners to invest in Cambodia's solar energy to develop the country."

"We're trying to use all advantages from our energy natural resources in order to supply electricity to all villages in the Kingdom. Solar power has plenty of potential in Cambodia, perhaps even more so than in developed countries," he added.

To promote green energy, the Royal University of Phnom Penh has launched the country's first renewable energy academic program ■

By Tim Vutha

Construction Professionals Give Students a Helping Hand



To provide scholarships to Cambodian engineering students, the Lighthouse Club Cambodia, a global professional network of the construction sector, meets monthly to collect funds from members to help those in need.

On July 23 about 50 construction industry professionals and others from the business world gathered at Phnom Penh's Orchidee Restaurant. Members paid \$10 to get in, non-members \$15. The money went to a good cause, the Lighthouse Cambodia Benevolent Fund, which helps young people who need assistance with school because a parent or guardian has died.

Lighthouse Club Cambodia was established in early 2011 with approximately 30 to 40 active members in the construction, design and engineering fields. It is part of the larger Lighthouse Club network, with Asia-Pacific regional branches in Bangkok, Kuala Lumpur, Manila, Singapore, Hong Kong and Saigon.

The charitable institution has two principal objectives—to provide help to

those in the construction industry and their dependents where a fatality has occurred and to promote good relations and co-operation among members through functions held throughout the year.

The rapid development of the Cambodian real estate and construction industry spurred several construction field professionals in the Kingdom to establish the Cambodian chapter, said Colin Rogers, chairman of RTD Enterprise Ptd. Ltd., who also organized the July event.

The monthly gatherings are each sponsored by a different company and all the proceeds from the entry fees go to the chapter's charity fund. In the Kingdom, the money is supporting Cambodian engineering students who have lost a parent or guardian. So far, the club has given scholarships to five students, and plans on increasing that

number to 10 per year.

"We also hope to expand the charity program to support disadvantaged people related to construction with programs such as site safety training, education programs for children with parents working in construction, and construction skills training," Rogers said.

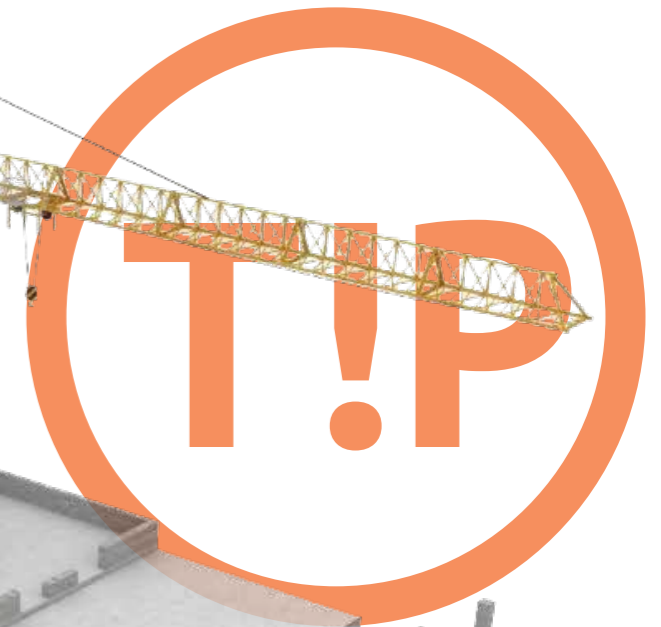
Membership is open to all individuals connected with the industry.

Thomas Zazworka, country manager of Novare Design, was one of those at the charity event. Besides the good work it does to help those who need it, he also sees the evening with colleagues as a good networking opportunity.

"It would be good if more Cambodian construction companies would join this club in the future," he said ■

By Tim Vutha

How to Apply for a Construction Permit



All construction projects in Cambodia must apply for a construction permit from the appropriate authorities, depending on project size, to conform to government aims to ensure building quality and public safety.

According to the Compendium of Information on Public Services, published in 2009, any Cambodian or foreigner who is carrying out a construction project can apply for a permit at the provincial/municipal hall if the project area is less than 3,000 square meters in size. If it is larger, they must apply for the permit at the Ministry of Land Management, Urban Planning and Construction (MLMUPC).

The process and required documents are the same for all project sizes. The documents required are:

- Three copies of a permit application form;
- Three copies of the land title;
- Three copies of a site inspection report carried out by capable government/private agencies and attached to a plan that confirms:
 - The location of the land parcel that contains the objectives of the application(s), simply stating what the applicant wants to build;
 - The location of adjacent land parcels;

- The path leading to the land and the path's condition;
- The name or number of the street and the surface area of the land parcel.

It takes 45 days to issue the permit after the application is filed. There are two kinds of fees: residential (house) construction and non-residential construction ■



Q & A

A German construction professional with years of experience in the Kingdom, Rainer Ernst Israel, talks about the importance of construction project management for the further development of the sector.

Rainer Ernst Israel,
Director of iLi Consulting
Engineering Mekong

Construction – whether infrastructure, residential, commercial or industrial – is currently big businesses in Cambodia. Now one among the country's top economic pillars, the sector saw more than US\$2.1 billion worth of construction projects last year, up from US\$1.2 billion in 2011. Since 2000 until the end of March this year, 1,229 companies have been registered, a number that reflects a thriving industry.

But with the construction boom have come problems – particularly some low-quality building due to a lack of technical skills, and observers say much needs to be done to ensure projects are designed and completed according to high quality standards while remaining cost effective. Good construction project management can help achieve those goals

Rainer Ernst Israel from Germany is the founder and director of iLi Consulting Engineers Mekong, a Cambodian-German engineering firm founded in 2002.

A 1987 graduate of what is today Brandenburg Technical University, Israel first came to Cambodia in 2002 on a short-term contract, then again with a German consulting firm, working as a bridge engineer on one of the Kingdom's flood repair programs.

He agrees that construction project management in Cambodia is on the right track, but says more still needs to be done to meet the sector's potential.



iLi project - PDA test for Int'l Convention Center in Phnom Penh

Q1. How would you characterize the current development of the Kingdom's construction industry?

The construction industry is obviously growing, as you can tell from Phnom Penh's skyline. This slowdown between 2008 and 2011 affected everybody involved in the construction sector but was in my opinion good and necessary. The growth we have now is more demand-driven and less speculative. What a speculation-driven construction boom can do to an economy we have seen in other countries.

Q2. What is the most positive development and are there aspects that are more negative?

Not so favorable for investors and developers are the high land prices in Cambodia. Between 2002 and 2008 we saw the prices for land in Phnom Penh increase by a factor of 20, and even more. The most positive development is maybe what I just mentioned. The construction sector is growing again and the growth is driven by demand.

Q3. What are things you would like to see happen to further boost this sector?

I actually don't believe in boosts, but prefer sustainable development. What is good for speculators is usually not so good for the rest of the economy. More transparent town planning and zoning would certainly help the construction sector and the economy as a whole. The same applies to the planning of public transport systems. If Phnom Penh looked for a role model I would recommend Singapore over Bangkok.

Q4. Do you think enough attention is paid to construction project management to ensure building quality, cost and time effectiveness around construction?

In general, my answer is no. The quality of construction is still low when compared with more developed countries in the region. The delivery of projects on budget and on time is still rare. However, there have been professionally managed projects in Cambodia that prove that it can be done.

Q5. What are the benefits of good construction project management? How can things be improved?

The benefits of good project management are quality of work and delivery within budget and on time. Successful projects start with a good and complete design which leads to proper contract agreements between the project owner and contractors. Without proper design and contract documents, even the most experienced construction manager has no chance of delivering a project in quality, on time and at the budget. Professional contractor selection is also key. Design and contract management by professional architects and engineers cost money, obviously. These costs can be 10 percent or more of the construction budget. However, project owners are often not aware that the engineering costs are less than 1 percent of the life-cycle costs of their building. Proper design and construction management always pays off when you own and manage a building.

If you ask how things can be improved



iLi project - Görlitz city clinic GmBH, Germany

my answer would be by raising awareness. Project owners will never get a project delivered to an international standard if they start off by saving money on the architects, engineers and project managers.

Q6. Are there many Cambodian companies that provide construction project management services? How about international firms?

There are many companies that offer project management services. The informal sector is certainly big. If you look for a registered firm with professional indemnity insurance then the number is much, much smaller. International firms have been in Cambodia on a project-by-project basis. To my knowledge, so far none of the big firms has managed to stay in Cambodia for good. The market has not yet been developed enough for them.

Q7. What kind of specific tasks do these companies carry out on a project?

Professional construction project management companies provide services from the inception of a project to the completion, which is usually the end of the contractor's defect liability period.

A good project manager will make sure that the owner finds the right architects and engineers for his or her project. He will prepare bidding documents and assist the owner with the tender process. The project manager will prepare the contract between owner and contractor and will manage the contract throughout the construction period. He will make sure that the work on site meets the contract specifications and he will deal with variations and contractors' claims.

Q8. Since Cambodia doesn't have its own construction standard, contractors tend to use any international standard they want for their respective projects. Do you think those international standards fit well with Cambodia's geography and climate?

Some standards fit; some don't. Structural and geotechnical codes usually fit as the mechanics are the same. When it comes to wind and seismic, standards from other countries can't help. Each country needs to develop its own. Climate has a big impact on the life cycle costs of buildings. Standards from countries with a cold climate usually don't

provide much guidance for a tropical environment.

Q9. Are steps being made to create a Cambodian construction standard? If so, when can we expect one to be adopted?

A Secretary of State from the Ministry of Land Management, Urban Planning and Construction was recently quoted in the *Cambodian Daily* saying that his ministry has been studying international construction codes for the last two years with the help of the Construction Management Association of Korea. He said he hopes standards will be implemented by next year.

Q10. What needs to be done about training and increasing professionalism, if anything?

Most of the engineers working for our company were trained at the Institute of Technology of Cambodia. We can see that the quality of education has improved a lot during the ten years we have been working here. As mentioned earlier, raising awareness on the project owner side will also help to improve the sector.

Q11. Do you worry that construction



iLi project - construction of a container port in the South of Vietnam

projects in Cambodia are not strong enough to withstand natural disasters, such as floods, storms or other events?

Yes, there is certainly reason to worry. The recent factory collapse in Bangladesh and the collapse at a shoe factory in Cambodia have prompted big retail chains to ask their suppliers for assurances that the manufacturing facilities are safe. We have been involved in the structural assessment of factories for the last few months and the results are not good, to say the least. Most structures are insufficiently designed to withstand high winds. Multistory manufacturing floors are supposed to bear loads they are not fit for. In order to keep up with demand, building extensions are quickly erected without permits and assistance from structural engineers.

There is a lot to be done and the government needs to get more involved. Catastrophic failures of structures are not only tragic for the people involved, they also hurt Cambodia's image as manufacturing location.

Q12. What will the upcoming ASEAN integration process do for the Kingdom's

young-but-growing construction industry? Is Cambodia well prepared for it?

I think Cambodia offers a very liberal business climate. Contractors from neighboring countries have been working here for a long time. Further integration may not change that much for the domestic construction market. ASEAN integration may make it easier for Cambodian contractors to bid for projects in neighboring countries. Some contractors might be ready for it.

Q13. How would you like to see the Kingdom's construction industry developed especially related to engineering work and project management services?

I would like to see that more project developers recognize the benefits of professional engineering design and project management. The introduction of building standards will certainly help ■



Winning Construction Bidding



The intensive training course to Cambodian contractors for contract administration and contract bid price estimation trained by Roughton International supported by Ministry of Public Works and Transport

The bid is a company's opportunity to sell its services to a client, and it's essential to craft an effective submission that allows your company to succeed over the competition.

A winning bid is more than a document that breaks down the costs for materials and labor; winning a bid for a large or competitive project can add to a company's portfolio and improve its status within the construction industry, according to Daryn Reif, CEO of Field Automated Communication System, a leading software solution provider for construction projects from bidding to completion.

"Beyond the price, bidding differentiates your services from other bidders that are offering essentially the same type of service," he said.

Generally, bidding for a construction project, just like other bidding categories, is divided into three phases; before, during and after bidding.

Before bidding, bidders have to think of two main steps. First, they need to collect information related to the approved

work plans and procurement plans of projects for funding by the government or other development partners. Second, there is project preparation related to contracts and project details prepared by the project owner for contractors to bid on, said Alan Sullivan from Roughton International Consulting, an international construction consulting firm that also serves Cambodia.

During the process, the contractor collects documents, then prepares his bid for submission by a specified deadline. Later there is a bid opening that the contractor's representatives attend and the bids are checked by a bidding committee for conformity.

"A client like the Ministry of Public Works and Transportation (MPWT) then prepares a Bid Evaluation Report which evaluates bids objectively, ranks them, and recommends which contractor should be awarded the contract," Sullivan said.

Price is normally the main factor, all things being equal, Sullivan stressed, pointing out that during the bid evaluation process, contractors can be asked for clarifications. The Contract Award is then given the contractor, who provides a Performance Bond, a surety bond issued by an insurance company or a bank to guarantee satisfactory completion of a project by a contractor.

The last phase is the After Award. Advance payment should normally be received by contractor and prior to him physically commencing work. A supervision consultant is appointed by the project owner to check compliance with the contract, especially related to material quality and quantity.

But in Reif's experience, the bidding process really begins before the official bid notification is sent. In construction, as in general businesses, relationships forged outside of business, through

networking or during previous work, can give a company an advantage when learning about projects that are coming up for bidding. Joining associations and building professional relationships with important players in the construction industry can give contractors and other bidders a glimpse into future projects.

Reif said making a proposal that sets you apart from competitors is the key to winning a bid.

"If you're not including value-added services as an option that you bring to the table, your competition is," says Reif. "You need to present in your technical proposal or in your bid a reason why you're going to be able to deliver a service that's one step above everybody else's."

It's important for companies to determine the nature and extent of the project. With this information, companies can realistically ascertain whether the project is a wise investment for their portfolio and whether they can realistically compete with other companies for the bid. Companies should remain selective about the projects they choose to bid on, meaning that submitting bids to numerous projects is not the wisest use of time or energy. Instead, focus on the company's strengths and resources available for a specific project.

Estimating costs is another matter. A good estimate is essential to a winning bid. While some rely on guides and field experience to approximate the costs for the project, other companies look to consultants or software.

Regardless of how a company does its estimates, the results can have serious repercussions, Reif warned, adding estimating the cost of man-hours and materials too high can cost the bidding company the contract. Similarly, going

too low can cost the company money if material prices increase or an unforeseen incident sparks a setback in the project.

He also said that some companies may be tempted to set their costs low in order to win the bid, under the premise that if costs change, they can submit a change order.

While change orders allow some wiggle room for cost fluctuations, companies should not rely on them as they can establish a bad precedent for the project. The company may have to pay some of the costs incurred or cut back on aspects of the project, e.g., use cheaper materials, reduce manpower, etc., which may be a breach of contract.

But according to Alan Sullivan from Roughton International Consulting, in Cambodia, the contractor who offers the lowest price is likely to win the award. But he doesn't see that as a positive.

