

MAY - JUNE 2014 | ISSUE 009

CONSTRUCTION



PROPERTY

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7FTD CO.,LTD

ឃុំវិហារសួគ៌ ស្រុកខ្សាច់កណ្តាល ខេត្តកណ្តាល

Vihear Sour, Khsach Kandal, Kandal-Cambodia

៧អេហ្វធីឌី ជាក្រុមហ៊ុនទី១ ក្នុងព្រះរាជាណាចក្រកម្ពុជាដែលមានឯកទេសក្នុងការផលិត

7FTD is the First Company Specializes in Manufacturing

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

គុណភាពជាចម្បង គឺជាការប្តេជ្ញាចិត្តរបស់យើង **Excellent Quality is our Commitment**



ទិដ្ឋភាពនៅរោងចក្រក្នុងការផលិត (at factory View)



ទិដ្ឋភាពនៅទីតាំងការប្រើប្រាស់ (at Site View)

ផលិតផលសិស្សគ្រឹះមូល THE PRESTRESSED SPUN PILE PRODUCTS (PC & PHC)

Type	Length	Thickness	Grade of Concrete	Allowable axial load
D300A	5-12m	60mm	60-80MPa (600-800Kgf/cm ²)	60-80T
D350A	5-14m	65mm	60-80MPa (600-800Kgf/cm ²)	80-100T
D400A	5-15m	80mm	60-80MPa (600-800Kgf/cm ²)	100-155T
D500A	5-15m	90mm	60-80MPa (600-800Kgf/cm ²)	165-230T
D600A	5-15m	100mm	60-80MPa (600-800Kgf/cm ²)	230-300T

ថវិកាផលិត Spun piles

- អាចប្រើជាមួយសេវាកម្ម
- បុកបញ្ចូលសសរគ្រឹះ
- សង្កត់បញ្ចូលសសរគ្រឹះ
- ខ្ទង់បញ្ចូលសសរគ្រឹះ

ការប្រើប្រាស់ Spun piles

- ផ្តល់អនុប្រយោជន៍ខ្ពស់
- អាចសន្សំសំចៃបានច្រើន
- ធានាសុវត្ថិភាពខ្ពស់សំរាប់សំណង់
- ស្តង់ដារច្នៃកម្មសម័យទំនើប
- លើការងារវិស្វកម្ម ។
- អាចផលិតបានគ្រប់ប្រវែង (មានក្បាលដៃកម្រិតតិចតួចប្រើស្តង់ដារ)
- រ៉េស៊ីស្តង់បេតុងខ្ពស់រហូតដល់ **80MPa(800Kgf/cm²)**
- សន្តិភាពទ្រទ្រង់សសរគ្រឹះ១ដើមរហូតដល់ **300** តោន

ផលិតផលបង្គោលភ្លើងមូល THE PRESTRESSED POLE PRODUCTS

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

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E-Mail: sales@7ftd.com.kh, Website: www.7ftd.com.kh

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Tel: (855)24 636 7077, H/P: 012 71 3636/ 088 66 55 777



Message from the
*CHAIRMAN of the
 Cambodia Constructors Association (CCA)*



As chairman of the Cambodia Constructors Association (CCA), 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.

Neak Oknha Pung Kheav Se



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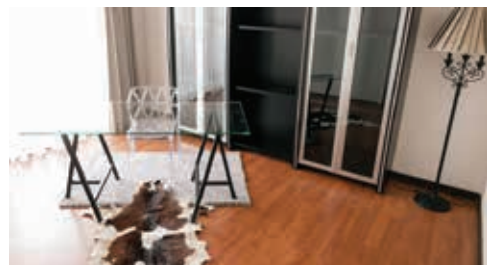
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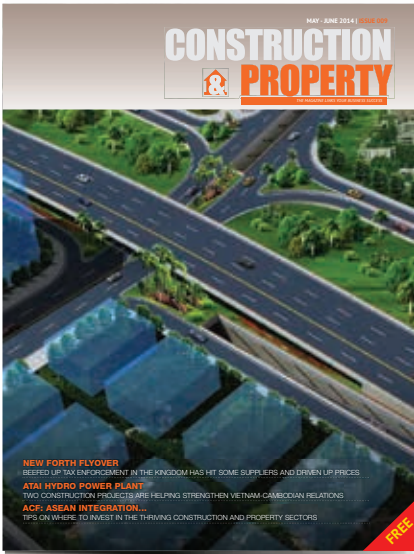


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Cover: The capital's fourth sky bridge will located at the intersection of Russian Federation Boulevard and Mao Tse Tong Boulevard at the Tuol Kok traffic light.

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ឈានមុខគេលើសេវា កម្ពុត និងការពារសត្វកណ្តៀរ

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BIO លើការគ្រប់គ្រងប្រកបដោយគុណភាពជាមួយនិង
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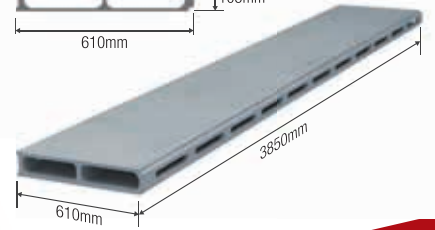
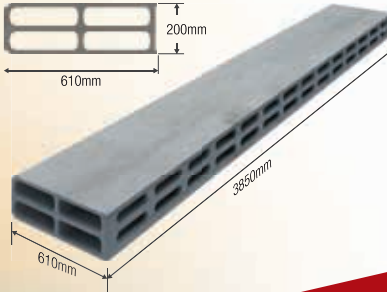
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RE-INFORCED PRECAST LIGHTWEIGHT
CONCRETE WALL PANEL



ខ្នាតបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់



ទំហំបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់ (Concrete Wall Panel Size)



ទំហំ X កម្ពស់ (W x H) (mm)	កម្រាស់ (Thickness) (mm)	ទម្ងន់ (Weight)
610mm x 3850mm	105mm, 200mm	1m ² / 96kg



RE-INFORCED
CONCRETE PIPES



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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Published By

MEASS TRADELINK CO., LTD.

Licence No. 07 ព.ម.ប្រក

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ក្រុមហ៊ុនធានារ៉ាប់រង

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* ក្រុមហ៊ុនធានារ៉ាប់រង ឡូនប៉ាក ត្រូវបានចាត់ជាក្រុមហ៊ុនដែលមានមូលដ្ឋានហិរញ្ញវត្ថុរឹងមាំកម្រិត A (ល្អស្រស់) ដោយ A.M. Best Co.

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- កិច្ចសន្យាធានារ៉ាប់រងលើទ្រព្យសម្បត្តិ : អគ្គិភ័យ និងហានិភ័យនានា ហានិភ័យផ្នែកឧស្សាហកម្ម សម្ភារអគ្គិសនី ការខូចខាតគ្រឿងម៉ាស៊ីន អំពើចោរកម្ម ការដឹកជញ្ជូនទំនិញ រថយន្តរកជំនក់
- កិច្ចសន្យាធានារ៉ាប់រងលើហិរញ្ញវត្ថុ : ការខាតបង់ផ្នែកហិរញ្ញវត្ថុដែលបណ្តាលមកពីការអាក់ខានផ្នែកអាជីវកម្ម ការបាត់បង់ ប្រាក់ចំណូលដោយការខូចខាតគ្រឿងម៉ាស៊ីន រូបិយវត្ថុ
- កិច្ចសន្យាធានារ៉ាប់រងលើទំនួលខុសត្រូវ : ការទទួលខុសត្រូវជាសាធារណៈ ការទទួលខុសត្រូវលើផលិតផល សំណងខាងវិជ្ជាជីវៈ
- កិច្ចសន្យាធានារ៉ាប់រងលើអត្ថប្រយោជន៍និយោជិត : គ្រោះថ្នាក់បុគ្គល ជំងឺ និងការរឹះកាត់
- កិច្ចសន្យាធានារ៉ាប់រងលើគម្រោងនានា : ហានិភ័យដែលកើតឡើងលើអ្នកម៉ៅការសំណង់ ហានិភ័យក្នុងការសាងសង់ គ្រោះថ្នាក់របស់កម្មករនិយោជិត
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- បណ្តាញយ៉ាងទំនួលខុសត្រូវទាក់ទងនឹងផ្នែកគ្លីនិក និងមន្ទីរពេទ្យ

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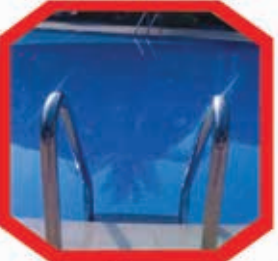
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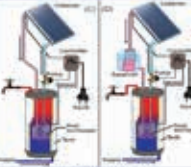
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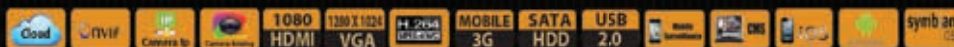
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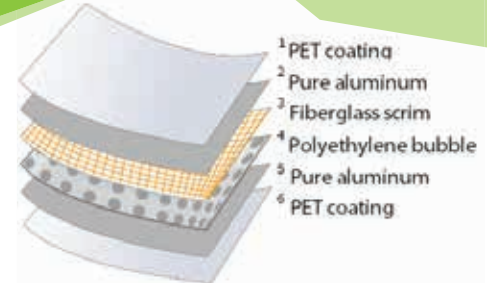
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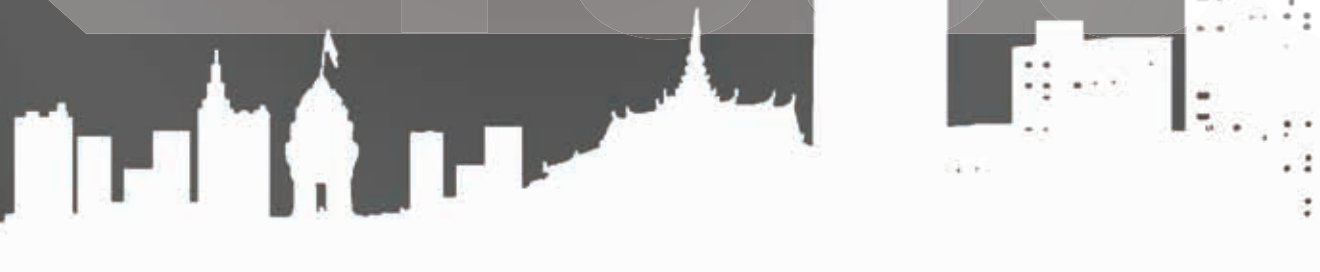
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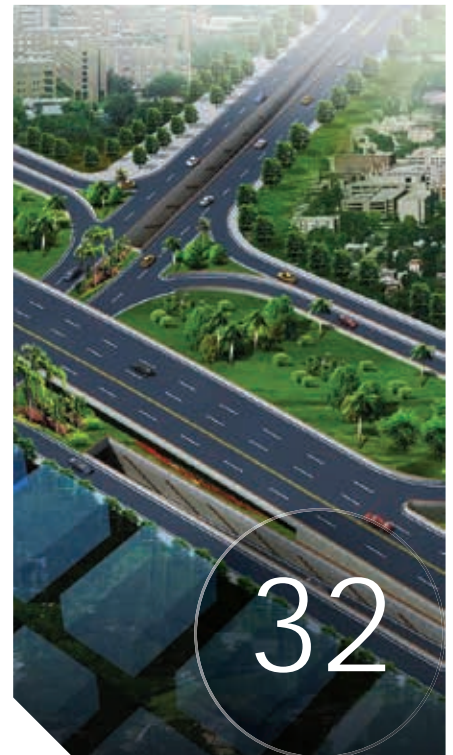
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ATAI DAM BEGINS OPERATION



After five years of construction, the Atai hydroelectric dam went fully online in April. Able to generate 120-megawatts of electricity, officials say they hope it will aid in boosting the local economy.

Built on the Atai River in a remote region of Pursat province, some 340 kilometers west of Phnom Penh, the hydropower dam cost a total of almost US\$370 million. Of that, US\$255 million was spent on the power plant itself and another US\$113 million went to the construction of transmission lines and substations connecting Pursat to Phnom Penh across Kampong Chhnang and Battambang provinces.

While the power generator has been operating since June last year, the transmission facilities were only recently completed.

The project was developed by Cambodia Hydropower Development Co. Ltd., a subsidiary of China Datang Corporation – a Chinese state-owned enterprise and one of the world's 500 biggest companies. Financing came from the China Development Bank.

Construction began in 2008 and was completed last year under a 34-year concessional build-operate-transfer (BOT) contract with the Cambodian government.

Prime Minister Hun Sen has said the Atai hydropower dam will contribute to the country's economic growth, particularly aiding competitiveness and the planned

ASEAN economic integration set for 2015.

"The investment in such a megaproject illustrates the confidence investors have in Cambodia's political stability," he said at the inauguration event on March 27.

Wang Yeping, China Datang's vice-chairman, said the hydropower plant can generate around 464 million kilowatt hours of electricity a year and will contribute to reducing power shortages in Cambodia, still a serious problem.

"The Atai dam will increase



Prime Minister Hun Sen and Chinese Ambassador to Cambodia Bu Jianguo cut the ribbon at the Atai hydropower plant in April

the capacity of the power supply and reduce the country's reliance on electricity generated by diesel fuel," he said. "It will significantly contribute to developing the local economy and reducing poverty."

The project will reduce electricity costs for the people of Pursat province. Electricity rates there will drop from US\$0.3 per kilowatt hour to US\$0.29 per kilowatt hour starting in June.

China is the largest investor in hydropower development in Cambodia. According to the Ministry of Industry, Mines and Energy, Chinese companies have invested over US\$1.6 billion in six dam projects in Cambodia with a total capacity of 928 megawatts.

So far, five Chinese-backed dams have begun operation, and the 246-megawatt Tatai hydropower dam

is set for completion next year.

In addition, a series of new plants is planned, mostly backed by Vietnamese in addition to Chinese companies.

The potential for hydropower development in Cambodia is significant, and is only beginning to be explored, advocates say. Twenty-nine locations have been identified that have a generating potential of over 10 megawatts. They are at different stages of development.

However, they are not without controversy. A big issue is the mitigation of the social and environmental impacts of large dams, especially on the Mekong and its tributaries. Environmentalists are concerned about the dams' effects on fish migration patterns and there are fears that they could negatively affect the livelihoods and traditional ways

of life of downstream communities.

In addition, for hydropower to benefit the entire country, the nation's electricity grid will have to be expanded. Right now, no national energy grid exists. The Kingdom has ambitious plans to build a 2,100 km electricity grid (made up of 230kV and 115kV transfer lines) with connections between existing grid systems in Phnom Penh and the surroundings and further connections to planned power plants as well as cross-border lines to Laos by 2027.

CPP lawmaker Cheam Yeap said in April that the government has signed 13 payment guarantees to companies constructing coal-fired power plants and hydropower dams in the country. However, an Asian Development Bank (ADB) official has called it a risky strategy for the country's fiscal future.

Oliver Hensengerth, a lecturer at Northumbria University in the UK and an expert in Chinese hydropower investments in Southeast Asia, told the Phnom Penh Post that Cambodia’s blanket guarantees to private firms contracted to build dams could be a danger to the country’s debt sustainability.

“There seems to be a sense of catering to the needs of companies first, then paying attention to the potential implications of the investment,” Hensengerth said.

The Cambodia Power Report 2011 said the country’s power consumption is forecast to rise from 1.4 terawatt hours in 2010 to 3.4 terawatt hours by the end of 2020, an average annual growth rate of 9.4 percent.

According to the available electricity demand forecast in Cambodia prepared by the Ministry of

Industry, Mines and Energy in 2007, which was based on demand forecasts by the World Bank and KEPCO, the electricity demand projection

in Cambodia for 2024 is 3,045.33 megawatts and 16,244.61 gigawatt hours for capacity and electricity respectively ■



Five hydroelectric dams with a total capacity of 915 MW are currently (2011) under construction by Chinese investors with a total investments of US\$1.6 billion.

#	Name/Location	Capacity (MW)	Comment	Country/Developer
1	Kamchay (Kampot Province)	193.2	Mekong	China
2	Kirirum 3	18	(Securing electricity supply for the capital Phnom Penh)	China
3	Stung Atai	120		China
4	Russey Chrum Krom	338		China
5	Stung Tatai (Koh Kong)	246	(Securing electricity supply for the capital Phnom Penh)	Vietnam
	Total	915		

Planned projects where MoUs for studies have been signed:

#	Name/Location	Capacity (MW)	Comment	Country/Developer
1	Sambo	2,600	Mekong	China
2	Stung Chhay Areng	108		China
3	Lower Sesan 1	90		Vietnam
4	Lower Sesan 2	400	2012-2015, 50% of power for Cambodia, 50% exported to Vietnam	Vietnam
5	Stung Treng	900	Mekong	Vietnam
6	Sekong	190		Vietnam
7	Lower Sre Pok 3	368		
8	Lower Sre Pok 4	48		
9	Prek Chhlong	25		

Permitted projects:

#	Name/Location	Capacity (MW)	Comment	Country/Developer
1	Prek Laeng 1	70		Korea
2	Prek Laeng 2	50		Korea
3	Stung Sen	40		Cambodia
4	Stung Posat	40		Korea

Resource from "Cambodia Energy Situation"

ទំនប់វារីអគ្គិសនីអាតែបើកដំណើរការ

បន្ទាប់ពីការសាងសង់ដំណើរការអស់រយៈពេល៥ឆ្នាំ ទំនប់វារីអគ្គិសនីអាតែ បានបើកដំណើរការក្នុងខែមេសា ដែលអាចបង្កើតថាមពលអគ្គិសនីបាន១២០មេហ្គាវ៉ាត់។ មន្ត្រីរដ្ឋាភិបាលជឿជាក់ថា គម្រោងនេះ នឹងជួយលើកស្ទួយសេដ្ឋកិច្ចជាតិបានមួយភាគធំ។



ការស្ថាបនានៅស្ទឹងអាតែក្នុងតំបន់ដាច់ស្រយាលមួយនៃខេត្តពោធិ៍សាត់ មានចម្ងាយប្រហែល៣៤០គីឡូម៉ែត្រភាគខាងលិចរាជធានីភ្នំពេញ គម្រោងទំនប់វារីអគ្គិសនីនេះមានតម្លៃវិនិយោគសរុប ៣៧០លានដុល្លារ។ បរិមាណវិនិយោគនេះត្រូវបានចែកចេញជាពីរ ដែល ២៥៥ លានដុល្លារត្រូវបានចំណាយលើរោងចក្របំប្លែងអគ្គិសនី និង១១៣លានដុល្លារទៀតត្រូវចំណាយលើការស្ថាបនាបណ្តាញបញ្ជូនអគ្គិសនីនិងអនុស្ថានីយ៍ដែលតភ្ជាប់ពីខេត្តពោធិ៍សាត់ទៅភ្នំពេញ ដោយឆ្លងកាត់តាមខេត្តកំពង់ឆ្នាំង និងបាត់ដំបង។

ខណៈដែលរោងចក្របំប្លែងថាមពលបានដំណើរការតាំងពីខែមិថុនាឆ្នាំមុន ប្រព័ន្ធបញ្ជូនអគ្គិសនីទើបតែបានបញ្ចប់កាលពីថ្មីៗនេះប៉ុណ្ណោះ។

គម្រោងនេះត្រូវបានអភិវឌ្ឍដោយក្រុមហ៊ុន Cambodia Hydropower Development Co., Ltd. ដែលជាសាខានៃក្រុមហ៊ុន China Datang Corporation ដែលជាសហគ្រាស

គ្រប់គ្រងដោយរដ្ឋនៃប្រទេសចិន ហើយជាក្រុមហ៊ុនស្ថាបនាទំនប់វារីអគ្គិសនីមួយក្នុងចំណោមក្រុមហ៊ុនធំៗបំផុតទាំង៥០០នៃពិភពលោក។ ហិរញ្ញប្បទានលើគម្រោងនេះបានទទួលពីធនាគារអភិវឌ្ឍន៍ចិន (China Development Bank)។

ការសាងសង់បានចាប់ផ្តើមក្នុងឆ្នាំ២០០៨ និងបានបញ្ចប់កាលពីឆ្នាំមុន ដែលស្ថិតក្រោមកិច្ចសន្យាសាងសង់-ប្រតិបត្តិ-ផ្ទេរ (BOT) ដែលមានរយៈពេល ៣៤ឆ្នាំ។

លោកនាយករដ្ឋមន្ត្រី ហ៊ុន សែន បានមានប្រសាសន៍ថា ទំនប់វារីអគ្គិសនីអាតែនឹងរួមចំណែកដល់វឌ្ឍនភាពសេដ្ឋកិច្ចនៃប្រទេសជាតិសេដ្ឋកិច្ចលើកកម្ពស់ការប្រកួតប្រជែង និងជួយដល់ដំណើរការសមាហរណកម្មសេដ្ឋកិច្ចអាស៊ាន ដែលបានកំណត់ក្នុងឆ្នាំ២០១៥។

“ការវិនិយោគលើគម្រោងដ៏ធំមហិមាបែបនេះ បានបញ្ជាក់ពីទំនុកចិត្តរបស់វិនិយោគិននានាមកលើស្ថិរភាពនយោបាយនៃប្រទេស

