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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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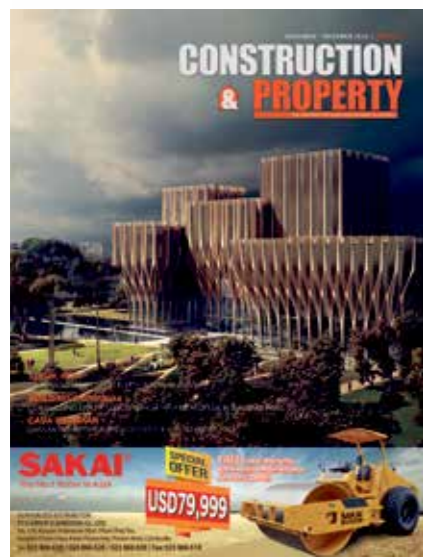


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**Cover:** "The Sleuk Rith Institute design by Zaha Hadid will be located in Phnom Penh"



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From the PUBLISHER

# CONSTRUCTION & PROPERTY

THE MAGAZINE THAT LINKS YOUR BUSINESS SUCCESS

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, not only 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 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. Our information and insights 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,

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- កិច្ចសន្យាធានារ៉ាប់រងលើទ្រព្យសម្បត្តិ : អគ្គិភ័យ និងហានិភ័យនានា ហានិភ័យផ្នែកឧស្សាហកម្ម សម្ភារអគ្គិសនី ការខូចខាតគ្រឿងម៉ាស៊ីន អំពើហេរកម្ម ការដឹកជញ្ជូនទំនិញ រថយន្តឯកជន
- កិច្ចសន្យាធានារ៉ាប់រងលើហិរញ្ញវត្ថុ : ការខាតបង់ផ្នែកហិរញ្ញវត្ថុដែលបណ្តាលមកពីការអាក់ខានផ្នែកអាជីវកម្ម ការបាត់បង់ ប្រាក់ចំណូលដោយការខូចខាតគ្រឿងម៉ាស៊ីន រូបិយវត្ថុ
- កិច្ចសន្យាធានារ៉ាប់រងលើទំនួលខុសត្រូវ : ការទទួលខុសត្រូវជាសាធារណៈ ការទទួលខុសត្រូវលើផលិតផល សំណងខាងវិជ្ជាជីវៈ
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- កិច្ចសន្យាធានារ៉ាប់រងលើគម្រោងនានា : ហានិភ័យដែលកើតឡើងលើអ្នកម៉ៅការសំណង់ ហានិភ័យក្នុងការសាងសង់ គ្រោះថ្នាក់របស់កម្មករនិយោជិត
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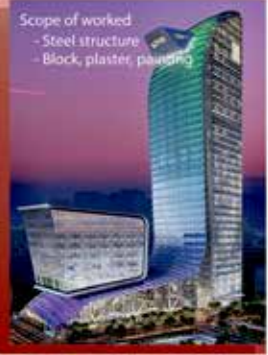


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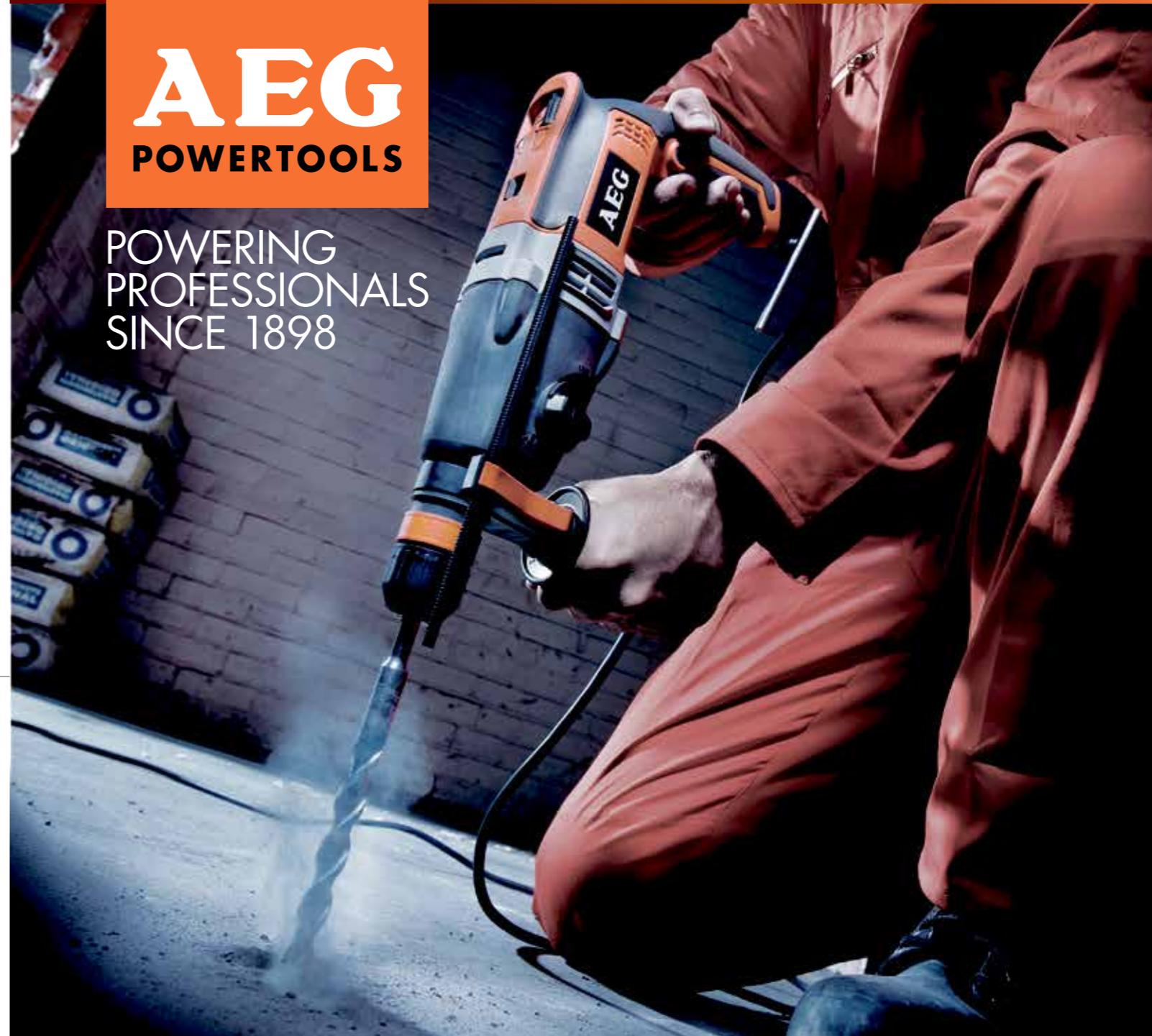


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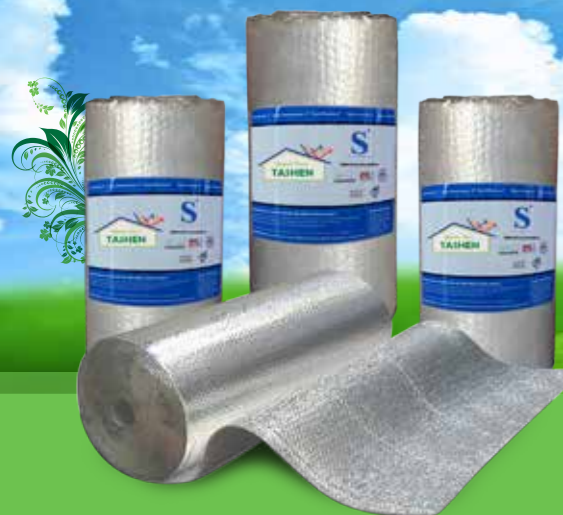


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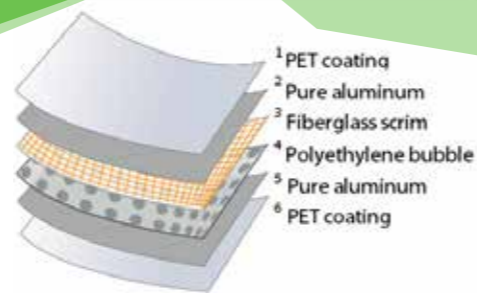




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# KINGDOM'S FIRST NEUROSCIENCE CENTER OPENS



King Norodom Sihamoni and Prime Minister Samdech Hun Sen officially open Cambodia's first Neuroscience Center

Cambodia's first ever neuroscience center, located inside Calmette Hospital, was inaugurated in early October by His Majesty the King Norodom Sihamoni and Prime Minister Hun Sen.

Costing US\$10.8 million to build and equip, construction on the 45x30-meter six-floor National Neurology Center began in June 2012, with US\$4.5 million financed by the Cambodian government. In addition, contractor Ly Chhoung Construction waived nearly US\$0.6 million to cover the additional labor fee.

Another US\$5 million was contributed for construction technical support, furniture, medical equipment and human resource training by La Chaîne de l'Espoir the French health NGO that initiated the project (US\$4 million), GE Foundation (US\$1 million), and Calmette Hospital itself (US\$0.75 million).

The medical center includes 90 beds for patients requiring neurological surgery and related medical care, as well as four operating theaters, eight consultation rooms, and a research laboratory. Specialists at the National Neurology Center will be

able to treat a number of medical conditions, including brain tumors, back pain, strokes, and brain injuries from motor vehicle accidents, of which there are more and more in Cambodia.

"Neuro-medicine and neuro-surgery are urgently needed by Cambodian patients because there are an estimated annual 22,000 patients with hemiplegia, 3,000 patients with brain tumors, and 12,000 patients with disc hernias including those suffered by accidents", said H.E. Mam Bunheng, Minister of Health, at the inauguration ceremony.

Health specialists and NGOs hope the new medical center will help reduce complex [neurological] diseases and curb local patients seeking medical services abroad.

Last month, U.S. conglomerate General Electric donated more than US\$1 million worth of medical equipment to the center. King Sihamoni also donated US\$10,000 to the center.

Calmette Hospital is one of the oldest hospitals in Cambodia. It was founded from 1958-1960. Currently, the hospital has 1,242 employees ■



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# NEW FLYOVER PROJECT HOPES TO EASE CAPITAL'S CONGESTION

If the Cambodian economy continues to grow at 7% annually, the number of vehicles in Phnom Penh will only increase. To prevent future gridlock in the capital, there is a huge demand for infrastructure development; particularly roads and bridges. That was the message from Cambodia's Prime Minister Samdech Hun Sen during the groundbreaking ceremony of 'Decho Flyover and Tunnels' on 9 September.

"There is no way to reduce or stop the increasing number of vehicles in Phnom Penh as the nation's economy still grows and city dwellers get a higher income," PM Samdech Hun Sen said, evoking memories of a Phnom Penh with traffic not too long ago, but also expressing his hope that the groundbreaking ceremony of the fourth flyover project will show a response to the current gridlock in the city.

Costing US\$14 million, the fourth flyover and tunnel will span the intersection of two communes in Tuol Kork district, including Teuk La'ak I and Phsar Depo III, and will take 16 months to complete. The project is being funded by local development giant, Overseas Cambodia Investment Corporation (OCIC).

According to the Municipality of Phnom Penh, the entire project consists of two main components; the flyover project and the tunnel project. A 382-meter long and 15.8 meter wide flyover is to be constructed above Russian Federation Boulevard, while a 356-meter long, 6-8-meter wide and 5-metre high tunnel will connect Kim Il-Sung Boulevard to Russian Federation Boulevard.

PM Hun Sen stated that the country's prosperity is putting more pressure on urban planning and residential areas in

Phnom Penh, with 10% of Cambodia's total population living in a capital of no more than 700 square kilometers. Expanding roads and detours were thus essential to reduce the burden on the capital and solve congestion by providing alternative routes to journeys across the crowded city.

Having received a master plan for resolving congestion in the capital, PM Hun Sen noted that Road 51 will be



expanded from National Road 4 to National Road 5 in order to connect transportation and travel from Kompong Speu and Sihanouk provinces to Battambang, Pursat, and Kompong Chhnang provinces without passing through the capital. The renovation of Road 51 will help and support residents in the relevant provinces, as well as helping to reduce traffic jams in the overcrowded capital.

Driven by the need to resolve the rush-hour traffic congestion in the capital, PM Hun Sen also announced upgrades to the road system around the centre of Phnom Penh. "Not only flyovers and tunnels, but a

new road system around the city will also be expanded and built to drain the traffic flow out of the capital," he said.

Phnom Penh now has three completed flyovers, including the US\$6.4 million Kbal Thnal flyover completed in 2010, the US\$8.7 million 7 January flyover opened in 2012, and the US\$19 million Steung Mean Chey flyover inaugurated in 2014. According to the municipality, the funds have

been generated from the Diamond Island project and Chroy Changvar development project.

Other recent large-scale traffic infrastructure developments in Phnom Penh include the twinned Monivong bridge, and the new twinned Chroy Changvar bridge, as well as the ongoing, expansion project of National Road 6. Meanwhile, the government has also undertaken a variety of anti-congestion measures on the capital's roads including a public bus service, pavements for pedestrians, and public parking lots.



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# ZAHA HADID UNVEIL SLEUK RITH INSTITUTE DESIGN

World renowned, award-winning UK architect Zaha Hadid has unveiled her company's design for the Sleuk Rith Institute which will house the archive of the Documentation Center of Cambodia and function as a centre for the research of genocide.

The Baghdad-born architect's design takes inspiration from the towers of Angkor Wat with five wooden structures rising from surrounding pools in an upward spiral to a height of between three and eight storeys.

Drawing its name from Sleuk Rith – dried leaves that have been used for centuries to document history and preserve culture in Cambodia – the sustainable building will bring together a museum, research centre and graduate school. It will also house the Documentation Center of Cambodia's (DC-Cam) one million document archive which is the largest collection of genocide-related material in Southeast Asia.

The Sleuk Rith Institute was founded by Youk Chhang, a human rights activist and a survivor from the Khmer Rouge regime. With almost 20 years as DC-Cam Director, he provided the overall brief for the design pointing out that in the context of genocide and mass atrocity, memorial architecture has tended to reflect the evil and misfortune of the historical period it represents. In this sense, he told the media at the unveiling of the design, the architecture's legacy is dark and firmly oriented to the past.

"Cambodia will never escape its his-

tory, but it does not need to be enslaved by it. Post-conflict societies have to move on," he said.

Zaha Hadid treated Youk Chhang's vision as very inspirational, asserting that his brief for the Institute calls for beauty and an optimism for the future to heal and reconnect a country with DC-Cam being key to that process. "Working with Youk Chhang and the Institute, we have brought together an excellent team of Cambodian and international consultants that share this vision to carefully plan the Sleuk Rith Institute," she said.

The new Sleuk Rith Institute is to be built on 68,000 sq.m of land inside the former Boeung Trabek High School in Phnom Penh (which was used as a re-education camp during the Khmer Rouge regime). The land adjacent to the Royal University of Law and Economics was donated by the Cambodian government in 2008.

Zaha designed the Institute to comply with green principles with five wooden structures that are separate volumes at ground level, but interweave and to link together as they rise upwards; connecting the different departments, visitors, students, and staff within a singular whole. With an overall footprint of 80m x 30m at the base and 88m x 38m at roof level, the structures range between three to eight storeys.

As they gain in height and coalesce, the Institute's five buildings define an intricate spatial composition of connecting volumes; generating a series of exterior and interior spaces that flow into each other to guide visitors through the different areas for contemplation, education, engagement and discussion.

The design connects the museum,







library, school and institute at various levels, allowing different users to interact and collaborate, enhancing their understanding and experience. Yet each of the Institute's functions is also able to operate independently when required.

Constructed from sustainably-sourced timber, the primary structure, exterior shading and interior partitions give natural scale, warmth and materiality. The project may well end up being rated amongst the Zaha's finest wooden work to date, while the architect is best known for producing flowing structures made from modern materials.

To accommodate Cambodia's tropical climate, the narrower lower levels of the Institute are shaded by the building's form, while louvers on the upper levels keep out strong sunshine. Located at the confluence of the Mekong and Tonlé Sap Rivers, the Institute's buildings will be built on raised terraces to protect from Phnom Penh's seasonal flooding.

The building's passive design including measures to reduce energy and water consumption while increasing system efficiencies and the installation of renewable energy sources will increase its ecological performance.

The Institute's form minimises solar gain, and the external shading system will be varied on each elevation to reduce solar gain whilst maintaining sufficient daylight levels where required. Thermal buffer zones protect the archive and exhibition spaces and further reduce energy consumption.

Water condensation from the air handling will be recovered for re-use and foul water will be treated on site via bio-reactors or a nat-

ural plant-based wastewater treatment system that can be incorporated within the park.

The horizontal roof of the building is hidden from view to house renewable energy sources that are extremely effective in Phnom Penh's climate. Plant and air-system heat exchangers will also be located on the roof, maximizing the area within the building for the institute's commemorative, educational, cultural, and community programs.

The park slopes away from the building to provide further protection against seasonal flooding. The southern end of the park is landscaped to become a large retention pond during heavy monsoon rains, alleviating the city's existing flood drainage.

The park's many pedestrian paths link together neighboring streets that had previously been disconnected, inviting the local community into the heart of the Institute.

The Sleuk Rith Institute complex has been granted approval and is scheduled to start construction on site next year.

"Many of the building materials and labor will be locally sourced, but this will be primarily developed and decided during detailed design," Zaha Hadid told Construction and Property Magazine.