"Unfortunately, price is the major factor and results in very poor and incompetent local contractors taking on work without proper resources, management skills and access to financing sometimes compounded by slow payment by the government or development partners," he said.

Limited awareness by owners and contractors on how to bid well are also complained by Sin Sochiet, Managing Director of Group Four, a local consulting firm with a lot of experience in bidding.

"Many local clients don't choose contractors via bidding. In case they do biddings, they still prefer a cheapest bid, unlike the international projects that usually select potential contractors via a fair process that looks at all aspects," Socheat said.

Many of these local players prefer bidding on international projects

rather than local ones believing that although they are more competitive and challenging, they can get a fair price for the services delivered.

Unfair bidding competition is a hot issue in Cambodia in light of the recent large-scale investment from China. It has ignited accusations of unfair bidding for construction projects as Chinese contractors usually win projects backed by the Chinese government, University of Cambodia business and economics lecturer Chheng Kimlong said.

A law on the books governing public investment calls for multiple bidders on projects, though he claimed the legislation's effects have yet to be felt. The law may need time to mature before it draws public investment from other countries such as South Korea in the future, he said. "If the law were more effective, there would be other countries coming in and investing in big projects," he said.

Opportunities abound as the construction sector keeps growing, but the bidding process is still time-consuming and complicated in Cambodia. Sullivan blames weaknesses in government procurement. What is needed is better organization, training and salaries for officials, he added.

To promote good project bidding in Cambodia, Sullivan urges fair competition among local and international contractors, weeding out poor local and foreign contractors with better screening procedures, and avoidance of a protectionist stance for local industry. The best strategy is going to the company that can do the best work, which is better for everyone on the long term ■

By Tim Vutha



Low-Cost Housing Initiative for Poor Families



British Architects David Cole and Louise McKillop (pictured) saw first-hand the often difficult living conditions of the poor in Southeast Asia during trips to the region. That prompted them to work with two Cambodian NGOs to launch a housing design competition to improve housing for families in need.



David Cole and Louise McKillop founded an NGO, Building Trust International, in 2011. It offers design assistance to communities and individuals in need. The two returned to Cambodia in March 2013 to partner with Karuna Cambodia and Habitat for Humanity to work on a low-cost housing design competition.

Called "The Future of Sustainable Housing in Cambodia Competition," it aims to encourage innovative housing design and delivery for low-income families in Cambodia, for whom owning a decent home is a challenge, especially in remote areas.

The competition sought designs for homes that would cost under \$2,000 and which could be easily built while able to withstand flooding and heavy rains and offering a safe and secure habitat for their occupants.

Over 600 design teams, both individuals and companies, from countries as diverse as Iran and Nigeria registered to participate. In the end, 220 entries were submitted, McKillop said.

The submissions made use of sustainable materials and highlighted the need for Cambodia to think about more environmentally friendly ways of meeting the demand for housing. The 10 best designs that showed both traditional and newer techniques to reduce the carbon footprint of construction were chosen as finalists and a final three won awards.

Construction of the selected housing designs began in early July this year, and organizers will deliver the homes later this year to the selected homeless families to mark Habitat for Humanity Cambodia's 10-year anniversary.

With more than 100,000 people now living in Phnom Penh who have resettled from the provinces, and the generally low rate of property ownership, bulk affordable housing is a challenge that will become increasingly serious. Security is a real issue for Cambodian families who have lost their homes to development, natural disasters and changes in the economy.

"We hope to ensure that people feel more secure in their communities," said McKillop.

"Quality housing for low-income families is a global issue," she added. "Our project in Cambodia highlighted the need not only to provide housing to families in need but also to offer a sustainable solution."

The housing designs had to withstand not only flooding, but be able to handle the heavy rains of the wet season and even typhoons.

Architect and NGO co-founder Cole believes micro-financing is the best method for getting people into secure homes, but says there aren't enough micro finance players active in the low-cost housing market. Corporate social responsibility initiatives are another idea.

"We have been to see whether we can get more investment banks on board. People who are interested in high-end residential – duplexes and complexes – to get these companies to start developing lasting strategies for low-income families. There's money to be made for these companies," Cole said.

The selected entries were exhibited in May at the German-Cambodian cultural center, Meta House, in Phnom Penh.

Bernadette Bolo Duthy, country director of Habitat For Humanity Cambodia, said she was both happy for what the design competition had achieved and humbled by what remains to be done. "This project illustrates that the design community can also serve and impact those most in need," she said.

Sokphal Kchao, former president of Karuna Cambodia, said this project could just be the start of an even bigger initiative. "I expect that the contest will inspire new commitments by architects around the world, professionals and students alike, to the well-being of Cambodia," he said. "It can be expanded with projects that respond to the specific local context." ■

By Tim Vutha

គំនិតផ្តួចផ្តើមលំនៅដ្ឋានតម្លៃថោក សម្រាប់គ្រួសារក្រីក្រ



អ្នករចនាប្លង់សញ្ជាតិអង់គ្លេស លោក David Cole និង អ្នកនាង Louise McKillop បានមើលឃើញពីស្ថានភាពរស់នៅលំនៅដ្ឋានតម្លៃថោកក្នុងតំបន់អាស៊ីអាគ្នេយ៍នៅក្នុងកំឡុងពេលដំណើរទស្សនៈកិច្ចរបស់ពួកគេនៅក្នុងតំបន់នេះ។ កត្តានេះបានជំរុញឲ្យពួកគេសហការជាមួយអង្គការមិនមែនរដ្ឋាភិបាលនៅក្នុងប្រទេសកម្ពុជាដើម្បីបង្កើតកម្មវិធីប្រកួតប្រជែងរចនាប្លង់លំនៅដ្ឋានមួយដើម្បីជួយលើកកម្ពស់ការរស់នៅរបស់គ្រួសារដែលត្រូវការលំនៅដ្ឋានដ៏សមរម្យនៅក្នុងប្រទេសនេះ។

លោក Cole និងអ្នកនាង McKillop ស្ថាបនិកអង្គការ Building Trust International ដែលបានបង្កើតឡើងក្នុងឆ្នាំ២០១១ និងជាអង្គការមិនមែនរដ្ឋាភិបាលបានផ្តល់ជំនួយសិក្សាប្លង់ទៅដល់សហគមន៍នានារួមទាំងបុគ្គលគ្រប់រូបដែលត្រូវការជំនួយនេះផងដែរ។ គួរស្វាមិករិយាទាំងពីរនេះបានត្រឡប់មកកម្ពុជាវិញក្នុងខែមីនាឆ្នាំនេះដើម្បីសហការជាមួយអង្គការករុណាកម្ពុជា (Karuna Cambodia) និងអង្គការលំនៅដ្ឋានសម្រាប់មនុស្សជាតិនៅកម្ពុជា (Habitat for Humanity) ដើម្បីដំណើរការការប្រកួតប្រជែងការរចនាប្លង់លំនៅដ្ឋានដែលមានតម្លៃថោកមួយ។

ដោយដាក់ឈ្មោះថា «អនាគតនៃលំនៅដ្ឋានដែលមាននិរន្តរភាពរបស់កម្ពុជា» កម្មវិធីនេះមានបំណងជំរុញឲ្យមានការរចនាប្លង់លំនៅដ្ឋានប្រកបដោយភាពផ្លែប្រូឌិច និងការ

ប្រគល់ជូនដល់គ្រួសារដែលមានចំណូលទាបនៅកម្ពុជាដែលជួបប្រទះការលំបាកក្នុងការស្ថាបនាលំនៅដ្ឋានដែលសមរម្យដោយខ្លួនគេ ជាពិសេសនៅតំបន់ដាច់ស្រយាល។

ការប្រកួតនេះ គឺស្វែងរកការរចនាប្លង់លំនៅដ្ឋានទ្រង់ទ្រាយផ្សេងៗដែលមានតម្លៃថោកជាងពីរពាន់ដុល្លារអាមេរិក និងមានភាពងាយស្រួលក្នុងការសាងសង់ ព្រមទាំងអាចទប់ទល់នឹងទឹកជំនន់ និងភ្លៀងខ្លាំងបានដោយអាចធានាការរស់នៅប្រកបដោយសុវត្ថិភាព និងសន្តិសុខដល់មនុស្សដែលរស់នៅក្នុងផ្ទះបាន។

គម្រោងនេះមានការចូលរួមជាង៦០០ក្រុមមានទាំងបេក្ខជនជាបុគ្គល និងតំណាងក្រុមហ៊ុនពីប្រទេសផ្សេងៗគ្នា ដែលរាប់ចាប់ពីប្រទេសអ៊ីរ៉ង់ រហូតដល់ប្រទេសនីសេរីយ៉ាបានចូលរួម ប៉ុន្តែនៅចុងបញ្ចប់មានតែប្លង់លំនៅដ្ឋានចំនួន ២២០ ប៉ុណ្ណោះដែលបានឆ្លើយតបកាន់កម្មវិធី។ នេះបើតាមការបញ្ជាក់របស់អ្នកនាង McKillop។

ប្លង់ដែលបានឆ្លើយតបកាន់កម្មវិធីនេះគឺជាប្រភេទលំនៅដ្ឋានដែលសាងសង់ពីសម្ភារប្រកបដោយនិរន្តរភាព និងលើកកម្ពស់ដោយផ្ដោតជាសំខាន់ដែលកម្ពុជាគួរគិតអំពីវិធីនានាដែលស្រួលលាញ់បរិស្ថាន ដើម្បីបំពេញនូវតម្រូវការលំនៅដ្ឋាន។ ប្លង់លំនៅដ្ឋានដែលល្អជាងគេចំនួន១០ បានបង្ហាញទាំងបច្ចេកទេសបែបប្រពៃណី និងបែបទំនើបដើម្បីជួយកាត់បន្ថយការបញ្ចេញខ្សែស្រឡាយខ្ពស់ពីការសាងសង់ត្រូវបានជ្រើសរើសយកជាបឋម ហើយប្លង់ដែលល្អបំផុតចំនួនបីត្រូវបានជ្រើសរើសនិងប្រកាសជាម្ចាស់ជ័យលាភីនៃការប្រកួតប្រជែងនេះ។

ការសាងសង់ប្លង់លំនៅដ្ឋានដែលបាន

ជ្រើសរើសបានចាប់ផ្ដើមនៅដើមខែកក្កដាឆ្នាំនេះ ហើយអ្នករៀបចំកម្មវិធីបានប្រគល់លំនៅដ្ឋានទាំងនោះជូនប្រជាពលរដ្ឋដែលគ្មានលំនៅដ្ឋាននិងត្រូវបានជ្រើសរើសជាមុនដើម្បីជាការរំលឹកពីខួបគំរប់១០ ឆ្នាំនៃវត្តមានរបស់អង្គការលំនៅដ្ឋានសម្រាប់មនុស្សជាតិនៅកម្ពុជា។

ជាមួយនឹងប្រជាជនច្រើនជាង១០០ពាន់នាក់ដែលកំពុងរស់នៅក្នុងទីក្រុងភ្នំពេញបានផ្លាស់ទីលំនៅមកពីខេត្តនានា ខណៈដែលអគ្រាកម្មសិទ្ធិលំនៅដ្ឋាននៅមានកម្រិតទាបនៅឡើយ ដូចនេះការមានលទ្ធភាពរស់នៅក្នុងលំនៅដ្ឋានធំៗបាន គឺជាការប្រឈមមួយនៅកម្ពុជាដែលវានឹងបន្តវិវត្តកាន់តែច្រើនថែមទៀត។ លំនៅដ្ឋានជាក់លាក់គឺជាបញ្ហាចម្បងមួយសម្រាប់គ្រួសារកម្ពុជាដែលបានបាត់បង់លំនៅដ្ឋានរបស់គេដោយសារការអភិវឌ្ឍន៍

ដែលមាននិរន្តរភាពមួយដែរ។»

លោក Cole ដែលជាសហស្ថាបនិកម្នាក់ទៀតរបស់អង្គការនេះជឿជាក់ថា ឥណទានខ្ពស់គឺជាមធ្យោបាយដ៏ល្អបំផុតមួយសម្រាប់ផ្តល់ជូនប្រជាជននូវលំនៅដ្ឋានពិតប្រាកដមួយ ប៉ុន្តែក៏បានលើកឡើងថាមិនមានគ្រឹះស្ថានហិរញ្ញវត្ថុខ្ពស់នៅក្នុងទីផ្សារលំនៅដ្ឋានដែលមានតម្លៃថោកនេះច្រើនទេ។ គំនិតផ្តួចផ្តើមនានាលើទំនួលខុសត្រូវសង្គមពីសំណាក់គ្រឹះស្ថានអាជីវកម្មនានាគឺជាជម្រើសមួយទៀតដែរ។

«យើងបានសង្កេតមើលថាតើយើងអាចទទួលបានធនាគារមកវិនិយោគច្រើនជាងមុននោះទេ។ ប្រជាជនដែលមានចំណាប់អារម្មណ៍លើអគារលំនៅដ្ឋានធំៗ និងផ្ទះពីរជាន់បែបទំនើបៗ ដើម្បីឲ្យក្រុមហ៊ុនទាំងនេះចាប់ផ្ដើម

ដែលការប្រកួតប្រជែងរចនាប្លង់នេះបានសម្រេចនិងមិនរុញរាសម្រាប់បញ្ហាដែលនៅសេសសល់ដែលត្រូវប្រឹងប្រែងបន្តទៀតនោះទេ។ «គម្រោងនេះបង្ហាញថាសហគមន៍រចនាប្លង់ក៏អាចបម្រើនិងធ្វើឲ្យប្រសើរឡើងដល់ប្រជាជនទាំងឡាយណាដែលត្រូវការជំនួយផងដែរ។» លោកស្រីបានថ្លែងយ៉ាងដូច្នោះ។

លោក Sokphal Kchao អតីតប្រធានអង្គការករុណាកម្ពុជា បាននិយាយថាគម្រោងនេះគឺប្រហែលជាការចាប់ផ្ដើមនៃការផ្តួចផ្តើមគំនិតដែលអាចធំជាងនេះ។ «ខ្ញុំរំពឹងថាគម្រោងនេះនឹងជំរុញឲ្យមានការតាំងចិត្តថ្មីៗបន្ថែមទៀតពីសំណាក់ស្ថាប័នរួមទាំងឡាយនៅជុំវិញពិភពលោករួមទាំងបុគ្គលដែលមានជំនាញផ្សេងៗ និងនិស្សិតផងដែរដើម្បីរួមចំណែកដល់វឌ្ឍនភាពរបស់កម្ពុជា។» លោកបានលើកឡើង



គ្រោះមហន្តរាយធម្មជាតិ និងការប្រែប្រួលសេដ្ឋកិច្ច។

«យើងសង្ឃឹមថាប្រជាជននឹងមានអារម្មណ៍មានលំនឹងជាងមុនក្នុងការរស់នៅក្នុងសហគមន៍របស់គេ។» McKillop និយាយយ៉ាងដូច្នោះ។