កម្ពុជា”។ លោកបានថ្លែងនៅពិធីសម្ពោធគម្រោងនេះកាលពីថ្ងៃ២៧ ខែមីនា។

លោក Wang Yeping អនុប្រធានក្រុមហ៊ុន China Datang Corporation បាននិយាយថាទំនប់វារីអគ្គិសនីនេះអាចបង្កើតបានថាមពលអគ្គិសនីបានប្រហែល ៤៦៤ លានគីឡូវ៉ាត់ម៉ោងក្នុងមួយឆ្នាំ ដែលវានឹងរួមចំណែកដល់ការបង្កើនការផ្គត់ផ្គង់អគ្គិសនីក្នុងប្រទេសកម្ពុជាដែលជាបញ្ហាចម្បងរបស់ប្រទេសនេះ។

“ទំនប់វារីអគ្គិសនីអាតែនឹងបង្កើនសមត្ថភាពផ្គត់ផ្គង់អគ្គិសនី និងកាត់បន្ថយការពឹងផ្អែកលើអគ្គិសនីដែលបង្កើតឡើងដោយឥន្ធនៈម៉ាស៊ូត”។ លោក Wang និយាយយ៉ាងដូច្នោះដោយបន្តថា “វានឹងចូលរួមចំណែកដល់ការអភិវឌ្ឍសេដ្ឋកិច្ចក្នុងស្រុក និងកាត់បន្ថយភាពក្រីក្របានយ៉ាងច្រើន”។

គម្រោងនេះដែរ នឹងកាត់បន្ថយតម្លៃអគ្គិសនីសម្រាប់ប្រជាជននៅខេត្តពោធិ៍សាត់ដែលអគ្គិសនីមានតម្លៃ ១២០០រៀលក្នុងមួយគីឡូវ៉ាត់ម៉ោងនៅត្រឹម ១០០០ រៀលក្នុងមួយគីឡូវ៉ាត់ម៉ោង។ តម្លៃថ្មីនេះនឹងចាប់អនុវត្តពីខែមិថុនាតទៅ។

ចិនគឺជាប្រទេសដែលវិនិយោគលើវិស័យទំនប់វារីអគ្គិសនីនៅកម្ពុជាច្រើនជាងគេ។ បើតាមក្រសួងឧស្សាហកម្ម រ៉ែ និងថាមពលក្រុមហ៊ុនវិនិយោគទុនចិននានាបានវិនិយោគជាង ១.៦ ពាន់លានដុល្លារលើគម្រោងទំនប់វារីអគ្គិសនី៦ នៅកម្ពុជាដែលមានអនុភាពផលិតអគ្គិសនីសរុប ៩២៨ មេហ្គាវ៉ាត់។

មកទល់នឹងពេលនេះ មានទំនប់វារីអគ្គិសនីដែលគាំទ្រដោយចិន ៥កន្លែងបានបើកដំណើរការ ខណៈដែលទំនប់វារីអគ្គិសនីតាតែក្នុងខេត្តកោះកុង ដែលមានអនុភាព២៤៦មេ-



ហ្នាវ៉ាត់នឹងដំណើរការនៅឆ្នាំក្រោយ។

បន្ថែមពីលើនេះទៅទៀត មានគម្រោងទំនប់វារីអគ្គិសនីថ្មីៗមួយចំនួនទៀតត្រូវបានពិចារណា ដែលភាគច្រើនគឺជាទ្រដោយប្រទេសវៀតណាម បន្ថែមលើក្រុមហ៊ុនចិន។

អ្នកជំនាញមួយចំនួនបានលើកឡើងថា សក្តានុពលវិស័យថាមពលវារីអគ្គិសនីនៅកម្ពុជាគឺធំធេងណាស់នៅពេលដែលសក្តានុពលទាំងនេះទើបបានចាប់ផ្តើមស្រាវជ្រាវប៉ុណ្ណោះ។ មានទីតាំងចំនួន២៩កន្លែងទូទាំងប្រទេសត្រូវបានកត់សម្គាល់ថា អាចបង្កើតសក្តានុពលអគ្គិសនីលើសពី១០មេហ្នាវ៉ាត់ ហើយតំបន់ទាំងនោះមានកម្រិតការអភិវឌ្ឍន៍ផ្សេងៗគ្នា។

ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយ គម្រោងទាំងនោះក៏ទទួលរងការប្រឆាំងផងដែរ។ បញ្ហាចម្បងគឺការបន្តបន្ថយផលប៉ះពាល់ដល់សង្គមនិងបរិស្ថានពីទំនប់វារីអគ្គិសនីថ្មីៗ ជាពិសេសទំនប់វារីអគ្គិសនីនៅតាមទន្លេមេគង្គ និងផ្ទៃរបស់វា។ អ្នកបរិស្ថាននានាមានការបារម្ភអំពីផលប៉ះពាល់របស់ទំនប់ទាំងនេះលើបំណាស់ទីរបស់មច្ឆាជាតិ ហើយមានភាពភ័យខ្លាចថាទំនប់នានាអាចប៉ះពាល់ជាអវិជ្ជមានដល់ជីវភាពប្រពៃណីរបស់សហគមន៍ដែលរស់នៅផ្នែកខាងក្រោមនៃទន្លេ។

បន្ថែមពីនេះទៀត ដើម្បីឲ្យទំនប់វារីអគ្គិសនីទាំងនេះអាចផ្តល់អត្ថប្រយោជន៍ដល់ប្រទេសបាន លុះត្រាតែប្រព័ន្ធបញ្ជូនអគ្គិសនីនឹង

ត្រូវបានពង្រីកបន្ថែមទៀត។ បច្ចុប្បន្ននេះកម្ពុជាមិនទាន់មានប្រព័ន្ធបញ្ជូនអគ្គិសនីរបស់ជាតិទេទេ។ ប្រទេសនេះមានផែនការដ៏ធំក្នុងការស្ថាបនាបង្គោលបញ្ជូនអគ្គិសនីប្រវែង ២១០០គីឡូម៉ែត្រ (ដែលផ្សំឡើងដោយខ្សែបញ្ជូនកម្លាំង ២៣០គីឡូវ៉ុល និងកម្លាំង១១៥គីឡូវ៉ុល) ដោយភ្ជាប់ជាមួយប្រព័ន្ធបញ្ជូនអគ្គិសនីដែលមានស្រាប់នៅភ្នំពេញ និងតំបន់ជុំវិញ ហើយនឹងភ្ជាប់ជាមួយទំនប់វារីអគ្គិសនីដែលនឹងត្រូវសាងសង់បន្ថែម ក៏ដូចជាប្រព័ន្ធបញ្ជូនឆ្លងកាត់ព្រំដែនពីប្រទេសឡាវនៅមុនឆ្នាំ ២០២៧ ផងដែរ។

តំណាងវាស្ថិតណាៈបក្សប្រជាជនលោកជាម ឃៀង កាលពីខែមេសាបានមានប្រសាសន៍ថា រដ្ឋាភិបាលបានចុះហត្ថលេខាលើលិខិតធានាការពារប្រាក់វិនិយោគទុនចំនួន១៣ទៅក្រុមហ៊ុននានាដែលស្ថាបនារោងចក្រអគ្គិសនីដើរដោយធូរថ្ម និងទំនប់វារីអគ្គិសនីនៅក្នុងប្រទេស។ ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយ មន្ត្រីរបស់ធនាគារអភិវឌ្ឍន៍អាស៊ីបានហៅកិច្ចព្រមព្រៀងទាំងនេះថាជាយុទ្ធសាស្ត្រដ៏ប្រចុយមួយដែលអាចប៉ះពាល់ដល់អនាគតសារពើពន្ធរបស់ប្រទេស។

លោក Oliver Hensengerth ដែលជាសាស្ត្រាចារ្យនៃសាកលវិទ្យាល័យ Northumbria University នៃចក្រភពអង់គ្លេសហើយជាអ្នកជំនាញផ្នែកវិនិយោគទុនលើទំនប់វារីអគ្គិសនីនៃប្រទេសចិនក្នុងតំបន់អាស៊ីអាគ្នេយ៍បានប្រាប់កាសែត Phnom Penh Post ថាការ

ធានា ការការពារប្រាក់វិនិយោគរបស់វិនិយោគិនពីសំណាក់រដ្ឋាភិបាលទៅក្រុមហ៊ុនឯកជនទាំងអស់ដែលបានចុះកិច្ចសន្យាស្ថាបនាទំនប់វារីអគ្គិសនី អាចក្លាយជាហានិភ័យនៃបំណុលជាយូរអង្វែងនៃប្រទេសនេះ។

“វាទំនងជាមានគោលការណ៍មួយនៃការយកចិត្តទុកដាក់លើតម្រូវការរបស់ក្រុមហ៊ុនជាមុន បន្ទាប់មកទើបផ្តោតលើសកម្មភាពសក្តានុពលនៃការវិនិយោគទុនរបស់ក្រុមហ៊ុនជាក្រោយ”។ លោក Hensengerth បានសង្កេតឃើញបែបនេះ។

របាយការណ៍ថាមពលរបស់កម្ពុជា Cambodia Power Report ឆ្នាំ២០១១ បាននិយាយថាការប្រើប្រាស់ថាមពលរបស់ប្រទេសនេះត្រូវបានព្យាករណ៍ថាបានឡើងពី១.៤តេរាវ៉ាត់ម៉ោងក្នុងឆ្នាំ២០១០ ទៅ ៣.៤ តេរាវ៉ាត់ម៉ោងក្នុងឆ្នាំ២០២០ ដែលមានកំណើនប្រចាំឆ្នាំប្រហែល ៩.៤ ភាគរយ។

បើតាមរបាយការណ៍ព្យាករណ៍តម្រូវការអគ្គិសនីនៅកម្ពុជា ដែលបានរៀបរាប់ដោយក្រសួងឧស្សាហកម្ម រ៉ែ និងថាមពលក្នុងឆ្នាំ២០០៧ ដែលយោងទៅលើការព្យាករណ៍តម្រូវការដោយ ធនាគារពិភពលោក និង KEPCO បានបញ្ជាក់ថា នៅឆ្នាំ ២០២៤ កម្ពុជានឹងអាចផលិតថាមពលអគ្គិសនីបានត្រឹម ៣.០៤៥ មេហ្នាវ៉ាត់ប៉ុណ្ណោះ ខណៈ តម្រូវការអគ្គិសនីនឹងកើនដល់ ១៦.២៤៤ មេហ្នាវ៉ាត់ម៉ោងនៅឆ្នាំនោះ។

FRANCE MAKES \$15 MILLION LOAN FOR CLEAN WATER AND ELECTRICITY



The French development agency AFD loaned Cambodia US\$15 million in late April to promote clean water and boost rural electrification in the Kingdom.

The loan agreements were signed on April 28 by Finance Minister Aun Ponmonyroth and Chargé d'affaires a.i. of the French Embassy in Cambodia, Alain Fortin, and André Pouillès-Duplaix, AFD director for Cambodia and Laos.

According to an AFD press release, the concessional loan was released to the Foreign Trade Bank (FTB), from where money will then be disbursed to local water and electricity suppliers who request support from the fund.

The concessional loan complements financial assistance from the European Union in the form of a US\$4.2 million grant from the Asian Investment Facility Fund. Operated by AFD, it improves the technical capacity and financing of private water and electricity operators.

Moreover, AFD has signed a settlement guarantee with the FTB for around US\$5 million.

This new assistance marks the ongoing efforts of AFD to help develop clean water and rural power supplies in Cambodia. It will give 50,000 families better access to clean water and another 35,000 families new access to power.

AFD is the main implementing agency for France's official development assistance to developing countries and its overseas territories. It was authorized to begin activities in Cambodia in 1993. Its Phnom Penh agency opened in September that year.

Historically, AFD has focused on grant support to agriculture, urban development and health projects.

Since July 2009, AFD's activities in Cambodia have evolved significantly. To support Cambodia's growth, the AFD, in consultation with Cambodian authorities, has directed its support to productive sectors via non-sovereign loans, i.e. direct loans to public and private companies or banks without guarantees from the Royal Government of Cambodia.

Today, among the AFD's main target sectors are: agriculture and the agricultural industry; infrastructure; and vocational training (for textile manufacturing and tourism, and potentially for agriculture).

Since 1993, the AFD Group (AFD and the development finance institution Proparco) has awarded more than US\$372 million to Cambodia, including to 70 projects in 2012. In July 2012, Cambodia became eligible for sovereign loans from AFD, when the IMF raised its debt sustainability rating ■

NEW ROAD FROM BATTAMBANG TO THAI BORDER AIMS TO BOOST ECONOMY

A new road stretching 176 kilometers has been inaugurated linking the province of Battambang to the Thai border. It is hoped that the road will transform a region marked by war and conflict into one better known for vibrant development and economic activity.

National Road 57B was officially opened to traffic on March 10 after three years of construction. Worth US\$90 million and paid for with the help of a loan from the Chinese government, the road will strengthen the region's infrastructure and link three national roads together.

The new road has three segments: a

90-kilometer stretch runs from Thmor Kol to Bovel and Sampeo Loun; another 69 kilometers passes from Bovel to Village 30 in Phnom Proek; and 16 kilometers cross from Village 30 to Kam Rieng, O Da on the Thai Border. Road 57B together with road 57, which runs through Battambang and Pailin provinces, as well as Road 59, from Koan Damrey through Malai to Pailin,



Prime Minister Hun Sen and Chinese Ambassador Bu Jianguo

will now form an infrastructure triangle in the Kingdom's sparsely developed northwest.

"With Road 57B, the three roads will be linked and help develop the region," said Prime Minister Hun Sen at the inauguration.

The road is part of a strategic plan to upgrade road transport links along the country's western border to boost transportation, trade and tourism. It is also one of the government's efforts to facilitate the flow of goods, people and business within the region to stay competitive with other ASEAN nations, Hun Sen added.

The additional 176 kilometers of Road 57B, along the road networks at the southern part of National Road 5 in Battambang, National Road 6 in Banteay Meanchey and the road network in Pailin, brings the total of new road





presided over the road project inauguration in Battambang in April

infrastructure in the region to 423 kilometers, all built with loans from China.

The government has said it will add two more roads, which will bring the regional total to 600 km. The additional roads are National Road 55, made up of 182 kilometers of motorway connecting Pursat Town to the district of O Da, and National Road 58, which will start at National Road 6 at Serei Sophoan City and end in Oddar Meanchey province.

According to the prime minister, the government is also seeking a loan from China to build NR 55, while NR 58 will be built later with help from the Asian Development Bank and South Korea.

The NR 57B project was part of a strategic partnership between Cambodian and China signed by the leaders of both nations in 2012. During H.E. Xi Jinping's visit to Cambodia that

year, both countries agreed on various projects with a total price tag of about US\$500 million.

Starting from that year on, Cambodia's annual proposed projects for the Chinese government to consider either in grants, non-interest-bearing and concessional loans, ranges between US\$500 and US\$700 million.

In April alone, the government and Chinese government jointly inaugurated three large projects: the Atai hydropower dam, the Cambodian-Chinese Friendship Bridge at Ta Khmao and the Cambodian-Chinese Friendship Bridge at Chroy Changvar.

Aside from those, the Cambodian-Chinese Friendship Bridge at Stueng Treng and a number of new roads backed by Chinese government are also under construction ■

“ With Road 57B, the three roads will be linked and help develop the region. ”
*Samdach Hun Sen,
 prime minister of Cambodia*

CONSTRUCTION INVESTMENT GROWTH STRONG IN 2013

Despite ongoing political turmoil since elections in the summer of 2013 and fears about possible economic fallout, investment in the Kingdom's construction industry still surged 31 percent against the previous year.

Last year, the government approved 1,641 projects built on over 7.5 million square meters of building space. Combined, the total investment value was US\$2.8 billion, a 31 percent jump

over the 2012 amount. That year, the value was measured at US\$2.1 billion even though 1,894 projects were built on 8.5 million square meters of land.

The figures come from a March



H.E. Im Chhun Lim, minister of Land Management, Urban





Planning and Construction, presided over the annual meeting

report released by the Ministry of Land Management, Urban Planning and Construction, which looked at 2013 numbers as well as trends for 2014. The report also found that construction investment in Phnom Penh alone jumped significantly last year. Investments in the capital in 2013 reached US\$1.5 billion, a 50 percent increase over 2012, which saw US\$1 billion in investments over a 12-month period.

Of the overall construction budget in 2013, 30 percent was spent on labor while between 20 and 30 percent went to local material sourcing. Between 30 to 35 percent was spent on overseas material sourcing and about 10 to 15 percent went to national taxes.

The report said that the construction industry employed 100,000 workers per day last year,

including 3,756 engineers and architects, 8,837 skilled workers, and 87,407 unskilled workers. The maximum salary was US\$1,250 and the minimum US\$150 per month. The number of people employed in the sector increased 16 percent over 2012.

At the end of 2013, Cambodia had 386 high-rise buildings. Of those, 310 have more than five floors, 67 have between 10 and 19 floors, three have from 20 to 28 floors and five of them tower between 30 to 39 stories. One building has over 40 floors.

The ministry licensed 212 construction-related companies last year, an increase of 11 percent over the year before. Among those, 151 are locally owned and 61 have foreign ownership.

Until the end of 2013, there were 1,641 units of co-private ownership

buildings, such as condominiums, bought by foreigners. The average price of each unit was US\$100,000, making the total spent by foreigners on housing units over US\$164 million.

The ministry report also had information on the land registration campaign that kicked off in December 2012 to grant official titles to land owners in order to end ongoing land disputes. By the end of 2013, the ministry had entered into a database 50 percent of the land, equal to over 2.9 million plots, of the total 1.8 million hectares to be registered nationwide.

Last year, the ministry also earned over US\$42 million from services offered to the public such as the fees for construction permits, property registrations, and construction business certificates. The ministry employed 2,987 officials last year.

Lao Tip Seiha, deputy general director of the ministry's construction department, said: "In terms of growth percentages in 2013, construction-sector investment increased, but declined in some ways like the number of projects in comparison with 2012."

Seiha said he expected continued investment growth this year because a large number of both local and foreign investors have applied for building permits since January this year.

There are several major projects set for completion this year. Aeon Mall, built by a Japanese firm, will be finished in June as will the Stueng Meanchey flyover. That project will wrap up ahead of its original schedule. The De Castle Royal condominium complex will open in May and the Vattanac Capital Tower will be inaugurated later this year.

Other large projects in the pipeline include Olympia City, Riviera condominiums, Toyoko Inn, Bali Scenery, The Bridge Condominiums, the Landmark Building and Booyoung Town ■

AVOIDING THE COMPLAINTS

Many lawsuits between property developer and buyer and property owner and constructor have been heard through the media. It is headache and costly to resolve those disputes inside or outside Cambodia's court system. Many people admit it.

According to Dr. Sok Siphana, Managing Partner of law firm Sok Siphana & Associates, legal services provided by professional commercial lawyers can prevent those conflicts to occur that will benefit all the pertinent parties. Yet many still don't value it.

Conflicts do vary between construction and property sector, he said. In the property industry for transactions related to private residential homes or land

conflicts usually occur from not well sale contracts where terms are clearly written or spelled out. For transactions related to villas or apartments in a Borei or in condominium or co-owned buildings, the situation differs as buyer doesn't have the bargaining power against the developer.

For construction sector, problems arise more from delay in construction, construction not meeting the project quality or technical specifications. In some extreme cases, the developer, suffering from the global financial crisis, abandons totally the project and left the buyers at a loss.

Good commercial lawyer can prevent the above issue to occur. In the property transactions, the lawyer can explain the essential



Dr. Sok Siphana, Managing Partner of law firm Sok Siphana & Associates

terms in the sale contract. For the construction projects, they can advise owners as well as the main contractor about terms in the construction contract including the rights and obligations of sub-contractors.

Sometimes, problems may arise from late shipment of construction materials due to force majeure, i.e. major flood. These unexpected circumstances are usually the cause of the disputes, irrespective of the good intent of the parties, Dr. Siphana points out. "A good lawyer can anticipate these sorts of situation and incorporate good legal clauses to mitigate the damages."

So, a good commercial lawyer has a pivotal role to ensure that the sale contract is drafted in

a fair treatment and clear and understandable manner that both the seller and buyer know what it is expected of them, in terms of rights and obligations. It is because disputes generally arise when both the seller and the buyer interpret the same term but give it different meaning.

While he sees there are some good commercial lawyers who are providing legal services in the sectors, the main challenge is to convince the owners and developers to appreciate the value of sound legal advices. It is because people treat legal advices as costly, and they tend to believe that a good blueprint is all they need to start negotiating a construction contract.

"People don't mind paying the

architect or the engineer because they see physical outputs, i.e. good blueprint, and good architect rendering," he said. "...Only when the problems arise then they come to see the lawyers, but it may be too late. Here a few thousand dollars saved may turn out to cost them hundreds of thousand dollars in lawsuits."