The main contractor will be determined next year after they complete the detailed design. Zaha intends to use international building codes for the construction of the building ■

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# ZAHA HADID បង្ហាញប្លង់វិទ្យាស្ថានស្ទីករីត

**ក្រុមហ៊ុន** Zaha Hadid Architects ជាក្រុមស្ថាបត្យករដ៏ល្បីល្បាញលំដាប់អន្តរជាតិ នៅប្រទេសអង់គ្លេស ដែលទទួលបានការងារជាច្រើន បានបង្ហាញអំពីប្លង់រចនារបស់ខ្លួនសម្រាប់គម្រោងអគារវិទ្យាស្ថានស្ទីករីតថ្មី ជាកន្លែងតម្កល់ទុកឯកសារជាច្រើនរបស់មជ្ឈមណ្ឌលឯកសារកម្ពុជា (DC-CAM) ហើយក៏នឹងដើរតួនាទីជាមជ្ឈមណ្ឌលស្រាវជ្រាវអំពីរបបប្រល័យពូជសាសន៍ផងដែរ។

ប្លង់រចនារបស់ស្ថាបត្យករដែលមានដើមកំណើតពីទីក្រុងបាដាដនៃប្រទេសអ៊ីរ៉ាក់នេះ បានបង្កប់នូវចនាប័ទ្មកំលុង៥នៃគំរូប្រាសាទអង្គរវត្តដើម្បីបង្កើតបានជាអគារធ្វើពីឈើចំនួន ៥ផ្នែក ឡើងពីស្រះទឹកដែលនៅពីទុំវិញក្នុងទម្រង់ជារង្វង់ក្រឡឹងឡើង លើមានកម្ពស់ពី ៣ ទៅ ៨ជាន់។

ដោយយកលំនាំឈ្មោះពីស្ទីករីត ដែលជាស្ទីករឈើស្លូតម្យ៉ាង ត្រូវបានប្រើប្រាស់នៅកម្ពុជាអស់ជាច្រើនសតវត្សមកហើយក្នុងការកត់ត្រាឯកសារប្រវត្តិសាស្ត្រផ្សេងៗដែលបានរួមចំណែកចែករំលែកប្រវត្តិរូបខ្មែរមកដល់ពេលបច្ចុប្បន្ននេះ។ អគារបែបនិរន្តរភាពនេះនឹងរួមមានសារមន្ទីរមួយ មជ្ឈមណ្ឌលស្រាវជ្រាវមួយ និងវិទ្យាស្ថានអប់រំមួយ។ អគារថ្មីនេះក៏នឹងរក្សាកម្រងឯកសារជាងមួយលានឯកសារនៃមជ្ឈមណ្ឌលឯកសារកម្ពុជាដែលជាកម្រងឯកសារស្តីពីរបបប្រល័យពូជសាសន៍ដ៏ធំជាងគេនៅអាស៊ីអាគ្នេយ៍ផងដែរ។

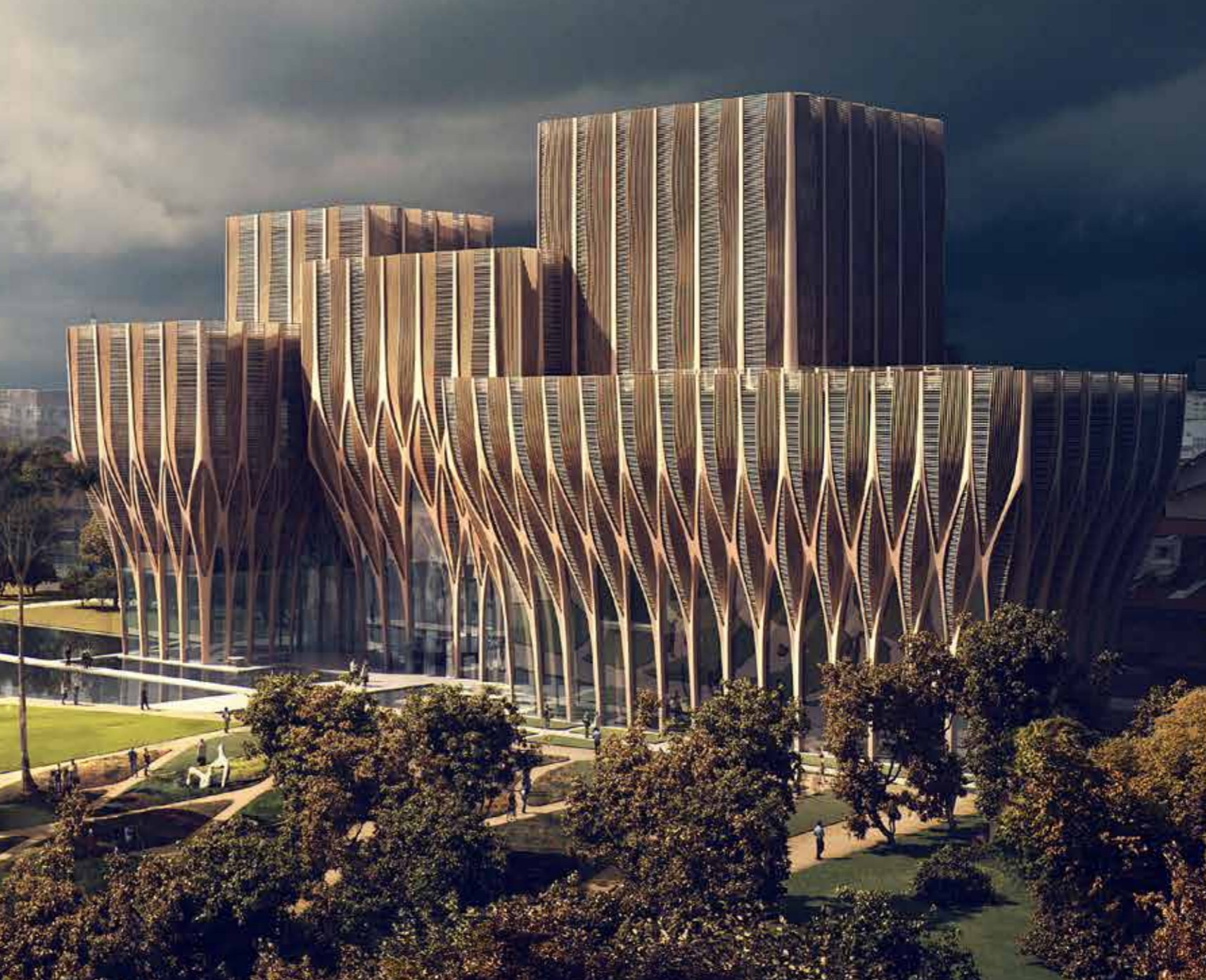
វិទ្យាស្ថានស្ទីករីតនេះត្រូវបានបង្កើតឡើងដោយលោកនាង យូ ដែលជាសកម្មជនសិទ្ធិមនុស្សម្នាក់ និងជាជនរងគ្រោះដែលបានរួចពីរបបខ្មែរក្រហម។ ជាមួយនឹងបទពិសោធន៍ជាង២០ឆ្នាំ ក្នុងតួនាទីជាអគ្គនាយកមជ្ឈមណ្ឌលឯកសារកម្ពុជា លោកបានផ្តល់សេចក្តីសង្ខេបទូទៅស្តីពីការរចនាប្លង់អគារនេះ ដោយលើកឡើងថា នៅក្នុងបរិបទនៃការសម្លាប់រង្គាល និងរបបប្រល័យពូជសាសន៍ស្ថាបត្យកម្មដែលធ្វើឡើងដើម្បីរំលឹកអតីតកាលនេះ មានបំណងបង្ហាញឱ្យឃើញពីភាពព្រៃផ្សៃ និងទុក្ខវេទនានៅក្នុងអំឡុងពេលប្រវត្តិសាស្ត្រដែលអគារនេះតំណាងឱ្យ។ នៅក្នុងខ្លឹមសារនេះ លោកបានប្រាប់ក្រុមអ្នកសារព័ត៌មាននៅឯពិធីបង្ហាញពីការរចនាប្លង់អគារនេះនៅទីក្រុងឡុងដ៍ ប្រទេសអង់គ្លេសថា កេរ្តិ៍ឈ្មោះរបស់ស្ថាបត្យកម្មនេះគឺខ្លាំងដិត ហើយបានផ្តោតទៅរកអតីតកាលយ៉ាងជាក់លាក់។

“កម្ពុជានឹងមិនអាចគេចវេសពីប្រវត្តិសាស្ត្ររបស់ខ្លួនបានទេ ប៉ុន្តែយើងមិនគួរក្លាយជាទាសករដោយសារអតីតកាលនោះទេ។ សង្គមនានាដែលកើតឡើងក្រោយពីជម្លោះនេះចាំបាច់ត្រូវទៅមុខបន្តទៀត”។ លោកបានថ្លែងបែបនេះ។

លោកស្រី Zaha Hadid ចាត់ទុកទស្សនៈវិស័យរបស់លោកនាង យូ ថាជាពោរពេញទៅដោយការជម្រុញចិត្តដោយបានបន្ថែមថាសេចក្តីពិណ្ឌនាដោយសង្ខេបរបស់គាត់អំពីអគារវិទ្យាស្ថាននេះ បានទាមទារនូវសោភ័ណភាព និងភាពសុទ្ធិដ៏និយមមួយនាពេលអនាគត ដើម្បីជាការព្យាបាលរបួសផ្លូវចិត្តរបស់ជនរងគ្រោះនិងការផ្សះផ្សារទំនាក់ទំនងរបស់ប្រទេសមួយនេះ ដោយប្រើប្រាស់មជ្ឈមណ្ឌលឯកសារកម្ពុជាដែលជាគន្លឹះនៃដំណើរការនេះ។ “តាមរយៈការបំពេញការងារជាមួយលោក នាង យូ និងវិទ្យាស្ថាន យើងបានដឹកនាំបង្កើតក្រុមការងារដ៏អស្ចារ្យមួយដែលផ្សំគ្នារវាង ទីប្រឹក្សាសញ្ជាតិកម្ពុជានិងបរទេស ដែលមានទស្សនវិស័យរួមដើម្បីធ្វើផែនការស្ថាបនាអគារវិទ្យាស្ថានស្ទីករីតនេះដោយប្រុងប្រយ័ត្ន។

អគារវិទ្យាស្ថានស្ទីករីតនេះ នឹងត្រូវស្ថាបនានៅលើផ្ទៃដី ៦៨ ពាន់ម៉ែត្រការ៉េ នៃផ្ទៃដីនៅក្នុងអតីតវិទ្យាល័យបឹងក្របែក រាជធានីភ្នំពេញ (ដែលដីនេះធ្លាប់ត្រូវបានប្រើប្រាស់ជាជំរំអប់រំកែប្រែសាមយរបបប្រល័យពូជសាសន៍ខ្មែរក្រហម)។ ដីនេះគឺស្ថិតនៅជាប់សាកលវិទ្យាល័យភូមិន្ទនីតិសាស្ត្រ និងវិទ្យាសាស្ត្រសេដ្ឋកិច្ច ដែលត្រូវបានបរិច្ចាគពីសំណាក់រាជរដ្ឋាភិបាលតាំងពីឆ្នាំ ២០០៨។

Zaha រចនាប្លង់អគារនេះដោយអនុឡោមតាមគោលការណ៍អគារបែកតង ដោយមានអគារធ្វើពីឈើចំនួនប្រាំត្រូវបានព្រែកដាច់ពីគ្នានៅជាន់ផ្ទាល់ដី ប៉ុន្តែក្រុងបញ្ចូលគ្នា និងភ្ជាប់គ្នានៅផ្នែកខាងលើជាបន្តបន្ទាប់ ដែលនឹងភ្ជាប់ផ្នែកទាំងឡាយរបស់អគារ អ្នកទស្សនា សិស្ស និងបុគ្គលិកបញ្ចូលគ្នាតែមួយ។ ជាមួយនឹងផ្ទៃបាតទំហំ ៨០ម x ៣០ម និងផ្ទៃដំបូលទំហំ ៨៨ម x ៣៨ម អគារនេះមានកម្ពស់ចន្លោះពី ៣ជាន់ ទៅ ៨ជាន់។ ខណៈដែលអគារទាំងឡាយសណ្តូកឡើងទៅលើនិងរួមបញ្ចូលគ្នាអគារទាំងប្រាំរបស់វិទ្យាស្ថាននេះ កំណត់និយមន័យនៃការតាក់តែងធរណីមាត្រដ៏សំបូរនៃការភ្ជាប់សមាមាត្រមាឌ ដែលបង្កើតឱ្យមានសេរីនៃចន្លោះខាងក្នុង និងខាងក្រៅដែលលាតសន្ធឹងទៅរកគ្នាទៅវិញទៅមក ដោយដឹកនាំអ្នកទស្សនាពី





កន្លែងផ្សេងៗនៃអគារសម្រាប់ការត្រិះរិះពិចារណា ការអប់រំ ការប្រាស្រ័យទាក់ទងគ្នា និង ការពិភាក្សាគ្នា។ ការចនាប្លង់នេះបានភ្ជាប់សារមន្ទីរ បណ្ណាល័យ និងវិទ្យាស្ថានពិដាន់ ផ្សេងៗគ្នា ដែលអនុញ្ញាតឱ្យអ្នកប្រើប្រាស់ផ្សេងៗអាចប្រាស្រ័យទាក់ទងគ្នា និងសហការ គ្នា ដែលនាំទៅដល់ការយល់ដឹង និងទទួលបានបទពិសោធន៍ល្អប្រសើរជាងមុនរបស់ ពួកគេ។ ទោះជាយ៉ាងនេះក៏ដោយ ផ្នែកនីមួយៗនៃវិទ្យាស្ថាននេះក៏អាចដំណើរការដោយ ឯករាជ្យដែរ ប្រសិនបើមានតម្រូវការ។

ដោយស្ថាបនាពីលើដែលកើតឡើងវិញ គ្រោងមេអគារនៃទម្រង់ខាងក្រៅ និងផ្នែក ខណ្ឌនៃផ្ទៃខាងក្នុង នឹងផ្តល់វិសាលភាព ភាពកកក្តៅ និងសម្រាប់ពាក់តាមបែបធម្មជាតិ។ គម្រោងនេះនឹងក្លាយជាគម្រោងដែលធ្វើពីលើដីល្អបំផុតរបស់ Zaha មកទល់នឹងពេល នេះ ខណៈដែលក្រុមហ៊ុនស្ថាបត្យកម្មមួយនេះមានភាពល្បីរន្ទីដោយសារការចនាប្លង់អគារ នានាដោយប្រើប្រាស់សម្ភារសំណង់ទំនើបៗតែប៉ុណ្ណោះ។

ដើម្បីទប់ទល់នឹងអាកាសធាតុត្រូពិចនៅកម្ពុជា ជាន់ខាងក្រោមដែលរួមតូចនៃវិទ្យាស្ថាន នេះត្រូវបានបិទបាំងពីខ្លាំងថ្ងៃដោយរូបរាងនៃអគារ ខណៈដែលបន្ទះស្លាបព្រលនៅជាន់លើជៈ ត្រឡប់ពីខ្លាំងថ្ងៃទៅវិញ។ ដោយមានទីតាំងនៅចំណុចប្រសព្វរវាងទន្លេមេគង្គ និងទន្លេសាប អគារនានានៃវិទ្យាស្ថាននេះនឹងត្រូវសាងសង់លើផ្ទៃដីដែលត្រូវចាក់ដីបន្ថែមដើម្បីបង្កាទឹកជំនន់ តាមរយៈរោងចក្រព្យាបាលទឹក។

ការចនាប្លង់តាមបែបអកម្មដែលរួមបញ្ចូលទាំងវិធានការកាត់បន្ថយការប្រើប្រាស់ថាមពល និងទឹក ខណៈដែលវាអាចជួយបង្កើនប្រសិទ្ធភាពនៃប្រព័ន្ធផ្សេងៗ និងការបំពាក់ឧបករណ៍ទាញ យកថាមពលកើតឡើងវិញ នឹងជួយបង្កើនតួនាទីការពារបរិស្ថាននៃអគារនេះ។

ទម្រង់នៃអគារនេះនឹងកាត់បន្ថយជាអតិបរមានូវការស្រូបយកពន្លឺព្រះអាទិត្យ និងប្រព័ន្ធបិទ បាំងពន្លឺផ្នែកខាងក្រៅ នឹងប្រែប្រួលនៅតាមកម្រិតកម្ពស់នីមួយៗ ដើម្បីកាត់បន្ថយការស្រូប យកកំដៅថ្ងៃ ខណៈដែលវាក្រាមម្រិតពន្លឺថ្ងៃគ្រប់គ្រាន់នៅកន្លែងដែលត្រូវការពន្លឺថ្ងៃ។ តំបន់ ចន្លោះសីតុណ្ហភាពការពារទីតាំងរក្សាទុកឯកសារ និងសាលាពិព័រណ៍ នឹងជួយកាត់បន្ថយ ការប្រើប្រាស់ថាមពលបន្ថែមទៀត។

កំណែទឹកពីម៉ាស៊ីនស្រូបខ្យល់នឹងត្រូវយកទៅប្រើប្រាស់ឡើងវិញ និងទឹកស្អុយនឹងត្រូវសម្អាត នៅក្នុងអគារដោយប្រាស់ប្រាស់ម៉ាស៊ីនប្រព្រឹត្តិកម្មទឹកបែបដីរសាស្ត្រ ឬប្រព័ន្ធប្រព្រឹត្តិកម្មទឹកស្អុយ តាមបែបធម្មជាតិ ដែលអាចបំពាក់នៅឯសួនច្បារនៃអគារនេះបាន។

ដំបូលផ្នែកនៃអគារត្រូវបានបំពាក់ពីលើដោយបន្ទះបំប្លែងថាមពលពន្លឺព្រះអាទិត្យដែល ពិតជាមានប្រសិទ្ធភាពសម្រាប់អាកាសធាតុនៅភ្នំពេញ។ ឧបករណ៍ផ្លាស់ប្តូរខ្យល់ក្តៅ និង ត្រជាក់នឹងត្រូវបំពាក់នៅលើដំបូលផងដែរ ដែលគោលការណ៍នេះនឹងជួយពង្រីកជាអតិបរមា នូវចន្លោះអគារសម្រាប់សកម្មភាពផ្សេងៗនៅក្នុងអគារ។

សួនច្បារនឹងលាតសន្ធឹងជាជម្រាលគ្នាយពីអគារដើម្បីផ្តល់ការបង្កាប់នៃម្របឆាំងនឹងទឹកជំនន់ តាមរយៈវិញ។ ផ្នែកចុងខាងក្នុងនៃសួនច្បារត្រូវបានរចនាជាស្រះស្តុកទឹកសម្រាប់ការពារអំឡុងពេល មានភ្លៀងម៉្លង់ធំ ដែលនឹងជួយសម្រាលបន្ទុកប្រព័ន្ធលូស្តុកទឹកជំនន់របស់ទីក្រុង។ ផ្លូវដើរជា ច្រើននៅក្នុងសួនច្បារ នឹងភ្ជាប់គ្នាជាមួយផ្លូវដើរដែលនៅក្បែរ ដែលមិនត្រូវបានភ្ជាប់គ្នាកាលពី មុនដែលនឹងអញ្ជើញសហគមន៍មូលដ្ឋានធ្វើដំណើរទៅកាន់វិទ្យាស្ថាន។

អគារវិទ្យាស្ថានស្លឹករឹតនេះត្រូវបានផ្តល់ការអនុញ្ញាតសាងសង់រួចរាល់ហើយ និងត្រូវចាប់ផ្តើម ស្ថាបនានៅឆ្នាំ២០១៥។ “ភាគច្រើននៃសម្ភារៈសំណង់ និងកម្មករ នឹងត្រូវផ្គត់ផ្គង់ពីក្នុងស្រុក ប៉ុន្តែបញ្ហានេះនឹងត្រូវធ្វើផែនការ និងការសម្រេចចិត្តក្នុងអំឡុងដំណាក់កាលធ្វើប្លង់លម្អិត”។ លោក- ស្រី Zaha Hadid បានប្រាប់ទស្សនាវដ្តីសំណង់ និងអចលនទ្រព្យ។

ក្រុមហ៊ុនម៉ោការសាងសង់របស់គម្រោងនេះនឹងត្រូវជ្រើសរើសនៅឆ្នាំក្រោយផងដែរ បន្ទាប់ ពីការចនាប្លង់លម្អិតត្រូវបានបញ្ចប់។ Zaha ប៉ុនបងប្រើប្រាស់ស្តង់ដារសាងសង់អន្តរជាតិ (international building codes) សម្រាប់ការស្ថាបនាគម្រោងនេះ។



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# ENACTING BUILDING CODES TO SECURE PROPERTY DEVELOPMENT



# BUILDING

The recent skyline development and major property investment in Cambodia has reflected the thriving economy and real estate industry over the last five years, bolstered by the construction of major satellite developments, condos and commercial buildings. However, a legislated national building code to ensure a qualified standard of architectural design and technical construction is still on the way.