អ្នកនាងបានបន្ថែមទៀតថា «ការមានលំនៅដ្ឋានប្រកបដោយគុណភាពសម្រាប់គ្រួសារដែលមានចំណូលតិចតួចគឺជាបញ្ហាសកល។ គម្រោងរបស់យើងនៅកម្ពុជាបានគូសបញ្ជាក់ពីភាពចាំបាច់មិនមែនត្រឹមតែការផ្តល់ជូនលំនៅដ្ឋានសម្រាប់គ្រួសារដែលត្រូវការនោះទេ ប៉ុន្តែក៏សម្រាប់ការផ្តល់ជូនដំណោះស្រាយ

អភិវឌ្ឍយុទ្ធសាស្ត្រយូរអង្វែងសម្រាប់គ្រួសារដែលមានចំណូលទាប។ វាពិតជាមានផលចំណេញដែលក្រុមហ៊ុនទាំងនេះអាចរកបាន។» លោក Cole បានថ្លែងយ៉ាងដូច្នោះ។

ប្លង់លំនៅដ្ឋានដែលបានជ្រើសរើសត្រូវបានដាក់តាំងបង្ហាញនៅខេត្តស្វាយរៀង អគារ Meta House ដែលជាមជ្ឈមណ្ឌលវប្បធម៌អាឡឺម៉ង់ និងកម្ពុជានៅក្នុងរាជធានីភ្នំពេញ។

លោកស្រី Bernadette Bolo Duthy នាយកប្រចាំប្រទេសនៃអង្គការលំនៅដ្ឋានសម្រាប់មនុស្សជាតិប្រចាំប្រទេសកម្ពុជាបាននិយាយថានាពិតជាសប្បាយចិត្តសម្រាប់អ្វី

បែបនេះដោយបន្តទៀតថា «វាអាចពង្រីកជាមួយនឹងគម្រោងនានាដែលឆ្លើយតបទៅបរិបទក្នុងស្រុកជាក់លាក់។»

ដោយ ទឹម រុត្តា

PHNOM PENH

Camko City Developer Ends Contract with Builder

The dispute that raged for years between the developer of satellite city Camko City and construction firm Hanil has ended after the Phnom Penh Municipal Court severed the contract between the two parties at the end of June, ruling in the developer's favor. The building of Camko City, located

in the capital's Russey Keo district, was launched in 2007 but got hit by the global economic crisis the next year and construction ground to a halt. Now that the contract between developer World City and Hanil has been severed, preparations are being made to resume construction and the developer is looking

for a new company to continue building seven condos containing 1,273 units. World City Deputy Manager KC Whang told the *Phnom Penh Post* that the original project deadline of 2018 would be pushed back "two or three years." ■

INDONESIA

Indonesia Tipped to Become Asia's Fastest-Growing Construction Market

Indonesia and the capital Jakarta in particular are forecast to have the highest potential in terms of both market growth and profitability, according to a report by Aecom, a provider of technical and management support services. In its "Asia Construction Outlook 2013," Aecom in early August presented the latest update of the construction market in Asia at the year's half-way mark, showing industry activity last year and providing near- and longer-term

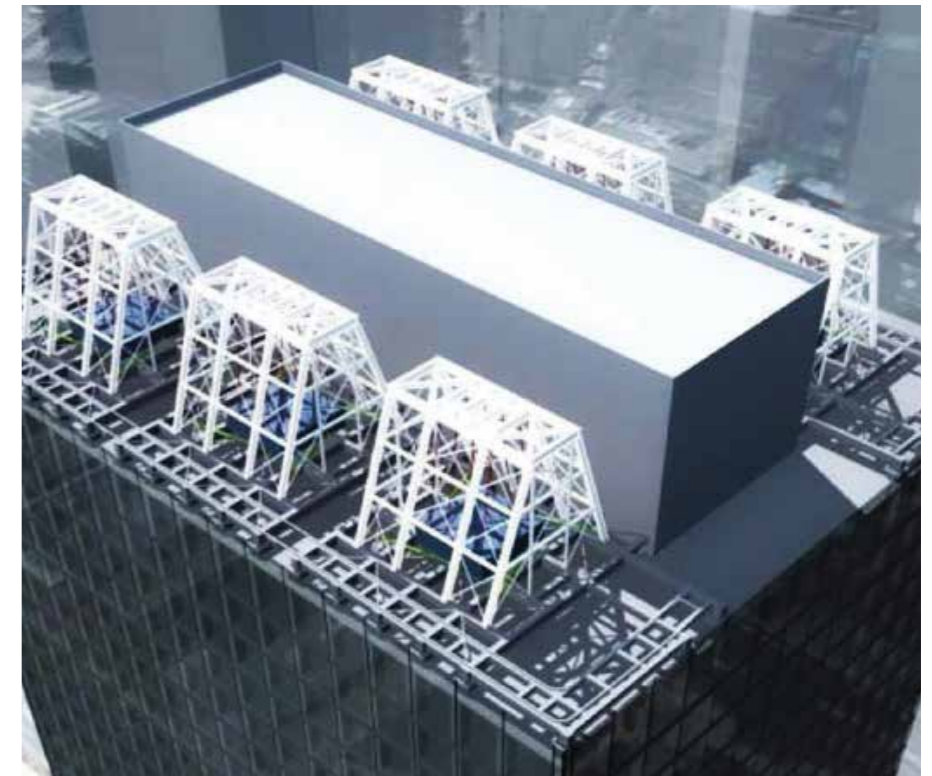
forecasts for construction by region, country and city. Indonesia emerged as a leader as construction spending in the world's fourth-most populous country accounted for more than a quarter of the nation's GDP last year, with about half of that expenditure funding infrastructure projects. The survey also found that Jakarta is viewed as the premiere city in the region for potential market growth and profitability ■



JAPAN

Pendulums Can Reduce Skyscraper Swaying During Earthquakes

Two Japanese companies want to install giant pendulums on skyscraper rooftops to reduce by up to 60 percent the swaying caused by major earthquakes. Mitsui Fudosan, a real estate developer, and construction firm Kajima said they have developed a 300-ton pendulum that will act as a counterweight to long-period seismic waves. It is a variation of tuned mass damper technology, used in many towers, bridges, and buildings to reduce seismic vibrations. The companies plan to spend about US\$51 million installing six such pendulums atop the Shinjuku Mitsui Building, a 55-story skyscraper in Tokyo completed in 1974. The building swayed as much as 6 feet during the magnitude-9.0 quake that centered on northeast Japan in March 2011. While the pendulums probably won't save lives, swaying can cause injury and damage to tall buildings in earthquake-prone Japan ■



MALAYSIA

Penang Looks to Construction as Manufacturing Fades



As demand plummets in the manufacturing sector, Penang is moving to step up the speed of development plan approvals in a bid to keep the state's economy afloat through the construction industry, according to the *Malay Mail Online*. Growth for the manufacturing sector declined to only 0.3 percent for the first quarter of this year compared to 4.4 percent for the same period last year. Now state officials are looking to the construction sector, which saw a steady demand of about 15 percent throughout 2012. The goal is to increase efficiency and shorten the processing time of applications. For example, if there were a requirement for a development application to install disabled toilets, the applicants would be immediately notified of this requirement instead of having to wait a week. Penang Chief Minister Lim Guan Eng said some NGOs might protest the focus on construction industry but the government is concentrating on economic growth for the state ■

THAILAND

Green Building Plan Needs Work

A new plan in Bangkok to promote environmentally friendly construction needs to be reworked if it's going to be effective, according to the Thai Green Building Institute (TGBI). The institute, which evaluates and certifies environmentally friendly buildings, said the country needs to make progress on boosting government support and putting incentives in place if builders are really going to make their buildings "green," the *Bangkok Post* reported. The city plan gives developers a "bonus" in the form of extra floor space normally allowed if they agreed to certain environmentally friendly concepts when applying for a construction permit. But critics say a weakness is that the bonus is given before buildings are even evaluated for the environmental bona fides. And there is no penalty for developers who fail to keep their green promises ■



CHINA

Museum construction Boom Fueled by Asia's Wealthy

A visible sign of Asia's economic boom are the many museums opening up alongside the shiny shopping malls and residential high-rises. The phenomenon is driven by a new generation of art-loving Asians who are keen to show off their acquisitions and fill a gap in a region

where publicly funded museums are rare. In China, 395 museums opened last year as the government seeks to put cultural considerations alongside its economic might. A May forum held during the Hong Kong International Art Fair attracted more than 40 people who sought advice, inves-

tigated purchases and exchanged ideas in the hopes that their museum might match London's Tate or New York's Guggenheim. However, success is not guaranteed. China's Xinhua news agency reported in March that Shanghai has 16 private museums, most of which have faltered ■



CHINA

Construction Begins on World's Tallest Building

Work on the foundations of an 838-meter skyscraper in the central Chinese city of Changsha began on July 20, according to builder Broad Group, and will be the world's tallest building once completed by April. The skyscraper will best the current record holder, the 830-meter Burj Khalifa in Dubai. A statement by the Broad Group said construction will take just four months after the foundations are laid, a speed which has raised concerns about safety. The blocky tower will feature a 10-kilometer-long walkway stretching from the ground to the 170th floor, a cinema, park and children's playground. The Broad Group attracted notice in 2012 when it built a 30-story tower in just 15 days using prefabricated units stacked on top on each other. It plans to use the same method with the new building, but there have been claims that the ground surrounding the building would not support its immense weight ■



VIETNAM

Vietnam to Compensate Japanese Firm over Bridge Delay



The Vietnamese Transport Ministry has agreed to compensate Japanese contractor Tokyu Construction Co. for additional costs stemming from a delay in a public works bridge project, the *Japan Times* reported. The ministry agreed to pay 155 billion dong, or some US\$7.1 million, against 200 billion dong demanded by the Japanese general contractor. Up to now, Vietnam has never paid compensation arising from a delay in a public works project. However, Vietnam is asking Tokyu to show full evidence that the additional costs are required. The bridge, dubbed the Vietnam-Japan Friendship Bridge, was initially scheduled to be completed by October 2010 when Vietnam celebrated the millennium of the transfer of its capital to Hanoi. Now Vietnam aims to open the bridge in December 2014 ■



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Korean Building Body to Smooth Kingdom's Construction



The Construction Management Association of Korea (CMAK) woos to help enhance the construction industry of Cambodia by improving the areas of construction management so as to assist in drafting the long-awaited construction code.

Established in 1997 with 170 contractors in South Korea so far, CMAK has signed a MoU agreement with Ministry of Land Management, Urban Planning and Construction in the work to help prepare the kingdom's construction code which was agreed by governments of both countries, so as to bring construction management services to Cambodia.

Under the agreement which is funded by the South Korean government, they start working on this 2-year project in Cambodia from now on by conducting researches related to construction management and the construction law. They also intend to recruit some Cambodian construction specialties to study construction management skills in South Korea.

In a one-hour meeting on 20th August

with the Cambodia Constructors Association (CCA) which represents contractors in Cambodia to strengthen bilateral cooperation, and to deepen its understanding over the construction situation and potential in this nation, CMAK also explores the possibility to utilize the South Korean construction management skills in some of Cambodian

construction projects as the pilot performance, before importing its premium construction management services here over the next three years.

"Using proper construction management can save construction cost, time, ensure quality and safety. It also includes the construction risk management, said Professor Hyun Soo Lee of College of



Engineering, Seoul National University who represents CMAK. "But it is very hard to apply the South Korean construction methods here since Cambodia doesn't have a well-organized construction law yet."

Neak Oknha Pung Kheav Se, the CCA Chairman welcomes the bilateral cooperation among the two construction

bodies. He also thanks the foreign construction experts that have transferred knowledge and skills to Cambodian workers so far. "Some workers who used to learn the skills from the foreign experts such as the Japanese and South Koreans have become the managers at my company due to the outstanding skills they learn."

Besides serving the overall construction industry, he points out CCA has also earned privilege from the Cambodian government to involve in the construction-related law drafting since the government needs feedbacks from the private sector in order to enact the laws that can accept by all relevant parties. Thus, this makes CCA a good partner to CMAK who intend to help develop the construction law for this kingdom where construction rapidly thrives, yet many rooms to improve.

Official from the Ministry of Land Management, Urban Planning and Construction, expects that Cambodia will enact this first official construction code soon in this government's fifth mandate, hoping the law can solve various issues related to construction industry.

CMAK first met CCA in late February this year, during the official trip to meet officials from the Ministry of Land Management Urban Planning and Construction to gain first look on the kingdom's construction industry ■

By Tim Vutha





Thai Construction Institute Explores Cambodia Potentials

A Thai delegation, representing the Construction Institute of Thailand (CIT) visited Cambodia to explore potentials and challenges of Cambodian construction market to urge their investors to eye on the Kingdom's construction market.

Touring in Phnom Penh on 22-24 August, the CIT delegation which comprises of 13 Thai major construction business figures focused on matters relevant to construction material supplies, construction technology and quality in Cambodia.

They discussed with officials from the Ministry of Land Management, Urban Planning and Construction to know the procedures to register and certify construction business and construction design companies, building authorization, building design and issues related to contractors. They also exchanged views and experiences with many Cambodian and Thai construction material traders via various workshops.

The delegation also exchanged views with the Cambodian Constructors Association (CCA) that represents contractors in Cambodia on the matters of construction material supply, construction cost and selling price, challenges that foreign contractors come with their own specialists, labor cost, and labor exchange program.

Atip Bijanonda, Chairman of Trade Associations Group of Construction and Real Estate Business of Thailand mentions the worry to CCA seeing foreign contractors usually bring their own specialist team to this country which may hurt both the local workers and the contractors itself.

But Charles Vann, Acting Chairman of CCA, replied that despite those foreign contractors imported their specialist team to manage their projects in Cambodia, they still need to train local specialist teams to help manage the works, and soon they will rely more on local workers.

Since the Thailand's building industry

has been starved for laborers years ago, CIT also seek the possibility to set up construction labor exchange program, hoping to bring some amount of Cambodian unskilled or even low-skilled workers to fulfill the labor shortage so as to get training in Thailand.

"It could be a win-win situation if CCA can send some amount of Cambodian labor to us so that we will help train them via on-the job training," Atip said, adding that, "It can be treated as the internship program for the period of two or three years so that both of our countries will benefit."

Vann pleased with the initiative, and will ask the association members to consider for a MoU agreement with CIT to ensure that those Cambodian building workers to be sent for training ■

By Tim Vutha



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Thailand to Host 37th ACF Council Meeting



Thailand will host the 37th ASEAN Constructors Federation (ACF) Council Meeting in September this year, while two years left for the regional integration.

The ACF secretariat's announcement issued by the Singapore Contractors Association Ltd (SCAL) released in August informed to all ACF members that the 37th ACF Council Meeting would be held on Friday 20 September 2013 and hosted by the Thai Contractors Association (TCA) under His Majesty the King's Patronage.

Based at Phoenix 6, Impact Muang Thong Thani, Nonthaburi, Thailand, the meeting will discuss various issues related to the regional construction industry.