According to him, Borei developers or big apartment project developers should use the services of legal practitioners, asserting that the legal service is not expensive considering that the projects are in the millions of dollars. The charge fees will depend on the types of services needed and negotiation between owner and the lawyer ■

NEW FLYOVER CONFIRMED FOR PHNOM PENH

The construction of a new sky bridge in Phnom Penh to ease increasing congestion on roads in the capital has been confirmed. Construction on the flyover will start in July this year and is set to open to traffic in early 2016.

The capital's fourth sky bridge will be located at the intersection of Russian and Mao Tse Toung boulevards at the Toul Kork traffic light, where heavy congestion during rush hours has become the norm.

It will be similar to the capital's third flyover located at the intersection of streets 271 and 217 in Stueng Meanchey and will feature a sky bridge, a skyway, a tunnel and detours, according to the bridge project contractor. The flyover will smooth traffic flow on Russian Blvd., the primary route between the city center and the international airport.

The bridge is designed and will be built by the Overseas Cambodian Investment Corporation (OCIC), the large local builder behind the city's three other flyovers – the US\$6.4 million Kbal Thnal sky bridge, inaugurated in June 2010, the

7 Makara overpass finished in January 2012 at a cost of US\$8.7 million, and the Stueng Meanchey overpass, which cost US\$19 million and will open to traffic this year.

After months of discussion, the city and OCIC have selected a sky bridge master plan from three proposed plans. Touch Samnang, OCIC deputy CEO, said this fourth sky bridge will be similar to the third one but with a simpler design.


"However, there will also be impacts on nearby buildings such as part of the Institute of Technology of Cambodia (ITC) and a Tela gas station, so we have to consider a compensation scheme."

Long Dimanche, Phnom Penh municipality spokesman, confirmed that the city is working on the new sky bridge. He says the new system, once complete,

will help release traffic congestion on roads in the area, especially on Russian Blvd., a route often taken by national and international leaders to and from the airport.

Samnang of OCIC said the bridge groundbreaking event is set for July this year and construction will take about 18 months, after the company announced it will push up the completion schedule of the Stueng Meanchey flyover to mid-June instead of early 2015 due to the severe traffic congestion there. The new bridge is estimated to cost US\$16 million, costs which will be covered by OCIC in exchange for the land on the Chroy Changvar peninsula that the firm received from the government to develop a satellite city.

Egami Masahiko, infrastructure representative of the Japan International



Cooperation Agency (JICA), said that the draft plan to improve Phnom Penh intersections was proposed by the Overseas Construction Association of Japan, Inc. (OKAJI) in 2010. They conducted a traffic volume survey in Phnom Penh and listed intersections that would benefit from flyovers. They found the intersections at Stung Meanchey, Camko City, Road 271/Road 1986, and Hanoi Road/Road 1986, including the Toul Kork traffic light, would be good candidates for congestion-easing projects.

“However, it is reasonable for the government to be the one to select the intersection for improvement,” Masahiko said.

Prime Minister Hun Sen, at the Stung Meanchey flyover groundbreaking in 2012, said the government was committed to at least two more “mega sky bridges” in the

capital as well as a large underground tunnel to further reduce traffic congestion.

Besides the three flyovers, Phnom Penh is undertaking several other projects to improve traffic flow. Construction of the second Chroy Changvar Bridge, worth US\$27.5 million, across the Tonle Sap River got underway in 2011 and is set for completion in 2015.

City Hall has already approved construction of two tunnels. One will connect Monivong Blvd. to Russian Federation Blvd. near Canadia Tower, and construction is expected to begin soon. Another will connect the existing Naga World Casino to the new Naga World 2 facility. It is now being built.

Another proposed tunnel that would run under the Tonle Sap River connecting the western bank near the Council for the Development of Cambodia to the other

side could be years in the planning due to its high cost and complexity.

A new city public bus service launched February this year also aims to reduce the number of vehicles running on city streets, now estimated at over one million motorcycles and more than 300,000 cars. In addition, a tram service is expected to start rolling in 2017.

The city and JICA are working on a traffic master plan for the capital, which includes a long-term study that extends to 2035. It is slated to wrap up in April.

The Phnom Penh Municipality already sent a draft of the Phnom Penh urbanization master plan to the Council of Ministers for approval last year as the city is rapidly developing and the current infrastructure is no longer sufficient to keep gridlock at bay ■

ភ្នំពេញនឹងស្ថាបនាស្ថានអាកាស ទីបួននៅឆ្នាំនេះ

ការស្ថាបនាស្ថានអាកាសថ្មីមួយទៀតនៅភ្នំពេញ ដើម្បីជួយកាត់បន្ថយការកកស្ទះចរាចរណ៍ដែលកំពុងតែ
កើនឡើងនៅលើផ្លូវនានាក្នុងរាជធានីត្រូវបានប្រកាស។ ការសាងសង់ស្ថានអាកាសនេះនឹងចាប់ផ្តើមក្នុងខែ
កក្កដាឆ្នាំនេះ ហើយត្រូវបានកំណត់ថានឹងបើកដំណើរការនៅដើមឆ្នាំ២០១៦។



ដូចជាដីមួយផ្នែករបស់វិទ្យាស្ថានបច្ចេកវិទ្យានៃ
កម្ពុជា និងស្ថានីយ៍ប្រេងឥន្ធនៈតេលា ដូច្នេះ
យើងត្រូវពិចារណាអំពីការទូទាត់សំណង់។

លោក ឡុង ឌីម៉ង់ អ្នកនាំពាក្យនៃសាលា
រាជធានីភ្នំពេញ បានបញ្ជាក់ថាសាលារាជ-
ធានីពិតជាកំពុងធ្វើការនៅលើស្ថានអាកាសថ្មី
នេះមែន។ លោកបានបន្ថែមថា ប្រព័ន្ធស្ថានថ្មី
នេះ នៅពេលដែលបញ្ចប់ទៅ នឹងជួយកាត់
បន្ថយការកកស្ទះចរាចរណ៍ក្នុងតំបន់នោះ ជា-
ពិសេសនៅលើមហាវិថីសហព័ន្ធស្ទឹងដែលជា
ផ្លូវបម្រើឲ្យការធ្វើដំណើររបស់ថ្នាក់ដឹកនាំជាតិ
និងអន្តរជាតិទៅនិងមកពីអាកាសយានដ្ឋាន។

ស្ថានអាកាសទីបួននៃរាជធានីភ្នំពេញនឹង
មានទីតាំងនៅចំណុចប្រសព្វនៃមហាវិថីសហ-
ព័ន្ធស្ទឹង និងមហាវិថីម៉ៅសេឡុង នៅក្នុងស្តុប
ទួលគោកដែលជាកន្លែងកកស្ទះនៅក្នុងពេល
មហាញិកបានក្លាយទៅជាបញ្ហាសាមញ្ញ។

ស្ថានអាកាសថ្មីនេះ នឹងមានទ្រង់ទ្រាយ
ស្រដៀងគ្នាទៅនឹងស្ថានអាកាសទីបីដែរ ដែល
មានទីតាំងនៅក្នុងចំណុចប្រសព្វនៃផ្លូវ ២៧១
និងផ្លូវ ២១៧ នៃតំបន់ស្ទឹងមានជ័យ។ ស្ថានថ្មី
នេះនឹងរួមមានស្ថានអាកាសមួយ ផ្លូវអាកាស
មួយ ផ្លូវក្រោមដីមួយ និងផ្លូវវាងមួយចំនួន។
នេះបើតាមព័ត៌មានទទួលបានពីក្រុមហ៊ុនសាង-
សង់ស្ថានអាកាសនេះ។ ស្ថាននេះនឹងជួយ
សម្រួលរំហូរចរាចរណ៍នៅលើមហាវិថីសហ-
ព័ន្ធស្ទឹងដែលជាផ្លូវដ៏សំខាន់ក្នុងបណ្តាញរាជ-
ធានីទៅអាកាសយានដ្ឋានអន្តរជាតិ។

ស្ថានទីបួននេះត្រូវបានរចនាប្លង់ និងត្រូវ
សាងសង់ដោយ ក្រុមហ៊ុនវិនិយោគទុនអនិក-
ជនកម្ពុជា (OCIC) ដែលជាក្រុមហ៊ុនសំណង់
ក្នុងស្រុកដ៏ធំមួយ ដែលបានស្ថាបនាស្ថានអាកាស
ទាំងបីក្នុងរាជធានី ដែលរួមមានស្ថាន

អាកាសក្បាលថ្នល់ បានសម្ពោធក្នុងខែមិថុនា
ដែលមានតម្លៃសាងសង់ ៦.៤លានដុល្លារ ស្ថាន
អាកាស៧មករាដែលបានបើកដំណើរការនៅខែ
មករាឆ្នាំ ២០១២ មានតម្លៃសាងសង់៨,៧លាន
ដុល្លារ និងស្ថានអាកាសស្ទឹងមានជ័យដែល
នឹងបើកចរាចរណ៍នៅឆ្នាំនេះដែរមានតម្លៃសាង-
សង់ ១៩លានដុល្លារ។

បន្ទាប់ពីពិភាក្សាអស់ជាច្រើនខែ សាលា
រាជធានីនិងក្រុមហ៊ុន OCIC បានជ្រើសរើសគំរូ
ប្លង់ស្ថានអាកាសមួយក្នុងចំណោមគំរូប្លង់បី
ដែលត្រូវបានគូសឡើង។ លោក ទូច សំណាង
អគ្គនាយករងក្រុមហ៊ុន OCIC បានមានប្រ-
សាសន៍ថាស្ថានអាកាសទីបួននេះ នឹងមាន
ទ្រង់ទ្រាយស្រដៀងគ្នាទៅនឹងស្ថានអាកាសទីបី
ដែរ ប៉ុន្តែមានការរចនាប្លង់សាមញ្ញជាង។

“ជម្រើសផ្សេងៗនៃគម្រោងនឹងជួយកាត់បន្ថយ
ការកកស្ទះចរាចរណ៍បានតាមបរិមាណភាគ-
រយផ្សេងៗគ្នា ដូចជា ១០០ភាគរយ ៨០ភាគរយ
និង ៧០ភាគរយ”។ លោកបានថ្លែងបែបនេះ
ដោយបន្ថែមថា “ប៉ុន្តែវាក៏នឹងមានផលប៉ះពាល់
ផ្សេងៗលើអគារដែលនៅក្បែរនោះផងដែរ

លោកសំណាងនៃក្រុមហ៊ុន OCIC បាន
ប្រាប់ថា ការបើកការដ្ឋានសាងសង់ស្ថាននេះ
នឹងធ្វើឡើងនៅខែកក្កដាឆ្នាំនេះហើយការសាង-
សង់នឹងប្រើរយៈពេល១៨ខែ។ បន្ទាប់ពីក្រុម-
ហ៊ុនបានប្រកាសអំពីគម្រោងថ្មីនេះ ក្រុមហ៊ុន
ក៏នឹងបង្កើនល្បឿនសាងសង់បញ្ចប់គម្រោង
ស្ថានអាកាសទីបីមកនៅត្រឹមពាក់កណ្តាលខែ
មិថុនាផងដែរ ដែលថយពីកាលវិភាគពីដំបូង
ដែលកំណត់ថានឹងបញ្ចប់នៅដើមឆ្នាំ២០១៥
ដោយសារតែស្ថានភាពកកស្ទះចរាចរណ៍កាន់
តែអាក្រក់ឡើងនៅតំបន់នោះ។ ស្ថានអាកាស
ថ្មីនេះត្រូវបានគណនាថានឹងមានតម្លៃ១៦លាន
ដុល្លារ ដែលនឹងត្រូវចំណាយដោយក្រុមហ៊ុន
OCIC ផ្ទាល់ជាចម្បងដែលក្រុមហ៊ុនបានទទួលដី
សម្បទាននៅតំបន់ប្រោយចង្វារពីរដ្ឋាភិបាល
ដើម្បីអភិវឌ្ឍន៍ជាទីក្រុងរណបមួយ។

លោក Egami Masahiko តំណាងផ្នែក
ហេដ្ឋារចនាសម្ព័ន្ធនៃទីភ្នាក់ងារអភិវឌ្ឍន៍អន្តរ-
ជាតិនៃប្រទេសជប៉ុន (JICA) បាននិយាយថា
ពង្រាងផែនការដើម្បីធ្វើឲ្យប្រសើរឡើងនៅ
ចំណុចប្រសព្វនានានៅក្នុងរាជធានីភ្នំពេញត្រូវ
បានផ្តល់អនុសាសន៍ដោយសហគមសាងសង់

នៅក្រៅប្រទេសនៃប្រទេសជប៉ុន (OKAJI) ក្នុងឆ្នាំ២០១០។ ពួកគេបានធ្វើការសិក្សាអំពីបរិមាណចរាចរណ៍នៅភ្នំពេញ ហើយបានកំណត់ទីតាំងនៃចំណុចប្រសព្វ ដែលអាចស្ថាបនាជាស្ថានភាពសាងសង់។ OKAJI បានរកឃើញថាចំណុចប្រសព្វនៅស្ទឹងមានជ័យ ខាំកូស៊ី ចំណុចប្រសព្វរវាងផ្លូវ២៧១ និងផ្លូវ១៩៨៦ និងរវាងផ្លូវហាណូយ និង ផ្លូវ១៩៨៦ ដែលរួមបញ្ចូលទាំងស្ថាបនាគោក គីសុទ្ធសឹងជាចំណុចដែលអាចពិចារណាសម្រាប់ស្ថាបនាស្ថានភាពសាងសង់ដើម្បីជួយសម្រួលចរាចរណ៍។

“ប៉ុន្តែវាសមហេតុសមផលសម្រាប់រដ្ឋាភិបាលដែលជាអ្នកសម្រេចចិត្តជ្រើសរើសចំណុចប្រសព្វសម្រាប់កែលំអ”។ លោក Masahiko បានបញ្ជាក់យ៉ាងដូចនេះ។

លោកនាយករដ្ឋមន្ត្រី ហ៊ុន សែន នៅឯពិធីសម្ពោធបើកការដ្ឋានសាងសង់ស្ថានភាពស្ទឹងមានជ័យធ្លាប់បានបញ្ជាក់ថា រដ្ឋាភិបាលនឹងស្ថាបនាយ៉ាងហោចណាស់ស្ថានភាពសាងសង់ចំនួនពីរទៀត រួមទាំងផ្លូវក្រោមដីដ៏ធំមួយនៅក្នុងរាជធានី ដើម្បីជួយកាត់បន្ថយការកកស្ទះចរាចរណ៍។

ក្រៅពីស្ថានភាពសាងសង់បីនេះ ភ្នំពេញកំពុងតែស្ថាបនាគម្រោងហេដ្ឋារចនាសម្ព័ន្ធផ្សេងៗមួយចំនួនទៀត ដើម្បីជួយសម្រួលរហូរចរាចរណ៍។ ការស្ថាបនាស្ថានភាពយោងទីពីរដែលមានតម្លៃសាងសង់ ២៧.៥លានដុល្លារ ឆ្លងកាត់ទន្លេសាបបានចាប់ផ្តើមសាងសង់តាំងពីឆ្នាំ២០១១ ហើយនឹងបញ្ចប់នៅឆ្នាំ២០១៥។

សាលារាជធានីបានអនុម័តលើការស្ថាបនាផ្លូវក្រោមដីពីរខ្សែរួចទៅហើយ។ ខ្សែទីមួយនឹងតភ្ជាប់មហាវិថីព្រះមុនីវង្ស និងមហាវិថីសហព័ន្ធរុស្ស៊ី នៅក្បែរធនាគារកាណាឌីយ៉ា ដែលការសាងសង់នឹងចាប់ផ្តើមឆាប់ៗនេះ។ រីឯផ្លូវក្រោមដីមួយខ្សែទៀត នឹងតភ្ជាប់សណ្ឋាគារ Naga World I ទៅសណ្ឋាគារ Naga World II ។ ផ្លូវនេះកំពុងស្ថិតក្រោមការសាងសង់នាពេលបច្ចុប្បន្ននេះ។

រីឯផ្លូវក្រោមដីមួយខ្សែទៀត ដែលនឹងត្រូវសណ្ឋាគារនៅក្រោមផ្ទៃទឹកទន្លេសាប នឹងភ្ជាប់តំបន់ត្រើយខាងលិចនៃទន្លេនៅក្បែរក្រុមប្រឹក្សាអភិវឌ្ឍន៍កម្ពុជា ទៅតំបន់ត្រើយខាងកើតនិងត្រូវចំណាយពេលក្នុងការធ្វើផែនការយូរអង្វែងទៀត ដោយសារតែវាមានតម្លៃថ្លៃ និងមានភាពសំបុកច្រើន។

សេវាកម្មវេយន្តដឹកជញ្ជូនសាធារណៈដែលបើកដំណើរការកាលពីខែកុម្ភៈឆ្នាំនេះ ក៏មានគោលបំណងកាត់បន្ថយបរិមាណយានយន្តដែលធ្វើចរាចរណ៍នៅក្នុងរាជធានីភ្នំពេញផងដែរដែលបច្ចុប្បន្ននេះភ្នំពេញមានទោចក្រយានយន្តច្រើនជាង១លានគ្រឿងនិងរថយន្តច្រើនជាង ៣០ម៉ឺនគ្រឿង។ បន្ថែមពីនេះទៀតសេវាកម្មថតភ្លើងលើអាកាស ត្រូវបានរំពឹងថានឹងចាប់ផ្តើមដំណើរការនៅឆ្នាំ ២០១៧ ផងដែរ។

បច្ចុប្បន្ននេះ សាលារាជធានី និងអង្គការ JICA កំពុងសិក្សាលើផែនការចរាចរណ៍មេសម្រាប់រាជធានីភ្នំពេញ ដែលផែនការនេះនឹងត្រូវបានគិតរហូតទៅដល់ឆ្នាំ ២០៣៥។ ការសិក្សានេះបានបញ្ចប់នៅខែមេសានេះ។

សាលារាជធានីបានបញ្ជូនពង្រាងផែនការមេនគរូបនីយកម្មរាជធានីភ្នំពេញ ទៅទីស្តីការគណៈរដ្ឋមន្ត្រីដើម្បីពិនិត្យសម្រេចនៅឆ្នាំមុនដោយសារតែសង្កេតឃើញថាទីក្រុងនេះមានការអភិវឌ្ឍន៍យ៉ាងឆាប់រហ័ស ខណៈដែលប្រព័ន្ធហេដ្ឋារចនាសម្ព័ន្ធបច្ចុប្បន្នមិនគ្រប់គ្រាន់ដើម្បីទ្រទ្រង់ចរាចរណ៍បានទៀតទេ។

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POOR BUILDING SAFETY CAN HAMPER ECONOMIC GROWTH

The deadly Rana Plaza factory collapse in Bangladesh in April last year that took over 1,100 lives has had an impact on Bangladesh's economy. Buyers like Walt Disney have stopped production in the South Asian country over safety concerns and possible damage to their brands. Poor safety standards in several developing countries have many international companies looking anew at where they produce.

Cambodia is one of the developing world's major apparel production centers and also has a poor track record on building safety. Should there be an accident on the scale of Rana Plaza, Cambodia could lose large amounts of foreign investment, a nightmare for the country as the textile industry is its major economic engine.

Following a ceiling collapse in a shoe factory in Cambodia in May 2013 plus several other factory building accidents that resulted in deaths and injuries, new concerns were raised about the adequacy of building and fire safety standards in Cambodia, particularly at the 800 garment factories employing

over 600,000 workers nationwide.

David Myers, economic officer at the US Embassy in Cambodia, has warned that the poor safety standards of many buildings in the Kingdom can discourage foreign investment.

"Following the Rana Plaza tragedy, I have frequently been asked about Cambodian safety standards and the adequacy of enforcement," he said at the International Building and Fire Safety Standards in Cambodia talk organized in March in Phnom Penh. "Potential investors want the security and stability that comes with adherence to these standards."

He has asked the Cambodian

government to consider building and fire safety standards and their enforcement not as a drag on the business sector, but as a net positive that will encourage and increase investment in Cambodia.

However, Myers also admits that the poor international building and fire safety standards in developing countries are also caused by the reluctance of larger clothing retailers, including some that source from Cambodia, to ensure a safe environment for workers, although they may spend US\$1 billion annually on advertising.

Despite the amount of money these companies spend on developing and maintaining their brands, they are very fragile things, and Myers believes their reputations can be destroyed overnight when an incident occurs and news of it is spread via social media.

But after the catastrophe, companies are now very willing to pay a little more to protect their brands rather than risk the millions and possibly billions they invested in their reputations. Perhaps the most recent example was the letter signed by a number of major clothing brands expressing concerns about the labor situation in Cambodia.

Building standards in the Kingdom

There are no proper building safety standards in Cambodia at present. However, the government has enacted some safety regulations. Since building



The Rana Plaza disaster in Bangladesh has raised concerns about building safety in Cambodia

construction involves many sectors, the Ministry of Land Management, Urban Planning and Construction has taken care of general safety standards including the structural and electrical systems, while fire protection falls under Ministry of Interior's National Police Commissariat. The construction environment is overseen by the Environment Ministry, and working condition regulation falls to the Ministry of Labor and Vocational Training.

All these regulations have formed a set of criteria that are taken into consideration when a project owner applies for a construction permit. But despite the regulations in place, there is still no clear enforcement mechanism.