A building code is a set of regulations that address structural integrity, fire resistance, safe exits, lighting, plumbing systems, ventilation, and construction materials to specify the requirements to safeguard the health, safety, and general welfare of building occupants. To date, developers and contractors are allowed to temporarily use construction permits under Sub-degree 86 promulgated in 1997. Meanwhile the government is rushing the official promulgation of the national building code.

Managing Partner of Camcona BMS, Varheng Davuth, said that the standard of building and construction today is practical with technical criteria of for-

eign building codes that architects have studied from Russia, Australia, the EU, and China, just to name a few. Sometimes, the standard and technical criteria are not consistent among architects and engineers in construction because some of the applied codes can be faulty to the building conditions in Cambodia.

Driven by the absence of a building code, some major construction projects have experienced faulty structural standards in their architectural form, which causes problems for the accessibility, the occupants, and the environment. Foreign-educated developers and local architects usually apply the technical criteria of building standards with the building codes of the countries they graduated from. The rest use French colonial-era regulation plus the 1997 construction permit from the Ministry of Land Management, Urban Planning and Construction.

Due to the absence of a legal building act and standards, the government has allowed the use of any foreign standards. But that is also the concern raised by Martin Russell Croucher, Director of

Sustainability and Special Projects for Royal Institute of Chartered Surveyors (RICS), the UK's professional body that has been raising standards for industries since 1968, who questions the fitness of those foreign standards due to varied geography and building materials.

"...It is compulsory that Cambodia should have its own standard because those foreign standards may not fit well with Cambodia condition," he said at a building safety standard meeting in Phnom Penh in March this year.

Chheang Bonet of the foundation column producer 7FTD Co., Ltd agreed. In other developed countries there are checklists to ensure buildings are constructed conforming to safety standards. He said that can be a good example for Cambodia.

Croucher recommends having a reliable building inspection regime approved by the government to ensure investors' confidence over the construction industry here. "Soon Cambodia will have the construction law, and building standards, but we need somebody that will check whether the projects have fol-

lowed the standard or not."

"Despite the good signs in the real estate industry, I believe that occupant safety, urban infrastructure and property investment will get into trouble during the absence of a legislated building code," said Tous Saphoeun, Deputy Secretary General of the Board of Architects, Cambodia (BAC), and the Dean of Architecture and Urbanism of Paññasatra University of Cambodia, adding that the lack of professionalism and responsibility in technical regulation will cause the loss of life and property, and have a bad impact on social welfare.

Some construction projects and building structures in the capital have been designed with faulty systems because the construction approaches haven't been applied to fit basic building standards.

Saphoeun said, "The quality of architectural design and construction now prominently depends on the qualified, registered architects and engineers." In

addition, the professionalism and high responsibility of technicians are typically a significant drive to boot the troubles out.

He noted that a legislated building code ensures durable buildings and provides minimum life safety protection, and property investment, and that all Cambodians and foreign investors are waiting for its promulgation.

The law on the building code hasn't yet been adopted and the exact date of promulgation hasn't been revealed yet. Saphoeun said, the building code is so complicated to set up, so the government has had to spend at least two years as well as a lot of money for the technical teams and experienced foreign experts to organize and finalize it.

"I am willing to join in organizing this code because I have enough skills and experience in this field," he stated. Though he expects the government will promulgate the building code soon, in the meantime, graduate architects will

register with the BAC to strengthen the quality of construction and architectural specialty and to help the real estate industry thrive.

"The building code must be adopted before ASEAN Integration 2015," he said, adding it will cause a danger if the nation still procrastinates over the enactment of a national building code to eliminate squalor and its impact on health, mitigate loss of life and property, and establish standards to minimize accidents or claims. Thus, designing and enacting the code not only helps save property and life, in many cases it can save time, money, and potential legal action.

Otherwise, even though the law is going to be adopted, the concern still stays in the minds of the developers and investors. "It will be great to have a legislated building code in Cambodia, but if the code is favored and biased, it's invalid, and the foreign investors will not contribute to development," said Davuth.

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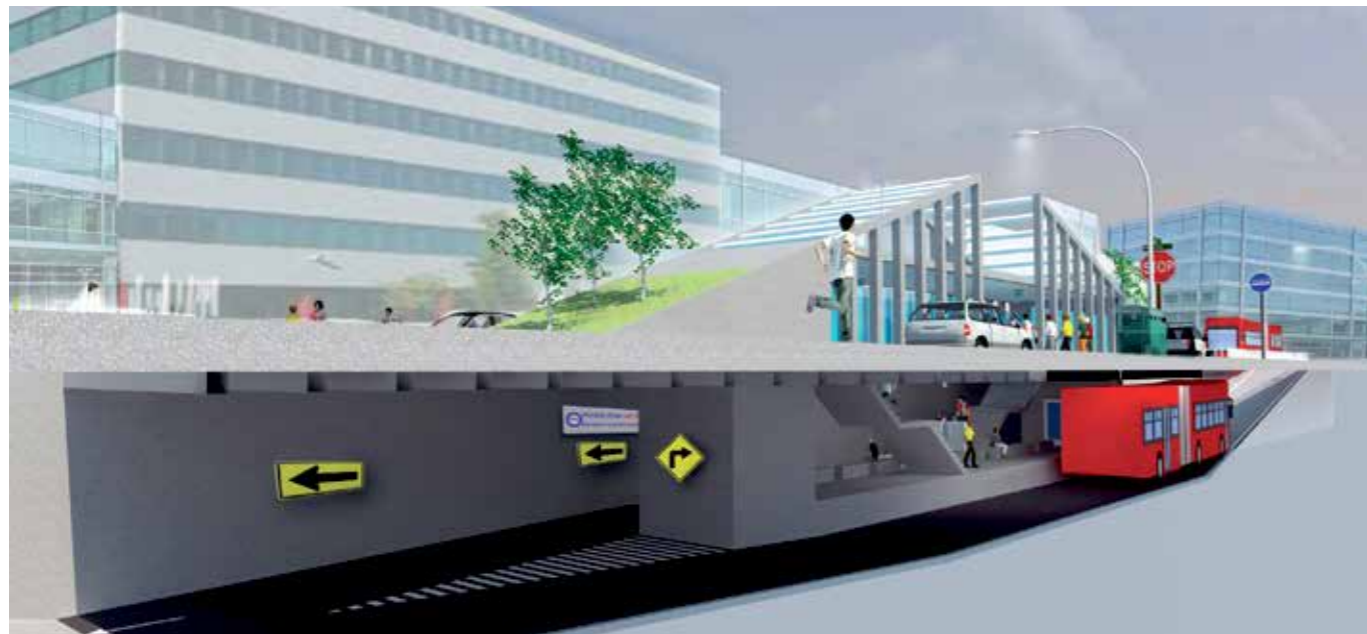
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# FUTURE VISION: PLANNING MASS TRANSIT IN PHNOM PENH



Congestion, traffic jams, and gridlock are becoming familiar, time-consuming daily experiences for Phnom Penh's residents. Despite the government's efforts to ease the problem through the construction of flyovers, tunnels and widened roads, and a limited public bus service, many architects and urban planners are increasingly advocating the implementation of a more comprehensive plan as the only sustainable solution.

One such advocate is architect Ruben Castellero-Mortera, a lecturer at Raffles International College in Phnom Penh, who has developed a proposal for a public transport system in Phnom Penh.

Ruben, who has a BA in Architecture from the National University of Mexico and a Master's in Advanced Architectural Studies from the University of Strathclyde in the UK, has worked for a number of architectural practices and also as a freelance architect developing different projects including residential, retail, hospitality, and for education. He has also worked as a lecturer at several universities around the world.

Ruben's proposal analyzes the congestion and other related problems the capital is suffering from due to the lack of a transportation system and seemingly inadequate or nonexistent urban planning for the present and the coming years. His project was selected

to be exhibited at the Our City Festival 2014 in Phnom Penh and was also the subject of a feature article in the Phnom Penh Post in August this year.

"I have always been attracted to urban design ideas and how a city and the people interact between each other and are integrated like a unique organism; thus developing this project that could be useful for Phnom Penh (despite the long hours and hard work invested developing my idea) was a pleasure and an exciting time for me," Ruben explained.

Ruben generously shared his vision for a Phnom Penh Bus Rapid Transport (BRT) with Construction & Property Magazine.

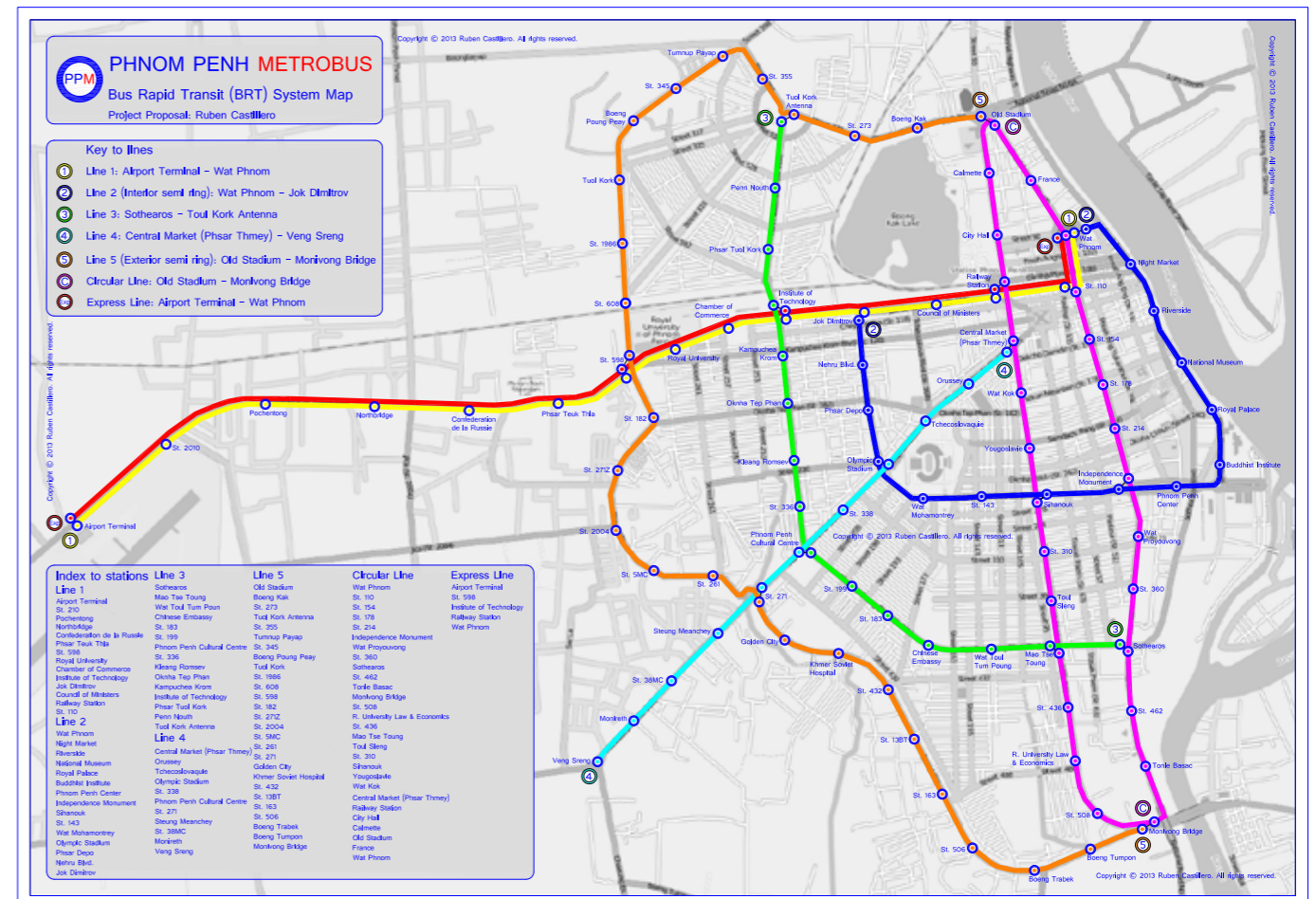
The BRT concept is based on a complete sustainable transportation alternative covering all Phnom Penh; this is better than individual bus lines that are not integrated as a system. It is also a cheaper alternative than a subway system based on train tracks and underground tunnels.

At the moment Phnom Penh doesn't have any kind of public transport, besides the buses that were implemented this

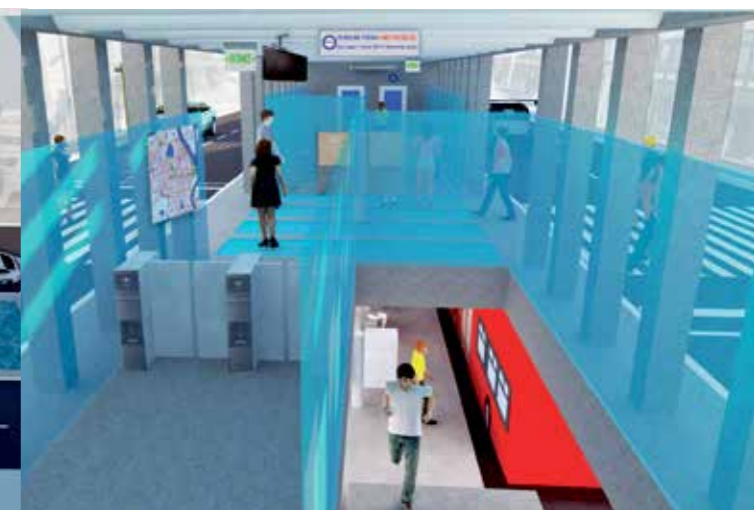
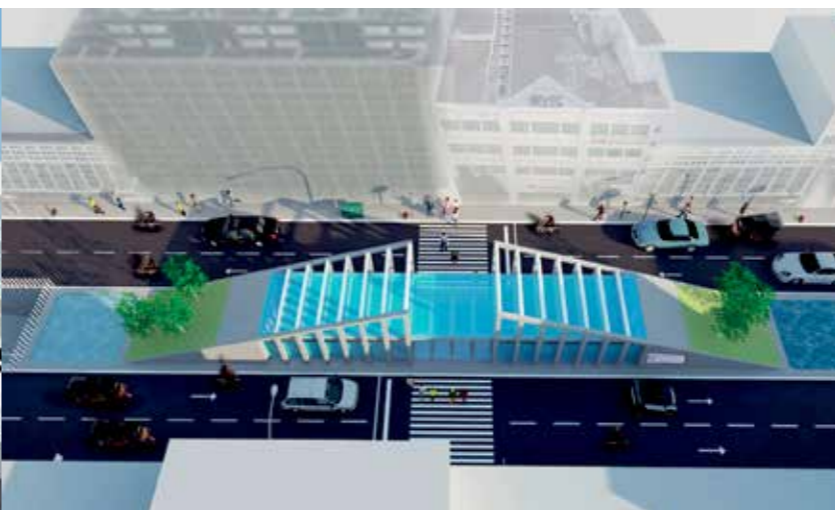
year as a trial. A rapid transit system is a good alternative with the aim of building a proper network of lines and stations for the users to move faster, in order, and safely around the city. At the same time it will help to reduce the traffic and pollution by reducing the number of vehicles.

If a percentage of the population uses a rapid transit system instead of their own vehicles it will help to ease traffic congestion and reduce

travelling time from one point to another. With a rapid transit system that runs on exclusive lanes and where stations don't interfere with other vehicles, the number of road accidents would be reduced. Rapid transit systems use exclusive lanes that are integrated in a series of lines making it easy to commute to different areas of the city through the network of stations because cars and motorcycles are not allowed to use these lanes.







with other lines to commute to other stations. Most stations are calculated to be reachable within a walking distance in a radius of 400m located near important places and/or in the intersections of main arteries.

Where different lines cross, stations are integrated so commuters can change lines without going to street level. The system is similar than an underground train system but is cheaper in construction and operative costs. The lines run on exclusive surface lanes for buses without competing for the space that cars and motorcycles use, reaching each station faster.

The design of the Phnom Penh BRT is unique because buses stop in special underground stations to avoid obstacles in the road at surface level. Underground stations provide more space for cars and motorcycles and reduce traffic congestion and provide more comfort and security for the users that access the station.

The research also includes the design and 3D virtual model of a prototype station with one platform with two exclusive lanes for buses running in opposite directions. The design of the stations explores the incorporation of landscape architecture to beautify the urban design of the city and integrates sustainability factors and disability access.

If the BRT system is more efficient,

comfortable, safe and fast, the users would prefer it to private transport to move to some points. The model also integrates smaller, exclusive "cyclo" lanes for bicycles that would help cyclists to circulate safer and faster and help to reduce pollution and ease congestion. And of course all the sidewalks would need to be free of obstacles for the pedestrians to walk; unlike today's Phnom Penh.

The considerable initial cost could be offset by investment from a mix of the government, private investors and international loans. It can be constructed in stages line by line, as other cities have done to reduce the initial cost impact and disruption.

A transportation system is typically an urban idea, a bet for the future development and survival of a city, and

ultimately something that will benefit all its inhabitants. To propose and explore how to improve the mobility in the city is fundamental, and allows the population to think about the repercussions and implications for the future of their city ■

A Bus Rapid Transit System is a better alternative to a normal system of bus lines with the stops on the side of the road. This is because the users go to designated stations like in a subway or metro system to wait for their bus that is not in contact with the rest of cars. On the other hand an underground subway system based on trains would be much more expensive than a rapid transit system based only on buses. Buses are also a better alternative for medium sized cities or where the lack of space makes difficult to build a subway like Phnom Penh.

A Bus Rapid Transit System (BRT) is more realistic to build in Phnom Penh than other alternatives such as a subway, monorail, a cable car or other futuristic projects that are more

expensive and don't justify the size of the population of Phnom Penh.