During the period of meeting there will be the Thailand International Construction Machinery Equipment and Technology Exhibition 2013 (CONSTECH 2013) launched at Impact Muang Thong Thani (19-21 September 2013) which is managed by IMPACT Exhibition Management Co Ltd and sponsored by the Thai Contractors Association (TCA). The exhibition aims to be an international exhibition and conference dedicated exclusively to construction

machinery, equipment and technology.

The host TCA has made arrangements for the ACF delegates to visit the exhibition after the council meeting, said Esther Heng of SCAL, on behalf of Kenneth Loo, the ACF Secretary General.

Please note that the host has arranged for accommodation to be at the Emporium Suites by Chatrium (Sukhumvit Soi 24) for the delegates. As the host needs to reconfirm the room numbers and type of hotel rooms, ACF would appreciate that interested member companies to revert back the registration form, so as the hotel confirmation by 25 August 2013 to TCA at email: office@tca.or.th and cc to email: acfsecretariat@scal.com.sg.

For further information, please contact the Cambodia Constructors Association (CCA) Secretariat at email: ccasecretariat@gmail.com or contact Mr. Chhiev Borom: 012 392 606 (Khmer) and Mr. Oum Tivorn: 012 789 372 (English).

The ASEAN Constructors Federation (ACF) was established on 30th May 1985 with its inaugural meeting held in

Jakarta, Indonesia. For 27 years ACF has been continuously holding two council meetings each year wherein council members discuss business matters arising within the federation.

The 36th ACF council meeting was hosted in Singapore early May this year chaired by the Singapore Contractors Association Limited (SCAL) on 3 - 4 May, 2013, where they welcomed two more members, i.e. Laos and Myanmar making the member countries reached nine, except Brunei which is expected to join the grouping soon.

So far the nine constructors associations representing the private construction-related companies in ASEAN are: Cambodia Constructors Association (CCA), Indonesian Constructors association (ICA), Master Builders Association Malaysia (MBAM), Philippine Constructors Association (PCA), Singapore Contractors Association Limited (SCAL), Thai Contractors Association (TCA), Vietnam Association of Construction Contractors (VACC), and the last two members; Laos and Myanmar constructors associations ■

By Tim Vutha

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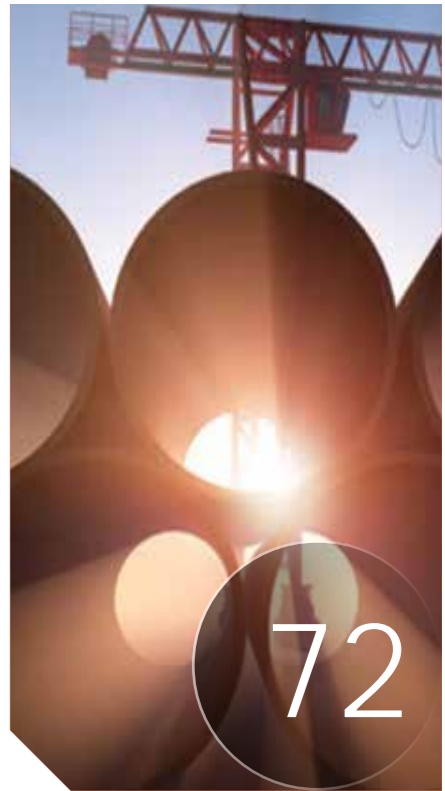
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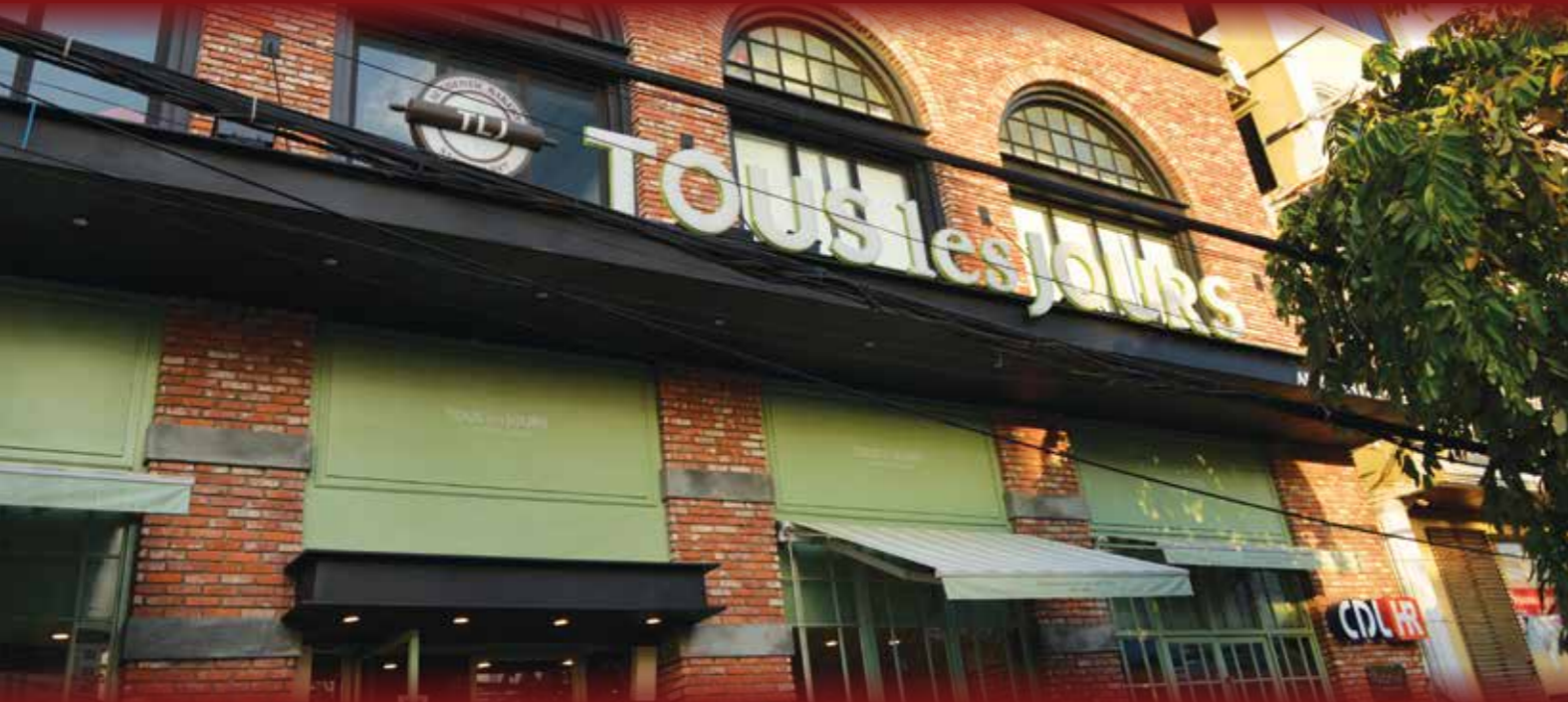
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A New Retail Landscape Awaits Phnom Penh



The retail landscape in Phnom Penh is undergoing dramatic changes. Retail in Cambodia, focused almost entirely within Phnom Penh, is undergoing a transition from traditional local markets to purpose-built shopping centers and department stores. The success of Sorya Mall and other malls around Phnom Penh coupled with the lack of high-quality retail spaces and increasing consumer spending have provided retail developers with the opportunity to develop new centers. These will feature facilities and spaces to suit international brands that are beginning to arrive in the country.

This retail transformation is currently hidden behind the tall boards surrounding construction sites around Phnom Penh. While that will be the case all of this year, from 2014 to 2016 the boards will come down and the doors to these new international-standard shopping centers will open.

CBRE Cambodia Research notes that the total gross floor area (GFA) for purpose built multi-tenanted retail is set to increase by 142 percent in 2014, 21 percent in 2015 and 13 percent in 2016. International retail developers such as Aeon and Parkson are entering the market with their own department

stores and shopping malls. Furthermore, developers such as Hong Kong Land and Vattanac Capital Properties will have high-quality retail spaces in their developments, further transforming the capital's retail landscape.

With the supply of new retail space set to increase, CBRE Cambodia Research has considered the demand.

In the last six months, CBRE has witnessed an increase in interest and actual entrants from international food and beverage operators such as Costa Coffee, Tous Les Jours bakery and Burger King as well as other retail brands



looking to enter Cambodia. Due to the lack of high-quality spaces in existing shopping malls, the majority of these new brands have opted for stand-alone properties. These locations offer good internal accommodation but suffer from poor parking facilities and a lack of pedestrian walkways.

This trend highlights the demand for high-quality spaces within shopping centers and has been a factor in decreasing average occupancy rates in centers across Phnom Penh. Major brands have left shopping centers, seeking higher-quality spaces to better distinguish, market and sell their products. Consequently, vacancy rates in Phnom Penh's four largest shopping malls has decreased to 24 percent.

CBRE Research has also witnessed increasing demand for luxury products or at least mid-tier brands in Phnom Penh. This has caught the attention of a number of major regional entertainment operators (cinemas and bowling alleys), who are eyeing Cambodia. The country's young population is a powerful lure.

With a year-on-year GDP per capita growth of 6.5% and young demographic, Phnom Penh has all the ingredients to facilitate a buoyant retail market. Households in Phnom Penh have a significantly higher income and expenditure figures than the national average. GDP per capita is expected to double by 2020 and over 30% of the population is below 15 years old. The only thing lacking is the quality of the

supply, but this is set to change.

While supply is set to grow at a rapid rate in coming years, CBRE feels this supply will be met by demand due to improved retail space quality, international management and the sector's growth potential. While Phnom Penh may have the critical mass of consumers as some other regional cities do, the capital's retail landscape is flourishing in terms of demand, optimism and potential ■

Text contributed by



The Art of Managing the Serviced Property

Chrek Soknim has a lot on his plate. His daily activities involve sales and marketing, financial and human resource issues, and legal issues relating to the properties he manages. He is the deputy director at Vtrust Properties, a local real estate agency that currently manages four apartments and two office buildings in Phnom Penh.

Today in the capital, there are over 300 apartment and condominium buildings, either complete and under construction, and more are coming. Most tenants are foreigners, even though the number of Cambodian tenants has begun to rise. Many of these buildings are serviced.

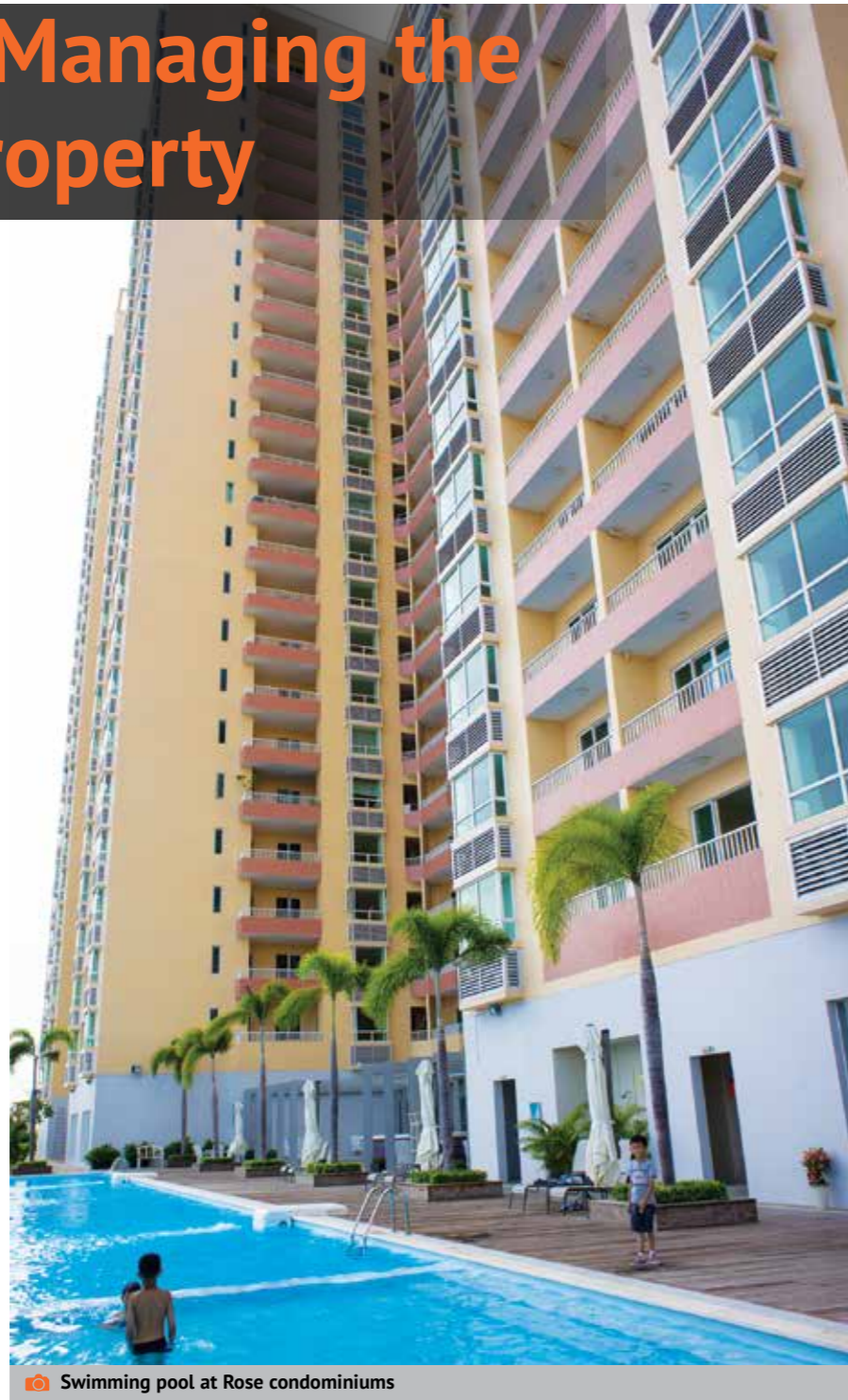
But amid the surging serviced properties market, not all of them are prospering and their success depends on the quality of their management services.

Property management is the operation, control, and supervision of a property to ensure its smooth functioning. According to Soknim, there are three types of property management approaches in the Cambodian market.

First, a property owner can manage a building themselves, the least expensive option. However, this approach costs a lot of time and energy, which could perhaps be better spent on the formulation of new business ideas and investment plans.

Managing one's own property can hurt productivity, but there are other risks. Operational costs can climb, and there are risks that cash flow problems can arise since there are a whole list of expenses that need to be covered, such as employee wages, utilities, maintenance costs, and taxes, among others, Soknim said. All these can lower margins and reduce overall income.

Property owners who want more freedom and fewer headaches can lease their buildings to property management com-



Swimming pool at Rose condominiums

panies who then earn a fixed percentage of building rentals.

Or, a property developer can seek an experienced property management company to manage their property for them in exchange for commission from the rentals or based on the sales of units they make.

There are pros and cons to each approach. However, in the context of

the Kingdom's current market and highly competitive business environment, Soknim says seeing a profit from serviced properties is getting harder and harder if investors have low capital, low skills and little experience. Entrepreneurial talent is needed as well.