Due to the absence of a building code, the government has allowed the use of foreign standards. But that concerns Martin Russell Croucher, director of sustainability and special projects for the Royal Institute of Chartered Surveyors (RICS), a UK professional body. He said during a visit to the Kingdom that some codes used here might not be appropriate for the local climate, geography and even building materials.

"It is compulsory that Cambodia have its own standard because those foreign standards may not fit well with Cambodian conditions," he said.

In other developed countries there are checklists that ensure buildings are built conforming to safety standards. Croucher said that can be a good example for Cambodia.

He recommended having a reliable building inspection regime approved by the government to ensure investor confidence in the construction industry. "Soon Cambodia will have a construction law and building standards, but we need somebody that will check whether the projects have followed the standard or not," he said.

Pen Sophal, secretary of state in the Ministry of Land Management, Urban Planning and Construction, admits there is poor enforcement of building standards. But he argues that the ministry is trying to promote



Pen Sophal of the Ministry of Land Management, Urban Planning and Construction speaks at the workshop in March

building safety by strictly controlling the issuance of construction permits, especially with requests for a change of building function.

"Whenever there is a request to change a building's function or to build extensions, there is a change in building load, and we are strict about that," he said. "The factory ceiling collapse we saw was caused by a change of the building's role."

At present, applicants must respect various technical criteria in order to get a construction permit. In addition, the ministry has strengthened inspections during construction directly at the site. However, he admits implementation hasn't been effective due to limited resources and manpower. To fill the gap, the ministry has allowed private inspection services to get involved.

A public committee has also been established to monitor factory building safety standards by using existing technical regulations and certify qualified ones, responding a request by the Garment Manufacturers Association of Cambodia (GMAC). The 600-member group was under pressure from buyers to increase monitoring.

Despite the pressure from buyers, Vann Sue Ieng, GMAC chairman, said he doesn't worry too much about a factory's

structural safety since most factories in Cambodia are built on one floor, unlike in Bangladesh where factories are erected on multiple stories. "Factories in Cambodia have less risk regarding structural safety," he said. "But this country has to focus on the fire safety in factories since there is no standard now."

After the accident in Bangladesh, GMAC encouraged its members to engage with professional technicians to conduct thorough inspections of their buildings and provided a list of technical service providers to its members.

For fire safety prevention, the ILO's Better Factories Cambodia project has been working to improve fire prevention in factories since 2008 by giving guidelines to employers, managers and workers with key information on the risks that fires pose in the workplace as well as information on fire prevention and control.

While there are efforts in place, large improvement won't happen immediately. David Myers of the US embassy admits that raising building safety and fire standards in one country isn't an overnight mission. The United States struggled for decades before its workers were able to enjoy the protections they have today ■



GO AHEAD AND BUILD – BUT BE AWARE OF FINANCIAL TRAPS!

By Frida Hultén, CEO and founder, The Room Design Studio

The Cambodian building industry is flourishing and construction sites seem to pop up every day, especially in Phnom Penh. Private, public and foreign investment groups realize that now is the time to build and invest here. Labor and local materials are still considered cheap and accessible, which is good for the building industry. So yes, go ahead and join the investors, but watch out – there are many pitfalls that might turn your dream project into a nightmare.

Start by asking yourself some questions and make a list of all steps and phases of the project. Please don't consider yourself an architect or engineer if you aren't actually trained in the field. That kind of thinking will only bring you economic hardship.

For example, if you have an existing building you're considering renovating, make sure you have structural engineers to provide a feasibility study. You might end up doing expensive renovation work just to realize you actually need to demolish the whole building because the old structure was too weak. The same applies to new buildings. Make sure you have geotechnical

engineers providing geological surveys to be sure how deep you need to sink your piles, and how many you'll need.

A budget will never be realistic if these services are left out. Labor and material cost considerations are not sufficient for an accurate budget. Among other things, you must add costs for architectural, interior, mechanical, project management and plumbing services. Most materials and furnishings will have to be imported.

I work at The Room Design Studio, which was established in 2007 in Phnom Penh, and we have been asked many, many times to change the design of projects which are nearly finished. As a designer, this is a nightmare!

Be unique! Spend some extra money and get high-quality design work and correct drawings before you put the shovel

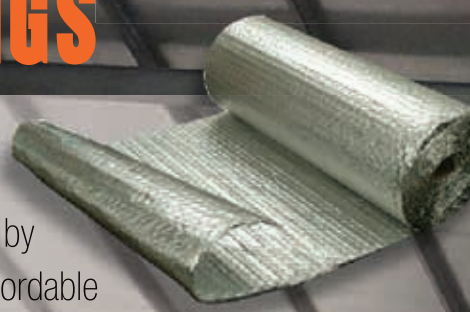
in the ground. You will more likely stick to the budget if you ask for these services than if you do not. It is not cheaper to build wrong – demolish – build wrong again – and demolish again than to ask for professional services from start. In the end, such a careless approach will mean a project takes longer to finish, and as we all know, time is money.

With all the construction around, there are far too many uncompleted projects as well. Don't be surprised if they are at a standstill, and perhaps permanently dead, because the budget was completely unrealistic. So, please, let us professionals help you make your dream of having a functional, economical and eco-friendly building come true.

Phnom Penh is a fairly small town and people within the construction industry know each other. We actually meet once or twice every month just to keep everybody updated on what's going on and what new projects are in the pipeline. We are a good group of colleagues and will be more than happy to assist you as an investor to make your project succeed and do so within a realistic budget ■



A COAT TO COOL BUILDINGS



Cambodia's perpetually warm climate brings many benefits – tourists, long growing seasons, delicious tropical fruits – it also means building owners are faced with big cooling bills. But reflective insulation, like that supplied by Tashen Green Tech, can keep temperatures in the comfort zone at an affordable price.

Heat gain in buildings mainly comes from solar radiation, and 75 percent of that comes through a structure's roof. Roofs and walls absorb external heat radiation and conduct it inwards, causing temperatures to rise.

A Polynum reflective insulation blanket around a building can block from 95 to 97 percent of radiant heat, which keeps internal temperatures down and reduces overall energy consumption, according to Tashen Green Tech Co. Ltd., a provider of reflective insulation materials in Southeast Asia, including Cambodia. The company began operations in the Kingdom last year.

A reflective insulation blanket is made of two aluminum foil layers that surround a single core layer of polyethylene bubble film. The design results in high thermal resistance and keeps humidity from the exterior from bleeding into a building's interior. The result is less work for AC units and other cooling devices.

According to Tashen's Vicky Chen, when a metal building installs an insulation blanket, tests have shown that interior temperatures can drop by 10 degrees or more. "A reflective insulation blanket not only reduces energy consumption, but also saves you money and improves the living environment," she said.

Currently, several insulation products are available in Cambodia, mainly imported from neighboring countries like Vietnam. Unlike other insulation materials that trap air inside and absorb the heat, she says Tashen's reflective insulation blanket reflects radiant heat and decreases the flow of heat throughout

the interior airspace. In addition, installers don't need to wear protective gloves or masks, use special equipment or waterproof layers. No maintenance is needed after installation.

Reflective insulation blankets offer a perfect solution for insulation and temperature maintenance in residential, commercial and industrial buildings and projects. They are ideal for cement roofs, iron sheet roofs, rooftop additions, walls, ceilings, attics, and floors of buildings. They can also be applied to car roofs. The blanket should be installed between the roof deck and the ceiling, and between interior and exterior wall coverings.

Chen has observed the demand for such insulation has increased steadily, especially on projects with foreign investors. The clients are usually those who have some knowledge of thermal insulation.

Im Vibol of Group Four Architects & Engineers has applied Tashen's insulation blanket to a restaurant with a 3.5-meter roof. He noticed that after installation, much of the heat was reflected outward, and occupants felt a real difference before and after the blanket was put in place. "Now we can feel very little heat and the AC works less, we save energy," he said.

Given the booming construction industry and jump in foreign investment in Cambodia, Chen believes the market is ready for insulation materials like Tashen offers.

"Cambodia is warm to hot throughout the year, so the need for insulation exists," she said. "We believe there's plenty of opportunity for expansion here."

Insulation Materials	Reflective Insulation Blanket	Fiberglass	Rockwool	PU Form
Emissivity	Low 3% -5%	80% or higher	80% or higher	80% or higher
R-value	3.06 (C/W)	25mm = 0.50 ~ 0.75 (C/W)	25mm = 0.50 ~ 0.75 (C/W)	25mm = 0.75 (C/W)
Insulating Performance	Effective, high Thermal reflectivity	Depends on the thickness, absorbing heat	Depends on the thickness, absorbing heat	Depends on the thickness, absorbing heat
Waterproofing	✓	X	X	X
Germ Resistance	✓ With anti-corrosion coating	X	X	X
Installation	Lightweight and easy to install, No need special tools	Need protective equipment, steel net needed when install above the truss	Need protective equipment, steel net needed when install above the truss	Need protective equipment, steel net needed when install above the truss
Safety	Non-toxic, approved by international standard institutions	Easily cause irritate skin, and affect respiratory tract	can cause irritation of skin, eyes and upper respiratory tract	When catches fire, toxic smoke will release, can cause people to lose consciousness or go blind

INSTALLING THE RIGHT FIRE SAFETY SYSTEM

While fire safety systems are crucial to preventing or extinguishing fires in buildings and thereby saving lives, installation can vary depending on the type of structure. It's important to know what's right for what kind of structure.



Fire fighting pump in Canadia Tower in Phnom Penh



FM200 fire extinguishers in the basement

According to Kien Nareth, mechanical and electrical manager at Canadia Bank, it's important to analyze the fire safety system that is the best fit for your building and the exact technical requirements before beginning installation. Those recommendations are based on his experience and also on advice from the National Fire Alarm Protection Association (NFA), one of the world's leading advocates of fire prevention and an expert on fire, electrical and building safety.

A fire safety system contains two main elements: the fire alarm and fire protection systems. According to national fire alarm code NFPA 72, the fire alarm system warns occupants when a fire is about to break out or after one has already started. This system includes smoke detectors, heat detectors, alarm bells, strobe bells, manual pull stations, and control alarm panels.

According to fire alarm code NFPA 1, the fire protection system is the larger unit installed in the building to take water from a tank or reservoir to extinguish a fire. A standpipe carries water multiple floors of a building with the help of pressure supplied by pumps; fire sprinklers spray water from the ceilings; hose reel cabinets/hydrants are used to spray water inside the building; and fire extinguishers, including the Clean Agent Fire Extinguishing system technically known as (FM200), are devices to put out flames.

These two systems are installed and connected in the building in tandem. When a fire ignites, the alarm system will be activated, sending an electronic report to the fire protection system to activate sprinklers or other fire-protection devices.

The structure of a building determines what systems are appropriate for it, Nareth says, adding that the

plumbing engineer, who generally decides on a fire safety system, must understand the building inside and out before choosing which system to use.

He adds that the designer must keep in mind three main parts of the system installation: the tank or reservoir must store enough water to fight a fire for at least two hours; the standpipes must be in good working order; and fire alarm and protection systems must be properly installed.

A few examples: restaurant kitchens and condos require gas detectors since these are buildings where gas leaks often occur. For high-rise commercial or office buildings where occupants are inside during daytime but the structures are largely empty at night, automatic sprinklers and hose reel cabinets are often the best options.

For shopping centers where there are

many people moving inside in the large space, fire sprinklers are appropriate. However, in condominiums, the sprinkler can only be installed in public areas, not in private residences where water could damage property if they were to go off by error or to extinguish only a small fire that could be put out by other means. For data centers, control rooms, server rooms, and other spaces with electrical devices, the best fire-extinguishing methods are dry chemical powders (FM200) that can put out flames without destroying expensive equipment.

Chemical extinguishing agents also work well in banks, where paper currencies are stocked, and gas stations where water would not be enough to put out a gasoline-fed fire. However, chemical extinguishers can be expensive.

For residential use in detached or semi-detached houses and flats, Nareth says one or more fire extinguishers are often sufficient. Moreover, there should be a fire hydrant in every 800 meters to 1 km of a housing block.

For garment factories that contain only cloth, a water-based firefighting system would work well, but for other kinds of factories, the kind of extinguishing agent used depends on the materials on the premises.

Generally, experts don't recommend installing water-based firefighting system in rice mills as they can destroy paddy and milled rice. In these cases, Nareth

recommends installing two fire systems: fire extinguishers for minor fires and water-based systems for bigger ones. While the water might result in a loss of rice, it can protect the plant as a whole.

Laboratories need specific fire protection agents that can handle the chemicals present, he says.

Nareth, who has recently been certified by the ASEAN Federation of Engineering Organization (AFEO), says buildings in Cambodia, including some condominiums and high-rise buildings, do not have sufficient fire safety systems. The buildings at most risk of fire are commercial buildings, shopping malls and factories.

"Most building owners in Cambodia understand the value of fire safety systems, but the matter is that these systems require a large investment that most of them can't afford," he said.

To improve fire safety standards for building, he recommends that construction permit requirements include the M&E design that will include the fire safety systems. Current, permits focus only foundation design, soil analysis and the architect's approval on the building drawings.

Fire departments in Cambodia only monitor basic fire protection measures such as fire extinguishers and fire alarms, and don't have the capacity to ensure that buildings have adequate fire



Mr. Kien Nareth,
M & E Manager of Canadia Tower

protection systems. Nareth would like to see that change.

For owners of high-rise buildings who can't afford a standard fire safety system, he advises them to install a standpipe with a hose reel cabinet inside the building. If a fire breaks out, the fire department can connect its own pipe into the stand pipe to bring the water up to the building to fight the flames. Owners could also buy a fire pump to connect to the existing standpipe.

But, in the end, it's important, and even life-saving, to do things right when it comes to fire protection, Nareth says: "It is important that owners hire professional architect to design the building."



Automatic fire sprinklers are appropriate for buildings with large interior spaces

BOSCH PARTNERS WITH MENG LENG EAV TO EXPAND MARKET

The Bosch Group, the leading global supplier of power tools and accessories from Germany, in late April partnered with Cambodian dealer Meng Leng Eav to expand its sales in Cambodia.



The partnership means Meng Leng Eav Co. Ltd., one of the Kingdom's biggest power tool and agricultural machinery dealers, can now distribute Bosch products in Cambodian markets at its own sales centers or sub-dealers around the country.

According to Bui Anh Tuan, Bosch's sales director for Cambodia and Vietnam, the German-based firm is now exploring approaches to expand its sales network by partnering with potential dealers and sub-dealers entire the country. "We are very excited to work with Meng Leng Eav, because it is one of the professional companies with

strong management team," he said.

Meng Leng Eav, director of the company which bears his name, says he is pleased with the partnership since the rapid development of the construction sector means the demand for power tools and other construction implements is only rising. "Previously,





users focused on cheap tools that were low quality, but now they are trending toward high-quality tools,” he said.

Established in Stuttgart, Germany in 1886, today the Bosch Group has roughly 350 subsidiaries and regional companies in some 60 countries. If its sales and service partners are included, Bosch is represented in roughly 150 countries.

Bosch arrived in Cambodia in 2003. In 2010, the manufacturer has set up a representative office in Cambodia, and last year opened an official subsidiary in the Kingdom. Currently, three Bosch divisions are operating in the Kingdom: the automotive aftermarket, power tool and security systems divisions.

This year Bosch opened a warehouse in Phnom Penh that allows the

company to stock more products and meet customers’ needs in a more timely manner.

Since 2010, Bosch has enjoyed double-digit sales volume growth. In the first three months of this year, sales volume increased over 120 percent compared to the same period in 2013. Last year, Bosch worldwide generated 46 billion euros ■



BANGKOK TO HOST TWO NEW BUILDING EXPOS IN 2014

In line with strong regional construction growth, Bangkok will introduce two new building expos this year to serve as platforms to promote the construction industry.



The two shows, Concrete Expo Asia 2014 and Construction Materials Expo Asia 2014, will be held concurrently at Bangkok's Impact Exhibition and Convention Centre on September 18-20.

They are part of Thailand's Construction & Building Technology Week (CBT), a series of five exhibitions over three days including the Asia Pacific Cleaning Industry Expo; the Professional Music Audio, Lighting, Audio Visual, Systems Integration, Music Software & IT Entertainment Technology Exhibition; and the Facility Management, Building and Plant Maintenance Show. The five shows are hosted and organized by Impact Exhibition Management Co., Ltd.

Concrete Expo Asia 2014 will be an international platform for construction professionals and traders to source construction materials, technology and alternative material products exclusively focused on steel, stone materials and decoration, ceramic tiles, construction tools and equipment, and innovative material products.

Construction Materials Expo Asia 2014 will be a business platform for international companies to access Thailand's construction and construction materials industry as well as a gateway to ASEAN ahead of the bloc's economic integration set for 2015.

There will be 500 booths for exhibitors, 250 booths for at each event. As of early April, about 60 percent of the booths had been reserved.

Running alongside the exhibitions will be a series of conferences, seminars, certification courses and workshops that will encourage knowledge exchanges and networking and promote new business opportunities.

Ms. Pornphan Bulner, assistant director of the exhibition department at Impact Exhibition Management, spoke at SeoulBuild 2014 in South Korea earlier this year to promote both events in Thailand. She said based on the Korean experience, the Thai expos will offer excellent business opportunities for international sellers who will be able to personally meet thousands of regional and local buyers.

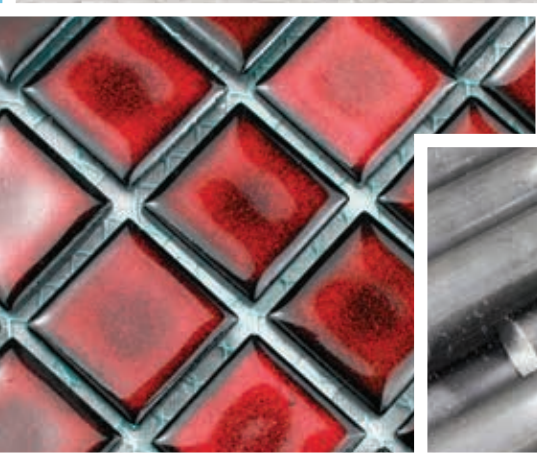
"The show attracted a lot of interest

from Korean companies especially those who wanted to expand their business to Thailand and Southeast Asia," she said.

Over 150 local and international exhibiting companies are expected to showcase their newest products, technology, equipment and solutions to over 3,000 trade buyers and decision-makers from the building and construction sectors, who are expected to come from both Thailand and the surrounding ASEAN region.

Last year, the Construction & Building Technology Week attracted 348 exhibiting companies from 22 countries and 13,178 visitors from 41 countries.

Concrete Expo Asia 2014 and Construction Materials Expo Asia 2014 have received strong industry support from Thailand and ASEAN. Concrete Expo Asia 2014 is supported by the Association of Thai Concrete Product Industry, the American Concrete Institute and its sister chapter from Singapore, as well as Malaysia's National Ready-Mixed Concrete Association, among others ■



Q&A

THE VALUE OF GOOD DESIGN SERVICES

What kind of changes have you seen in design and architectural services in Cambodia during the current construction boom?

Business opportunities in architecture are growing in Cambodia, and many architectural firms and consultants have begun offering services. But competition is tough. Previously, one firm might have designed 10 projects a year; now 10 firms compete for only one project in year. Now we see more firms paying more and more attention to safety standards and codes.

What percentage of projects use professional designs to draw up construction plans?

Many clients now understand the role architects play with their projects. In addition, the law requires that

architects do design for construction, and now almost 100 percent of projects are designed by architects. However, regulations say buildings built with temporary materials do not require an architect for the design. And the definition of temporary materials is not clearly explained.

What are the risks of not using proper drawing services?

A project owner always looks for beauty, prestige and effectiveness of his building and looks for a reasonable project budget to achieve good results. Clients don't want headaches, they want to see a project run smoothly. Professional architects will provide services so all those requirements are met. Moreover, professional architects can look beyond all that, considering a building's effect on the surrounding community and society. Without professional architects, these things

would never happen.

What are the issues that have to be considered in the planning stage to minimize the risk of errors in the design?

Usually, a client explains the function of the building and architect designs the building's form and structure. It is important that architects study all the requirements, standards, codes and surrounding conditions of the project location before designing the project. Mistakes or errors can happen, but they should be minimized.

How about the costs of these kinds of professional services? Are they out of reach for many owners?

If a client invests in professional architectural services, the project is more likely to succeed and the



Sin Sochiet, managing director of Group Four Architects & Engineers

It happens far too often in Cambodia: build-find faults-demolish-build again-find other faults tear it down again. It's a nightmare for all involved, and usually a result of buildings going up without owners using expert architectural and design services. These projects almost never come in on budget or on schedule.

Many project owners complain about the headaches and cost overruns, but still too many are reluctant to hire professionals since they worry the costs are too high.

Sin Sochiet, managing director of Group Four Architects & Engineers, a leading local consultancy, told Construction & Property Magazine that the amount paid for professional services is much smaller than what an owner will lose when a project goes wrong.

owner will save a lot of money on the project. But, if the client does not hire a professional architect, difficulties, mistakes and errors are usually the result and ultimately, client will spend a lot more.