Additionally several BRT systems have been built on different continents; since the first one was introduced in Curitiba Brazil in 1974; or the "Transmilenio" BRT in Colombia that is one of the most advanced in the world, they have already been proved successfully and financially viable.

The Phnom Penh BRT proposal is based on a series of lines that cross the main avenues of the city. It consists of 7 lines; including one circular non-stop line that covers the most important part of the city, and an express line that runs directly from the airport to the city centre, stopping only at the most important intersections

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# THE NEED FOR FIRE SAFETY STANDARDS

Paul Hurford, Managing Director, Azisafe

Cambodia is advancing very quickly in the way we construct buildings, the size of these building and the materials used in this construction. However, are we looking at the effect these advancements have on the safety of those that occupy these buildings?

You don't have to be an expert to know that the bigger the buildings are, the more people they will hold. This also means the more lives that are at risk in the event of a fire or disaster.

Although there is now a strong focus on fire safety within Cambodia, there is still no legislation, code or even guideline that provides a clear direction for what mitigating measures should be installed to ensure fire safety. Many investors and developers actively try to use different international standards as a basis for ensuring their development is fire safe, however this can lead to installation of inappropriate or inoperable equipment.

Fire Codes and Standards are written with many influential factors in mind such as climate, construction materials, fire service response procedures and

capability, and even cultural behaviour. European Standards for instance focus on building compartmentalisation which is common in building design due to weather and climate. This means that construction alone has a huge impact on fire behaviour, particularly fire spread and fire intensity. Construction in Cambodia is very different to this with traditional buildings being very well ventilated which will generally lead to faster spread of fire, but potentially less intensity.

Many buildings in Cambodia have also been fitted with dry riser hydrant systems or external boost points, which are as good as useless at the moment as there are no fire appliances capable of boosting these systems, and no personnel trained in their operation. These buildings are therefore reliant on protection systems that won't protect them when they need it. International embassies and corporate buildings are some of the worst examples of this, and yet they believe that they are safer than anyone else because they have 100% compliance to their countries code or standard.

Another major issue is with

compatibility of equipment. In my experience here, I have come across more than 8 different types of fire hose couplings, all of which meet some form of standard; however they don't work when brought together.

There are many more examples of common issues here in Cambodia, but they all lead back to the same thing; a need for a Cambodian Code or Standard in Fire Safety.

A Fire Protection Association of Cambodian (FPAC) is currently being formed as an independent body that hopes to set up an industry code of practice for its members to follow, which may lead to government backed standards. This will only happen with the support of the construction industry, investors, insurers, and developers. More Information will shortly be available on FPAC and how to get involved.

I hope to write regularly on the topics of fire and safety and am welcoming of any questions or discussion topics you may have and believe others would be interested in hearing about ■



RE-INFORCED PRECAST LIGHTWEIGHT CONCRETE WALL PANEL

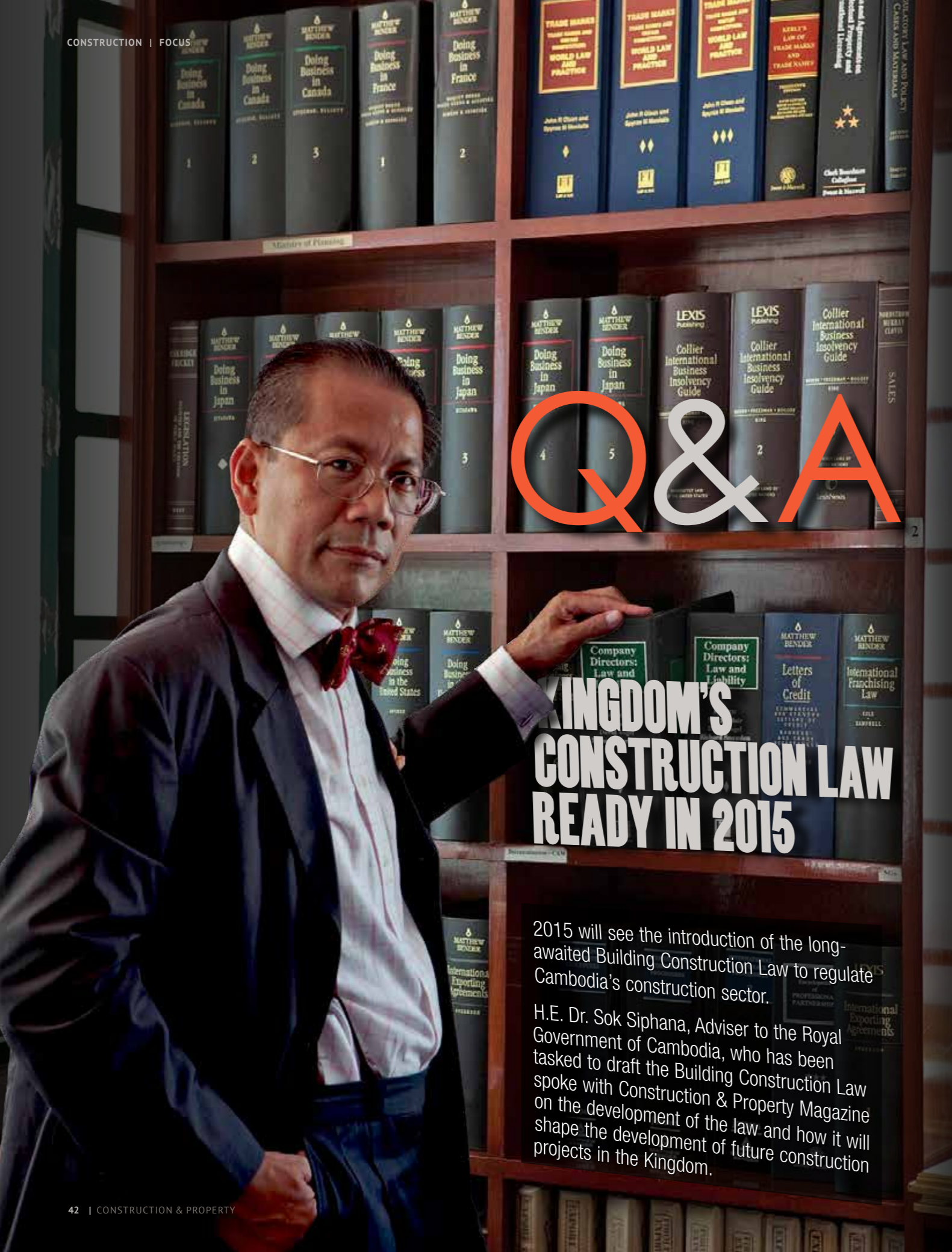
ឧត្តសន្ទះជញ្ជាំងបេតុងតាក់ស្រាប់

ទំហំបន្ទះជញ្ជាំងបេតុងតាក់ស្រាប់ (Concrete Wall Panel Size)

ទំហំ X កំពស់ (W x H) (mm)	កម្រាស់ (Thickness) (mm)	ទម្ងន់ (Weight)
610mm x (3000-3600mm)	105mm, 200mm	97kg/m <sup>2</sup>

RE-INFORCED CONCRETE PIPES





# Q & A

## KINGDOM'S CONSTRUCTION LAW READY IN 2015

2015 will see the introduction of the long-awaited Building Construction Law to regulate Cambodia's construction sector.

H.E. Dr. Sok Siphana, Adviser to the Royal Government of Cambodia, who has been tasked to draft the Building Construction Law spoke with Construction & Property Magazine on the development of the law and how it will shape the development of future construction projects in the Kingdom.

**1 You have been tasked by the Senior Minister of Land Management, Urban Planning and Construction to draft the Building Construction Law. What are your duties and responsibilities for this long-awaited law?**

I would say that my main responsibilities as a drafter are to bring together all the policy inputs and the technical elements of the building construction regulations and practices and put them into a coherent, comprehensive and practical legislative format. The drafting process necessitates foremost that I had to spend an enormous amount of time reviewing existing policy guidelines, and governing rules and regulations in the building construction industry. Then I had to conduct extensive discussions with, perhaps I should say I had to listen to, policy makers, senior officials and the technical team at the Ministry. In fact, I am very impressed with their vast and in-depth experience and knowledge of the industry. I am humbled at having the honor to work with them on this humongous piece of legislation, which I believe will shape the future development of this country. I commend the Senior Minister of Land Management, Urban Planning and Construction for his vision and his strong and hands-on leadership during this legislation-drafting process.

**2 Could you please explain generally what the Construction law is about?**

The law will generally aim at ensuring that the construction industry, in development terms, contributes as a powerful source of growth to the national economy, but at the same provides safety for people through a comprehensive and balanced regulation of the entire spectrum of the building

construction industry. It will provide for the adoption of a building construction code and the setting of performance standards for buildings to ensure that the necessary controls relating to building work and the use of buildings are in place.

**3 How comprehensive is the scope of the law? How will the law impact the construction industry as a whole?**

It will be quite a comprehensive piece of legislation as it will attempt to promote the accountability of construction owners, and building construction practitioners, as well the Building Construction Administration who have the responsibility for ensuring that building work complies with the building construction code.

**4 What are the most significant areas and details the law will focus on?**

A substantive portion of the law will cover the establishment of a licensing regime for building construction practitioners in order to regulate the practice of qualified persons such as architects, engineers, general or specialist building contractors, and third party accredited checkers. The other substantive part will be on ensuring the proper execution of construction works through stricter enforcement on fundamental matters related to the survey, design, execution, supervision, maintenance, and technology management of construction works. There will be also adequate provisions to regulate contracts for construction works between consumers and builders, to mention just a few.





**5 How will the law impact existing and new construction projects and in what way? Are there differences between residences, private and commercial buildings, and so on?**

When the law is enacted, sometime in 2015, the impact on the building construction industry will be enormous, in terms of its effect on: the promotion of the construction industry, particularly for small and medium construction businesses and support construction services; the development of construction technology; the safety and quality of construction works; and the capacity building of construction technical manpower, etc. Depending on the size of the building construction and its classification, there will be differences between residential, commercial or industrial buildings. Low risk constructions will be less regulated versus higher risk commercial and industrial constructions.

**6 So far, how much of the work on the law has been completed? How many articles and chapters are expected to be included in the final draft of the law? When will the drafting be completed? When do you expect it can be enacted and applied with the implementing sub-decrees?**

The bulk of the drafting work, which has lasted nearly 8 months now, is nearly done in both English and Khmer. I can't guess how many articles we will end up with but it will be substantial. There will be many implementing sub-decrees and prakas or regulations, which will be adopted

immediately after the promulgation of the law. In my 21 years living and working here, the biggest shortcoming of any, if not all, law drafting driven by donors and foreign consultants are that they are only mandated to draft the main laws and when their projects end the remaining implementing regulations are left hanging for the next several years. My approach is to draft this particular piece of legislation in a holistic and wholesome manner, including the main law, the various implementing sub-decrees and regulations all at one time. Of course, depending on the amendments of the law during the debates and the enactment process in the parliament, the Ministry can just do some minor adjustments to these regulations and they can adopt them immediately afterward.

**7 Some international experts recommend Cambodia to have an independent inspection regime to check whether the construction law will be effectively implemented and followed by projects or not. Is it practical, desirable and necessary to have such a mechanism in place?**

I believe you are referring to the system of third party independent private sector accredited checkers where for certain constructions the Ministry will require a certain level of expertise to prepare the requisite construction blueprints, and to oversee the geotechnical works and the structural works, etc. Yes, the intent of the law is toward that direction.

**8 In the property sector, some property lawyers criticize poor property management that allows high buildings like condominiums to build in downtown areas that impact nearby buildings and residents. What are your thoughts on this urban development conundrum?**

To my knowledge, the Ministry is working on incorporating a number of chapters into the draft law, which will comprise of numerous provisions governing the conditions and modalities of spatial planning and development, the landscaping and use of buildable land.

**9 Gold Tower 42 is a good example where many property investors fell victim to the project being halted due to the developer's bankruptcy. Based on best practices from other developed countries you have experienced, what would you like to see changed or improved from the government side or the private side to avoid such incidents in Cambodia in the future?**

As a matter of fact, it was that case that has precipitated the Royal Government to take measures to protect the public. The Ministry of Economy and Finance, through its Prakas No. 1222 dated 15 December 2009, has instituted already a series of measures to regulate developers investing in these types of commercial and real estate development. They are required to apply for various categories of developer licenses, where stringent

financial requirements are imposed, i.e. for developers who require funding or loans from banks or other financial institutions or for developers who use advance funds or deposits from prospective buyers before starting to develop their projects.

**10 Is there anything else you would like to see changed or improved for the benefit of nation's construction and property sectors?**

A few ideas come to mind. First, I would encourage consumers to do more thorough due diligence or investigation on the developers or the borey owners from where they plan to buy their houses or co-owned units. Second, I would encourage the consumers to use only registered architects, engineers or building contractors if they wish to build their homes. I would like to see more capacity building for real estate agents so that they can provide better professional services to their clients. This is where the role of the Cambodian Valuers and Estate Agents Association is very important ■





# EUROCHAM FORUM TOUCHES ON BUILDING AND REAL ESTATE SECTORS

Various topics related to the construction, property, and tourism industries were discussed at the Real Estate and Construction Forum organised by the European Chamber of Commerce (Eurocham) in Phnom Penh on 1 October.



The one-day seminar brought together over 200 senior professionals from the real estate, construction, banking, and law sectors, together with government officials in a number of panel discussions.

In the real estate and construction panel discussion chaired by the Eurocham Real Estate and Construction Committee (RECC), experts in the sector like Simon Griffiths, CBRE Senior Manager; Christophe Bourdon, Optima Consultants Managing Director; and Guillaume Massin, DFDL Managing Director for Cambodia, shared their respective insights.

Talk also extended to the Urban Planning and Land Management angle where H.E. Dr. Pen Sophal, Secretary of State for Land Management Urban Planning and Construction; Philippe Buisson of Buisson & Associés; Bernard

Cazin of Bués Associés and Michel Cassagnes, Archetype Architectural Design Director shared their respective expertise on the Kingdom's current urban and spatial planning, and land management issues.

Discussions also centered on landmark developments in Cambodia. While Charles Vann, Executive Vice President OCIC/Canada Bank, presented OCIC's landmark developments and Canada's sophisticated financial services to serve the real estate sector, Hong Kong Land Cambodia Country Manager David Tibbott touched on the latest landmark development project. Morten Kvammen, Managing Partner of M-INVEST a company that deals with property leasing, also elaborated on his connection to landmark building projects. Eric Y.H. Ooi, Knight Frank Chairman shared the firm's latest market review in Cam-

bodia, asserting the need for real estate training.

On issues relating to sustainable tourism development, speakers like Phillipe Buisson of Buisson & Associés, Bernard Cazin of Bués Associés; Seth Hoeger of Song Saa Private Island; Arnaud Darc of CCFC President, Etienne Chenavier of City Star, and Vincent Morand of DFDL Myanmar discussed challenges and issues relevant to the industry.

Simon Griffiths of CBRE, Oknha Rithy Sear of Oxley World Bridge, who co-develops "The Bridge condominium", and Andrew Ahn of De Castle Royal's Developer Nuri D&C shared thoughts on co-ownership and condominium developments in the country.

On the topic of construction code/standards, Dr. Huy Nara, General Director of the Ministry of Land Management

Urban Planning and Construction's General Department of Construction released the latest updates on the use of different codes, and the drafting process of the nation's long-awaited construction law. Nasir Milki, VINCI's Quality and Environment Manager; Archetype's Michel Cassagnes; and Denis Astgen of Comin Khmere, alerted audiences to the safety issues at construction works from design steps to the building process, to post-building processes like the use of elevators.

EuroCham Cambodia was inaugurated on 2 June, 2011 to promote the interests of European businesses operating in Cambodia, facilitating the entry of European companies into the market, and creating an extensive support network among corporate and individual members alike ■



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## SKY VILLA CONDOMINIUM TO TOP OFF IN 2018



In about three years, Phnom Penh will welcome another high-rise twin condominium development just southeast of the iconic Olympic Stadium.

Sky Villa will rise up to 139 meters in height on a 6,000 meter plot of land in the Olympic Stadium complex. The twin towers, joined by a single roof, are being developed by Chinese Crystal Orange Construction with a US\$100 million of capital investment. It has been designed by CY Lee & Partners Architects that is famous for its design for the stunning Taipei 101 building in Taiwan.

The 35-floor luxury res-

idence will offer 256 condo units in varying sizes starting from 300 square meters with prices ranging from US\$2,500 to US\$3,300 per square meter. The development will also feature four sub-floors for vehicle parking, a gym, swimming pool and a big garden. The developer has dubbed the project a 'green residence initiative in the capital' because 300 trees will be planted around the project during construction.

Cambodia's strong economic growth, especially in the property sector, has been the main encouragement for Crystal Orange Construction to

invest, Lin Hsien Chih, the company general manager told the Phnom Penh Post during the project launch in mid-October.

"The Sky Villa is becoming the most luxurious residential project in Cambodia," Chih said, adding that, "the involvement of architects CY Lee & Partners, will ensure the project's success."

With official construction slated to start in February 2015, Crystal Orange Construction has partnered with several Chinese architect and engineering consultancies to ensure quality and standards

including CY Lee & Partners, Architects & Planners, LEE Design Incorporation, Chan Moon Architecture Lighting Design, Aji Property Management Group, and MCC Overseas Ltd/Shanghai Baoye Group.

Many realtors believe the project will be another success story. But In Sitha of World Trust Estate told the Phnom Penh Post of his concern that despite the good location, large size of units and reasonable price, the fact that the project is being built on lease-hold land with a 99-year term might be a problem for customers ■

## HYDRAULIC RESCUE TECHNOLOGY DEMO

As part of the CAM Security and Fire Expo 2014, AZISAFE a local fire, rescue and safety company, brought the latest technology of hydraulic rescue equipment from Holmatro to town.

Hydraulic rescue tools are widely used throughout the world primarily for road accident rescue and industrial rescue, however their application goes far beyond this into building collapse, heavy lifting, shoring, and many other industrial appli-

cations.

On Monday 15 September, a demonstration was held at the Diamond Island Fire Station, to show the capability of these tools. The demonstration was run by international experts from Holmatro and AZISAFE, giving more than 20 local firefighters from different companies a chance to get hands on and cut up a real car.

The demonstration included techniques for stabilising



a vehicle that had rolled over, extricating casualties trapped in a vehicle, safe removal of glass and eventually the removal of all doors and the roof of the car.