"Our strength is that we have a demanding market of properties and other real estate-related subsectors, but we



A comfortable room at Vtrust serviced apartment

have a weakness hindering us from achieving high or stable growth in the serviced-property business because the scale is too small," he said. "To make it strong, of course, we have to incorporate by handing over the management of our properties to reliable property managers."

Here in Cambodia, almost all local estate agencies offer property management services, but according to Hourn Phnay, Director of Phany Property Service, fewer than 10 offer quality management services, such as Bonna Realty, CPL and Vtrust. In addition, globally recognized

estate agencies such as CB Richard Ellis (CBRE) and Jones Lang Lasalle have traditionally dominated the market.

Big property owners such as those behind Vattanac Capital Tower, Phnom Penh Tower and Central Mansions prefer foreign property managers because they think foreign experts have good experience and skills, plus a wide network of foreign clients. San Kyden, operations manager at the 146-unit Mekong Gardens serviced apartments, says the company used to cooperate with CBRE to manage the properties for them, but now is man-

aging on their own.

"With its global brand name, CBRE can launch group sales for our property successfully, but we noticed they are good at marketing, less so with service management. When we manage ourselves, we usually offer direct sales, not multi-level sales like CBRE, but we can ensure service quality to clients," Kyden said. "We also cooperate with CBRE and other real estate agencies to bring guests in exchange for commissions."

Cambodia has laws on the selling, buying and leasing of properties, but not yet an official law on property management, according to Soknim. Since there is no standard management system yet, tenants have to check by themselves before deciding to rent or buy property, as there is no national authority that they can go to if management is poor.

Some experts predict that more people will start moving from apartment buildings to condos over the next few years as land prices jump and living standards rise. Management costs are also another factor contributing to the trend. Running a serviced apartment might cost as much as running a condo, observers say ■

By Tim Vutha



Gym center in Rose condominiums

Impact of Political Uncertainty on Construction Sector Limited



The National Assembly election on July 28 has not led to wild fluctuations in the construction and real estate sectors. However, the uncertain state of Cambodian politics has had a slight impact on the market and its value.

Before July's election, property values were on a steadily rising trajectory and construction projects were progressing smoothly. While the outcome of the election and the calls by the opposition for an investigation into the vote count has left Phnom Penh nervous, and it has affected on the construction sector, although no one is panicking.

"The impact has mostly been on the labor force and rising prices of construction materials," said Chrek Soknim, deputy director of Vtrust Property. He said some construction workers who went to vote in

their hometown have not yet come back, and that some opportunistic players have used the irregular situation to raise the prices of materials they sell.

Still, the sector is not in jeopardy, he insisted, and land prices remain stable despite the unknowns about how the political situation will play out.

"Some halted construction projects in the capital city haven't not caused by the political situation, but by their own internal issues," said Soknim. "Other successful developers are still working on their projects."

A positive sign is that wages for construction workers are rising, up to US\$6 per day for unskilled labor. He said the construction sector should continue to grow and its overall economic value increase.

While the country is in a period of uncertainty now, he predicted the sector will return to normal and growth would accelerate after the political situation gets back to normal.

In the first quarter of 2013, Phnom Penh's average land prices rose by 15%, costing on average US\$2,350 per square meter. In prime locations, the average price of a square meter of land even reached US\$7,000 ■

By Sam Sopanharith

Text contributed by



PHNOM PENH

Condo Sales Up Only Slightly in First Half of 2013

Sales of condominiums grew only slightly in the first half of this year compared to the same period in 2013, despite the increasing numbers of foreigners coming to invest in Cambodia. Several industry insiders told the *Phnom Penh Post* that while condos are popular with foreigners, the supply still outstrips the demand despite the large numbers of Koreans, Japanese, Singaporeans, Malaysians, Chinese and Vietnamese coming to the country. While sales were stagnant,

rentals of condos have climbed between 5 and 10 percent in the first six months of the year compared to the year before, said Kim Heang, president of Khmer Real Estate. One problem with the slow growth could be that Cambodians are not familiar with condos. One solution would be for companies to build quality condos at reasonable prices, which could change attitudes, said Dith Channa of VMC Real Estate Cambodia ■



PHNOM PENH

Land Prices Jump 15% in First Quarter

Land prices rose 15 percent in the first three months of 2013, according to a study by KEY Real Estate Co. Ltd, fueled by the arrival of foreign investors and the growth of the Kingdom's economy. The study, conducted in four of Phnom Penh's nine districts – Chamkar Mon, Daun Penh, 7 Makara and Toul Kork – found that the average land price was US\$2,350 in the first quarter of this

year, while in the first quarter of 2012 it stood at US\$2,050. Land prices around Central Market jumped from about US\$6,000 at the end of the first quarter of 2012 to US\$8,000 now. Sorn Seap, general manager at KEY, told the *Phnom Penh Post* he predicted land prices may continue to rise 10 percent during the final months of the year ■



CAMBODIA

Property Sector in Siem Reap Remains Quiet



While tourists may be constantly buzzing around Siem Reap on their way to Angkor Wat, the real estate sector there has been very quiet during the first six months of this year, according to Po Eavkong, managing director of Asia Real Estate Cambodia Co. Ltd. He told the *Phnom Penh Post* that the province is still feeling the effects of the global economic crisis in 2008 when the housing supply far exceeded demand and the value of land skyrocketed. The most active property investments these days are hotels and guesthouses, while the housing market remains very quiet. The problem, according to Chrek Sokhim of VTrust Property, is that the province does not have the potential to attract investors beyond those who want to put money into tourism-related developments. Some predict that property values could change, however, with further ASEAN integration at the end of 2015 ■

Battambang Land Prices Rise Slowly

A survey by a local real estate company found the value of land in Battambang town increased slightly in the first six months of 2013, rising about 13 percent on average.

The survey, conducted by Key Real Estate, noticed the land price in the middle of Battambang town, called Zone A along the main road, in the first half of 2012 sold for between US\$1,000 and

US\$1,500 per square meter, it has now increased to between US\$1,200 and US\$1,800, while land along the smaller roads which had been worth from US\$700 to US\$900 last year, was up to US\$800 to US\$1,000.

Battambang used to be considered in fourth place regarding land prices, behind Phnom Penh, Siem Reap and Preah Sihanouk. "But now that is not true," Sorn

Seab, general manager of Key Real Estate, said. "Battambang is a province with a very high potential and people also have high standards of living," he said, but added that residential development had been less successful there.

Battambang town has a population of more than 140,000 and 10 communes ■



PHNOM PENH

De Castle Royal Hosts Event To Boost Sales

To boost its already successful sales drive (around 60 percent thus far) De Castle Royal is holding a condo expo every weekend to bring perspective guests to its sales center. Guests showing interest to buying a condo are invited by De Castle Royal itself or by its sales partners.

This 36-story building, with four of those underground, has a total of 392 units, costing from US\$130,000 to more than US\$900,000. Customers can also purchase De Castle Royal's unit through installments made through

Canadia Bank with interest rates of 10 percent per year and terms of up to 15 years.

De Castle Royal condo is located in Boeung Keng Kang 1, in Chamkar Mon district. Construction started in 2008 and covers an area of 3,000 square meters. The project includes retail spaces, swimming pools, gyms, a sauna and parking facilities ■



VIETNAM

Vietnam Mulls Allowing Foreigners to Buy Houses

Vietnam's Ministry of Construction has proposed that foreigners residing in the country be allowed to buy houses in order to reduce inventories in the real estate sector. In a report sent to Prime Minister Nguyen Tan Dung in late July, the ministry proposed that organizations like foreign investment funds, banks, Vietnamese branches and representative offices of overseas companies, as well as all foreigners who have a visa to the country that is valid for at least

three months, be allowed to buy houses in the country. However, diplomatic institutions, NGOs and their employees would not qualify, the ministry said. Two options for individual purchasers have been put forth. Under one, foreigners can buy any number of housing properties, or they will be limited to one or two. Under a law that took effect in 2009, foreigners are allowed to buy apartments, but not houses ■



LAOS

Residents Lose Battle with Government

Authorities in Laos have informed residents remaining in an area of the capital slated for urban redevelopment that they cannot sell their land as it now belongs to the site's developer from China. The planned US\$1.6 billion project under construction in Vientiane's That Luang marsh area has been hailed as a showpiece commercial center in the fast-growing capital, but residents say they were offered compensation far below the market value of their land. Ground was broken for the That Luang Marsh Specific Economic Zone in December, and a majority of residents accepted the payout. But more than 100 families held out for more money and refused to leave. Now the municipal government has issued an order prohibiting all sale, purchase, and transfer of land in the proj-

ect area. The development is part of an effort to modernize Vientiane and draw increased tourism to the city ■



THAILAND

Tycoons to Raise Millions from Property Funds



Real estate companies in Thailand controlled by the Charoen Pokphand Group (CP) and the TCC Group plan to raise a combined 28 billion baht (US\$891 million) from selling separate property funds to the public, according to fund manager Krung Thai Asset Management. CP Land Co. Ltd. is controlled by Thailand's richest man, Dhanin Chearavanont, and aims to raise up to 10 billion baht from transferring several office buildings to the leasehold fund. TCC Land Co. Ltd., part of the TCC Group, is also controlled by a billionaire, Charoen Sirivadhanabhakdi. It plans to raise the size of its 2.5 billion baht Thai Retail Investment fund to around 20 billion baht. The IPO process of the two funds is expected to be completed by the end of this year. CP and TCC are among leading Thai firms that have bought up overseas assets in the past few years, adding debt to their balance sheets ■

MYANMAR

Skyscrapers all the Rage in Booming Yangon

The race is on to built vertically in Yangon as a spate of new projects for tall buildings will likely radically change the city skyline. In May, the December Construction Company (DCC) received a permit from authorities to develop a project up to 126.29 meters above sea level. Yangon authorities do

not allow developers to build above 127 meters, the height of the iconic Shwedagon Pagoda. But in July, the Yangon City Development Committee issued permit to developer Asia World to build a tower in Yangon's embassy district that could be 24 centimeters taller than the DCC project. Myanmar's biggest city is playing

catch-up in the skyscraper game, observers say, since for years, there were only three developments over 20 stories. The spate of projects, none of which is scheduled to be completed before the end of next year, could fuel what are already spiraling prices ■



CHINA

Home Prices Rising Despite Government Efforts



New home prices in China rose sharply in June in 69 of 70 cities the government tracks, illustrating the challenges facing the government as it tries to rein in speculative investment as the economy cools. Prices jumped the most in the southern city of Guangzhou, where they were up 16 percent over a year earlier. Prices climbed 13 percent in Beijing and 12 percent in Shanghai. Economists say as the economy slows and other industrial sectors are weakening, property investment is one place people are eyeing for good returns. In addition, the government measures to slow speculation have targeted supply, which has ended up pushing prices up further. Some experts say the government will have to rethink its strategy to bring prices down. China's economic growth slowed to 7.5 percent in the second quarter ■

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CAMBODIA INTERNATIONAL BUILDING & CONSTRUCTION INDUSTRY SHOW
10-12 SEPT 2013 • DIECC, PHNOM PENH, CAMBODIA

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.



Cambodia Property Expo 2013

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.



CIVAR '13

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 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 '13

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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EVENT CALENDAR | ASIA

Event name : Building & Infrastructure Indonesia 2013
Start date : Sep/04/2013 **End date** : Sep/07/2013
Location : Jakarta Int'l Expo, Kemayoran Jakarta **Organizer** : PT Pamerindo Indonesia
Details : The 17th International Series of Building, Construction and Infrastructure Development Exhibitions. Building & Infrastructure Indonesia is the established exhibition for building materials, construction equipment, interiors, ceramics, marble & granite, trucks and specialist vehicles.

Event name : Electric, Power & Renewable Energy Indonesia 2013
Start date : Sep/04/2013 **End date** : Sep/07/2013
Location : Jakarta International Expo, Kemayoran Jakarta **Organizer** : PT Pamerindo Indonesia
Details : The 16th Electric, Power & Renewable Energy Indonesia Series of Power Generation, Renewable Energy & Electrical Equipment Exhibitions. For power generation, transmission and distribution, renewable energy and installation equipment Electric Indonesia is South East Asia's most comprehensive exhibition. To meet soaring demand the government plan to increase power generation by 35,000 MW by 2015.

Event name : IFSEC Southeast Asia 2013
Start date : Sep/11/2013 **End date** : Sep/13/2013
Location : Kuala Lumpur Convention Centre, Malaysia **Organizer** : UBM
Details : IFSEC Southeast Asia 2013 (Commercial security, Fire and Safety) will be held on 11 - 13 September 2013 at Kuala Lumpur Convention Centre, and is the only security event that brings together the entire international security buying chain. A total of 12,787 trade visitors will include overseas delegates registered for ISF 2010. Over RM14 million worth of business is expected to be generated during the exhibition.

Event name : BEX Asia
Start date : Sep/11/2013 **End date** : Sep/13/2013
Location : Marina Bay Sands Expo & Convention, Singapore **Organizer** : Reed Exhibitions
Details : BEX Asia is Southeast Asia's premier business platform for the sustainable built environment. It provides a one-stop sourcing solution for cutting-edge technologies in building design and architecture for the future of greener communities. It is an event that enhances your insights and competitive edge into the world of Build Green.

Event name : Greenbuild Asia
Start date : Sep/17/2013 **End date** : Sep/19/2013
Location : Putra World Trade Centre, Malaysia **Organizer** : AMB Exhibitions
Details : Greenbuild Asia is now incorporated in Ecobuild Southeast Asia, the world's biggest portfolio for sustainable design, construction and the built environment, the exhibition is expected to double in size and will be packed with more new innovations, product launches and business opportunities as it moves to a larger venue - the Putra World Trade Centre. With a credible and established reputation, Ecobuild offers a viable gateway into the Southeast Asian market for sustainable construction.

Event name : BMAM Expo Asia 2013
Start date : Sep/19/2013 **End date** : Oct/21/2013
Location : IMPACT Exhibition Centre, Bangkok Thailand **Organizer** : IMPACT Exhibition Management Co., Ltd
Details : Thailand International Construction Machinery, Equipment and Technology Exhibition 2013- is now repositioned as an international exhibition and conference dedicated exclusively to construction machinery, equipment and technology.

Event name : CONSTECH Thailand 2013
Start date : Sep/19/2013 **End date** : Oct/21/2013
Location : IMPACT Exhibition Centre, Bangkok Thailand **Organizer** : IMPACT Exhibition Management Co., Ltd
Details : CONSTECH 2013 is managed by IMPACT Exhibition Management Co., Ltd and organized by the Thai Contractors Association under H.M. the King's Patronage (TCA). CONSTECH 2013 is a totally revamped exhibition "organised by the industry for the industry" dedicated to support Thailand's construction machinery, equipment and technology industry and market.

EVENT CALENDAR | ASIA

Event name : OneBuild 2013
Start date : Oct/09/2013 **End date** : Oct/12/2013
Location : PWTC, Kuala Lumpur, Malaysia **Organizer** : One International Exhibition SDN BHD
Details : OneBuild aims to provide a unique platform for construction machinery manufacturers, suppliers and distributors to showcase equipment, services and new available technologies to key specifiers and buyers.