Are there local firms which offer these services and can they compete with foreign firms offering similar services?

My firm, Group Four Architects & Engineers, is one local firm offering these kinds of professional services. We usually compete with international firms for projects.

Regarding architecture and design consultancies in Cambodia, have you noticed specific strengths and weaknesses?

The quality of expertise is improving, but codes, standards and

laws are still lacking. It is difficult to provide consultancy services in the country with this kind of situation.

Since Cambodia doesn't have design and architect codes itself yet, what are the codes that designers and architects follow now?

Right now, we usually agree with the client on standards and codes to follow. Standards and codes from Singapore, the US and the UK are commonly used.

ASEAN economic integration is less than two years away. How will it affect the construction market and those providing designing and architectural services in Cambodia? How should they prepare now to strengthen their position beforehand?

The opportunities will be to expand architecture services, gain

more knowledge transfer, provide better services to compete with others, and more job opportunities. At the same time big challenges will arise. Domestic Cambodian architects will be competing with international firms. It is necessary for our architects to build their own capacity, get familiar with international design standards and be ready to compete with the international community.

Now the Board of Architects of Cambodia is calling for local designers and architects to register with them to be officially recognized by the government. What do you think of this move?

It is a very good start. The board will play an important role regulating architects and architectural firms. This will bring architecture on the right track ■

CHHOUK CHHAY HORNG — A LIFE IN CIVIL ENGINEERING

Many people feel trapped in jobs that are routine and uninteresting, but Chhouk Chhay Horng is not one of them. The head of the Civil Engineering and Architectural Department at the Institute of Technology of Cambodia (ITC) has spent more than three decades in his field, and he still finds it fascinating.



Born in Kandal province in 1956, Chhay Horng's first job was teaching at a local public school. But his life changed when he won a government scholarship to study civil engineering in the Soviet Union. From 1981 to 1984, he braved the cold to learn skills that would last him a lifetime.

After graduation, he returned to Cambodia where he started his career at the Institute of Technology of Cambodia (ITC). He first served as one of the general assistance staff in the Construction Lab Department, but soon began climbing the career ladder. In 2000, Chhay Horng was chosen to lead the Civil Engineering and Architectural Department, a position he still holds today.

Chhay Horng firmly believes that it's the education he gained abroad which put him on the path to success. He is where he is today, he says, thanks to the government's focus on the human resource development policy in 1979, after the fall of the Khmer Rouge. The program sought to provide badly needed skills to the decimated population by providing scholarships to talented students to study abroad, especially in the Soviet Union.

It wasn't easy. Classes were in Russian, and Chhay Horng had to get familiar with the language in a hurry. But he did, and his efforts paid off handsomely.

"If I hadn't had the opportunity to study civil engineering in the Soviet Union, I would still be teaching at a school in my home province," he says. "I would not have the life I have today."

Throughout his professional life, Chhay Horng's ambition has remained strong.

Despite a busy schedule and the demands of family life, Chhay Horng has never stopped learning. He began studying engineering at ITC in 1986 and got a diploma in 1991. He obtained a master's degree in civil engineering from a university in France in 2012, when he was already in his mid-50s. Those additional degrees were largely made possible through government scholarships.

Many people believe that education for young and single people, and Chhay Horng can certainly see the thinking behind that idea. But he believes married or middle-aged people can also pursue a higher education if they are committed, just as he did.

Although he now teaches full time, he has never stopped learning. "Teachers need to study all the time," he says.

He has passed along his love of civil engineering to both his sons, who also pursued post-graduate studies abroad in the field. Today, his 37-year-old son is employed by a road construction company while his older son, 34, teaches at ITC.

To those wishing to emulate his success, Chhay Horng says a real investment in education is essential. He also has words of warning to young engineers in the Kingdom, saying they need to upgrade their skills and broaden their knowledge in order to complete in the broader professional market that will be created after ASEAN economic integration in 2015.

After more than three decades in civil engineering, Chhay Horng has seen a lot of development in the sector, evidenced by the changing landscape of Cambodia and the many new buildings, roads and bridges

that dot the country. He is also impressed by the nation's civil engineering curriculum, saying Cambodians educated at home can largely keep pace with those educated abroad.

He does complain about that fact that most buildings in Cambodia are designed without much thought to the needs of disabled or elderly people, and access can be difficult. Other countries make that part of any initial design. He also says the country needs more skilled workers, better construction safety standards and a strong building code.

For the future, this man who has seen so many changes in his lifetime would like to watch the capital develop further. He is happy about the increasing number of skyscrapers that characterize the city's skyline, although he warns about overcrowding. He also says the capital needs better infrastructure development in the form of more expressways and bridges ■



Chhouk Chhay Horng studied in the Soviet Union in the 80s

PHNOM
PENH

ICONIC VATTANAC SKYSCRAPER OPENS ITS DOORS

The first tenants have moved into Vattanac Capital Tower, the dragon-backed glass skyscraper that dominates the Phnom Penh skyline, and more are expected to occupy their offices in the coming months. The first tenant was Vattanac Properties, which moved in in March to make sure everything from the elevators to the cleaning services and security were working properly.

According to the Phnom Penh Post, the first group of tenants included Qatar Airways and One Asia Capital. Switzerland's Schindler Elevator is also a tenant, which bodes well for the building's elevator system that carries the company's name. The system is considered the most sophisticated in the Kingdom and guarantees a wait of no more than 35 seconds to ascend to any of the building's floors. Retailers are set to begin moving in at the end of April, although there will be an official grand opening of the mezzanine-level retail space

later this year. The upper floors of the 39-story Tower 1 have been handed over to Rosewood Hotels and Resorts, which will open in 2015, featuring 148 rooms and suits as well as 27 luxury apartments ■



TIMES CENTRE CONSTRUCTION SET TO KICK OFF IN JUNE

PHNOM
PENH

Work on the triple-tower Times Centre project near Phnom Penh's Olympic Stadium is set to start in June and be completed in 2017, according to Tony Chou, the project's supervisor. Chou told the *Phnom Penh Post* that the complex, which features two 38-story towers and one with 40 floors, will also have a mall, a cinema, a swimming pool, other sports facilities, and restaurants from the first to fifth floor. The floors from the sixth up are reserved for condominiums. All in all, there will be 1,583 units, he said. The project is a joint venture between Taiwanese and local investors, and architects and engineers from Taiwan are behind the project. The target market is largely foreigners, Chou added, since there is still fairly low demand among Cambodians for condos. He said, however, he thought that would change with time. Some have questioned the viability of so

many large-scale projects being built in Phnom Penh at around the same time, and wondered if the market is large enough to support all of them ■



CONSTRUCTION RESTARTS ON CAMBODIA PLAZA AFTER LONG DELAY

PHNOM
PENH

Work on Cambodia Plaza, a mixed development project on Russian Boulevard, has restarted after construction was postponed in 2009 due to the global financial crisis, according to the project manager. Four floors of office space were set to open in April and a three-story hotel with 72 rooms and an automobile showroom will

open toward the end of the year, Adam Liv, project manager, told the *Phnom Penh Post*. However, some parts of the project continue to be on hold, such as the supermarket and apartment units. Liv told the paper he did not know when construction on those would start again. The project is being developed by Indonesia's Lippo Politan Corporation and the project owner has hired an American architect to redesign and develop the blueprints for a mall and the hotel. The location, near the 7 Makara flyover, has made access to the project easy, but might be a disincentive for potential apartment buyers, who could be put off by traffic noise ■

AFFORDABLE HOUSING TO HELP RESIDENTS HURT BY HIGH RENTS

MYANMAR

Five new low-cost housing developments slated for the northern districts of Yangon will potentially help locals who have been hit hard by the rapid rise in the capital's rents and property prices. The Yangon City Development Committee (YCDC) accepted applications from would-be homeowners seeking to buy in the Bo Min Yang Housing Development in North Dagon township. Another development, Bo Ba Htoo housing, received 14,000 applications for 448 apartments, U Nay Win of the YCDC engineering department, told the *Myanmar Times*. The housing plan has come in for criticism, though, with some saying the monthly installments are unaffordable for most civil servants and that the units are relatively small. Most apartments in the Bo Min Yang complex are 56 square meters. Both the Bo Min Yang and the Bo Ba Htoo developments are set for completion in May 2015. YCDC has pledged to develop three additional complexes in the near future ■



INDONESIAN TOURISM INVESTMENT GOING TOWARD NEW HOTELS

INDONESIA

The lion's share of investment in Indonesia's tourism sector is going toward the hotel sector, according to the Minister of Tourism and the Creative Economy, Mari Elka Pangestu. Carlson Rezidor together with its partner Panorama Group will invest in the construction of 20 new hotels in Indonesia over the next seven years. Four of the hotels, located in Lampung (Sumatra), Bali, Makassar (Sulawesi) and Bandung (Java), will open by the end of this year. In 2013, tourism investment in Indonesia totaled US\$602 million, made up of US\$462 million in foreign investments and the remaining US\$140 million in domestic investments. Hotel development will also take place in smaller cities by the domestic Santika, Tauzia and Dafam Hotel Groups. Those operators plan to add 140 hotels before 2015, the minister said ■

PUBLIC OPPOSES HIGH-RISE BUILDINGS NEAR FAMOUS PAGODA

MYANMAR

A survey carried out by the Yangon City Development Committee shows that an overwhelming majority of the public opposes the construction of high-rise buildings near the iconic

Shwedagon Pagoda. In 1994, rules controlling the construction of high-rise buildings near Shwedagon Pagoda precinct were drawn up. In 2012 and against in 2013, the restricted area was extended. Buildings

that fall in the controlled area must not be more than 62 stories tall. The rules say office buildings cannot exceed 190 feet above sea level. For buildings outside the Shwedagon district, building heights are limited to 417 feet above sea level. Some observers have complained that over the past twenty years, new construction has marred the historical heritage of the capital ■



INDIAN-PHILIPPINE CONSORTIUM WINS BIG AIRPORT PROJECT

PHILIPPINES

Hyderabad's Rajiv Gandhi International Airport. Apart from

India's GMR Infrastructure Ltd. and its consortium partner Megawide Construction Corp. of the Philippines have been awarded a 25-year concession contract for the development of the Mactan-Cebu International Airport. The award comes three months after their bid of US\$320 million emerged to be the highest bid beating six other competing

bidders and a conflict-of-interest issue was raised against GMR-Megawide by another bidder. The concession entails renovating the passenger terminal, building a new one to service international flights, and operating the airport, the nation's second-biggest gateway. GMR currently operates New Delhi's Indira Gandhi International Airport and

airports, the company also has interests in energy and highways. The group aims to build a terminal that can accommodate 25 million passengers a year, more than three times the government requirement. The existing terminal was designed with a capacity of 4.5 million, but 6.2 million passengers passed through in 2011 ■



LAOS

XAYABURI DAM ALMOST ONE-QUARTER COMPLETE

The controversial Xayaburi hydro-power dam, the first such dam on the lower Mekong, was around 23 percent complete at the beginning of April, according to reports in Lao media. An article in the *Vientiane Times* said the dam was on track to be operational in 2019. The state-run daily also reported that the US ambassador to the country had been given a tour of the construction site and a resettlement area for the 15 villages that will be displaced by the project. The newspaper said the ambassador said the project would benefit the Lao people in the future as long as downstream effects were minimized. Laos began construction of the US\$3.5 billion dam in November 2012 over the strong objections of environmentalists and partners on the Mekong River Commission, who say the dam could negatively impact fish populations on the river. Laos has countered those criticisms by including fish ladders and fish elevators in the dam's design ■

STIMULUS PLAN FOCUSES ON RAILWAYS AND OTHER CONSTRUCTION

CHINA

regions in the west and center of the country. It will also increase funding for low-cost housing. China hopes the increase in construction can balance an expected slowdown in manufacturing

and retail sales. While GDP growth is still robust, the Asian Development Bank has forecast the growth in 2014 would be 7.5 percent down from 7.7 percent in the fourth quarter of 2013. It is expected to fall slightly in 2015 again.

Railways are a priority to link underdeveloped regions to the booming coastal cities and boost growth in central and western regions. The government announced plans to build more than 6,600 km of new rail lines this year ■

China has outlined a stimulus package designed to boost spending on railways and encourage other construction investment as signs grow that its economy is slowing to below Premier Li Keqiang's target of 7.5 percent growth this year. In early April, the government released details of its plans to sell US\$24 billion in US bonds to build railways in less-developed



According to the official Xinhua news agency, China is paying a price for the breakneck pace of its construction boom since economic reform as many of the sometimes deadly building collapses involve structures from the 1980s and 90s. The most recent example was the early April collapse of a five-story residential building built in 1994 in Fenghua in coastal Zhejiang province. One person was killed and several others buried in the rubble. An unnamed official told state-run Xinhua that China's buildings are generally only expected to last between 25 and 30 years due to the poor quality of the construction and

design. Many buildings from the 80s and 90s are seismically unsound, as well. At least six multiple-story buildings have collapsed in China since 2009, including one in Shanghai under construction that toppled over virtually intact. In one deadly 2009 incident, 17 people were killed after a two-story building constructed in the 1980s collapsed after a heavy rain, Xinhua reported ■

CHINA

CHINA PAYING PRICE FOR LOW-QUALITY CONSTRUCTION

SIAM CEMENT LOOKS TO ASEAN FOR STRONG GROWTH

THAILAND

Siam Cement, Thailand's largest industrial conglomerate, is aiming to boost cement sales and production across Southeast Asia to offset troubles at home as political unrest has delayed spending on big infrastructure projects.

The company has built cement factories in Cambodia, Indonesia and Myanmar as a strong push for new

infrastructure development has boosted demand for construction materials. However, in Thailand, sales have dragged due to a decline in rebuilding demand after the floods of 2011 and the prospect of political clashes. While the company's domestic demand grew between 2 and 3 percent this year, down from 7 percent in 2013, annual growth in ASEAN countries is projected to be up to 8 percent. CEO Kan Trakulhoon said in late March that if the political crisis continues, Thai cement demand could fall into negative territory ■





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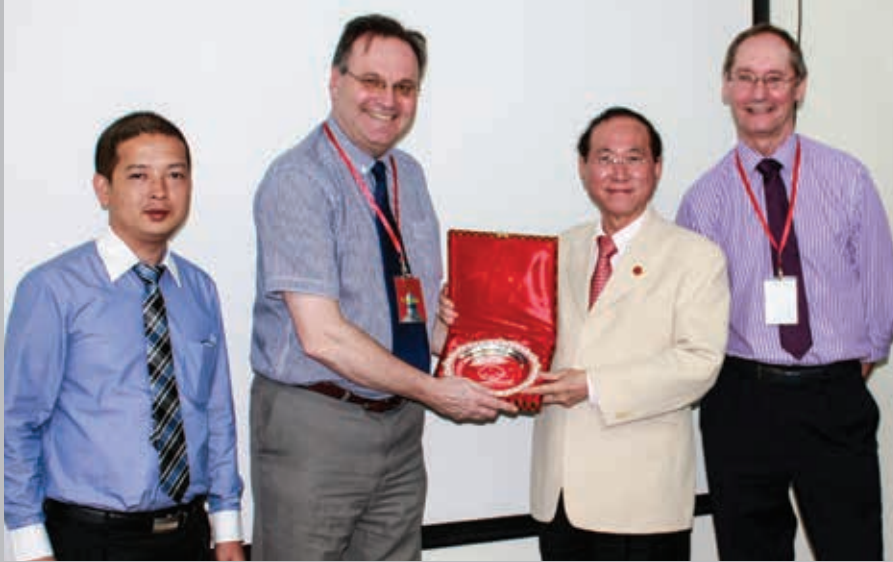
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UK GROUP WARNS ABOUT LACK OF BUILDING STANDARDS



The factory collapse that claimed over 1,100 lives in Bangladesh in April 2013 brought the issue of building quality and construction standards in developing countries to the world's attention. During a recent visit to the Kingdom, a UK standards group urged Cambodia to enact strict standards itself to prevent deadly accidents.

The UK-based Royal Institution of Chartered Surveyors (RICS), one of the world's leading groups for setting standards in the surveying industry, made a visit to Cambodia to urge the country to improve international building and safety standards. RICS officials met with the Cambodia Constructors Association (CCA) to emphasize how a lack of standards can lead to disaster.

In a talk on March 4, two experts from RICS pointed out the importance of standards, especially regarding the more than 800 garment factory buildings in the country where more than 600,000 work. The sector has already experienced several building collapses due to the lack of a national standard.

The May 16, 2013 collapse of a section of the Wing Star shoe factory, which killed two workers and injured more than ten, highlighted the shoddy construction standards all too prevalent in the country. Both RICS and the CCA believe a lack of standards, and the resulting sub-standard building practices, can undermine investor confidence in the long run.

The two groups also discussed the need for a reliable building inspection agency, the preparation of a building law to be introduced this year, and the wide variety of foreign standards currently used in Cambodia.

"Here constructors and building owners can apply any building standards they prefer since Cambodia doesn't have its own standard," said Martin Russell Croucher, RICS director. "But it is compulsory that Cambodia have its own standard because those standards being used may not fit well with Cambodian conditions."

He also advised Cambodia to have a reliable building inspection regime approved by the government to ensure investor confidence in the industry. "Soon Cambodia will have a construction law and building standard, but we need somebody that checks whether projects are following the standards or not," he added.

Neak Oknha Pung Kheav Se, CCA chairman, remarked that since there is no building standard yet, standards currently used are often those that local engineering students learn during their studies abroad as well as those most familiar to foreign project

owners. He said that Cambodia's experience with these differing standards could help it draw from the best practices of all of them to produce its own code that would be applicable to everyone.

He added that a request by garment factory group GMAC to the Ministry of Land Management, Urban Planning and Construction to check the quality of factory buildings and certify those passing the test had been approved.

The ministry is now working with relevant parties to complete the construction draft law this year, which will comply with the regional standard set by the ASEAN Constructors Federation (ACF), of which CCA is a member. Officials said the law would come into effect sometime within the government's fifth mandate.

The ministry also approved the purchase of tools and equipment to use in construction quality testing within the next few years. CCA has expressed interest in investing in a laboratory to test the quality of building materials and construction projects. At present, this kind of testing is only carried out by a few private companies ■

CCA TO LAUNCH WORKER TRAINING PROGRAM

The Cambodia Constructors Association has teamed up with three engineering schools in the Kingdom to train workers in the construction industry. The goals are to professionalize the sector and give workers a chance to earn higher wages.



the Swedish Public Employment Service Organization, Arbetsförmedlingen, will each contribute 50 percent to the costs for food, transportation and learning materials for the trainees.

In its first stage, the course will focus on basic construction skills such as masonry, floor tile and brick wall installation.

Upon completion, participants will get a certificate to verify their upgraded skills, which the organizing parties believe can lead to higher wages.

The exact starting date for the program hasn't been set as organizers are still recruiting workers and seeking consensus among CCA members participating in the program.

If the program succeeds, more training courses could follow to sharpen a variety of skills for unskilled, low-skilled and highly skilled workers ■

An MoU signed by the Cambodia Constructors Association (CCA) and the Cambodian Ministry of Labor and Vocational Training (MLVT) in October 2012 originally set up this cooperation regarding technical and vocational training program to boost skills in the construction sector.

with some skills, and providing certifications to uncertified skilled workers.

Initially, the one-month course will be held at NPIC, which will provide dormitory rooms and tuition. CCA and

In February and March this year, CCA met with officials from the National Polytechnic Institute of Cambodia (NPIC), the National Technical Training Institute (NTTI) and the Preah Kosumak Polytechnical Institute to design a training curriculum. All parties agreed to launch a pilot training program for 20 to 25 unskilled workers recruited from the 60 CCA member companies.

The program will have three sections: providing skills to unskilled workers, boosting the skills of workers



ASEAN INTEGRATION AND MEMBERSHIP TOP AGENDA AT CONSTRUCTORS' SUMMIT

ASEAN's upcoming economic integration has stepped up the pressure on the ASEAN Constructors Federation (ACF) to speed up work on harmonizing the construction industry across the ten-member bloc. At its April meeting, the ACF also discussed bringing new members on board.



On the April 4 ACF council meeting in Ho Chi Minh City, economic integration and cross-border harmonization were near the top of the agenda. The association would like to harmonize the skills of construction workers across the region via the ACSTST program, which would train workers and promote construction-related standards in the region. This is no small feat.

Outcomes have been slow due to the program's complicated procedures

and need for multiple parties to get on board. One requirement is the participation and assistance of the ASEAN secretariat, the International Labor Organization (ILO) and various private associations willing to promote the building industry like the Singapore-based Temasek Foundation.

The ACF would also like to have a directory that will have information on all construction-related businesses located in ASEAN countries in one place. ACF members all offered their support to this endeavor. The

secretariat began seeking a qualified party to manage the publication last year.

But at this 38th council meeting, hosted by the Vietnam Association of Construction Contractors (VACC), there were a wide ranges of issues discussed, including membership and bringing three ASEAN members on board.

The ACF secretariat has been trying over the last two years to convince the flagship building associations in Myanmar, Laos and Brunei to join the federation.