Hydraulic rescue tools are used as to provide controlled power, ensuring no sudden movement or risk to entrapped

casualties. Hydraulic tools also have the benefit of not creating a fire risk that cutting saws or torches create ■

For further information on the range of Holmatro tools available and other industrial applications, please contact [info@azisafe.com](mailto:info@azisafe.com)

## BRITISH PLANNERS VISIT CHINA TO ADVISE ON BUILDING HEALTHY CITIES



A team of British planning experts visited China in October to advise mayors on building cities that are

socially, environmentally and economically sustainable, according to the website of the Chartered Institute of

Building.

The workshop tour by the Town and Country Planning Association

(TCPA) will cover urban renewal, green infrastructure and energy, political leadership, and transport.

Funded by the UK's Foreign and Commonwealth Office in Beijing, the group will meet Chinese mayors and deliver a workshop on low-carbon buildings, and meet officials in fast-growing Shenyang, which has more than six million inhabitants.

The TCPA said that, to succeed, cities must reduce carbon emissions, shift to renewable, make homes zero-carbon and provide cost-effective transport.

This echoes a report released last month by the Global Commission on the Economy and Climate, which found that building better connected, more compact cities based on mass public transport can save over US\$3 trillion in investment costs over the next 15 years ■

## JAPAN CONSTRUCTS FLOATING SOLAR STATION



A joint venture between Kyocera Corporation, Century Tokyo Leasing Corporation and Ciel et Terre International is constructing two floating solar installations in Japan.

The first of these installations with 1.7MW power capacity will be the world's largest floating solar power generating system.

The facility is being built on the surface of Nishihira pond in Japan's Hyogo Prefecture, and began construction in September. The second solar plant will have a capacity of 1.2MW and will be built on Higashihira pond.

These floating solar power plants will save space, produce more electricity than ground-mount and rooftop systems due to the cooling effect of water, as well

as will reduce reservoir evaporation and algae growth by shading the water.

The power generated by the plants will be sufficient to power approximately 920 households, and will be integrated in the local utility through the country's feed-in-tariff system.

The plants are expected to be operational by April 2015 ■



## ASEAN'S TALLEST SKYSCRAPER PLANNED IN BANGKOK

A 125-storey office and hotel tower is planned for Bangkok which would make it home to the tallest skyscraper in Southeast Asia.

The US\$560 million, 615-metre 320,000-sq-meter "Rama IX Super Tower" is scheduled to be completed by 2019. Developed by Grand Canal Land and designed by Architects 49 Ltd, the mixed-use project will offer 90,000 sq meters of office space and house a "six-star" hotel with 260 rooms. There will also be an observation tower for tourists and garden on the

rooftop of a lower floor.

Grand Canal Land announced that the tower will be built to the platinum-level certification of the US Green Building Council's Leadership in Energy & Environmental Design (LEED).

If built today, the tower would be the third-tallest in the world and the highest in the Asean region, planners said. Asean's current tallest building is the Petronas twin towers in Kuala Lumpur at 375 meters ■



## MALAYSIA ANNOUNCES \$23BN INFRASTRUCTURE INVESTMENT



Malaysia is hoping to stimulate economic growth by investing US\$23bn in its transport infrastructure. The plan was announced by Prime Minister Najib Razak during a speech unveiling the country's 2015 Budget.

Mr Razak said his government would build a 1,663km Pan-Borneo Highway in eastern Malaysia, which would stretch from Sabah in the north of the island to Sarawak, which is on the Indonesian border in the south. It will cost an estimated US\$8.3bn.

There are also plans

to upgrade the east coast railway, build a US\$7bn mass-rail transit system in Kuala Lumpur, as well as four highways costing US\$4.9bn and a light-rail line worth US\$2.8bn.

He also announced projects aimed at boosting growth and development, including the US\$21bn Pengerang Integrated Petroleum Complex project, which is expected to create more than 10,000 jobs.

The Malaysian Ministry of Finance has said in its annual economic report that GDP will expand 5% to 6% next year ■

## SINGPOST INVEST US\$145 MILLION IN E-COMMERCE LOGISTICS HUB



Singapore Post (SingPost) is investing US\$145 million to develop a fully integrated eCommerce Logistics Hub.

The first facility of its kind in Southeast Asia, the three-storey hub will be equipped with the latest technology that includes a fully-automated parcel sorting facility on its ground level, 150 loading bays and two modern warehousing floors above.

The hub in Tampines

LogisPark will be able to handle up to 100,000 parcels per day and have parking on the roof for over 270 vehicles. The development will also include an adjoining eight-storey office block to house SingPost's local and regional operations.

The hub including the integrated centre and office block will cover an area of 553,000 square feet. It is slated to be completed by end of January 2016 and is expected to operate from the second half of 2016 ■

Applying models for healthy and happy cities to ensure sustainable urban development was the theme of a conference in Hanoi on 3 October organised by the Vietnam Association of Architecture and the Vietnam Institute of Architecture under the Ministry of Construction.

Numerous international and domestic experts participated in the event, which aims to send a message to city managers and architects calling for action plans to develop sustainable cities, VAA chairman Nguyen Tan Van said.

Speaking to VNA, Construction Minister Trinh Dinh Dung said that 770 cities and towns throughout Vietnam with a combined population of nearly 35 million had made substantial contributions to economic development, accounting for approximately 72 percent of national GDP.

At the same time, the minister highlighted the shortcomings in Vietnam's urban systems, such as traffic jams, environmental pollution, and floods due to poor planning and supervision of urban development ■

## VIETNAM AIMS TO BUILD SUSTAINABLE CITIES



## MYANMAR SEEKS INVESTORS FOR CONSTRUCTION OF SEZ



Myanmar is seeking local and foreign investors to bid for construction projects in a special economic zone (SEZ) in the western state of Rakhine.

Phase one of the Kyaukphyu SEZ will include three key elements – development of a 16-meter deep port with a container-handling capacity of 8,000 20-foot equivalent units, an industrial park, and an integrated residential area with education, health care, and recreational facilities.

Tenders opened on

September 15 and, according to Maung Maung Thein, a deputy finance minister and vice-chairman of the Kyaukphyu economic zone management committee, winners will be decided in December.

The Bangkok Post reported that construction of the industrial zone on 1,500 hectares of Yanbyae island would begin in early 2015 and that the project is expected to initially cost more than US\$200 million. The SEZ plans to target the textiles, construction materials, food processing and general manufacturing industries for the first phase ■



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# CAMBUILD'14 GROWS WITH BUILDING SECTOR



Investment in construction projects in Cambodia grew from US\$2.1 billion in 2012 to US\$2.8 billion in 2013; a 31% increase. This double-digit figure growth is also a main factor behind the growing size of the annual Cambodia International Building and Construction Industry Show (CAMBUILD'14).

Hosted on 10-12 September 2014 at the Diamond Island Convention and Exhibition Center, over 350 exhibitors from 23 countries attended CAM-

BUILD'14, up from 318 at last year's show.

Andrew Siow, Director of organiser AMB Events Group, reported that the first expo, CAMBUILD'10, only hosted 70 booths. It then quickly grew to 100 booths in 2012, 180 booths in 2013, and more than 350 booths this year.

"The international community has clearly started to look at Cambodia as a viable market for construction invest-

ment. Especially the Indians – they are coming in very strong," he told the Phnom Penh Post during the show.

The major national pavilions included Singapore, Thailand, Malaysia, India, China, Korea and Taiwan, while India was the biggest pavilion with over 60 booths. Indian ambassador to Cambodia, H.E. Dinesh K. Patneik said the large turnout of Indian companies to Cambodia was because of the Embassy's strong effort

to bring them in. Ambassador Patneik also pointed out that while some of Indian companies, had previously focused only on African markets, many are now looking for new opportunities in markets like Cambodia.

"The first Indian construction company came to Cambodia about 12 centuries ago to help build the temples surrounding the country," he said. "After 12 centuries, many Indian construction firms including manufacturers are coming to look for opportunity here again."

Five related events were organised concurrently at this year's show, up from three events at CAMBUILD'13. They were; CAMWATER'14, showcasing international water and wastewater technology; CAMSECURITY'14, a security, safety and fire protection expo; CIVAR'14, focused on ventilation and air-conditioning technology; CAMENERGY'14, highlighting electrical engineering; and CAMPROPERTY'14, the Cambodia Inter-

national Property Show.

The event also hosted a number of seminars on various topics including the Cambodia Building and Construction Seminar, the Cambodia Green Energy Seminar, and the Cambodia Property Investment Seminar.

H.E. Im Chhun Lim, Senior Minister, Minister of Land Management, Urban Planning and Construction believed the exhibition-conference approach would be an opportunity to build business partnerships and cooperation, and to promote foreign investment in Cambodia.

He predicts that strong growth in the construction sector will require more technologies to ensure sustainable building development. "This CAMBUILD'14 exhibition-conference will bring along many technologies and materials to meet the need of the construction industry," he said.

Neak Oknha Pung Kheav Se, Chair-

man of the Cambodia Constructors Association (CCA) that currently has 75 members, said the expo reflected the remarkably rapid growth and development of the construction industry, particularly in Phnom Penh where most projects were built by CCA member companies.

"This exhibition is very important since it has revealed the volume of trade and the international free trade conditions in Cambodia," he said. "The materials, equipment, and construction machineries we witness showcased in this expo are imported from various countries over the world and are now available on Cambodia market."

AMB Event Group is planning a bigger expo next year by adding a new event for interior design and home living since more Cambodians are looking for better quality furniture, furnishings, kitchen, bathroom, and home appliances ■





# MENG LENG EAV CELEBRATES 15TH ANNIVERSARY



HE. Sun Chantol, Senior Minister, Minister of Commerce speaks at the anniversary.



Meng Leng Eav Co. Ltd, which specializes in supplying quality power tools, agricultural, and engineering equipment in the kingdom, celebrated its 15th anniversary of trading on 24 October 2014. Today one of Cambodia's largest companies, Meng Leng Eav started out as a tiny trading firm in 1999.

The date also addressed the company's another milestone to join the Cambodia Constructors Association (CCA) to help steer the construction industry.

In celebration of its success, the company hosted a three day event on 24-26 October, 2014. A large party attracted thousands of customers and wholesalers including H.E. Sun Chantol, Senior Minister, Ministry of Commerce, H.E. Khiev Kanararith, Minister of Information, and other high profile figures.

An expo was also organized with over 30 stands showcasing dozens of leading brands of power tools and agriculture devices supplied by Meng Leng Eav.

Oknha Meng Eav, Deputy Director of Meng Leng Eav Group said the support from customers and public agencies coupled with the firm's tireless perseverance have been behind the com-



pany's prosperity.

"In line with the growth of the construction and agriculture sectors in recent years, users now require brand new equipment, and these factors have generated the growth in demand for power tools and agriculture equipment in the country," he said.

To maintain its status as market leader Meng Leng Eav has

expanded its network nationwide with sales centers and sub-dealers around the country including Phnom Penh, Siem Reap, Battambang, Kompong Cham, Kratie, and Sihanoukville. The company has also upgraded its warehouse facilities and maintenance services to serve users' increasingly sophisticated needs, he added.

With 15 years of operations, Meng Leng Eav has exclusively and inclusively distributed a wide range of power tools and agriculture devices. They include Robert Bosch power tools (after signing a cooperation partnership last year), Nikatech agricultural equipment from Japan, Nikata professional power tools, Makita, Maktec, Skill, Mikasa professional construction tools, Tsurumi pumps, and more.

Presiding over the company's anniversary ceremony, H.E. Sun Chantol expressed his pride in having a Cambodian firm expand and take a lion share

in its respective sectors.

Taking the famous quote of former U.S. President John F. Kennedy who said 'don't ask what your country can do for you, but ask what you can do for your country', the minister said Meng Leng Eav personified this question.

"Please don't ask what Cambodia can do for you, please ask what you can do for Cambodia, and today Meng Leng Eav has answered this by contributing to job creation and increasing national revenue," he said.

He went on to say that the firm's contribution to society has reflected the strong partnership between the government and private sectors. "I wish for the Meng Leng Eav Group to remain prosperous so that it can join the government to develop the country," he said ■







# CCA GREETS FILIPINO CONSTRUCTORS DELEGATION

Business between Cambodia and the Philippines has not been high volume to date. But a trade mission led by the Philippines Overseas Construction Board (POCB) to Cambodia on 21-22 October will likely bring more Filipino investors here, especially to the building sector.

During a welcome and discussions in Phnom Penh hosted by the Cambodia Constructors Association (CCA) on 22 October, the 25 POCB delegates, representing various building-related associations and corporations in the Philippines including the Philippine Constructors Association (PCA), explored the current status and future prospects of the construction industry in Cambodia.

The delegates asked questions related to the cost of construction materials, labor and the state of labor supply as a whole. They were also curious to know about possible areas of investment and partnership in the kingdom.

Representing CCA Chairman Neak Oknha Pung Kheav Se, Neak Oknha Hann Khieng, CCA Vice-Chairman Charles Vann explained the rapid development and the details of the nation's construction industry. They also discussed the challenges and opportunities in the sector which POCB members could potentially take advantage of.

After the one-hour meeting, some of the Filipino delegates expressed

interest in attending the 3rd Cambodia Constructors Association Summit and Cambodia Construction Industry Expo 2014 scheduled for December 3-5, 2014.

A dinner party for POCB and CCA members was organized to strengthen business networking between the two groups. The POCB delegates visited Angkor in Siem Reap and then went on to visit Myanmar.



# CCA MEMBERS AGREE TO STEP UP ACTIVITIES

At a gathering of its 80 members on 5 October, 2014, the Cambodia Constructors Association (CCA) committed itself to stepping up its activities.

Discussions mainly focused on the appointment of the board members for the 2nd mandate which will be announced at the 3rd CCA Summit in early December. Talks also focused on preparations for the association's first large-scale building expo to be hosted concurrently with the summit.

Addressing the meeting, Charles Vann, CCA Acting President, announced that the association will launch bi-monthly member networking parties to boost intra-association business ties. He also proposed study tour programs that will allow CCA members to explore the construction industry and seek business partnerships in ASEAN countries under the facilitation of partnering



constructors associations in ASEAN. CCA would also seek opportunities to encourage CCA members' involvement in award processes to raise their profiles.

The CCA Secretariat also informed members that the ASEAN Constructors Federation (ACF), the regional umbrella organisation of which CCA has been a member since 2012, has affiliated with the International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA) this year.

This affiliation has caused the postponement of the 39th ACF council meeting from October to February 2015 in Malaysia

as the two groups will jointly host a summit to mark their first year of cooperation.

The CCA was established in 2011, registered as an ACF member in 2012 and in the same year successfully hosted the 35th ACF council member meeting in Phnom Penh.

This year, the CCA became a member of and was elected as the first ASEAN co-chair of the China-ASEAN Building Materials Industry Cooperation Committee (CAFTA) which was launched June 2014. It has also recently applied to be a member of the International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA).

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# CCA BUILDING EXPO TO ATTRACT HIGH PROFILE INDUSTRY REPS



With just a month to go before the 3rd Cambodia Constructors Association (CCA) Summit and Construction Industry Expo scheduled for 3-5 December, 2014 at Diamond Island Convention and Exhibition Center, Phnom Penh, hundreds of thousands of professionals, including high profile figures connected to the construction and property industries, are expected to attend the event.

Hosted and organised by the Cambodia Constructors Association (CCA), owners, directors and top executives of over 500 local and international companies from the building and property sectors in Cambodia are invited to attend the association summit. Exhibitors will enjoy a unique opportunity to promote their products/services with the industry's leading decision makers in person.

Numerous public agencies are also strong supporters of the expo including; the Ministry of Land Management

Urban Planning and Construction, the Ministry of Labor and Vocational Training, the Ministry of Commerce, the Board of Architects Cambodia, the Board of Engineers Cambodia. Significantly, the ASEAN Constructors Federation (ACF) is also a key supporter along with respective national constructors associations from ASEAN countries who are attending to express their support for this hallmark show.

These agencies will promote individual missions with free booths provided by the organizer. While officials from the three government ministries relevant to the industries are expected to attend, the architect and engineer groups are also inviting their respective members to explore new products and technologies, and seek potential business partnerships.

In addition, CCA has invited hundreds of senior students and lecturers from the nation's 10 engineering and architecture schools to explore new building materials, and seek employ-

ment. The school-to-company seminars will be an arena where schools, ministries and companies can discuss challenges arising in the industry and collectively seek solutions. 10 booths were granted to each school allowing them to showcase students' engineering and architectural masterpieces to the public.

The CCA summit this year is also another remarkable milestone as ACF representatives will take part to witness the appointment of the new CCA board for the 2nd mandate.

Organisers also expect thousands of visitors including personnel working for construction-related firms and real estate agencies to attend the event to update their knowledge and network.

As of October, over 70% of the 280 booths have already been booked with many leading global and local brands confirming their presence.

The expo will showcase a huge range of products and services across

the construction and property industries. On display will be materials and technologies, property development projects, and services from real estate agencies, and banks and insurers. The expo venue is divided into three sections; real estate, banks and insurers; construction materials and decoration professionals; and electrical, plumbing and water supply, machinery, mechanical and steel frame experts.

As well as the expo, the CCA Summit will feature various panel discussions and seminars where industry experts, construction professionals, leading academics, government officials, and engineering students will discuss a wide range of issues related to the construction and property industries.

Exhibitors can expect to gain real benefits by networking with others in the sector as well as showcasing their products to new and prospective customers. CCA encourages interested firms to sign up for booths as soon as possible to capitalise on this unique opportunity.

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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 Management Urban Planning and Construction for 3days, started from 3,4,5 December 2014 from 08 : 30 to 19 : 30 at Convention and exhibition Center Diamond Island, Phnom Penh, Cambodia.



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**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.

For more information, please contact:

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03-05 December 2014  
 Diamond Island Exhibition & Convention Center  
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**Booking Booth Contacts:**

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# PROFILE: ANDREW J. AHN – GROUP VICE PRESIDENT NURI D+C



(Right) Mr. Andrew J. Ahn, Vice President of the Nuri D&C presentation at Real Estate and Construction Forum

Andrew J. Ahn, Group Vice President of NURI D&C Phnom Penh Cambodia, heads one of the most well-established and successful real estate development companies currently operating in the Kingdom.

A Korean national, who graduated in Accounting and Finance at bachelor and masters level from Northwestern University and the University of Austin, Texas in the USA, Andrew is also a Senior Partner and a board member of a real Estate Investment Boutique at Polaris Holdings based in Singapore.

Andrew is no stranger to large-scale investment and real estate development and held an impressive portfolio across the USA and Asia before spearheading the Cambodian market including Victory Project in the US, J Project & Active lifestyle City Project in Korea, and Chamvit Project in Vietnam. Before he moved to Cambodia, he was with many global market players including GIC, Singapore, Daelim Industrial Corp., Korea, AT&T, and Nexus Investment Group, US.