Event name : Beijing International Construction Machinery Exhibition & Seminar 2013
Start date : Oct/15/2013 **End date** : Oct/18/2013
Location : Jiu Hua International Exhibition Center, Beijing, China **Organizer** : BICES 2013 Organising Committee
Details : 2013 Beijing International Construction Machinery Exhibition & Seminar, BICEA/VEX 2013 will fully display the latest machinery products and technologies in the aspects of construction, building & materials, mining machinery, commercial & special vehicles, and spare parts & service providers, while focusing on exploring more extensive business models in the future.

Event name : Japan Home & Building Show 2013
Start date : Oct/23/2013 **End date** : Oct/25/2013
Location : Tokyo International Exhibition Center (Tokyo Big Sight) in the city of Tokyo **Organizer** : Japan Management Association
Details : Japan Home & Building Show 2013 is one of the most important events related to the Building & Construction sector in Japan. This leading event will start on 23 October 2013 and it will end on 25 October 2013.

Event name : Concrete Show South East Asia
Start date : Oct/24/2013 **End date** : Oct/26/2013
Location : Jakarta International Expo, Indonesia **Organizer** : UBM
Details : Concrete Show South East Asia is the leading event in Indonesia for the concrete industry. The exhibition, together with a conference programme, will bring together buyers and suppliers to experience and interact with a full range of concrete products and services, enhance industry knowledge and engage in ground breaking discussion. With concrete at the heart of most construction projects, being part of a dedicated event in the South East Asia region is a must.

Event name : PALME / INSTALL / Broadcast & Media Tech Vietnam 2013
Start date : Nov/6/2013 **End date** : Nov/8/2013
Location : Ho Chi Minh City, Vietnam **Organizer** : Informa Exhibitions Pte Ltd
Details : In 2013 returns to Ho Chi Minh from 6 - 8 November for its 3rd staging and it promises to excite with Ho Chi Minh's exponential growth and strong government support. With a population exceeding 90 million, and a tremendous demand for Professional Audio, Lighting, AV Equipment and Technologies, Vietnam's booming economy is one that we definitely should not miss.

Event name : Oil & Gas Indonesia 2013
Start date : Nov/13/2013 **End date** : Nov/15/2013
Location : Jakarta International Expo, Indonesia **Organizer** :
Details : The 9th International Oil and Gas Exploration, Production and Refining Exhibition. Oil and Gas Indonesia is one of the most heavily attended events in Asia and for over a decade it has provided an excellent gateway to the vast opportunities offered by Southeast Asia's largest economy. OGI runs alongside the larger Energy series of events in Jakarta which take place in the same venue, during the same dates.

Event name : Marine Indonesia 2013
Start date : Nov/13/2013 **End date** : Nov/15/2013
Location : Jakarta **Organizer** : Jakarta International Expo
Details : The 16th International Marine, Shipping, Port Equipment and Cargo Handling Exhibition. Many of the challenges faced by the Indonesian petroleum industry will require leading edge technology to ensure its survival. In addition, existing plant and equipment need to be maintained and upgraded to extend their working life for as long as possible. Marine Indonesia 2013 (alongside Oil & Gas Indonesia 2013) will provide the perfect opportunity for you to promote your company's products to the Marine Indonesian petroleum industry.



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USD2,000 (TTP2-Ref:CPL7219)
Villa at Tuol Tom Pong II: Bedroom 5, Bathroom 7, Parking 8 . វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូក៨។



USD2,500 (TL3-Ref:CPL7050)
Villa at Toek Laak III: Bedroom 8, Bathroom 8, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៦, បន្ទប់ទឹក២, ចំណតទូក៨។



USD1,500 (BTK-Ref:CPL7902)
Villa at Boeng Trabek: Bedroom 8, Bathroom 5, Parking 3 . វិទ្យុនៅសង្កាត់បឹងត្របែក, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូក៣។



USD6,000 (BKKI-Ref:CPL4196)
Villa at Boeng Keng Kang I: Bedroom 10, Bathroom 5, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង១០, បន្ទប់ទឹក៥, ចំណតទូក៨។



USD1,600 (BKI-Ref:CPL5888)
Villa at Boeng Kak I: Bedroom 8, Bathroom 5, Parking 5 . វិទ្យុនៅសង្កាត់កក១, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូក៥។



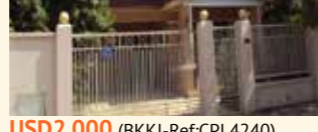
USD3,000 (BKKI-Ref:CPL7200)
Villa at Boeng Keng Kang I: Bedroom 6, Bathroom 6, Parking 3 វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៦, បន្ទប់ទឹក២, ចំណតទូក៣។



USD2,700 (BK2-Ref:CPL5722)
Villa at Boeng Kak I: Bedroom 7, Bathroom 8, Parking 5 . វិទ្យុនៅសង្កាត់បឹងកេងកង២, បន្ទប់គេង៥, បន្ទប់ទឹក៧, ចំណតទូក៥។



USD3,200 (BKIIII-Ref:CPL7162)
Villa at Boeng Kak I: Bedroom 10, Bathroom 10, Parking 6 . វិទ្យុនៅសង្កាត់បឹងកេងកង៣, បន្ទប់គេង១០, បន្ទប់ទឹក១០, ចំណត៦។



USD2,000 (BKKI-Ref:CPL4240)
Villa at Boeng Keng Kang I: Bedroom 6, Bathroom 2, Parking... វិទ្យុនៅសង្កាត់បឹងកេងកង១, បន្ទប់គេង៦, បន្ទប់ទឹក២, ចំណតទូក៨។



USD2,500 (TBS-Ref:CPL7045)
Commercial house at Tunle Bassac: Bedroom 6, Bathroom 6, ផ្ទះល្វែងនៅទិក្សតាសាក់, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ចំណតទូក៨។

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USD3,000 (BR-Ref:CPL7303)
Villa at Boeung Raing: Bedroom 7, Bathroom 7, Parking 10 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៧, បន្ទប់ទឹក៧, ចំណតទូក១០។



USD5,500 (BKKI-Ref:CPL4744)
Villa at Boeng Keng Kang I: Bedroom 18 Bathroom 20, វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង១៨, បន្ទប់ទឹក២០, ចំណតទូក៨។



USD2,500 (TBS-Ref:CPL6809)
Villa at Tunle Bassac: Bedroom 4, Bathroom 5, Parking 2 វិទ្យុនៅសង្កាត់ទន្លេបាសាក់: បន្ទប់គេង៤, បន្ទប់ទឹក៥, ចំណតទូក២។



USD3,500 (BKKI-Ref:CPL7309)
Villa at Boeng Keng Kang I: Bedroom 7, Bathroom 7, Parking 5 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៧, បន្ទប់ទឹក៧, ចំណតទូក៥។



USD3,000 (TBS-Ref:CPL2082)
Villa at Tunle Bassac: Bedroom 5, Bathroom 5, Parking 4 . វិទ្យុនៅសង្កាត់ទន្លេបាសាក់: បន្ទប់គេង៥, បន្ទប់ទឹក៥, ចំណតទូក៤។



USD6,000 (BKKI-Ref:CPL6809)
Villa at Boeng Keng Kang I: Bedroom 8, Bathroom 8, Parking 6 វិទ្យុនៅសង្កាត់បឹងកេងកង១ : បន្ទប់គេង៨, បន្ទប់ទឹក៨, ចំណតទូក៦។



USD2,000 (TTP2-Ref:CPL7226)
Villa at Tuol Tom Pong II: Bedroom 6, Bathroom 6, Parking 4 . វិទ្យុនៅសង្កាត់ទួលទំពូង២, បន្ទប់គេង៦, បន្ទប់ទឹក៤, ចំណតទូក៤។

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USD700,000 (BK2-Ref:CPL4888)
Small villa at Boeng Kak 2: Land Size (20m*30m) វិទ្យុនៅសង្កាត់បឹងកេងកង២ : ដីទំហំ (២០ម*៣០ម)។



USD170,000 (TL3-Ref:CPL7258)
Flat at Toek Laak 3: 2 Storey, Bedroom 5, Bathroom 6, (4m*20m) ផ្ទះល្វែងនៅទិក្សតាសាក់ ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៦, (4ម*20ម)។



USD580,000 (BK2-Ref:CPL5206)
Villa at Boeng Kak2: 2 Storey, Bedroom 5, Bathroom 5, Land size (16m*25m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៥។



USD650,000 (BK2-Ref:CPL5299)
Land at Boeung Kak 2: Size (17m*38m) ដីលក់នៅសង្កាត់បឹងកេងកង២ : ទំហំ (17ម*38ម)



USD900,000 (BK1-Ref:CPL2371)
Villa at Boeng Kak I: 2 Storey, Bedroom 4, Bathroom 5, Land size (20m*30m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៤, បន្ទប់ទឹក៥, ទំហំ (20ម*30ម)។



USD750,000 (BK2-Ref:CPL6040)
Land at Boeng Kak 2: Size (20m*30m) ដីលក់នៅសង្កាត់បឹងកេងកង២ : ទំហំ (20ម*30ម)។



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



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USD850,000 (TSP1-Ref:CPL6931)
Small villa at Tuol Svay Prey 1: 2 Storey, Bedroom 5, Bathroom 5, Land size (12m*22m), វិទ្យុនៅទួលស្វាយព្រៃ១: ២ជាន់, បន្ទប់គេង៥, បន្ទប់ទឹក៥, ទំហំ (12ម*22ម)។



USD515,000 (BK2-Ref:CPL7160)
Land at Boeung Raing 2: Size (515sqm) ដីលក់នៅសង្កាត់បឹងកេងកង១: ទំហំដី (515ម^២)។



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



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



USD1,300,000 (BK2-Ref:CPL2958)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 5, Bathroom 5, Land size (17m*33m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៦, បន្ទប់ទឹក៥, ទំហំ (17ម*33ម)។



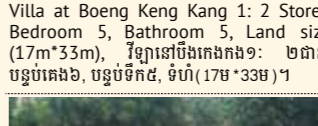
USD2,000,000 (BKKI-Ref:CPL662)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 4, Land Size (17m*28m) វិទ្យុនៅបឹងកេងកង១: ២ជាន់, ដីទំហំ (17ម*28ម)។



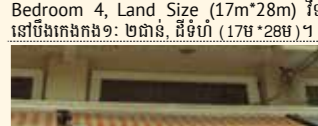
USD2,000,000 (BKKI-Ref:CPL662)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 4, Land Size (17m*28m) វិទ្យុនៅបឹងកេងកង១: ២ជាន់, ដីទំហំ (17ម*28ម)។



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



USD1,300,000 (BK2-Ref:CPL2958)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 5, Bathroom 5, Land size (17m*33m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៦, បន្ទប់ទឹក៥, ទំហំ (17ម*33ម)។



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



USD1,200,000 (BK1-Ref:CPL2353)
Villa at Boeng Keng Kang 1: 2 Storey, Bedroom 4, Bathroom 6, Land size (18.5m*27m), វិទ្យុនៅបឹងកេងកង១: ២ជាន់, បន្ទប់គេង៦, បន្ទប់ទឹក៦, ទំហំ (18.5ម*27ម)។



USD1,200,000 (CMT-Ref:CPL691)
Villa at Chak Tomuk: 2 Storey, Bedroom 6, Land size (20m*30m), វិទ្យុនៅចតុមុខ ២ជាន់, បន្ទប់គេង៦, ទំហំដី (20ម*30ម)។

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

MONG RETHTHY GROUP CO., LTD.
 Construction - Contractors.....
 Consultants & Management.....
 Road Building Contractors & Equipment.....
 [a]: N°152S, Preah Norodom (St.41), Sk. Tunle Bassac, Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 211 065
 [f]: (855-23) 216 496
 [e]: mrtgroup@mongreththy.com
 [w]: www.mongreththy.com

MUHIJBAB ENGINEERING (CAMBODIA) CO., LTD.
 Construction - Contractors.....
 Consultants & Management.....
 Engineering Equipment & Supplies.....
 [a]: N°313-315, Mao Tse Toung Blvd. (St.245), Sk. Phsardeomkor, Kh. Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 367 988
 [f]: (855-23) 366 888
 [e]: mec@muhibbah.com.kh
 [w]: www.muhibbah.com

NOVARE DESIGN INTERNATIONAL Ltd
 Providing local & International civil, Structural design consultancy services
 Specializing in bridges, buildings.....
 [a]: N°445, Monivong Blvd, Sk. Boeung Prolit, Kh. 7 Makara, Phnom Penh, Cambodia.
 [t]: (855-23) 679 0623
 [f]: (855-17) 790 623
 [e]: cambodia@novaredesign.com
 [w]: www.novaredesign.com

OVERSEAS CAMBODIA INVESTMENT CORPORATION
 Construction - Contractors.....
 Consultants & Management.....
 Developer.....
 [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.....
 [a]: No34-36, St. 288, Sk. Boeung Prolit, Kh. 7 Makara, Phnom Penh, Cambodia.
 [t]: (855-23) 998 609
 [m]: (855-92) 195 754
 [e]: sale@decastle.net
 [w]: www.decastle.net

Plus+
 [a]: N°333B, Monivong Blvd, Sk. Orussey 4, Kh. 7 Makara, Phnom Penh, Cambodia.
 [m]: (855-11) 20 8888
 [n]: (855-88) 451 6666
 [e]: prayut@prayut.com
 [w]: www.prayut.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

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

Space Design
 [a]: N°354B, Monivong Blvd., Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 991 082
 [f]: (855-23) 991 084
 [w]:

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

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

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

Swee Quarry (Cambodia) Co., Ltd.
 [a]: N°105, St. Tomnup Kopsrove, Kh. Dangkor, Phnom Penh, Cambodia.
 [t]: (855-23) 355 016
 [f]: (855-23) 355 018
 [e]: swee_admin@online.com.kh
 [w]:

Saim International
 [a]: N°204 Ta Ngov St.351, Kh. 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

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

Seaboard Cambodian Development Construction Co., Ltd.
 [a]: N°PK16, National Road N°4, Kambol, Kh. Dangkor, Phnom Penh
 [t]: (855-23) 366 342
 [f]: (855-23) 368 171
 [e]: sopenha.soth@yahoo.com
 [w]: www.seaunion.com.kh

Sea Union Construction Cambodia Co., Ltd.
 [a]: N°199, Monireth St.217, Phnom Penh, Cambodia.
 [t]: (855-23) 995 100
 [f]: (855-23) 424 083
 [e]: sea_union@online.com.kh
 [w]: www.seaunion.com.kh

SENG ENTERPRISES CO., LTD.
 [a]: N°138, Pasteur St.51, Phnom Penh, Cambodia.
 [t]: (855-23) 215 342
 [f]: (855-23) 212 267
 [e]: admin@seng-enterprise.com.kh
 [w]: www.seng-enterprise.com