Myanmar, represented by the Myanmar Construction Entrepreneurs Association (MCEA), confirmed it is interested in joining and has submitted the required documents and registration materials. The hope is that it will be granted official membership at the next ACF meeting.

Despite expressions of interest from Laos about membership, progress has been slow. An initiative to bring Laos on board began at the 36th meeting, but the country is still setting up its main construction association. It is unlikely that Laos will be part of the ACF at the next meeting.

Brunei has said it isn't ready to join at the current time due to limited resources and that it needs more time for preparation.

The secretariat has now been following up with Myanmar to ensure it can join the team on time for the next meeting while the Thai Constructors Association (TCA) has been assigned to follow-up with Laos on its progress toward membership.

Talks at the council meeting also focused on the ACF website update. Singapore Contractors Association Limited (SCAL) has taken the lead in this area, updating the website and encouraging members to supply data and news for it. The site is meant to

be an information-sharing platform as well as a tool to let others know more about ACF and its activities.

Financials were also discussed and it was announced that at the end of 2013, the ACF has seen US\$100,302 in revenue since its inception. Annual membership fees for each member are US\$1,000 and the federation's net balance keeps growing since the host association usually covers most of the expenses of the meetings.

The 39th council meeting in October will be held in Malaysia and chaired by the Master Builders Association of Malaysia (MBAM).

ACF councils meet twice annually,

usually in April and October. Venues are elected among the seven nations.

The ASEAN Constructors Federation was established on May 30, 1985 and held its inaugural meeting in Jakarta, Indonesia. The seven associations representing the private construction-related companies in ASEAN are: the Cambodia Constructors Association (CCA), the Indonesian Constructors Association (ICA), the Master Builders Association Malaysia (MBAM), the Philippine Constructors Association (PCA), Singapore Contractors Association Limited (SCAL), the Thai Contractors Association (TCA), and the Vietnam Association of Construction Contractors (VACC) ■



CCA'S FIRST BIG BUILDING EXPO SET FOR DECEMBER



The third Cambodia Constructors Association (CCA) summit is set for December this year. But this time, there will be something new about the meeting. CCA will hold a construction industry expo simultaneously, bringing in local and international industry professionals.

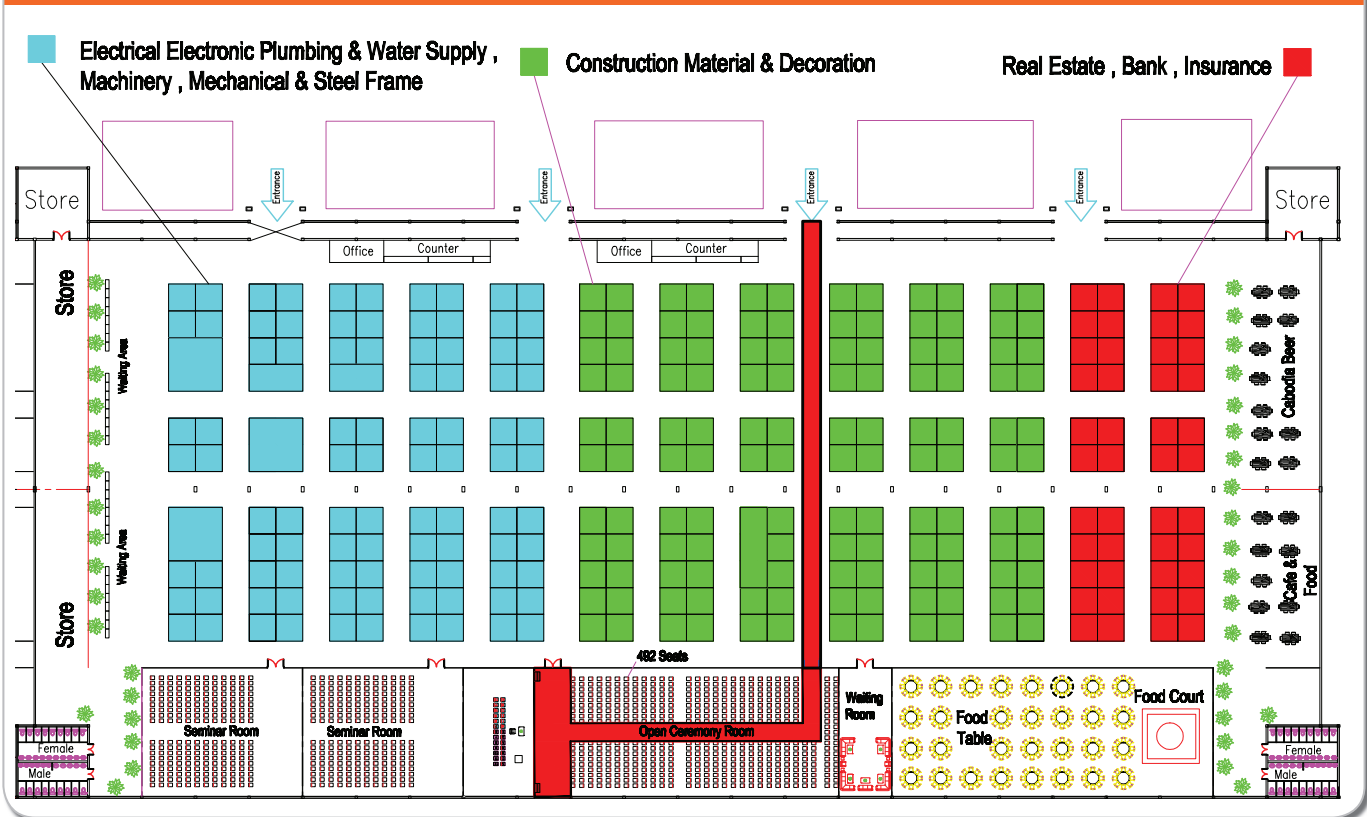
The two events are scheduled for December 3-5, 2014 at the Diamond Island Exhibition and Convention Center and will feature government officials as well as construction industry leaders.

The expo will feature some 280 booths and showcase a wide range of building materials and technology,

property development projects, and services related to the construction and property sectors, including from real estate agencies, banks and insurers.

In addition, panel discussions and seminars are planned where experts, construction professionals, school and government officials and engineering

Booth Plan for the Third CCA Summit & Construction Industry Expo 2014 on December 3-5, 2014 at the Diamond Island Exhibition Center





students can discuss a wide range of issues related to the industry.

Turnout is expected to be high thanks to the association's good local and international connections. Organizers predict this first Cambodian flagship building expo will attract thousands of local and international visitors and exhibitors looking for information on the sector or seeking new business opportunities. By end of April, about 30 percent of the booths have been booked, and many additional traders are close to signing exhibition contracts.

Exhibiting at the trade fair can bring real benefits to firms, and CCA encourages all kind of building material producers and dealers, property developers, construction consultancies, real estate agencies, banks and financial institutions, insurance firms and other related businesses to sign up for booths. It will be an opportunity to meet others in the sector as well as make contacts with new customers.

The fair is supported by the Ministry of Land Management, Urban Planning and Construction, the Ministry of Commerce, the Ministry of Labor and Vocational Training, the Cambodian Board of Architects and the Cambodian Board of Engineers.

CCA was established in October 2011 as a privately run association to

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Board of Engineers Cambodia



Asian Constructors Federation

សូមអញ្ជើញចូលរួមសង្ខេប
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និងក្មេងហាមចូល



លិខិតអញ្ជើញ

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INVITATION

Cambodia Constructors Association has honor to invite
Samdach, His Excellency, Lok Chumteav, Ladies, and
Gentlemen to visit Cambodia Construction Industry
Expo, that organized and supported between Cambodia
Constructors Association and Ministry of Land Manage-
ment Urban Planning and Construction for 3days, started
from 3,4,5 December 2014 from 08 : 30 to 19 :30 at Con-
vention and exhibition Center Diamond Island, Phnom
Penh, Cambodia.





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Cambodia construction industry Expo 2014

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Cambodia Contractors Association

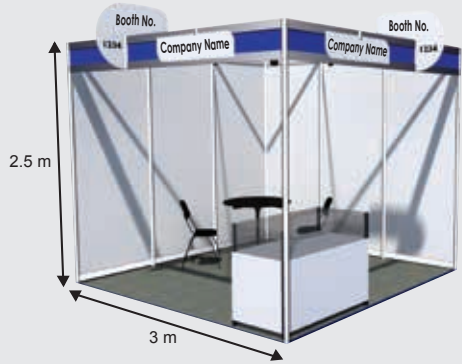
Entry Free
No Children

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CCA would like to Inform to all national and International guest that this event possible to related and find for selling or buying the materials, equipments, and machineries of construction from different countries in the world. Especially could seek the partnership for join venture and develop or branch of companies for wholesaler and retailer.

help promote the construction industry and now has 60 members. It joined the ASEAN Constructors Federation (ACF) in November 2011 to aid in efforts to harmonize the region's construction industries.

Booth Plan



Booth Inclusive of:

- Needle punch carpet
- White polyester laminated panels for back walls, two side walls and fascia board
- Fluorescent lights (40watts) - 2
- Information counter
- Folding chairs - 2
- Wastepaper basket - 1
- Electrical socket - 1

The Venue:

The Diamond Island Exhibition & Convention Center is Cambodia's premiere exhibition center located in central Phnom Penh and close to all major hotels and attractions. All halls are fitted with air cooling systems. There are supporting facilities including seminar rooms, cafés, restaurants, VIP rooms, Internet access and a high-tech security system.

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03-05 December 2014

Diamond Island Exhibition & Convention Center
Phnom Penh, Cambodia



Booking Booth Contacts:

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CENTRAL MANSIONS TAPS INTO COLONIAL CHARM

After a large-scale refurbishment, the rebranded Central Mansions serviced apartments facility has fully launched operations. It offers residents a range of modern amenities in a building that recalls the Kingdom's colonial era.

The property now known as Central Mansions was initially developed in 2001 by a local developer and christened Colonial Mansions, since it used as its model the architectural style from Cambodia's French protectorate era. In 2011, developer Hongkong Land bought the building for US\$33.65 million and spent another US\$4.5 million on a refurbishment before giving it the name it has today.

The refurbishment, completed in September last year, kept most of

the building's structure in order to conserve the French colonial style, changing only the interior amenities and upgrading the security and safety standard.

While the scaffolding was taken down and building materials cleared from the premises last year, the full range of the facilities and amenities began operation this year. Today, Central Mansions has a convenience store, a restaurant with local and western cuisines, a gym, two swimming pools, a rooftop Jacuzzi, a

children's playground, a daycare area and high-speed Internet connections.

The complex features 101 units that have from one to three bedrooms, a penthouse and studios. Rental prices range from US\$800 to US\$6,000 per month.

"The renovation increased the quality of our products and services, which is helped by the presence of a strong management team," said Edward Barrow, general manager. "Everything we have done is to bring the accommodation experience to the



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highest standard.”

He said the goal was to make the facility more than just a serviced apartment, but a real “home away from home.”

Developer Hongkong Land is one of Asia’s leading property investment, management and development groups, and one of the oldest, having been founded in Hong Kong in 1889.

The Central Mansions facility is Hongkong Land’s first completed project since the company entered the Phnom Penh market in November 2011. In Cambodia, besides Central Mansions and the US\$100 million Landmark Building, the group has a 1,625 square-meter plot of land on the Phnom Penh riverside between Wat Ounalom and the Tonle Sap River. According to Mr. Barrow, the developer is considering building high-end accommodation on that land parcel as well.

Phnom Penh currently has more than 15 fully serviced grade-A apartment buildings offering a range

of facilities and amenities. In real terms the total supply of serviced apartments (grades A and B), is now in excess of 85,000 square meters.

But Barrow of Hongkong Land said there are currently only five

apartment buildings at the same standard as Central Mansions.

“The serviced-apartment market is very competitive,” he said. “However, the high-end apartment sector still has room to grow.”



LOCAL AND FOREIGN INVESTORS FORM PROPERTY JOINT VENTURE

Realizing the demand for grade-A office space was outstripping supply, a group of local and foreign investors have a joint-venture called Kingdom Luxury Development Co. The goal is to build a new grade-A tower in Phnom Penh.



Formed in mid-April, the joint-venture signatories are Cambodia Properties Limited (CPL), which has 17 years of local experiences in property trading; TriAsia Group, a Japanese investment company; independent property investor Sor Thida; and architect and interior designer Lorenzo M. Martini, according to the Phnom Penh Post.

The joint venture plans to start construction of a 25-story office tower in early 2015 on Norodom Blvd., which will three years to complete. Covering an area of 78,000 square meters, it will cost an estimated cost US\$50 million. The tower will include five floors of parking.

The tower would include amenities such as massage, steam and sauna rooms, a swimming pool and retail outlets. The exact location is unknown.

Cheng Kheng, CPL director and president of the Cambodian Valuers and Estate Agents Association (CVEA), said the joint venture's mission was ultimately to raise the bar in terms

of not just commercial property development but also residential. "Upon completion, investors will have their own office space that they can either use themselves or rent out," he said

According to Kheng, it is currently a good time to invest in the construction sector in Cambodia due to strong demand for grade-A office space. He added that the number of personal and business investors active in Cambodia continues to rise.

Sor Thida, an independent property developer and signatory of the joint-venture agreement, said the commercial tower slated for construction on Norodom would not be too late to take advantage of ASEAN Economic Integration in 2015, because the majority of current office space was either grade B or C.

"ASEAN economic integration will require at least one or two years, so by the time construction is completed many investors will be flowing into Cambodia," she said ■

VTRUST RELEASES CAPITAL'S FIRST LAND PRICE SURVEY

Many property firms in Cambodia have had to use their own land price evaluations due to the fact that no recognized, accurate data on prices existed before. But now they have a new information source since the first land price survey for Phnom Penh, compiled by the Vtrust Group, is now complete.

Released on March 4, the new land price survey was conducted in November and December last year by three VTrust Group subsidiaries – VTrust Property, VTrust Appraisal and VTrust Realty – and covers all of Phnom Penh’s nine districts and 96 communes. For the survey, 660 property traders were interviewed.

The evaluation found the average asking price of land in Phnom Penh in the fourth quarter 2013 was US\$1,140 per square meter (sqm). The minimum price was about US\$10 per sqm while the maximum reached US\$5,900 per sqm.

The sample land surveyed was largely residential (64 percent) while the remainder comprised commercial, industrial or developing areas. Most of the surveyed land was occupied with only 38 percent being vacant.

The ten areas with the highest land



prices were located in industrial and residential areas, had good infrastructure development and were close to markets or on busy streets. Prices in these areas – Boeung Keng Kang, Phsar Tmey, Phsar Daeum Kor, Chaktomouk, Chey Chumneah, Prampir Makara, Tumnum

Tuek, Ou Russey, Oulampik, and Russey Keo – ranged from US\$4,500 to almost US\$6,000 per sqm.

On the other end of the scale, the lowest land prices were seen in areas with little or no industrial or residential development, poor infrastructure, and locations far from the city center. Prices in these areas – Ponhea Pon, Por Sen Chey, Spean Thma, Samraong, Kamboul, Phleung Chheh Roteh, Trapeang Krasang, Prey Sa, Krang Thnong, and Prey Veang –ranged from US\$10 to US\$50 per sqm.

The land prices above are generally include the prices of any buildings on it (the minimum price percentage the building shared was 7 percent of the gross land price while the maximum was 24 percent) since the land samples chosen for the survey had been built upon. The size and location of land and

The table below gives a few of the asking prices from Phnom Penh districts.

District	Average Price	Minimum Price	Maximum Price
Chamkarmon	\$2,360	\$1,010	\$5,900
Daun Penh	\$3,628	\$1,042	\$5,830
Meanchey	\$830	\$100	\$2,990
Por Sen Chey	\$270	\$20	\$1,810
Prampir Makara	\$2,700	\$1,010	\$5,150
Toul Kork	\$2,260	\$1,000	\$5,340
Dangkor	\$160	\$20	\$920
Russey Keo	\$630	\$30	\$4,470
Sen Sok	\$770	\$10	\$2,680

Source: VTrust Journal of Real Estate, Volume 1, Issue 2

The table below gives a few of the prices the on main thoroughfares and sub-streets in Phnom Penh districts.

District	On Main Streets			On Sub Streets		
	Average Price	Minimum Price	Maximum Price	Average Price	Minimum Price	Maximum Price
Chamkarmon	\$ 3,250	\$1,500	\$5,000	\$1,650	\$750	\$1,800
Daun Penh	\$3,750	\$2,500	\$5,000	\$2,200	\$1,600	\$2,800
Meanchey	\$1,175	\$350	\$2,000	\$925	\$250	\$1,600
Por Sen Chey	\$920	\$40	\$1,800	\$135	\$20	\$250
Prampir Makara	\$2,250	\$1,500	\$3,000	\$1,750	\$1,500	\$2,000
Toul Kork	\$2,400	\$1,800	\$3,000	\$1,350	\$900	\$1,800
Dangkor	\$450	\$100	\$800	\$85	\$20	\$150
Russey Keo	\$875	\$250	\$1,500	\$445	\$90	\$800
Sen Sok	\$750	\$60	\$1,500	\$363	\$25	\$700

Source: VTrust Journal of Real Estate, Volume 1, Issue 2

features of the existing building(s) on it also affected the land price.

Chit Uys Stevexo, CEO of VTrust Appraisal, said that the report should make property transactions easier and more transparent. "With this research report I believe land sellers will know how much to ask, and land buyers will know how much to offer," he said. "That

will create an easier trading environment that both sides can accept."

Anna Araki, CEO of Japanese investment consultancy AnnaCam Partners, said she appreciated the survey since up to now, her company has had to rely on its own land price survey cobbled together from a variety of sometimes less-than-comprehensive surveys from

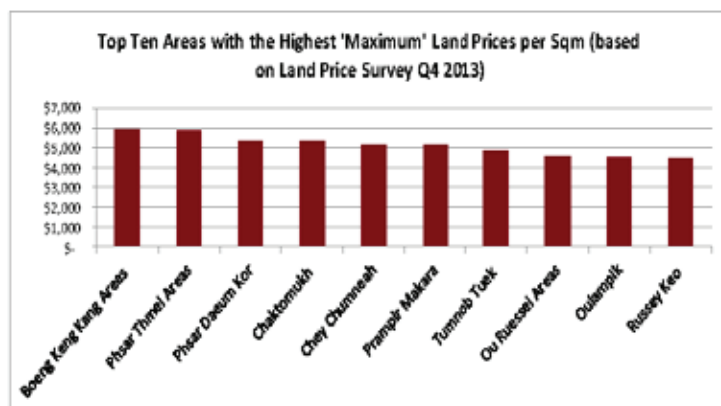
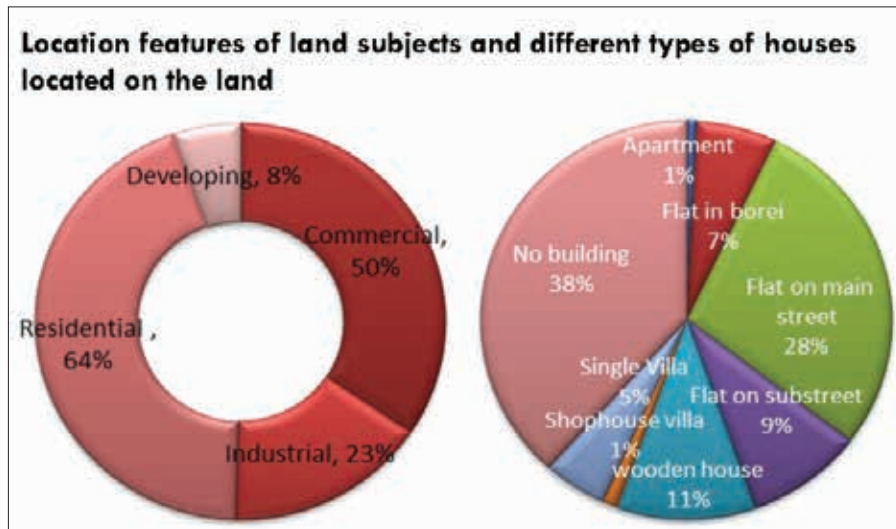
other property agencies.

"When Japanese investors come to Cambodia, they will study this survey while making their investment decision," says Araki. "We will present this report to Japanese investors in Japan to attract them to Cambodia as well."

However, she recommends the survey be regularly and accurately updated, and include land price mapping so that foreigners who don't know Phnom Penh well can easily get a grasp on the big picture.

Chrek Soknim, deputy director of VTrust Property, said he expected land prices to increase around 10 percent to 15 percent. "In 2015, the situation will improve even more with ASEAN economic integration, which should lead to an increased flow of investors coming to Cambodia, pushing land prices up."