Now, as Group Vice President of NURI D&C Andrew develops and implements acquisition and retention strategies supporting key financial metrics covering deal

structure, structured finance, and new business development.

He has seen the company set new standards of architectural design, construction technology, and amenities in Cambodia with their De Castle condominium developments which have been strategically constructed in central Phnom Penh locations. Their most recent project, De Castle Royal is located right in the heart of Boeung Keng Kang 1; the district with the highest property value in the capital.

De Castle Royal, which covers an area of 3,000 square meters in BKK1 was under construction since 2008 and includes a swimming pool and gym that are both managed by The Place, Phnom Penh's premier gymnasium. Construction on De Castle Royal has recently been completed and more than 90% of the units have already been sold, many even before the grand opening of the 32-storey building on 28 July, 2014.

NURI D&C partnered with Canada Bank who provided a US\$28 million loan in 2013 to complete the development, and also offers buyers financing of up to 70% of the unit price. For new, upcoming NURI D&C projects, a variety of financing options and payment schedules will be

provided including balloon loans and a fixed interest rate below 8% per annum.

The recent change in the government of Cambodia's property ownership policy which allows foreign nationals to purchase condominiums has been a key factor in the success of NURI D&C's sales to a high-end target residential market for local and foreign buyers mainly from Japan, Singapore, Hong Kong, and Europe.

NURI D&C condominiums offer a modern, contemporary, unique, and active lifestyle combining Asian and Western living styles. "Our focus is on creating a unique, modern living experience where people can relax in sumptuous surroundings without having a worry in the world. At De Castle Royal, we combine all of these elements to fill a gap in the Phnom Penh property market - fully serviced, five-star, city centre living," said Andrew.

"Clients who have purchased at De Castle Royal will enjoy living in their luxury condo with comfort and in a place that has with higher standards," he said, adding that, "The brilliantly lighted building in the heart of the capital city has become a symbol of the recovery and confidence of Phnom Penh property market."

As one of the most influential players in the property development sector, Andrew is understandably enthusiastic about the Cambodian market. "I can see significant positive trends emerging here," he predicted, "such as ongoing growth in foreign investment into the Cambodian property market; the emerging diversification in investment portfolios by local Cambodians; ASEAN Integration just around the corner, which will be very positive for the market; and also growth in relevant financial sectors like asset-backed securities and secondary mortgages."

NURI D&C are planning a number of new projects in Phnom Penh which will continue to raise the standards for luxury living in the heart of the city for discerning investors ■

## BEING PROFESSIONAL!

If you ask moto-taxi drivers or even people living in remote areas of Cambodia, they can tell you about some properties for sale or rent in their neighborhoods. But when it comes to standard real estate services, these "citizen brokers" cannot compare with professional agents who have graduated with real estate education.

Cheng Kheng, President of Cambodia Valuers and Estate Agents Association (CVEA), believes that out of 10,000 Cambodians in the real estate sector, about 7,000 of them have been involved in brokerage businesses. "Most people treat real estate brokerage as an easy career that anyone can do, but the reality is far beyond what they ever know."

Kheng explained various reasons why professional brokers outperform unprofessional ones. Trained brokers can advise clients who want to buy a piece of land about businesses which can be developed on the land, the proper number of building floors the land can handle, whether the land has a soft or hard title and whether the title is under retention or not. Citizen or untrained brokers generally aren't able to help clients with these complex issues.

The complexity increases for transactions on condos or boreys which untrained brokers don't have enough skills to deal with. Unlicensed brokers can't tell clients whether the condominium or borey is licensed, whether the client will get a hard or soft title deed, or whether the project's master plan is under retention somewhere or not. Most importantly, they are unable to advise on whether the client can make a

sale-purchase agreement with developer or other party relevant to the project which may lead to a breach of contract if any problems occurred on the purchased property.

"While citizen brokers can't help clients on these issues, professional agents who gain higher respect from developers than unprofessional ones, will check these matters for clients," Kheng said.

Professional agents are not able only to ensure secure transactions for buyers/sellers, but they can also plan the businesses on the purchased properties for clients.

"A professional broker isn't like a guide that knows the properties for sale or lease then brings buyers or tenants to meet owners and then finishes the deal. A skilled broker needs to add value to the buyer on why they should buy or rent that property and analyse for the client what can they do with that property to generate revenue," he stressed.

Today Cambodia's real estate market is dominated by 78 licensed real estate offices and hundreds of other unlicensed offices. CVEA, which currently manages 44 members with over 100 agents, is lobbying other offices to either join the team or legalise themselves.

They have also lobbied the Ministry of Economy and Finance, the government body that manages the real estate services, to demand that only licensed individual brokers are permitted to legitimately serve real estate businesses.

Real estate guru Kheng has noticed more people start relying on profes-

sional agents especially for big projects. He also believes the current number of agents isn't very high in the market as other large cities often have up to 4,000 to 5,000 agents.

As well as upgrading its members' agents through training courses, the CVEA team is also considering whether to establish real estate technical training schools or insert real estate as a subject at universities after they realized that very few Cambodian students are aware about this profession.

To upgrade local real estate agents and its members' agents, CVEA has partnered on a training program with Century 21, the world's biggest global franchised real estate operation that inaugurated its Cambodia office this September.

"Century 21 Cambodia will soon open the Century 21 University, the Kingdom's first-ever real estate school to improve the skills of local real estate agents," said Kevin Goos, the firm's CEO. "In the next 18 months, we expect to have around 200 sales agents under Century 21 Cambodia, excluding some other foreign agents coming in and open offices inside Cambodia."

As we move toward the upcoming ASEAN Economic Integration in 2015, Cheng Kheng and Kevin Goos see both threats and opportunities for local agents when more investments come into Cambodia. They say that if local brokers keep improving their competency, they will still fare better than foreign professionals. If they don't, they risk being overtaken by those highly skilled foreigners.



## CASA MERIDIAN PARTNERS WITH CENTURY 21 TO BOOST SALES

The Official Century 21 Cambodia  
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Wednesday 8<sup>th</sup> October, 2014  
2014年10月08日星期三



To boost sales for its remaining units, the Casa Meridian condominium has strategically partnered with Century 21, the world's largest real estate broker.

Through an endorsement agreement signed on 8 October, 2014, Century 21 Cambodia has endorsed Casa Meridian and now leads the sales of units in the capital's newest skyscraper. The deal gives Casa Meridian access to Century 21's 7,000 affiliated offices with 100,000 agents in 75 countries worldwide.

The agreement also extends to sales of future property developments by the Casa Condominium developer Meridian Group.

Casa Meridian Condominium is a US\$75 million luxury, multi-complex development built in a unique twin tower configuration. The structure is being jointly developed by M.D.H.K Property (Cambodia) Ltd (a subsidiary of Meridian Group) and Canadia Bank on 5,059 square meters of land on Diamond Island.

Stretching up 33 floors (with two underground floors), it will feature 414 condo units with prices ranging from US\$800,000 to over US\$1 million. Construction kicked off in May 2014 and is slated for completion in 2017. Shop houses will take up the first four floors, with condo units from the 5th to the 29th floor and the 30th- 31st floors reserved for a restaurant, fitness center, swimming pool, and children's playground. The development will also feature shopping space

(6,469 square meters) and office space.

According to Um Bun An, Casa Meridian Sales Manager, over 60% of the units were sold out at the time of the Century 21 agreement, with buyers divided equally between Cambodians and foreigners.

Casa Meridian CEO, Ko Sek Yan explained that Century 21's global reputation in property sales was behind his company's decision to enter the partnership. "We at Casa Meridian are proud to work with Century 21 for the sales of our condo units and we hope to maintain a long-term relationship with Century 21 for our next condo projects," he said at the ceremony announcing the partnership.

Century 21 Cambodia explained that the agency's endorsement of Casa Meridian was because of the project's prime location, and it being built by a renowned developer in a stunning architectural style and appointed luxuriously.

As a big brand in real estate worldwide we are pleased to go in hand with big developers like Casa Meridian, said Century 21 Cambodia CEO, Kevin Goos.

He stressed that no other real estate companies in Cambodia can outdo Century 21's focus on sales. "The main buyers of condominiums in Cambodia come from the international community and with over 38,000 Century 21 Real Estate Agents in Asia, nobody has more buyers than we do," he said.

Cambodia's condominium market has shown signs of rapid growth and fast

change, even if this sector is still a nascent industry. For Kuy Vat, Chairman of Century 21 Cambodia, the master franchiser, sales of condo units are still a challenging job for developers and real estate agents in Cambodia due to limited market connectivity between local and global real estate markets, while the market itself relies heavily on foreign buyers.

"With the presence of Century 21, the market is expected to grow faster and sales of condo units become enormously successful. By working with Century 21, condominiums will have a wider market connectivity and accessibility to the international market," Vat explained.

Cheng Kheng, President of the Cambodian Valuers and Estate Agents Association (CVEA) agreed with Kuy Vat. He admitted the need for local real estate firms to expand and partner with international firms to lead the market on the threshold of ASEAN Integration which will bring more international players to the kingdom's property market.

"By working together, we local players can better shape the real estate industry as a whole and become strong enough to compete with international companies that are coming to seize the majority of the market from us," he said. "Fortunately, Century 21 has now opened its doors for all local real estate agents to join and stand strong in the competitive market by upgrading themselves to the next level of professionalism and trust." ■

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## CASA MERIDIAN connect with 38,000 Century 21 Real Estate agents in Asia to work with international buyers





# KNIGHT FRANK ASIA-PACIFIC PRIME OFFICE RENTAL INDEX

LITTLE RENT MOVEMENT ON SHOW IN ASIA-PACIFIC PRIME OFFICE MARKET

Knight Frank's Asia-Pacific Prime Office Rental Index declined 0.7% in the second quarter of 2014, despite a 0.3% drop in the regional vacancy rate

Eight of the prime office markets tracked saw prime rents soften in Q2 2014, with eight equally seeing rental growth; four markets recorded no rental movement.

Half of the markets tracked saw less than 0.5% rental move-

ment, demonstrating less volatility than previous quarters.

Over the next 12 months, Knight Frank expect rents in 14 cities out of the 20 tracked to either remain steady or increase, which is in line with their previous forecasts.

In other Southeast Asian markets: higher asking rents at the newly opened Vattanac Tower and the higher average service charge lifted leasing costs in Phnom Penh; Bangkok,

Kuala Lumpur and Ho Chi Minh office markets remained stable; and rents in Hanoi continued to

slide as new supply exceeded take-up in Q2 2014.



City	Submarket(s)	3-month % change (Q1 2014-Q2 2014)
Phnom Penh	City Centre	3.8%
Sydney	CBD	0.9%
Singapore	Raffles Place, Marina Bay	0.8%
Beijing	Various	0.4%
Guangzhou	CBD	0.3%
Melbourne	CBD	0.2%
Hong Kong	Central	0.2%
Bangkok	CBD	0.1%
Brisbane	CBD	0.0%
New Delhi	Connaught Place	0.0%
Kuala Lumpur	City Centre	0.0%
Ho Chi Minh City	District 1	0.0%
Jakarta	CBD	-0.5%
Bengaluru	CBD	-0.6%
Shanghai	Puxi, Pudong	-1.1%
Mumbai	BKC	-1.2%
Perth	CBD	-1.3%
Seoul	CBD	-3.0%
Tokyo*	Central 3 Wards	-3.3%
Hanoi	Hoan Kiem District	-4.1%

Source: Knight Frank Research / \*Sanko Estate

### Prime Office Rental Cycle



Source: Knight Frank Research. The diagram does not constitute a forecast and is intended only as an indicative guide to current rental levels. Rents may not necessarily move through all stages of the cycle chronologically.

### Asia-Pacific Prime Office Rents Q2 2014

City	Submarket	Prime Net Headline Rent	Local Measurement <sup>A</sup>	US\$/sqm/mth	12mth % change	3mth % change	Gross Effective Rent** US\$/sqm/mth	Forecast next 12mths
Brisbane	CBD	544.0	AU\$/sq m/yr	41.9	-2.9%	0.0%	35.6	↔
Melbourne	CBD	486.0	AU\$/sq m/yr	37.4	5.2%	0.2%	36.7	↔
Perth	CBD	684.0	AU\$/sq m/yr	53.3	-8.2%	-1.3%	55.8	↓
Sydney	CBD	776.0	AU\$/sq m/yr	58.6	2.8%	0.9%	50.4	↑
Phnom Penh	City Centre	21.3	USD/sq m/mth	20.5	25.6%	3.8%	27.1	↑
Beijing	Various	378.7	RMB/sq m/mth	61.2	-2.2%	0.4%	89.5	↑
Guangzhou	CBD	177.7	RMB/sq m/mth	28.8	0.5%	0.3%	49.0	↑
Shanghai	Puxi, Pudong	270.6	RMB/sq m/mth	44.4	-1.5%	-1.1%	68.2	↓
Hong Kong	Central	120.0	HKD/sq ft/mth	166.3	0.8%	0.2%	167.2	↑
Bengaluru	CBD	1,080.0	INR/sq ft/yr	16.3	0.9%	-0.6%	25.6	↔
Mumbai	BKC	3,000.0	INR/sq ft/yr	45.6	-2.6%	-1.2%	72.9	↔
New Delhi	Connaught Place	3,175.0	INR/sq ft/yr	47.7	1.6%	0.0%	76.3	↔
Jakarta	CBD	6,299,904.0	IDR/sq m/yr	46.7	29.6%	-0.5%	55.6	↑
Tokyo*	Central 3 Wards	28,503.0	JPY/Tsubo/mth	86.8	6.8%	-3.3%	86.5	↑
Kuala Lumpur	City Centre	4.9	MYR/sq ft/mth	16.1	1.9%	0.0%	20.3	↔
Singapore	Raffles Place, Marina Bay	9.8	SGD/sq ft/mth	83.5	8.0%	0.8%	97.3	↑
Seoul	CBD	30,350.0	KRW/sq m/mth	29.3	0.5%	-3.0%	85.5	↓
Bangkok	CBD	700.8	THB/sq m/mth	21.5	3.2%	0.1%	26.2	↑
Hanoi	Hoan Kiem District	27.2	USD/sq m/mth	28.4	-7.2%	-4.1%	36.0	↓
Ho Chi Minh City	District 1	32.0	USD/sq m/mth	32.0	3.2%	0.0%	39.8	↑

Source: Knight Frank Research / \*Sanko Estate  
<sup>A</sup>Based on net floor area for except for China, India, Korea, Thailand (gross) and Indonesia (semi-gross)  
<sup>\*\*</sup>Inclusive of incentive, service charges and taxes. Based on net floor areas.

# PHNOM PENH POWERS ON IN H1 2014 LAND INDEX

The first half of 2014 saw Knight Frank's Prime Asia Development Land Index advance 4.9% and 2.9% for office and residential sites respectively. This represents a loss in momentum when compared to the 9.8% and 7.7% respective growth rates in H1 2013.

While land transaction volumes in Asia dropped 5.0% year-on-year in H1 2014, investment inflow from outside Asia saw a fourfold increase from the same period last year.

For residential sites, Bangkok, Jakarta and Phnom Penh saw the largest positive percentage change in the index. In particular, Bangkok saw the largest increase at a stellar 18.2% in H1 2014.

For office sites, Jakarta and Phnom Penh similarly saw strong growth in the index. Bengaluru topped Asia for office sites at 9.2%; Abenomics continued to drive demand for commercial land in Tokyo, which takes the fourth place on the index for prime office development land with 5.8%.

In Phnom Penh, with the launch of The Bridge and the opening of Vattanac Tower setting record condominium prices (≥ US\$3,000 per sq m) and office rents (≥ US\$25 per sq m) respectively in Q2 2014, growths in the prices of residential and office development sites accelerated in the first six months, registering 13.7% and 7.6% respectively.

Prices appeared to have peaked in most key Chinese markets in Q1 2014, although land prices in Beijing and Shanghai are expected to be well supported in the medium to long term.

"One reason for the deceleration is the slowdown in China, although activity also fell across the rest of Asia: in H1 2014, investment volumes totalled only 37.6% of the amount achieved in the whole of last year. Interestingly, in terms of cross-border deals, investment inflow originating from outside Asia during H1 2014 has already surpassed its total volume in 2013 by 76.1%," Nicholas Holt, Head of Research for Asia Pacific, Knight Frank.

### Land Price Index (% change)

City	Prime Residential				Prime Office				
	H1 2014	Q1 2014	Q2 2014	Year - Jun '14	H1 2014	Q1 2014	Q2 2014	Year - Jun '14	
Bangkok	18.2%	9.1%	8.3%	20.3%	Bengaluru	9.2%	9.2%	0.0%	9.2%
Phnom Penh	13.7%	8.1%	7.2%	25.0%	Jakarta	8.3%	4.2%	-4.0%	17.6%
Jakarta	11.6%	5.8%	5.5%	23.6%	Phnom Penh	7.6%	2.8%	-4.7%	14.7%
Bengaluru	6.8%	6.8%	0.0%	9.7%	Tokyo	5.8%	3.7%	2.1%	11.7%
Mumbai	6.3%	-2.8%	3.4%	9.1%	Bangkok	2.9%	2.9%	0.0%	13.7%
Shanghai	6.2%	6.8%	-0.6%	18.8%	Beijing	-2.4%	2.5%	-0.2%	11.7%
Tokyo	1.3%	1.3%	0.1%	7.7%	NCR	1.4%	1.4%	0.0%	1.4%
Guangzhou	0.4%	1.6%	-1.2%	4.8%	Guangzhou	1.3%	1.6%	-0.3%	10.4%
Kuala Lumpur	0.0%	0.0%	0.0%	9.0%	Shanghai	1.3%	0.5%	0.8%	6.3%
Singapore	0.0%	0.0%	0.0%	0.9%	Singapore	0.0%	0.0%	0.0%	0.0%
Beijing	-2.5%	-1.8%	-0.7%	-0.1%	Mumbai	-2.0%	-1.0%	-1.0%	-0.5%
NCR	-4.9%	-4.3%	-0.5%	-1.5%	Kuala Lumpur	-2.7%	-2.7%	0.0%	5.8%
Hong Kong	-4.9%	-3.0%	-2.0%	-8.0%	Hong Kong	-4.4%	-3.8%	-0.6%	-8.1%

Source: Knight Frank Research

# WHITE BUILDING TO BE DEMOLISHED?



The White Building, one of the most famous buildings in Phnom Penh has been the subject of recent controversy over whether or not it has been slated for demolition. The story gained extensive media coverage following an announcement by Phnom Penh Governor H.E. Pa Socheatavong in early September.

According to the Municipality of Phnom Penh in a press conference at the time, inspectors from the municipal department of land management and urban planning had carried out an inspection of the building and deemed it unsafe, though this was dis-

puted by residents who called for an independent inspection.