VENTURE (CAMBODIA) PTE LTD
 Construction - Contractors.....
 Consultants & Management.....
 Construction equipment & materials.....
 [a]: N°11, St. 554, Sk. Boeung Kork II, Kh. Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 881 889
 [f]: (855-23) 883 276
 [e]: venture@online.com.kh
 [w]:

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

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

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

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

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

Blue-Build Investment Co., Ltd.
 [a]: N°310C, St.150, Kh. 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

BLUE HILL ENGINEERING SERVICE CO., LTD.
 Air-conditioning system.....
 Construction materials & equipment supplier.....
 [a]: No.88, Road 338, Sk. Toulsvayprey, Kh. Chomkarmon, Phnom Penh, Cambodia.
 [m]: (855-12) 487 362
 [n]: (855-93) 212 435
 [e]: owen.sunfenix@gmail.com
 [w]: www.midea.com.ch

BMB BEST MUSIC BRAND
 [a]: Sovanna super market, 4th floor, (Store C4.17-19) Phnom Penh, Cambodia.
 [m]: (855-11) 588 228
 [n]: (855-12) 804 486
 [e]: bmb@ngyheng.com.kh
 [w]: www.bmb.com

BMB Steel & Joint Stock Company
 [a]: N°G16, St. 271, Phnom Penh, Cambodia.
 [t]: (855-23) 215 403
 [f]: (855-23) 215 414
 [e]: bmbsteel@hcm.vnn.vn
 [w]: www.bmbsteel.com

Bright World Trading Co., Ltd.
 [a]: N°32J, Monireth St.217, Phnom Penh, Cambodia.
 [m]: (855-11) 778 978
 [f]:
 [e]: sale.bwt@gmail.com

AMING Company Limited
 [a]: N° 10 Ung Pokun St. 109, Vtrust Bld. 2F, Phnom Penh, Cambodia
 [t]: (855-23) 500 0719
 [e]: info@aming.com.kh
 [w]: www.aming.com.kh

Trang Construction Co., Ltd.
 [a]: Phsar Kralanh, Teaksin Thong Village, Sk. Kork Chak, Siem Reap, Cambodia.
 [m]: (855-12) 563 144
 [f]:
 [e]: email@trang.com.kh
 [w]: www.trang.com.kh

W Design
 [a]: N°363, St.128, Kh. Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 300 392
 [f]:
 [e]: contact.waterdesign@gmail.com
 [w]:

Construction Equipment and Materials Supplier Listing

7 F T D CO., LTD
 Construction Equipment.....
 Materials - Supplies.....
 Prestress . Precast Pile Supplier.....
 [a]: N°124, St. Sothearos, Sk. Tonle Bassac, Kh. Chamkarmon, Phnom Penh, Cambodia
 [m]: (855-23) 996 876
 [f]: (855-23) 996 876
 [e]: sales@7ftd.com.kh
 [w]: www.7ftd.com.kh

AAP GROUP CO., LTD
 [a]: No. A11-A13, Yothapol Khemarak Phoumin (St. 271), Sk. Tumnu Teuk, Kh. Chamkarmon, 12306 Phnom Penh, Cambodia.
 [m]: (855-17) 666 889
 [n]: (855-23) 996 238
 [e]: business@aapgroup.com.kh
 [w]: www.aapgroup.com.kh

A.C.M.E - Advanced Construction Materials & Engineering Co., Ltd
 [a]: N°2 76H, National Road N° 6A, Phnom Penh, Cambodia.
 [t]: (855-23) 989 788
 [f]: (855-23) 989 778
 [e]: info@acme-3rd.asia
 [w]: www.acme-3dr.asia

T-RO CONSTRUCTION CO., LTD.
 Construction building . M&E design and installation . Selling all kind of construction materials.
 [a]: N°281, St. Preysar, Sangkat Dangkor, Kh. Dangkor, Phnom Penh, Cambodia.
 [m]: (855-17) 999 007
 [n]: (855-12) 236 555
 [e]: info@troconstruction.com
 [w]: www.troconstruction.com

ADVANCED TECHNICAL SUPPLIES CO., LTD
 [a]: N° 19, St. 209, Sk. Tumnu Toeuk, Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 222 411
 [m]: (855-93) 715 333
 [e]: e-mail@ats.com.kh
 [w]: www.ats.com.kh

AMING Company Limited
 [a]: N° 10 Ung Pokun St. 109, Vtrust Bld. 2F, Phnom Penh, Cambodia
 [t]: (855-23) 500 0719
 [e]: info@aming.com.kh
 [w]: www.aming.com.kh

Construction Equipment and Materials Supplier Listing

Build In Real Nature Ltd.

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

C & Yookung Co., Ltd.

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

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
 [e]: info@camstone.net
 [w]: www.camstone.net

Cambodia Marble & Granite

[a]: N°3A, St. Chea Sim, Kh. Russey Keo, Phnom Penh, Cambodia.
 [m]: (855-16) 878 896
 [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, Kh. 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 Blvd (St.245), Phnom Penh, Cambodia.
 [t]: (855-23) 216 118
 [f]: (855-23) 720 172
 [e]: sales.ch@hqqtrading.com
 [w]:

CM - Chung Meang Trading Co., Ltd.

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

CHIP MONG GROUP CO., LTD

Construction Equipment Supplier.....
 Materials - Supplies.....
 Tiles Supplies & Manufacturers.....
 [a]: N°137B, St. Mao SeToang Blvd. (St.245), Kh. Chomkarmon, Phnom Penh, Cambodia.
 [m]: (855-92) 218 060/61
 [f]: (855-23) 210 155
 [e]: info@chipmonggroup.com
 [w]: www.chipmonggroup.com

CPAC Monier (Cambodia) Co., Ltd.

[a]: N°100, National Road N°2, Phnom Penh, Cambodia.
 [t]: (855-23) 982 017
 [m]: (855-16) 945 999
 [e]: cmccinfo@cementthai.co.th
 [w]:

Crocodile Brick & Pure Drinking Water Enterprise

[a]: N°603, Prek Samrong Village, Takhmao City, Kanda, Cambodia.
 [m]: (855-12) 981 676
 [m]: (855-12) 914 571
 [e]: the.crocodile_enterprise@yahoo.com
 [w]:

D'Furniture D' Furniture

Furniture Supplier.....
 Design & Decoration.....
 [a]: N°36-38, Mao Tse Toung Blvd. (St.245), Sk. Boeung Trabek, Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 210 067
 [m]: (855-17) 808 080 / 85 444 444
 [e]: info@dfurniture.com.kh
 [w]: www.dfurniture.com.kh

DAT HOA

[a]: N°426, St. 271, Sk. Tumnu Toek, Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 219 646
 [f]: (855-23) 219 646
 [e]: info@dathoatc.com.kh
 [w]: www.dathoatc.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@degsofolution.com
 [w]: www.degsofolution.com

Dimension International Corp

[a]: N°478, Mao Tse Toung Blvd. (St.245), Phnom Penh, Cambodia.
 [t]: (855-66) 785 555
 [f]: (855-66) 888 114
 [e]: info@dimensionic.biz
 [w]:

Eastward Construction Co., Ltd.

[a]: N°7C, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
 [t]: (855-23) 5002 446
 [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]: jitenrg@jit.com.kh
 [w]: www.jit.com.kh

EnviroCam HCC GROUP CO., LTD.

[a]: N°50, St.214 corner of St.63, Sk.Beoung Raing, Kh.Doun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 222 001
 [m]: (855-12) 772 916
 [e]: info@hcc.com.kh
 [w]: www.hccgroups.com

Europe Home Décor & Tiles

[a]: N°364Eo, Sihanouk St.274, Kh. Chamkarmon, 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 Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 6555 161
 [e]: fulin_fulin@yahoo.com
 [w]:

G Holdings Company Ltd GW Design

[a]: N°12, St.392, Kh. Chamkarmon, 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.
 [m]: (855-97) 7999 969
 [f]: (855-23) 966 079
 [e]: info@galaxyairc.com
 [w]: www.galaxyairc.com

German Hardware Supply Co., Ltd.

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

hansgrohe HANSGROHE PTE., LTD.

[a]: N°69, Mohamed Soltan Road, 239015, Singapore.
 [t]: 65 6884 5072, Ext.113
 [f]: 65 6884 5070
 [e]: lydia.mah@hansgrohe.com.sg
 [w]: www.hansgrohe.com.sg

Heng Lim Stainless Steel Trading

[a]: N°167A, Monireth St. 217, Phnom Penh, Cambodia
 [m]: (855-16) 777 792
 [m]: (855-12) 252 592
 [e]:
 [w]:

HENG ASIA

Construction Equipment Supplier.....
 Construction Materials Supplier.....
 Tile and Sanitary Product.....
 [a]: N°22, Mao Tse Toung Blvd. (St. 245), Phnom Penh, Cambodia.
 [t]: (855-23) 218 995-7
 [f]: (855-23) 218 339
 [e]: hengasiahp@yahoo.com
 [w]: www.hengasia.com

Heng Lim Stainless Steel Trading

[a]: N°167A, Monireth St. 217, Phnom Penh, Cambodia
 [m]: (855-16) 777 792
 [m]: (855-12) 252 592
 [e]:
 [w]:

Heng Sreng Hong Import Export Co., Ltd.

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

Hoang Long Mekong Group

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

HOME RACHANA

Carpet.....
 Curtain.....
 Wallpaper and Plastic floor.....
 [a]: N°191, Mao Se Tong Blvd.(St. 245), Phnom Penh, Cambodia.
 [t]: (855-23) 222 363
 [m]: (855-15) 828 282
 [e]: info@homerachana.com
 [w]: www.homerachana.com

Home Decor Center Co., Ltd.

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

K SUPPLY CO., LTD

[a]: N°A25-27, Russi Blvd, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 886 789
 [f]: (855-23) 881 898
 [e]: bizmanager@wannaco.com
 [w]: www.wannaco.com

Hout Chhay Construction Materials

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

HSC HSC Co., Ltd

Paint Supplier, Air Conditioning Supplier
 Kitchen, Sanitary and Allu & Materials Supplier,
 [a]: N° 63, St. 315, Sk. Boeung Kok II, Kh. Toul Kok, 12305 Phnom Penh, Cambodia.
 [t]: (855-23) 885 027
 [f]: (855-23) 212 796
 [e]: info@hsc.com.kh
 [w]: www.hsc.com.kh

Infratech (Cambodia) Co., Ltd.

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

INT - Cheav Group Co., Ltd.

[a]: N°H36, Preah Norodom, Borey Tonle Bassac, Phnom Penh, Cambodia.
 [t]: (855-23) 999 978
 [m]: (855-12) 762 777
 [e]: cheavvichak@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]:

JCMNippon Private Ltd.

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

JIT ENGINEERING CO., LTD

Construction Equipment & Materials - Supplies - Safety Equipment & Tools
 Contractors - Piling.....
 Road & Bridge Contractor.....
 [a]: N°129-131, Monireth St. 217, Sk. Boeung Salang, Kh. Toul Kok, Phnom Penh, Cambodia.
 [t]: (855-23) 882 733
 [f]: (855-23) 882 738
 [e]: jitenrg@jit.com.kh
 [w]: www.jit.com.kh

JOTUN JOTUN CAMBODIA LIMITED

Paint Supplier.....
 Construction Equipments &.....
 [a]: N°113, Mao Tse Tong Blvd., (St.245), Sk. Toulswayprey I, Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 218 751
 [f]: (855-23) 218 751
 [e]: sovath.teng@jotun.com
 [w]: www.jotun.com

K SUPPLY CO., LTD

[a]: N°A25-27, Russi Blvd, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 886 789
 [f]: (855-23) 881 898
 [e]: bizmanager@wannaco.com
 [w]: www.wannaco.com

KC MKK Co., Ltd.

[a]: N°017-018, Sorla St.2004, Phnom Penh.
 [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.
 [m]: (855-12) 666 922
 [m]: (855-16) 666 908
 [e]: chamnanhay168@yahoo.com
 [w]:

KHL Co., Ltd.

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

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

Khmer Builder Enterprise

[a]: N°94D, St.432, Phnom Penh, Cambodia.
 [m]: (855-23) 655 5633
 [m]: (855-16) 317 388
 [e]: chanra.pho@gmail.com
 [w]: www.khmerbuilder.com

Kim Hap Co., Ltd.

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

Kry Huy Construction Import & Export

[a]: N°12FEo, St.170, Phnom Penh, Cambodia.
 [m]: (855-12) 200 065
 [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, Kh. Meanchey, Phnom Penh, Cambodia.
 [t]: (855-23) 5555 218
 [m]: (855-17) 661 961
 [e]: lmd.group@gmail.com
 [w]:

Lay - Green Construction Company

[a]: N°89, St.289, Phnom Penh, Cambodia.
 [m]: (855-23) 698 8555
 [m]: (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_agl@hotmail.com
 [w]: www.lohsengheng.com.kh

Mao Kimsean

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

Mascoat

Paint & Coating Supplier.....
 Construction Equipment and
 Materials Supplier.....
 [a]: N°168KA, St.598, Toul Sangke, Kh. 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. (St. 245), Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 993 142
 [f]: (855-23) 215 514
 [e]: mengleang@mle-trading.com
 [w]: www.mle-trading.com

MK Steel Pte Ltd

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

mms MULTICO MS (CAMBODIA) CO., LTD

[a]: N°168, National Road 6A, coner of New Chroy Changvar(St.), Sk. Chroy Changvar I, 12110, Phnom Penh, Cambodia.
 [t]: (855-23) 432 130
 [f]: (855-23) 432 130
 [e]: multicomcs@live.com
 [w]: www.multicorporation.com

My Windows E&C Co., Ltd.

[a]: N°89D, Yothapol Khemarak Phoumin St.271, Phnom Penh, Cambodia.
 [t]: (855-23) 666 9996
 [m]: (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.
 [m]: (855-12) 499 248
 [m]: (855-67) 499 248
 [e]: vspfirst@yahoo.com
 [w]: www.naturalcolour.com.kh

NGY HENG ELEVATOR CO.,LTD

[a]: N°10, St.105K, Sk. Kakab, Kh. Poursenchey, Phnom Penh, Cambodia.
 [m]: (855-11) 880 686
 [m]: (855-12) 908 766
 [e]: elevator_veasna@ngyheng.com.kh
 [w]: www.ngyheng.com.kh

OCEAN COOLING TOWER SDN. BHD.