With the success of this survey, the VTrust Group plans to launch land price surveys in Cambodia's provinces as well ■



Source: VTrust Journal of Real Estate, Volume 1, Issue 2

KOH PUOS DEVELOPMENT NEARS POSSIBLE RELAUNCH

CAMBODIA

The long-delayed development of Snake Island, or Koh Puos, off the coast of Sihanoukville could kick off soon as a new blueprint for the 116-hectare residential and resort complex is almost complete. Kheam Kolneath, public relations manager of the Koh Puos (Cambodia) Investment Group (KPIG), told the *Phnom Penh Post* that the group's director was overseeing the final stages of the blueprint development with an architect from the US-based firm Interstate

Hotels and Resorts. The Cambodian government signed a 99-year lease for the land on Koh Puos, also known as Morakot Island, with Russian KPIG. While the company has already invested US\$100 million on a bridge connecting the island to the mainland, other infrastructure projects remain incomplete. Twenty villas are also being constructed, but progress has been slow, Kolneath said. KPIG has said the new plan will increase the project budget from US\$276 million to US\$1 billion. According to Kolneath, the blueprint will likely be finished by the middle of the year ■



RIISING RENTS IN YANGON PUT THE SQUEEZE ON BUSINESSES

MYANMAR



Rents for retail space in the Myanmar capital are rising as much as 50 percent per year, hurting small and medium-sized enterprises but also big businesses, which are being forced out of profitable areas of the city. For example, the rent for a convenience store went from US\$500 to US\$1,500 in just four years, one shop chain owner complained to the *Myanmar Times*. In terms of start-up costs for store openings, rent accounts for 40 percent, he added. The skyrocketing costs are threatening traditional retail

hubs and many stores have had to move out of popular downtown locations. But even that isn't solving their problems. Demand for the retail hubs that have formed on the city's outskirts is pushing rents up there. New retailers are worried about investing in the market given the price increases, Ko Min Min Soe from the Mya Pann Thakin Real Estate Agency told the paper. The high monthly costs mean they can no longer afford amenities such as modern shop fittings and air conditioning or closed-circuit security cameras ■

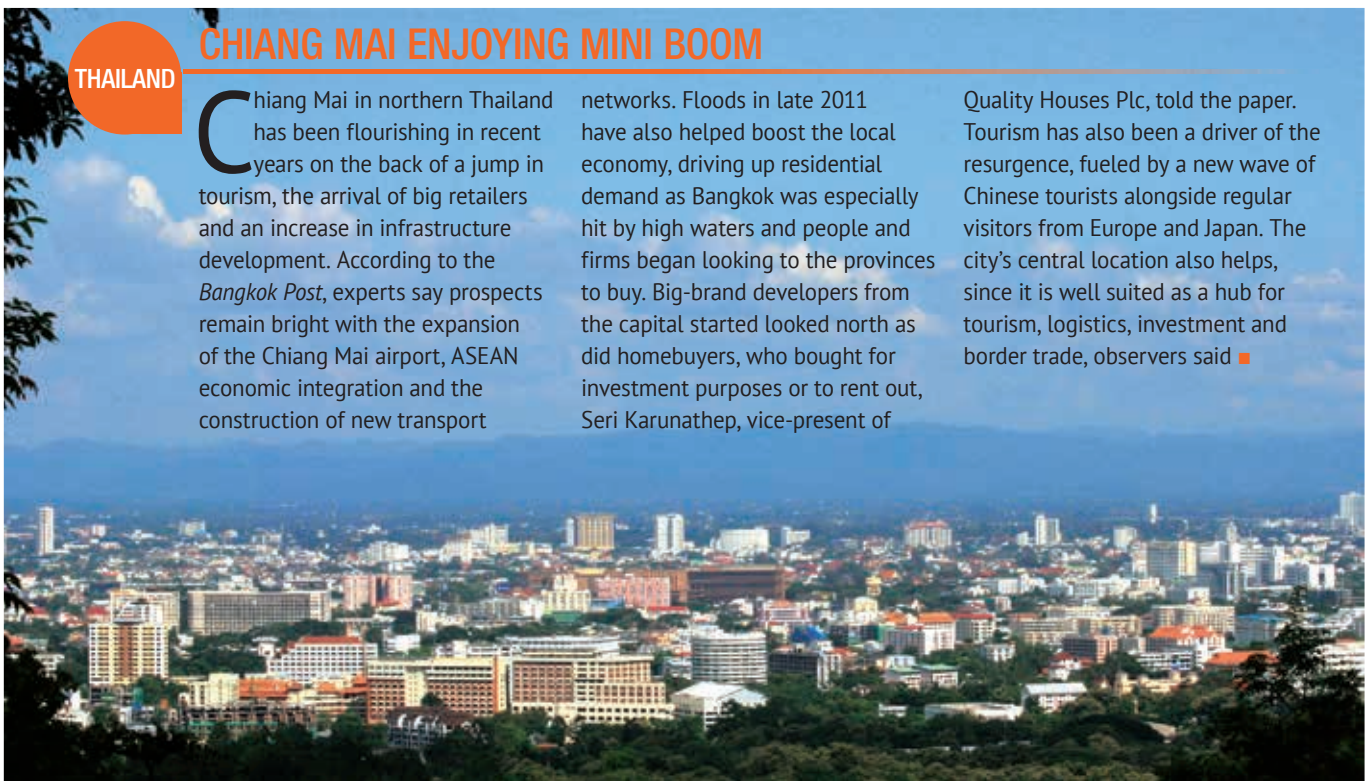
THAILAND

CHIANG MAI ENJOYING MINI BOOM

Chiang Mai in northern Thailand has been flourishing in recent years on the back of a jump in tourism, the arrival of big retailers and an increase in infrastructure development. According to the *Bangkok Post*, experts say prospects remain bright with the expansion of the Chiang Mai airport, ASEAN economic integration and the construction of new transport

networks. Floods in late 2011 have also helped boost the local economy, driving up residential demand as Bangkok was especially hit by high waters and people and firms began looking to the provinces to buy. Big-brand developers from the capital started looking north as did homebuyers, who bought for investment purposes or to rent out, Seri Karunathap, vice-present of

Quality Houses Plc, told the paper. Tourism has also been a driver of the resurgence, fueled by a new wave of Chinese tourists alongside regular visitors from Europe and Japan. The city's central location also helps, since it is well suited as a hub for tourism, logistics, investment and border trade, observers said ■





Cambodia Constructors Association (CCA)



The member of Asean Constructors Federation (ACF)

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The Magazine that publishes the activities of Cambodia Constructors Association and Cambodia's Construction Sector.

For advertising
060 888 944

Published by:

MEASS Tradelink Company Limited

#315, Canadia Tower (12th Floor), Preah Monivong Blvd. (12202), Kingdom of Cambodia

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CONDO CONFIDENCE GROWING IN PHNOM PENH

PHNOM
PENH

While the 2007-2008 economic downturn signaled a downturn in condominium developments in the Cambodian capital, the trend has been reversed, according to a report by CBRE Cambodia Research. Confidence in the viability of condo developments is growing, the study found, largely due to the successful projects like De Castle Royal, which is not

scheduled to open until later this year but whose units are already 90 percent sold. That project is only the most successful condo development in a growing field, and completed projects are seeing sales rates in the 80 percent range. The strong interest from foreign buyers has helped drive sales, the report said, with foreigners making up some 65 percent of purchasers in some

condominium complexes. While De Castle Royal and other projects have been praised for the high quality of their materials and construction methods, there are some concerns that the market could become saturated, especially since many Cambodians do not yet appear to be eager to move into condos ■



Land prices in central parts of Siem Reap have increased steadily since 2008, despite the impact of the global economic crisis elsewhere, according to a recent study. Land prices in the city known as the gateway to Angkor Wat in early 2014 were up 15 percent compared with the first half

of 2013, the study by KEY Real Estate found. The average price of land was US\$1,010 per square meter. The reason for the increase was the strong, continuous growth of the tourism sector as increasing numbers of visitors pour into the city every year to see the nearby temples. Sorn Seap, Key Real Estate general

manager, told the *Phnom Penh Post* that he expected the upward

A new report by Knight Frank that determined prices of prime residential and commercial development

CAMBODIA

PROPERTY PRICES RISE IN CENTRAL SIEM REAP

trend to continue due to predicted economic growth, increased numbers of foreign investors, and ASEAN economic integration, set for the end of 2015. The number of foreign tourists coming to Cambodia grew from 3.5 million in 2012 to 4.2 million in 2013, an increase of 17.5 percent ■



PHNOM PENH SCORES WELL IN ASIAN REAL ESTATE INDEX

CAMBODIA

land in 13 cities across Asia has ranked Phnom Penh in the fifth spot. The Knight Frank Asia Pacific Prime Asia Development Land Index found that Southeast Asian markets are seeing the fastest price growth for prime development land. Bangkok topped the list, with Jakarta, Kuala Lumpur and Beijing in second, third and fourth places respectively. Phnom Penh came next, ranking fifth overall in the region in terms of increases in prices for residential and office space, averaging just over 35 percent over the past 24 months. "Phnom Penh ... saw both its indices increase rapidly, driven by increasing demand from domestic and international players," the report said ■

TOURISTS, ASEAN BOOST PROPERTY OUTLOOK IN SIHANOUKVILLE

CAMBODIA

Increasing numbers of tourists to coastal Sihanoukville are pushing property values there upward, making the overall outlook more positive this year than in 2013. Cheng Kheng, director of CPL Real Estate Company and president of the Cambodian Valuers and Estate Agents Association, told the *Phnom Penh Post* that the larger numbers of tourists as well as the upcoming ASEAN integration have improved the property market outlook.

Land prices in the city's commercial district range from US\$1,000 to US\$1,500 per square meter while land prices on Otres Beach are between US\$500 and US\$600. At the popular Ochheuteal Beach, prices are upwards of US\$1,000 per square meter. But to maintain growth, he added, the city needs a bigger airport, which would allow business people and tourists to arrive directly from overseas. Such improved access could double land prices, he said ■



2 in 1 Platform

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SKY-HIGH PROPERTY PRICES DRIVE OUT LOCALS

MACAU

Home prices in Macau have tripled since 2009 as gaming revenues have steadily grown, putting home ownership out of reach for many residents. Macau, the world's gambling capital, is opening more than 17,000 new hotel rooms over the next three years to keep pace with a flood of visitors from mainland China. At the same time, only about 4,000 affordable homes for locals are expected to be built during that time. An average apartment in Macau now costs US\$500,000, making the city one of the most expensive in the world to buy property, even outranking Hong Kong. Some residents, priced out at home, are choosing to buy in Hong Kong or moving even further afield to places like Thailand. In March, more than 40,000 people competed for 1,900 affordable housing units. That represents the lack of a long-term plan for affordable housing and is widening inequality, lawmakers and property consultants say. It has become such a problem that even well-paid foreign executives in the casino industry are finding Macau prohibitively expensive ■



LACK OF CONFIDENCE HURTING HOUSING RECOVERY

VIETNAM

The three-year slump that Vietnam's housing market finds itself in might well be prolonged until 2015 as confidence remains low that things will turn around this year. According to an analysis by CBRE Group Inc., while the economy has stabilized, there is a lack of confidence and fears that interest rates are going back up. "We've still got issues that are holding us back," CBRE Executive Director Richard Leech, based in Hanoi, told Bloomberg. In Hanoi, CBRE said only 1,500 condominiums were sold in the first quarter. That is a fivefold increase from the



number sold in the same period two years ago, but far down from 2009, when more than 15,000 units were sold in the capital. In Ho Chi Minh City, first-quarter sales were 2,263, down from a peak of 13,000 condos sold in 2010. Lenders are now putting together a loan package

to stimulate the property market and interest rates were cut in March to boost growth. Since a lot of wealth is tied up in real estate, many Vietnamese have seen their wealth on paper decline as much as 30 percent in the last few years ■

SOARING PRICES MOVE PENSION FUND TO SELL OFF ASSETS

PHILIPPINES

As land prices in the Philippines jump to a 16-year high, the country's largest pension fund is planning its biggest sale of real estate ever. The fund, the Government Service Insurance System (GSIS), with about US\$16.3 billion in investable assets, has iden-

tified eight properties to sell at public auctions this year, Bloomberg reported. Those properties are part of a US\$693 million real-estate portfolio that is not earning income, GSIS President Robert Vergara said. Land prices in parts of Manila have jumped 17 percent in

the fourth quarter on the back of economic growth, rising remittances from Filipino expats and record-low borrowing costs. Vergara said in mid-March that due to the phenomenal increase in property prices, it is a good time to realize value while liquidity is plentiful and investors are interested. Manila was ranked the fourth most-popular real-estate investment destination behind Tokyo, Shanghai and Jakarta for 2014, according to a survey by the Urban Land Institute and PricewaterhouseCoopers. The country's economy expanded 7.2 percent in 2013 and 6.8 percent in 2012, the fastest two-year pace since the 1950s ■



REAL ESTATE FIRMS SQUEEZED AS HOUSING MARKET SLOWS

CHINA

China could soon see a good number of its 90,000 real-estate companies close their doors as the government reins in credit and the overheated housing market cools. An early sign of things to

come, according to an article by Bloomberg news, is the insolvency of Zhenjiang Xingrun, a developer based in Fenghua, south of Shanghai. The company is US\$562 million in debt and its residential property development

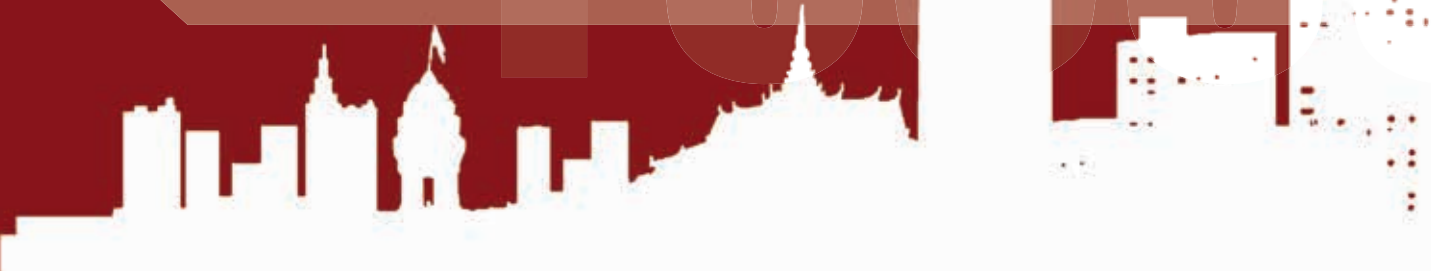
has been halted. Such a scenario could be in the cards for many developers, who binged on easy credit for years. But now thousands of apartment buildings are sitting empty across the country and the government appears reluctant to provide further stimulus to fill them. Several observers,

including CBRE Global Investors, say that China has too many real-estate companies and that consolidation is sorely needed. Richard van den Berg, country manager for China at CBRE, said there are about 30,000 "true" developers, and that number is too many, even for a country the size of China ■

Classifieds

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EVENT | CAMBODIA



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Book your booth at CAMBUILD 2014 – the 3rd Edition of Cambodia's Biggest International Building & Construction Exhibition & Conference which will be held from 10-12 September 2014 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 2014 is the only business-to-business tradeshow that delivers over 8,000 industry professionals.

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Cambodia Property Expo 2014

Cambodia Property Expo 2014 is scheduled on the 10 -12 September 2014 at the Diamond Island Exhibition and Convention Center.



CIVAR '14

CIVAR '14 – is scheduled on the 10 -12 September 2014 at the Diamond Island Exhibition and Convention Center.



CAMENERGY'14 is scheduled on the 10 -12 September 2014 at the Diamond Island Exhibition and Convention Center.



3rd CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO

Event name	: CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO	
Start date	: December 03, 2014	End date : December 05, 2014
Location	: Diamond Island Exhibition and Convention Center	
		Organizer: Cambodia Constructors Association (CCA)

The 3th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for December 3-5, 2014 at the Diamond Island Exhibition and Convention Center and will bring together professionals from the construction industry as well as government officials.

The expo will feature some 280 booths and showcase a wide range of materials and services from building materials and decoration to mechanical and electrical (M&E) equipment and technology to plumbing and water supply systems, machinery, and mechanical and steel forms. Several property development projects will be represented as well as information provided on services related to the construction and property sectors, including from real estate agencies, banks and insurers.

Exhibiting at the trade fair can bring real benefits to firms, and CCA encourages material producers and dealers, M&E material and technology suppliers, water and plumbing suppliers, property developers, real estate agencies, banks and financial institutions, architectural and interior design consultancies, insurance firms and other related businesses to sign up for booths. It will be an opportunity to meet others in the sector as well as make contacts with new customers.

Organizers predict this first Cambodian flagship building expo will attract hundreds of thousands of local and international visitors and exhibitors looking for information on the sector or seeking new business opportunities.

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 Mr. Tim Vutha, Tel: +855-60-88 89 44, e-mail: tim_vutha@construction-property.com
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EVENT CALENDAR | ASIA

Event name : BuildTechYangon2014
Start date : May 21, 2014 **End date** : May 23, 2014
Location : Myanmar Convention Centre (MCC), Myanmar **Organizer** : Sphere Exhibits Pte Ltd
Details : The inaugural BuildTechYangon2014 aims to be Myanmar's representative trade event serving the construction development of Yangon with a focus on infrastructure, residential and commercial buildings, transportation, manufacturing and trading.

Event name : LED Expo Thailand 2014
Start date : May 22, 2014 **End date** : May 24, 2014
Location : IMPACT Exhibition and Convention Center, Thailand **Organizer** : IMPACT Exhibition Management Co., Ltd.
Details : LED Expo Thailand 2014 is dedicated to the science, technology and application of LEDs and solid-state lighting. LED Expo has evolved as the no.1 premier exhibition & the biggest & only show exclusively for this segment in India and is defining the future of this industry in an increasingly competitive and fierce market.

Event name : PALM EXPO 2014
Start date : May 26, 2014 **End date** : May 29, 2014
Location : China International Exhibition Centre, Beijing **Organizer** : INFORMA Exhibitions
Details : PALM EXPO - Undisputedly China's Largest and Most Established International Exhibition on Pro Audio, Light, Music and Technology (PALM). With an impressive track record for the past 22 years, the 23rd staging of PALM EXPO continues to reign as the key sourcing platform for international and Asian industry professionals and buyers to penetrate into the huge China market.

Event name : TRENCHLESS ASIA 2014
Start date : June 02, 2014 **End date** : June 04, 2014
Location : Marina Bay Sands, Sands Expo and Convention Centre, Singapore **Organizer** : Westrade Group Ltd.
Details : TRENCHLESS ASIA 2014 is a highly focused pavilion providing a forum for trenchless technologists to meet and discuss the latest industry developments. Located within SIWW 2014, exhibitors will have the opportunity of reaching out to an influential audience of international water industry experts. Reach your target market at this prestigious event targeting audiences to be drawn from Singapore and around the world.

Event name : Asian Building Technologies 2014
Start date : June 03, 2014 **End date** : June 05, 2014
Location : Hong Kong Convention & Exhibition Center **Organizer** : Hong Kong Exhibition Services Ltd.
Details : Asian Building Technologies 2014 is one of the most important event related to the Building & Construction sector in Hong Kong (SAR). This leading event will start on 03 June 2014 and it will end on 05 June 2014. Asian Building Technologies 2014 will take place at Hong Kong Convention & Exhibition Centre (HKCEC) in the city of Wanchai.

Event name : Guangzhou International Lighting Exhibition 2014
Start date : June 09, 2014 **End date** : June 12, 2014
Location : Guangzhou International Exhibition Center **Organizer** : Messe Frankfurt
Details : The fair presenting wide diversified lighting solution including decorative lighting, technical lighting, lighting accessories, components and LED Technology offering a one-stop sourcing platform for lighting manufacturers, project-based and trade-based visitors. Through a series of concurrent seminar & networking events presenting cutting-edge lighting technology, inspired lighting design ideas and market intelligence.

Event name : ARCHIDEX 2014
Start date : June 25, 2014 **End date** : June 28, 2014
Location : Kuala Lumpur Convention Centre, Malaysia **Organizer** : C.I.S NETWORK SDN BHD
Details : The global stage is set for the 15th edition of ARCHIDEX - the famous acronym for the International Architecture, Interior Design & Building Exhibition in Kuala Lumpur, Malaysia. Based on the long and successful run of ARCHIDEX held on an annual basis, a regional record turn-up of architects, interior designers, developers and other building related professionals of the built and interior design industries have made this the most important, must-attend exhibition of all time.

EVENT CALENDAR | ASIA

Event name : ONEBUILD 2014
Start date : July 16, 2014 **End date** : July 19, 2014
Location : Kuala Lumpur Convention Centre, Malaysia **Organizer** : C.I.S NETWORK SDN BHD
Details : The global stage is set for the 15th edition of ARCHIDEX - the famous acronym for the International Architecture, Interior Design & Building Exhibition in Kuala Lumpur, Malaysia. Based on the long and successful run of ARCHIDEX held on an annual basis, a regional record turn-up of architects, interior designers, developers and other building related professionals of the built and interior design industries have made this the most important, must-attend exhibition of all time.

Event name : SAFETY AND SECURITY ASIA 2014
Start date : August 27, 2014 **End date** : August 29, 2014
Location : Marina Bay Sand, Singapore **Organizer** : Conference & Exhibition Management Services Pte Ltd (CEMS)
Details : SSA 2014 will present an array of issues and challenges faced by the government and the civilians to increase awareness on the importance of maintaining security in numerous forms. Congruently, a series of solutions and strategic plans are also exhibited to encourage and enlighten the people on ways they can adapt to combat this heightening threat.