The White Building was inaugurated in 1963 built during the reign of King Sihanouk. Designed by Cambodian architect Lu Ban Hap and Russian architect Vladimir Bodiansky, it comprised 468 apartments, and was the first attempt to offer a multi-story modern urban lifestyle to lower- and middle-class Cambodians.

Today, though iconic, the White Building is in poor condition and located in an area where real estate values are sky-rocketing ■





**U**nder the 2014-2020 master plan, the ING City, previously known as AZ City, which is being built south of Phnom Penh, will be another massive satellite city once it is completed sometimes around 2020.

Built on 2,572 hectares of land (including a 520 hectare water reservoir) reclaimed from the Boeung Tompun wetlands, the project is being developed in four stages by ING Holdings. The first stage, covering 571 hectares, will feature commercial, government, building material, logistics, automotive, factory, aged care, and residential districts.

The city is located at the borders of Chamkarmon, Meanchey, and Dongkor districts, and Kandal province's Takhmao City.

Meas Viriya, deputy director of the Technical Department of ING Holdings told the Phnom Penh Post in late October that the satellite city development was a long-term investment intended to turn the area into a modern city.

"With the satellite city development, I don't focus immediately on gaining profit. While developing the area, I want to protect the environment and value the resi-

dents' lifestyle," he said, adding that there are also plans for a transport hub.

While concerns have been raised over the future of those currently living in and around Boeung Tompun, Viriya confirmed that any residents requiring relocation would be compensated either with money based on market price or compensated land of the same size.

After the city's master plan was adopted by Phnom Penh municipality, a number of co-developers have confirmed their investments in the project. These include; Future Gate from Japan, who plan to erect four to six high-rise buildings in the satellite city; and the International School of Phnom Penh (ISPP) which has established

a new \$40 million campus at the satellite city.

While the city is still in the initial stages, Samdech Techo Hun Sen Boulevard is being built to run through the city linking Phnom Penh from Street 271 to Takhmao. The 60 meter-wide and 9.4km-long road will cost US\$51 million, will be completed this December, and will be open to traffic before Khmer New Year.

Besides this main road, the city will also be crossed by two other major arterial roads. Government officials and real estate gurus support the enormous project, but they have alerted the developer to carefully plan the zone by cooperating with qualified experts ■



## ASEAN MARKET ATTRACTS DEVELOPERS

**T**hough ASEAN markets offer huge opportunities for developers with the upcoming ASEAN Economic Integration in 2015, some experts continue to warn of the risks, according to a recent article in the Bangkok Post.

The message in the run up to Economic Integration seems to be that investors and developers should start small to be able to think big in the future. Thailand especially is seen as an attractive investment opportunity, despite recent political uncertainty.

"Opportunities in the property sector in Asean members are admittedly large," said Sopon Pornchokchai, president of the Agency for Real Estate Affairs, told the Bangkok Post.

"But we suggest Thai developers start with small-scale projects to minimise risks before expanding once successful," he added.

He said as of early this year, Bangkok had the largest number of residential projects among 10 Asean cities with about 1,500, followed by Jakarta (300), Manila (200), Ho Chi Minh City (150) and Phnom Penh (100).

Many ASEAN nations still face the problem of a lack of integrated or robust laws and regulations in the property and construction sectors which makes intra-member business potentially difficult. However, these concerns have not dampened the market too much.

Apichard Detprechar, senior vice-president and manager for housing loan products at Krungthai Bank, told the Bangkok Post that provinces near the border have high potential for housing development due to the positive from neighbouring countries such as Laos, Cambodia and Vietnam.

According to the Bangkok Post article, Of new home loans totalling 60 billion

baht the bank released in the first seven months of this year, 30-40% were in Thailand's Northeast.

A key issue facing most of the ASEAN nations is human resource expertise in the fields of real estate development and the leading experts all agree that developing human resources through education and training is the key for the success of the ASEAN Integrated Community ■



Sopon Pornchokchai, president of the Agency for Real Estate Affairs

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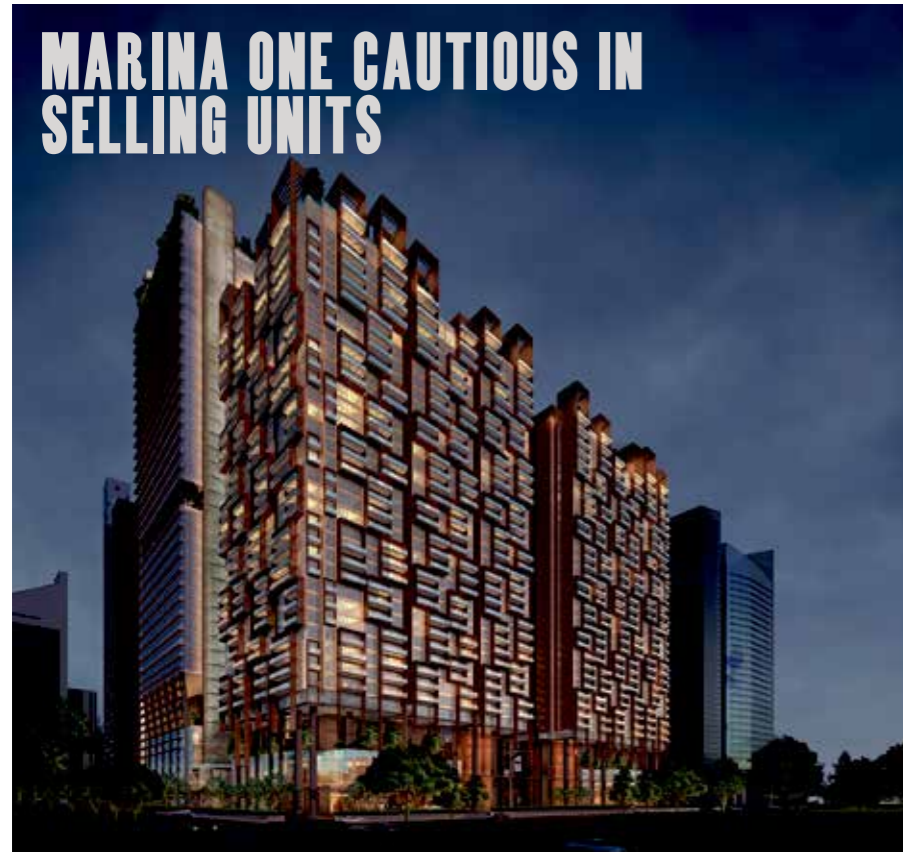
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## MARINA ONE CAUTIOUS IN SELLING UNITS

M+S Pte Ltd, the developer behind the mega mixed-use project Marina One, took a cautious approach with the launch of residential units in the development by only releasing 150 to 200 of the 521 units in the first block at the official launch on October 11.

Kemmy Tan CEO of M+S told Singapore's Business Times that the release of the 521 units in the second residential block will also be held back until after the project's temporary occupation permit (TOP) is issued.

Prices at Marina One Residences will range from S\$1,960 to S\$3,100 per square foot.

Market watchers believe that holding back half the residential units until TOP is a move to avoid flooding the market with too many units upon the project's completion in 2017, which could weigh on the rental market in that area ■

## AYALA LAND WINS BEST DEVELOPER AWARD

The Regional Awards went to:

### Best Developer (South East Asia)

Ayala Land Inc. – Winner

### Best Villa Development (South East Asia)

Point Yamu Villas by COMO Hotels and Resorts – Winner

### Best Condo Development (South East Asia)

The Ritz-Carlton Residences, Bangkok at MahaNakhon by Pace Development Corporation PLC – Winner

### Best Commercial Development (South East Asia)

AIA Capital Center by AIA Company Limited – Winner

### Real Estate Personality of the Year

James Riady, CEO of Lippo Group – Winner

Singapore hosted the grand finale of the 3rd Annual Southeast Asia Property Awards 2014 on 16 October to celebrate the region's best property developers and projects and services.

The most prestigious award for Best Developer (Southeast Asia) was won

by Philippines' Ayala Land Inc.

Terry Blackburn, Chief Executive Officer of Ensign Media, said: "In total, from our regional events we have presented 59 awards to 46 developers. These represent the finest projects and developers in ASEAN. All the Winners

of those awards alongside entrants from Singapore, Vietnam and Indonesia competed here tonight and the 32 Winners therefore truly do represent the best of the best in South East Asia. They should all be immensely proud of their achievement."



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# OVERSEAS INVESTORS LARGEST IN UK COMMERCIAL PROPERTY



Overseas investors have for the first time overtaken UK institutions to become the largest owners of UK commercial property, new data shows.

The value of portfolios held by overseas owners has more than doubled, up by 129%, over the last decade to £94 billion, according to the Property Industry Alliance.

The increase means that overseas investors now own almost a quarter, 24%, of all commercial property investment in the UK, the Property Data Report 2014 shows, with three quarters of this investment in London.

By contrast the total owned by UK institutions fell by 16% over the decade to £75 billion, representing just under one fifth of the £385 billion invested in commercial buildings.

The report highlighted that of the £683 billion total UK commercial stock, retail is the largest sector by value at £305 billion, followed by offices at £195 billion and then industrial property at £126 billion. Other commercial property, including hotels and leisure, was valued at £58 billion ■

# Classifieds

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# CONSTRUCTION & PROPERTY



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## EVENT | CAMBODIA

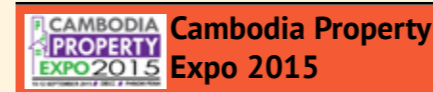


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Book your booth at CAMBUILD 2015 – the 5th Edition of Cambodia's Biggest International Building & Construction Exhibition & Conference which will be held from 10-12 September 2015 at the Diamond Exhibitions and Convention Center, Phnom Penh. Supported by the Ministry of Land Management, Urban Planning and Construction and the Board of Engineers, CAMBUILD 2015 is the only business-to-business tradeshow that delivers over 8,000 industry professionals.

Join over 350 exhibitors including Pavilions from China, Malaysia, Singapore, Taiwan and Korea at CAMBUILD 2015 – Cambodia's No.1 international Building & Construction Show.



Cambodia Property Expo 2015 is scheduled on the 10 -12 September 2015 at the Diamond Island Exhibition and Convention Center.



CIVAR '15 – is scheduled on the 10 -12 September 2015 at the Diamond Island Exhibition and Convention Center.



CAMENERGY'15 is scheduled on the 10 -12 September 2015 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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## EVENT CALENDAR | ASIA

**Event name** : International Tradeshow for Green Technologies & Innovations in Lighting  
**Start date** : November 12, 2014 **End date** : November 14, 2014  
**Location** : National Convention Center, Thailand **Organizer** : N.C.C. Exhibition Organizer Co., Ltd. (NEO)  
**Details** : This event is suitable to all LED lighting manufacturers, lighting designers, specifiers and architects. We also cooperate with R&D staff, government regulator and policy makers. With financial analysis there are investment bankers & venture capitalists. LED & lighting specialists in mobile appliance, sign & displays.

**Event name** : Bauma China 2014  
**Start date** : November 25, 2014 **End date** : November 28, 2014  
**Location** : Shanghai New Int'l Expo Centre **Organizer** : Messe Muenchen GmbH  
**Details** : Bauma China 2014 | International Trade Fair for Construction Machinery, Building Material Machines, Construction Vehicles and Equipment. It is the leading platform for tapping this important growth market: Companies that participate in bauma China secure themselves the best chances for a high return on their investment and sustainable success!

**Event name** : Secutech ASEAN  
**Start date** : November 26, 2014 **End date** : November 28, 2014  
**Location** : (BITEC), Bangkok, Thailand **Organizer** : MSNEBM., Ltd.  
**Details** : Secutech Thailand's leading and largest professional event for the security as well as fire and safety industries. Secutech ASEAN 2014 is expecting to welcome over 150 exhibitors, showcasing the latest innovations in security technology for government, commercial as well as private use.

**Event name** : Green Buildings & Parks World 2014  
**Start date** : December 01, 2014 **End date** : December 03, 2014  
**Location** : Kuala Lumpur Malaysia **Organizer** : Confexhub  
**Details** : The inaugural Green Buildings & Parks World 2014 is designed to provide a platform for developers, professionals and government bodies to converge and share, learn and collaborate to improve the green buildings and parks of their countries.

**Event name** : MYANBUILD  
**Start date** : December 04, 2014 **End date** : December 06, 2014  
**Location** : Myanmar Event Park in Yangon **Organizer** : AMB  
**Details** : MYANBUILD 2014 is organized by AMB Events which is established in 1996. Headquartered in Kuala Lumpur, it is today the leading exhibition organiser in the building, construction and infrastructure events in the region including CamBuild in Cambodia and Asia Infrastructure in Malaysia.

**Event name** : ASIS 8th Asia-Pacific Security Forum & Exhibition  
**Start date** : December 07, 2014 **End date** : December 09, 2014  
**Location** : Marina Bay Sands, Singapore **Organizer** : ASIS International  
**Details** : This unique business summit will address a full spectrum of topics in security management such as: supply chain security, loss prevention, hotel security, intellectual property, maritime piracy, terrorism, executive protection, internal theft and fraud, competitive intelligence, brand protection, physical security, cyber security, investigations, due diligence and global business issues.

**Event name** : CHINA XIAMEN STONE FAIR 2015  
**Start date** : March 06, 2015 **End date** : March 09, 2015  
**Location** : XICEC, Xiamen China **Organizer** : Xiamen Jinhongxin Exhibition Co., Ltd  
**Details** : Xiamen Stone Fair 2015-International Stone Fair and International Tools and Machinery Fair, considered one of the main global events for the stone and machinery segment, will be held on the same date of March 6-9, 2015.

## EVENT CALENDAR | ASIA

**Event name** : Interior Design & Lifestyle SUMMIT  
**Start date** : March 10, 2015 **End date** : March 13, 2015  
**Location** : Marina Bay Sands Expo, Singapore **Organizer** : SAFI  
**Details** : A series of conferences will provide the opportunity for visitors to analyse key market trends, presenting the most prestigious architectural projects and underlining the importance and connections between Eastern and Western lifestyles.

**Event name** : CONSTECH 2015  
**Start date** : March 27, 2015 **End date** : March 29, 2015  
**Location** : Hall 7-8, Impact Exhibition & Convention Center **Organizer** : Thai Constructors Association (TCA)  
**Details** : CONSTECH 2015 is an international exhibition for the construction machinery, equipment and technology sectors to showcase highlighted products demonstrate new products and enhance connections and opportunities for their business. (See advertising page 94 for exhibitor and visitor registration detail)



**Event name** : WORLDBEX or The Philippine World Building and Construction Exposition  
**Start date** : March 11, 2015 **End date** : March 15, 2015  
**Location** : World Trade Center Metro, Philippine **Organizer** : Worldbex Int't  
**Details** : WORLDBEX is known for putting together over 500 exhibiting companies and more than a thousand booths in a Wi-Fi ready exhibit area of 30,000sqm ranging from building materials equipment services, construction design and development, for lining up the country's best architects and interior designers.

**Event name** : GETShow - Guangzhou Entertainment Technology Show  
**Start date** : April 01, 2015 **End date** : April 04, 2015  
**Location** : Guangzhou City, China **Organizer** : Industry Association of China  
**Details** : GETShow is a comprehensive Pro Light & Sound Exhibition hosted by Industry Association Of South China Entertainment Equipment(SCEE)and China Council for the Promotion of International Trade Guangdong Sub-Council. GETShow aims to promote the communication among manufactures and promote the development in the whole industry at the base of protecting the interests of its members and exhibitors.

**Event name** : InfoComm China 2015  
**Start date** : April 08, 2015 **End date** : April 10, 2015  
**Location** : CNCC, China **Organizer** : InfoCommAsia Pte Ltd  
**Details** : TInfoComm China 2015 summit will consist of both our traditional AV Industry Seminars – InfoComm University Seminar as well as Industry tracksand Manufacturers' presentations, all levels of personnel involved in AV technology will be able to benefit from the learning and networking opportunities offered.

**Event name** : INTERPOL World 2015  
**Start date** : April 14, 2015 **End date** : April 16, 2015  
**Location** : Sands Expo & Convention Center, Singapore **Organizer** : MP International  
**Details** : INTERPOL World is the only international security trade event that Heads of States, Governmental representatives, Chiefs of Police of 190 INTERPOL member countries and at least 450 key decision makers from INTERPOL with law enforcement community will attend. The leading business platform for over 250 local and international manufacturers and 8,000 trade and professional visitors from international police organizations, law enforcement agencies and corporate security professionals



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 Bedroom: 4  
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 Parking: 5  
 Price: USD 490,000  
 Location: Boeng Kak II



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 Villa for sale  
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 B - size:  
 Bedroom: 4  
 Bathroom: 5  
 Parking:  
 Price: USD 520,000  
 Location: PPT



**Ref:CPL-S25069**  
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 Bedroom:  
 Bathroom:  
 Parking:  
 Price: USD 260,000  
 Location: Prek Thmey



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 Bathroom:  
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 Price: USD 5,000,000  
 Location: Chaom Chau



**Ref:CPL-S24950**  
 Land for sale  
 L - size: 10,000sqm  
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 Bathroom:  
 Parking:  
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 Location: PPT



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 B - size:  
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 [e]: cgngroup@hotmail.com  
 [w]: www.cgncambodia.com

**CSA - Chea Sakal Aphivath Co., Ltd.**  
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 [m]: (855-12) 524 748  
 [e]: cheasakal.csa@gmail.com

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 [t]: (855-23) 219 205  
 [f]: (855-23) 219 216  
 [e]: sdanakas@hotmail.com  
 [w]: www.daiho.co.jp

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

**David Construction & Import Export Co., Ltd.**  
 [a]: N°676, St.59, Phnom Penh, Cambodia.  
 [m]: (855-12) 838 814  
 [e]: virakbothuon@yahoo.com

**DEG - Dynamic E Group Ltd.**  
 [a]: N°18ABC, St.110, Phnom Penh.  
 [t]: (855-23) 992 299  
 [f]: (855-23) 993 299  
 [e]: info@degssolution.com  
 [w]: www.deg.com.kh

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

**DNG Group**  
 [a]: N°15B, St. 105 & 198, Phnom Penh.  
 [t]: (855-23) 215 481  
 [f]: (855-23) 215 482  
 [e]: dng11111@yahoo.com

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 [a]: N°7C, St.289, Phnom Penh, Cambodia.  
 [t]: (855-23) 638 8 768  
 [m]: (855-12) 688 768  
 [e]: dd\_indices@yahoo.com  
 [w]: www.double-decor.com

**DP - Decor Plaza Import Export Co., Ltd.**  
 [a]: N°148Eo, Mao Tse Toung Blvd. (St. 245), Phnom Penh, Cambodia.  
 [t]: (855-23) 213 121  
 [f]: (855-23) 213 221  
 [e]: choub\_chean@yahoo.com