[a]: 15-1, Jalan 9/23E, Taman Danau Kota, Setapak, 53300 Kuala Lumpur, West Malaysia..
 [m]: 60341436263,41426263,4142871
 [f]: 603 - 4143 6870
 [e]: thomas@oceancoolingtower.com
 [w]: www.oceancoolingtower.com

Vatanak Piseth Co., Ltd.
 [a]: N°26A, St.199, Sk. Tuol Svay Prey, Kh. Chamkarm, Phnom Penh, Cambodia.
 [t]: (855-23) 222 844
 [f]: (855-23) 222 655
 [e]: info@vatanakpiseth.com.kh
 [w]: www.vatanakpiseth.com.kh

VTJ Vinh Tuong Plc.
 [a]: N°60E1, St.110, Phnom Penh, Cambodia
 [t]: (855-23) 885 567
 [f]: (855-23) 885 255
 [e]: vtjplc@vtj.com.kh
 [w]: www.vtj.com.kh

VANNIN CO., LTD.
 Import-Export & Automobile
 [a]: N°B70, St. Northbridge, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-17) 876 168
 [f]: (855-15) 876 168
 [e]: mvannak168@gmail.com
 [w]: www.duefa.de

WIKI TRADE COMPANY LTD.
 Construction Materials & Equipment Supplier . Airconditioning . Chiller . Outdoor Floor Tile . Mould
 [a]: N°60E1 St. 110, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 887 168
 [f]: (855-23) 883 786
 [e]: info@wikitrade.com.kh
 [w]: www.wikitrade.com.kh

UNITED MERCURY GROUP
 Building and Road Construction Machinery, Equipment and Plant Supplier
 [a]: N°48, National Road No 4, Sk. Chom Chao, Kh. Dangkor, 12405 Phnom Penh.
 [t]: (855-23) 729 217
 [f]: (855-23) 729 219
 [e]: umg@umg.com.kh
 [w]: www.umg.com.kh

Bank & Financial Institution Listing

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

Agribank Cambodia Branch
 [a]: N°61, Preah Monivong Blvd, Kh. Daun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 223 750
 [f]: (855-23) 223 770
 [e]: info@agribank.com
 [w]: www.agribank.com

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

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

BIDC (Cambodia) Plc.
 [a]: N°23, St. Kramoun Sar, Kh. 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 Flr, 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., Kh. 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

Cambodian Public Bank Plc.
 [a]: N°23, St. 114, Phnom Penh, Sk. Phsar Thmey 2, Kh. Daun Penh, Phnom Penh.
 [t]: (855-23) 222 880
 [f]: (855-23) 222 887
 [e]: customerservice@campubank.com.kh
 [w]: www.campubank.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

CANADIA BANK PLC.
 Investment Companies.....
 Banks & Finance.....
 Travellers' Cheques.....

[a]: N°315, Preah Monivong Blvd., Kh. 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, Kramoun Sar St.114., Kh. 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.kh

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, Kh. Daun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 210 123
 [f]: (855-23) 210 099
 [e]: mbb@maybank2u.com
 [w]: www.maybank2u.com

OSK Indochina Bank Limited
 [a]: N°263, Ang Duong St.110, Kh. 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.
 [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.
 [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.
 [t]: (855-23) 727 380
 [f]: (855-23) 727 383

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

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

Asia Insurance (Cambodia) Plc.
 [a]: N°5, Ang Eng St.13, Phnom Penh.
 [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 Flr., 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]: N°28, St. 106/13, Kh. Daun Penh, Phnom Penh.
 [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]: N° 23, St. 114, Campu Bank Building, 7th Flr., Sk. Phsar Thmey II, Kh. Daun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 966 966/998 200/986 279
 [f]: (855-23) 986 273/986 308
 [m]: (855-16) 810 999/820 999
 [m]: (855-17) 799 902/799 903
 [e]: enquiries@campulonpac.com.kh
 [w]: www.campulonpac.com.kh

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., Kh. Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 885 066
 [f]: (855-23) 986 922
 [e]: info@forteinsurance.com
 [w]: www.forteinsurance.com

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

Trade and Service Listing

B2B CAMBODIA
 [a]: Phnom Penh, Cambodia.
 [t]: (855-23) 210 407
 [e]: www.b2b-cambodia.com

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

Insurance Company Listing

GLOBAL LINK SERVICE PTE LTD
 Worldwide Transportation and Logistics
 International Air & Sea Freight Forwarding..... FCL/LCL Cargo Service.....
 [a]: N°168KA, St.598, Sk.Toul Sangke, Kh. Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 998 805
 [f]: (855-23) 998 807
 [e]: por-sour@gl.com.kh
 [w]: www.gl.com.kh

GLOBAL LINK SERVICE PTE LTD
 Worldwide Transportation and Logistics
 International Air & Sea Freight Forwarding..... FCL/LCL Cargo Service.....
 [a]: N°168KA, St.598, Sk.Toul Sangke, Kh. Russey Keo, Phnom Penh, Cambodia.
 [t]: (855-23) 998 805
 [f]: (855-23) 998 807
 [e]: por-sour@gl.com.kh
 [w]: www.gl.com.kh

Real Estate Company Listing

Cambodia Valuers and Estate Agents Association
 [a]: N°20B, Street 294/21, Sk. Tonle bassac, Phnom Penh, Cambodia.
 [t]: (855-23) 6324 834
 [f]: (855-23) 6324 834
 [e]: info@cvea.org.kh
 [w]: www.cvea.org.kh

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

VTRUST
 [a]: N°113, Parkway Square, Mao Tse Toung Blvd.(St.245), 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, 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.(St.245), 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, Kh. Chamkamorn, Phnom Penh, Cambodia.
 [t]: (855-23) 699 997
 [e]: info@arc.com.kh
 [w]: www.arc.com.kh

Attwood Investment Group
 [a]: N°61, St. Rusian Blvd., Khan Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 890 776
 [e]: lity@online.com.kh
 [w]: www.attwoodgroup.com

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

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

Cambodia Estate Agent., Ltd
 [a]: N°36, St.240, Daun Penh, Phnom Penh.
 [t]: (855-23) 990 366
 [f]: (855-23) 990 366
 [e]: info@cambodiaestate.com

CBRE CB Richard Ellis (Cambodia) Co., Ltd
 [a]: N° 495 Monivong Blvd, St2 Phnom Penh Tower 9th Floor, Phnom Penh
 [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

Dusit Realty Co., Ltd
 [a]: N°2A, St.118-120, Khan Daun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 722 475
 [m]: (855-17) 855 598
 [e]: sokhaphally@yahoo.com
 [w]: www.sokhaphallydusitgroup.com

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

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

Ieng Group Co., Ltd
 [a]: N°68-69, Tonle 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

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., Kh. Chamkarmon, Phnom Penh, Cambodia.
 [t]: (855-23) 213 868
 [f]: (855-23) 213 433
 [e]: eric.ooi@knightfrank.com.kh
 [w]: www.knightfrank.com.kh

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

Lan Property Co., Ltd
 [a]: N°57C, St.274, Sihanouk Blvd., Khan Daun Penh, Phnom Penh, Cambodia.
 [t]: (855-23) 211 321
 [m]: (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 Doun 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 Appraisal & Realty Group
 [a]: N°37, St.310, Phnom Penh, Cambodia.
 [t]: (855-23) 214 389
 [m]: (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.
 [t]: (855-23) 223 084
 [f]: (855-23) 987 690
 [e]: info@pmgk.com

Developer, Service Office and Apartment Listing

7NG Group Co., Ltd.
 [a]: N° 124, Sothearos (St. 3), Sk. Tonle Bassac, Phnom Penh, Cambodia
 [m]: (855-12) 555 1334
 [m]: (855-16) 808 220
 [w]: www.7nggroup.com.kh

A2A Town (Cambodia) Co., Ltd.
 [a]: N°C31, St. Cheerfulness, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [m]: (855-16) 432 310

Booyoung Khmer Co., Ltd.
 [a]: N° 86-88, Preah Norodom (St. 41), Phnom Penh, Cambodia.
 [m]: (855-12) 827 535
 [m]: (855-17) 300 168

BOREY RIVER TOWN
 [a]: National Road No 6A, Sk. Chroy Changvar, Kh. Russey keo, Phnom Penh, Cambodia.
 [m]: (855-95) 888 890
 [m]: (855-97) 566 3333
 [e]: info@boreyriverstown.com
 [w]: www.boreyriverstown.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

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

City Star Development (Cambodia)
 [a]: N° 254, Room F4R001 IOC Building, Monivong Blvd., Phnom Penh, Cambodia.
 [t]: (855-23) 223 695
 [f]: (855-23) 223 695

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.
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Rang Rover Voque 2013
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ក្រៅស (White) ក្នុងលឿង (Beige)



US\$138,500
Land Cruiser 2013 LC200
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.5 V8
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$121,100
Rang Rover Voque 2013
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$119,200
BMW Model 2013 X6
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0
ក្រៅខ្មៅ (Black) ក្នុងខ្មៅ (Black)



US\$ 43,600
Rang Rover Sport 2006 HSE
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 54,000
Land Rover Discovery 2011 HSE
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 54,200
Rang Rover Sport 2008 HSE
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 95,200
Land Cruiser 2008 VIP
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.5 V8
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 66,100
BMW Series 730d 2010
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0
ក្រៅខ្មៅ (Black) ក្នុងខ្មៅ (Black)



US\$68,100
Rang Rover Sport HSE 2010
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងខ្មៅ (Black)



US\$ 84,000
Rang Rover Evoque 2012
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅស (White) ក្នុងត្នោត (Brown)



US\$ 98,100
Land Cruiser 2008
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 TDV6
ក្រៅប្រផេះ (Gray) ក្នុងលឿង (Beige)



US\$ 76,100
Land Cruiser Prado 2010
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 V6
ក្រៅស (White) ក្នុងខ្មៅ (Black)



US\$47,200
Toyota Land Cruiser 2003 VIP
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.2 TDV6
បៃតងថាស់ (Green) ក្នុងលឿង (Beige)



US\$132,500
Mercedes Benz S350L/AMG 2013
ម៉ាស៊ីនម៉ាស៊ីត (Gasoline) 3.5
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$ 67,100
Volkswagen Touareg 2011
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0
ក្រៅបៃតង (Green) ក្នុងលឿង (Beige)



US\$ 103,000
Audi SUV Q7 Model 2013
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0
ក្រៅស (White) ក្នុងខ្មៅ (Black)



US\$ 37,700
Volkswagen Touareg 2006
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0
ក្រៅខ្មៅ (Black) ក្នុងខ្មៅ (Black)



US\$ 67,100
Land Rover Voque 2008
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 4.5 TDV8
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 45,500
Volkswagen Touareg 2008
ម៉ាស៊ីនម៉ាស៊ីត (Diesel) 3.0 V6
ក្រៅប្រាក់ (Silver) ក្នុងខ្មៅ (Black)



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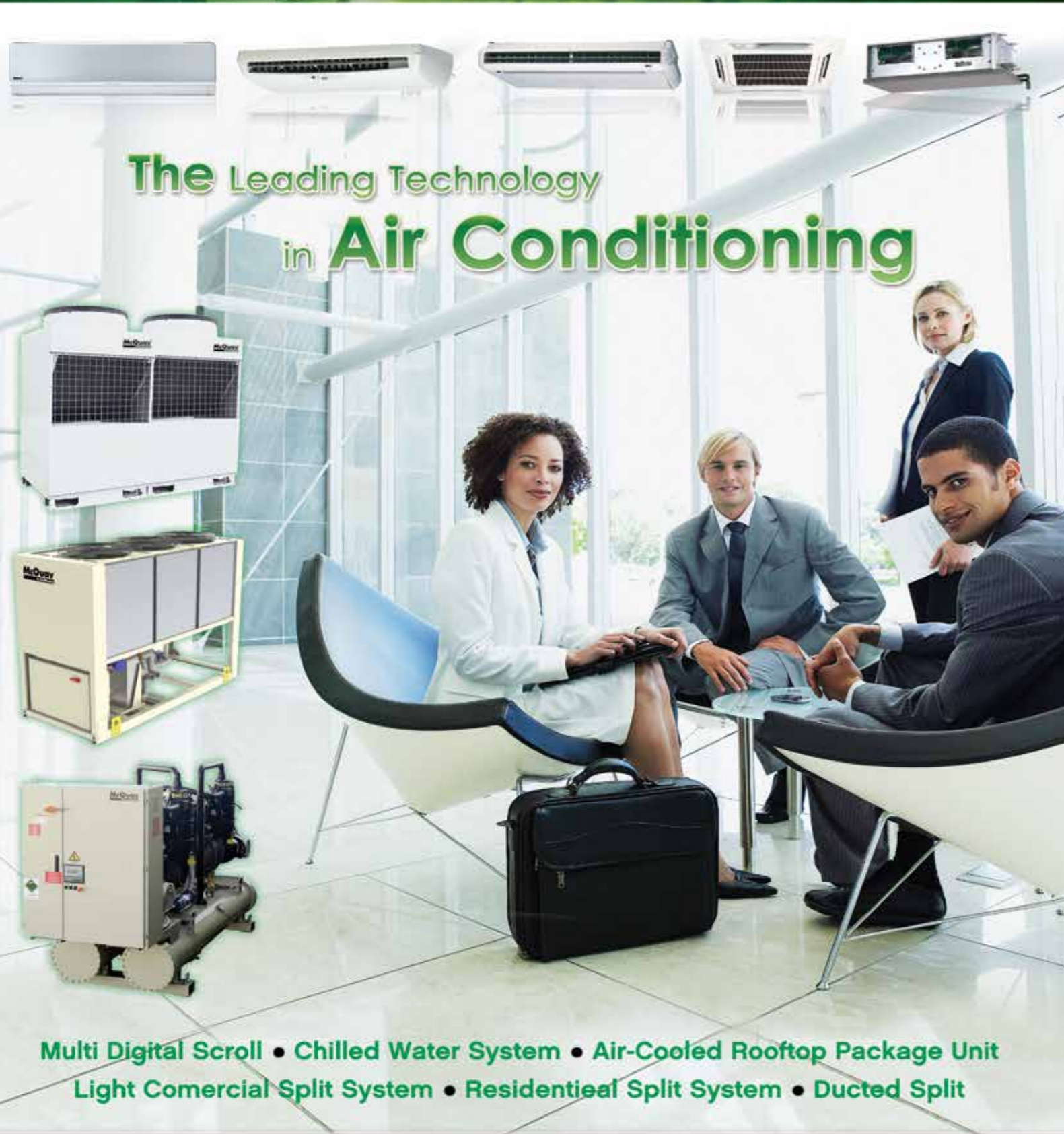


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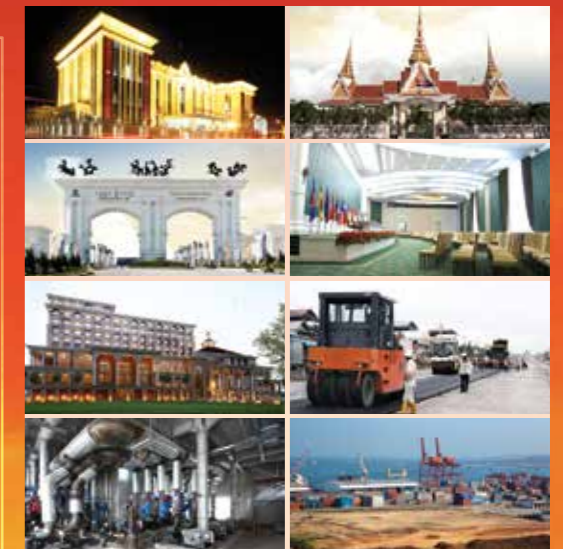
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