Event name : INDO ICON and INDO BIMEX 2014
Start date : August 28, 2014 **End date** : August 30, 2014
Location : Hall B1,2 , C1,C2 and outdoor Jakarta **Organizer** : China Council for the Promotion of International Trade
Details : INDO ICON 2014 and INDO BIMEX 2014 is the ideal venue to learn about the latest trends in construction technology and showcase your innovative products and market leadership.

Event name : BEX ASIA BUILD ECO XPO
Start date : September 01, 2014 **End date** : September 03, 2014
Location : Marina Bay Sands, Singapore **Organizer** : Reed Exhibitions
Details : BEX Asia is a unique blend of green building product showcase, sourcing ground, networking and industry knowledge sharing of the latest trends and innovations. You don't want to miss out on this 3-day exchange opportunity, and be at the forefront of building in Southeast Asia!

Event name : ECOBUILD SOUTHEAST ASIA
Start date : September 17, 2014 **End date** : October 01, 2014
Location : PWTC Kuala Lumpur, Malaysia **Organizer** : UBM Malaysia
Details : Secure your place today at the Ecobuild Southeast Asia 2014. The event is expecting over 8,000 industry players and professionals from across the Southeast Asia regions with over 250 exhibitors.

Event name : CONCRETE EXPO ASIA 2014 & CONSTRUCTION MATERIAL ASIA 2014
Start date : September 18, 2014 **End date** : September 20, 2014
Location : Hall 6, IMPACT Exhibition and Convention Center **Organizer** : IMPACT Exhibition Management Co., Ltd. Bangkok, Thailand
Details : Construction Concrete Expo Asia is an international platform for construction industry to sourcing several of construction materials, technology and alternative material products exclusively focus in steel, stone materials & stone decoration, ceramic tiles, construction tool & equipments and innovative material products. It is an international exhibition which is a showcase of the latest technology, innovative and sustainable products and is attended by decision makers from Thailand and ASEAN's concrete industry. Construction Materials Expo Asia 2014 welcomed over 150 companies and brands from around the world in the whole range of concrete industry while more than 3,000 key buyers from Thailand's and ASEAN's construction industry will visit the event.



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Villa for Sale




Villa for Sale
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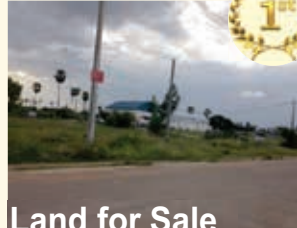


Villa for Sale
 Place: Toul Kork
 Price: US\$ 500,000
 Bed Room: 4
 Bath Room: 4
 House Size: 8mx18m
 Land Size: 266m²

Place: Sangkat Boeung Reang
 Price: US\$1,600,000
 Bed Room: 6
 Bath Room: 6
 House Size: 14mx16m
 Land Size: 512m²



Villa for Rent
 Place: Psar Depo II
 Price: US\$ 2,500/month
 Bed Room: 5
 Bath Room: 5
 House Size: 12mx18m
 Land Size: 16mx22m



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 Place: Khan Posenchey
 Price: US\$ 155/m²
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Land for Sale
 Place: Toul Kork
 Price: US\$ 1,200/m²
 Land Size: 60m x 30m



Villa for Sale
 Place: Posenchey
 Price: US\$ 370,000
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 Bath Room: 4
 House Size: 8mx18m
 Land Size: 4015m²



Land for Sale
 Place: Hanoi Blvd, Sen Sok
 Price: US\$200/m²
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Listing



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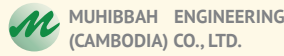
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 [e]: multicomcs.cs@live.com
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 [m]: (855-12) 236 555
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 [f]: (855-23) 214 272
 [e]: lbl.international@lbl-group.cpm
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 [m]: (855-93) 715 333
 [e]: e-mail@ats.com.kh
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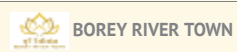
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 [a]: N° 15-1, Jalan 9/23E, Taman Danau Kota, Setapak, 53300 Kuala Lumpur, West Malaysia.
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 [e]: sales@wannaco.com
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 [f]: (855-23) 637 755 9
 [e]: (855-23) 888 559
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 [m]: (855-12) 812 841
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 [t]: (855-23) 212 000
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DP - Decor Plaza Import Export Co., Ltd.
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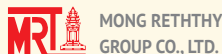
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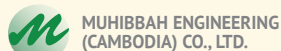
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CM - Chung Meang Trading Co., Ltd.
 [a]: N°40ABC, Mao Tse Toung Blvd.
 (St.245), Phnom Penh, Cambodia.
 [t]: (855-23) 993 919
 [f]: (855-23) 993 929
 [e]: chungmeang@yahoo.com
 [w]: www.chungmeang.com

 **CHIP MONG GROUP CO., LTD**
 Construction Equipment Supplier.....
 Materials - Supplies.....
 Tiles Supplies & Manufacturers.....
 [a]: N°137B, St. Mao Se Toang 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 2, Phnom Penh.
 [t]: (855-23) 982 017
 [m]: (855-16) 945 999
 [e]: cmccinfo@cementhai.co.th


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

 **D' Furniture**
 [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**
 DAT HOA TRADING (CAMBODIA) CO., LTD
 [a]: N°426, St. 271, Sk. Tumnuop Toeuk, 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, St.110, Phnom Penh, Cambodia.
 [t]: (855-23) 992 299
 [e]: info@degsolution.com
 [w]: www.degsolution.com

Dimension International Corp
 [a]: N°478, St.245, Phnom Penh, Cambodia.
 [t]: (855-66) 785 555
 [f]: (855-66) 888 114
 [e]: info@dimensionic.biz

 **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

 **ENVOTECH CO., LTD.**
 [a]: 249-253H, National Road No 6A,
 12112, P.O Box 931, Phnom Penh,
 Cambodia.
 [t]: (855-23) 430 748
 [m]: (855-23) 430 236
 [e]: sarak@envotech.org
 [w]: www.envotech.org

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

 **ESCORT IMPORT-
 EXPORT(CAMBODIA)CO., LTD**
 [a]: N°001 Block C1, Ly Thuong Kiet St.,
 Ward7, Dist. 11, Hochiminh City, Vietnam.
 [m]: (848) 3 853 4256
 [t]: (848) 3 957 2968
 [e]: info@escort.com.vn
 [w]: www.escort.com.vn

Europe Home Décor & Tiles
 [a]: N°364Eo, St.274, 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

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,
 [t]: (855-23) 215 354
 [f]:
 [e]: info@german-hardware.com
 [w]: www.german-hardware.com

 **HANSGRÖHE 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]:

 **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]: info@hengasia.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
 [f]:
 [e]: 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, St.245, Phnom Penh.
 [t]: (855-23) 219 670-2
 [f]: (855-23) 994 577-8
 [e]: homedecorcenter@everyday.com.kh
 [w]: www.homedecorcenter.com.kh

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 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]: cheav.vichak@yahoo.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

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

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

 **JOTUN CAMBODIA
 LIMITED**
 [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

 **TKS GROUP CO., LTD.**

 [a]: N°7A-9A, St. 93, Corner of Oknha
 Kheang Moeung(St.70),12201 Phnom Penh,
 Cambodia.
 [m]: (855-97) 9991 999
 [t]: (855-23) 637 755 9
 [f]: (855-23) 888 559
 [e]: kyseshop@yahoo.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

GKL Construction Material Trading

[a]: N°138H, NR6A, Phnom Penh, Cambodia.
 [m]: (855-12) 666 922
 [f]: (855-16) 666 908
 [e]: chamnanhay168@yahoo.com

KHL Co., Ltd.

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

Khi Hout Import & Distribute Construction Material

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

Khmer Builder Enterprise

[a]: N°94D, St.432, Phnom Penh, Cambodia.
 [t]: (855-23) 655 5633
 [m]: (855-16) 317 3888
 [e]: chanra.pho@gmail.com
 [w]: www.khmerbuilder.com

Kim Hap Co., Ltd.

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

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

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

Lay - Green Construction Company

[a]: N°89, St.289, Phnom Penh, Cambodia.
 [t]: (855-23) 698 8555
 [m]: (855-12) 998 555
 [e]: sales@lay-green.com

KC MKK Co., Ltd.

[a]: No120, St.134, Phnom Penh, Cambodia.
 [t]: (855-23) 885 955
 [f]: (855-23) 885 955
 [e]: sale@limmeung.com
 [w]: www.kcmkk.com

LINNHOFF TECHNOLOGIES

[a]: N°71, Tech Park Crescent, Tuas Tech Park, Singapore 638072.
 [t]: (65) 6863 1111
 [f]: (65) 6863 1080
 [e]: sales@linnhoff.com.sg
 [w]: www.linnhoff.com.sg

LSH - Loh Seng Heng

[a]: N°223AE0, St.199, Corner of St.414, Phnom Penh, Cambodia.
 [t]: (855-23) 993 099
 [f]: (855-23) 994 099
 [e]: lsh_algl@hotmail.com
 [w]: www.lohsengheng.com.kh

Mao Kimsean

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



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, St. 245, Phnom Penh
 [t]: (855-23) 993 142
 [f]: (855-23) 215 514
 [e]: mengleang@ml-e-trading.com

MK Steel Pte Ltd

[a]: N°155, NR3, Phnom Penh, Cambodia.
 [t]: (855-23) 6351 151
 [m]: (855-12) 811 634
 [e]: mkhuh@mksteel.com.sg

mms MULTICO MS (CAMBODIA) CO., LTD

[a]: N°168, National Road 6A, coner of New Chroy Changvar(St.), Sk. Chroy Changvar 1, 12110, Phnom Penh, Cambodia.
 [t]: (855-23) 432 130
 [f]: (855-23) 432 130
 [e]: multicoms.cs@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

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

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

Pang Luon (Pranet) Imp-Exp & Con.

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

PEB STEEL BUILDING CO., LTD

[a]: N°J-06Jade St., Sk. Tumnu Teok, Kh. Chamkamorn, Phnom Penh, Cambodia.
 [t]: (855-23) 67 88 679
 [m]: (855-16) 851 828
 [e]: thi@pebsteel.com.vn
 [w]: www.pebsteel.com.kh

PPIC - Phnom Penh International Carpentry & Construction Co., Ltd.

[a]: No.8, Ta Ngov (St.351) Sk. Niroth, Kh. Meanchey, Phnom Penh
 [t]: (855-23) 6336 786
 [f]: (855-23) 6457 878
 [e]: info@ppiccontractors.com
 [w]: www.ppiccontractors.com

Purapool Equipment & Construction

[a]: N°34, Russian Federation Blvd., Phnom Penh, Cambodia.
 [t]: (855-23) 880 604
 [f]:
 [e]: khom@purapool.com
 [w]: www.purapool.com

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

KOBELCO.....
 NEW HOLLAND.....
 SAKAI.....

[a]: N°139, Russia Federation Blvd, Sk. Chom Chao, Kh. Posenchey, Phnom Penh, Cambodia.
 [t]: (855-23) 866 628 / 866 638
 [f]: (855-23) 866 618
 [e]: saleskobe@kobelcocambodia.com
 [w]: www.kobelcocambodia.com

RTD RTD ENTERPRISE PTE LTD.

Carpet and Wood floor Supplier.....
 Refrigerator, Washing Machine, Kitchen Supplier, Door and Windor Supplier.....
 [a]: N°30-32, St. 271, 12102, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 883 005
 [m]: (855-16) 725 550
 [e]: info@rtdcambodia.com
 [w]: www.rtdcambodia.com

RMA Cambodia - E & C Office

[a]: N°04075, Maida St.2004, PhnomPenh.
 [t]: (855-23) 882 464-5
 [f]: (855-23) 882 472
 [e]: ecsales@rmagroup.net
 [w]: www.rmagroup.net

BOSCH ROBERT BOSCH (CAMBODIA) CO., LTD

[a]: Unit 4B, Premier Office Centre, N°184 Munireth Blvd., Phnom Penh, Cambodia.
 [t]: (855-23) 966 660
 [f]: (855-23) 966 660
 [e]:
 [w]: www.bosch.com.kh

Ruiher International Building Materials (Cambodia) Group

[a]: N°147, Mao Tse Toung Blvd.(St.245), Phnom Penh, Cambodia.
 [m]: (855-98) 551 398
 [e]: chenpanhe@hotmail.com

SCG Trading (Cambodia) Co., Ltd.

[a]: N°100, National Road N°2, PP, Cambodia.
 [t]: (855-23) 990 401-5
 [e]: sctcambodia@camshin.net
 [w]: www.scttrading.com

Seara SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.

[a]: N°142 (Canned Building), Norodom Blvd, Khan Chamkamorn, Phnom Penh.
 [t]: (855-23) 211 615
 [f]: (855-23) 211 617
 [e]: Servcambodia@searaspports.com
 [w]: www.searaspports.com

SIKA (CAMBODIA) LTD

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

SMART-ACON TRADING CO.,LTD

[a]: N°98, Norodom Blvd., Sk. Chaktomouk, Phnom Penh, Cambodia.
 [m]: (855-12) 812 841
 [t]: (855-23) 950 338
 [e]: meng@smart-acon.com
 [w]: www.smart-acon.com

Sok Heng

[a]: N°162, St.245, Phnom Penh, Cambodia.
 [t]: (855-23) 214 849
 [e]: sh.ceramic@yahoo.com

Substrate Technology Incorporated (Cambodia) Co., Ltd.

[a]: N°26-28, St.271, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 884 327
 [e]: stic@substratechnology.com

SUN HOUR GROUP

Construction Equipment Supplier.....
 Construction Materials Supplier.....
 Tile and Sanitary Product.....
 [a]: N°427, St. 93, Sk. Beong Prolit, Kh. 7 Makara, Phnom Penh, Cambodia
 [t]: (855-23) 218 508
 [f]: (855-23) 218 988
 [e]: info@sunhour.com.kh
 [w]: www.sunhour.com

XINCHU TASHEN GREEN TECH CO., LTD.

[a]: N°31, St. Northbridge, Sk. Teuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-23) 881 968
 [f]: (855-23) 881 967
 [e]: info@tashengreen.com
 [w]: www.tashengreen.com

Tai Heng Industrial Co., Ltd.

[a]: N°400Eo, Mao Tse Toung Blvd, Kh. Toul Kork, Phnom Penh, Cambodia.
 [t]: (855-23) 882 020
 [e]: sales@taihengsteel.com
 [w]: www.taihengsteel.com

TEM TRADING CO., LTD

[a]: N°99A, St. 143, Sk. Boeng Kengkang III, Kh. Chamkarmorn, Phnom Penh, Cambodia.
 [m]: (855-23) 63 63 030
 [m]: (855-95) 829 992/3
 [e]: sales@tem-trading.com
 [w]: www.tem-trading.com

T-RO CONSTRUCTION CO., LTD.

[a]: N°281, St. Preysar, Sk. Dangkor, Kh. Dangkor, Phnom Penh, Cambodia.
 [t]: (855-23) 222 803
 [m]: (855-12) 222 803
 [e]: info@troconstruction.com
 [w]: www.troconstruction.com

Ty Thai Henglong Supply Construction Materials

[a]: N°22Eo, St.245, Phnom Penh, Cambodia.
 [t]: (855-23) 218 346
 [f]: (855-23) 221 772
 [e]: ty_thai_henglong@yahoo.com
 [e]: ty.thaihenglong@gmail.com

United Mercury Group

[a]: No.48, National Road No. 4, Sk. Chom Chao, Kh. Posen Chay, Phnom Penh.
 [t]: (855-23) 729 217
 [f]: (855-23) 729 219
 [e]: umg@umg.com.kh
 [w]: www.umg.com.kh

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

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. Toek Thla, Kh. Sen Sok, Phnom Penh, Cambodia.
 [t]: (855-17) 876 168
 [t]: (855-15) 876 168
 [e]: mvannak168@gmail.com
 [w]: www.duefa.de



Construction Materials & Equipment Supplier . Airconditioning . Chiller . Outdoor Floor Tile . Mould

[a]: N°857 St.Russian Federation, 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



[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, St. 93, Phnom Penh, Cambodia.
 [t]: (855-23) 430 999
 [f]: (855-23) 998 666
 [e]: acledabank@acledabank.com.kh
 [w]: www.acledabank.com.kh

ABA Bank

[a]: N°148, 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. Kramuon Sar, Phnom Penh
 [t]: (855-23) 201 044
 [f]: (855-23) 220 511
 [e]: info@bidc.com.kh
 [w]: www.bidc.com

Bank of China

[a]: Canada Tower, Flr, St.93, Phnom Penh.
 [t]: (855-23) 988 886
 [f]: (855-23) 988 880
 [e]: servicecambodia@bank-of-china.com
 [w]: www.boc.com

Cambodian Public Bank Plc.

[a]: N°23, St. 114, Phnom Penh, Cambodia.
 [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, St.93, Phnom Penh, Cambodia.
 [t]: (855-23) 426 145
 [f]: (855-23) 426 116
 [e]: ccbpp@ccb.com.kh
 [w]: www.ccb.com.kh



[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, St. 41&118, Phnom Penh.
 [t]: (855-23) 988 088
 [f]: (855-23) 996 947
 [w]: www.cimbbank.com.kh

First Commercial Bank

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

Foreign Trade Bank of Cambodia

[a]: N°3, Kramuon Sar, Phnom Penh.
 [t]: (855-23) 724 466
 [f]: (855-23) 426 410
 [e]: info@ftbbank.com
 [w]: www.ftbbank.com

HwangDBS Commercial Bank Plc.

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 [t]: (855-23) 218 866
 [f]: (855-23) 220 108
 [e]: info@hwangdbs.com.kh
 [w]: www.hwangdbs.com.kh

Maruhan Japan Bank Plc.

[a]: N°83, 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.

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 [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, St.110, Phnom Penh, Cambodia.
 [t]: (855-23) 992 833
 [f]: (855-23) 991 822
 [e]: customerservice@kh.oskgroup.com

Phnom Penh Commercial Bank (PPCB)

[a]: N°767-769, St.93, 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.

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 [f]: (855-23) 223 433
 [w]: www.sacombank.com.kh

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 [f]: (855-23) 727 383

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 [e]: service@vattanacbank.com
 [w]: www.vattanacbank.com

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 [w]: www.asiainsurance.com.kh

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 [f]: (855-23) 986 273/986 308
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 [e]: (855-17) 799 902/799 903
 [w]: enquiries@campulonpac.com.kh
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 [w]: www.forteinsurance.com

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 [f]: (855-23) 999 123
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 [w]: www.infinity.com.kh

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 [e]: info@key-re.com
 [w]: www.key-re.com



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 [e]: angkor21property@gmail.com
 [w]: www.angkor21.com

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 [w]: www.arc.com.kh

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 [e]: info@camtopproperty.com

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 [w]: www.cbre.com.kh

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 [e]: davy.kong@dfd.com

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 [w]: www.hbccambodia.com

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 [e]: isotheara@yahoo.com
 [w]: www.ienggroup.com.kh



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 [f]: (855-23) 630 6630
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 [e]: eric.ooi@kh.knightfrank.com
 [w]: www.knightfrank.com.kh

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 [w]: www.megaassetmanagement.com

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 [m]: (855-12) 827 535
 [f]: (855 17) 300 168



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 [m]: (855-12) 995 552
 [f]: (855-11) 796 182
 [e]: sale@hitech.com.kh



[a]: A-B One Building, No. 1A & 1B, St. 102, 12202, Phnom Penh, Cambodia.
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 [f]: (855-23) 990 588
 [e]: info@centralmansions.com
 [w]: www.centralmansions.com

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

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 [f]: (855-23) 220 925
 [e]: lyp@lypgroup.com
 [w]: www.lypgroup.com

Ly Hour Investment Co., Ltd.

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 [f]: (855-15) 936 888
 [e]: phallasim@yahoo.com

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 [w]: www.canadiabank.com.kh

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 [e]: information@shukaku-inc.com

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 [w]: www.sokimex.com.kh

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Mercedes Benz GL350 BlueTecAMG
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$ 66,100
BMW Series 730d 2010
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



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



US\$106,200
Audi Q7 MY2014
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$ 92,300
Land Cruiser 2008 VIP
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 4.5
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$139,100
Toyota Land Cruiser VIP 2014
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$79,100
Toyota Land Cruiser Prado 2014
ម៉ាស៊ីនសាំង (Petrol)
ក្រៅស (White) ក្នុងលឿង (Beige)



US\$82,500
Mercedes Benz S400 Model 2010
ម៉ាស៊ីនសាំង (Gasoline/Hybrid) 3.5
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



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



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



US\$ 47,400
Jaguar XF 2010 Premium Luxury Full
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 67,100
Rang Rover Sport 2008 HSE
ម៉ាស៊ីនម៉ាស៊ូត (Diesel) 3.0 TDV6
ក្រៅខ្មៅ (Black) ក្នុងលឿង (Beige)



US\$ 64,800
Toyota RAV-4 EU model 2014
ម៉ាស៊ីនសាំង (Petrol) 2.0
ក្រៅស (White) ក្នុងខ្មៅ (Black)



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