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 [a]: N°223, St.182, Phnom Penh.  
 [t]: (855-23) 882 360  
 [m]: (855-11) 561 168

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 [f]: (855-23) 969 666  
 [e]: info@emc.com.kh  
 [w]: www.emc.com.kh

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 [w]: www.escscambodia.org

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 [e]: info@etscambo.com  
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 [f]: (855-23) 214 421  
 [e]: info@g-holdings.com.kh  
 [w]: www.g-holdings.com.kh

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 [e]: greenlake\_11@hotmail.com

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 [t]: (855-23) 6300 081  
 [m]: (855-88) 8550005  
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 [w]: www.g4cambodia.com

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 [t]: (855-23) 216 016  
 [f]: (855-23) 216 113 Ext. 521

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 [a]: N°5B St. 271, Sk. Teuk Thla, Kh. Sen Sok, Phnom Penh, Cambodia  
 [t]: (855-23) 880 853  
 [f]: (855-23) 850 823  
 [e]: info@hsh.com.kh  
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**Hari Hara Construction & Decor Group**  
 [a]: N°30, St. 178, Phnom Penh, Cambodia.  
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**Hazama Corporation**  
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 [e]: hek.construction@yahoo.com  
 [w]: www.hekconstruction.com

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 [f]: (855-23) 212 796  
 [e]: info@hsc.com.kh  
 [w]: www.hsc.com.kh

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 [a]: N°41, St.588, Sk. Boenk Kak II, Kh. Toul Kork, Phnom Penh, Cambodia.  
 [t]: (855-23) 884 284  
 [f]: (855-23) 987 907  
 [e]: mail@ili-consult.com  
 [w]: www.ili-consult.com

**KACE - Khmer Associates Consulting Engineers**  
 [a]: N°125B, St.204, Phnom Penh, Cambodia  
 [t]: (855-23) 555 1216  
 [f]: (855-23) 555 1216  
 [e]: kaceconsult@gmail.com  
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 [f]: (855-23) 882 738  
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 [e]: kc\_gecin@ymail.com  
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**KCE - Keurt Construction Enterprise**  
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 [e]: chanra.pho@gmail.com  
 [w]: www.khmer-builder.com

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 [t]: (855-23) 977 017  
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 [f]: (855-23) 882 301  
 [e]: info@khaouchuly.com  
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 [t]: (855-23) 884 883  
 [f]: (855-23) 884 883  
 [e]: kuyleangky007@yahoo.com

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 [t]: (855-23) 722 532  
 [m]: (855-12) 811 619  
 [e]: lbl.international@lbl-group.com  
 [w]: www.lbl-group.com

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 [t]: (855-23) 213 545  
 [f]: (855-23) 214 535  
 [e]: www.liv-construction.com

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 [t]: (855-23) 863 333  
 [f]: (855-23) 863 335  
 [e]: lscpl@online.com  
 [w]: www.lscambodia.com

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

**Ly Design Engineering (Cambodia) Ltd.**  
 [a]: N°16, St. 202, Phnom Penh, Cambodia.  
 [m]: (855-12) 600 765  
 [e]: lydec@lydec.fr  
 [w]: www.lydec.fr

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

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

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 [t]: (855-23) 633 6786  
 [f]: (855-23) 645 7878  
 [e]: info@saim-decorators.com

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 [f]: (855-23) 366 888  
 [e]: mec@muhibbah.com.kh  
 [w]: www.muhibbah.com

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 [e]: ygo@triasiagroup.com  
 [w]: www.triasiagroup.com

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 [e]: cambodia@novaredesign.com  
 [w]: www.novaredesign.com

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

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 [m]: (855-92) 195 754  
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 [w]: www.decastle.net

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 [m]: (855-11) 20 8888  
 [m]: (855-88) 451 6666  
 [e]: prayut@prayut.com  
 [w]: www.prayut.com

**Royal Construction Group (Cambodia)**  
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 [e]: info@northbridge.com.kh  
 [w]: www.northbridge.com.kh

**Sadiq International Co., Ltd.**  
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[m]: .....(855-17) 999 007  
[t]: .....(855-12) 236 555  
[e]: .....info@troconstruction.com  
[w]: .....www.troconstruction.com

**Trang Construction Co., Ltd.**  
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[m]: .....(855-12) 563 144  
[e]: .....email@trang.com.kh  
[w]: .....www.trang.com.kh

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[e]: .....contact.waterdesign@gmail.com

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[f]: .....(855-23) 966 251  
[e]: .....info@vrkcorporation.com  
[w]: .....www.vrkcorporation.com

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[f]: .....(855-23) 220 140  
[e]: .....zccambodia@zamilsteel.com.kh  
[w]: .....www.zamilsteel.com.vn

**Zamil Steel Buildings Vietnam Co.,Ltd**  
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[e]: .....sales@7ftd.com.kh  
[w]: .....www.7ftd.com.kh

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[f]: .....(855-23) 996 238  
[e]: .....business@aapgroup.com.kh  
[w]: .....www.aapgroup.com.kh

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[w]: .....www.aming.com.kh

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[w]: .....www.iknow.com.kh

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[e]: .....huoch@armourcorp.com  
[w]: .....www.armourcorp.com

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[e]: .....info@blue-build.com  
[w]: .....www.blue-build.com

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[w]: .....www.midea.com.ch

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[w]: .....www.bmbsteel.com.vn

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[e]: .....prayut@prayut.com  
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[w]: .....www.cam-paint.com

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[t]: .....(855-23) 223 268  
[f]: .....(855-23) 223 269  
[e]: .....sales@ccw.com.kh  
[w]: .....www.fosroc.com

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[f]: .....(855-23) 223 269  
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**Chheav Hok Supply Steels & Transport**  
[a]: N°106Eo, St.245, 12310 Phnom Penh.  
[t]: .....(855-23) 216 118  
[f]: .....(855-23) 720 172  
[e]: .....sales.ch@hqgtrading.com

**CM - Chung Meang Trading Co., Ltd.**  
[a]: N°40ABC, St.245, 12305 Phnom Penh  
[t]: .....(855-23) 993 919  
[f]: .....(855-23) 993 929  
[e]: .....chungmeang@yahoo.com  
[w]: .....www.chungmeang.com

**Chip Mong Group Co., Ltd.**  
[a]: N°137B, St.245, 12304 Phnom Penh.  
[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

**D' Furniture**  
[a]: N°36-38, Mao Tse Tong Blvd. 12305 Phnom Penh, Cambodia.  
[p]: .....(855-23) 210 067  
[m]: .....(855-17) 808 080 /85 444 444  
[e]: .....info@dfurniture.com.kh  
[w]: .....www.dfurniture.com.kh

**Dat Hoa Trading (Cambodia) Co., Ltd.**  
[a]: N°426, St. 271, 12306 Phnom Penh.  
[f]: .....(855-23) 219 646  
[f]: .....(855-23) 219 646  
[e]: .....info@dathoatc.com.kh  
[w]: .....www.dathoatc.com.cn

**DEG - Dynamic E Group Ltd. (DAB)**  
[a]: N°18ABC, St.110, Phnom Penh, Cambodia.  
[t]: .....(855-23) 992 299  
[e]: .....info@degolution.com  
[w]: .....www.deg.com

**DHINIMEX CO., LTD**  
[a]: N°245, St. Tep Phorn, Sk. Teak Laook II, Kh. Toul Kork, Phnom Penh, Cambodia  
[t]: .....(855-23) 997 725  
[f]: .....(855-23) 993 942  
[e]: .....info@dhinimex.com  
[w]: .....www.dhinimex.com

**Dimension International Corp**  
[a]: N°478, St.245, 12157 Phnom Penh.  
[t]: .....(855-66) 785 555  
[f]: .....(855-66) 888 114  
[e]: .....info@dimensionic.biz

**ECM Co., Ltd.**  
[a]: N°129-131, St. 217, 12160 Phnom Penh.  
[t]: .....(855-23) 882 733  
[f]: .....(855-23) 882 738  
[e]: .....jiteng@jit.com.kh  
[w]: .....www.jit.com.kh

**Envotech Co., Ltd.**  
[a]: 249-253H, NR 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.cam-paint.com

**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]: .....(855-23) 223 269  
[e]: .....info@hcc.com.kh  
[w]: .....www.hccgroups.com

**EMT (ENGINEERING MATERIALS TRADING CO., LTD.)**  
[a]: N° 68, St. 598, 12101 Phnom Penh.  
[m]: .....(848) 3 853 4256  
[t]: .....(848) 3 957 2968  
[e]: .....info@escort.com.vn  
[w]: .....www.escort.com.vn

**Environmental Sanitation Cambodia (ESC)**  
[a]: No. 6B, St. 187, 12306 Phnom Penh.  
[t]: .....(855-23) 218 084  
[m]: .....(855-17) 919 927  
[e]: .....contact@escambodia.org  
[w]: .....www.escambodia.org

**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, 12306 Phnom Penh.  
[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**  
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[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  
[e]: .....info@german-hardware.com  
[w]: .....www.german-hardware.com

**GREEN LAKE CO.,LTD**  
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[m]: .....(855-16) 777 792  
[m]: .....(855-12) 252 592  
[e]: .....

**GOOD TOP MACHINERY (CAMBODIA) CO., LTD**  
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[m]: .....(855-11) 558 337  
[m]: .....(855-88) 362 4 727  
[e]: .....beauvoirheng@gmail.com

**GES CAMBODIA CO., LTD**  
[a]: N°942, St. 128, 12156 Phnom Penh.  
[t]: .....(855-23) 868 222  
[f]: .....(855-23) 988 823  
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Construction Materials Supplier.....  
Tile and Sanitary Product.....  
[a]: N°22, St. 245, 12305 Phnom Penh.  
[t]: .....(855-23) 218 995-7  
[f]: .....(855-23) 218 939  
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[w]: .....www.hengasia.com

**HENG NGUON CO., LTD.**  
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[t]: .....(855-23) 882 993  
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[m]: .....(855-12) 252 592

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[t]: .....(855-23) 225 777  
[f]: .....(855-23) 226 777  
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[t]: .....(855-23) 6383 789  
[e]: .....hoanglongmekongpic@gmail.com  
[w]: .....www.hoanglonggroup.com

**Home Rachana**  
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[m]: .....(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, St.217, Phnom Penh.  
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[f]: .....(855-23) 218 286  
[e]: .....houtchhay@yahoo.com  
[w]: .....www.houtchhay.com

**HSC HSC Co., Ltd**  
Paint Supplier, Air Conditioning Supplier  
Kitchen, Sanitary Supplier.....  
[a]: N° 65, St. 315, Sk. Boeung Kok II, Kh. Toul Kok, 12305 Phnom Penh.  
[t]: .....(855-23) 885 027  
[f]: .....(855-23) 212 796  
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[w]: .....www.hsc.com.kh

**Infratech (Cambodia) Co., Ltd.**  
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[t]: .....(855-23) 997 118  
[f]: .....(855-23) 997 127  
[e]: .....c.narith@infratech.com  
[w]: .....www.infratech.com

**INOVAR (CAMBODIA) PTE LTD.**  
[a]: No.149 AEo, Mao Tse Tong Blvd., 12308 Phnom Penh, Cambodia.  
[t]: .....(855-23) 222 336  
[f]: .....(855-17) 391 188  
[e]: .....francis@inovarfloor.com  
[w]: .....www.inovarfloor.com

**IPE (Cambodia) Pte., Ltd.**  
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[t]: .....(855-23) 881 188  
[f]: .....(855-23) 885 318  
[e]: .....sales@isisteel.com.kh

**ITALIAN DECOR ART CO., LTD**  
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[t]: .....(855-17) 601 558  
[f]: .....(855-16) 543 402  
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[w]: .....www.italiandecorart.blogspot.com

**VRK VRK Corporation Co.,Ltd**  
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**JIT Engineering Co., Ltd.**  
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[t]: .....(855-23) 882 733  
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[f]: .....(855-23) 218 751  
[e]: .....sovath.teng@jotun.com  
[w]: .....www.jotun.com

**TKS GROUP CO., LTD.**  
**Thakita makter Mikasa**  
[a]: N°7A-9A, St.93, Corner of St.70, 12201 Phnom Penh, Cambodia.  
[m]: .....(855-97) 9991 999  
[t]: .....(855-23) 637 755 9  
[f]: .....(855-23) 888 559  
[e]: .....kysesoph@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.  
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[f]: .....(855-23) 882 301  
[e]: .....info@khaouchuly.com  
[w]: .....www.khaouchuly.com

**KGL Construction Material Trading**  
[a]: N°138H, NR6A, Phnom Penh.  
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[m]: .....(855-16) 666 908  
[e]: .....chamnanhay168@yahoo.com

**KHL Co., Ltd.**  
[a]: N°313, St.271, Phnom Penh, Cambodia.  
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[t]: .....(855-23) 881 311  
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[e]: .....khi\_hout@yahoo.com

**Khmer Builder Enterprise**  
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[t]: .....(855-23) 655 5633  
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**Khmer Gala Décor Co.,Ltd**  
[a]: No.17 AE1, Road 306, Sk. Boeung Keng Korng I, Kh. Chamkar Morn, Phnom Penh, Cambodia.  
[t]: .....(855-23) 977 017  
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**Kim Hap Co., Ltd.**  
[a]: N°203, St.245, Phnom Penh, Cambodia.  
[t]: .....(855-23) 221 860  
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[e]: .....kimhap@camnet.com.kh

**Kong Nuon Group Co., Ltd.**  
[a]: No.220, Road 182, Sk. Phsar Depo I, Kh. Toul Kork, Phnom Penh, Cambodia.  
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OCEAN COOLING TOWER SDN. BHD. [a]: 15-1, Jalan 9/23E, Taman Danau Kota, Setapak, 53300 Kuala Lumpur, West Malaysia. [m]: (603)41436263/41426263 [p]: 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. Tumnap Teok, Kh. Chamkamorn, Phnom Penh, Cambodia. [m]: (855-23) 67 88 679 [n]: (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 [e]: khom@purapool.com [w]: www.purapool.com

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RTD ENTERPRISE PTE LTD. Carpet and Wood floor Supplier Refrigerator, Washing Machine, Kitchen Supplier, Door and Window 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

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Sika (Cambodia) Ltd. [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

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

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

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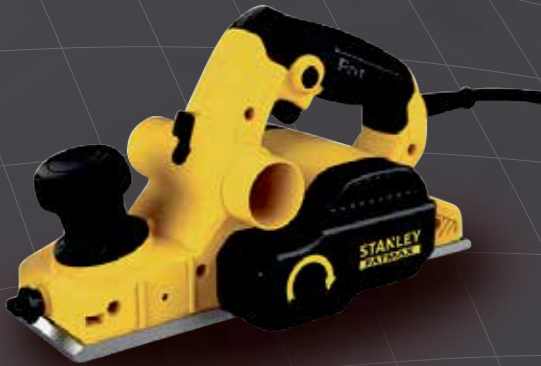
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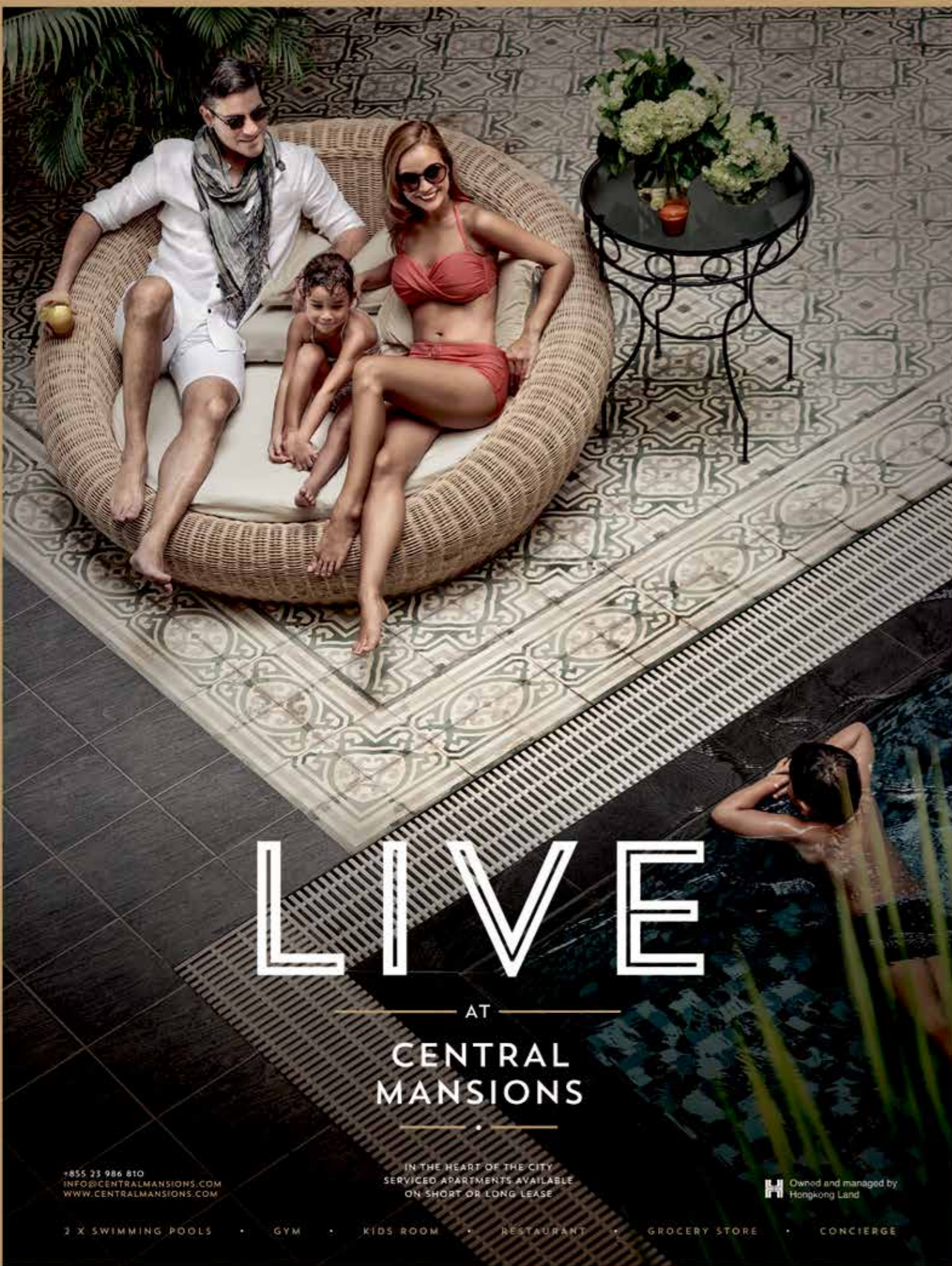
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